

Carbondale, Colorado

**HISTORIC BUILDINGS SURVEY
CULTURAL RESOURCES
DOCUMENTATION & ANALYSIS**



prepared for

**Town of Carbondale
Colorado State Historical Fund**

completed by

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7 June 2019

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Janet Buck
John Leybourne
Town of Carbondale
Historic Preservation Commission
511 Colorado Avenue
Carbondale, CO 81623

Project: Historic Buildings Survey
Carbondale, Colorado

Dear Ms. Buck and Mr. Leybourne,

Tatanka Historical Associates has completed its documentation and analysis of twenty-five historic resources scattered throughout the town of Carbondale. The study involved many visits to the project area for the collection of field notes and photography, numerous hours conducting archival research, and extensive work preparing the written materials. The deliverables have been revised in light of comments received from the Town of Carbondale and the Colorado Office of Archaeology & Historic Preservation.

This report, together with the accompanying site forms on each property, completes the deliverables for the project. I want to thank you for the opportunity to work on this very interesting project, which involved documenting many of the city's historic residences dating from the late 1800s to the mid-1900s. I had long hoped to get the chance to document historic resources in Carbondale and it has proved to be a wonderful project. I hope that you and the citizens of Carbondale enjoy the results of my work.

Sincerely,

A handwritten signature in blue ink that reads "R. D. Sladek".

Ron Sladek
President

<p>This project was paid for in part by a History Colorado – State Historical Fund grant. Funding was also provided by the Town of Carbondale.</p>
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INTRODUCTION

Work on this project was launched during the fall of 2016 and extended through early 2019. Through its carefully defined scope of work and list of properties to be documented, the results provide the community with in-depth architectural descriptions, historical background, and landmark eligibility analysis. Most of this involved properties that have never been fully documented before. A small number were sites previously surveyed but that merited a second look. The resulting information and analysis will prove useful in a variety of ways for years to come.

Funding for the project was secured by the Town of Carbondale from its municipal budget, along with a grant from the State Historical Fund (SHF). The Town then engaged Tatanka Historical Associates Inc. ("Tatanka") to survey the historic resources and prepare the deliverables. All of the tasks were completed by Ron Sladek, the firm's president and lead consultant. The purpose of the survey was to study the town's historic resources to determine significance and landmark eligibility, with the goal of providing information that will guide future preservation efforts.

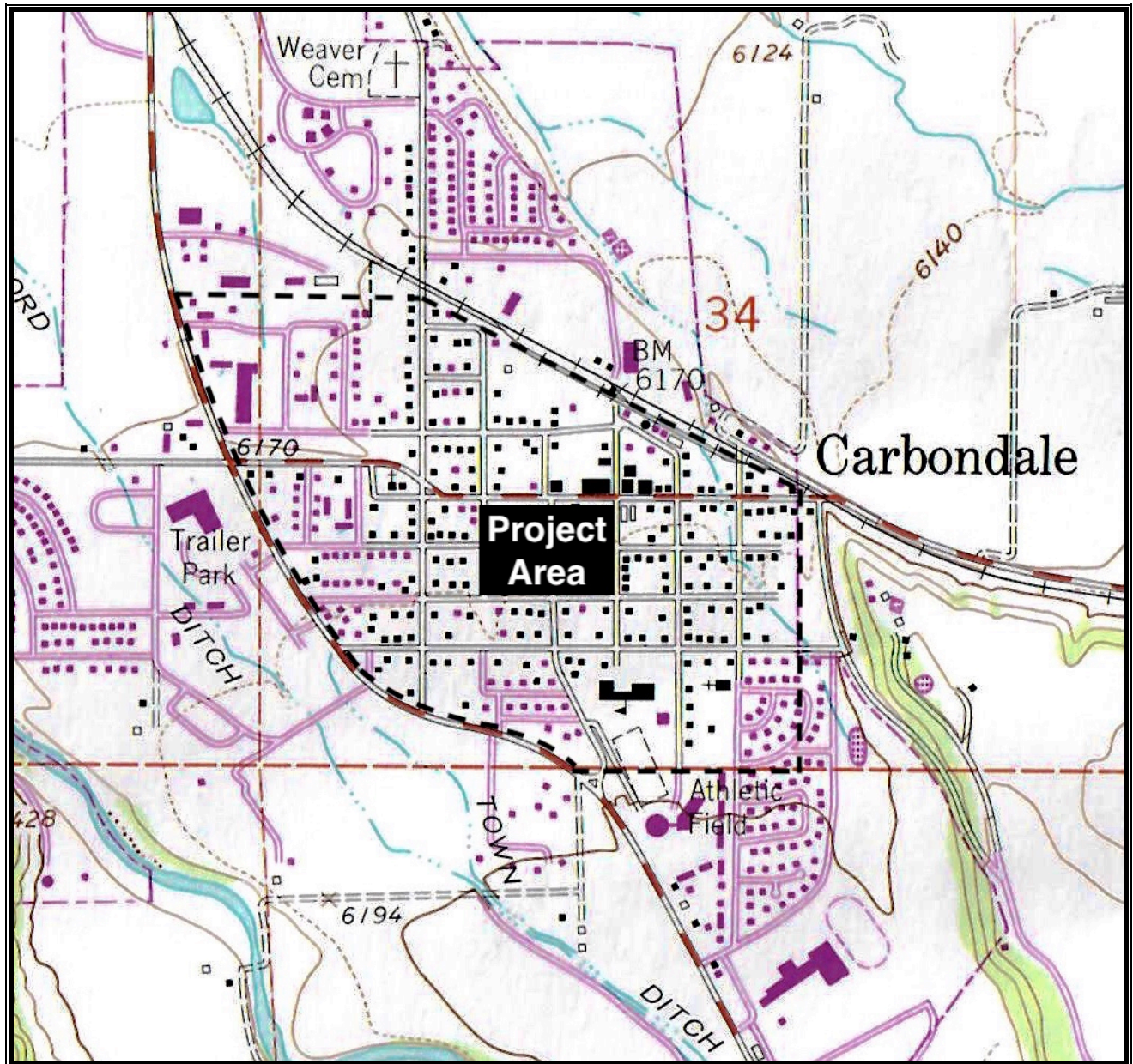
The project was designed to ensure compliance with pertinent sections of the Secretary of the Interior's *Standards for Archaeology and Historic Preservation*, History Colorado's *Colorado Cultural Resource Survey Manual, Volume I: Guidelines for Identification* (revised 2007), and the *Architectural Inventory Forms and Instructions* found online through the History Colorado website. Project management was provided by John Leybourne and Janet Buck with the Town of Carbondale in conjunction with the Carbondale Historic Preservation Commission (HPC).

In summary, the survey project involved the study of twenty-five properties, all but two of which are historically residential. These are scattered throughout the Carbondale townsite. The two non-residential resources are a church and the former town jail. All of the properties recorded are over fifty years old. While some are relatively intact and exhibit a preponderance of historic characteristics, others have been substantially altered. Seven were found to be individually eligible for the National Register of Historic Places (NRHP) and/or State Register of Historic Places (SRHP). The others are too changed and are consequently not eligible for individual landmark designation. The detailed results of the study are provided below and in the accompanying site forms.

PROJECT AREA

Prior to the project starting, the area of study was generally defined by the Town of Carbondale as encompassing all of the developed historic core. Because the survey was designed to focus upon historic residential resources, the project area naturally concentrated in the neighborhoods to the north and south of Main Street. These included the original townsite from Main Street to the south, along with Weaver's Addition to the north. In addition to the many residences located on town lots, the Historic Preservation Commission requested that two additional historic buildings be included in the survey. Described below and in greater detail on the individual site forms, these two resources are located in a small museum park on the south edge of the historic townsite.

The entire project area is found in the south half of Section 34, Township 7 South, Range 88 West, at an elevation of approximately 6,170 feet above sea level. In general, the project area runs from Cleveland Avenue on the north to the intersection of Weant Boulevard and Colorado State Highway 133 on the south, and from 1st Street on the east to the intersection of Main Street and Colorado State Highway 133 on the west. This encompasses an area of approximately 180 acres.



General Survey Area Map
USGS Carbondale 7.5' Topographic Quadrangle
1961 (photorevised 1987)

RESEARCH DESIGN & METHODS

Preliminary inspection of the project area took place in September and October 2016, when preservation consultant Ron Sladek also met with John Leybourne and the Carbondale Historic Preservation Commission (HPC) at an open public meeting to discuss the scope of the study. Over two days, every street in the town was driven and walked several times to begin the process of determining which specific properties would be included in the survey. The field notes from this reconnaissance were then compared with the previous surveys completed for the Town of Carbondale by Suzannah Reid in 2006 and 2010. A file search was requested from the Colorado Office of Archaeology & Historic Preservation (OAHP). Additional preliminary research was completed in the State Historic Preservation Office's online COMPASS database and the records of the Garfield County assessor's office.

Based upon the meeting, reconnaissance and preliminary research, a list of 25 properties to be surveyed was assembled. Over the following months, this was refined to settle upon the final list, which was approved by the Carbondale HPC and State Historical Fund. At the request of the Town, the list included two buildings owned by the Mount Sopris Historical Society. The rest were privately owned residences. Most of the resources had never been recorded before. However, three were to be re-recorded to today's standards and to reevaluate their integrity and eligibility. Two of these were previously documented by Suzannah Reid and the third was last recorded in 1985. During this early phase of the project, the Town of Carbondale notified all of the property owners about the project in writing, informing them of its process and goals.

Work began on the survey in the fall of 2016, with the initial steps involving setting up property files, gathering information from the Garfield County assessor's office, and looking for historic building permits on file with the Town of Carbondale (which it turns out do not exist). Additional research was completed in the COMPASS database. The OAHP file search found that five surveys had been completed in the Carbondale area along with 54 individually documented properties. Not on the list were the properties recorded during the 2010 survey, which the Town had not submitted to the OAHP. This led to some initial confusion for the current project, but it was sorted out as the property list was refined.

Fieldwork began in the survey area and continued over the following two years as each property was visited at least once to record architectural and site features. This involved the collection of written notes and photography at each site, noting details about exterior architectural characteristics and any signs of visible alterations. Physical evidence of alterations was particularly important because the Town had no historic building permits on file. All of the fieldwork was completed from the adjacent sidewalks and alleyways.

Archival research also commenced during the first months and continued throughout the project. In addition to collecting information about each property's ownership, year of construction, and physical characteristics from the county assessor's office, title searches were completed in the clerk and recorder's office to assemble chains of ownership. This time-consuming and complex process took place over many months and provided much information about property owners, dates and types of transfers, and a host of related materials. In addition to deeds, the research also located documents such as marriage and death certificates, mortgage records, and distributions of estates.

Several visits were made to the archives of the Glenwood Springs Historical Society and the Denver Public Library's Western History Collection throughout the course of the project. Published materials were searched for information about the history of Carbondale and the people who lived there. Additional items such as books, unpublished documents, magazine articles, photographs, newspaper clippings, county directories, fire insurance maps and telephone books were collected and scoured for information about the individual properties. Historic regional newspapers from Aspen, Carbondale, Glenwood Springs, New Castle and Rifle were searched online for information about the town, the properties being recorded, and the people associated with those sites. Finally, a substantial amount of research was completed online to assemble biographical information about the historic owners of each site under study.

Once the fieldwork and research were completed, an intensive-level Architectural Inventory Form (OAHF #1403) was prepared for each property to present the results of that work along with analysis of integrity, significance and NRHP eligibility. The site forms were submitted with this report to the Town of Carbondale and State Historical Fund for review. Following receipt of comments, the forms were revised. These documents, along with the accompanying photos, are the deliverables required to complete the project. The results of the survey are summarized in the text below and the tables at the end of this report.

As the project progressed, a second public meeting was held during a Carbondale HPC meeting on 5 October 2017. During that event, which was attended by a small number of property owners, Ron Sladek presented an update on the project along with a summary of what he had discovered about several properties. Regular updates were provided in writing to Town planning staff as progress invoices were submitted. A third and final public event is scheduled to take place in Carbondale during the summer of 2019 to mark completion of the project and to update the public and property owners about its results. Once the site forms are approved by the State Historical Fund, the Town will distribute them to the owners of the various sites.

HISTORIC CONTEXT

During the course of early discussions about the project between Ron Sladek and John Leybourne, the planned scope of work was reviewed. Because Suzannah Reid had completed survey work in Carbondale just a few years earlier, along with the fact that her 2010 report included a well-written historic context for the town, it was agreed by both parties that another full historic context was unnecessary and would not be required for the current intensive-level survey. As stated in the RFP, "the consultant will not be expected to prepare an extensive background or description of the town's overall history."

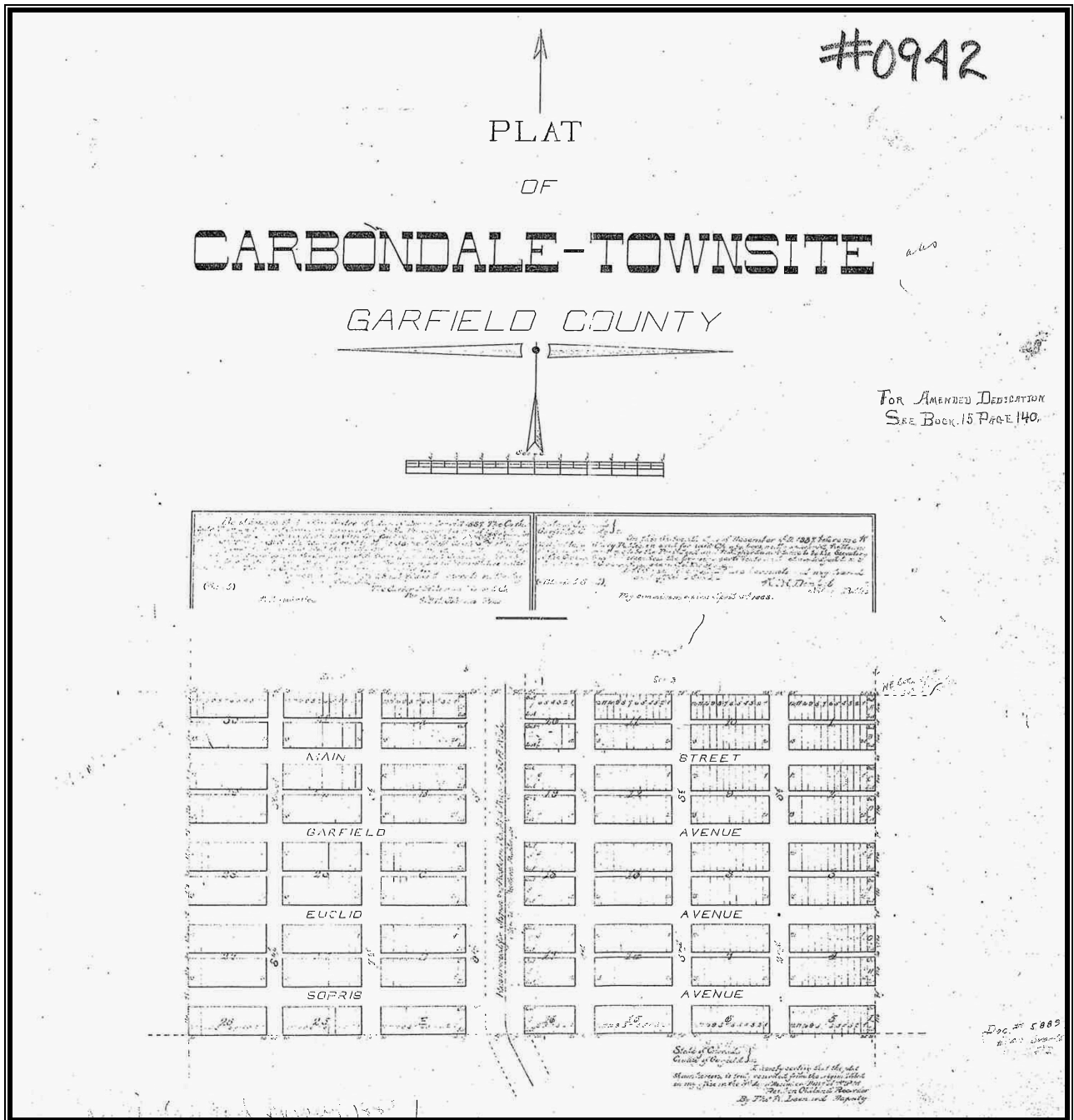
Consequently, the project's scope of work and budget were developed accordingly and the contract did not provide for the costs associated with research and writing that would typically result in development of a full historic context. Instead, the contextual material found in the 2010 report would serve as a resource for the current project and the reader is encouraged to consult that document. Presented here is an abbreviated context that summarizes what is found in the earlier report combined with additional information that emerged from the current study.

The history of Carbondale falls primarily within the context of western Colorado's late nineteenth and early twentieth century settlement and ranching history, along with the corresponding development of agriculture, irrigation, roads, railroads and towns. During the 1860s and 1870s, the Colorado Territory experienced an influx of Euro-Americans drawn west by reports of gold strikes and vast tracts of land to be homesteaded. Colorado entered the Union in 1876, and settlement continued through the end of the century and into the next as the state drew thousands looking to start new lives. As the years passed and mining proved to be a difficult and unstable way to make a living, an increasing number of pioneers resettled on available lands in the river valleys, including those in the mountainous areas of the state. Others came to the region solely in search of acreage where they could establish agricultural enterprises like the ones they had left behind.

During the 1880s, Aspen and Glenwood Springs emerged as centers of mining and recreation. The broad valley between these communities near the confluence of the Roaring Fork and Crystal Rivers was settled by farmers and ranchers during this period. In January 1887, a group of area property owners arranged for the Town of Carbondale to be platted. That August, they founded the Carbondale Town & Land Company and the town was incorporated during the first half of 1888. Development of the area was also spurred by the arrival in 1887 of the Colorado Midland and Denver & Rio Grande Railroads. The new town quickly became the focus of intensive speculation by local residents and members of the Glenwood Springs business community, and by others from as far away as Denver and Colorado Springs.

Evidence provided by the title research shows that numerous vacant town properties were amassed by these investors, who then sold them for a profit over the following years. As the lots traded hands between the late 1880s and early 1900s, they were eventually developed with numerous residential and commercial buildings. Carbondale began to emerge as a regional market center and what is known today as a bedroom community. A downtown commercial strip populated by a variety of businesses grew along Main Street. Although it remained a small town, Carbondale grew over the years as its homes were occupied by ranchers, business owners, clerks, miners, railroad workers, widows, retirees and a host of others. Among those actively involved with or retired from the mining industry were workers from area coal mines and coking operations, others associated with marble quarrying up the Crystal River, and hard rock miners in pursuit of wealth from the flanks of Mount Sopris. However, it appears that many of the town's residents had some connection to agriculture.

The original Carbondale townsite dating from 1887 extended from just north of Main Street south to Sopris Avenue and from 1st Street west to 9th Street. This was expanded in 1899 when the Weaver's Addition was platted on the open land north of Main Street and south of the Denver & Rio Grande Railroad right-of-way. The area was laid out with streets, alleys and several new residential blocks, and before long residences began to be constructed. In 1906, the Weaver's Addition and several larger parcels to the east and northeast were annexed to the town. These developments brought the core historic area of Carbondale to its current size and configuration, and it was this area in which the current historic buildings survey took place. By the early 1900s, regional mining was in decline and agriculture became the area's primary economic basis. Carbondale continued to serve as an agricultural market center well into the post-World War II era. In recent decades, the town has found new life as a bedroom community for workers commuting to Aspen and Glenwood Springs, and as a center of art, culture and recreational tourism.

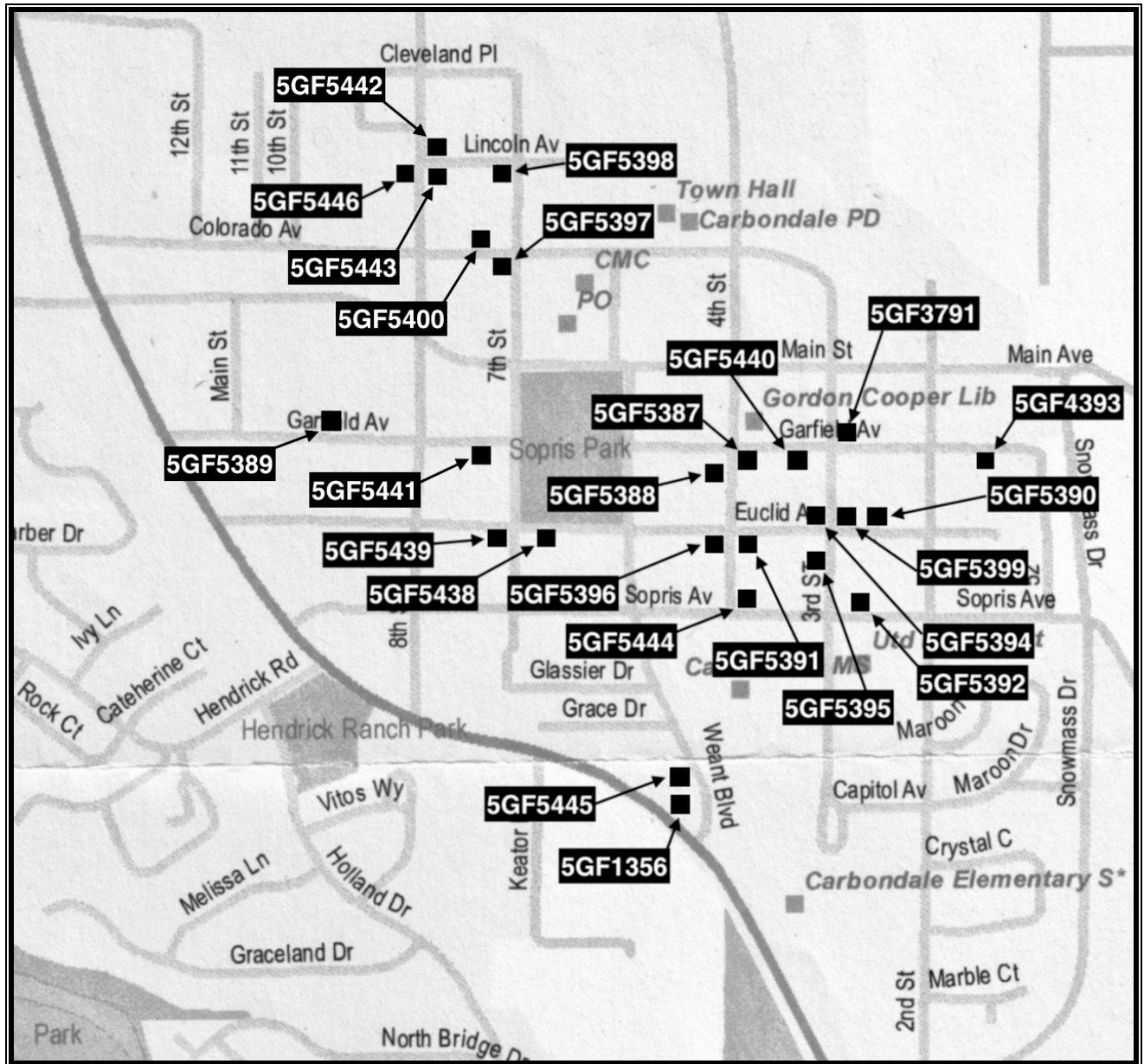


Carbondale Original Townsite, Filed 16 December 1887
Garfield County Clerk & Recorder

SURVEY RESULTS

This intensive-level survey of historic properties involved individual property documentation and analysis. The project's goal was to record 23 historic residences along with a former church and the former town jail. While Carbondale served for decades as an agricultural market center, this has shifted in recent decades as it has become a tourist destination and bedroom community for people working in Glenwood Springs and Aspen. The properties under study are located in an urban setting, although the streets are relatively narrow, sidewalks are not always present, parking is typically in gravel pullouts along the frontages, and the town's small ditches wind their way along the streets. Most of the residences are set back from the frontages and surrounded by landscaped yards. Some are bordered by fencing. A number include secondary buildings as small as sheds and detached garages, and as large as second homes of recent vintage.

All of the properties were documented through intensive-level surveying methods that included the collection of field notes and photography along with archival research. The details regarding each resource are presented in the site forms that accompany this project report. Most of the properties involved a single primary building along with smaller outbuildings. All of the resources found on each property were included on the site forms with their associated primary buildings. A summary of the survey results is found in this discussion, along with the tables and survey logs presented below.



**Map of Surveyed Properties
Locations by Site Number**

Most of the documented historic buildings were found to be of wood frame construction, with a much smaller number constructed of bricks. This may have resulted from Carbondale's historic rural economy and population of mostly working-class residents. For many, brick homes may have been out of their financial reach. One residence was

constructed of logs (in this case, hewn logs dating from the settlement era). Half of the buildings recorded are one-story in height, with the rest split between 1½-story and two-story buildings. Construction and scale are generally appropriate to the small-town setting.

Table of Surveyed Resources by Construction Type

Construction Type	Number
Wood Frame	20
Masonry	4
Log	1

In terms of architectural style, about half of the buildings recorded were characterized as Late Victorian or Queen Anne. Two more were what are known as I-Houses and two are Bungalows. All of these were developed during the late 1800s and early 1900s. The rest of the properties were found to exhibit a variety of architectural styles, in most cases resulting in a single example of each style.

Table of Surveyed Resources by Architectural Style

Architectural Style	Number
Late Victorian	8
Queen Anne	5
I-House	2
Bungalow	2
Foursquare	1
Craftsman	1
Classic Cottage	1
Gabled Ell	1
Minimal Traditional	1
Hipped-Roof Box	1
Pioneer Log	1
Early 20 th Century Commercial	1

All but two of the properties documented were found to have originated during Carbondale's first period of intensive growth, which lasted from the town's founding in 1887 through the end of the 1910s.

Table of Surveyed Resources by Decade of Construction

Date Constructed	Number Developed
1880-1889	3
1890-1899	8
1900-1909	7
1910-1919	5
1920-1929	0
1930-1939	1
1940-1949	1

As the project progressed, an attempt was made to determine dates of construction on each of the primary historic buildings. The county assessor's records often showed the same years, mostly 1887, 1893 and 1900. This suggested that these were not tied to anything factual. Residences in the Weaver's Addition with dates from the 1880s and 1890s also had to be incorrect because the addition was not platted until 1899. Because the Town of Carbondale has not maintained historic building permits, other methods became necessary to pin down dates of construction.

Various records were consulted, including title searches and newspaper articles. Despite this work, the location of a specific, reliable date of construction proved to be impossible for almost two-thirds of the properties. Where evidence was found, however slight, those dates are shown on the site forms as specific years. In many cases, an approximate year had to be used based upon the research and architectural evidence. The same lack of information proved to be an obstacle when it came to dating alterations to the buildings.

None of the properties included in this study were previously found to be eligible or designated to the National Register of Historic Places or State Register of Historic Properties. During the course of the project, it was determined that a small number are individually eligible. Each historic resource was evaluated to determine its age, architectural integrity, and possible significance in relation to the following established National Register criteria.

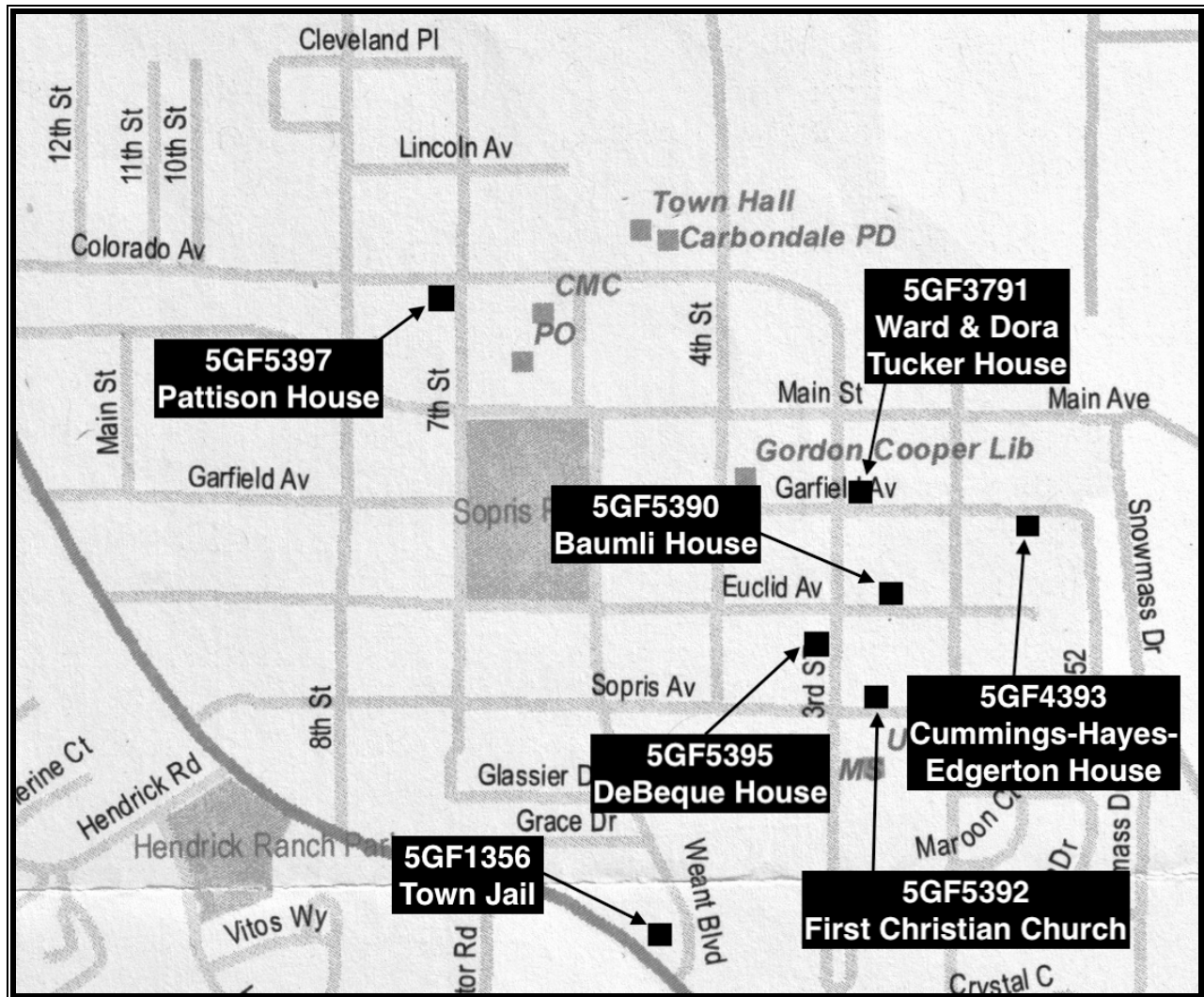
- A Associated with events that have made a significant contribution to the broad patterns of our history
- B Associated with the lives of significant persons in our past
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D Yielded, or may be likely to yield, information important in history or prehistory.

In addition to the contextual history presented in Suzannah Reid's 2010 report and summarized above, several publications served as guides for this analysis. One is the National Register Bulletin titled *How to Apply the National Register Criteria for Evaluation*. Others included Michael B. Husband's *Colorado Plateau Country Historic Context* (1984), Steven F. Mehls' *Colorado Mountains Historic Context* (1984), and David R. Hill's *Colorado Urbanization & Planning Context* (1984). Additional publications consulted for their insight into local history included numerous editions of the *Avalanche* and *Avalanche Echo* newspapers along with Edna Sweet's *Carbondale Pioneers, 1879-1890* (1947) and Andrew Gulliford's *Garfield County: The First Hundred Years, 1883-1983* (1983).

The following table lists those properties determined to be individually State and National Register eligible, all on the local level under Criterion C in the area of Architecture. The same properties would be eligible for local designation by the Town of Carbondale. These and others may also contribute to historic districts that might be established in the future.

Table of Individually Eligible Properties

Site Number & Address	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
5GF1356 499 Weant Blvd.	Carbondale Town Jail	c1905 (moved 1990s)	SRHP Criterion C
5GF3791 86 S. 3 rd St.	Ward & Dora Tucker House	1901	NRHP & SRHP Criterion C
5GF4393 156 Garfield Ave.	Cummings-Hayes- Edgerton House	1893	NRHP & SRHP Criterion C
5GF5390 251 Euclid Ave.	Robert Baumli House	1899	NRHP & SRHP Criterion C
5GF5392 259 Sopris Ave.	First Christian Church of Carbondale	1897	NRHP & SRHP Criterion C
5GF5395 235 S. 3 rd St.	DeBeque House	1914	NRHP & SRHP Criterion C
5GF5397 85 N. 7 th St.	Pattison House	c1898	NRHP & SRHP Criterion C



Map of Landmark Eligible Properties

The small number of individually eligible properties is largely due to two factors. The first is that many of the town's modest buildings simply do not rise to a level of individual eligibility in relation to the significance criteria. In other cases, non-historic alterations have diminished their architectural integrity. As the site forms show, a number of the older houses have been modified to address maintenance issues, to serve the aesthetic tastes of their owners, or to increase living space. Additions have been constructed to some houses, and in a few cases these are almost as large as the original buildings. Attic spaces have also been activated in various locations, leading to the enlargement or introduction of dormers as well as new windows. Non-historic ancillary buildings have been added to some residential lots. In addition to garages, carports and sheds, some properties now include sizable second houses in the rear or side yards. A number of detached garages have also been remodeled into living units.

Lack of significance combined with integrity issues to result in the small number of properties that are individually eligible for landmark designation. At the same time, it appears that many of the town's houses may still contribute to historic residential districts. In light of the results of this survey, the discussion below addresses recommendations for future survey and preservation work in Carbondale.

RECOMMENDATIONS

While this survey project recorded just 25 historic properties in Carbondale, several recommendations for the future have emerged from the study. First, although the number of landmark eligible properties appears small, it is actually a reasonably good number for a survey of this size. The list includes five architecturally intact historic residences, along with one church and the town jail, all of them dating from the period between approximately 1893 and 1914. Because they are survivors from the town's early years, measures should be taken to celebrate the properties and protect their architectural integrity to ensure that they survive into the future.

While private property rights allow owners to do what they wish with their buildings within the parameters of zoning regulations and building codes, the Town should encourage landmark designation and the preservation of exteriors as important to Carbondale's sense of heritage. Too many historic buildings have already been lost or heavily altered throughout the community and the Town of Carbondale should proactively promote interest in architecture and preservation, along with the development of a preservation ethic. This will require ongoing educational programming that can be accomplished through events such as tours and lectures, along with the development of educational materials on historic preservation that can be tied to the Town's website. Collaboration with the Mount Sopris Historical Society would benefit both entities.

The Town can also seek support and collaboration with government agencies and non-profit organizations such as the National Trust for Historic Preservation, Colorado Department of Local Affairs, History Colorado and Colorado Preservation Inc. Carbondale should consider joining the Colorado Main Street Program, which is administered through the Colorado Department of Local Affairs. A local Main Street office would be able to focus upon historic preservation as an economic driver for the community. With a grant from the State Historical Fund used to complete this study, the Town should consider seeking additional grants to help with the costs of future surveys and preservation work.

The survey process revealed areas of additional work that would benefit the town. First, a brief review might be undertaken of previous documentation of Carbondale properties to determine whether any resources might be worthy of a second look. Reconnaissance and document review completed for the current study suggested that some of the resources found to be ineligible for landmark designation in the past may in fact be eligible. This would involve review of past survey forms combined with field reconnaissance to assess the integrity of the buildings in question. For those that appear to be eligible, reevaluation forms would need to be prepared. A good example of this is the Tucker House, a prominent brick Foursquare at 86 S. 3rd St. Declared ineligible for the NRHP during previous survey, the current resurvey of the property found that it is actually eligible for both the NRHP and SRHP, and the SHPO concurred with this determination. This raises a question about whether several other properties in town might also be eligible.

Many of the town's historic buildings were documented between 2006 and the present time. Despite this work, a number of additional properties remain to be recorded. These include houses and possibly other buildings dating from the late 1800s and early 1900s, along with additional ones constructed during the post-World War II era, essentially from 1945 to around 1970. Whether these would require one or two relatively small surveys is unclear.

Another priority would be to document the dozen or so log houses that remain standing within the town. Some of these are log homes dating from the early 1900s and others are kit houses that were constructed as late as the 1950s or 1960s. This group of buildings should be approached through a single survey focusing upon this building type.

Another area of work that should be completed in the near future would be to evaluate the recent survey projects and extrapolate information from their combined results. Each of the three surveys completed since 2006 have focused upon a different set of buildings. When the information is combined, it will begin to tell a larger story of the historic building stock in Carbondale. This story will continue to be refined as additional evaluations are made through the course of future projects.

The promotion of history and preservation in Carbondale can benefit greatly from broad distribution of the results of this study. Hard copies and digital versions of the project report and site forms will be filed with the Town of Carbondale and the Colorado Office of Archaeology and Historic Preservation in Denver. In addition, the author will place a hard copy in the collection of the Carbondale Branch Library, where the survey results will be readily available to the public. The Mount Sopris Historical Society may also want a copy for their archive. It is recommended that the Town of Carbondale mail copies of the site forms to the property owners. Digital versions of the documents should also be made available through the Town's website, linked to its existing page on historic preservation.

Carbondale should also consider utilizing the materials from this and the past few surveys to develop an interpretive plaque program. Interpretive panels placed in a few locations around town will disseminate information about the community's heritage and historic buildings, and encourage a sense of place. Walking tours based upon recent surveys should also be coordinated and these can be repeated over the coming years and tailored to various audiences.

Finally, as pressure for development and redevelopment continues in the coming years, the town's historic building stock and overall historic appearance may also be diminished. This presents a need for careful planning so that the town can thrive while its historic resources and character are protected. Historic preservation based upon the information and analysis provided by recent surveys should serve as an important factor, one that is highlighted and constantly reiterated as important to the town's past, present and future.

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Queen Bee (Denver, CO)

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SURVEY LOG BY SITE NUMBER

Site Number & Address	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
5GF1356 499 Weant Blvd.	Carbondale Town Jail	c1905 (moved 1990s)	SRHP Criterion C
5GF3791 86 S. 3 rd St.	Ward & Dora Tucker House	1901	NRHP & SRHP Criterion C
5GF4393 156 Garfield Ave.	Cummings-Hayes-Edgerton House	1893	NRHP & SRHP Criterion C
5GF5387 370 Garfield Ave.	Sievers-Barthell House	1918	Not Eligible
5GF5388 410 Garfield Ave.	Leggett-Strong House	c1903	Not Eligible
5GF5389 899 Garfield Ave.	Childs-Wald House	c1910	Not Eligible
5GF5390 251 Euclid Ave.	Robert Baumli House	1899	NRHP & SRHP Criterion C
5GF5391 378 Euclid Ave.	Needham-Usel House	c1912	Not Eligible
5GF5392 259 Sopris Ave.	First Christian Church of Carbondale	1897	NRHP & SRHP Criterion C
5GF5394 195 S. 3 rd St.	Dinkel-DeBeque Rental House	1888	Not Eligible
5GF5395 235 S. 3 rd St.	DeBeque House	1914	NRHP & SRHP Criterion C

Site Number & Address	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
5GF5396 225 S. 4 th St.	Sewell-Bolton-Fender House	1898	Not Eligible
5GF5397 85 N. 7 th St.	Pattison House	c1898	NRHP & SRHP Criterion C
5GF5398 189 N. 7 th St.	Pings House	c1910-1920	Not Eligible
5GF5399 279 Euclid Ave.	Benjamin & Julia Hill House	c1895	Not Eligible
5GF5400 737 Colorado Ave.	Prince-Phillips House	c1894	Not Eligible
5GF5438 682 Euclid Ave.	Daley House	c1930 (moved 1977)	Not Eligible
5GF5439 710 Euclid Ave.	Sumnicht-Lamprecht House	c1900	Not Eligible
5GF5440 326 Garfield Ave.	Dinkel-Tichenor Rental House	1888	Not Eligible
5GF5441 734 Garfield Ave.	Jack & Laura Farnum House	c1948	Not Eligible
5GF5442 789 Lincoln Ave.	Sherwood-Timbrook House	c1940-41 (moved)	Not Eligible
5GF5443 798 Lincoln Ave.	Holgate House	c1902	Not Eligible
5GF5444 389 Sopris Ave.	Mow House	c1901	Not Eligible

Site Number & Address	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
5GF5445 499 Weant Blvd.	Oscar Holland Cabin	c1884 (moved 1990s)	Not Eligible
5GF5446 185 N. 8 th St.	Lehow House	1915	Not Eligible

SURVEY LOG BY ADDRESS

Address & Site Number	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
86 S. 3 rd St. 5GF3791	Ward & Dora Tucker House	1901	NRHP & SRHP Criterion C
195 S. 3 rd St. 5GF5394	Dinkel-DeBeque Rental House	1888	Not Eligible
235 S. 3 rd St. 5GF5395	DeBeque House	1914	NRHP & SRHP Criterion C
225 S. 4 th St. 5GF5396	Sewell-Bolton-Fender House	1898	Not Eligible
85 N. 7 th St. 5GF5397	Pattison House	c1898	NRHP & SRHP Criterion C
189 N. 7 th St. 5GF5398	Pings House	c1910-1920	Not Eligible
185 N. 8 th St. 5GF5446	Lehow House	1915	Not Eligible
737 Colorado Ave. 5GF5400	Prince-Phillips House	c1894	Not Eligible
251 Euclid Ave. 5GF5390	Robert Baumli House	1899	NRHP & SRHP Criterion C
279 Euclid Ave. 5GF5399	Benjamin & Julia Hill House	c1895	Not Eligible
378 Euclid Ave. 5GF5391	Needham-Usel House	c1912	Not Eligible

Address & Site Number	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
682 Euclid Ave. 5GF5438	Daley House	c1930 (moved 1977)	Not Eligible
710 Euclid Ave. 5GF5439	Sumnicht-Lamprecht House	c1900	Not Eligible
156 Garfield Ave. 5GF4393	Cummings-Hayes-Edgerton House	1893	NRHP & SRHP Criterion C
326 Garfield Ave. 5GF5440	Dinkel-Tichenor Rental House	1888	Not Eligible
370 Garfield Ave. 5GF5387	Sievers-Barthell House	1918	Not Eligible
410 Garfield Ave. 5GF5388	Leggett-Strong House	c1903	Not Eligible
734 Garfield Ave. 5GF5441	Jack & Laura Farnum House	c1948	Not Eligible
899 Garfield Ave. 5GF5389	Childs-Wald House	c1910	Not Eligible
789 Lincoln Ave. 5GF5442	Sherwood-Timbrook House	c1940-41 (moved)	Not Eligible
798 Lincoln Ave. 5GF5443	Holgate House	c1902	Not Eligible
259 Sopris Ave. 5GF5392	First Christian Church of Carbondale	1897	NRHP & SRHP Criterion C
389 Sopris Ave. 5GF5444	Mow House	c1901	Not Eligible

Address & Site Number	Property Name	Year of Construction	NRHP / SRHP Eligibility & Criteria
499 Weant Blvd. 5GF5445	Oscar Holland Cabin	c1884 (moved 1990s)	Not Eligible
499 Weant Blvd. 5GF1356	Carbondale Town Jail	c1905 (moved 1990s)	SRHP Criterion C

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF4393**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **John and Alice Cummings House
Timothy and Alice Hayes House
Hamlin and Mary Edgerton House**
6. Current Building Name: **Not Applicable**
7. Building Address: **156 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Susan Hedrick Brady
P.O. Box 385
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 18)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE** 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **SE** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309885** Northing: **4363435**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **5-7** Block: **3**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334403010), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Irregular Plan**15. Dimensions in Feet: **34' x 45'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Brick**18. Roof Configuration: **Gabled Roof / Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Segmental Arch, Dormer, Decorative Shingles, Porch, Chimney, Fence**21. General Architectural Description: **Facing toward the north onto Garfield Avenue, this one-story masonry residence with a two-story area to the rear rests upon a raised sandstone foundation and has an irregular plan with a footprint of approximately 34' x 45'. Its walls are constructed of red pressed bricks laid in common bond coursing, offset by light-colored mortar. The roof is primarily composed of a complex combination of gables and hips, and is finished with asphalt shingles. A square brick chimney rises up the rear wall and pierces the second story eave. Overall, the building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

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North (front): The symmetrical façade faces onto a small front yard and Garfield Avenue. It features two entries that are located in the primary brick walls but are set within the open porches that occupy the northeast and northwest corners of the home. The entry on the northeast, set on a diagonal, appear to be the primary one used to access the building from the street. This contains a wood panel door with a single light. The northwest entry holds a metal storm door, inside of which is a wood door with what appear to be tall narrow lights.

Although the porches are different in shape from one another, they are about the same size and share a number of common features in terms of materials and ornamentation. Both are constructed with a series of turned wood posts that support low-sloped shed roofs, low open rails between the posts, wood ceilings, and decorative wood brackets and trimwork just below the eaves. The primary differences between the two involve their basic shapes, along with the fact that the northeast porch has what appears to be a sandstone floor and the northwest porch floor is wood.

The brickwork on the façade features the building's red brickwork with light mortar. This is ornamented with slightly projecting two-course bands of brick stretchers that run along the walls at the approximate heights of the window sills and lintels. These bands extend around the entire building. Centered on the façade is a large one-over-one **double hung** sash window with wood surrounds, a sandstone sill, and a brick segmental arch lintel above. The small but prominent gable end wall is finished with painted fishscale shingles along with shaped fascia boards.

East (side): This side of the building faces onto a side yard and was difficult to view due to the presence of privacy fencing and an adjacent residence. It appears to hold a secondary entrance toward the middle of the home that contains a door with multiple lights. Toward the northeast porch is a three-sided bay with one-over-one **double hung** sash windows that include sandstone sills and brick segmental arch lintels. A pair of multi-light windows are located at the middle of the building. Toward the southeast corner is a single one-over-one **double hung** sash window. There are no windows in the rear second story.

South (rear): The rear wall of the building faces onto the backyard and contains no entries. The main floor holds three windows. These include two one-over-one **double hung** sash windows with brick segmental arch lintels. The third is a small pair of four-light sliding windows with wood frames, a brick sill and segmental arch lintel. On the second floor are two modern windows that consist of a pair of tall single-light fixed windows and a small horizontal fixed single-light window. A square brick exterior wall chimney rises from the ground to pierce the second story eave. Its bricks match those used on the main walls of the residence. The large second floor gable end wall is clad in unfinished shake shingles.

Architectural Inventory Form

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West (side): This side of the building holds no entries. The first floor has a three-sided bay toward the northwest corner that contains one-over-one double hung sash windows with sandstone sills and brick segmental arch lintels. Two one-over-one double hung sash windows are present toward the middle and back of the residence, both with brick segmental arch lintels. The second floor holds a small gabled wall dormer with a pair of one-over-one double hung sash windows.

22. Architectural Style / Building Type: Late Victorian - Queen Anne
23. Landscaping or Special Setting Features: This home is located on the south side of Garfield Avenue, three lots east of Second Street. The lot's frontage along the street is graveled and used for parking. A fenced yard surrounds the house (the wood fencing is modern), with access from the street and parking area provided by a gate near the northeast corner of the property. From the gate, a sidewalk heads to the south, first reaching the northeast porch and then extending along the east side of the building. Within the yard are grassed areas along with mature trees and shrubs. An unpaved east-west alley runs along the south edge of the property. The home is surrounded by a combination of historic and non-historic residences and small apartment buildings.
24. Associated Buildings, Features or Objects: The following historic and non-historic buildings and structures are located in the fenced rear yard along the south edge of the property. The approximate ages are based upon observation of their design, materials and aging.

Garage (circa 1920s) – Located on the south-central edge of the property and facing toward the west, this small wood frame building appears to be more than fifty years old. It is presumed to have been built as a garage due to the pair of swinging doors on the west wall and the fact that it appears to be large enough to have held a Model T or other vehicle of the same general size and vintage. The exterior walls are finished with vertical board and batten siding. No windows are present on the south, east and west walls, and the north wall was not visible from the alley. The gabled roof is finished with newer standing seam metal paneling, along with open eaves with fascia boards.

Shed (circa 1970s) – Located in the southwest corner of the lot and set on a diagonal, this small wood frame building faces toward the northeast and appears to date from perhaps the 1970s. While the front could not be viewed from the alley, the visible side and rear walls were noted to be finished with wide horizontal clapboard siding and fishscale shingles in the gable end wall. The gabled roof is covered with asphalt shingles printed with a faux wood shingle pattern, and fascia boards are present along the open eaves.

Pergola (circa 1990s) – This wood structure is located in the southeast corner of the lot. It appears to date from around the 1990s.

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IV. Architectural History

25. Date of Construction: Estimate: **1893** Actual:
- Source of Information: **Garfield County Assessor's Records**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Alice C. Hayes**
- Source of Information: **Quit Claim Deed for Lots 5-6, Georgia A. Goodrich to Alice C. Hayes, 15 July 1892**
29. Construction History: **According to the county assessor, the masonry single-family home on this property was constructed in 1893. Sometime early in its history, the house appears to have been expanded to the rear with a two-story addition. Evidence of the age of the addition is found in its matching brickwork and construction details.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **According to the Garfield County assessor's records, the home on this property was constructed in 1893. While this date could not be independently confirmed, it seems plausible based upon the building's architectural details. In addition, some of the early title records for this property are incomplete, rendering the details of these transfers unclear. Some of this was due to the intense speculation in Carbondale properties that took place in the last two decades of the nineteenth century. Future researchers may fill gaps in the data. For the time being, the following information was gleaned, as best as possible, from among the fragmentary records that were located.**

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During the late 1880s, vacant lots 5-7 were first owned by the Carbondale Town & Land Company and then privately by two of its executives, James K. Robinson (president) and William Kopfer (secretary). In 1890-1891, father and son Denver businessmen and real estate investors William E. Sweet and Channing Sweet acquired the lots. Between 1890 and 1892, the Sweets transferred Lots 5-6 in Carbondale to Georgia A. Goodrich. On 15 July 1892, Georgia, about whom nothing is known, relinquished any claim to Lots 5 & 6 to Alice C. Hayes (this document was clearly filed years later, after her last name had been changed to Hayes). The mechanism that transferred Lot 7 from the Sweets to Alice remains unclear.

Born in Maryland in 1863, Alice Mansfield appears to have lost her father by the end of the decade, possibly as a casualty of the Civil War. Around 1870, she was living with her mother Margaret and siblings in Edwardsville, Illinois. Margaret married again and by 1880 the family had settled on a farm outside Edwardsville in Pin Oak Township. Alice reportedly came to Colorado in the 1880s, settling somewhere in the Carbondale vicinity. While she may have followed her younger brothers Michael and John to the west, exactly what she was doing during those early years remains uncertain.

In the 1890s, Alice married John Cummings, who owned a ranch along the Roaring Fork River east of Catherine. Despite extensive research, the details of when and where they were married proved elusive. If built in 1893, as recorded by the county, the Cummings were the first owners of the house at 156 Garfield Avenue in Carbondale. However, they also maintained a home on their ranch several miles to the east. In August 1897, John was thrown from his horse and killed. He was buried in Glenwood Springs' Pioneer Cemetery, today known as Linwood Cemetery. The monument placed on his grave, manufactured by the Denver Marble Works, remains there today. After returning to Illinois that fall to visit her mother, Alice settled back in Carbondale. As John's only heir, she inherited her husband's entire estate.

In September 1899, Alice married again, this time to Irish immigrant Timothy Hayes in a Glenwood Springs ceremony. Hayes owned a ranch near Catherine and the couple occupied a home there. They also lived in the house in Carbondale, where the 1900 census recorded their presence. In 1902, Timothy was caught up in a lawsuit alleging that he and a county judge had engaged in fraud involving the sale and reacquisition of his ranch. How the case ended would require additional research beyond the scope of the current study. The following year, the *Glenwood Post* (7 March 1903, p. 5.) reported that Hayes were moving permanently to Rifle, having acquired another ranch. However, the move fell through and Timothy and Alice remained in Carbondale for many years. Alice was among a small group of founders of the National Bank of Carbondale in December 1907 when she became one of its charter stockholders.

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The 1910 census recorded the **Hayes**, who had no children, residing in their Carbondale house on Garfield Avenue. Timothy was still engaged in potato farming. Following a year-long illness that suggests abdominal cancer, Alice died in her early fifties on 23 June 1913 in the Glenwood Springs sanitarium. She was buried in Pioneer Cemetery, sharing the marble gravestone of her former husband, John Cummings. In her last will and testament, Alice directed that one-half of her real and personal property go to her husband Timothy, with the other half distributed to her two brothers and one sister. This included "one house and twelve lots" in Carbondale, a collection of properties that occupied the entire north half of Block 3. This description also tells us that the house was there, surrounded by vacant ground to the east and west.

Alice Hayes' siblings transferred their one-half interest in the Carbondale house and lots to Timothy Hayes in August 1913, making him the sole owner. He appears to have lived in the home throughout the 1910s. In 1920, Timothy sold the property and is believed to have moved to Glenwood Springs. He died there in 1946 and was buried in Rosebud Cemetery.

The new owner who acquired the Carbondale property (Lots 1-12, Block 3) in 1920 for \$2,500 was Hamlin L. Edgerton. Born in Harpersfield, Ashtabula County, Ohio in 1861, Hamlin moved west to Leadville, Colorado with his parents around 1879. There he worked in his father's Tennessee Pass sawmill through 1884. The family resettled near Aspen the following year, and from there moved to Jerome Park southwest of Carbondale. In 1887, Hamlin married Mary Brown of Carbondale and they had eight children together. Over the following years, Hamlin worked as a dairy farmer and cheese manufacturer.

In 1899, Hamlin and Mary sold their Jerome Park dairy farm and bought property closer to Carbondale. They also acquired a house in the northern part of town, where they lived for a number of years. For a while longer, Hamlin raised cattle, conducted general farming (including raising potatoes), and produced cheese products. The Edgertons purchased the house at 156 Garfield Avenue in 1920 from Timothy Hayes and settled there for the rest of their lives. Hamlin kept bees and sold honey in the 1930s. By 1940, he had reached his late seventies and that year transferred the Carbondale home (including all of Lots 1-12) to Mary, who was a decade younger. Hamlin died in January 1946 in the house at the age of eighty-five. He was buried in Hillside Cemetery just east of town.

Two years after Hamlin's passing, Mary Edgerton sold their home in January 1948 to Samuel and Josephine Cozad. However, they did not remain there and sold it again just five months later. The new owners were John and Inza Arbaney. Born in 1909 in Snowmass, Colorado to Italian immigrant parents, in 1929 John Arbaney and his family established a ranch about three miles southeast of Carbondale, close to the Pitkin-Garfield county line. He married Cleo Inza Ivy in 1938 in Delta, and the couple settled on the ranch, which eventually grew to 1,200 acres.

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Over the following decades, John and Inza built and managed what became known as the Mesalta Ranch, where they ran Hereford cattle and Holstein cows. They also grew hay and grain crops with irrigation water from the East Mesa Ditch. For five years, the couple also owned an appliance store in Carbondale. John became active in the town's Odd Fellows, Masons and Eagles lodges. He was also involved with the Chamber of Commerce and the Colorado and Holy Cross Cattlemen's Association. Inza participated in the Rebekah Lodge and Carbondale Garden Club, and worked as a correspondent for the *Glenwood Post*. It appears that the couple divided their time between the ranch and the house at 156 Garfield Avenue.

In March 1956, the Arbanays sold the property, still consisting of the house and twelve lots, to George and Irene McCune. Born in Kansas in 1909, George engaged in several careers during the course of his lifetime, working as a carpenter, stonemason, miner, excavation contractor and pastor. He married Ruby Irene Meredith in Pueblo in 1930 and the couple settled for a time in Carbondale. They also moved around a bit, residing at different times in Clifton, Basalt, Dry Creek, Grand Junction and Rifle. Some of these moves may have been because George served as a pastor at churches in Palisade, Grand Junction, Woodland Park and Carbondale.

The McCunes appear to have remained in the house in Carbondale from 1956 through 1969, when they sold it to Duncan and Judith Sinnock. For the first time, that transfer did not include all twelve of the original lots. Instead, it involved Lots 1-7, which included the house at 156 Garfield Avenue. The property was retained by the Sinnocks from 1969 to 1972. They sold it that year to Stephen and Sheri Mills, although it was reduced again in size to the west 20' of Lot 3 along with Lots 4-7. The property remained that size into the early 1990s. Since then it has been reduced further to include just Lots 5-7 and the surrounding properties have been developed with residential buildings.

36. Sources of information:

The Avalanche (Carbondale, CO)

"Notice for Publication," 5 November 1890, p. 4.

Burdge Funeral Home Records for Hamlin L. Edgerton, Glenwood Springs, CO, 1946.

Burial Record for Alice C. Hayes, Pioneer (Linwood) Cemetery, Glenwood Springs, CO. Date of Death: 23 June 1913. Located Online at www.findagrave.com.

Burial Record for Hamlin L. Edgerton, Hillcrest Cemetery, Carbondale, CO. Date of Death: 26 January 1946. Located Online at www.findagrave.com.

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Burial Record for John Cummings, Pioneer (Linwood) Cemetery, Glenwood Springs, CO. Date of Death: 24 August 1897. Located Online at www.findagrave.com.

Burial Record for Timothy Hayes, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 4 April 1946. Located Online at www.findagrave.com.

Chamblin, Thomas S., Editor. *The Historical Encyclopedia of Colorado*. Colorado Historical Association, circa 1960. (Section on the Arbaney family is found in Volume II)

Colorado State Business Directory, Listing for H. L. Edgerton, Carbondale, 1935.

Colorado State Census, Listing for the Edgerton Family, Pitkin County, 1885.

Daily Avalanche (Glenwood Springs, CO)

"Died: Mrs. Alice C. Hayes," 24 June 1913, p. 1.

Decree in Final Settlement, In the Matter of the Estate of John Cummings, Deceased, Garfield County Court, 3 October 1898 (Garfield County, Reception #21300).

The Edgerton Database, Hamlin L. Edgerton and Mary E. Brown, Located Online at www.freepages.genealogy.rootsweb.ancestry.com.

Farnum Mortuary Records, Glenwood Springs, CO. Record of Alice C. Hayes, Funeral 25 June 1913 (Book 1, Page 465).

Farnum Mortuary Records, Glenwood Springs, CO. Record of Timothy Hayes, Funeral 10 April 1946 (Page 291).

Fitch, C. L. *Growing Potatoes in Colorado*. Fort Collins, CO: The Agricultural Experiment Station of the Colorado Agricultural College, 1910.

Garfield County Assessor, Real Estate Appraisal Records, 156 Garfield Avenue (parcel #239334403010), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 5-7, Block 3)

Quit Claim Deed for Lots 5-6, Mrs. Georgia A. Goodrich to Mrs. Alice C. Hayes, 15 July 1892 (Reception #26894).

Quit Claim Deed for One-Half Interest in Lots 1-12, Heirs of Alice C. Hayes (deceased) to Timothy Hayes (husband of deceased), 27 August 1913 (Reception #47812).

Warranty Deed for Lots 1-12, Timothy Hayes to Hamlin L. Edgerton, 20 March 1920 (Reception #70419).

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Warranty Deed for Lots 1-12, Hamlin L. Edgerton to Mary Edgerton, 25 May 1940 (Reception #148328).

Warranty Deed for Lots 1-12, Mary Edgerton to Samuel and Josephine Cozad, 15 January 1948 (Reception #163388).

Warranty Deed for Lots 1-12, Samuel and Josephine Cozad to John and Inza Arbaney, 2 June 1948 (Reception #164971).

Warranty Deed for Lots 1-12, John and Inza Arbaney to George and Irene McCune, 6 March 1956 (Reception #193279).

Warranty Deed for Lots 1-7, George and Irene McCune to Duncan and Judith Sinnock, 1 May 1969 (Reception #243305).

Warranty Deed for the West 20' of Lot 3 and Lots 4-7, Judith Sinnock to Stephen and Sheri Mills, 26 August 1972 (Reception #255085).

Glenwood Post (Glenwood Springs, CO)

"Carbondale Notes," 19 August 1899, p. 8.

"Post-Holes," 14 October 1899, p. 1.

"Out of the Ordinary," 15 June 1901, p. 5.

"Noonan Sued for Conspiracy," 15 March 1902, p. 1.

"Carbondale," 7 March 1903, p. 5.

"The Local News," 28 August 1897, p. 3.

"Personal Points," 3 September 1898, p. 3.

"Personal Points," 22 October 1898, p. 3.

"George F. McCune," (obituary) 26 December 1996, p. 9.

Grand Valley News (Grand Valley, CO)

"National Bank of Carbondale," 25 December 1907, p. 5.

Last Will and Testament of Mrs. Alice C. Hayes, 16 June 1913 (Garfield County, Reception #164775).

Leadville City Directory, Listing for Hamlin L. Edgerton, 1884.

Marriage Record, Alice Cummings and Timothy Hayes, Glenwood Springs, CO, 30 September 1899.

Marriage Record, H. L. Edgerton and Mary Brown, Jerome Park, Garfield County, CO, 6 November 1887.

Photograph of "Grandma Edgerton's House" Showing the Northwest Porch Area, Carbondale, circa 1920. Located Online at www.ancestry.com.

Photograph of Edgerton Family Showing Northwest Corner of House, Carbondale, 1939. Located Online at www.ancestry.com.

Progressive Men of Western Colorado. Chicago, IL: A. W. Bowen & Co., 1905. (Section on Hamlin L. Edgerton, page 186)

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Sanborn Fire Insurance Maps, Carbondale, Colorado, 1912.

Sweet, Edna D. Carbondale Pioneers: 1879-1890. Published by the Author, 1947.

United States Federal Census Records for Alice Mansfield, 1870 (Edwardsville, IL) & 1880 (Pin Oak Township, Madison County, IL); Timothy & Alice Hayes, 1900 & 1910 (Carbondale, CO); Timothy Hayes, 1920 (Carbondale, CO).

United States Federal Census Records for Hamlin and Mary Edgerton, 1900-1940 (Carbondale, CO).

United States Federal Census Records for John and Inza Arbaney, 1940 (Rock Creek Precinct, Pitkin County, CO).

VI. Significance

37. Local landmark designation: **None**

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
- X** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1893**

41. Level of significance: National **No** State **No** Local **Yes**

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42. Statement of significance: The residence on this property was constructed in 1893 and has served as a single-family home through the present time. Based upon the historical research completed, it is not associated with any events or individuals that might make it NRHP eligible under Criteria A or B. Instead, the home is an excellent example of a masonry **Queen Anne Cottage** from the late nineteenth century. As such, the property appears to be eligible for the NRHP under Criterion C on the local level in the area of Architecture. Its period of significance under this category is limited to 1893, the year it is believed to have been constructed.
43. Assessment of historic physical integrity related to significance: The residence on this property appears to have been constructed in 1893. While it also seems to have been expanded to the rear with an early two-story addition, this is hardly visible from the front of the home. Except for some minor details, no substantial non-historic changes are known to have been made over the past fifty years.

As it exists today, the residence retains a good degree of architectural integrity. The aspects of location, design, materials, workmanship, feeling and association are all reasonably intact. What has most noticeably changed is that the surrounding lots have filled with additional homes and landscaping, marking an evolution of the setting into a residential neighborhood. However, the block was platted as part of the original Town of Carbondale and was consequently expected to develop in this manner.

Today the home clearly conveys its historic age and use dating back to the 1890s. Overall, it exhibits a good level of integrity that supports its eligibility for National Register designation. Based upon the property's architectural details and historical background, as detailed above, it seems to be most strongly eligible under Criterion C.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

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VIII. Recording Information

47. Photograph numbers: **#1226, #2084-2090, #2118-2126**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **28 February 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

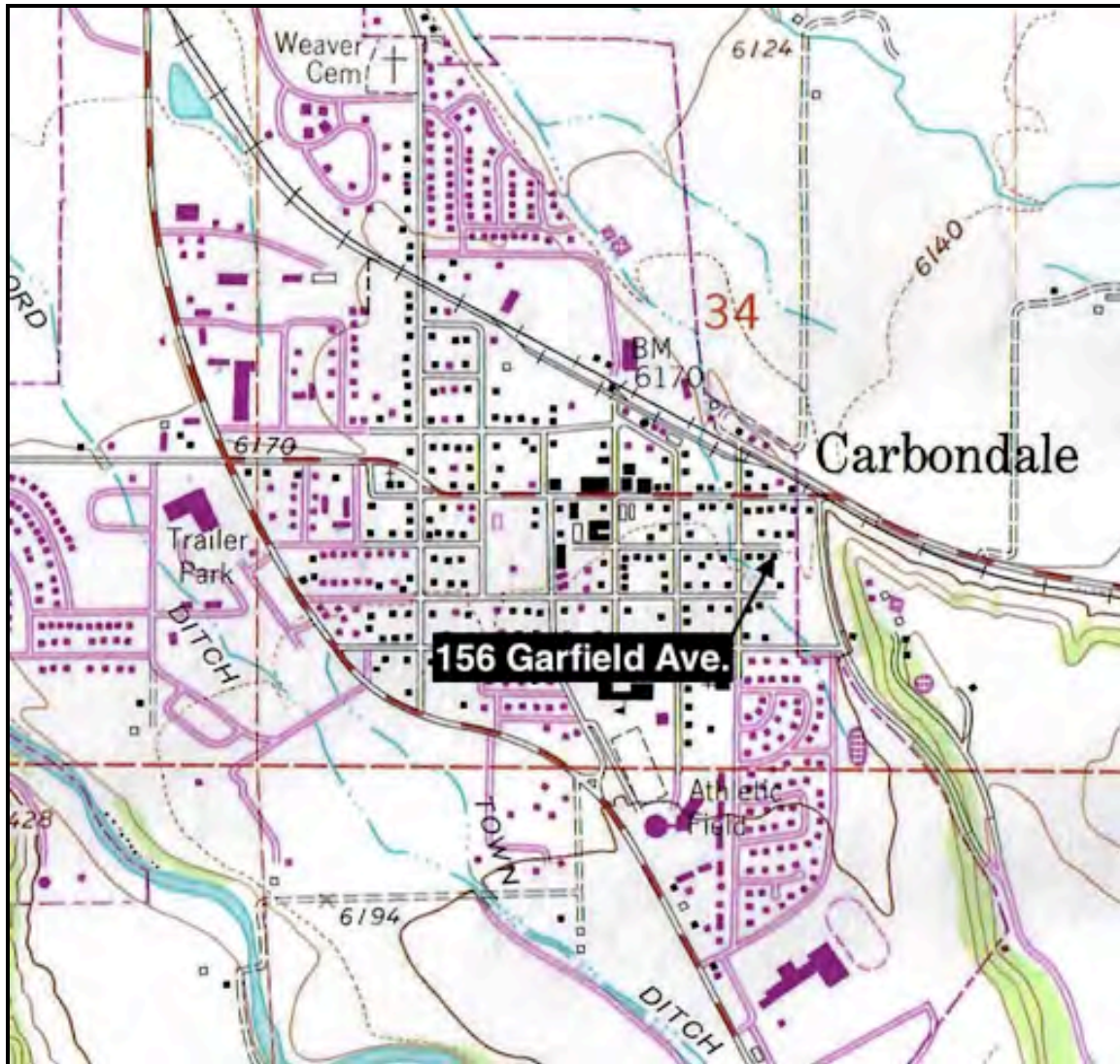
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

Architectural Inventory Form

(Page 14 of 18)

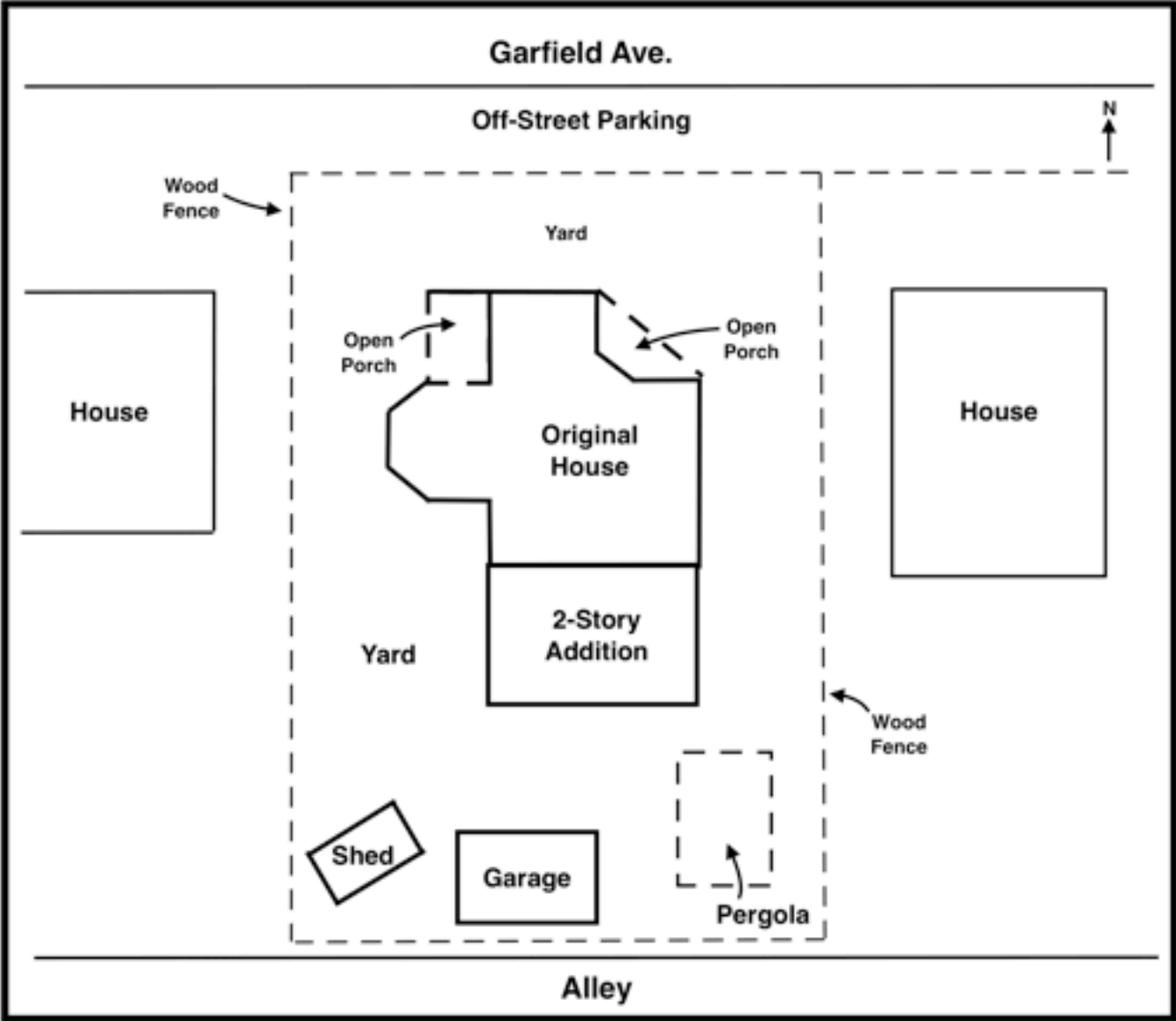
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
(Page 15 of 18)

Site Diagram



Architectural Inventory Form

(Page 16 of 18)

Current Photographs



**North (front) of the Residence
View to the South**



**North (front) and West (side) Walls of the Residence
View to the Southeast**

Architectural Inventory Form

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Current Photographs



**South (rear) of the Residence
View to the North**



**West (side) and South (Rear) Walls of the Residence
View to the Northeast**

Architectural Inventory Form

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Current Photographs



**Garage at the Rear of the Property
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

(Page 1 of 16)



I. Identification

1. Resource Number: **5GF5446**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Lehow House**
6. Current Building Name: **Not Applicable**
7. Building Address: **185 N. 8th St.
Carbondale, CO 81623**
8. Owner Name & Address: **Kenneth and Joan Lubrant
P.O. Box 1253
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 16)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NW 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309214** Northing: **4363774**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **Metes & Bounds** Block: **12**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (2393-343-04-003), defined by a metes and bounds description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **24' x 45'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Horizontal Siding, Shingle**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Dormer, Decorative Shingles, Porch, Fence**21. General Architectural Description: **Facing toward the east onto N. 8th St., this 1½-story wood frame residence has a rectangular plan with an overall footprint of approximately 24' x 45'. The building's exterior walls are finished with horizontal wood clapboard siding, along with square butt wood shingles on the facade. The front-gabled roof is finished with composition shingles. Shaped rafter ends are visible along the shallow open side eaves, with wood brackets present on the facade. Long non-original dormers with corrugated roofing are found on the north and south roof slopes. A short brick chimney is present on the ridgeline. Behind the house is what appears to be a small shed-roof addition. The building appears to be well cared for and in good condition.**

Architectural Inventory Form

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East (front): The façade faces onto the front yard and holds the main entrance into the house. A full-width enclosed porch dominates this wall. Tucked under the main roof, the porch is likely to have originally been open. At some time, it was infilled with an entry, windows, and shingle-clad walls. The porch entry holds a storm door. Beyond that, the primary entry into the house could not be seen well enough to be recorded. Six single-light fixed windows are found along the face of the porch. On the north and south, the porch's side walls each hold a band of four narrow windows. These consist of tall narrow lights capped by small square lights. Centered on the attic level is a pair of sliding windows. All of the windows on this wall have wood frames and surrounds.

South (side): This side of the house faces onto a landscaped yard and it appears that a pair of modern doors with large lights is present toward the rear of the building. The main body of the house has what appear to be two pairs of sliding windows along with at least one double-hung sash window. These features were largely obscured by vegetation. On the attic level is a long rectangular roof dormer that holds four pairs of sliding windows with wood frames and surrounds.

West (rear): This side of the house faces onto a landscaped rear yard. The architectural details along this wall could not be recorded due to a lack of access behind the property.

North (side): This side of the building faces onto an unpaved driveway that runs through the narrow space between the house and the north property line. Along this wall, the main body of the house has five windows. Several of these appear to be double-hung and they all have wood frames and surrounds. An additional door or window may be present in the rear addition. These features could not be fully recorded due to the angle at which they had to be observed from the front sidewalk.

22. Architectural Style / Building Type: **Craftsman**
23. Landscaping or Special Setting Features: **This home is located on the west side of 8th Street just southwest of Lincoln Avenue, in an area that is entirely residential. Off-street parking is found along the street frontages. The east property boundary along the sidewalk is marked by a woven wire fence with a wood gate at the sidewalk leading to the front door. Along the south boundary is a chain link fencing. Additional fencing appears to run along the north and west property lines. Surrounding the house are yard areas that are landscaped with grass along with numerous mature trees and shrubs.**
24. Associated Buildings, Features or Objects: **N/A**

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IV. Architectural History

25. Date of Construction: Estimate: **1915** Actual:
- Source of Information: **Warranty Deed, Charles Lehow to H. C. Lehow, 2 December 1902; Warranty Deed, H. C. Lehow to B. L. Smoke, 16 January 1919; US Federal Census Records for Henry and Ora Lehow, Carbondale, CO, 1910 and Los Angeles, CA, 1920**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Henry Lehow**
- Source of Information: **US Federal Census Records for Henry and Ora Lehow, Carbondale, CO, 1910**
28. Original Owner: **Henry and Ora Lehow**
- Source of Information: **Warranty Deed, Charles Lehow to H. C. Lehow, 2 December 1902**
29. Construction History: **According to the county assessor's records, the historic house on this property was constructed in 1893. However, research conducted for this project combined with the building's architectural details indicate that this year is incorrect and much too early. Instead, the home appears to have been developed sometime between 1910 and 1920. The house has experienced a few alterations since that time. According to the county's records, a porch was either built or enclosed in 1965. It is unclear whether this was on the front or back of the house, as the front porch has been enclosed and there is a rear addition. The front porch enclosure does appear to be over fifty years old. Long shed dormers have also been added to the north and south roof slopes, and these appear to date from within the past fifty years. According to the county assessor, there may be a garage dating from the 1960s on the property, but this could not be recorded from the front sidewalk.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**

Architectural Inventory Form(Page 5 of 16)

33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **This property first appeared in the historical record in January 1899, when Philip E. Weaver, developer of the Weaver Addition, sold all of Block 12 to Charles C. Lehow. Charles was born in 1855 in Pennsylvania and by 1880 had moved west to Leadville with his wife, Ella Weaver. He was employed there as a carpenter and over the following years the couple had at least eight children. By 1888, they had moved to Carbondale, where in 1890-1891 Charles erected a brick house at 117 N. 8th St. (5GF4386) for their family.**

During the years after the town was founded, many houses and commercial buildings were constructed in and around Carbondale. Among them were numerous homes erected by Charles Lehow and his business partner, John Murfitt. Between 1890 and 1920, the newspapers in both Carbondale and Glenwood Springs printed brief mentions of their frequent construction projects. Their carpentry shop was reported to have been located across the street from the Dinkel Mercantile Company.

In early December 1902, Charles transferred part of Block 12 to his oldest child, his son Henry Clay Lehow. Henry was born in 1882 in Leadville and also became a house carpenter. By the turn of the twentieth century, he was likely working with his father. On the first day of February 1903, Henry married Ora May Thornhill of New Castle. This was exactly two months after he had acquired the property in Block 12 from his father, suggesting that the lot may have been an engagement gift. Early records provide no evidence that the house was already there by that time. The legal description of the rectangular parcel of ground described it as located in the northeast corner of the block, with dimensions that measured 50' x 125'. This was the original property that eventually came to be known as 185 N. 8th St.

Exactly where the Lehows lived during the early 1900s is unconfirmed as they appear to have been overlooked by the 1900 census. However, they are likely to have been in Carbondale since the newspapers continued to print articles about Charles' construction projects. By 1910, Charles and Ella were still residing with their children in their brick house on North 7th Street. The house adjacent to theirs was occupied by the family of Henry and Ora, who by then had a son and daughter. Sometime between 1910 and 1920, Charles and Ella moved into an unidentified home on 8th Street, where they remained for many years.

Henry probably constructed the house at 185 N. 8th St. during the 1910s and it appears that he and Ora may have resided there with their children for at least a few years. In January 1919, they sold the property and moved to the Inglewood area of Los Angeles, where Henry continued working for many years as a house carpenter. Charles and Ella died in the early 1930s and are buried in Rosebud

Architectural Inventory Form

(Page 6 of 16)

Cemetery in Glenwood Springs. Ora died in 1939 in Los Angeles and was buried in that city's Odd Fellows Cemetery. Henry died in 1952 and may rest there as well.

The new owner who acquired the property at 185 N. 8th St. from Henry and Ora for \$1,750 in 1919 was B. L. Smoke. She was a next-door neighbor to Charles and Ella Lehow along that same thoroughfare. Several weeks later, in early April 1919, Smoke paid Charles \$100 to purchase vacant land that was adjacent to the house. This L-shaped lot was located to the south and west of the original parcel and its acquisition enlarged the property to its current dimensions of 75' x 186'.

Bevvie L. Tompkins was born in 1869 in Michigan and in 1890 married another Michigan native by the name of Charles Smoke. By 1900 they were living in the vicinity of Winona, Minnesota, where they owned the Winona Ice Cream and Butter Company. Charles was the firm's president and Bevvie its secretary-treasurer. They operated the company into the 1910s prior to moving to Carbondale, where for a short time they owned a local creamery. Over six or seven years, it appears that the Smokes lived in the house at 185 N. 8th St. together with Bevvie's mother, Martha Tompkins. They sold the property in early 1926 and moved to Sault Ste. Marie on Michigan's Upper Peninsula, where they opened yet another creamery. By 1940, Charles and Bevvie were in their seventies and had moved to Las Vegas, Nevada. Bevvie died in that city in 1945 and was buried in Woodlawn Cemetery. Charles died in 1968 and was buried next to his wife.

In mid-February 1926, Irene M. Bennett purchased the property at 185 N. 8th St. from the Smokes for \$2,000. Born in Indiana in 1879, her parents moved the family to Aspen in 1884 and then took up farming along Prince Creek southeast of Carbondale. She remained on the family farm through at least 1900. Around 1920, Irene was living on Euclid Avenue with her widowed mother. She was employed as a bookkeeper for a local department store. The 1930 federal census recorded her residing in the 3rd Street home of her brother-in-law, grocery store owner William Pings, who was married to Irene's sister Estella through her death in 1927. According to the 1940 census, Irene was living in a house on N. 7th St. These records suggest that she may have never resided in the house at 185 N. 8th St. and instead purchased it as an investment, securing income from its rental. Irene never married and had no children. She died in December 1941 and was buried in Carbondale's Evergreen Cemetery.

Following her death, Irene's estate was settled in 1942 and according to her will the house on 8th Street was bequeathed to three of her family members. These were Wilbur Bennett Pings of Wilmington, Delaware, Marshall Stanley Pings of Carbondale, and Virginia Pings Oleson of Riverside, Illinois. All three were born and had grown up in Carbondale and were Irene's nephews and niece, the children of her sister Estella. They held onto the property until December 1946,

Architectural Inventory Form

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when Wilbur and Virginia transferred their partial ownership to Marshall. Exactly who lived in the house throughout this period remains unknown.

Born in 1907, Wilbur attended the University of Illinois and University of Minnesota in the 1930s. He became a chemist with the DuPont Company in Delaware. Wilbur died in 1979 and was buried in Evergreen Cemetery. Marshall Stanley was born in 1910 and attended the University of Colorado at Boulder for three years during the 1930s. He served in the US Army during World War II and operated his father's Carbondale grocery store both before and after his period of enlistment. At some point, Marshall became a carpentry contractor. He died in 1989 and was also buried in Evergreen Cemetery. Frances Virginia was born in 1912 and studied at Colorado Agricultural College in Fort Collins in the 1930s. In 1935 she married Harry Oleson, who was from Gypsum and attended the University of Colorado in Boulder. Frances died in 2004 and was buried in Gypsum's Cedar Hill Memorial Cemetery.

In March 1947, Marshall sold the property to George and Virginia Werner. Although the exact identity of this couple is unconfirmed, they appear to have been farmers from Holyoke in eastern Colorado. The Werners held onto the house for just a few weeks, selling it the following month to Oliver and Edith Letey. Oliver was born in Aspen in 1910 and grew up on his family's farm near Emma. In 1934 he married Edith Glassier, whose family farmed near Basalt. The couple settled on a farm of their own in the Snowmass area, where they remained for several years prior to moving to Carbondale. It appears that Oliver and Edith lived in the house on 8th Street for about eight years. Oliver died in 1984 and was buried in Glenwood Springs' Rosebud Cemetery. Edith died in 2002 and joined him there.

James and Manila Walthers purchased the house in July 1955 from the Leteys and continued to own it for the following eighteen years. James was born in Gail, Texas south of Lubbock in 1896 and grew up on his family's farms in Borden County, Texas and Quay County, New Mexico. Manila Rogers was born in 1898 on a farm among the Chickasaw Nation in Indian Territory (later Oklahoma). Her family had migrated there from Mississippi, a traditional homeland of the Chickasaw tribe. They married around 1917 and by 1920 were living in the vicinity of Wichita Falls, Texas, where James worked as an oilfield teamster. By the mid-1920s, they had moved to Colorado and the 1940 census found them living in the town of Marble with their two daughters, Betty and Julia. James was employed there as a railroad fireman.

James and Manila appear to have moved into the house at 185 N. 8th St. in Carbondale after purchasing it in 1955. He died three years later, in 1958, and was buried in Rosebud Cemetery in Glenwood Springs. Manila seems to have continued living in the home for a number of years. In November 1973, she sold the property to Edward Bowers and Connie Mannlein. Manila died three weeks later and was buried next to her husband.

Architectural Inventory Form

(Page 8 of 16)

36. Sources of information:

Avalanche (Carbondale, CO)

"Local and Personal," 3 December 1890, p. 4.

Avalanche Echo (Glenwood Springs, CO)

"Court House News," 15 March 1900, p. 3.

Boulder, Colorado City Directories, Listings for Marshall Stanley Pings and Harry A. Oleson, 1930.

Burial Records for Bevvie and Charles Smoke, Woodlawn Cemetery, Las Vegas, NV. Bevvie's Date of Death: 1945. Charles' Date of Death: 1968.

Burial Records for Charles and Ella Lehow, Rosebud Cemetery, Glenwood Springs, CO. Charles' Date of Death: 1933. Ella's Date of Death: 1932.

Burial Records for Frances Virginia Pings Oleson, Cedar Hill Memorial Cemetery, Eagle, CO. Date of Death: 15 June 2004.

Burial Records for George and Virginia Werner, Holyoke Memorial Park, Holyoke, CO. George's Date of Death: 19 January 2000. Virginia's Date of Death: 21 November 2009.

Burial Records for Irene M. Bennett, Evergreen Cemetery, Carbondale, CO. Date of Death: 3 December 1941.

Burial Records for James Arnold Walther and Manila Mae Walther, Rosebud Cemetery, Glenwood Springs, CO. James' Date of Death: 2 April 1958. Manila's Date of Death: 5 December 1973.

Burial Records for Marshall Stanley Pings, Evergreen Cemetery, Carbondale, CO. Date of Death: 7 June 1989.

Burial Records for Oliver J. Letey and Edith S. Letey, Rosebud Cemetery, Glenwood Springs, CO. Oliver's Date of Death: 30 October 1984. Edith's Date of Death: 18 December 2002.

Burial Records for Ora May Lehow, Los Angeles Odd Fellows Cemetery, Los Angeles, CA. Date of Death: 1939.

Burial Records for Wilbur B. Pings, Evergreen Cemetery, Carbondale, CO. Date of Death: 1979.

Burial Records for William and Estella Pings, Evergreen Cemetery, Carbondale, CO. Estella's Date of Death: 1927. William's Date of Death: 1 May 1950.

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**Death Certificate, Bevvie Leona Smoke, Las Vegas, NV, 29 September 1945.
Nevada State Department of Health, Division of Vital Statistics.**

**Death Certificate, Marshall Stanley Pings, Carbondale, CO, 7 June 1989.
Colorado State Department of Health.**

**Death Record, Henry Clay Lehow, Los Angeles, CA, 24 December 1952.
California State Death Index.**

Draft Registration Record, Harry [sic] Clay Lehow, Los Angeles, CA, 1942.

Draft Registration Record, Henry Clay Lehow, Carbondale, CO, 1918.

Draft Registration Record, Marshall Stanley Pings, Carbondale, CO, 1940-1945.

Draft Registration Record, Oliver John Letey, Emma, CO, 1940.

Draft Registration Record, Wilbur Bennett Pings, Cambridge, MA, 1940.

**Draft Registration Records, James Arnold Walther, Puerto, Quay County, NM,
1918 and Marble, CO, c1942.**

Fort Collins, Colorado City Directories, Listing for Frances V. Pings, 1931.

**Garfield County Assessor, Real Estate Appraisal Records, 185 N. 8th St. (parcel
#2393-343-04-003), Carbondale, Colorado.**

**Garfield County Clerk & Recorder's Office (Tract in Block 12, Weaver Addition)
Warranty Deed (all of Block 12), Philip E. Weaver to Charles Lehow, 5
January 1899 (reception #22462).**

**Warranty Deed (tract in Block 12), Charles Lehow to H. C. Lehow, 2
December 1902 (reception #28289).**

**Warranty Deed (tract in Block 12), H. C. Lehow to B. L. Smoke, 16 January
1919 (reception #65038).**

**Warranty Deed (tract in Block 12), Charles Lehow to B. L. Smoke, 3 April 1919
(reception #66190).**

**Warranty Deed (tract in Block 12), B. L. Smoke to Irene M. Bennett, 15
February 1926 (reception #94233).**

**Decree of Final Settlement, Estate of Irene M. Bennett to Wilbur Bennett
Pings, M. Stanley Pings and Virginia Pings Oleson, August 1942
(reception #147466-147468).**

**Warranty Deed (tract in Block 12), Wilbur Bennett Pings and Virginia Pings
Oleson to M. Stanley Pings, 17 December 1946 (reception #159736).**

**Warranty Deed (tract in Block 12), M. Stanley Pings to George and Virginia
Werner, 5 March 1947 (reception #160098).**

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Warranty Deed (tract in Block 12), George and Virginia Werner to Oliver and Edith Letey, 29 April 1947 (reception #160806).

Warranty Deed (tract in Block 12), Oliver and Edith Letey to J. A. and Manila Walthers, 23 July 1955 (reception #190681).

Warranty Deed (tract in Block 12), Manila Walthers to Edward Bowers and Connie Mannlein, 15 November 1973 (reception #260720).

Marriage Record, Charles Smoke and Bevvie Tompkins, Berrien, MI, 5 June 1890.

Marriage Record, Frances V. Pings and Harry Oleson, Carbondale, CO, 8 December 1935.

Marriage Record, Harry Lehow and Ora May Thornhill, Carbondale, CO, 1 February 1903.

Marriage Record, Oliver Letey and Edith Glassier, Aspen, CO, 8 November 1934.

Reid, Suzannah. *Town of Carbondale, Historic Survey Report*. Prepared for the Town of Carbondale by Reid Architects Inc., September 2010.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, 1947. (Sections on the Lehow, Weaver and Bennett families.)

United States Federal Census Records for Charles and Bevvie Smoke, 1900-1910 (Hillsdale, Winona County, MN); 1920 (Carbondale, CO); 1930 (Sault Ste. Marie, MI); 1940 (Las Vegas, NV).

United States Federal Census Records for Charles and Ella Lehow, 1880 (Leadville, CO); 1910-1930 (Carbondale, CO).

United States Federal Census Records for George and Virginia Werner, 1940 (Holyoke, CO).

United States Federal Census Records for Henry and Ora Lehow, 1910 (Carbondale, CO); 1920-1940 (Los Angeles, CA).

United States Federal Census Records for Irene M. Bennett, 1900 (Pitkin County, CO), 1920-1940 (Carbondale, CO).

United States Federal Census Records for James Walthers and Manila Rogers, 1900 (Borden County, TX and Chickasaw Nation, Indian Territory); 1910 (Quay County, NM); 1920 (Wichita County, TX); 1940 (Marble, CO).

United States Federal Census Records for Marshall Stanley Pings, 1940 (Carbondale, CO).

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United States Federal Census Records for Oliver and Edith Letey, 1930 (Emma and Basalt, CO); 1940 (Snowmass, CO).

United States Federal Census Records for Ora M. Thornhill, 1900 (New Castle, CO).

United States Federal Census Records for Wilbur B. Pings, 1940 (Newcastle County, DE).

Winona, Minnesota City Directory, Listings for Charles and Bevvie Smoke, 1916.

Yearbook Reference for Virginia Pings, Colorado Agricultural College (1932).

Yearbook References for Wilbur B. Pings, University of Illinois (1930-1933) and University of Minnesota (1933-1936).

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

Architectural Inventory Form

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42. Statement of significance: The historic residence on this property appears most likely to date from the period between 1910 and 1920. Based upon the historical research completed, it is not associated with any events or individuals that might make it NRHP eligible under Criteria A or B. If it were largely unaltered and a strong example of its style, it might be eligible under Criterion C on the local level as a good example of a Craftsman cottage. However, this is not the case. While the property is not individually NRHP eligible, it appears to merit eligibility as a contributing feature of a future historic district if one were to be established in this area.
43. Assessment of historic physical integrity related to significance: The residence on this property appears to have been constructed sometime between 1910 and 1920. While it may have remained unchanged for many years, at some time it began to experience a few alterations. Because Carbondale has no historic building permit records, changes can only be determined based upon observation of building materials and design characteristics. These factors indicate that the front porch has been enclosed, likely more than fifty years ago. The long roof dormers are of more recent vintage, dating from sometime in the past few decades. The age of the rear addition is more difficult to determine, so it is unclear whether it is older or newer than fifty years.

As it exists today, the residence seems to retain a number of Craftsman details, but with a slightly diminished degree of architectural integrity. Overall, the aspects of location, setting, design, materials, workmanship, feeling and association seem to be relatively intact. The most impactful non-historic alteration has involved opening of the attic into living space. This involved the installation of a sliding window on the façade along with the two roof dormers. Because of how the house is sited on the lot, the southern dormer is the most visible from the street. The house's level of integrity supports the property's eligibility as a contributing element of a future historic district but fails to support its individual eligibility for National Register designation.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

Architectural Inventory Form

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VIII. Recording Information

47. Photograph numbers: **#3474-3488**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **18 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

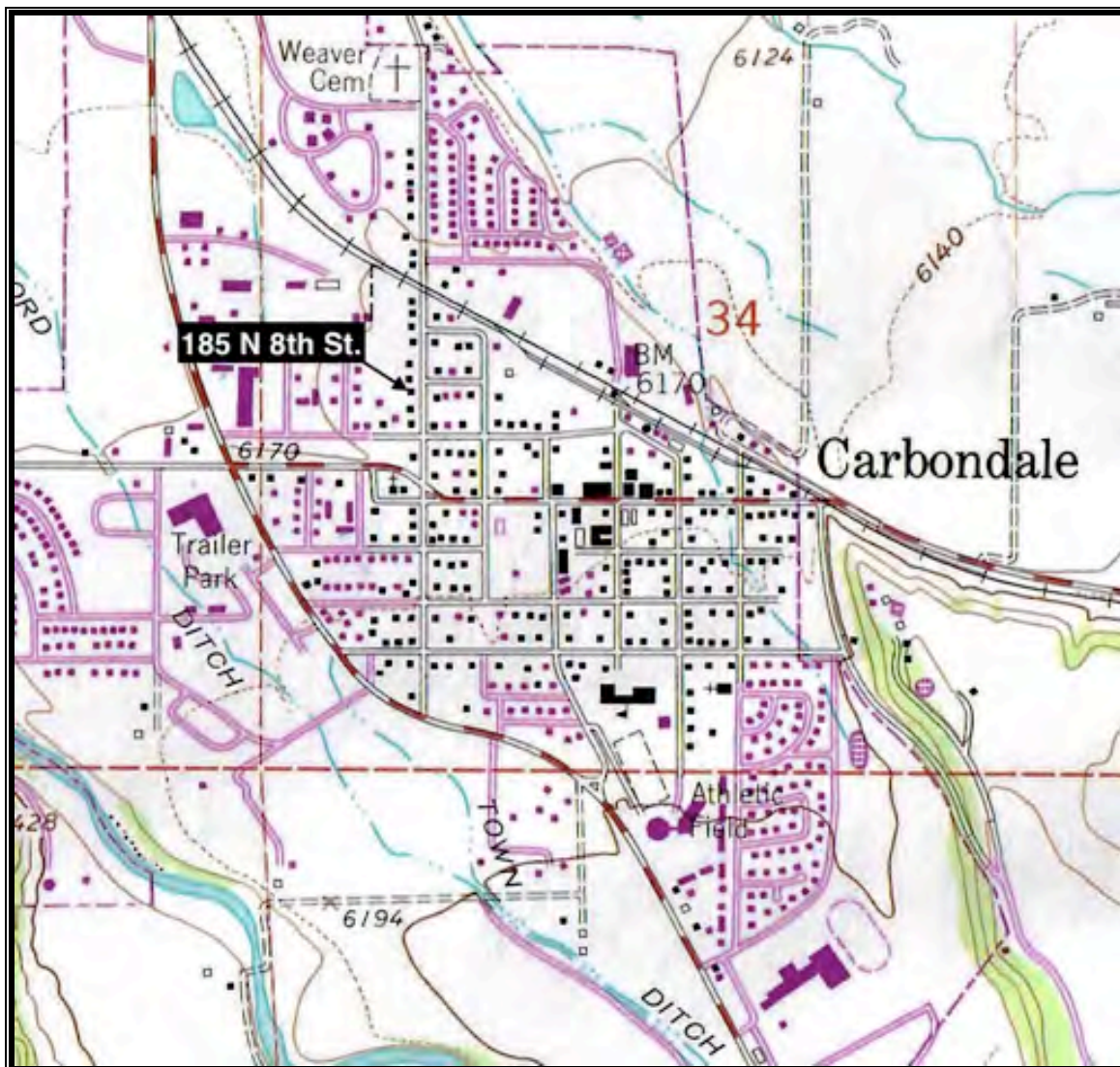
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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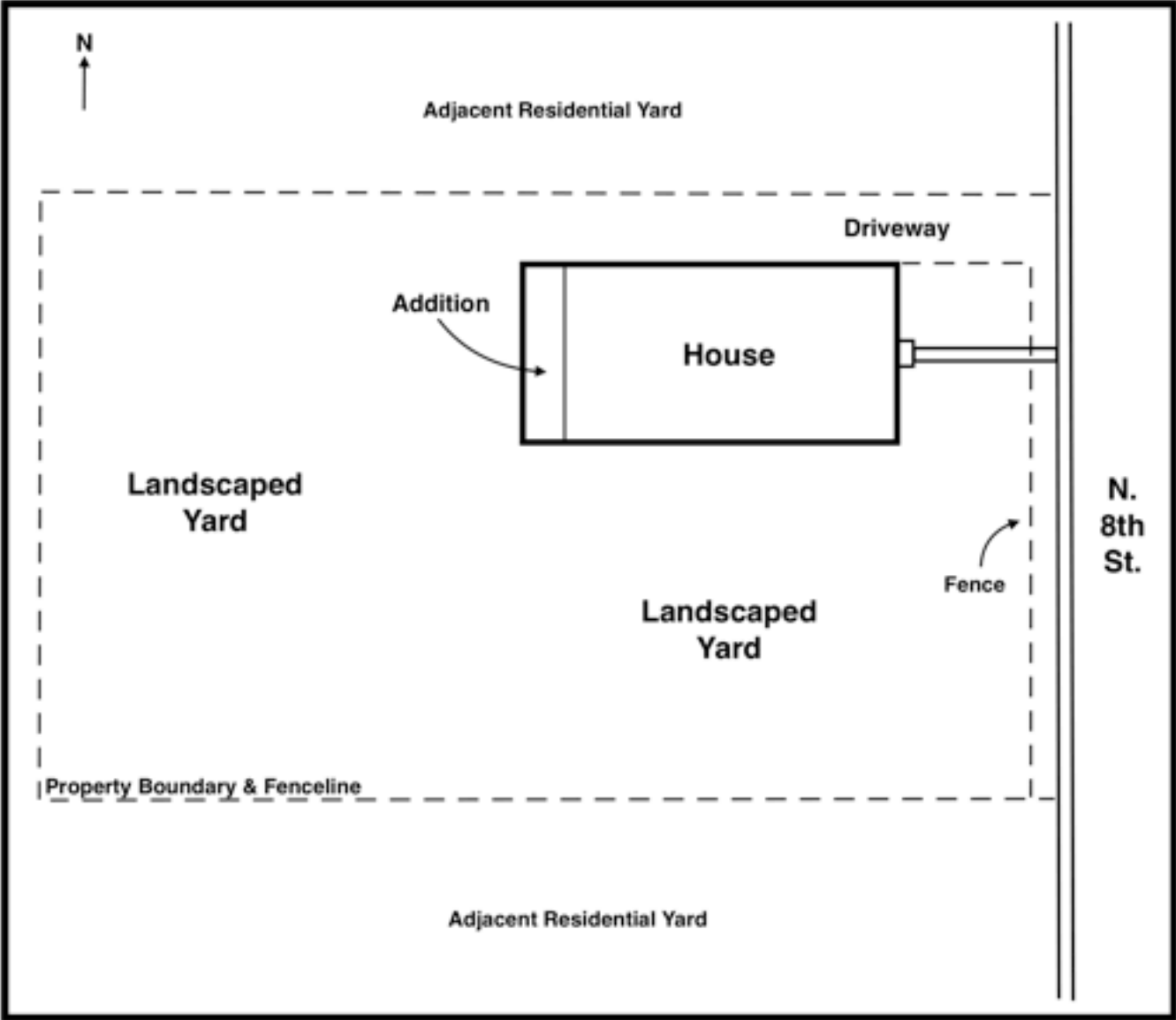
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

Architectural Inventory Form
(Page 15 of 16)

Site Diagram



Architectural Inventory Form

(Page 16 of 16)

Current Photographs



**East (front) and North (side) Walls of the Residence
View to the Southwest**



**South (side) Wall of the Residence
View to the Northwest**

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

**Colorado Cultural Resource Survey
Architectural Inventory Form**

(Page 1 of 16)



I. Identification

1. Resource Number: **5GF5398**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Pings House**
6. Current Building Name: **Not Applicable**
7. Building Address: **189 N. 7th St.
Carbondale, CO 81623**
8. Owner Name & Address: **Gabriella Sutro & Paul Sutro Jr.
189 N. 7th St.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **NE** 1/4 of the **NW** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309326** Northing: **4363771**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **1-3** Block: **8**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (239334305006), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Irregular Plan**15. Dimensions in Feet: **33' x 44'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Dormer, Decorative Shingles, Porch, Fence**21. General Architectural Description: **Facing toward the east onto N. 7th St., this 1½-story wood frame residence currently has an irregular plan with an overall footprint of approximately 33' x 44'. This includes the original 23' x 25' home along with a rear, L-shaped addition. The building's exterior walls are finished with horizontal wood clapboard siding. The gabled roof on the original portion of the house is finished with metal panels and its shallow eaves are boxed. Dormers are described below. Fishscale shingles of varying shapes ornament the gable end walls. The rear addition has a shed roof, also covered in metal panels. A metal flue rises from the primary roof's south slope. Overall, the building appears to be well cared for and in excellent condition.**

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East (front): The symmetrical façade faces 7th Street and holds the front entrance, which contains an early wood panel door with a single light. On either side of the entry are one-over-one double-hung sash windows with wood frames and surrounds. The upper floor holds two one-over-one double-hung sash windows with wood frames and surrounds. These are surrounded by wide bands of shaped fishscale shingles. Extending across the front of the house is a full-width open porch. This is constructed with an open wood rail along with square posts supporting a low-sloped gabled roof.

South (side): This side of the building faces onto a landscaped yard and contains two entries into the rear addition and one into the original house's upper level. At the southeast corner of the original house is a three-sided bay holding one-over-one double-hung sash windows with wood frames and surrounds. West of that, the rear addition projects from the house and its east-facing wall holds a six-light wood casement window along with a wood panel door. Above these, the flat roof is occupied by a small deck accessed from the upper floor. This deck is bordered by a non-historic wood open rail. The south-facing side of the rear addition contains a band of four six-light wood casement windows and another two pairs of six-light wood casement windows. Among these is an entry holding a panel door that is accessed by a small wood stoop. A large roof dormer is present on the upper level. This is finished with horizontal siding and a metal shed roof. The south wall of the dormer contains a modern door with a large single light, along with a pair of one-over-one double-hung sash windows. This door provides access to the rooftop deck.

West (rear): Part of this rear wall could not be observed due to obstructions. What could be determined is that the rear addition is one-story in height and consists of horizontal siding and a shed roof finished with metal panels. The windows are a combination of one-over-one double-hung sash windows along with at least two small horizontal sliding windows with eight lights and wood frames. The upper level of the original house has two one-over-one double-hung sash windows with wood frames. These are surrounded by fishscale shingles as on the front.

North (side): This side of the building faces onto a landscaped yard and holds no entries. The main floor of the original house contains two one-over-one double-hung sash windows with wood frames. The projecting rear addition has a single small horizontal sliding window with eight lights and a wood frame. Two small dormers are present on the roof. These are identical to one another with horizontal siding and shed roofs finished with metal panels. Each dormer holds a single one-over-one double-hung sash window with a wood frame.

22. Architectural Style / Building Type: Late Victorian - Queen Anne

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23. Landscaping or Special Setting Features: This home is located on the southwest corner of 7th Street and Lincoln Avenue in an area that is entirely residential. Off-street parking is found along the street frontages. The east property boundary is marked by a wood picket fence supported by a series of square posts constructed of large river cobbles. One of the posts at the front gate features an inset white marble panel that is blank. The entire fence appears to be historic. Just outside the fence is an early sidewalk. Surrounding the house are yard areas to the east, north and south that are landscaped with mature trees and shrubs. An unpaved alley runs along the south property boundary.

24. Associated Buildings, Features or Objects:

Secondary Residence/Garage (2003): Located across the yard from the historic home and situated in the southwest corner of the property adjacent to the alley, this modern two-story building has a footprint of 26 'x 28'. It holds a garage on the main floor, with a residential unit above. The building is finished on the exterior with horizontal clapboard siding and the gabled roof has metal panels. The north wall holds an entry into the main floor at its northwest corner. Access to the upper level is by way of an exterior wood stairway rising along the building's west wall. Two pairs of doors on the east provide access to a one-story shed projection that may be used for storage. The south wall along the alley holds a pair of overhead garage doors. This building was designed to reference some of the design details found on the nearby historic house.

IV. Architectural History

25. Date of Construction: Estimate: **1910-1920** Actual:
- Source of Information: **United States Federal Census Records, Listings for William and Estella Pings, Carbondale, Colorado, 1910 and 1920**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **William and Estella Pings**
- Source of Information: **Warranty Deed (lots 1-6), Peter D. & Annie Williams to William J. Pings, 21 March 1905**

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29. Construction History: According to the county assessor's records, the historic house on this property was constructed in 1893. However, the historic research conducted for this project indicates that this year is incorrect. Instead, the home appears to have been developed sometime between 1910 and 1920. The house has experienced a few alterations since that time. While some may be over fifty years old, other changes appear to be more recent. No building permits or other documentation of these changes seems to be available. On the front of the house, the open porch seems to have been reconstructed in recent decades. A one-story addition to the rear was constructed at an unknown time. Dormers have been added to the north and south roof slopes, also likely in recent decades. The secondary residence/garage was added to the site in 2003, suggesting that this may be when some of the other changes to the historic home took place.

30. Original Location: Yes

V. Historical Associations

31. Original Use(s): Domestic – Single Dwelling

32. Intermediate Use(s): Not Applicable

33. Current Use(s): Domestic – Single Dwelling

34. Site Type(s): Single-Family Residence

35. Historical background: This property first appeared in the historical record in March 1899, when Philip E. Weaver, developer of the Weaver Addition, sold Lots 1-12 in Block 8 to Oscar Ittleson for \$120. The low purchase price indicates that the land was vacant at the time. Oscar was a Jewish immigrant from Lithuania (then part of the Russian empire) who arrived in the United States around 1865. He initially settled with his wife Eva and their children in Philadelphia, where he worked as a bookbinder. The family then moved to New York during the 1880s. By 1888, they were in Denver, where Oscar was employed as a bookbinder with the *Denver Times*. In 1889, he launched a Denver-based dry goods business under the name O. Ittleson & Company. The firm expanded to Carbondale that summer, where it opened The Denver Store on Main Street, selling dry goods, clothing and notions. By 1893, the firm had also opened a store in New Castle.

In 1901, Oscar sold his Carbondale store for a reported \$50,000. Later that year, the Ittleson family left for St. Louis, where he operated another retail establishment for several years and then retired. Oscar died in 1918 and was buried in that city's New Mount Sinai Cemetery. In November 1900, Oscar sold Lots 1-6 in Block 8 for \$800. While the deed transferring the property noted the presence of improvements there, it did not specify what they were and on which

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lots they were located. Again, the relatively low purchase price suggests that not all of the lots were developed. No evidence indicates that he had the house at 189 N. 7th St. constructed during his brief ownership of the property.

The new owner of the lots in November 1900 was Mrs. Laura E. Smith. Born in Missouri in 1846, she was married to John Henry Smith and the couple appear to have arrived in Garfield County by the 1890s. However, nothing was found to indicate what they were doing there. In July 1901, Laura and John divorced. She married again and by 1903 was known as Laura Johns. By 1910, Laura was living in a home on Garfield Avenue and working as a laundress (her husband was not in the home and she resided with two boarders). She remained there into the 1920s. Laura died in 1927 and was buried in Carbondale's Evergreen Cemetery. She sold the six lots in 1903 and there is no evidence that she had the house at 189 N. 7th St. constructed. Instead, the property appears to have remained vacant during her period of ownership.

In July 1903, Laura Johns sold the lots to Peter D. Williams for a low price of \$600. Around that time, Peter was a Pitkin County silver miner who lived with his wife Anna and their daughter Margaret. He owned the lots in Carbondale for about twenty months before the family moved west to California, where Peter worked as a carpenter. No evidence was found that they built the house at 189 N. 7th St. during their short ownership.

Peter and Anna Williams sold the lots in March 1905 to William Jacob Pings. This ushered the property into the first stable phase of its history. In addition, the low purchase prices until then suggest that the house was most likely to have been constructed by the Pings family. William was born in Michigan in 1874 and by 1900 he had moved west to Carbondale, where he initially worked as a clerk for the Dinkel Mercantile Company. In 1903, he was appointed to a three-man committee assigned to find a location and secure cost estimates for the construction of a combined Masonic lodge hall and opera house in town. William married Estella Bennett in Carbondale in 1905 (she was born in 1881 in Indiana) and in 1907 they had their first child, a son named Wilbur.

In 1907, for reasons that are no longer known, William had Lots 1-6 in Block 8 transferred into Estella's name. By 1910 he had become the manager of a creamery. Up until that time, the Pings resided in a house on 6th Street. Sometime between 1910 and 1920, William and Estella appear to have had the house at 189 N. 7th St. constructed and they moved their family into the home. By 1918, he was self-employed in the grocery business, working as the owner of the Pings Cash Store. In addition to Wilbur, the couple had two more children by that time, a son named Marshall Stanley (born 1910) and a daughter named Virginia (born 1912).

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Estella died in 1927 and was buried in Carbondale's Evergreen Cemetery. Following her death, William and the children moved into another house he owned on S. 3rd St. In the settlement of Estella's estate, William retained a one-half interest in the house at 189 N. 7th St. and the remaining one-half appears to have been inherited by Stanley and Virginia. In 1934, William transferred his one-half stake to Stanley. Four years later, Virginia (by then known as Virginia Pings Oleson) quit-claimed her ownership share to her brother, who appears to have spent his adult life working as a carpentry contractor. Exactly who lived in the home during the 1930s is unknown.

William continued to operate the family grocery store and in 1936 he was appointed town postmaster. This allowed him to operate the post office out of his retail establishment, which would have greatly benefited the business by drawing in customers who stopped by daily to pick up their mail. William's commission was renewed in 1940, by which time he had moved into the home of Stanley Pings and his wife Amy at the north end of 6th Street. Throughout the 1940s, the store was owned by Stanley Pings, and William worked there as the postmaster. He continued in that position until 1950, when he died and was buried next to his wife. Stanley also continued to own the house at 189 N. 7th St. throughout this period. As during the previous decade, the occupants of the residence during the 1940s and early 1950s remains unknown. It is possible that the Pings rented the house to tenants from the late 1920s to the early 1950s.

In 1953, Stanley Pings sold the property to Fred & Veronica Kroelling. Fred was born in Colorado in 1893 and grew up in Leadville, where his father owned a meat market. By the time he registered for the draft in 1918, the family was living in the area of Avon, Eagle County. Fred served in the infantry during World War I and then returned to the Eagle River Valley, where he partnered with his father in the livestock business of P. F. Kroelling & Son. In 1942, he married Veronica Fahey in Colorado Springs and they settled in to ranch near Avon. Because they maintained their livestock business in Eagle County, it is unclear whether the Kroellings ever lived in the Carbondale home. They may have held it as an investment and rented it to tenants. Veronica died in 1960 and was buried in Leadville's Evergreen Cemetery. Fred died in 1976 and was buried near his wife. Two months after his death, the property was sold to J. E. & Peggy DeVilbiss for \$42,000.

36. Sources of information:

Appointments of Postmasters, Commission Records for William Jacob Pings, Carbondale, CO, 1936-1940. National Archives, Records of Appointments of Postmasters, Post Office Department.

Aspen Daily-Times

"Department Stores Come," 24 April 1901, p. 1.

"City Briefs," 1 May 1901, p. 4.

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Aspen Tribune

"City Briefs," 1 May 1901, p. 3.

***Avalanche* (Carbondale, CO)**

"Town Topics," 20 July 1889, p. 4.

"The Denver Store!," (advertisement) 20 July 1889, p. 4.

"We Lead; Others Follow," (advertisement) 11 September 1889, p. 2.

"The Denver Store," (advertisement) 20 November 1889, p. 4.

"Town Topics," 8 January 1890, p. 4.

Burial Record for Frances Virginia Pings Oleson, Cedar Hill Memorial Cemetery, Eagle, CO. Date of Death: 15 June 2004.

Burial Record for Laura E. Johns, Evergreen Cemetery, Carbondale, CO. Date of Death: 1927.

Burial Record for Marshall Stanley Pings, Evergreen Cemetery, Carbondale, CO. Date of Death: 1989.

Burial Records for Fred and Veronica Kroelling, Evergreen Cemetery, Leadville, CO. Veronica's Date of Death: 1960. Fred's Date of Death: 1976.

Burial Records for Oscar and Eva Ittleson, New Mount Sinai Cemetery, Affton, St. Louis County, MO. Eva's Date of Death: 1906. Oscar's Date of Death: 5 February 1918. Located Online at www.findagrave.com.

Burial Records for William and Estella Pings, Evergreen Cemetery, Carbondale, CO. Estella's Date of Death: 1927. William's Date of Death: 1 May 1950.

Colorado State Business Directory, Listing for P. F. Kroelling & Son, 1935.

Death Record for Oscar Ittleson, Cedarhurst, New York, 5 February 1918. Albany, NY: New York State Death Index.

Denver City Directories, Listings for Oscar Ittleson, 1888-1889.

Divorce Record, Laura E. Smith and John Henry Smith, Garfield County, CO, 15 July 1901.

Draft Registration Record, Fred Kroelling, Avon, CO, 1918.

Draft Registration Record, Fred Kroelling, Avon, CO, 1942.

Draft Registration Record, William Jacob Pings, Carbondale, CO, 1918.

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Garfield County Assessor, Real Estate Appraisal Records, 189 N. 7th St. (parcel #239334305006), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1-3, Block 8, Weaver Addition)
Warranty Deed (lots 1-12), Philip E. Weaver to O. Ittleson, 25 March 1899 (reception #21626).
Warranty Deed (lots 1-6), H. P. Williams & O. Ittleson to Mrs. Laura E. Smith, 12 November 1900 (reception #23150).
Warranty Deed (lots 1-6), Laura E. Johns (formerly Laura E. Smith) to Peter D. Williams, 8 July 1903 (reception #28197).
Warranty Deed (lots 1-6), Peter D. & Annie Williams to William J. Pings, 21 March 1905 (reception #30863).
Warranty Deed (lots 1-6), William J. Pings to Estella L. Pings, 12 December 1907 (reception #34391).
Inheritance Tax Receipt (lots 1-6), William J. Pings, Administrator of the Estate of Estella L. Pings, 3 January 1928 (reception #100359).
Warranty Deed (½ interest in lots 1-6), William J. Pings to Stanley Pings, 15 October 1934 (reception #119764).
Quit Claim Deed (lots 1-6), Virginia Pings Oleson to Stanley Pings, 16 February 1938 (reception #131185).
Warranty Deed (lots 1-6), Marshal Stanley Pings to Fred & Veronica Kroelling, 14 August 1953 (reception #183331).
Order Confirming Sale of Real Estate (lots 1-6), Estate of Fred Kroelling to J. E. & Peggy DeVilbiss, 25 May 1976 (reception #273568).

Glenwood Post (Glenwood Springs, CO)
"Additional Local," 14 December 1901, p. 1.
"Carbondale," 7 March 1903, p. 5.

Immigration Record for Oscar Ittleson, Philadelphia, PA, 1870. Index to Records of Aliens' Declarations of Intention and/or Oaths of Allegiance.

Marriage Record, Fred Kroelling and Veronica Fahey, Colorado Springs, CO, 25 December 1942.

Marriage Record, William Pings and Estella Bennett, Carbondale, CO, 28 June 1905.

New Castle News (New Castle, CO)
"At O. Ittleson & Co.'s Store," (advertisement) 30 December 1893, p. 4.

New York City Directories, Listings for Oscar Ittleson, 1883-1884.

Rifle Telegram (Rifle, CO)
"May Build Masonic Hall," 30 January 1903, p. 1.

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St. Louis City Directories, Listings for Oscar Ittleson, 1903-1913.**United States Federal Census Records for the Kroelling Family, 1900-1910 (Leadville, CO); 1930 (Eagle County, CO).****United States Federal Census Records for Laura E. Johns, 1910 & 1920 (Carbondale, CO).****United States Federal Census Records for Oscar and Eva Ittleson, 1870 (Philadelphia, PA); 1900 (Carbondale, CO); 1910 (St. Louis, MO).****United States Federal Census Records for Peter and Anna Williams, 1900 (Pitkin County, CO); 1910 (Gridley, Butte County, CA).****United States Federal Census Records for the Pings Family, 1900-1940 (Carbondale, CO).**

VI. Significance37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: The historic residence on this property appears to date from the period between 1910 and 1920. Based upon the historical research completed, it is not associated with any events or individuals that might make it NRHP eligible under Criteria A or B. If it were largely unaltered, it might be eligible under Criterion C on the local level as a good example of a Queen Anne cottage. However, as discussed below the house's integrity has been somewhat compromised by several alterations, at least some of which appear to date from recent decades. While the property is not individually NRHP eligible, it appears to merit eligibility as a contributing feature of a future historic district if one were to be established in this area.
43. Assessment of historic physical integrity related to significance: The residence on this property appears to have been constructed sometime between 1910 and 1920. While it may have remained unchanged for many years, at some time it began to experience a number of alterations. Because Carbondale has no historic building permit records, changes can only be determined based upon observation of building materials and design characteristics. Based upon the building's appearance, it seems that the front porch has been rebuilt and the dormers added to the north and south roof slopes in recent decades. The age of the rear addition is more difficult to determine, so it is unclear whether it is older or newer than fifty years. The secondary residence/garage was added to the property in 2003 and a number of the changes made to the historic house may have taken place around that same time.

As it exists today, the residence seems to retain a somewhat diminished degree of architectural integrity. While the aspects of location, setting, materials, workmanship and association seem to be relatively intact, those of design and feeling appear to be somewhat diminished. Because of the changes made to the home, it presents a combination of old and new features. While the secondary residence/garage was added to the property in 2003, it is set apart from the house and does not substantially detract from the original home's integrity. It is essentially a non-contributing feature on the site. The diminished level of integrity may support the property's eligibility as a contributing element of a future historic district but fails to support its individual eligibility for National Register designation.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

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If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2417-2443**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **25 April 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

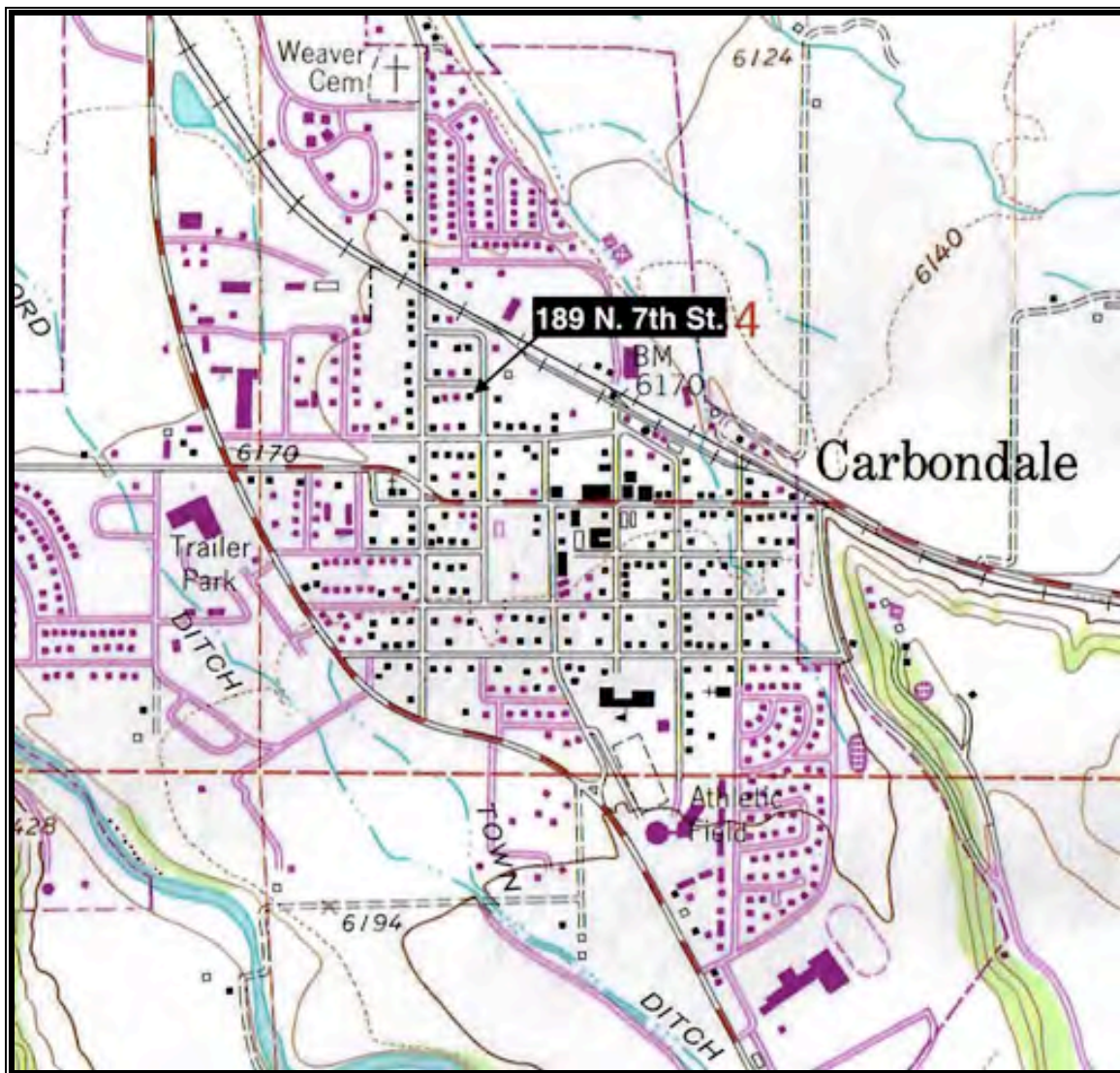
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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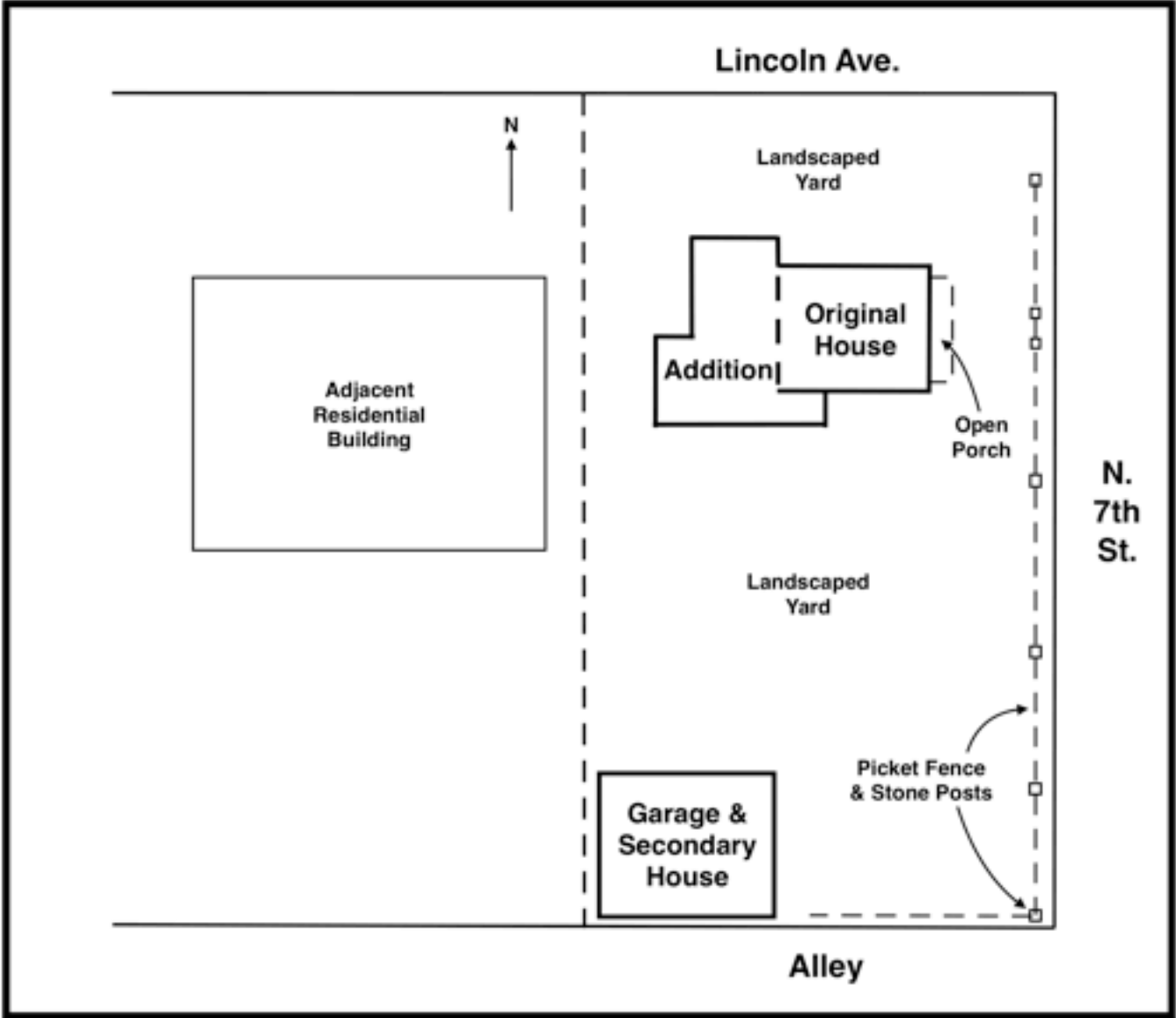
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

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Site Diagram



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Current Photographs



**East (front) Wall of the Residence
View to the West**



**South (side) Wall of the Residence
View to the Northwest**

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Current Photographs



**North (side) Wall of the Residence
View to the Southwest**



**Secondary Residence/Garage on the Site
View to the Southwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5394**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Dinkel-DeBeque Rental House**
6. Current Building Name: **Not Applicable**
7. Building Address: **195 S. 3rd St.
Carbondale, CO 81623**
8. Owner Name & Address: **Louis Dawson & Lisa Spieler
195 S. 3rd St.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE** 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309685** Northing: **4363389**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **A** Block: **N/A**Addition: **McAvoy Subdivision** Year of Addition: **Unknown**

13. Boundary Description and Justification: **This parcel (239334352001), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today. The property now known as Lot A of the McAvoy Subdivision is essentially formed by the south half of Lots 20 to 24, Block 13, Original Carbondale Townsite.**

III. Architectural Description14. Building Plan: **L-Shaped Plan**15. Dimensions in Feet: **37' x 46'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Weatherboard**18. Roof Configuration: **Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Porch, Fence**

21. General Architectural Description: **Facing toward the east onto Third Street, this one-story wood frame residence rests upon a concrete foundation and has an L-shaped plan with an overall footprint of approximately 37' x 46'. The building's exterior walls are finished with weatherboard siding. The primary roof is hipped on the east and gabled on the west, with an intersecting gable extending to the north. The entire roof is finished with asphalt shingles and angled boxed eaves. A metal flue projects from the roof near the building's southeast corner. Overall, the building appears to be well cared for and in excellent condition.**

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East (front): The façade faces east onto a narrow landscaped yard along Third Street that is bordered by a picket fence. The main entry is into the southern portion of the building. This is accessed by way of wooden steps that rise to a small open porch constructed with a wood floor, open wood rail, weatherboard ceiling, and square posts supporting a gabled roof with square butt shingles on the end wall. The east-facing entry holds a wood door with a single light. This appears to enter into a vestibule that projects from the building. The vestibule is constructed with angled side walls, each containing a single tall fixed light, along with a gabled roof with fishscale shingles and brackets ornamenting the end wall.

Projecting to the north from the main body of the house is the northern wood frame addition finished with weatherboard siding and a gabled roof. Its east wall holds a secondary entrance that is reached by way of wood steps. This contains a modern panel door with nine lights and a small bracketed and gabled hood above. To the south of this entry are two one-over-one double-hung windows with wood surrounds.

South (side): This side of the building faces onto a narrow landscaped side yard along Euclid Avenue that is bordered by a combination of picket, wire and wood privacy fencing. No entry into the main body of the house is located there. Instead, the wall is dominated by a long band of four sets of windows. Each set consists of a central fixed window flanked by one-over-one double-hung sash windows. A single skylight is present in the south roof slope. Behind the house is a western addition whose south wall holds a single one-over-one double-hung sash window.

West (rear): The rear of the building faces onto a landscaped yard that is occupied by a large non-historic raised wood deck and planter beds. Projecting from the main body of the house is a wood frame addition finished with weatherboard walls and a low-sloped gabled roof. The rear entrance is accessed from the deck and contains a non-historic panel door with a single light. Above the entry is what appears to be a flat corrugated metal hood. The entrance is flanked by two one-over-one double-hung sash windows. Two additional one-over-one double-hung sash windows are also present in the main body of the house, one on the main floor at its southwest corner and another on the attic level.

North (side): This side of the building could not be fully documented. However, it was apparent that the north wall of the north addition holds no doors or windows.

22. Architectural Style / Building Type: Late Victorian

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23. Landscaping or Special Setting Features: **This home is located on the northwest corner of Third Street and Euclid Avenue. The lot's frontage along Third Street has recently been landscaped with a new sidewalk and tree lawn, along with clearly defined graveled parking spaces. Along Euclid Avenue the frontage is less defined with some landscaping and graveled street parking. A fenced yard surrounds the house and within the small yard areas are grassed lawn along with mature trees and shrubs. The home is surrounded by historic residences.**
24. Associated Buildings, Features or Objects: **Garage (circa 1950s) – Located in the southwest corner of the property and facing toward the south, this wood frame building was constructed to accommodate two vehicles. Its exterior walls are finished with weatherboard siding and the gabled roof is clad with corrugated metal. The south wall holds two wood plank swinging doors. Above those, the gable end wall shows evidence that a loft door was once present there. No windows or doors are present in the west wall. The north wall could not be observed. On the east, the wall holds a pedestrian entry, possibly containing a wood door with a single light. Next to the door is a window with two tall narrow lights. Privacy fencing encloses a small yard area north of the garage.**
-

IV. Architectural History

25. Date of Construction: Estimate: **1888** Actual:
- Source of Information: **Garfield County Assessor, Real Estate Appraisal Records, 195 South Third Street (parcel #239334352001)**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **William M. Dinkel**
- Source of Information: **Warranty Deed, Carbondale Town & Land Company to William M. Dinkel, 3 March 1888**
29. Construction History: **The small home on this property appears to have been constructed around 1888. According to assessor records, the garage in the southwest corner of the site was reportedly added in 1970. However, it appears older than that and likely dates from around the 1950s. In 1989-90, the house experienced a substantial interior and exterior renovation.**
30. Original Location: **Yes**

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V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **According to the Garfield County assessor's records, the home on this property was constructed in 1888. However, no substantiating archival evidence for this date was found and the property's early legal history is somewhat unclear. During the 1880s, the lots were owned by the Carbondale Town & Land Company. In March 1888, the firm sold what appears to have been a one-half interest in lots 21-24 to rancher and businessman William M. Dinkel.**

William Dinkel arrived in the Carbondale area in the early 1880s, prior to the town's founding when the valley was occupied by farms and ranches. For several years he operated a grocery store and stage stop, and then moved into Carbondale as the town was established in 1887. Over the following years, he built a large downtown commercial block, operated a successful mercantile establishment, went into banking, and acquired a lumberyard. Between 1889 and 1891, William served as the town's mayor. He married Sallie Dunlap and in 1893 they had a brick house constructed for their family, which was limited to themselves and a daughter by the name of Anne Margaret. William went on to serve in the state legislature for a number of years. During his many years in Carbondale, William reportedly constructed a number of houses, most of which were either sold or rented to tenants. The house at 195 S. Third St. seems to have been one of these rental homes.

In November 1891, Reese H. Tucker acquired a one-half interest in the same lots from the Carbondale Investment Company. The deed transferring the property mentioned that the lots were occupied by several houses and outbuildings. During the 1880s, Reese was living in Aspen, where he worked as a silver miner. In 1888-1889, he served as Carbondale's second mayor. Over the following years he lived in both Carbondale and Aspen, where during the 1890s and early 1900s he operated a grocery and butcher shop. Also residing in Carbondale was his brother Ward Tucker, a successful contractor and mining freight hauler. By 1910, Reese had moved his family to Glenwood Springs, where through the 1920s he worked as a stockman in the sheep business. Reese died in September 1925 and was buried in Rosebud Cemetery in Glenwood Springs.

Reese Tucker sold his half-interest in lots 1 to 7 and 19 to 24 for \$2,000 in February 1914 to William Dinkel. At that point, Dinkel fully owned the entire collection of lots along with the houses and outbuildings located there. This

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included the house at 195 S. Third St. William died in April 1918 and left his extensive business and real estate holdings to his only child, his daughter Margaret. Anne Margaret Dinkel was born in 1893 in Colorado and grew up in Carbondale. In 1914, she married grocery and dry goods merchant Wallace Alvari Eugene DeBeque and the couple settled into the house at 235 S. 3rd St. (site #5GF5395). Wallace died in 1936 and Margaret remained in that home with her two children, Wallace and Marie. She lived until 1963 and was buried in Carbondale's Hillcrest Cemetery next to her husband.

Following Margaret's death, her estate was settled and in January 1965 ownership of the property at 195 S. 3rd St. was split between her two adult children. Wallace and Marie held onto the property until June 1972, when it was sold to Dennis and Ann McAvoy. Throughout the period from 1888 to 1972, evidence points to the use of this property as a rental home rather than as one occupied by members of the Dinkel-Debeque family.

36. Sources of information:

***Aspen Democrat* (Aspen, CO)**

"Doings of Aspen People," 22 July 1906, p. 1.

***Aspen Democrat-Times* (Aspen, CO)**

"Dinkel-Debeque Wedding," 20 May 1914, p. 1.

"Death of Reece [sic] Tucker," 11 September 1925, p. 1.

"Funeral of Reece [sic] Tucker," 14 September 1925, p. 1.

***Aspen Evening Chronicle* (Aspen, CO)**

"Thursday's Tailings," 23 August 1888, p. 1.

***Avalanche* (Carbondale, CO)**

"Local and Personal," 18 February 1891, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

"Carbondale Notes," 20 January 1893, p. 4.

"City and Neighborhood," 30 June 1893, p. 3.

"Carbondale Items," 17 October 1895, p. 4.

"Carbondale Items," 14 April 1898, p. 1.

"From Tuesday's Daily," 8 June 1899, p. 4.

Burial Record for Anne Margaret Dinkel DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 11 May 1963. Located at www.findagrave.com.

Burial Record for Reese Hastings Tucker, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 11 September 1925. Located at www.findagrave.com.

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Burial Record for Wallace Alvari Eugene DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 5 June 1936. Located at www.findagrave.com.

Colorado Census Records, Listing for Reese H. Tucker, 1885 (Aspen, CO).

Garfield County Assessor, Real Estate Appraisal Records, 195 South Third Street (parcel #239334352001), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (S½ of Lots 20-24, Block 13, now known as Lot A, McAvoy Subdivision)

Warranty Deed (appears to be one-half interest in Lots 21-24; includes six houses plus outbuildings), Carbondale Town & Land Company to William M. Dinkel, 3 March 1888.

Warranty Deed (one-half interest in Lots 21-24), Carbondale Investment Company to R. H. Tucker, 6 November 1891 (Book 26, Page 382).

Warranty Deed (Lots 19-24), R. H. Tucker to W. M. Dinkel, 4 February 1914 (Book 93, Page 246).

Warranty Deed (Lots 19-24), Margaret (Dinkel) Debeque to Sallie A. Dinkel, 5 August 1918 (Book 117, Page 322).

Decree of Heirship, Estate of Anne Margaret Debeque (Died 11 May 1963) to Wallace Debeque and Marie Debeque, 8 January 1965 (Reception #228283).

Warranty Deed (one-half interest in Lots 20-24), Wallace A. E. Debeque to Dennis E. McAvoy and Ann L. McAvoy, 30 June 1972 (Reception #254613).

Warranty Deed (one-half interest in Lots 20-24), Marie Angeline (Debeque) Hufstader to Dennis E. McAvoy and Ann L. McAvoy, 30 June 1972 (Reception #254612).

Glenwood Post (Glenwood Springs, CO)

"Carbondale Notes," 20 May 1899, p. 8.

"Looking Backward," 11 April 1903, p. 1.

Marriage Record, Wallace DeBeque and Ann M. Dinkel, Carbondale, CO, 14 May 1914.

New Castle News (New Castle, CO)

"Fire at Carbondale," 27 May 1893, p. 4.

Sanborn Fire Insurance Maps, Carbondale, Colorado, 1900-1912.

Sweet, Edna D. Carbondale Pioneers: 1879-1890. Published by the Author, 1947.

Telegram-Reveille (Rifle, CO)

"Death of William M. Dinkel," 26 April 1918, p. 1.

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United States Federal Census Records for Reese H. Tucker, 1900 (Aspen, CO), 1910-1920 (Glenwood Springs, CO).

United States Federal Census Records for William M. and Sallie Dinkel along with their daughter Ann Margaret Dinkel, 1900-1910 (Carbondale, CO).

United States Federal Census Records for Wallace and Margaret DeBeque, 1920-1940 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The residence on this property was constructed around the late 1880s and has served as a single-family home since that time. Based upon the historical research completed, it is not adequately associated with events or individuals that might make it NRHP eligible under Criteria A or B. Due to the extensive remodeling of the house that occurred in 1989-1990, its integrity has been greatly compromised and it is not eligible under Criterion C. Consequently, the property is not eligible for the NRHP.**

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43. Assessment of historic physical integrity related to significance: This residence was built around 1888 and by 1900 already had an L-shaped plan. Sometime between 1900 and 1907, the east-west wing was widened, and it was widened again at an unknown date, bringing it closer to its current size. In 1989-1990, the building underwent extensive renovations. This included raising the house and placing it upon a foundation (there was previously no foundation), all new insulation and siding, installing all new windows (some were added and others removed), new electrical and plumbing, a new interior floor plan, and much additional work. While the house's historic shape and some details have been retained, it is also greatly altered. This is particularly noticeable along the street frontages, where the front porch was reconfigured and the long band of non-historic windows installed. Also new to the house are the rear windows, addition and deck.

As it exists today, the residence exhibits a greatly diminished degree of architectural integrity despite the fact that some elements of its early design (such as the roof shape) have been retained. The aspects of location, feeling and association are relatively intact. However, the aspects of design, materials and workmanship have been substantially altered. Today the home no longer clearly conveys its historic age and design details dating back to the late 1800s. Overall, its diminished level of integrity fails to support eligibility for National Register designation.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2762-2779**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

Resource Number: **5GF5394**

Address: **195 S. 3rd St., Carbondale, CO**

Architectural Inventory Form

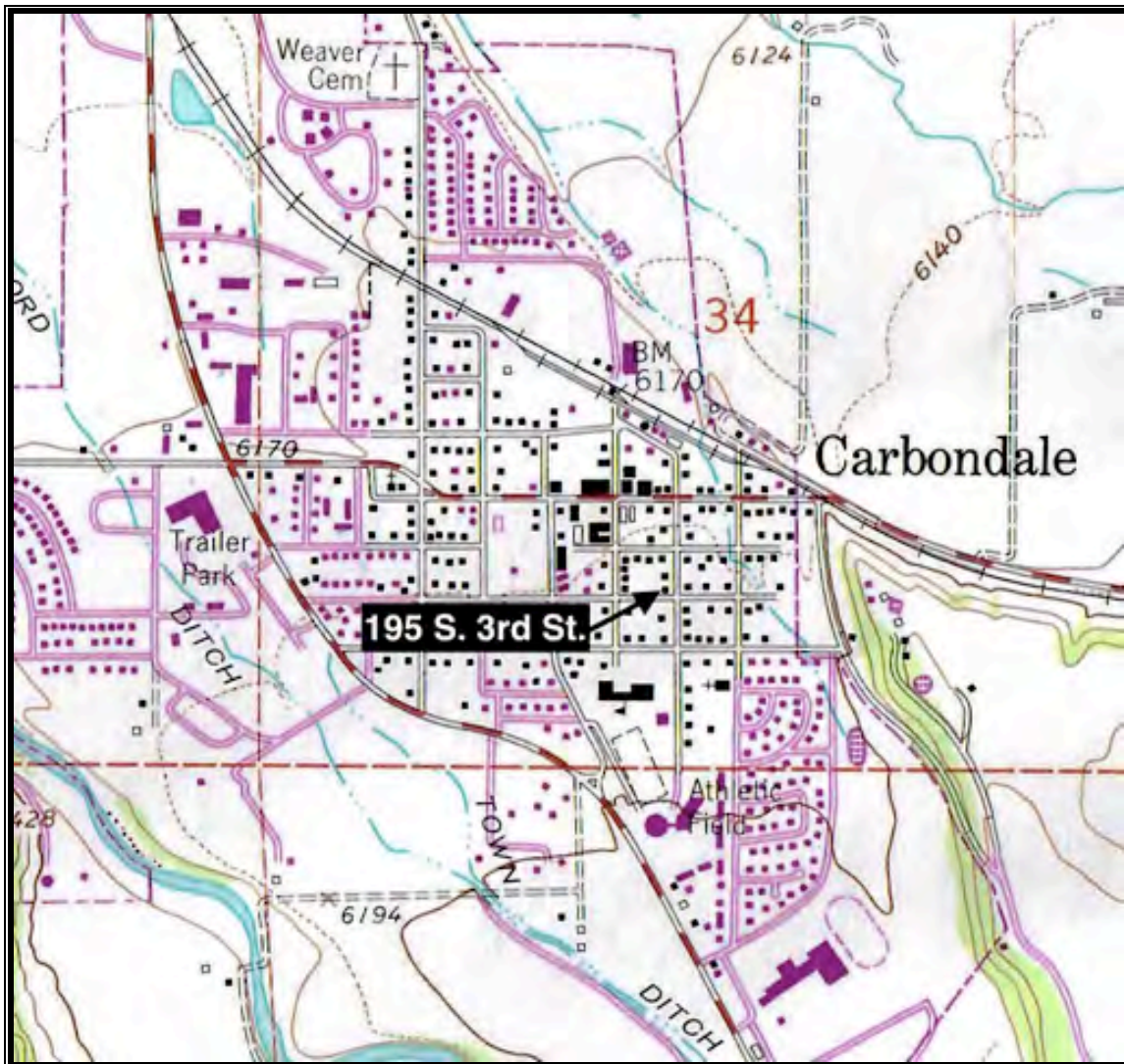
(Page 10 of 14)

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**
49. Date(s): **12 July 2017**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

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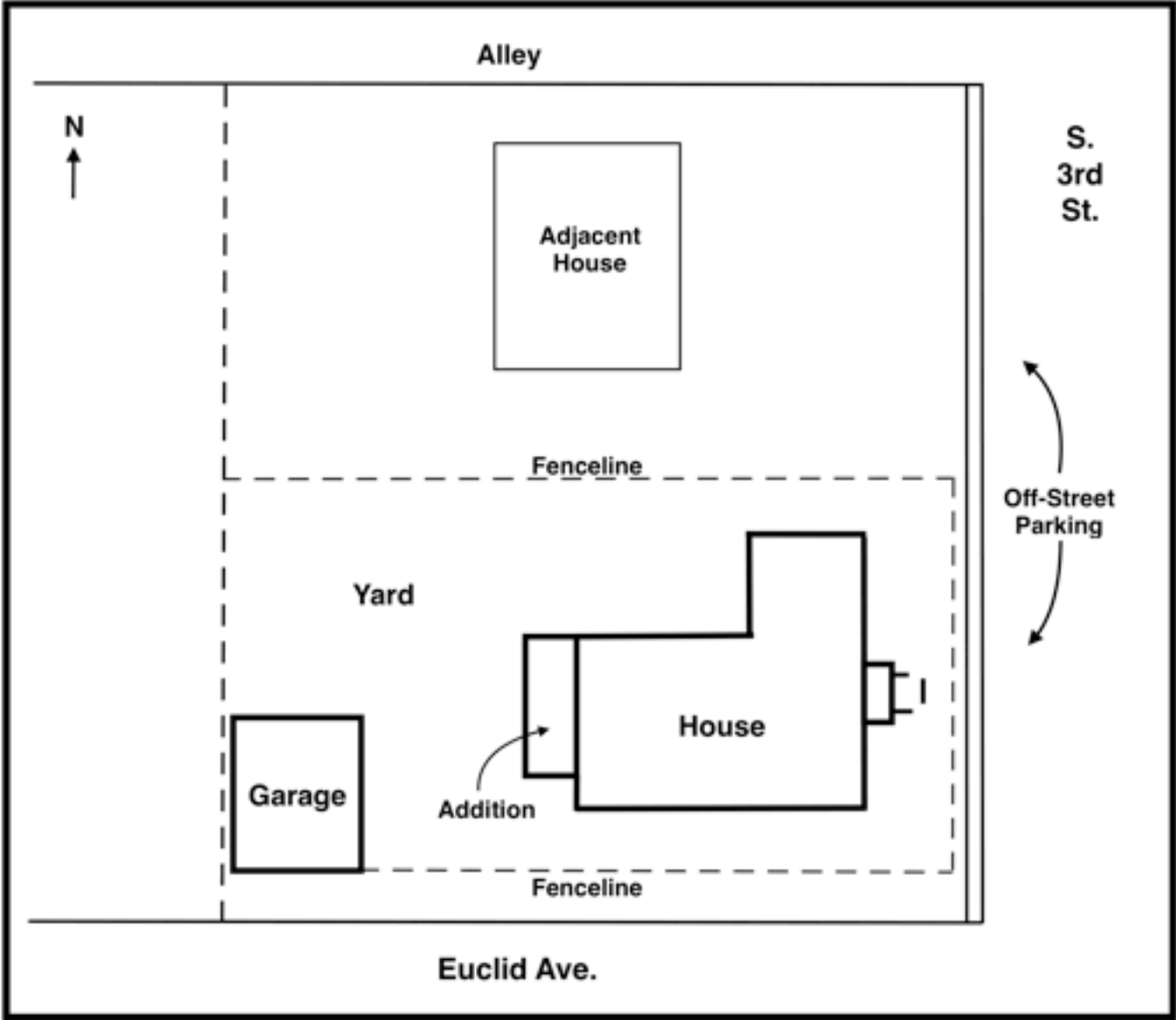
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**South (side) and East (front) of the Residence
View to the Northwest**



**East (front) and North (side) Walls of the Residence
View to the Southwest**

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Current Photographs



**South (side) Wall of the Residence
View to the North**



**Garage in the Property's Southwest Corner
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5396**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Sewell-Bolton-Fender House**
6. Current Building Name: **Not Applicable**
7. Building Address: **225 S. 4th St.
Carbondale, CO 81623**
8. Owner Name & Address: **David A. Powell
P.O. Box 631
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SW** 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309569** Northing: **4363351**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **1-3** Block: **17**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334386002), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **24' x 40'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Dormer, Decorative Shingles, Porch, Fence**21. General Architectural Description: **Facing toward the north onto Euclid Avenue, this wood frame, 1½-story residence has a rectangular plan with a footprint of approximately 24' x 40'. The historic home had an L-shaped plan and includes the north side-gabled portion of the building along with the gabled extension to the south. In recent years, the house was expanded with a one-story rear addition that wraps around the building to the south, east and west. The exterior walls on the original home are clad in clapboard siding, with board and batten siding on the rear addition. Fishscale shingles ornament the gable end walls on the building's historic core.**

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With a few exceptions, most of the windows on the house appear to be of recent age. The primary roof consists of the two intersecting gables and the rear addition has a hipped roof. Two large shed dormers are present on the main roof slopes to the north and east, and their exterior walls are finished with square butt wood shingles. Both of these dormers are non-historic features. The roof areas are finished with asphalt shingles and boxed eaves, except for the dormers, which are finished with standing seam metal panels. Overall, the building appears to be well cared for and in excellent condition.

North (front): The primary façade of the home faces north onto a small landscaped and fenced front yard. Centered on the wall is the main entrance. This contains a wood door with a one-over-one double-hung window in its upper half. Projecting from the entrance is a small open porch constructed with a concrete floor, open wood rail, turned posts with decorative brackets, and a gabled roof whose end wall is finished with fishscale shingles. Two windows flank the entry and porch. One is a one-over-one double-hung sash window and the other is a two-over-two double-hung sash window. A large shed dormer projects from the north roof slope. This is finished on the exterior with square butt shingles. Four small windows, probably awnings, are present along the dormer wall. The dormer roof is covered with metal panels with raised seams.

East (side): This side of the building faces onto a small yard. The entry there appears to be used more regularly than the one on the front of the home. This contains a modern wood panel door with six small lights. The entrance is protected overhead by a modern gabled hood constructed with brackets and an arched beam. To the north of that, in the original part of the building, is a three-sided bay that contains one-over-one double-hung sash windows. Above the bay is a square casement window in a wood frame on the attic level that consists of a central light surrounded by numerous small stained glass lights. A very small window is also present in the east side of the north-facing dormer. To the south of the entrance, the rear wraparound addition holds a pair of what appear to be fixed single-light windows high on the wall, along with a pair of sliding windows. The large shed dormer above holds at least three small windows similar to those found on the north side of the building.

South (rear): The rear wall of the house faces onto a fenced yard. No entries are present on this side of the building. The rear addition holds four pairs of non-historic sliding windows. Above those in the gable end wall is a window that consists of a screened deep-set two-light casement with a single fixed light above, all set in wood framing. The south wall of the roof dormer holds a small single-light window.

West (side): This side of the building faces onto a small yard. An entrance into the addition is present there, but the door could not be documented. Flanking that are two pairs of windows, most likely sliding as on the south wall. A single window is located in the gable end wall above.

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22. Architectural Style / Building Type: **Late Victorian**
23. Landscaping or Special Setting Features: **This home is located on the southwest corner of Euclid Avenue and Fourth Street. The street frontages are used for parking. The yard surrounding the house is bordered by a combination of wood privacy, picket, and chain link fencing. Minimal landscaping is found in the yard areas, with trees to the east and west of the house. Flagstone pavers cover the ground outside the east entrance. The southern area of the property is occupied by a secondary home and a small shed is in the northwest corner. An unpaved east-west alley runs along the south edge of the property. The house is surrounded by historic and non-historic residences.**
24. Associated Buildings, Features or Objects:

Secondary Residence, 229 Fourth St. (2008) – Occupying the southern area of the property, this modern residence faces toward the east. It is a two-story wood frame building that incorporates a repurposed cylindrical metal grain bin into its western end. The home has an overall footprint of approximately 23' x 32' and its exterior walls are finished with board and batten siding. Its roof is formed by intersecting gables with open eaves and exposed rafters and purlins. The windows are a combination of fixed single lights and what appear to be awnings, all set in wood frames. The east wall holds three entries, two on the main floor and one on the second, which is accessed by way of an exterior stairway. An overhead garage door and pedestrian entry are present on the lower level of the south wall. Three small windows are found on the west wall, along with a second floor balcony. The north wall of the house has no entries and is limited to the walls along with first and second floor windows.

The two-story repurposed grain bin is integrated into the west side of the house and provides additional living space. This is constructed of curved walls formed by corrugated metal panels capped by a conical metal roof. A second floor entry is present at the balcony. A series of small single-light and four-light windows of various sizes are found around the main floor and upper floor levels of the bin.

Northwest Shed (circa 1920s) – Located in the northwest corner of the property, this small historic wood frame shed faces toward the east and has a rectangular plan. Its exterior walls are finished with clapboard siding and the building has a gabled roof covered with corrugated metal panels. A narrow shed addition projects from the north wall of the building. The east wall holds the entry, which contains a wood door with old hinges. Another early door is found in a second entrance on the south wall toward the rear of the shed. The building has no windows on any side.

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IV. Architectural History

25. Date of Construction: Estimate: Actual: **1898**
Source of Information: **Warranty Deed (Lots 1-2), Channing Sweet to C. B. Sewell, 15 September 1897; Tax Deed (Lot 3), Garfield County to C. B. Sewell, 26 February 1898; US Federal Census Records for Charles and Clara Sewell, 1900 (Carbondale, CO)**
26. Architect: **Unknown**
Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
Source of Information: **Not Applicable**
28. Original Owner: **Charles and Clara Sewell**
Source of Information: **Warranty Deed (Lots 1-2), Channing Sweet to C. B. Sewell, 15 September 1897; Tax Deed (Lot 3), Garfield County to C. B. Sewell, 26 February 1898; US Federal Census Records for Charles and Clara Sewell, 1900 (Carbondale, CO)**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1898. The lots were assembled for the first time early that year under a single owner, making this year of construction possible. The home probably remained largely unchanged for decades afterwards. Around 2008, the house was substantially enlarged with construction of the rear addition and dormers. Additional changes were made to the building at that time, including to its doors and windows. The second home in the rear of the property was also constructed that year.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**

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35. Historical background: During the 1880s, vacant lots 1-3 in Block 17 were owned by the Carbondale Town & Land Company. By 1897, they were in the hands of property investor Channing Sweet. In late 1897 and early 1898, the lots were acquired by Charles B. Sewell, who appears to have had the house constructed at that time. Born in Pennsylvania in 1851, he moved west in 1882 to San Juan County, Colorado, where he was employed as a miner. In 1888, Charles married Clara Thompson and they purchased her father's farm along Thompson Creek, a tributary of the Crystal River south of Carbondale. The following year Clara gave birth to a son they named Robert. A daughter, Carrie, was born two years after that. By 1900, Charles had become president of the Farmer's Club of Garfield, Eagle and Pitkin counties. He also managed the district fair and harvest festival during the early 1900s.

While the Sewells continued to farm along Thompson Creek, they also appear to have occupied the house at Fourth and Euclid from time to time. For example, a 15 November 1902 notice in the *Glenwood Post* stated that "Charles Sewell has moved his family into town [Carbondale] for the winter." The practice of maintaining both country and town homes was common among farmers who could afford to do so. It allowed their families a reprieve from the difficulties of farm life in the winters and provided the children with easier access to schools. Robert served in World War I in France and returned home suffering from injuries he sustained there. Once recuperated, he returned to working on the family farm. Around 1920, Carrie was employed as a school teacher. Charles and Clara continued to own the house in Carbondale into the 1930s, although whether they lived there on a periodic basis or rented it to tenants is unknown.

By 1930, Charles and Clara had retired and moved to Phoenix, where they resided with their daughter Carrie. She had married a Russian immigrant by the name of Peter Preede, who in the 1930 federal census listed his occupation as a steamship captain. What he was doing in Phoenix, far from the sea, is unknown. When they left Colorado, Charles and Clara turned their farm over to Robert, who built it into a successful sheep ranch. Clara died in Phoenix in 1932 and was buried in that city's Greenwood Memory Lawn Cemetery. Charles then moved to Los Angeles (Carrie also moved there) and in April 1936 he transferred the Carbondale house to his children. He died in Los Angeles the following year and was buried in Phoenix next to his wife.

One year after they acquired the property, Robert and Carrie sold the house in Carbondale to William G. and Ella L. Bolton in April 1937. William was born in Massachusetts in 1866 and around 1893 married Nettie Goff. During the Spanish American War, he served in Company K of the 1st Colorado Infantry from 1898 to 1899. Around 1900, the couple were living in Denver, where William was employed as a barber. By 1910, they were in Hot Springs, Pitkin County, where he worked as a railroad brakeman. By 1920, they had moved to Carbondale and occupied a house on Main Street. William was the proprietor of a local hotel. They appear to have had no children.

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Nettie died in 1929 and in January 1931 William married Ella Leonhardy, who was working as a cashier in a Rifle dry goods store. They settled for several years in Denver, where William appears to have operated a hotel. After acquiring the house at Fourth and Euclid in 1937, the couple moved back to Carbondale. By that time, William appears to have retired. He died in 1946 and was buried in Rosebud Cemetery in Glenwood Springs. Ella died in 1965 and was buried next to her husband.

In August 1958, Ella Bolton sold the house in Carbondale to Eddis and Olla Fender. Born in 1906 in Jamesport, Missouri, Eddis lived there through at least 1910 and then moved west with his parents and siblings to farm in the Missouri Heights area above Carbondale. He remained single into the early 1930s. In December 1933, Eddis married Olla Ghent Jacobs in Glenwood Springs and they settled in to farm near Basalt. In 1938, Olla gave birth to a son they named Leroy and ten years later she had another son named David. When Eddis registered for the draft in 1940, he listed a home address in Carbondale. The family appears to have resided in the house at Fourth and Euclid from 1958 through at least the time of Olla's death in 1979. Following Eddis' death in 1989, the house was transferred to his sons Leroy and David. Leroy is documented to have resided there for at least a few more years into the early 1990s.

36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

"Local Items," 14 January 1905, p. 4.

"Dr. Sherm Smulling and Mr. Platt...", 13 February 1908, p. 3.

"Local Items," 12 March 1908, p. 3.

"Notice of Final Settlement," 12 April 1934, p. 4.

***Aspen Democrat* (Aspen, CO)**

"Local Briefs," 10 January 1906, p. 3.

"Local Briefs," 4 October 1906, p. 3.

***Aspen Tribune* (Aspen, CO)**

"Fifth Annual District Fair and Harvest Festival," 7 August 1900, p. 2.

***Avalanche* (Carbondale, CO)**

"Born – To Mr. and Mrs. Charles Sewell...", 7 August 1889, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

"City and Neighborhood," 17 March 1893, p. 4.

"From Saturday's Daily," 3 March 1898, p. 3.

"From Wednesday's Daily," 16 March 1899, p. 3.

"A New Monopoly," 6 April 1899, p. 2.

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Burial Record for Charles B. Sewell, Greenwood Memory Lawn Cemetery, Phoenix, AZ. Date of Death: 18 February 1937. Located at www.findagrave.com.

Burial Record for Clara Thompson Sewell, Greenwood Memory Lawn Cemetery, Phoenix, AZ. Date of Death: 17 January 1932. Located at www.findagrave.com.

Colorado State Census, Record for Charles B. Sewell, San Juan County, 1885.

Death Record for Eddis Fender, US Social Security Death Index, 30 May 1989. Located online at www.ancestry.com.

Death Record for Olla Fender, US Social Security Death Index, June 1979. Located online at www.ancestry.com.

Draft Registration Record, Eddis Leroy Fender, Carbondale, CO, 1940.

Garfield County Assessor, Real Estate Appraisal Records, 225 S. 4th St. (parcel #239334386002), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1-2 & Half of 3, Block 17)

Warranty Deed (Lots 1-2), Channing Sweet to C. B. Sewell, 15 September 1897 (Reception #203618).

Tax Deed (Lot 3), Garfield County to C. B. Sewell, 26 February 1898 (Reception #22251).

Quit Claim Deed (Lots 1-3), Charles B. Sewell to Carrie Preede and R. O. Sewell, 1 April 1936 (Reception #124495).

Warranty Deed (Lots 1-3), Carrie Preede and R. O. Sewell to William G. and Ella L. Bolton, 26 April 1937 (Reception #127960).

Warranty Deed (Lots 1-5), Ella L. Bolton to Eddis and Olla Fender, 25 August 1958 (Reception #202774).

Deed (Lots 1-5), Estate of Eddis Leroy Fender to Leroy Eddis Fender and David Adair Fender, 6 March 1990 (Reception 413377).

Glenwood Post (Glenwood Springs, CO)

"County Correspondence – Carbondale," 15 November 1902, p. 8.

Marriage Record, Charles Baker Sewell and Clara Thompson, Thompson Creek, Pitkin County, CO, 24 May 1888. Denver, CO: Marriage Records, Colorado State Archives.

Marriage Record, Eddis L. Fender and Olla G. Jacobs, Glenwood Springs, CO, 12 December 1933. Denver, CO: Marriage Records, Colorado State Archives.

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New Castle Nonpareil (New Castle)**"Farmer's Club Meeting," 1 March 1900, p. 3.****Sweet, Edna D. *Carbondale Pioneers: 1879-1890*. Published by the Author, 1947 (Section on the Sewells, page 47).****United States Federal Census Records for Charles and Clara Sewell, 1900 (Carbondale, CO); 1910 (Rock Creek/Crystal River, Pitkin County, CO); 1920 (Precinct 20/Crystal River, Pitkin County, CO); 1930 (Phoenix, AZ).****United States Federal Census Records for Eddis and Olla Fender, 1910 (Jamesport, MO); 1920-1940 (Basalt/Missouri Heights, Eagle County, CO).**

VI. Significance37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

Architectural Inventory Form

(Page 10 of 16)

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1898 and archival research supports that date as a strong possibility. Based upon the research completed, it is historically associated with three families. The first were Charles and Clara Sewell, who farmed south of town along Thompson Creek. They appear to have used the house in town from time to time, even moving in for entire winter seasons, and owned it from 1898 into the early 1930s. The second family was William and Ella Bolton, who lived there as retirees and owned it from 1937 to 1958. Finally, the last historic family to own the property were Eddis and Olla Fender, along with their sons Leroy and David. They lived there from 1958 through at least the early 1990s.**

In terms of significance and potential NRHP eligibility, the property is not strongly associated with any historical event or pattern of events, and is therefore not eligible under Criterion A. None of the families most closely connected to the home rise to a level that might make it eligible under Criterion B. Finally, the house has experienced a number of alterations since 2005 that diminished its architectural integrity as a historic building. Consequently, it is not currently eligible for the NRHP under Criterion C.

43. Assessment of historic physical integrity related to significance: **Based upon historic records, the residence on this property appears to have been constructed in 1898. While it probably remained the same for many years, it has experienced a number of non-historic alterations over the past two decades. According to the county assessor's records, these changes occurred between 2005 and 2008. During that period, the historic home was expanded with a rear wraparound addition along with large dormers on the north and east roof slopes facing the adjacent streets. Most of the doors and windows were also changed at that time. In addition, a secondary two-story house has been constructed in the southern area of the property. Because the historic house is located on a corner lot, all of these changes are exposed to view.**

As it exists today, the property exhibits a diminished degree of architectural integrity. The aspects of location and association are reasonably intact. At the same time, the aspects of setting, materials, workmanship, design and feeling have been negatively impacted. Today the residence presents a combination of old and new, and no longer clearly conveys its historic age and architecture dating back to the turn of the twentieth century. The house appears as an older building form with clearly visible evidence of modern alterations. The secondary house built in the rear yard has also impacted the original home's setting. Due to these factors, the property exhibits a diminished level of integrity that does not support eligibility for the National Register. For the same reasons, it seems unlikely to contribute to a future historic district in this area of Carbondale.

Architectural Inventory Form(Page 11 of 16)

VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information47. Photograph numbers: **#2456-2473**

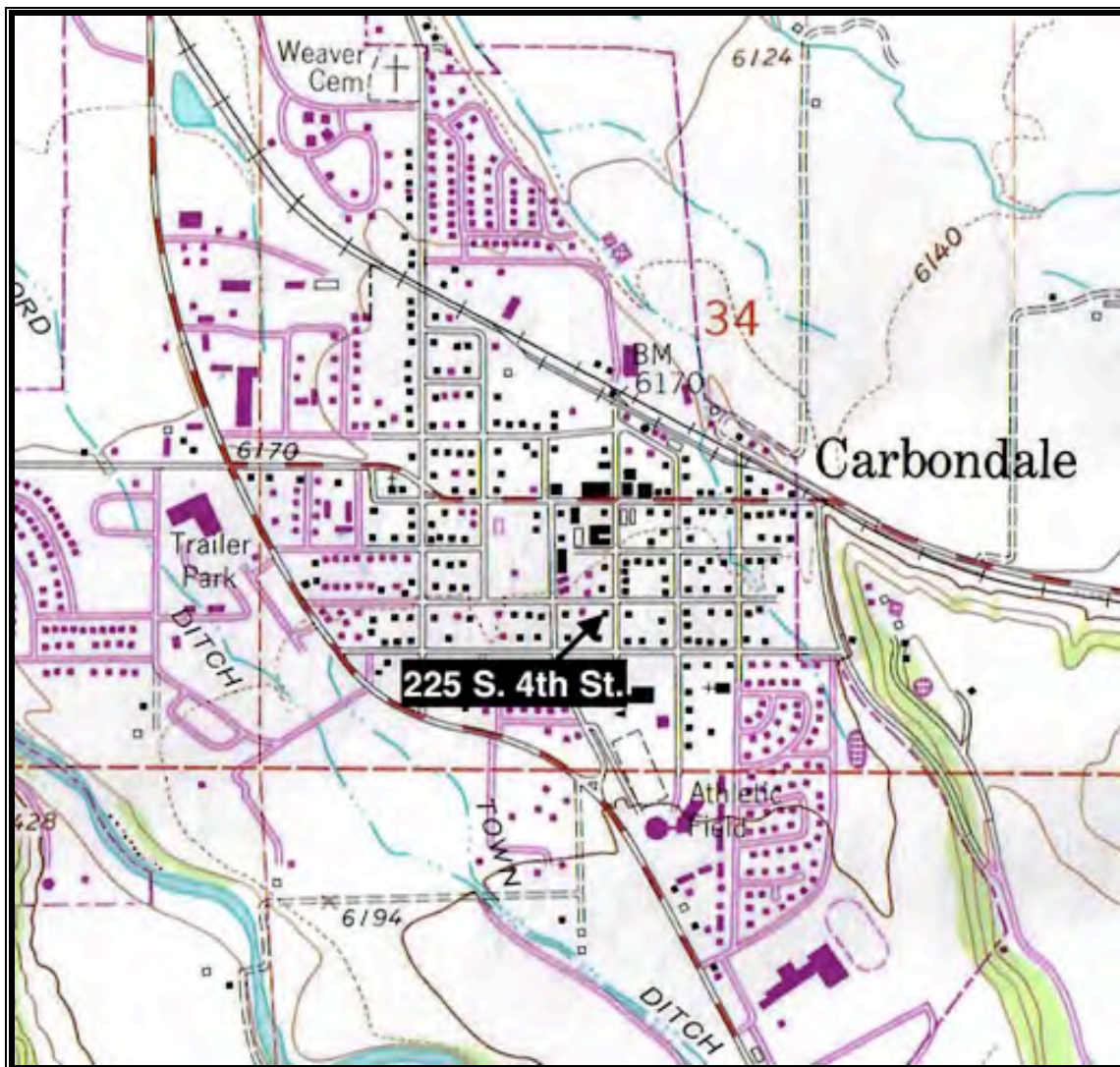
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**49. Date(s): **3 May 2017**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970/221-1095**

Architectural Inventory Form

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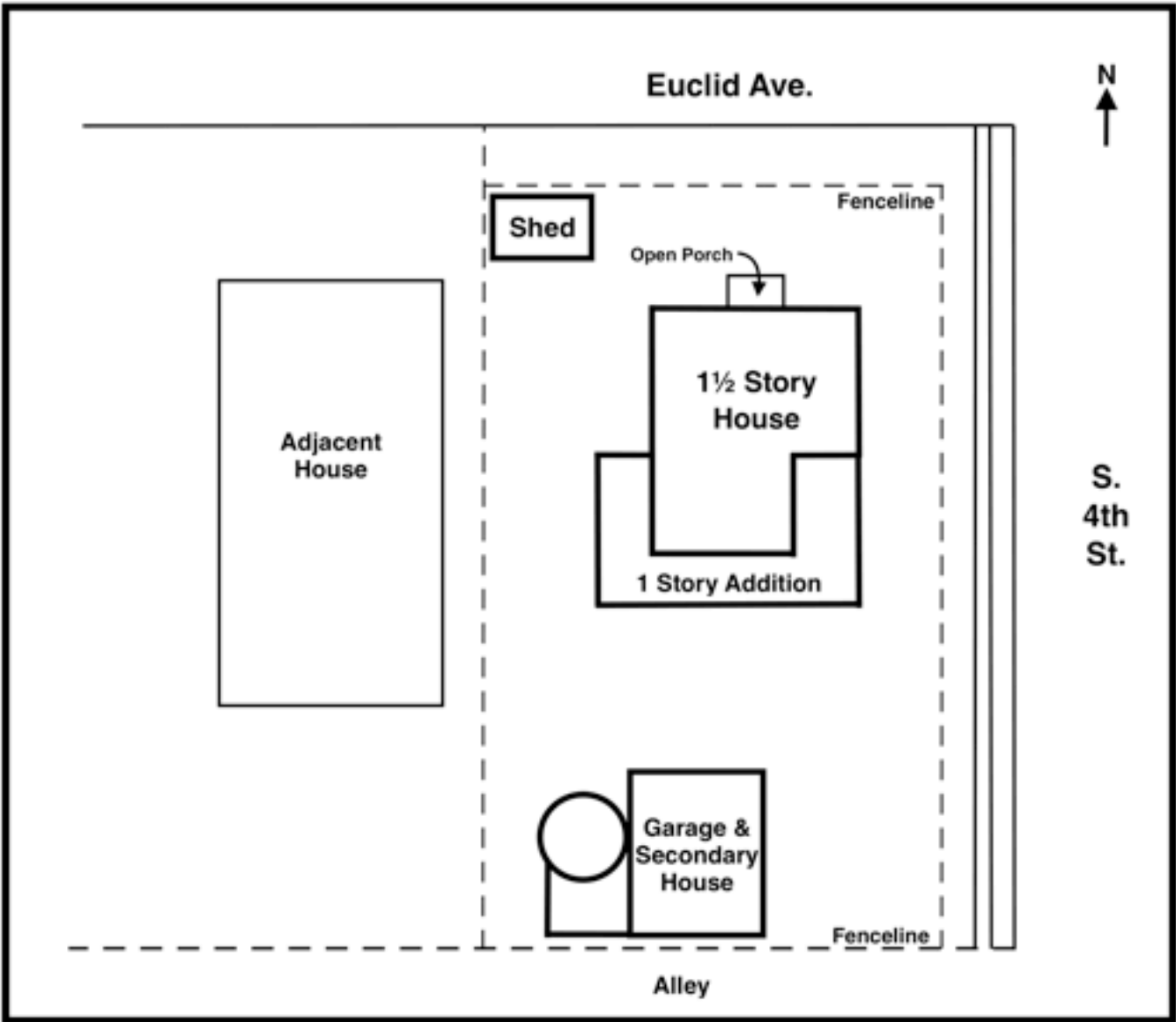
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

Architectural Inventory Form
(Page 13 of 16)

Site Diagram



Architectural Inventory Form

(Page 14 of 16)

Current Photographs



**North (front) Wall of the Residence
View to the South**



**East (side) and North (front) Walls of the Residence
View to the Southwest**

Architectural Inventory Form

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Current Photographs



**South (rear) and East (side) Walls of the Residence
View to the Northwest**



**Northwest Shed
View to the Southwest**

Architectural Inventory Form

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Current Photographs



**East Wall of the Secondary Residence
View to the West**



**West and South Walls of the Secondary Residence
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5395**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **DeBeque House**
6. Current Building Name: **Not Applicable**
7. Building Address: **235 S. 3rd St.
Carbondale, CO 81623**
8. Owner Name & Address: **Trevor and Nicolle Cannon
235 S. 3rd St.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 13)

II. Geographic Information

9. P.M. **6th** Township **7 South** Range **88 West**
SE 1/4 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 34
10. UTM Reference Zone: **13** Easting: **309678** Northing: **4363336**
11. USGS Quad Name: **Carbondale, Colorado**
Year: **1961 (photorevised 1987)** Map scale: **7.5'**
12. Lot(s): **1-7** Block: **14**
Addition: **Carbondale Original Townsite** Year of Addition: **1887**
13. Boundary Description and Justification: **This parcel (239334330010), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**
-

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **36' x 63'**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Horizontal Siding, Shingle**
18. Roof Configuration: **Hipped Roof**
19. Primary External Roof Material: **Concrete Roof**
20. Special Features: **Dormer, Porch, Chimney, Fence**
21. General Architectural Description: **Facing toward the east onto 3rd Street, this one-story wood frame bungalow sits in the southern area of the property close to the alley. The residence rests upon a concrete foundation and has a rectangular plan with a footprint of 36' x 63'. Its exterior walls are primarily finished with clapboard siding, with square butt wood shingles across the front wall. The hipped roof is finished with lightweight concrete shingles and open eaves with exposed rafter ends. A rectangular chimney rises above the north dormer. The chimney is within a boxed enclosure finished with metal horizontal siding. Dormer are also found on the east and south roof slopes. The building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

(Page 3 of 13)

East (front): The symmetrical façade faces east onto a landscaped and fenced front yard along 3rd Street. Dominating the main floor is a raised full-width open porch constructed with a wood floor and ceiling, closed rails and posts finished with horizontal clapboard siding, and large openings on three sides. The porch is reached by way of concrete aggregate steps flanked by concrete planters. The slightly off-center main entry holds a wood panel door with a large light filled with stained glass. Flanking this are two large double-hung windows, each consisting of a single-light lower and four-light upper. Centered above the porch and entry is a wood frame dormer. This is finished on the exterior with horizontal siding and its front wall holds a band of three single-light casement windows. The hipped dormer roof is finished with lightweight concrete shingles and its perimeter features exposed rafter ends. The entry and windows are all surrounded by wood trim.

South (side): This side of the building faces onto the alley and holds no entries. Five windows are present along the wall. Two of these are pairs of casements with single-light lowers and three-light uppers. Two are single casements with single-light lowers and three-light uppers. The fifth is a pair of narrow casements with single-light lowers and two-light uppers. All of the windows are surrounded by wood trim. Solar panels are mounted to the roof's south slope. The hipped dormer largely matches those found on the east and north slopes.

West (rear): The rear wall of the building faces onto a fenced yard and a small graveled parking area accessed from the alley. The entrance there is reached by way of a wood stoop with an open rail on one side. This entry contains a glass door set in a wood frame. Adjacent to that at the building's southwest corner is a double-hung window with a single-light lower and four-light upper. A similar window is found at the northwest corner. Between the entry at the stoop and the northwest window are two additional openings in the building. These are partially hidden behind a privacy fence and appear to be deeper-set entries into the home. The door(s) and windows are framed in wood trim.

North (side): This side of the building faces onto a large landscaped yard and holds no entries. Six windows are present along the wall. All of these are narrow casements with single-light lowers and three-light uppers. However, the three toward the front of the home are taller than the others. They are all framed in wood trim. The hipped dormer largely matches those found on the east and south slopes.

22. Architectural Style / Building Type: **Bungalow**
23. Landscaping or Special Setting Features: **Although this home is located on the southwest corner of Euclid Avenue and 3rd Street, it sits in the southern area of the property near the alley. The extensive yard areas to the north, east and west of the house are planted with lawn along with mature shrubs and trees. Historic wrought iron fencing set into a low concrete wall marks the perimeter of the**

Architectural Inventory Form(Page 4 of 13)

property. From the wrought iron gate on the east, a concrete sidewalk heads west to the front porch. A new concrete sidewalk runs along the 3rd Street frontage and a historic sandstone (possibly weathered concrete) sidewalk is found along Euclid Avenue. An unpaved east-west alley runs along the south edge of the property. A woven wire gate wide enough to admit a vehicle is also located along the north fence line. The home is surrounded by historic residences.

24. Associated Buildings, Features or Objects: **Shed – A wood frame shed with a gabled roof and wood siding is located in the northwest area of the property. Due to the presence of privacy fencing and extensive vegetation, it could not be seen well enough to be documented.**
-

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1914**
Source of Information: **Quit Claim Deed, W. M. Dinkel Mercantile Company and W. M. and S. A. Dinkel to Anna Margaret Dinkel, 5 May 1914**
26. Architect: **Unknown**
Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
Source of Information: **Not Applicable**
28. Original Owner: **William and Sallie Dinkel / Anne and Wallace DeBeque**
Source of Information: **Quit Claim Deed, W. M. Dinkel Mercantile Company and W. M. and S. A. Dinkel to Anna Margaret Dinkel, 5 May 1914**
29. Construction History: **The wood frame bungalow home on this property was constructed in 1914 and likely remained unchanged for many years. It appears to have been rehabilitated in recent years, including replacement of the windows and doors.**
30. Original Location: **Yes**

Architectural Inventory Form

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V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **According to the Garfield County assessor's records for this property, the home there was constructed in 1910. However, archival research indicates that this date is a bit early. During the 1880s, vacant lots 1-7 in Block 14 were owned by the Carbondale Town & Land Company. They went through the hands of several speculators during the 1890s and early 1900s. By 1911, they were owned by David C. Beaman, a prominent Denver attorney who was investing in properties in Garfield and Pitkin counties. Beaman was one of the founders of the Colorado Fuel & Iron Company, and for many years served as the firm's secretary and general counsel. In March 1911, Beaman sold the lots on the southwest corner of 3rd and Euclid to Carbondale rancher and businessman William M. Dinkel. The low purchase price of \$125, which included these and other lots in town, indicates that they were still vacant at that time.**

William Dinkel had arrived in the Carbondale area in the early 1880s, prior to the town's founding when the valley was occupied by farms and ranches. For several years he operated a grocery store and stage stop, and then moved into Carbondale as the town was established in 1887. Over the following years, he built a large downtown commercial block, operated a successful mercantile establishment, went into banking, and acquired a lumberyard. Between 1889 and 1891, William served as the town's mayor. He married Sallie Dunlap and in 1893 they had a brick house constructed for their small family, which was limited to themselves and a daughter by the name of Anne Margaret. William went on to serve in the state legislature for a number of years. During his many years in Carbondale, he reportedly constructed a number of houses, most of which were either sold or rented to tenants. The house that would soon emerge at 235 S. 3rd St. was to become a family home occupied for decades by several of the Dinkels' descendants.

In December 1913, William transferred the lots on the southwest corner of 3rd and Euclid to his firm, the W. M. Dinkel Mercantile & Lumber Company. Then in early May 1914, William and Sallie arranged for the property to be transferred to their daughter Anne through a quit claim deed. This document was the first to mention improvements on the site, indicating that the house had been constructed over the previous months. Anne Margaret Dinkel was born in 1893 in Colorado and grew up in Carbondale. In mid-May 1914, she married local grocery and dry goods merchant Wallace Alvari Eugene DeBeque. The

Architectural Inventory Form

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bungalow at 235 S. 3rd St. appears to have been a wedding gift from her parents. Anne and Wallace moved into the home and remained there for many years together with their children, Wallace and Marie. The elder Wallace died in 1936 and Anne took a job as a public utilities bookkeeper.

Following Anne's death in May 1963 (she was buried next to her husband in Carbondale's Hillcrest Cemetery), her estate was settled and in January 1965 ownership of the property was split evenly between her two adult children. By that time, Marie had married Robert Hufstader and moved to Eugene, Oregon. The home in Carbondale was occupied into the 1980s by Wallace and his wife, Betty. After Marie died in 1981, her one-half interest in the property was transferred the following year to her husband Robert, who was still residing in Oregon. Finally, in 1987 Robert Hufstader and his brother-in-law, Wallace DeBeque, sold the property to Anne Chapman. This ended the long ownership of the bungalow and its landscaped grounds by the Dinkel-Debeque family.

36. Sources of information:

***Aspen Democrat-Times* (Aspen, CO)**

"Dinkel-Debeque Wedding," 20 May 1914, p. 1.

***Avalanche Echo* (Glenwood Springs, CO)**

"Carbondale Notes," 20 January 1893, p. 4.

Burial Record for Anne Margaret Dinkel DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 11 May 1963. Located at www.findagrave.com.

Burial Record for Wallace Alvari Eugene DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 5 June 1936. Located at www.findagrave.com.

Garfield County Assessor, Real Estate Appraisal Records, 235 South 3rd Street (parcel #239334330010), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1-7, Block 14)

Warranty Deed (lots 3-6 and others), D. C. Beaman to W. M. Dinkel, 14 March 1911 (Book 83, Page 299).

Quit Claim Deed (lots 3-6), W. M. Dinkel to the W. M. Dinkel Mercantile & Lumber Company, 17 December 1913 (Book 86, Page 246).

Quit Claim Deed (lots 1-6 plus improvements), W. M. Dinkel Mercantile Company and W. M. and S. A. Dinkel to Anna Margaret Dinkel, 5 May 1914 (Book 86, Page 298).

Warranty Deed (one-half interest in lots 1-6 plus improvements), Anne Margaret Debeque to Wallace A. E. Debeque Jr., 22 December 1921 (Book 125, Page 365).

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Warranty Deed (one-half interest in lots 1-7), Wallace A. E. Debeque Jr. to Anne Margaret Debeque, 8 September 1932 (Book 171, Page 612).

Decree of Heirship, Estate of Anne Margaret Debeque (Died 11 May 1963) to Wallace Debeque and Marie Debeque, 8 January 1965 (Reception #228283).

Deed (one-half interest in lots 1-7), Estate of Marie Angeline (Debeque) Hufstader to Robert E. Hufstader, 8 March 1982 (reception #325477).

Warranty Deed (lots 1-7), Robert E. Hufstader and Wallace A. E. Debeque to Anne Chapman, 21 October 1987 (reception #386886).

Glenwood Post (Glenwood Springs, CO)

"Carbondale Notes," 20 May 1899, p. 8.

Hafen, LeRoy R. *Colorado and its People: A Narrative and Topical History of the Centennial State*. New York: Lewis Historical Publishing Co., Volume III, 1948. (See section on Garfield Crichton Beaman, which includes information on his grandfather, David Crichton Beaman, p. 190).

Marriage Record, Wallace DeBeque and Ann M. Dinkel, Carbondale, CO, 14 May 1914.

Sweet, Edna D. *Carbondale Pioneers: 1879-1890*. Published by the Author, 1947. (Section on William Dinkle, page 41)

Telegram-Reveille (Rifle, CO)

"Death of William M. Dinkel," 26 April 1918, p. 1.

United States Federal Census Records for William M. and Sallie Dinkel along with their daughter Ann Margaret Dinkel, 1900-1910 (Carbondale, CO).

United States Federal Census Records for Wallace and Margaret DeBeque, 1920-1940 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

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

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1914**

41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **The residence on this property was constructed in 1914 and served as a single-family home throughout the twentieth century. Based upon the historical research completed, it is not associated with events or individuals that might make it NRHP eligible under Criteria A or B. Instead, the home is a good example of a wood frame bungalow dating from the early years of the twentieth century. It is moderately changed from when it was constructed and still exhibits many details of the style. These include its rectangular plan, 1½ story height, clapboard siding, wide open front porch, unadorned exterior, and the gently pitched hipped roof with hipped dormers and overhanging eaves with exposed rafter ends. As such, the property appears to be eligible for the NRHP under Criterion C on the local level in the area of Architecture. Its period of significance under this category is limited to 1914, the year it was constructed.**

43. Assessment of historic physical integrity related to significance: **This residence was built in 1914 and appears to have experienced a small number of alterations since that time. Field documentation suggests that most, if not all, of the windows have been replaced in recent years. A few of these, especially in the dormers, are clearly modern single-light casements. Many others exhibit an appearance that would be appropriate to a bungalow from the time of its construction, with multiple lights over a single light. The overall bungalow form and a preponderance of its other details remain intact, so the window replacement does not greatly diminish the building's integrity.**

As it exists today, the residence retains a reasonably good degree of architectural integrity. The aspects of location, design, setting, materials, workmanship, feeling and association are all intact or mostly intact. What has most noticeably changed are the windows, resulting in a somewhat diminished

Architectural Inventory Form

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degree of the aspect of materials. However, the home continues convey its historic age and use dating back to the early 1900s. Together with its extensive landscaped grounds and historic wrought iron fencing, the residence is one of Carbondale's more prominent historic homes. Overall, it exhibits a good level of integrity, supporting eligibility for National Register designation. Based upon the property's architectural details and historical background, as detailed above, it seems to be most strongly eligible under Criterion C.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2780-2807**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **12 July 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

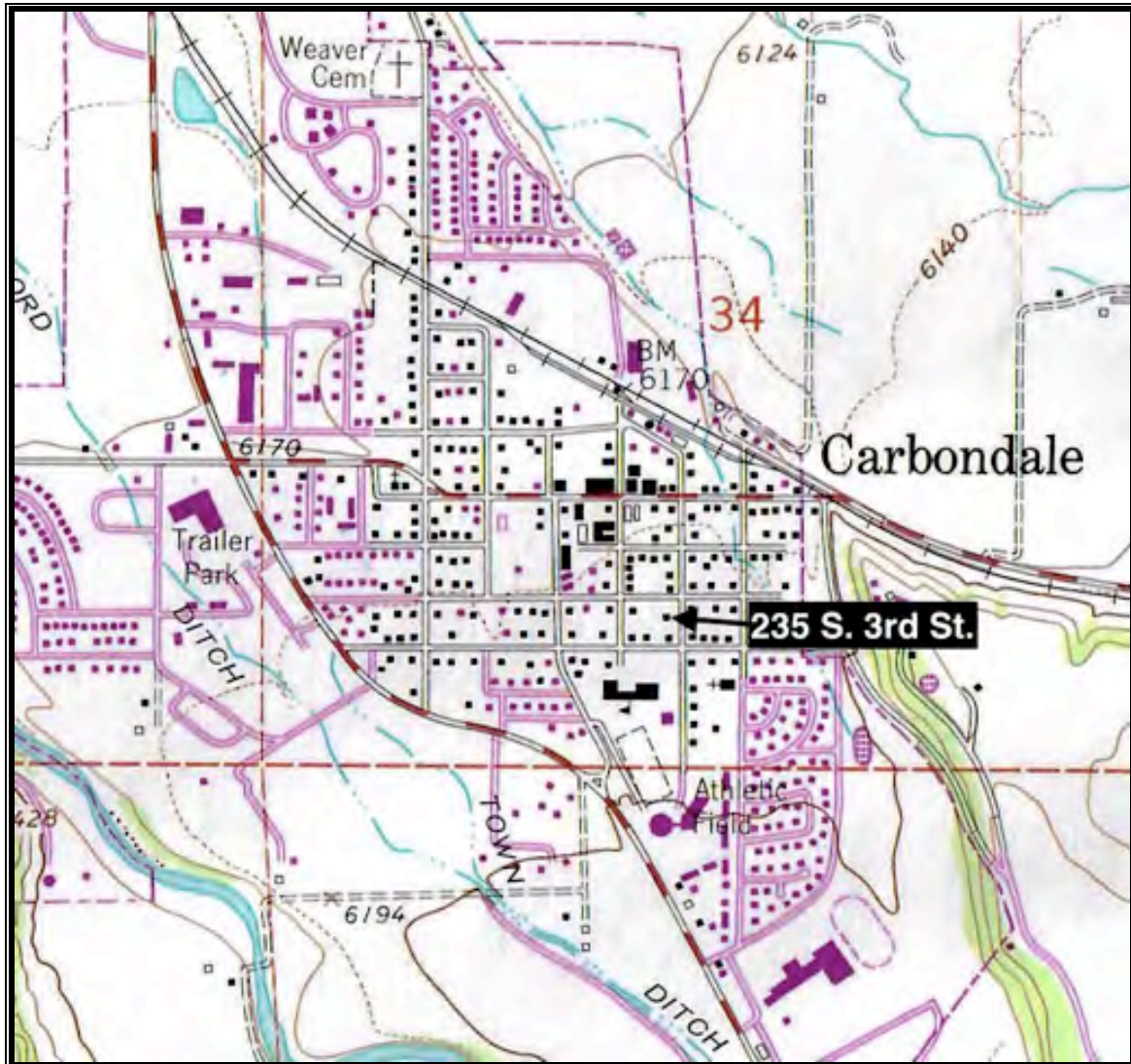
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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Site Location Map

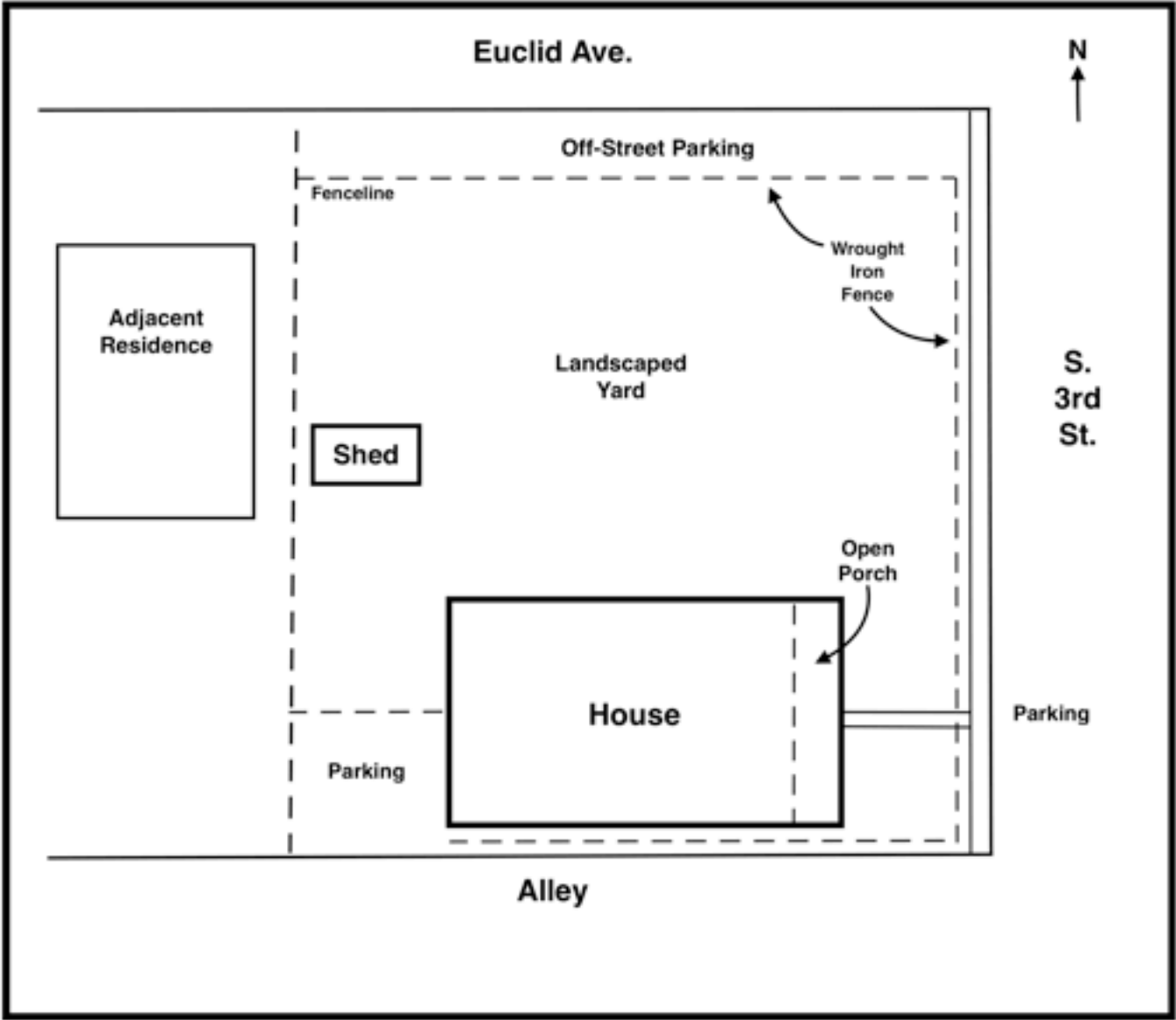


USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

Architectural Inventory Form

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Site Diagram



Architectural Inventory Form

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Current Photographs



**East (front) Wall of the Residence
View to the Northwest**



**East (front) and North (side) Walls of the Residence
View to the Southwest**

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Current Photographs



**West (rear) and South (side) Walls of the Residence
View to the Northeast**



**Frontage Along 3rd Street
View to the Southwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5390**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Robert Baumli House**
6. Current Building Name: **Not Applicable**
7. Building Address: **251 Euclid Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Robert & Kathleen Ezra
251 Euclid Ave.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 15)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NW 1/4 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309761** Northing: **4363389**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **17-19** Block: **8**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (#239334428006), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **33' x 38'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Porch, Fence**21. General Architectural Description: **Facing toward the south onto Euclid Avenue, this small one-story wood frame residence has a rectangular plan measuring approximately 33' x 38'. Originally T-shaped, the building has been slightly expanded to the east and west with wood frame additions. Its exterior walls are clad in wood clapboard siding. The primary roof consists of intersecting gables, with shed roofs over the additions. The entire roof surface is finished with asphalt shingles and the eaves are shallow. Overall, the building is in excellent shape. The pristine condition of the entire house, which shows no weathering, is indicative of the fact that it has been completely rehabilitated in recent years.**

Architectural Inventory Form

(Page 3 of 15)

South (front): The façade faces onto a landscaped front yard and Euclid Avenue. The main entrance is slightly off-center and is accessed by way of a concrete sidewalk leading to an open porch. The porch projects from the front of the home and is off-centered to the west. It is constructed with a concrete floor at the same grade as the sidewalk. The hipped roof is covered with asphalt shingles and is supported by three turned wood posts with decorative brackets. A wood panel door with a single light is located in the entrance. To the west along the wall is a single one-over-one double-hung sash window. To the east is a three-sided bay with one-over-one double-hung sash windows. All of the windows appear to have wood frames and surrounds.

West (side): This side of the building faces onto a side yard. Toward the rear of the house, the small northwest wood frame addition has a shed roof covered in standing seam metal panels. No entries are located along this wall. The original front area of the house holds a single tall one-over-one double-hung sash window. The rear addition has two small one-over-one double-hung sash windows, along with what appears to be one small casement or fixed single-light window. All of the windows appear to have wood frames and surrounds.

North (rear): The rear wall of the house faces onto the backyard. While the northwest addition is flush with the original rear wall, the northeast addition projects to the north by about three feet. The only entrance provides access into the northeast addition, and this holds a wood panel door with a single light. To the east of the entry is a small one-over-one double-hung sash window. The original body of the house has two tall one-over-one double-hung sash windows. A small single-light window, either a casement or fixed, is located in the northwest addition. All of the windows appear to have wood frames and surrounds. An at-grade concrete pad that serves as a patio runs along the original part of the house and the northwest addition. Outside of the northeast addition is a low raised wood deck with a hot tub. A bulkhead cellar door is present outside the central original part of the house.

East (side): This side of the building faces onto a side yard. Toward the rear of the house, the northeast wood frame addition has a shed roof covered in standing seam metal panels. The addition also projects from the original home by about three feet. No entries are located along this wall. The original front area of the house holds a single tall one-over-one double-hung sash window. The rear addition has one small one-over-one double-hung sash window that faces south. Along its east wall are a pair of windows and another single window, although the details of these could not be determined. All of the windows appear to have wood frames and surrounds.

22. Architectural Style / Building Type: **I-House**

Architectural Inventory Form

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23. Landscaping or Special Setting Features: This home is located on the north side of Euclid Avenue, halfway between Second Street and Third Street. An east-west alley runs behind the property. It is surrounded by houses in all directions. The yard is planted with grass along with mature shrubs and trees. Concrete sidewalks run north and south of the house to reach the street and alley. A woven wire fence runs along the east property line, and a wood privacy fence runs along the west property line. Toward the rear of the property is a short free-standing length of wood privacy fence that partially blocks the view of the house from the alley.

24. Associated Buildings, Features or Objects:

Garage (circa 1920s) – Located along the alley in the rear northwest corner of the property, this small wood frame building faces toward the east and has a rectangular plan. Its walls are clad in weatherboard siding and the gabled roof is covered with standing seam metal panels. The east wall was lengthened by about three feet, probably more fifty years ago, so the building could accommodate a longer vehicle. This side holds a wood overhead garage door, above which is a small four-light window with a wood frame. The north wall appears to hold two windows that are boarded closed. Another small four-light window with a wood frame is set in the upper west wall. The south wall appears to have a pedestrian entry with a wood panel door.

Shed (circa 1950s) – Located along the alley in the rear northeast corner of the property, this small wood frame building faces toward the west and has a rectangular plan. Its walls are clad in wood plank siding and the gabled roof with exposed rafter ends is covered with asphalt shingles. A pedestrian entry on the west wall holds a wood panel door. The north wall is blank except for the siding. It was not possible to see the east and south walls.

IV. Architectural History

25. Date of Construction: Estimate: Actual: 1899
- Source of Information: Quit Claim Deed (lots 17-19), Channing Sweet to Ward Tucker, 3 June 1899; Sanborn Fire Insurance Map, 1900
26. Architect: Unknown
- Source of Information: Not Applicable
27. Builder/Contractor: Unknown
- Source of Information: Not Applicable

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28. Original Owner: **Ward Tucker**
- Source of Information: **Quit Claim Deed (lots 17-19), Channing Sweet to Ward Tucker, 3 June 1899**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1893. However, its title history and the fire insurance maps indicate that it was built in 1899. The small west addition first appeared around 1910. The east addition was constructed in recent years, replacing the small open porch at that location. The entire home has recently been rehabilitated, including reconstruction of the front porch.**
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **During the 1880s, vacant lots 17 to 19 in Block 8 were owned by the Carbondale Town & Land Company, which sold them individually to three owners in 1887-1888. By the early 1890s, the lots had ended up with Garfield County and in 1892 they were sold as a group to Channing Sweet, an investor living in El Paso County, Colorado. In 1899, Sweet sold the property to Ward Tucker, who owned it for the next six years. Born in 1852 in Indiana, Ward moved west to Colorado during the 1870s, where he initially settled in the mountain town of Saguache. He married Medora (Dora) Ellen Wilcox in 1875 and operated a hotel there through 1880. The Colorado census of 1885 recorded them living with their three children in the plains town of Elbert, where Ward was employed as a cattleman.**

The Tuckers moved to Carbondale in 1887, where Ward first worked as the express manager at the railroad depot and then became a successful contractor and freight hauler. He secured contracts timbering area coal mines and provided pack trains that hauled freight to and from the mines around Marble. According to one publication, "He operated large camps of men, did business loosely, lived well and enjoyed life. If he lost on a deal he landed a bigger one the next day, and always drove fine horses. Mr. Tucker had a fine tenor voice and...sang for the church and community affairs." (Edna Sweet, *Carbondale Pioneers*, p. 87-88)

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The small house at 251 Euclid Avenue appears to have been built in 1899, shortly after Ward acquired the property, although it may have been an investment rather than a family home. In the spring of 1901 the *Aspen Daily Times* (27 April 1901, p. 2) reported that he was having a new brick home constructed in Carbondale. In 1901 and 1902, he appears to have borrowed six thousand dollars from the W. M. Dinkel Mercantile Company using the Euclid Avenue property as collateral. It is possible the funds may have been used to construct the new masonry house. The Tuckers did not remain in Carbondale much longer. Around 1904 they moved to Fort Collins and Ellen died there in 1907. Ward died in 1913 and was buried next to his wife in that city's Grandview Cemetery.

In December 1905, Ward Tucker sold the house on Euclid Avenue for \$3,000 to the W. M. Dinkel Mercantile Company. The deed referenced the lots and improvements on the site, indicating that the house was there by that time. The Dinkel Company held onto the property for the next twenty years and its occupants throughout that time are unknown. In May 1925, it was sold to Andrew Lucus for \$1,500. Born in 1882 in Missouri, by around 1910 Andrew Franklin Lucus and his wife Maude were residing in Albany, Oregon, where he was employed as a barber. They moved to Carbondale in the 1910s and Andrew worked in a local barbershop. During the period from around 1920 to 1930 he was employed as a grocery salesman and then a clerk in a dry goods store. In 1925, the couple settled into the house on Euclid Avenue with their daughter Frances. Six years later they sold the property and moved back to Albany, Oregon. They are both buried in that town's Riverside Cemetery.

The new owners who purchased the home on Euclid Avenue in April 1931 were Virgil and Blanche Holcomb. Born in Missouri in 1891, by 1920 Virgil was living in Eagle County, Colorado with his first wife Rose. He was employed around that time as a ranger with the US Forest Service. In 1928 he married Blanche Smith in Basalt and in 1931 they moved into the house in Carbondale, where Virgil worked for a wholesale firm. By 1940 he was farming and raising livestock. They sold the house in 1944 and may have moved to the Denver area, where their last registered address was in Wheat Ridge. Blanche died in 1965 and Virgil in 1978. Their place of burial is unknown.

In November 1944, the Holcombs sold the property on Euclid Avenue to James and Nellie Whitbeck. Born in Massachusetts in 1863, James Edward Whitbeck married Nellie May Mobley in 1893 and the couple farmed for many years in the Rock Creek area of western Pitkin County not far from Carbondale. By the time they purchased the house in Carbondale they were in their later years and had retired from agriculture. James died in 1946 and Nellie in 1956. They were both buried in Rosebud Cemetery in Glenwood Springs.

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In June 1953, Nellie Whitbeck sold the house to Robert Wilbur Baumli. Born in Basalt, Colorado in 1920, his family moved to the town of Marble in 1923, where he grew up and attended school. By 1940, Robert was working with his father as a laborer in a marble mill. The following year, he attended an aviation sheet metal school in Denver as the United States was entering World War II. Robert then served in the US Navy from 1942 to 1945. After the war, he settled in Garfield County and worked as a bookkeeper for Bullock's Department Store in Glenwood Springs and then for the Pitkin Iron Company. A lifelong bachelor, he volunteered with the Glenwood Springs LDS Church and was a highly decorated scoutmaster. Robert lived in the home on Euclid Avenue from 1953 to his death in 1986. He was buried in Carbondale's Hillcrest Cemetery and his grave is marked by a marble military headstone.

36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

"Carbondale Items," 27 April 1901, p. 2.

***Avalanche* (Carbondale, CO)**

"Town Topics," 20 July 1889, p. 4.

Burial Records for Andrew and Maude Lucas, Riverside Cemetery, Albany, OR.
Maude's Date of Death: 1960. Andrew's Date of Death: 1983.

Burial Records for James and Nellie Whitbeck, Rosebud Cemetery, Glenwood Springs, CO. James' Date of Death: 1946. Nellie's Date of Death: 19 March 1956.

Burial Records for Robert Wilbur Baumli, Hillcrest Cemetery, Carbondale, CO.
Date of Death: July 1986.

Burial Records for Virgil and Blanche Holcomb, Denver Area (Place of Burial Unknown). Blanche's Date of Death: January 1965. Virgil's Date of Death: July 1978.

Burial Records for Ward and Medora (Dora) Tucker, Grandview Cemetery, Fort Collins, CO. Dora's Date of Death: 26 March 1907. Ward's Date of Death: 31 December 1913.

Colorado Census Records for Ward and Dora Tucker, 1885 (Elbert, CO).

Draft Registration Records for Andrew Franklin Lucas, Carbondale, CO, 12 September 1918.

Draft Registration Records for Andrew Franklin Lucas, Albany, OR, 1942.

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Draft Registration Records for Robert Wilbur Baumli, Denver, CO, 1942.

Draft Registration Records for Virgil C. Holcomb, Carbondale, CO, 1942.

Fort Collins Courier (Fort Collins, CO)

“Obituary – Ellen Medora Tucker,” 3 April 1907, p. 2.

Garfield County Assessor, Real Estate Appraisal Records, 251 Euclid Avenue (parcel #239334428006), Carbondale, Colorado.

Garfield County Clerk & Recorder’s Office (Lots 17-19, Block 8)

Warranty Deed (lot 17), Carbondale Town & Land Company to F. P. King, 6 December 1887 (Reception #7031).

Warranty Deed (lot 18), Carbondale Town & Land Company to A. M. Stevenson, 6 December 1887 (Reception #7030).

Warranty Deed (lot 19), Carbondale Town & Land Company to James Barber, 9 April 1888 (Reception #6738).

Indenture (lot 19), James Barber to W. M. Dinkel, 9 April 1888 (Reception #6747).

Treasurer’s Deed (lots 17-19), Garfield County to Channing Sweet (El Paso County, CO), 20 June 1892 (Reception #14237).

Quit Claim Deed (lots 17-19), Channing Sweet (Arapahoe County, CO) to Ward Tucker, 3 June 1899 (Reception #23442).

Trust Deed (lots 17-19), Ward Tucker to W. M. Dinkel Mercantile Company, 29 May 1901 (Reception #23905 – Tucker borrowing \$3,000).

Trust Deed (lots 17-19), Ward Tucker to W. M. Dinkel Mercantile Company, 29 May 1902 (Reception #26686 – Tucker borrowing \$3,000).

Warranty Deed (lots 17-19 plus improvements), Ward Tucker to W. M. Dinkel Mercantile Company, 14 December 1905 (Reception #32165).

Warranty Deed (lots 17-19 plus improvements), W. M. Dinkel Mercantile & Lumber Company to A. F. Lucas, 28 May 1925 (Reception #91443).

Warranty Deed, A. F. Lucas to Virgil & Blanche Holcomb, 22 April 1931 (Reception #109795).

Warranty Deed, Virgil & Blanche Holcomb to J. E. & Nellie Whitbeck, 4 November 1944 (Reception #152994).

Warranty Deed, Nellie Whitbeck to Robert W. Baumli, 25 June 1953 (Reception #183046).

Personal Representative’s Deed, Estate of Robert W. Baumli to Robert & Kathleen Ezra, 28 January 1987 (Reception #379401).

Glenwood Post (Glenwood Springs, CO)

“Carbondale,” 22 March 1902, p. 8.

“Carbondale,” 31 January 1903, p. 8.

“James E. Whitbeck Funeral Services Held Wednesday,” 3 October 1946, p. 1.

“Robert Baumli,” 21 July 1986, p. 2.

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Interview with Property Owner Bob Ezra. Conducted by Telephone on 12 June 2018.

Sanborn Fire Insurance Maps of Carbondale, Colorado, 1900, 1907 and 1912.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, Carbondale, CO, 1947.

United States Federal Census Records for Franklin and Maude Lucas, 1910 (Albany, OR), 1920 & 1930 (Carbondale, CO), 1940 (Albany, OR).

United States Federal Census Records for James and Nellie Whitbeck, 1940 (Rock Creek, Pitkin County, CO).

United States Federal Census Records for Robert Baumli, 1940 (Marble, CO).

United States Federal Census Records for Virgil and Blanche Holcomb, 1920 (Sopris National Forest, Eagle County, CO), 1930 & 1940 (Carbondale, CO).

United States Federal Census Records for Ward and Dora Tucker, 1870 (Morgan County, IN), 1880 (Saguache, CO), 1900 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

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40. Period of significance: **Not Applicable**
41. Level of significance: National **No** State **No** Local **No**
42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1893. Yet the title records indicate that the lots were vacant for several more years. These documents along with the fire insurance maps show that the house was built in 1899 by mine timbering contractor and freight hauler Ward Tucker. However, the Tucker family does not appear to have lived there for more than one year, if they resided there at all.**

According to historic records, the house was owned by the W. M. Dinkel Mercantile Company from 1905 to 1925, and was probably rented to tenants. It was then owned and occupied by barber and store clerk Andrew Lucus and his wife Maude (1925-1931); farmer Vigil Holcomb and his wife Blanche (1931-1944); retired farmers James and Nellie Whitbeck (1944-1953); and by bachelor and bookkeeper Robert Baumli (1953-1986). None of these owners is considered significant enough to support NRHP eligibility under Criterion B.

The house is not eligible under Criterion A for any association with an important historic event or pattern of events. Despite the fact that the home's original style as a one-story variant of the I-House remains apparent, the building does not rise to a level that would support individual NHRP eligibility under Criterion C. It would, however, be likely to contribute to a future historic district.

43. Assessment of historic physical integrity related to significance: **The small residence on this property was constructed in 1899 as a T-shaped building. It was expanded slightly to the west around 1910 with a small addition, and an open porch was present from the beginning on the east. It appears likely to have remained largely unchanged for many years after that. The entire building has been rehabilitated in recent years, including full reconstruction of the front porch and east addition.**

As it exists today, the residence seems to exhibit a reasonably good degree of architectural integrity from its historic period prior to fifty years ago. The aspects of location, setting, materials, workmanship, association and feeling are intact. At the same time, the aspect of design has been moderately impacted by reconstruction of the front porch and small east addition. Assuming that the front of the house has not been extensively altered from the original, its integrity would support possible significance under the National Register criteria.

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VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information47. Photograph numbers: **#2291-2308**

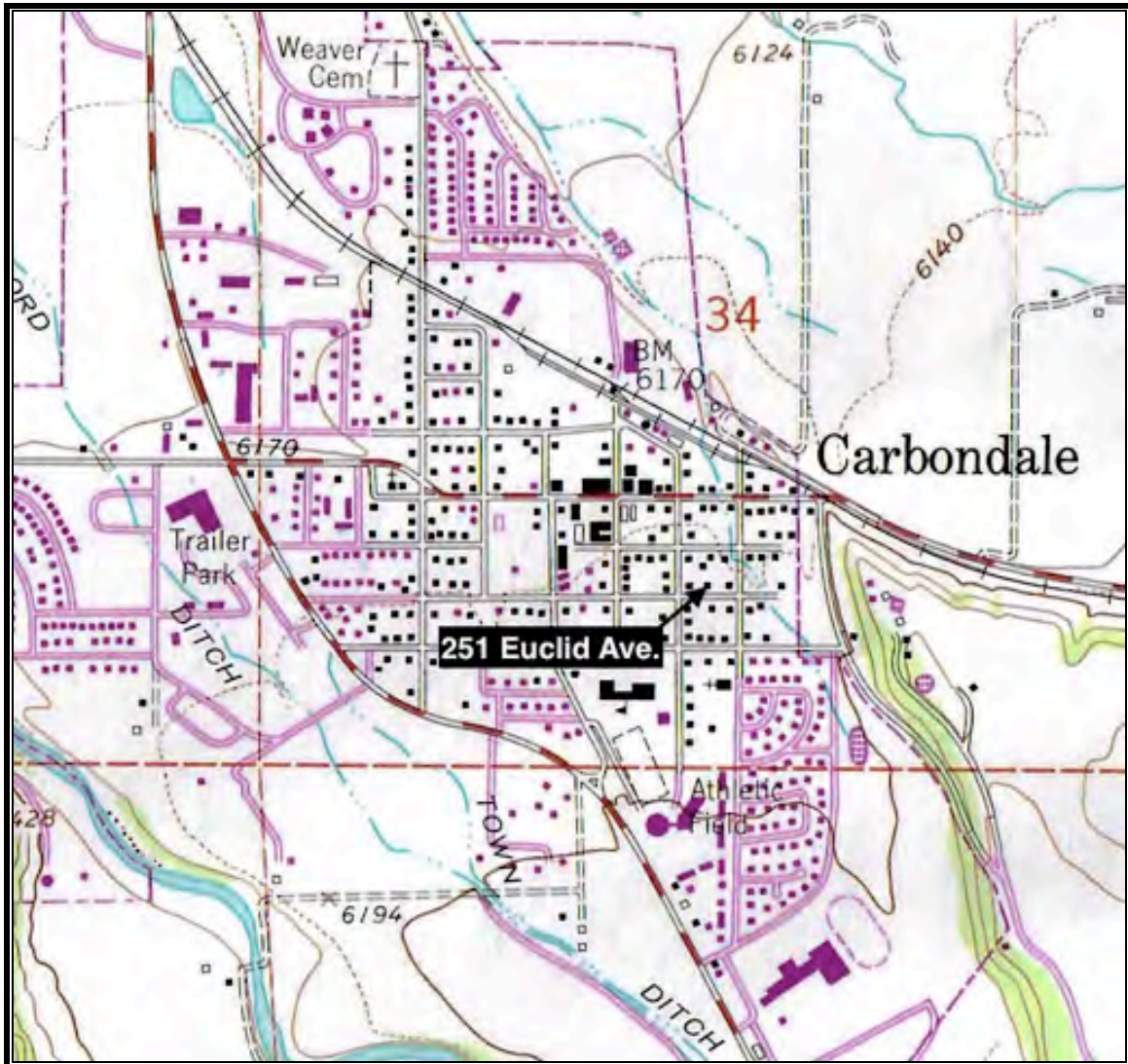
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**49. Date(s): **1 May 2017**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970/221-1095**

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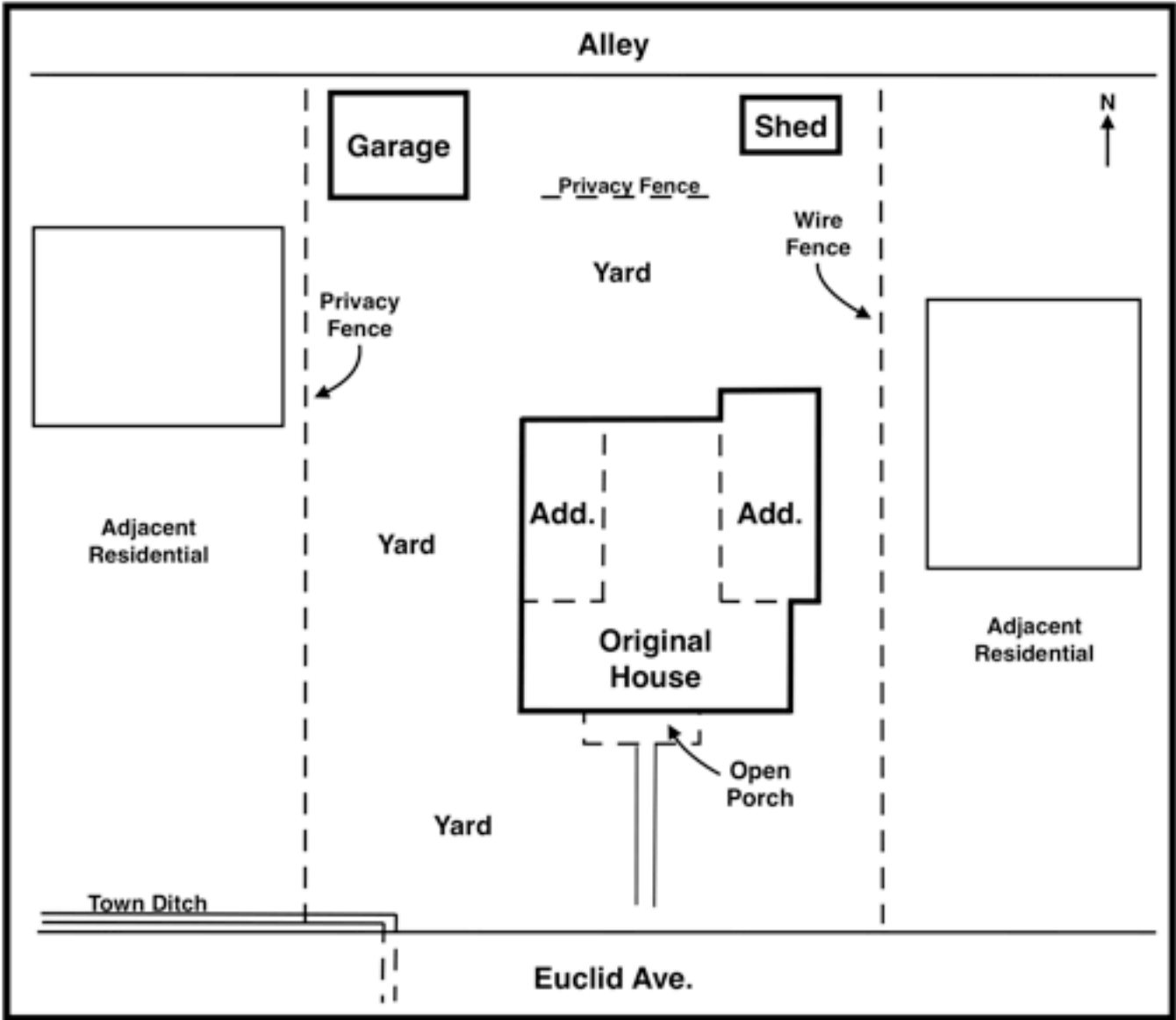
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

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Site Diagram



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Current Photographs



**South (front) Wall of the Residence
View to the North**



**North (rear) Wall of the Residence
View to the Southeast**

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Current Photographs



**Garage in the Northwest Corner of the Property
View to the Southwest**



**Shed in the Northeast Corner of the Property
View to the Southeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5392**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **First Christian Church of Carbondale**
6. Current Building Name: **Not Applicable**
7. Building Address: **259 Sopris Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **259 Sopris LLC
816 Chestnut St.
Rock Springs, WY 82901**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SW** 1/4 of the **NW** 1/4 of the **SW** 1/4 of the **SE** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309744** Northing: **4363299**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **16-17** Block: **7**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (#239334329007), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **25' x 55'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Fence**21. General Architectural Description: **Facing toward the south onto Sopris Avenue, this tall one-story wood frame building has a rectangular plan measuring 25' x 55'. Its exterior walls are clad in wood clapboard siding. The front-gabled roof has boxed eaves and is finished with corrugated metal panels. Overall, the building appears to be maintained and in good shape.**

South (front): The façade faces onto a small landscaped front yard and holds the main entrance. Centered on the wall, the entry is reached by way of a modern stoop that rises three steps from the sidewalk. The stoop is constructed with flagstone treads and the risers are faced with river cobble.

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Occupying the entry is a pair of what appear to be historic wood doors, each with a single tall light. While the east door has a handle and is clearly operable, it is unclear whether the west door is operable or just fixed in place. Below the light in the west door is a mail slot. Above the doors is a shared horizontal transom light. The entire doorway, including the transom, has wood surrounds with decorative trim at the top. Flanking the entry are two tall, narrow, single-light fixed windows, both with wood frames and surrounds. They are also capped with decorative lintels. A small arched louvered vent is present at the top of the tall gable end wall.

West (side): This side of the building faces onto a narrow landscaped side yard and no entries are present. The clapboard wall holds five tall narrow windows. Three of these appear to be single-light fixed windows. The other two are two-over-two double-hung sash windows that are likely original from when the building was constructed. All of them have wood frames and surrounds, along with decorative lintels.

North (rear): The rear wall of the house faces onto a backyard that is filled with household items. Off-center on the wall is the rear entrance, which is accessed by way of a wood stoop. The entrance holds a wood panel door with a tall light, surrounded by wood trim. A pendant light is mounted to the wall above the entry. West of the door is a small four-light casement window with wood surrounds. A small arched louvered vent is located at the top of the tall gable end wall.

East (side): This side of the building faces onto a narrow landscaped side yard and no entries are present. The clapboard wall holds five tall narrow windows. Two of these appear to be single-light fixed windows. Two are two-over-two double-hung sash windows that are likely original from when the building was constructed. It is unclear whether the fifth window is a single-light or a double-hung sash window. All of them have wood frames and surrounds, along with decorative lintels.

22. Architectural Style / Building Type: **Late Victorian**
23. Landscaping or Special Setting Features: **This property is located on the north side of Sopris Avenue, halfway between Second Street and Third Street. An east-west alley runs behind the property. It is surrounded by houses in all directions. The yard is planted with grass along with mature shrubs and trees. A concrete sidewalk runs south from the front of the house to reach the street. To the rear is a raised flagstone patio and a walkway running to the alley. Woven wire and wood privacy fences run along the east and west property lines. A random ashlar stone wall and wire fencing run along the alley.**

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24. Associated Buildings, Features or Objects: **Shed (circa 1970s)** – Located along the alley in the northwest corner of the property, this small wood frame building faces toward the west and has an approximately square plan. Its walls are clad in unpainted wood planks and wood paneling. The shed roof has open eaves and is covered with asphalt shingles. A pedestrian entry on the east wall holds a slab door. The upper north wall holds a triangular opaque window.
-

IV. Architectural History

25. Date of Construction: Estimate: Actual: **1897**
Source of Information: **Quit Claim Deed, Mary J. Francis to the First Christian Church of Carbondale, 7 June 1897; "Carbondale Items," *Avalanche Echo*, 12 August 1897, p. 4**
26. Architect: **Unknown**
Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
Source of Information: **Not Applicable**
28. Original Owner: **First Christian Church of Carbondale**
Source of Information: **Quit Claim Deed, Mary J. Francis to the First Christian Church of Carbondale, 7 June 1897; "Carbondale Items," *Avalanche Echo*, 12 August 1897, p. 4**
29. **Construction History:** According to the county assessor, the building on this property was constructed in 1883. However, its title history and newspaper articles indicate that it was actually built in 1897. The building's exterior appears to have remained largely unchanged since that time other than the replacement of several windows and possibly the front doors. When this work took place is unknown since there are no building permits available.
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Religion - Church**
32. Intermediate Use(s): **Education - School**
33. Current Use(s): **Domestic – Single Dwelling**

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34. Site Type(s): **Church, Schoolhouse, Single-Family Residence**
35. Historical background: **During the 1880s, lots 16 and 17 in Block 7 were owned by the Carbondale Town & Land Company. Starting in 1888, the vacant property passed through two investors until June 1896, when it ended up in the hands of Mary J. Francis. Born in Philadelphia around 1840 with the name Mary Jane Van Syckel, she was a member of what appears to have been a prominent family of merchants. In 1859, Mary married Isaac P. Francis, the son of Joseph Francis, a noted inventor of maritime safety equipment and lifeboats.**

Isaac appears to have worked in either finance or manufacturing and evidently attained substantial wealth. During the 1860s, they had two daughters named Sarah and May. By 1870, they were living in an expensive home in New York City with the girls and two servants. The marriage foundered over the following decade, evidently ending in divorce during the early 1880s. Mary apparently walked away from the marriage with a fortune of her own.

In 1882, Mary visited Carbondale to inspect mining properties she acquired along Bulldog Creek south of Mount Sopris. Traveling with her was an attorney from New York along with Harry Van Syckel, who was described as her nephew. She returned the following year to settle on a ranch just south of Carbondale, where she built a home that she called Bide-a-Wee. She also appears to have been associated with the house at 464 South Third Street (5GF4378). Around that time, Mary entered into a second marriage, this time with Harry Emmet Van Syckel. It turned out that rather than being her nephew, Harry was a first cousin on her father's side.

Due to the scandalous nature of their relationship and because Harry was at least fifteen years younger, they kept the marriage a secret from their new neighbors. He was simply passed off as her nephew, housemate, companion and business partner. The federal censuses of 1900 and 1910 recorded them living together in Carbondale. She was listed as a capitalist having her own income and he as her nephew and farm manager. Harry also served one term as Carbondale's mayor from 1897 to 1898.

As a wealthy, independent woman and community activist, Mary Francis became known for her generosity in Carbondale, frequently assisting the poor and those in need. Every July 4th she arranged for the town's fireworks display, distributing gifts and providing a banquet for as many as two hundred area residents. She also distributed turkeys at Thanksgiving. Mary quietly assisted elderly people in the community who were experiencing financial difficulties. According to a front-page article in the 21 May 1890 edition of the *Avalanche*, "there is not a poor family nor a little child in this region that has not more than once been made happy by her thoughtfulness and generosity." In his 1958 book titled *Roaring Fork Valley*, historian Len Shoemaker referred to Mary Francis as Carbondale's "fairy godmother."

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In addition to helping struggling individuals and families, Mary donated to a variety of causes in Carbondale. In 1890, she provided lots for the construction of a school and in 1906 both property and money for development of the Odd Fellows Hall. On 7 June 1897, Mary donated two adjacent vacant lots on Sopris Avenue between Second and Third to the First Christian Church of Carbondale, which planned to construct a building there.

Development of the church on Sopris Avenue took place during the summer of 1897 after the lots had been secured. In mid-August, the *Avalanche Echo* newspaper from Glenwood Springs reported that the building was about finished except for the installation of chairs and an organ. The organization's board of directors held a social in the building in early September that netted thirty-seven dollars. In November, the ladies group orchestrated a dinner that brought in another eighty dollars. Mary Francis was singled out in the *Avalanche Echo* for her "simply magnificent" contribution to that event. By early December, the interior plastering was done.

Fundraising continued through the fall and into the winter months. On December 30, the *Avalanche Echo* reported that the ladies group would be holding an oyster supper and concert on New Year's Eve. The article encouraged attendance and appealed for donations, stating that "everyone will help the good cause along, as the congregation doesn't want to dedicate an unpaid church to God." The concert featured singers Lura Tucker and Gertrude Hudder, both students from the Denver Conservatory of Music. The eighty dollars raised at the event were used to purchase seating. Before the month of January was out, the organ had arrived and was installed in the building.

The First Christian Church of Carbondale was dedicated in early April 1898, at which time the building was presumably paid off. Leading the ceremony was Reverend Hiram Newby, who had been instrumental in founding the congregation. As the church's primary benefactor, Mary Francis was hailed for her contributions. She resided in Carbondale for another sixteen years prior to her death in July 1914 (she is buried in Philadelphia's Laurel Hill Cemetery). While it is unclear how long the church remained in operation at this site, what is known is that the organization owned the property for forty-six years.

In March 1943, the First Christian Church of Carbondale transferred the property to J. R. Austin. He held onto it for fifteen months before it was acquired in June 1944 by Lewis R. Thompson, who was reportedly president of the school board. On 8 May 1945, the former church building was transferred to the Carbondale Union High School District & School District No. 12. Although the school system eventually became known as Roaring Fork School District RE1, the property remained under that ownership through April 1968, when it was sold back to Lewis R. Thompson. During the period from 1945 to 1968, the school district used the building for its hot lunch program.

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36. Sources of information:

***Avalanche* (Carbondale, CO)**

"Mrs. Francis...", 21 May 1890, p. 1.

"Notice for Publication," 28 May 1890, p. 4. (Numerous additional notices related to land claims made by Mary J. Francis from 1890-1899.)

***Avalanche Echo* (Glenwood Springs, CO)**

"News Over the County," 29 July 1897, p. 4.

"Carbondale Items," 12 August 1897, p. 4.

"Carbondale Items," 9 September 1897, p. 4.

"Carbondale Items," 4 November 1897, p. 1.

"Carbondale Items," 2 December 1897, p. 4.

"Carbondale Items," 30 December 1897, p. 4.

"Carbondale Items," 6 January 1898, p. 4.

"Carbondale Items," 27 January 1898, p. 4.

"Carbondale Items," 17 March 1898, p. 4.

"Carbondale Items," 24 March 1898, p. 1.

"Carbondale," 7 April 1898, p. 2.

Burial Record for Isaac P. Francis, Date of Death 30 March 1910, Burial in Lakewood Cemetery, Minneapolis, MN.

Burial Record for Mary Jane Van Syckel (Mary Jane Francis), Date of Death 20 July 1914, Burial in Laurel Hill Cemetery, Philadelphia, PA.

Email Communication with Beth White, Director of the Mt. Sopris Historical Society, Carbondale, CO, 15 May 2018.

Garfield County Assessor, Real Estate Appraisal Records, 259 Sopris Avenue (parcel #239334329007), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 16-17, Block 7)

Warranty Deed, Carbondale Town & Land Company to C. H. Leonard, 29 October 1888 (Reception #15452).

Treasurer's Deed, Garfield County to W. B. Devereaux, 2 September 1890 (Reception #16796).

Quit Claim Deed, W. B. Devereaux to Mary J. Francis, 11 June 1896 (Reception #19747).

Quit Claim Deed, Mary J. Francis to the First Christian Church of Carbondale, 7 June 1897 (Reception #20148).

Quit Claim Deed, First Christian Church of Carbondale to J. R. Austin, 3 March 1943 (Reception #151826).

Quit Claim Deed, J. R. Austin to Lewis R. Thompson, 12 June 1944 (Reception #151827).

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**Quit Claim Deed, Lewis R. Thompson to the Carbondale Union High School District & School District No. 12, 8 May 1945 (Reception #154943).
Deed, Roaring Fork School District RE1 to Lewis R. Thompson, 8 April 1968 (Reception #245503).**

***Glenwood Post* (Glenwood Springs, CO)**

"Christmas at Carbondale," 1 January 1898, p. 1.

Reid, Suzannah. "Town of Carbondale, Historic Survey Report." Prepared by Reid Architects Inc. for the Town of Carbondale, 2010.

Sanborn Fire Insurance Maps of Carbondale, Colorado, 1900, 1907 and 1912.

Shoemaker, Len. *Roaring Fork Valley*. Denver, CO: Sage Books, 1958.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, Carbondale, CO, 1947.

United States Federal Census Records for Isaac and Mary Francis, 1870 (New York, NY), 1880 (Dover, NJ).

United States Federal Census Records for Mary Francis and Harry Van Syckel, 1900 & 1910 (Carbondale, CO).

United States General Land Office, Records for Land Claims Assigned to Mary J. Francis, T7S-R88W, Section 34 and T8S-R88W, Section 3, 18 February 1892.

***Weekly Courier* (Fort Collins, CO)**

"Mother Disinherits Daughter Who is Contesting Will," 24 July 1914, p. 3.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

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

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the building on this property was constructed in 1883. Yet title records and newspaper articles indicate that the lots were vacant for another fourteen years. The building was constructed during the summer of 1897 as the First Christian Church of Carbondale, which remained there for an unknown period of time (fire insurance maps show it under the same name as late as 1912). The church retained ownership of the building until 1943. Over the following two years it passed through two owners, the second of which transferred it to the Carbondale Union High School District & School District No. 12. From that time through 1968, when it returned to private ownership and was converted to a residence, the building housed the school district's hot lunch program.**

At this time, the building does not appear to be NRHP eligible under Criterion A for association with an important historic event or pattern of events. Although Mary Francis was instrumental in its development, its association with her is not significant enough to support NRHP eligibility under Criterion B. Despite the fact that the building's original Late Victorian style remains apparent, it does not appear to rise to a level that would support individual NHRP eligibility under Criterion C. The property would contribute to a historic district.

43. Assessment of historic physical integrity related to significance: **The building on this property was constructed in 1897 and appears to have experienced few substantial changes since that time. Alterations to the exterior seem to have focused upon the recent installation of a new stoop at the front entry, along with replacement of the main entry doors and six of the ten side windows. Because there are no historic building permits available for research in Carbondale, the timing of changes to the front entry and windows is unknown and their architectural details do not provide a clear indication of age. For example, while the front entry doors seem to date from more than fifty years ago, it is also possible that they are more recent.**

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As it exists today, the building exhibits a moderately diminished degree of architectural integrity. This is largely because it retains a preponderance of its historic appearance, mitigated by the fact that the door and window replacements occurred within the original openings. The aspects of location, setting, materials, design, workmanship, association and feeling are largely intact, with some loss of materials. In general, the building's integrity would support possible significance under the National Register criteria.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2336-2351**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **23 May 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

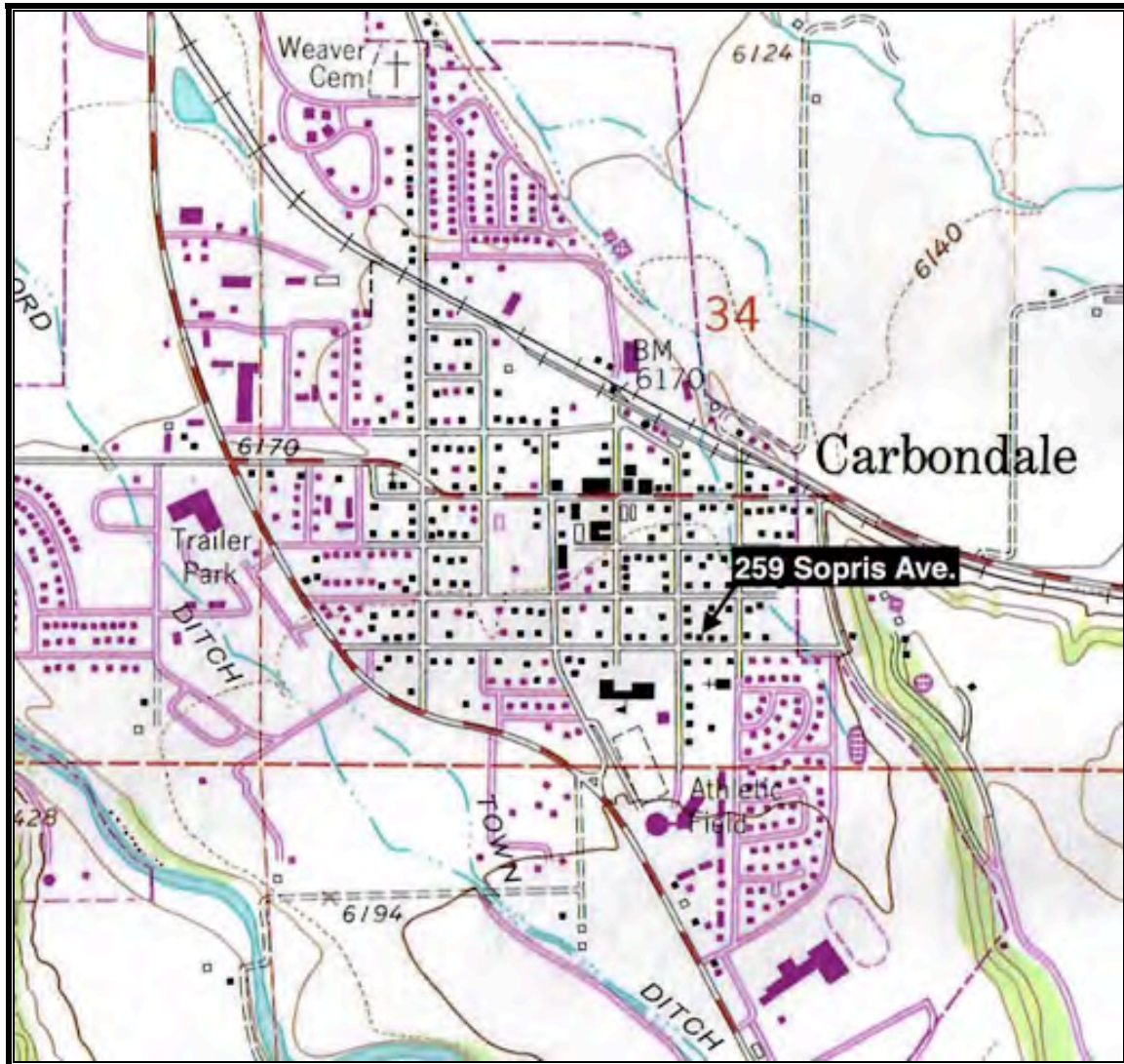
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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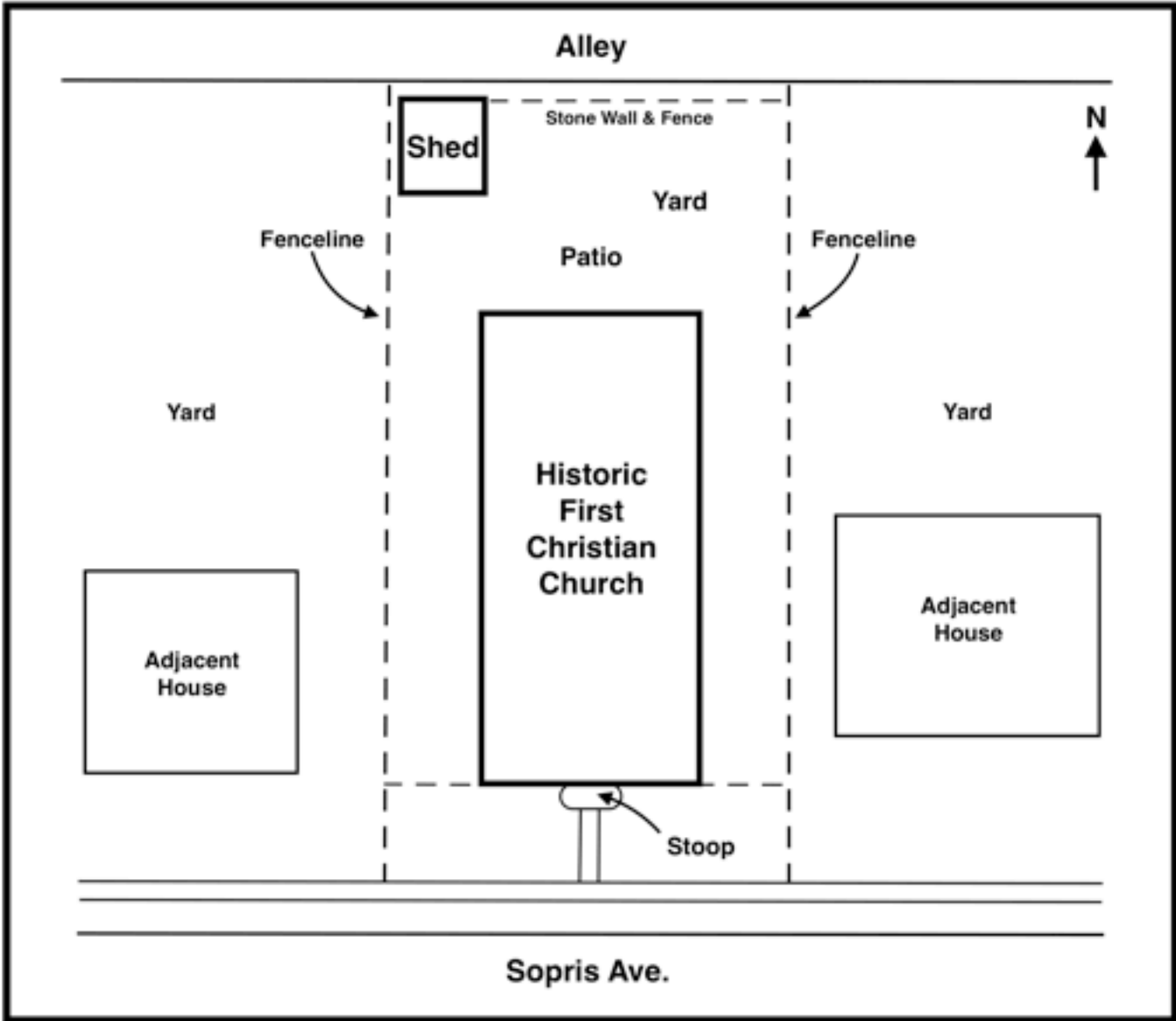
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

Architectural Inventory Form
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Site Diagram



Architectural Inventory Form

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Current Photographs



**South (front) Wall of the Building
View to the North**



**South (front) and East (side) Walls of the Building
View to the Northwest**

Architectural Inventory Form

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Current Photographs



**North (rear) Wall of the Building
View to the Southwest**



**Shed in the Northwest Corner of the Property
View to the Southwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5399**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Benjamin and Julia Hill House**
6. Current Building Name: **Not Applicable**
7. Building Address: **279 Euclid Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **John Smollen
279 Euclid Ave.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 14)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NW 1/4 of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309726** Northing: **4363392**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **2** Block: **N/A**Addition: **Bier Garten Estates** Year of Addition: **1991**

13. Boundary Description and Justification: **This parcel (2393-343-64-002) is a subdivision of what was originally Lots 13 to 16 in Block 8 of the Original Carbondale Townsite. Now separated into two distinct lots, the property recorded here includes the house and its surrounding features. While it is possible that the old log building to the north at the alley was originally part of this property, it is on a separate parcel and needs to be independently recorded.**

III. Architectural Description14. Building Plan: **L-Shaped Plan**15. Dimensions in Feet: **25' x 40'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Weatherboard**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Fence**

21. General Architectural Description: **Facing toward the south onto Euclid Avenue, this one-story wood frame residence has an L-shaped plan with an overall footprint of approximately 25' x 40'. The building's exterior walls are finished with weatherboard siding. Its roof consists of two intersecting gables finished with asphalt shingles and boxed eaves. Overall, the building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

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South (front): The façade faces south onto a small landscaped yard along Euclid Avenue. The main entry holds a wood door with a single light, along with a three-light transom above. To the east of the entrance is a projecting squared bay that holds a large fixed single-light window with a band of seven small lights above. Narrow side lights are on the sides of the bay. To the west of the entrance is an east-facing window that appears to be a five-over-one double hung sash window. The south-facing wall of the house to the west holds two windows. One of these is a three-over-one double-hung sash window and the other is a five-over-one double-hung sash window. All of the windows have wood frames and surrounds.

West (side): This side of the building faces onto a small side yard along Third Street. No entries are found along this wall. What is present there are two pairs of one-over-one double-hung sash windows, all with wood frames and surrounds.

North (rear): The rear of the building faces onto a narrow backyard. Due to obstructions, it could not be determined whether an entrance is found there. Four windows are found along the wall. Three of these appear to consist of a single-light casement with a small three-light fixed window above. The fourth is a larger single-light window, most likely fixed, with two bands of three-light fixed windows above. All of these have wood frames and surrounds.

East (side): This side of the building could not be fully viewed due to obstructions. What does appear to be there is a pair of single-light doors with a five-light window above. The attic level holds a small window that appears to be a two-over-one double-hung sash window. A small shed-roof addition also projects from this wall of the house toward the building's northeast corner.

22. Architectural Style / Building Type: Late Victorian
23. Landscaping or Special Setting Features: This home is located on the northeast corner of Third Street and Euclid Avenue. Along both street frontages, the property is bordered by a wrought iron fence. Small yard areas surround the house. A parking space is located east of the house, accessed from the street by way of a bridge over the town ditch. The home is surrounded by historic and modern residences. What used to be the rear yard to the north now holds an older log residence along with a modern home. The property was subdivided in the early 1990s and these are now on a separate parcel.
24. Associated Buildings, Features or Objects: Shed (circa 1930s) – Located in the southwest area of the property, this small wood frame building faces toward the east. Its exterior walls are clad in clapboard siding. The building has a gabled roof covered with asphalt shingles. The east wall holds a wood panel door with a single light, along with two single-light fixed windows. The west wall holds two small four-light windows, and a single-light window is in the north wall.

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IV. Architectural History

25. Date of Construction: Estimate: **1895** Actual:
- Source of Information: **Quit Claim Deed, Estate of W. M. Dinkel to B. B. Hill, 6 March 1919; Sanborn Fire Insurance Map, 1900**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Benjamin and Julia Hill**
- Source of Information: **Quit Claim Deed, Estate of W. M. Dinkel to B. B. Hill, 6 March 1919; United States Census Records, 1900**
29. Construction History: **The home on this property appears to have been constructed around 1895 and may have been expanded to the north sometime between 1900 and 1907. According to the county assessor's records, the shed in the southwest corner of the site was added in 1975. However, it appears to be much older than that and may date as far back as the 1930s. This indicates that it was moved to its current location from somewhere else.**
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **According to the Garfield County assessor's records, the home on this property was constructed in 1883. However, no substantiating archival evidence for this date was found and the property's early legal history remains somewhat unclear. During the mid- to late-1880s, the lots would have been owned by the Carbondale Town & Land Company. In May 1892, local rancher and businessman William M. Dinkel redeemed them from Garfield County at a tax sale. He then sold the property to Benjamin Hill at an unknown**

Architectural Inventory Form

(Page 5 of 14)

date in the 1890s. The deed transferring the lots was never recorded and years later, in 1919, William's wife Sallie filed a quit claim deed on behalf of her husband's estate confirming that the property had in fact been sold to Hill.

Benjamin Barber Hill was born in Vermont around 1833 and by 1865 was living in Buffalo, New York with his wife Julia and their two children, Ida and Edward. He appears to have been employed there with a railroad. By 1880, they had moved to the town of St. Petersburg, Pennsylvania, where Benjamin worked as a liquor dealer. That same year, a person by the same name appeared in Leadville, Colorado as a partner in the business of Lowe & Hill, which owned the Alhambra Hall. The following year, Benjamin was involved in a partnership that operated the Monarch Billiard Hall. These opportunities seem to be what drew the family to the Colorado mountains.

By the mid-1880s, the Hills had moved again, this time to Pitkin County, where Benjamin appears to have been employed for a short time as a machinery operator. In August 1886, the *Rocky Mountain Sun* of Aspen reported that he had just constructed and opened a saloon in the vicinity of Satank. This development brought the Hill family to the vicinity of what would soon become Carbondale. Later that same month, Benjamin partnered with John and Joanna Calnan to purchase from Ottawa Tanney a Satank area ranch that also held the Ottawa House hotel. In January 1887, the townsite of Carbondale was platted on the property and in August of that year Hill and the Calnans formed the Carbondale Town & Land Company, which began selling town lots.

The Hills moved into a house in Carbondale in 1887, although whether the residence at 279 Euclid Avenue was built at that time is unknown. As mentioned above, Lots 13 to 16 in Block 8 were redeemed from the county in 1892 and then appear to have been sold to Benjamin Hill. No early records provide evidence of a house there at that time. The earliest fire insurance map for Carbondale, dating from 1900, shows that the house had already been constructed. Research indicates that Benjamin and Julia lived in the residence at Third and Euclid from the around the mid-1890s through at least 1920. During this period, Benjamin was employed as a locomotive engineer and then as a deliveryman, most likely for the W. M. Dinkel Mercantile Company. By 1920, he was widowed, still living in the home, and had reached the age of eighty-six.

Through his last will and testament, drafted in 1913, Benjamin arranged to leave the house at 279 Euclid Avenue to his two adult children. He died on 17 October 1920 (his place of burial could not be determined) and the home ended up with his married daughter, Ida Ella Connor. Throughout the period from at least 1900 to 1929, Ida and her husband James lived in Manitou Springs and Colorado Springs. They are not known to have occupied the house in Carbondale and it was presumably rented to tenants. She died sometime in the 1930s and in March 1938, the Garfield County Court issued an order confirming the sale of the house and its transfer from Ida's estate to Albert and Orsola Cerise.

Architectural Inventory Form

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Albert Joseph Cerise was born in Basalt in 1911, the son of Italian immigrants, Clement and Julia Cerise. The family farmed in the area of El Jebel. In 1933, he married Orsola Henrietta Letey. Born in Basalt in 1912 to Italian immigrants Major and Pascaline Letey, by 1930 her family was farming in the area of Carbondale. Albert and Orsola settled in Carbondale, where they started a family and he worked as the manager of the Carbondale Potato Growers Cooperative warehouse. They appear to have lived in the house at 279 Euclid Avenue from 1938 to 1945.

In December 1945, the Cerises sold the property to Orville Orton Fender. Born in 1886 in Iowa, Orville married Irene Helen Kaiser of Nebraska around 1920 and the couple moved west to farm and raise sheep along the Crystal River in Pitkin County. By 1940, they were living in a house on Seventh Street in Carbondale. They owned the property on Euclid for just nine months. Orville Fender sold the house at 279 Euclid Avenue in September 1946 to Oscar Berthod. Born in Colorado in 1907 to Italian immigrant parents, Frank and Germaine Berthod, he spent most of his life farming in the vicinity of Basalt and Emma. Oscar continued to own the property in Carbondale until early 1949. He died in 1985 and is buried in Rosebud Cemetery in Glenwood Springs.

Oscar Berthod sold the house in January 1949 to husband and wife Thomas Frank Rich and Rose E. Rich, who would reside there for many years. Frank was born in Telluride, Colorado in 1889 and Rose was a native of Arizona, having been born there in 1888. They married in 1911 and soon settled into a house on the north side of Carbondale. By 1920, Frank was employed as a farm laborer and over the following decades he operated a farm of his own. They appear to have had no children. They appear to have moved into the house at 279 Euclid Avenue after purchasing it in 1949. Frank died in 1973 and Rose in 1978, and both were buried in Glenwood Springs' Rosebud Cemetery. In November 1973 following the death of her husband, Rose sold the property to James B. and Anna K. Santacrose.

36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

Local Notes, 31 August 1886, p. 1.

"Personal," 6 February 1887, p. 4.

"Carbondale Items," 9 August 1887, p. 4.

***Avalanche* (Carbondale, CO)**

"Town Topics," 28 August 1889, p. 4.

"School Election," 7 May 1890, p. 1.

Burial Record for Albert Joseph and Orsola Henrietta Cerise, Rosebud Cemetery, Glenwood Springs, CO. Joseph's Date of Death: 30 June 1997. Orsola's Date of Death: 11 October 1998. Located at www.findagrave.com.

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Burial Record for Orville Orton and Irene Helen Fender, Rosebud Cemetery, Glenwood Springs, CO. Orville's Date of Death: 1977. Irene's Date of Death: 1988. Located at www.findagrave.com.

Burial Record for Oscar A. Berthod, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 6 September 1985. Located at www.findagrave.com.

Burial Records for Thomas Frank Rich and Rose Rich, Rosebud Cemetery, Glenwood Springs, CO. Frank's Date of Death: 1973. Rose's Date of Death: 1978. Located at www.findagrave.com.

Colorado Census Records, Listing for Benjamin and Julia Hill, 1885 (Pitkin County, CO).

Colorado Springs, Colorado City Directories, Listings for James and Ida Connor, 1911-1929.

Draft Registration Record, Albert Joseph Cerise, Carbondale, CO, 1940.

Draft Registration Record, Frank Rich, Carbondale, CO, 1942.

Draft Registration Record, Orville Orton Fender, Carbondale, CO, 1942.

Draft Registration Record, Oscar A. Berthod, Emma, CO, 1940.

Garfield County Assessor, Real Estate Appraisal Records, 279 Euclid Avenue (parcel #2393-343-64-002), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 13-16, Block 8, now known as Lot 2, Bier Garten Estates)

Last Will and Testament, Benjamin Barber Hill, 13 October 1913 (reception #107893).

Quit Claim Deed, Estate of W. M. Dinkel to B. B. Hill, 6 March 1919 (reception #65773).

Garfield County Court Order Confirming Sale of Real Estate, Estate of Mrs. James C. Connor to Albert and Orsola Cerise, 15 March 1938 (reception #131420).

Warranty Deed, Albert J. and Orsola H. Cerise to Orville O. Fender, 1 December 1945 (reception #155567).

Warranty Deed, Orville O. Fender to Oscar Berthod, 6 September 1946 (reception #158429).

Warranty Deed, Oscar Berthod to Thomas and Rose Rich, 17 January 1949 (reception #167151).

Warranty Deed, Rose E. Rich to James B. and Anna K. Santacrocce, 14 November 1973 (reception #260927).

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Glenwood Post (Glenwood Springs, CO)

"Carbondale Chronicles," 2 February 1901, p. 8.

Leadville, Colorado City Directories, Listings for Benjamin B. Hill, 1880-1881.

Marriage Record, Albert Cerise and Orsola Letey, Glenwood Springs, CO, 11 November 1933.

Reid, Suzannah. *Town of Carbondale, Historic Resource Survey, Survey Report*. Prepared for the Town of Carbondale, Community Development Department, 2010.

Rocky Mountain Sun (Aspen, CO)

"The Rock Creek Post Office," 7 August 1886, p. 2.

Sanborn Fire Insurance Maps, Carbondale, Colorado, 1900-1912.

United States Federal Census Records for Albert and Orsola Cerise, Basalt and Carbondale, CO, 1930-1940.

United States Federal Census Records for Benjamin B. Hill and Julia Hill, Buffalo, NY, 1865; St. Petersburg, PA, 1880; Carbondale, CO, 1900-1920.

United States Federal Census Records for Frank Rich and Rose Rich, Carbondale, CO, 1920-1940.

United States Federal Census Records for James and Ida Connor, Manitou Springs, CO, 1910.

United States Federal Census Records for Orville and Irene Fender, Pitkin County, CO, 1930; Carbondale, CO, 1940.

United States Federal Census Records for Oscar Berthod, Basalt, CO, 1920-1940.

VI. Significance

37. Local landmark designation: **None**

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

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The residence on this property was constructed around 1895 and has served as a single-family home since that time. Based upon the historical research completed, it is not adequately associated with events or individuals that might make it NRHP eligible under Criteria A or B. Although the house's integrity appears to be relatively good, its setting has substantially changed in recent decades and the property is not eligible under Criterion C. Consequently, the house is not eligible for the NRHP.**

43. Assessment of historic physical integrity related to significance: **This residence was built around 1895 with an L-shaped plan and fire insurance maps suggest that the north wing may have been enlarged sometime between 1900 and 1907. The squared bay on the front appears to be a later alteration, although its age is unknown. As it exists today, the residence seems to exhibit a moderately good degree of architectural integrity. All of the aspects of integrity except for setting appear to be at least relatively intact. The setting has been altered with loss of the rear yard and the construction there, on what is now a separate lot, of a modern home. The fire insurance maps from the period between 1900 and 1912 do not show the log building near the alley, indicating that it was probably moved there. Aside from changes to its setting, the home conveys its historic age and design details dating back to the late 1800s, which might support eligibility for National Register designation.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

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Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#3358-3396**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **18 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

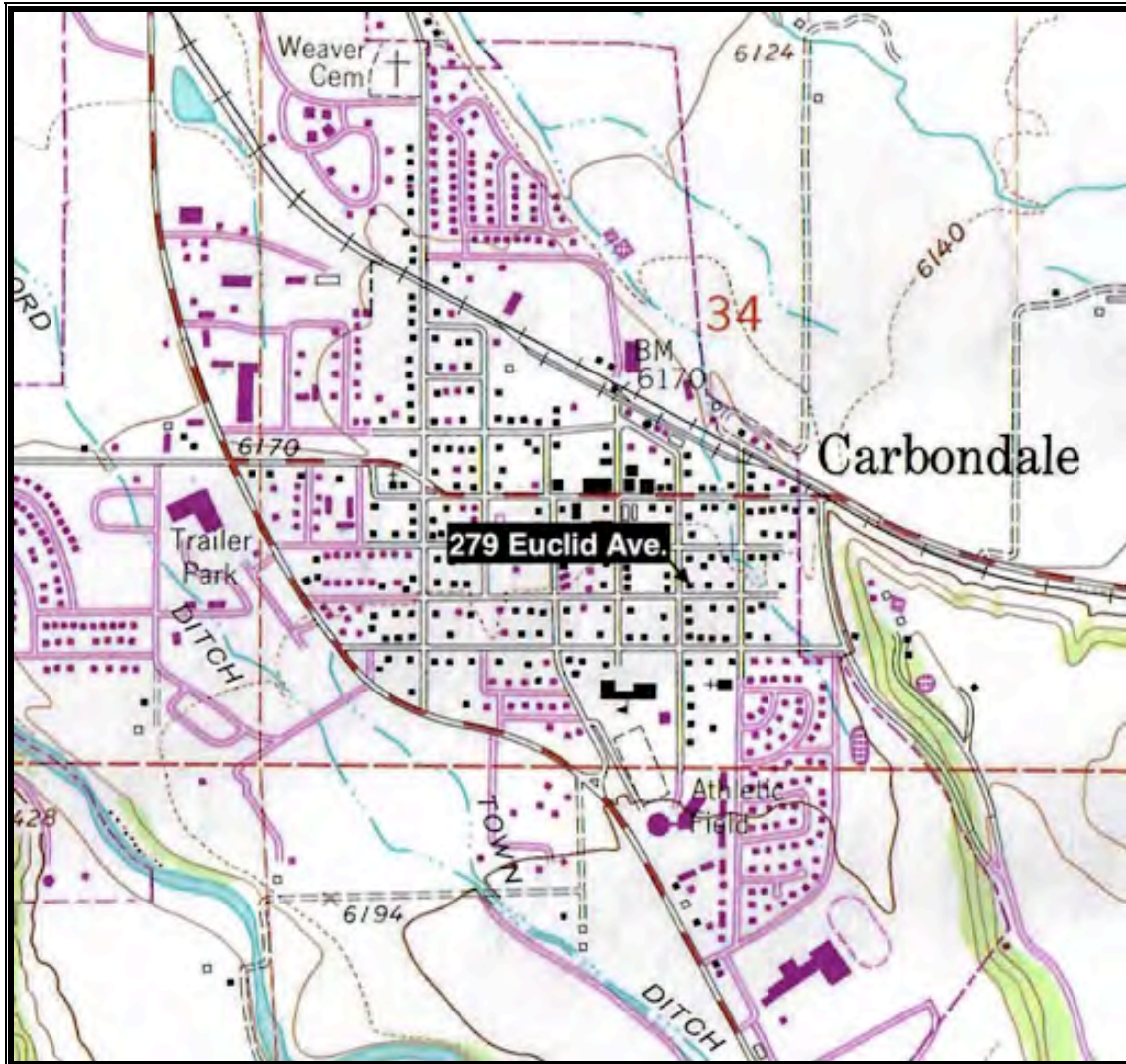
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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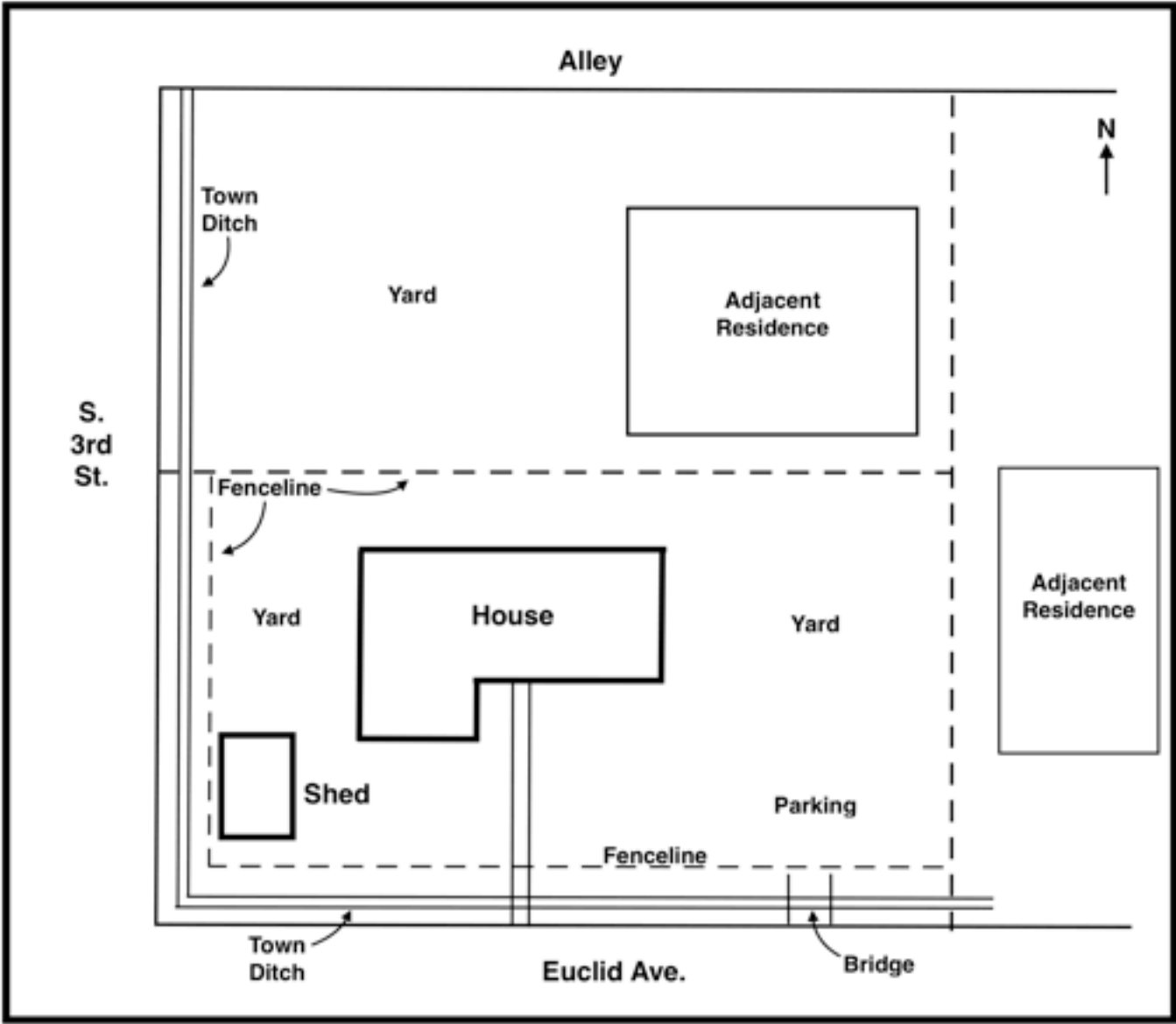
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
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Site Diagram



Architectural Inventory Form

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Current Photographs



**South (front) View of the Residence
View to the North**



**South (front) and East (side) Walls of the Residence
View to the Northwest**

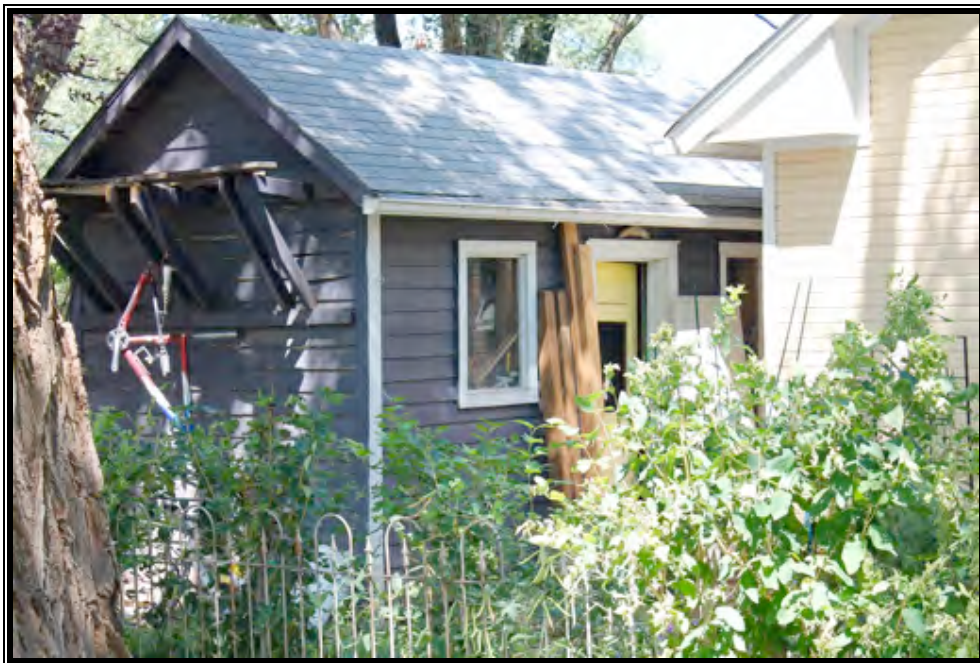
Architectural Inventory Form

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Current Photographs



**North (rear) Wall of the Residence
View to the Southeast**



**Shed in the Property's Southwest Corner
View to the Northwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5440**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Dinkel-Tichenor Rental House**
6. Current Building Name: **Not Applicable**
7. Building Address: **326 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Laurel M. Loeb
P.O. Box 363
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 13)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE 1/4 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309665** Northing: **4363447**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **4-5** Block: **13**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334327001), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Cross-Shaped Plan**15. Dimensions in Feet: **32' x 41'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Porch, Fence, Decorative Shingles**21. General Architectural Description: **Facing toward the north onto Garfield Avenue, this small one-story wood frame residence has a rectangular plan with an overall footprint of approximately 32' x 41'. The building's exterior walls are finished with clapboard siding. The primary roof consists of two intersecting gables, with lower shed-roof additions on the southwest and southeast. The entire roof is finished with modern standing seam metal panels, along with boxed eaves along the perimeter. A metal flue projects from the roof at the intersection of the two primary gables. Overall, the building appears to be well cared for and in good condition.**

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North (front): The façade faces north onto a small landscaped yard along Garfield Avenue. Centered on the wall, the main entry is located beneath an open porch. The porch is constructed with a concrete floor, turned wood posts, stickwork ornamentation, and a shed roof featuring a small central gable whose face is covered with fishscale shingles. The entry holds a storm door along with a wood panel door with four lights. This enters a vestibule that projects from the building. The vestibule holds four one-over-one double hung sash windows, two of them facing north and the other two facing east and west. Flanking the porch, the main wall of the building holds two additional one-over-one double hung sash windows. Rising above the porch is a larger intersecting gable with decorative fishscale shingles covering its end wall.

East (side): This side of the building faces onto a narrow landscaped side yard. Mature vegetation and the presence of an adjacent house prevented full documentation of this side of the building. Toward the front of the house is a pair of one-over-one double hung sash windows. The wall toward the rear has a small narrow shed-roof addition.

South (rear): The rear of the building faces onto a landscaped yard. A secondary entrance is present there, holding a non-historic panel door that provides access into the southwest shed-roof addition. Near the southeast corner of the building is a small one-over-one double hung sash window.

West (side): This side of the building faces onto a narrow landscaped side yard that is bordered by a picket fence. Mature vegetation prevented full documentation of this side of the building. Toward the front of the house is a pair of one-over-one double hung sash windows. The shed-roof addition toward the rear appears to hold several windows. These could not be seen well enough to be described in detail.

22. Architectural Style / Building Type: **Late Victorian**
23. Landscaping or Special Setting Features: **This home is located on the south side of Garfield Avenue and is the second house west of 3rd Street. The property's frontage is graveled and used for off-street parking. A small fenced yard with a picket fence is present west of the house. The south property boundary along the alley is also bordered by a picket fence. The home is surrounded by historic residences.**
24. Associated Buildings, Features or Objects: **Shed (circa 2000) – Located in the southwest corner of the property and facing toward the east, this is a wood frame manufactured building of recent age.**

Chicken Coop (age unknown) – Located in the southeast corner of the property and facing toward the west, this small wood frame building could not be documented in detail due to the presence mature vegetation.

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IV. Architectural History

25. Date of Construction: Estimate: **1888** Actual:
- Source of Information: **Garfield County Assessor, Real Estate Appraisal Records, 326 Garfield Avenue (parcel #239334327001)**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **William M. Dinkel**
- Source of Information: **Warranty Deed, Carbondale Town & Land Company to William M. Dinkel, 3 March 1888**
29. **Construction History:** The small home on this property appears to have been constructed around 1888. It originally had a cross-shaped floor plan that was later expanded with rear additions that appear to be over fifty years old. While the shed in the backyard is of recent vintage, the chicken coop appears older but from an unknown time period.
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **According to the Garfield County assessor's records, the home on this property was constructed in 1888. However, no substantiating archival evidence for this date was found and the property's early legal history is somewhat unclear. During the 1880s, the lots were owned by the Carbondale Town & Land Company. The firm appears to have sold a one-half interest in the properties (along with additional lots in Block 13) in March 1888 to pioneer rancher and businessman William M. Dinkel.**

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William Dinkel arrived in the Carbondale area in the early 1880s, prior to the town's founding when the valley was occupied by farms and ranches. For several years he operated a grocery store and stage stop, and then moved into Carbondale as the town was established in 1887. Over the following years, he built a large downtown commercial block, operated a successful mercantile establishment, went into banking, and acquired a lumberyard. Between 1889 and 1891, William served as the town's mayor. He married Sallie Dunlap and in 1893 they had a brick house constructed for their family, which was limited to themselves and a daughter by the name of Anne Margaret. William went on to serve in the state legislature for a number of years. During his many years in Carbondale, William reportedly constructed a number of houses, most of which were either sold or rented to tenants. The house at 326 Garfield Avenue seems to have been one of these rental homes.

In 1891, Reese H. Tucker appears to have acquired a half-interest in the same lots in Block 13 from the Carbondale Investment Company. During the 1880s, Reese was living in Aspen, where he worked as a silver miner. In 1888-1889, he served as Carbondale's second mayor. Over the following years he lived in both Carbondale and Aspen, where throughout the 1890s and early 1900s he operated a grocery and butcher shop. Also residing in Carbondale was his brother Ward Tucker, a successful contractor and mining freight hauler. By 1910, Reese had moved his family to Glenwood Springs, where through the 1920s he worked as a stockman in the sheep business. Reese died in September 1925 and was buried in Rosebud Cemetery in Glenwood Springs.

In February 1914, Reese Tucker sold his half-interest in the Block 13 lots for \$2,000 to William Dinkel. At that point, Dinkel fully owned the entire collection of lots along with the houses and outbuildings located on them. This included the house at 326 Garfield Avenue. William died in April 1918 and left half of his extensive business and real estate holdings to Sallie and the other half to his daughter Margaret. Anne Margaret Dinkel was born in 1893 in Colorado and grew up in Carbondale. In 1914, she married grocery and dry goods merchant Wallace Alvari Eugene DeBeque and the couple settled into the house at 235 S. 3rd St. (site #5GF5395). Wallace died in 1936 and Margaret remained in that home with her two children, Wallace and Marie.

In August 1918, four months after her father's death, Margaret relinquished her half-interest in lots 1-7 to her mother, who continued to own the property for many years. Following the death of her husband that year, Sallie Dinkel remarried, this time to Stephen Tichenor, and the couple settled in Denver. They remained there the rest of their lives. Margaret died in May 1963 and was buried in Carbondale's Hillcrest Cemetery next to her husband. Her mother, Sallie, passed on nine months later, in February 1964, and was also buried there. Through the settlement of their estates in early 1965, the house at 326 Garfield Avenue was split between Margaret's two adult children, by then known

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as Wallace Debeque and Marie Hufstader. Wallace and Marie held onto the property until September 1969, when they sold it to Laurel M. Loeb. Throughout the period from 1888 to 1969, evidence points to the use of this property as a rental home rather than as one occupied by the Dinkel-Debeque family.

36. Sources of information:

***Aspen Democrat* (Aspen, CO)**

"Doings of Aspen People," 22 July 1906, p. 1.

***Aspen Democrat-Times* (Aspen, CO)**

"Dinkel-Debeque Wedding," 20 May 1914, p. 1.

"Death of Reece [sic] Tucker," 11 September 1925, p. 1.

"Funeral of Reece [sic] Tucker," 14 September 1925, p. 1.

***Aspen Evening Chronicle* (Aspen, CO)**

"Thursday's Tailings," 23 August 1888, p. 1.

***Avalanche* (Carbondale, CO)**

"Local and Personal," 18 February 1891, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

"Carbondale Notes," 20 January 1893, p. 4.

"City and Neighborhood," 30 June 1893, p. 3.

"Carbondale Items," 17 October 1895, p. 4.

"Carbondale Items," 14 April 1898, p. 1.

"From Tuesday's Daily," 8 June 1899, p. 4.

Burial Record for Anne Margaret Dinkel DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 11 May 1963. Located at www.findagrave.com.

Burial Record for Reese Hastings Tucker, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 11 September 1925. Located at www.findagrave.com.

Burial Record for Sallie Angeline Tichenor, Hillcrest Cemetery, Carbondale, CO. Date of Death: 23 February 1964. Located at www.findagrave.com.

Burial Record for Wallace Alvari Eugene DeBeque, Hillcrest Cemetery, Carbondale, CO. Date of Death: 5 June 1936. Located at www.findagrave.com.

Colorado Census Records, Listing for Reese H. Tucker, 1885 (Aspen, CO).

Denver City Directories, 1920s-1950s, Listings for Stephen and Sallie Tichenor.

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Garfield County Assessor, Real Estate Appraisal Records, 326 Garfield Avenue (parcel #239334327001), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1-7, Block 13)

Warranty Deed (one-half interest in lots), Carbondale Town & Land Company to William M. Dinkel, 3 March 1888.

Warranty Deed (one-half interest in lots), Carbondale Investment Company to R. H. Tucker, 6 November 1891 (Book 26, Page 382).

Quit Claim Deed (Lots 1-7), Channing Sweet to William Dinkel, 17 October 1900 (reception #23274).

Warranty Deed (Lots 1-7), R. H. Tucker to W. M. Dinkel, 4 February 1914 (reception #48856).

Quit Claim Deed (Lots 1-7), Margaret Dinkel Debeque to Sallie A. Dinkel, 5 August 1918 (reception #63144).

Release of Inheritance Tax Lien (Lots 1-7), Sallie D. Tichenor (formerly Sallie Dinkel), 27 November 1964 (reception #227843).

Decree of Heirship (Lots 1-7), Estate of Anne Margaret Debeque (Died 11 May 1963) to Wallace Debeque and Marie Debeque Hufstader, 8 January 1965 (Reception #228283).

Warranty Deed (one-half interest in Lots 1-7), Marie Angeline Hufstader to Laurel M. Loeb, 25 September 1969 (reception #244604).

Warranty Deed (one-half interest in Lots 1-7), Wallace A. E. Debeque to Laurel M. Loeb, 25 September 1969 (Reception #244605).

***Glenwood Post* (Glenwood Springs, CO)**

"Carbondale Notes," 20 May 1899, p. 8.

"Looking Backward," 11 April 1903, p. 1.

Marriage Record, Wallace DeBeque and Ann M. Dinkel, Carbondale, CO, 14 May 1914.

***New Castle News* (New Castle, CO)**

"Fire at Carbondale," 27 May 1893, p. 4.

Sanborn Fire Insurance Maps, Carbondale, Colorado, 1900-1912.

Sweet, Edna D. Carbondale Pioneers: 1879-1890. Published by the Author, 1947.

***Telegram-Reveille* (Rifle, CO)**

"Death of William M. Dinkel," 26 April 1918, p. 1.

United States Federal Census Records for Reese H. Tucker, 1900 (Aspen, CO), 1910-1920 (Glenwood Springs, CO).

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United States Federal Census Records for William M. and Sallie Dinkel along with their daughter Ann Margaret Dinkel, 1900-1910 (Carbondale, CO).

United States Federal Census Records for Wallace and Margaret DeBeque, 1920-1940 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **The residence on this property was constructed around the late 1880s and has served as a single-family home since that time. Based upon the historical research completed, it is not adequately associated with significant events or individuals that might make it NRHP eligible under Criteria A or B. While the building appears to have changed little during the past fifty years and retains a historic appearance and a good level of integrity, it also does not rise to an adequate level of NRHP significance under Criterion C. Consequently, the property is not eligible for the NRHP.**

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43. Assessment of historic physical integrity related to significance: **This residence was built around 1888 with a cross-shaped plan that was later expanded with modest rear additions. The shed addition on the east was built prior to 1912 and the one on the west seems to have appeared over the following decades. Over the past fifty years, the house is not known to have experienced substantial exterior alterations. As it exists today, the residence exhibits a good degree of architectural integrity, with all of the aspects of location, design, materials, workmanship, setting, feeling and association relatively intact. The home clearly conveys its historic age and design details dating back to the late 1800s.**
-

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**
-

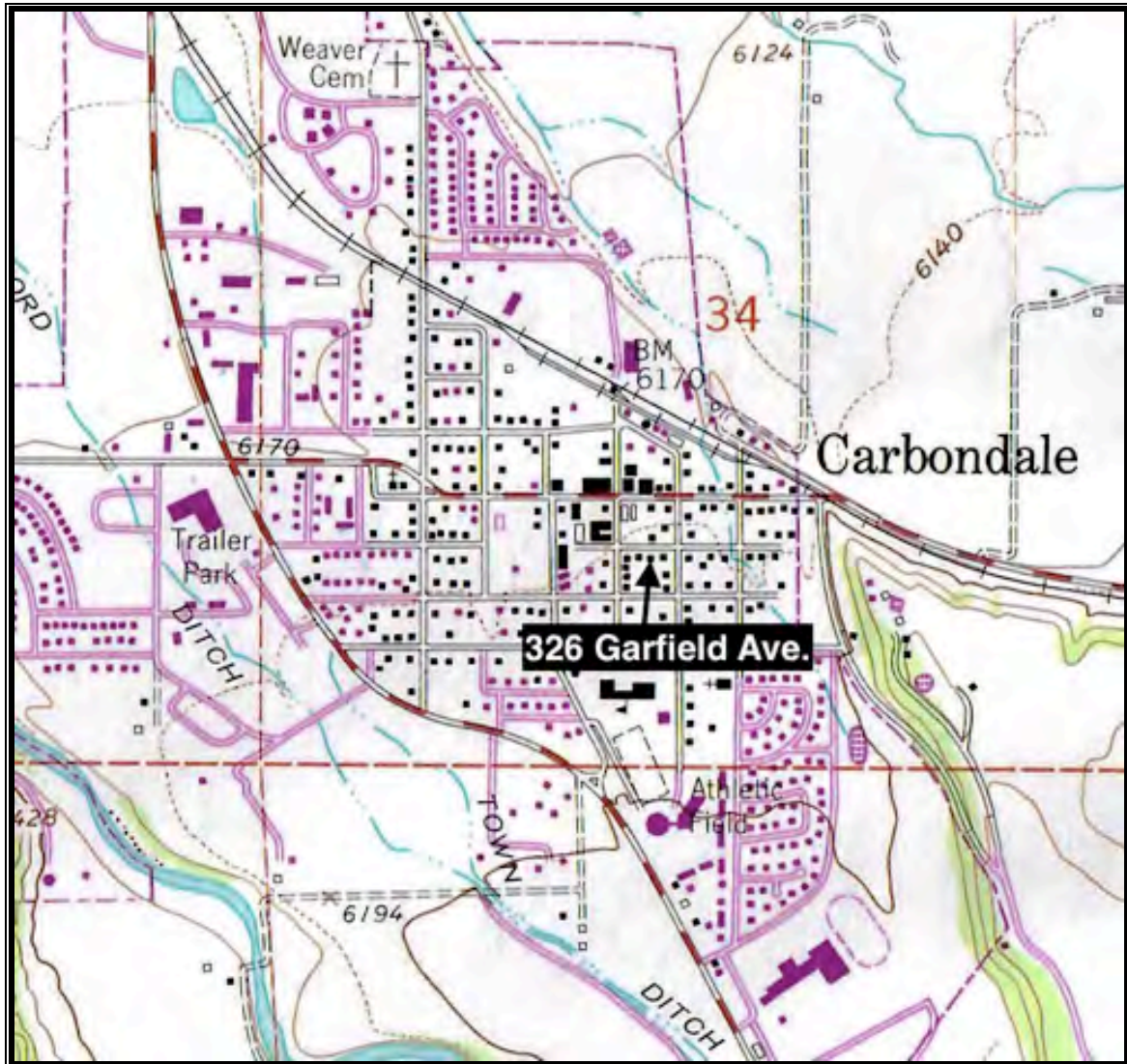
VIII. Recording Information

47. Photograph numbers: **#3397-3412**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**
49. Date(s): **18 August 2017**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

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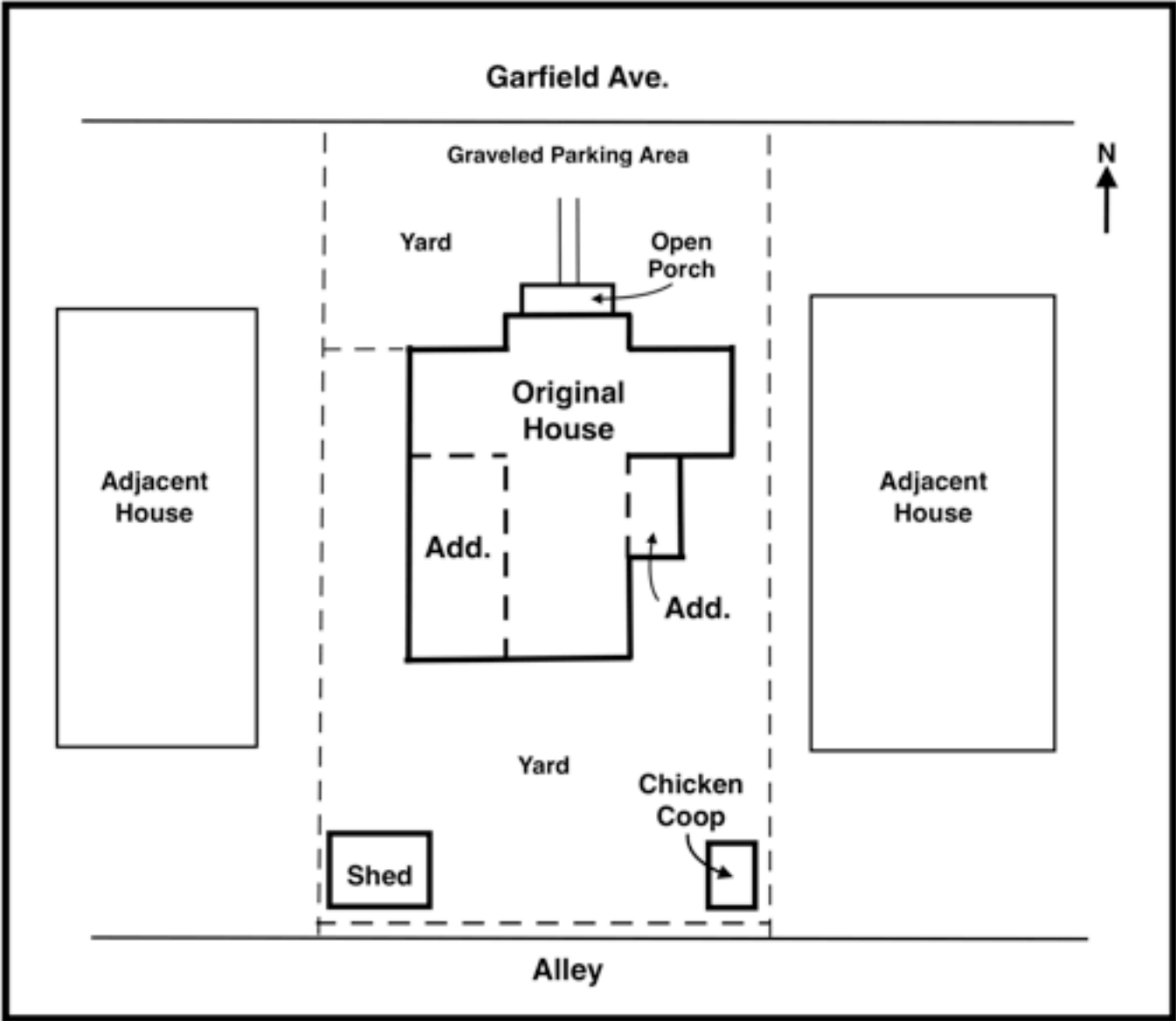
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**North (front) of the Residence
View to the South**



**East (side) and North (front) Walls of the Residence
View to the Southwest**

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Current Photographs



**North (front) and West (side) Walls of the Residence
View to the Southeast**



**South (rear) Wall of the Residence
View to the North**

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

Colorado Cultural Resource Survey
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I. Identification

1. Resource Number: **5GF5387**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **George and Johanna Sievers House
Peter and Susan Barthell House**
6. Current Building Name: **Not Applicable**
7. Building Address: **370 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **William H. Cook, Jr.
2709 NE 16th St.
Fort Lauderdale, FL 33304**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NW 1/4 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309615** Northing: **4363445**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **8-12** Block: **13**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334349003), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **40' x 50'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof / Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Dormer, Decorative Shingles, Porch, Fence**21. General Architectural Description: **Facing toward the north onto Garfield Avenue, this wood frame residence has a rectangular plan with a footprint of approximately 40' x 50'. Its exterior walls are clad in wood clapboard siding. The main roof is hipped on the east and gabled on the west, with large intersecting gabled dormers to the north and east. It is finished with asphalt shingles and boxed eaves. All of the windows on the building are single-lights and appear to be either fixed or casements. Overall, the building appears to be well cared for and in excellent condition.**

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North (front): The asymmetrical façade faces onto a landscaped front yard and Garfield Avenue. Located at the building's northeast corner, the main entrance faces north and contains a panel door flanked by single-light windows. Another single-light window faces east on the wall near the entry. The entrance is reached by way of an open stoop with a wood floor and metal handrail. Dominating the façade are **two large roof dormers** with bay windows below. The bays are each three-sided and contain a pair of windows on the front and single windows on the sides. The dormers have steeply pitched roofs and each gable face holds a single-light window surrounded by fishscale shingles.

East (side): This side of the building faces onto a large landscaped yard. It holds a secondary entrance located at an open porch. The small porch has a wood floor, open rails, and square posts that support a hipped roof. Five single-light windows are located along the main floor. Directly above the entrance porch is a steeply pitched gabled dormer with a single-light window in the end wall surrounded by fishscale shingles. Two skylights are also present.

South (rear): The rear wall of the house faces onto the landscaped backyard and was difficult to view due to the presence of trees and privacy fencing. Casement windows are present on both the first and second floors. Stacked wooden decks with open rails and square posts rise to the second floor, where entrances are likely to be present.

West (side): This side of the building faces onto a narrow side yard and holds no entries. Casement windows are present on both levels, with three on the first floor and five on the second. The wall is ornamented with a wide horizontal band of fishscale shingles, located at the margin between the first and second floors. This band wraps around to the south side of the house.

22. Architectural Style / Building Type: **Late Victorian - Queen Anne**
23. Landscaping or Special Setting Features: **This home is located on an oversized lot on the southeast corner of Garfield Avenue and Fourth Street. The frontage along Garfield is graveled and used for parking. The yard surrounding the house is bordered by wood fencing and planted with grass and mature shrubs and trees. An unpaved east-west alley runs along the south edge of the property. The home is surrounded by a combination of historic and non-historic residences.**
24. Associated Buildings, Features or Objects: **Garage (circa 1920s) – Located in the southwest corner of the property, this small detached wood frame building appears to be more than fifty years old. Facing toward the west, its exterior walls are finished with weatherboard siding. The gabled roof is finished with asphalt shingles. A single-wide overhead panel door is located on the west wall. A single one-over-one double hung window is present on each of the north and south walls.**

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IV. Architectural History

25. Date of Construction: Estimate: **1918** Actual:
- Source of Information: **Warranty Deed (Lots 8-12), H. O. and Louise Wilkins to George Sievers, 16 February 1918**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **George and Johanna Sievers**
- Source of Information: **Warranty Deed (Lots 8-12), H. O. and Louise Wilkins to George Sievers, 16 February 1918**
29. **Construction History:** According to the county assessor, the home on this property was constructed in 1888. However, the lots were not assembled until years later and the 1912 Sanborn Map shows that lots 11 and 12 were vacant through at least that time. The property seems to have been developed around 1918 and probably remained largely unchanged for years afterwards. The house appears to have been expanded to the rear in the early 1980s with a two-story addition, along with replacement of all of the windows.
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **During the 1880s and 1890s, vacant lots 8-12 in Block 13 were owned by the Carbondale Town & Land Company and then passed through a series of real estate speculators, not as a single property but as individual lots. Among the early owners were Channing Sweet, W. E. Sweet, W. B. Devereux, Charles Perham and Emma Cohn. While some were in the real estate business, others owned local businesses and ranches.**

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In October 1902, Lots 8-12 were acquired by Herbert O. and Louise Wilkins, and for the first time were assembled together into a single property. Born in 1868 in England, Herbert Wilkins immigrated to the United States in 1881 as a young boy. By 1900, he was employed as foreman of a Carbondale area ranch owned by George S. Young. Herbert married Louise Wayson, a native of Illinois, in January 1901 in Denver. Following their honeymoon, they settled into their home in Carbondale and Herbert worked on a ranch of his own outside of town.

However, rather than occupying the home that is there today, which sits on Lots 11 and 12, the Wilkins apparently lived in a house that once sat in the landscaped yard to the east on Lots 9 and 10. According to the 1912 Sanborn Map, Lots 11 and 12 were vacant through at least that year and probably served as a side yard to the house that stood on the adjacent lots to the east. The Wilkins resided in Carbondale until 1918, when they moved to the eastern Colorado town of Fort Morgan. Herbert died there in 1923 and was buried in that town's Riverside Cemetery.

In February 1918, the Wilkins sold the home on Lots 9 and 10, along with the adjacent lots to the east and west, to George Sievers for \$2,150. Born in 1855 in Holstein, Germany, Sievers served in that country's army between 1874 and 1877. He immigrated to the United States in 1880 and for several years toiled as a placer miner along the Arkansas River in the area of Granite, halfway between Leadville and Buena Vista. Starting in 1885, he and his brothers acquired land about four miles northwest of Carbondale, where they established a cattle ranch along the Roaring Fork River. The partnership was dissolved in 1894, with George retaining ownership of the ranch. That same year, he married Johanna Sass, also a native of Holstein, Germany.

The Sievers appear to have had the house on the corner of 4th and Garfield constructed around 1918 and lived there through George's death in 1924, when he was buried in Glenwood Springs' Rosebud Cemetery. Following his passing, Johanna moved to Glenwood. She died in 1956 and was buried next to her husband. Johanna sold the property in Carbondale in March 1926 to Susan Doll Barthell, launching the home into its longest period of stability as the Barthells remained there for the next thirty-four years.

Born in Ohio in 1886, Susan Doll was the daughter of Frank and Lucy Doll. In 1888, the family moved west to Gypsum, Colorado, where they became ranchers. On 4 June 1905, she married Peter Kastner Barthell. Born in Ontario, Canada in 1876, by 1885 Pete's family had moved to Gunnison, Colorado, where his father worked as a miner. They moved again around 1888, this time to Parachute along the Colorado River, where they went into ranching. In the late 1890s, Pete served in Troop C of the 1st US Volunteer Cavalry, the unit that became famous during the Spanish-American War as Teddy Roosevelt's Rough Riders. While most of the men were sent to Cuba to fight, Troop C remained in Florida with three other companies due to a lack of space on the transport ship

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that had been provided for the men along with their horses and supplies. Despite this disappointment, he trained with the Rough Riders and his name remains on their roster to this day.

By 1900, Pete was back home on the ranch near Parachute. However, he soon took a clerking job with the Dinkel Mercantile Company in Carbondale. During the summer of 1901, he went to work for the W. J. Riley Mercantile Company in Gypsum and a year later became manager of the firm's store in Eagle. He left that position in early 1903 and took over management of the Gypsum store. After marrying Susan Doll in June 1905 and taking a honeymoon trip to the Pacific northwest, the couple settled in Glenwood Springs, where Pete was employed for a short time by the First National Bank. Over the following years, he engaged in the wholesale produce business, buying and selling agricultural products from the districts around Gypsum, Glenwood Springs and Carbondale. Around 1910, he and Susan were living on a ranch of their own near Gypsum.

In the fall of 1910, Pete ran on the Democratic ticket for the position of Eagle County clerk and recorder. Although popular and well respected, he failed to win the election. By 1915, the couple had moved to Spokane, Washington, where Pete either owned or worked at the Alberta & BC Land Company. They appear to have joined Pete's younger brother Fred in that city. The following year he was a partner in the real estate firm of Barthell & Nichols. By 1918, they had returned to Colorado and settled in Carbondale, where Pete returned to his brokerage practice of buying and selling produce. Around 1920, the Barthells were living in a house on South Third Street with their four children.

Throughout the 1920s, Pete served as a district water commissioner and was involved in settling disputes between area farmers. After purchasing the house at Fourth and Garfield in Carbondale in March 1926, Pete and Susan settled there and remained in the home for many years. That same year, he was elected mayor of Carbondale and was selected by the Democratic party to run for state senator representing the 21st district, which consisted of Eagle, Garfield and Pitkin counties. In November, he lost to his opponent in an election that was swept by the Republicans and their presidential candidate, Herbert Hoover.

Following the election, Pete returned to his wholesale produce brokerage, his work as a water commissioner, and his position as Carbondale's mayor. He continued to serve the community as mayor through 1938. That spring, Pete purchased the White Eagle filling station in Meeker and the following year he and Susan took up residence in the Meeker Hotel. However, they became homesick and soon returned to Carbondale, where he continued to serve as district water commissioner. During the 1950s, Pete and Susan began spending their winters in Denver. He died in Carbondale in April 1957 and was buried in Glenwood Springs' Rosebud Cemetery. Susan died in 1973 and was buried next to her husband.

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In October 1960, three years after Pete's death, Susan Barthell sold the home in Carbondale to Herman and Joyce Hudson. Born in Oregon in 1925, Herman was a Native American from the Confederated Tribes of the Grand Ronde, a collection of tribal groups that had occupied western Oregon for centuries. He married Ella Joyce Miller in 1949 and they settled in Coos Bay, where Herman worked as a barber. In 1959, they visited Snowmass and Gypsum for a family reunion and decided to move to the area, where Joyce's family had lived during the 1930s. The following year they purchased the house in Carbondale.

After two years, the Hudsons sold the home in November 1962 to Ronald and Karen Lee Bogue. They remained there through 1965 and eventually relocated to Glenwood Springs. Over the following years, the house was owned by Michael and Mabel Havey (1965-1966), Clifford and Maecille Cerise (1966), and Irvin and Aileen Lyon (1966-1971).

36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

"City Briefs," 19 August 1900, p. 4. (item about Herbert Wilkins)

"State Engineers in Town," 24 June 1927, p. 1. (item about Pete Barthell)

"Democratic Judicial and Senatorial Assemblies," 10 August 1928, p. 1.
(Barthell candidacy)

"Primary Election Notice," 31 August 1928, p. 4.

"Democratic Ticket," 12 October 1928, p. 1.

"Vote for P. K. Barthell for State Senator," 19 October 1928, p. 1.

"Who but Hoover? Says the Nation and Pitkin County," 9 November 1928, p. 1.

"Water District Post May Go to Barthell," 18 April 1935, p. 1.

"About the City," 3 March 1938, p. 4. (Barthell career)

"Community News," 14 April 1938, p. 8. (Barthell defeated in election)

"Carbondale News," 7 April 1955, p. 3. (Barthells in Carbondale)

***The Avalanche* (Carbondale, CO)**

"Local and Personal," 29 August 1890, p. 4. (mention of George Sievers of Glenwood Springs)

Baker, James H. and LeRoy R. Hafen, editors. *History of Colorado*. Denver, CO: Linderman Company, 1927. (biography of Peter Kastner Barthell, p. 481)

Burdge/Farnum Funeral Home Records for George Sievers, Glenwood Springs, CO, Date of Death: 14 November 1924.

Burial Records for George and Johanna Sievers, Rosebud Cemetery, Glenwood Springs, CO. George's Date of Death: 1924. Johanna's Date of Death: 1956. Located at www.findagrave.com.

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Burial Record for Herbert O. Wilkins, Riverside Cemetery, Fort Morgan, CO.
Date of Death: 1923. Located at www.findagrave.com.

Burial Records for Peter and Susan Barthell, Rosebud Cemetery, Glenwood Springs, CO. Peter Date of Death: 1957. Susan Date of Death: 1973. Located at www.findagrave.com.

Census of the Grand Ronde (Confederated) Indians of Siletz Agency, Oregon, 30 June 1925. Listing for Herman Hudson Jr., Born 4 January 1925.

Colorado State Business Directory, Listings for P. K. Barthell, Carbondale, 1935 (town mayor and produce broker)

Colorado State Census, Listing for Peter K. Barthell, Gunnison, CO, 1885.

Coos Bay, Oregon, City Directory, Listing for Herman K. and Ella J. Hudson, 1954.

Denver, Colorado, City Directory, Listing for Peter and Susan Barthell, 1957.

Draft Registration Record, Peter Kastner Barthell, Carbondale, CO, 12 September 1918.

Eagle County Blade (Eagle, CO)

"June Weddings," 15 June 1905, p. 1. (Wedding of Barthell and Doll)

"News From Our Neighbors," 21 March 1907, p. 1. (Barthells)

"News From Our Neighbors," 29 August 1907, p. 1. (Pete Barthell career)

Eagle Valley Enterprise (Eagle, CO)

"Local News Stories," 22 October 1909, p. 1. (Pete Barthell career)

"Democratic Ticket," 23 September 1910, p. 8. (Pete Barthell candidacy)

"Unanimous Choice of People," 4 November 1910, p. 6. (Barthell candidacy)

"Official Returns of the General Election, Eagle County, November 8, 1910," 18 November 1910, p. 1.

"William Ide Commits Suicide," 27 January 1911, p. 1. (death on Barthell ranch)

"Red Cliff Locals," 21 September 1917, p. 1. (Barthell of Carbondale)

"Proceedings of Board of County Commissioners," 12 September 1924, p. 4.

"Democrats Name Senate Nominee in 21st District," 17 August 1928, p. 1.

"P. K. Barthell is Badly Injured," 18 March 1932, p. 1.

"This Week," 9 June 1933, p. 5. (Barthell as district water commissioner)

"This Week," 2 February 1934, p. 4. (Barthell career)

"Take Examination for Division Water Engineer," 10 April 1936, p. 1.

"We encountered Mr. and Mrs. Pete Barthell...," 3 March 1939, p. 5.

"Mrs. Frank Doll Laid to Rest Saturday," 30 June 1939, p. 8. (mother of Susan Doll)

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“Frank Doll is Called to His Reward,” 14 June 1940, p. 1. (father of Susan Doll)

“P. K. Barthell Buried in Glenwood Springs,” 18 April 1957, p. 8.

“Gypsum,” 16 July 1959, p. 7.

“Gypsum,” 5 January 1961, p. 2.

“Gypsum,” 13 July 1961, p. 2.

Garfield County Assessor, Real Estate Appraisal Records, 370 Garfield Avenue (parcel #239334349003), Carbondale, Colorado.

Garfield County Clerk & Recorder’s Office (Lots 11-12, Block 13)

Treasurer’s Deed (Lot 11), Garfield County Treasurer to W. B. Devereux, 2 September 1890 (Reception #16799).

Quit Claim Deed (Lot 11), W. B. Devereux to H. O. Wilkins, 25 August 1905 (Reception #31036).

Warranty Deed (Lot 12), John Calnan et al to Charles E. Perham, 7 February 1887 (Reception #6402).

Warranty Deed (Lot 12), Elbridge Perham et al to Mrs. Emma Cohn, 13 May 1899 (Reception #24240).

Warranty Deed (Lot 12), Emma I. Cohn to D. S. James, 19 September 1901 (Reception #24241).

Warranty Deed (Lot 12), D. S. James to Louise Wilkins, 6 October 1902 (Reception #27205).

Warranty Deed (Lots 8-10 & 12), Louise Wilkins to D. W. Shores, 1 February 1913 (Reception #46285).

Quit Claim Deed (Lots 8-12), D. W. Shores to Louise Wilkins, 10 January 1916 (Reception #53287).

Warranty Deed (Lots 8-12), H. O. Wilkins and Louise Wilkins to George Sievers, 16 February 1918 (Reception #60720).

Receipt for Inheritance Tax on the Estate of George Sievers (Lots 8-12), State of Colorado to Johanna Sievers, 6 January 1925 (Reception #90024).

Warranty Deed (Lots 8-12), Johanna Sievers to Susan D. Barthell, 24 March 1926 (Reception #134041).

Warranty Deed (Lots 8-12), Susan D. Barthell to Herman K. and E. Joyce Hudson, 10 October 1960 (Reception #211284).

Warranty Deed (Lots 8-12), Herman and Joyce Hudson to Ronald C. and Karen Lee Bogue, 26 November 1962 (Reception #219530).

Warranty Deed (Lots 8-12), Ronald and Karen Lee Bogue to Michael O. and Mabel A. Havey, 25 October 1965 (Reception #232481).

Warranty Deed (Lots 8-12), Michael and Mabel Havey to Clifford O. and Maecille Cerise, 14 February 1966 (Reception #234002).

Warranty Deed (Lots 8-12), Clifford and Mabel Cerise to Irvin and Aileen Lyon, 31 March 1966 (Reception #234107).

Warranty Deed (Lots 8-12), Irvin Lyon and Aileen (Lyon) Dickson to Lynn Katt and Donna Katt, 30 July 1971 (Reception #250660).

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Glenwood Post (Glenwood Springs, CO)

- "Carbondale Chronicles,"** 12 January 1901, p. 8. (marriage of Herbert Wilkins and Louise Wayson)
- "Death of a Noble Woman,"** 9 February 1901, p. 4. (mother of Peter Barthell)
- "Carbondale Chronicles,"** 9 February 1901, p. 8.
- "Out of the Ordinary,"** 8 June 1901, p. 5. (Pete Barthell career)
- "Out of the Ordinary,"** 15 June 1901, p. 5. (Pete Barthell career)
- "Pete's Promotion,"** 12 July 1902, p. 1. (Pete Barthell career)
- "Carbondale Item,"** 25 July 1902, p. 4. (Pete Barthell career)
- "Local Events,"** 4 October 1902, p. 5. (Pete Barthell career)
- "Carbondale,"** 11 October 1902, p. 8. (Wilkins purchase of property on Garfield Avenue)
- "County Correspondence,"** 22 November 1902, p. 8. (Wilkins house in Carbondale vacated)
- "Eagle Jottings,"** 14 February 1903, p. 8. (Pete Barthell career)
- "Country Correspondence,"** 26 September 1903, p. 5. (Pete Barthell career)
- "George Sievers Passes to Reward,"** 20 November 1924, p. 1.

Grand Valley News (Grand Valley, CO)

- "Glenwood Springs News Department,"** 17 November 1900, p. 3. (News item about Herbert Wilkins)

Marriage Record, Herbert Wilkins and Louise Wayson, Denver, CO, 2 January 1901.

Marriage Record, Herman Hudson and Ella Miller, Douglas County, OR, 1 October 1949.

Marriage Record, Peter K. Barthell and Susan Doll, Gypsum, CO, 4 June 1905.

Military Service Record of Private Peter K. Barthell, Troop C, 1st US Volunteer Cavalry, 1898. General Index to Compiled Service Records of Volunteer Soldiers who Served During the War with Spain.

***Progressive Men of Western Colorado.* Chicago, IL: A. W. Bowen & Co., 1905. (Section on George Sievers, page 191)**

Sanborn Fire Insurance Maps, Carbondale, Colorado, 1912.

Spokane, Washington City Directories, Listings for Peter and Susan Barthell, 1915-1916.

Sweet, Edna D. Carbondale Pioneers: 1879-1890. Published by the Author, 1947. (section on the Siever Brothers, page 69)

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United States Federal Census Records for George and Johanna Sievers, 1880 (Leadville, CO); 1910 & 1920 (South Carbondale, CO).

United States Federal Census Records for Herbert and Louise Wilkins, 1910 (Carbondale, CO) and 1920 (Fort Morgan, CO).

United States Federal Census Records for Herman K. and Ella Joyce Hudson, 1930 (Grand Ronde Indian Reservation, Polk County, OR); 1940 (Chemawa, Marion County, OR).

United States Federal Census Records for Peter K. and Susan Barthell, 1900 (Parachute, Garfield County, CO and Gypsum, CO); 1910 (Gypsum, CO); 1920 (Carbondale, CO); 1930 (Carbondale, CO); 1940 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1888. Yet the 1912 Sanborn map shows that Lots 11-12, where the house sits, were still vacant at that time. Lots**

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9-10 to the east were occupied by a home that has been demolished and replaced with the large fenced yard that is there today. The residence on this property appears to have been constructed around 1918 and served as the home of a series of families. Based upon the historical research completed, it is associated with the life of prominent produce broker, water commissioner and Carbondale mayor Peter Barthell, who resided there with his wife Susan from 1926 to 1957. While this might make the property significant and NRHP eligible under Criterion B, the home experienced alterations within the past forty years that diminished its architectural integrity as a historic building. Consequently, the property is not currently eligible for the National Register.

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed around 1918. While it probably remained the same for many years, it has experienced a number of non-historic alterations that seem to have taken place around the early 1980s, when the home was expanded and converted into condominiums. Unfortunately, records of the home's original construction and later alteration do not seem to exist among public sources. What could be determined from field reconnaissance is that the non-historic changes completed over the past fifty years have included replacement of the windows and construction of a two-story rear addition. Because the house is located on a corner lot, these are all exposed to view.**

As it exists today, the residence exhibits a diminished degree of architectural integrity. The aspects of location, setting, association, and to a certain extent feeling, are reasonably intact. At the same time, the aspects of design, materials and workmanship have been negatively impacted. Today the home presents a combination of old and new, and no longer clearly conveys its historic age and use dating back to the early 1900s. It appears as an older building form with a modern appearance. Due to these factors, the house exhibits a level of integrity that does not support eligibility for the National Register but may allow it to contribute to a future historic district in this area.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

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VIII. Recording Information

47. Photograph numbers: **#1228 and #2093-2116**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **1 March 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

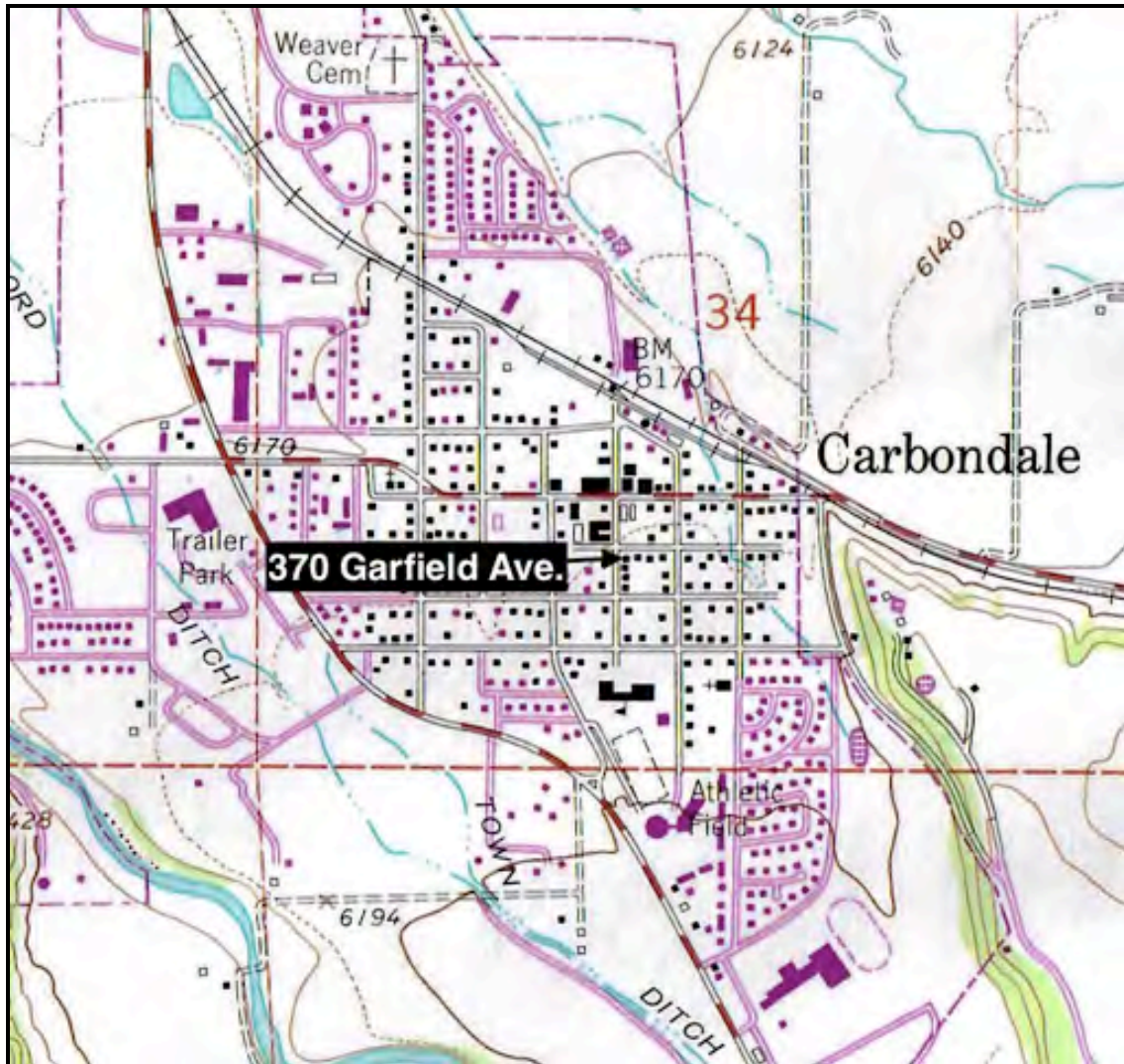
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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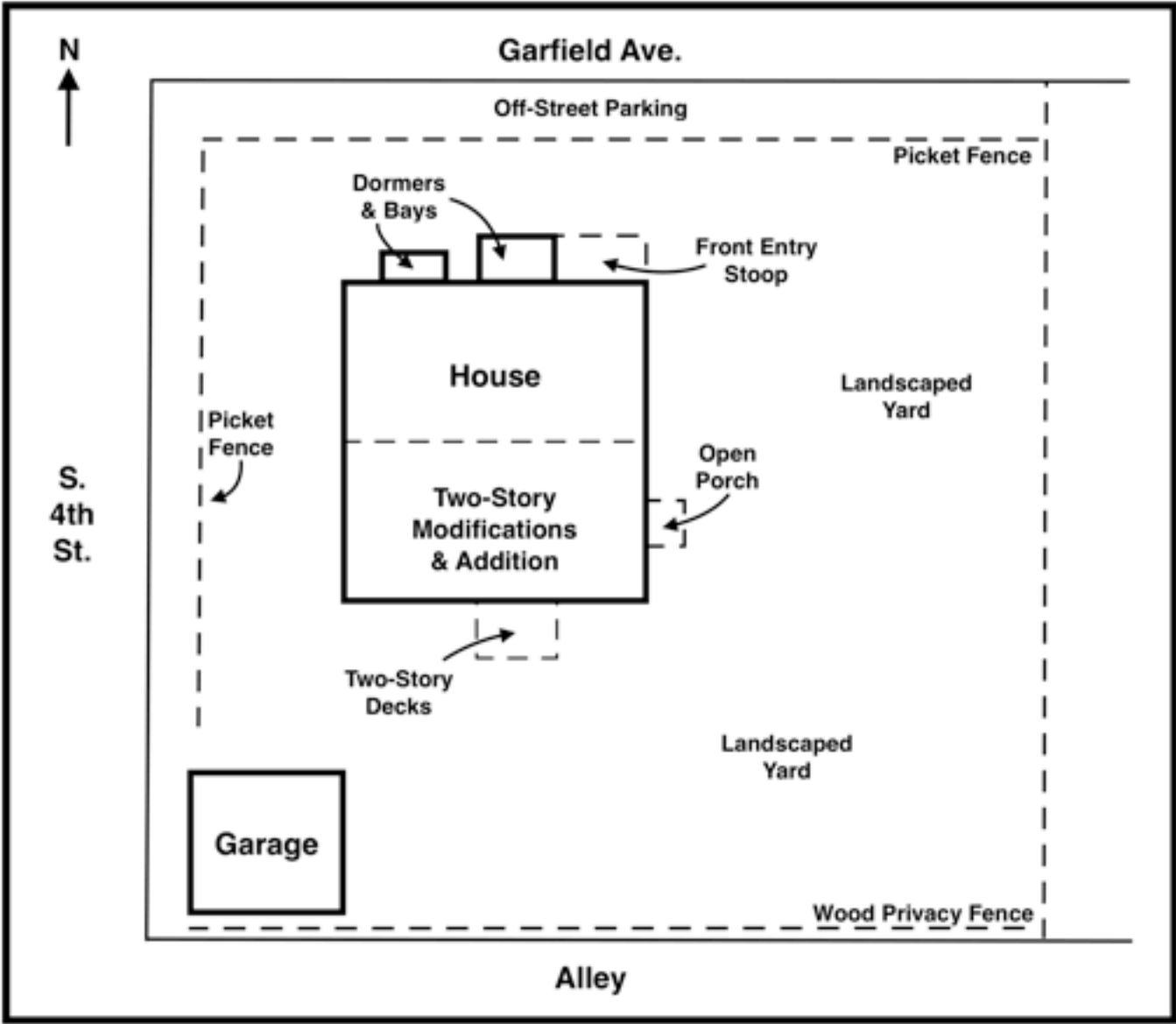
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**North (front) of the Residence
View to the South**



**East (side) and North (front) Walls of the Residence
View to the Southwest**

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Current Photographs



**West (side) and South (rear) Walls of the Residence
View to the Northeast**



**View of the Detached Garage
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5391**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Needham-Usel House**
6. Current Building Name: **Euclid House Bed & Breakfast**
7. Building Address: **378 Euclid Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Katherine Hagman & Larry Gottlieb
378 Euclid Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SW** 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309615** Northing: **4363348**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **10-12** Block: **14**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334330014), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **32' x 44'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof / Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Dormer, Decorative Shingles, Porch, Fence**21. General Architectural Description: **Facing toward the north onto Euclid Avenue, this wood frame residence has a rectangular plan with a footprint of approximately 32' x 44'. Its exterior walls are clad in wood clapboard siding. The main roof is side gabled, with a medium-sized shed-roof dormer to the north and a large full-width shed dormer to the south. Both of these dormers are non-historic features. A short brick chimney is located on the main ridgeline toward the east end of the house. All of the roof areas are finished with asphalt shingles, boxed eaves, and shaped fascia boards. The windows consist of a combination of double-hung windows and modern casements. Overall, the building appears to be well cared for and in excellent condition.**

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North (front): The façade faces onto a landscaped and fenced front yard, with graveled parking along Euclid Avenue. The main floor is dominated by an almost full-width enclosed porch. Centered in the porch is the main entrance. This consists of a glass door in a wood frame, with tall leaded glass sidelights. A small gable rises from the roof above the entry. Bands of three single-light casement windows flank the entrance, all set in wood frames and surrounds. Pairs of single-light casement windows are located on the east and west sides of the enclosed porch.

The upper floor holds a medium-size roof dormer that is offset to the east. This non-historic wood frame feature is constructed with clapboard siding and the front wall holds narrow casement windows. The center of the dormer, where a large window might have otherwise been placed, is blocked by a narrow wood frame enclosure with fishscale siding ~~on the sides~~. Above this is a narrow horizontal window. The dormer has a shed roof with shaped fascia boards. A skylight is present in the roof slope to the west.

East (side): This side of the building faces onto a landscaped and fenced yard. Projecting from the main body of the house is a five-sided bay window with single-light casement windows. The gable end wall above holds a pair of one-over-one double-hung sash windows. The wall around the windows is finished with fishscale shingles and a sunburst. A small window is located in the east wall of the rear addition.

South (rear): The rear wall of the house faces onto the landscaped and fenced backyard. A full-width addition with a low-sloped shed roof dominates the main floor. This contains an off-centered entry containing a wood panel door with a single light. The rest of the wall holds a combination of two single-light fixed windows, two windows that appear to be casements, and a one-over-one double hung sash window. The upper wall holds two single-light windows, two one-over-one double hung sash windows, and another space that seems to contain a paneled board.

West (side): This side of the building faces onto a landscaped and fenced side yard. Two three-sided bays dominate the main floor of the house. These hold a combination of single-light fixed windows and one-over-one double hung sash windows. The gable end wall above holds a pair of one-over-one double-hung sash windows. The wall around the windows is finished with fishscale shingles and a sunburst. Three windows are located in the west wall of the rear addition. These include two single-light windows and what appears to be a pair of casements. The fascia boards along the roofline are shaped.

22. Architectural Style / Building Type: Late Victorian

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23. Landscaping or Special Setting Features: This home is located on three adjacent lots on the southeast corner of Euclid Avenue and Fourth Street. The Euclid frontage is graveled and used for parking. The yard surrounding the house is bordered by decorative metal fencing and planted with grass along with mature shrubs and trees. Open patios of concrete and flagstone pavers are located behind the home. An unpaved east-west alley runs along the south edge of the property. The house is surrounded by historic and non-historic residences.
24. Associated Buildings, Features or Objects: Detached Garage / Secondary Residence (circa 1920s / circa 1970s) – Located in the southwest corner of the property, this small wood frame building consists of two distinct but connected parts, both of which now appear to be used for residential occupancy. The western one-story part of the building, originally a garage, appears to be more than fifty years old and probably dates from around the 1920s. Its walls are finished with weatherboard siding and it has a hipped roof with asphalt shingles and skylights. Facing toward the west onto Fourth Street, the west wall holds two pairs of wood swinging doors constructed with siding and metal-framed windows. Whether the doors and windows are operable is unclear. Modern metal pendant lights are mounted above the entries, along with two small gables rising from the roofline. The north wall holds two pairs of sliding windows and one pair is found on the south wall. These are all set in metal frames. Corrugated metal siding has also been placed along the base of the north wall.

The east part of the building is also wood frame but is 1½ stories tall. Its lower exterior walls are clad in board and batten siding, with wood shingles on the upper level. According to the county assessor it may have built around 1975. While it seems unlikely to predate that time period, it may also be of more recent vintage. The north wall holds a wood door with a single light. This is found at a small open porch. A small board and batten door is located in the gable end wall above the entrance. A single-light casement window is in the south gable end wall. The steeply-sloped gabled roof is finished with asphalt shingles, with a skylight in the east slope.

IV. Architectural History

25. Date of Construction: Estimate: 1912 Actual:
- Source of Information: Warranty Deed, J. A. & Mary J. Austin to W. F. & Allet Needham, 27 September 1912
26. Architect: Unknown
- Source of Information: Not Applicable
27. Builder/Contractor: Unknown

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Source of Information: **Not Applicable**28. Original Owner: **Wilson and Allet Needham**Source of Information: **Warranty Deed, J. A. & Mary J. Austin to W. F. & Allet Needham, 27 September 1912**

29. Construction History: **According to the county assessor, the home on this property was constructed in 1893. However, the lots were not assembled under a single owner until almost two decades later. The family most likely to have built the house acquired the property in 1912. It probably remained largely unchanged for decades afterwards. The house has been altered and modernized in recent decades. Some of this work may have taken place around 1975 and other features appear to be of more recent origin. On the front, non-historic changes include an enclosed porch and roof dormer. To the east and west, the bay windows appear modern. A full-width first floor addition has been added to the rear, along with a large full-width roof dormer above.**

30. Original Location: **Yes**

V. Historical Associations31. Original Use(s): **Domestic – Single Dwelling**32. Intermediate Use(s): **Not Applicable**33. Current Use(s): **Domestic – Hotel**34. Site Type(s): **Single-Family Residence, Bed and Breakfast**

35. Historical background: **During the 1880s and 1890s, vacant lots 10-12 in Block 14 were initially owned by the Carbondale Town & Land Company and then passed through a series of real estate speculators, not as a single property but as individual lots. Primary among the early owners were Denver attorney David Beaman and Glenwood banker and town developer Walter Devereux. Although both invested heavily in area properties, neither ever lived in Carbondale.**

During the first decade of the twentieth century, the three lots were transferred from one owner to another, but not as a single property. The lots appear to have remained vacant during that period, as the house there straddles them and could not have been built until they were assembled into a single, cohesive site. In July 1910, the W. M. Dinkel Mercantile Company released its ownership of lots 10 and 11 to Carbondale area farmer Harry Blue. Four months later, in November 1910, Walter B. Devereux transferred his claim to lot 12 to Blue. Because he continued to reside on his land south of town, it is likely that the house on these lots was built by subsequent owners.

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By the early 1910s, Harry Blue had acquired all of lots 8 to 12 in Block 14. In January 1912, he transferred the property to Joseph A. and Mary J. Austin. Joseph had arrived in Colorado during the 1870s, where he worked as a miner. He married Mary Jane Gillum in Canon City in 1876. By 1910, they were living in Grand Junction, where Joseph worked as a railroad boiler maker. The Austins held onto the Carbondale lots for just eight months before selling them in September 1912 to W. F. and Allet Needham.

Wilson Needham was born in Pennsylvania in 1858 and grew up on his parents' farm in Ottawa County, Kansas. Allet was an immigrant from Holland who had arrived in the United States in 1864. They married in 1887 and by 1900 had moved to the Carbondale area, where Wilson's brother James was already engaged in ranching along Cattle Creek. It appears likely that the Needhams had the house on lots 10 to 12 constructed after they purchased the property in 1912. They held onto the home for the next eighteen years although they moved to Los Angeles around the mid-1920s. She died there in 1931 and he in 1940. They are buried in Rose Hills Memorial Park in Whittier, California.

In April 1930, Wilson and Allet transferred the house to their son, Fred Albert Needham. Born in Kansas in 1890, Fred had moved to Carbondale with his parents by 1900. Around 1910, he was living with his sister and her husband on the north side of town while working as a farm laborer. When he registered for the draft in 1917, Fred listed his address as Euclid Street, most likely the home of his parents. Around that time, he was employed as a truck driver for Bert Hinkle, the owner of a Carbondale livery stable who was also engaged in the freight delivery business.

Fred was drafted into the army and served in the infantry during World War I. After the war he returned to his parents' home on Euclid Street and took a job as a foreman in a Carbondale-area planing mill. In 1922 he married Elizabeth ("Bessie") Thomas in Glenwood Springs. The couple settled in Carbondale, where by 1930 Fred was working as a mechanic in a local repair garage (he eventually had a garage of his own). In March 1936, he sold the house at 378 Euclid Avenue along with all of lots 8 to 12. Fred remained in Carbondale for another decade before remarrying and moving to Grand Junction. He died in 1973 and was buried in Grand Junction's Memorial Gardens.

The new owner who acquired the home in 1936 was Gerald Bennett. The exact identity of this person remains unclear due to the fact that there were several persons by the same name in Colorado, none of whom were found to have lived in Carbondale. In February 1946, he sold the property to Antoine and Rosine Usel, who resided there for the following three decades.

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Antoine ("Tony") Jean Usel and Rosine Usel were born in Italy and immigrated to the United States in 1902. He appears to have arrived in the Carbondale area by around 1906, where other members of the Usel family were already living. Tony and Rosine married in 1909 and settled on a farm of their own in the vicinity of El Jebel east of Carbondale. They appear to have had no children and continued to farm into the 1940s. During the late winter of 1946, the Usels sold their farm, purchased the house at 378 Euclid Avenue, and moved into town. By that time, they were in their sixties and perhaps considering retirement. They resided in the house until Antoine's death in 1972 and Rosine's passing just under two years later. Following her death, the property was sold in November 1974 to Charles and Martha Bauer.

36. Sources of information:

Burial Record for Fred Albert Needham, Memorial Gardens, Grand Junction, CO.
Date of Death: 22 December 1973. Located at www.findagrave.com.

Burial Records for Joseph and Mary Austin, Littleton Cemetery, Littleton, CO.
Joseph's Date of Death: 1 February 1926. Mary's Date of Death: 3 February 1944. Located at www.findagrave.com.

Burial Records for Wilson and Allet Needham, Rose Hills Memorial Park, Whittier, CA. Allet's Date of Death: 1931. Wilson's Date of Death: 1940. Located at www.findagrave.com.

Death Records for Antoine and Rosine Usel, Social Security Death Index.
Located online at www.ancestry.com.

Draft Registration Record, Antoine Jean Usel, Basalt-El Jebel, CO, 12 September 1918.

Draft Registration Record, Antoine Usel, Eagle County, CO, 27 April 1942.

Draft Registration Record, Fred Albert Needham, Carbondale, CO, 5 June 1917.

Draft Registration Record, Fred Albert Needham, Carbondale, CO, 27 April 1942.

Garfield County Assessor, Real Estate Appraisal Records, 378 Euclid Avenue (parcel #239334330014), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 10-12, Block 14)

Treasurer's Deed (Lot 12), Garfield County to W. B. Devereux, 2 September 1890 (Book 35, Page 116).

Treasurer's Deed (Lot 10), Garfield County to D. C. Beaman, 9 October 1893 (Book 44, Page 98).

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Warranty Deed (Lot 10), D. C. Beaman to Myron Robbins, 20 January 1902 (Book 53, Page 340).

Quit Claim Deed (Lot 10), Myron Robbins to James Anderson, 4 January 1904 (Book 62, Page 26).

Quit Claim Deed (Lots 10-11), Florence & James Anderson to William Pauley, 11 January 1906 (Book 62, Page 120).

Quit Claim Deed (Lots 10-11), William Pauley to H. P. Williams, 22 February 1906 (Book 62, Page 127).

Warranty Deed (Lots 10-11), H. P. Williams to the W. M. Dinkel Mercantile Company, 5 December 1906 (Book 67, Page 149).

Quit Claim Deed (Lots 10-11), W. M. Dinkel Mercantile Company to Harry Blue, 1 July 1910 (Reception #40458).

Quit Claim Deed (Lot 12), Walter B. Devereux to Harry Blue, 2 November 1910 (Reception #41645).

Quit Claim Deed (Lots 8-12), Harry Blue to J. A. & Mary J. Austin, 26 January 1912 (Reception #43635).

Warranty Deed (Lots 8-12), J. A. & Mary J. Austin to W. F. & Allet Needham, 27 September 1912 (Reception #45440).

Warranty Deed (Lots 8-12), W. F. & Allet Needham to Fred A. Needham, 7 April 1930 (Reception #107526).

Warranty Deed (Lots 8-12), Fred A. Needham to Gerald Bennett, 21 March 1936 (Reception #127928).

Warranty Deed (Lots 8-12), Gerald Bennett to Antoine & Rosine Usel, 15 February 1946 (Reception #156400).

Personal Representative's Warranty Deed (Lots 8-12), Estate of Rosine Usel to Charles & Martha Bauer, 26 November 1974 (Reception #265561).

Listings for Fred A. Needham, Grand Junction City Directories, 1946-1973.

Marriage Record, Fred A. Needham and Bessie Thomas, Glenwood Springs, CO, 7 January 1922. Denver, CO: Marriage Records, Colorado State Archives.

Marriage Record, Fred A. Needham and Eva M. Ravoux, Mesa County, CO, 26 December 1945. Grand Junction, CO: Mesa County Marriage Records, Mesa County Clerk and Recorder.

Roster of Men and Women Who Served in the World War from Colorado, 1917-1918, Garfield County. Adjutant General, Colorado National Guard, 1941. Listing for Fred A. Needham, Infantry Corporal, Carbondale, CO.

Sweet, Edna D. *Carbondale Pioneers: 1879-1890*. Published by the Author, 1947 (Section on the Needhams, page 67).

United States Federal Census Records for Antoine and Rosine Usel, 1920-1940 (Basalt-El Jebel, CO).

Architectural Inventory Form

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United States Federal Census Records for Fred A. Needham, 1900-1940 (Carbondale, CO).

United States Federal Census Records for Harry Blue, 1910 (Hot Springs, Pitkin County, CO) & 1920 (South Carbondale, CO).

United States Federal Census Records for Joseph and Mary Austin, 1910 (Grand Junction, CO).

United States Federal Census Records for Wilson and Allet Needham, 1880 (Concord, KS), 1900 (Carbondale, CO), 1920 (Ottawa County, KS), 1930 (Montebello, CA).

“Woody Creek,” *Aspen Daily Times*, 14 March 1946, p. 7. (sale of Tony Usel farm at El Jebel)

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

Architectural Inventory Form

(Page 10 of 16)

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1893. However, archival research showed that the three lots upon which it sits were not assembled until almost two decades later, indicating that the residence was likely to have been constructed around 1912. Based upon the historical research completed, it is most strongly associated with the lives of two of these families. The first was farmers Wilson and Allet Needham and their son Fred, a mechanic who ended up owning a local auto garage. They resided in this house from approximately 1912 to 1936. The other couple associated with the property was Antoine and Rosine Usel, who farmed nearby in the El Jebel area. They lived in the home on Euclid Avenue from 1946 to the early 1970s.**

In terms of significance and potential NRHP eligibility, the property is not strongly associated with any historical event or pattern of events, and is therefore not eligible under Criterion A. Neither of the families most closely connected to the home rise to a level that might make it eligible under Criterion B. Finally, the house has experienced a number of alterations since the mid-1970s that diminished its architectural integrity as a historic building. Consequently, it is not currently eligible for the NRHP under Criterion C.

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed around 1912. While it probably remained the same for many years, it has experienced a number of non-historic alterations that seem to have taken place since the mid-1970s. At some time in recent decades, the property was converted from a single-family home into a bed and breakfast, and this change in use may have also led to additional alterations. Unfortunately, records of the home's original construction and later alteration do not seem to exist among public sources. What could be determined from field reconnaissance is that the non-historic changes completed over the past fifty years or less have included a front enclosed porch and roof dormer, bay windows on the sides, and large rear additions. The detached garage has also been enlarged in recent years and converted into a secondary residential unit. Because the house is located on a corner lot, these changes are all exposed to view.**

As it exists today, the property exhibits a diminished degree of architectural integrity associated with both the house and detached garage. The aspects of location, setting, association, materials and workmanship appear to be reasonably intact. At the same time, the aspects of design and feeling have been negatively impacted. Today the home and garage present a combination of old and new, and no longer clearly convey their historic age and use dating back to the early 1900s. They both appear as older building forms with clearly visible evidence of modern exterior alterations. Due to these factors, the property exhibits a diminished level of integrity that does not support eligibility for the National Register. For the same reasons, it seems unlikely to contribute to a future historic district in this area of Carbondale.

Architectural Inventory Form(Page 11 of 16)

VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information47. Photograph numbers: **#1248 and #2309-2334**

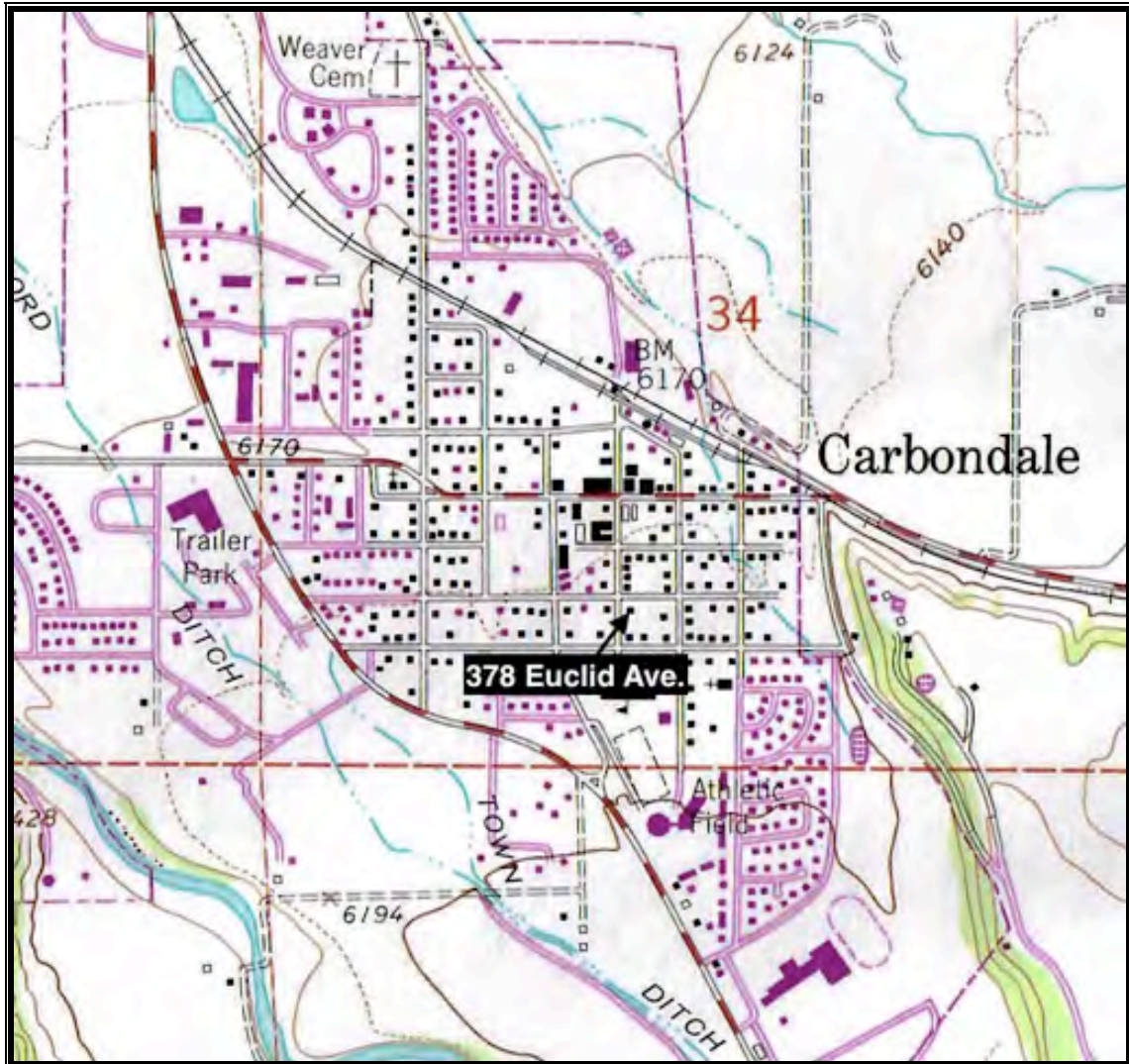
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**49. Date(s): **25 April 2017**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970/221-1095**

Architectural Inventory Form

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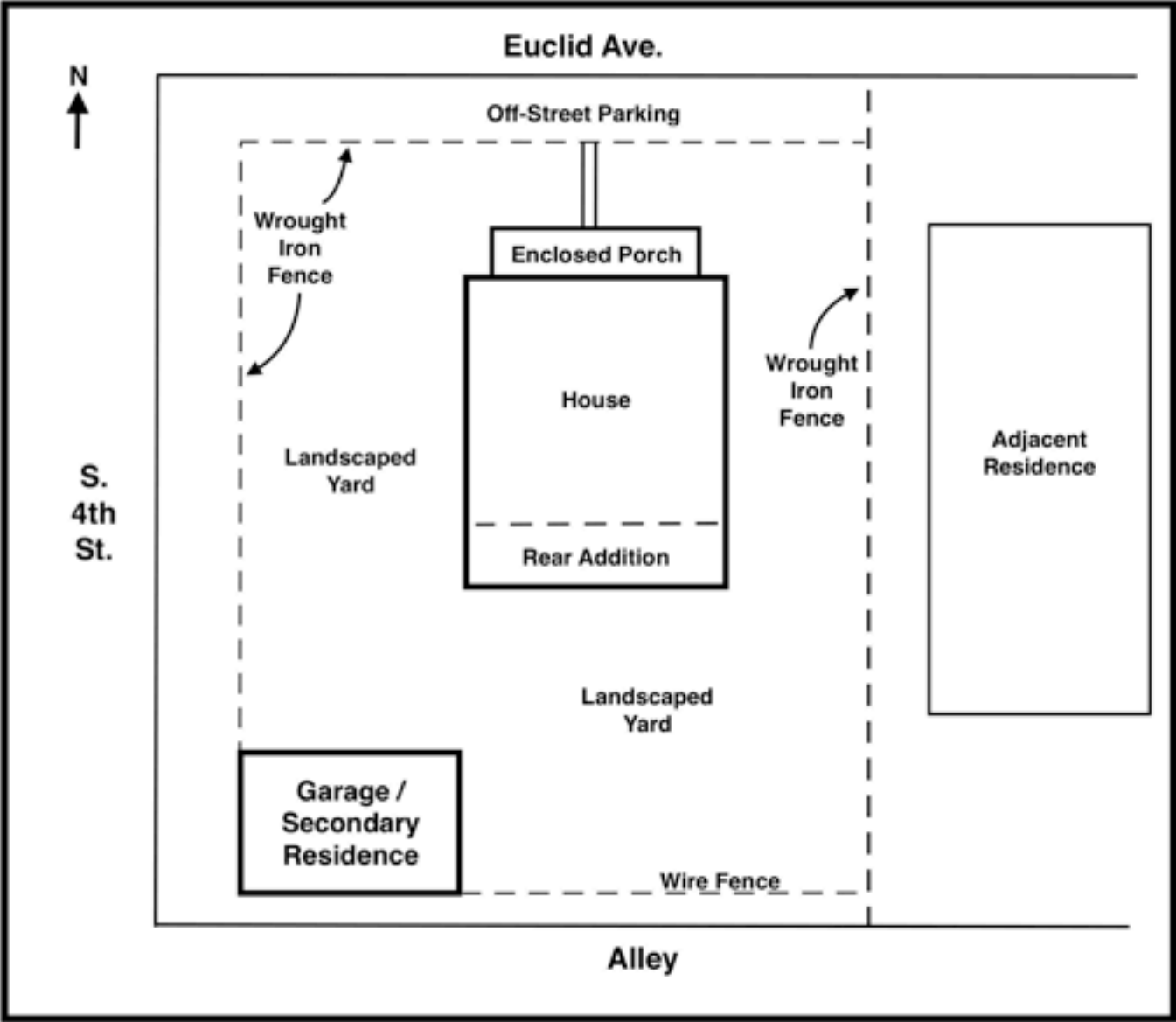
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
(Page 13 of 16)

Site Diagram



Architectural Inventory Form

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Current Photographs



**North (front) and West (side) Walls of the Residence
View to the Southeast**



**East (side) and North (front) Walls of the Residence
View to the Southwest**

Architectural Inventory Form

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Current Photographs



**South (rear) Wall of the Residence
View to the North**



**West (side) and South (rear) Walls of the Residence
View to the Northeast**

Architectural Inventory Form

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Current Photographs



**North and West Walls of the Detached Garage / Secondary Residence
View to the Southeast**



**West and South Walls of the Detached Garage
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5444**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Mow House**
6. Current Building Name: **Not Applicable**
7. Building Address: **389 Sopris Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Tara Abbaticchio
389 Sopris Ave.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 14)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SW** 1/4 of the **NE** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309613** Northing: **4363298**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **B** Block: **14**Addition: **Original Carbondale Townsite** Year of Addition: **1887**

13. Boundary Description and Justification: **This parcel (2393-343-30-012) is a re-subdivision of what was originally Lots 13 to 16 in Block 14 of the Original Carbondale Townsite. Now separated into two distinct lots (A & B), the property recorded here includes the historic house along with its immediate surroundings. These features are all in the south half of Lots 13 to 16. The adjacent house to the north is in the northern half of Lots 13 to 16. Since this is a separate parcel, it would need to be independently recorded.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **34' x 47'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Asbestos**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Fence**

21. General Architectural Description: **Facing toward the south onto Sopris Avenue, this one-story wood frame residence has a rectangular-shaped plan with an overall footprint of approximately 34' x 47'. The building's exterior walls are finished with asbestos shingle siding. Its roof consists of two intersecting gables finished with asphalt shingles and boxed eaves. Overall, the building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

(Page 3 of 14)

South (front): The façade faces south onto a small landscaped yard along Sopris Avenue. The main entry holds a wood door with three small horizontal lights set on a diagonal. Flanking the entrance are pairs of sliding windows, two to the east and one to the west, with wood frames and surrounds. An open porch projects from the entry area. This is constructed with a wood floor, square posts and a shed roof. Two skylights are located in the south roof slope.

West (side): This side of the building faces onto a small side yard along Fourth Street. No entries are found along the wall. The original front body of the house has a pair of sliding windows and the rear addition at the building's northwest corner holds a one-over-one double-hung sash window. Both of these windows have wood frames and surrounds.

North (rear): The rear of the building faces onto a narrow backyard. Due to obstructions, the rear entrance and eastern length of this wall could not be documented. Several windows could be seen along the wall, all toward its western end. One is a one-over-one double-hung sash window. Two appear to be small single-light windows. The west wall of the rear enclosed porch holds a band of three two-light windows. A pair of what appear to be casement windows are found on the attic level. All of these windows appear to have wood frames and surrounds.

East (side): This side of the building hold no entries and is dominated by an addition. Three windows are present along the wall. Two are pairs of sliding windows. The third is a band of three two-light windows. These appear to have wood frames and surrounds.

22. Architectural Style / Building Type: **I-House**

23. Landscaping or Special Setting Features: **This home is located on the northeast corner of Fourth Street and Sopris Avenue. A wood fence constructed of posts and horizontal boards runs along the south property line east of the house. Included along this length of fence is a pair of gates that provide vehicular access to the eastern area of the property from Sopris Avenue. This area is entered by a graveled driveway. Small yard areas with mature trees and shrubs surround the house, along with the town ditch on the west side. The home is surrounded by historic and modern residences as well as the parking lot for the city library to the south. The property was subdivided in the late 1990s.**

24. Associated Buildings, Features or Objects: **N/A**

Architectural Inventory Form(Page 4 of 14)

IV. Architectural History

25. Date of Construction: Estimate: **1901** Actual:
- Source of Information: **Warranty Deed, D. C. Beaman to Charles Mow, 26 February 1901**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Charles Mow**
- Source of Information: **Warranty Deed, D. C. Beaman to Charles Mow, 26 February 1901**
29. **Construction History:** According to the county assessor's records, the house on this property was constructed in 1898. However, this appears to be just a few years too early. Archival research indicates that it was more likely to have been built in 1901. The small building, which originally had a T-shaped plan, was altered at an unknown time with the construction of additions to the east, northeast and northwest. Some of this work may have taken place around 1970 and this could have included cladding of the exterior in asbestos shingle siding. The building was remodeled in 2004 and again between 2007 and 2013, but it is unclear what this involved. In 1998, the property was split in two, carving off the back (north) half of the original lots into a separate site with its own residence.
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **During the mid- to late-1880s and perhaps into the 1890s, the four lots that now make up this property would have been owned by the Carbondale Town & Land Company. However, they were soon acquired by**

Architectural Inventory Form

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property investors D. C. Beaman of Arapahoe County, who owned lots 13 and 14, and local businessman William M. Dinkel, who secured lots 15 and 16. In February 1901, Beaman sold his two lots to Charles Mow for \$85. Ten years later, in April 1911, Mow expanded his property at this location by purchasing lots 15 and 16 from Dinkel for \$100. These prices indicate that the lots were vacant at the time they were purchased. It appears that Mow had a small wood frame house built on lots 13 and 14 at the corner of Fourth and Sopris, possibly as early as the summer of 1901. The two lots to the east were left vacant and became part of the home's yard.

Charles Mow was born in Indiana in 1863 and by 1880 was living in Worth County, Missouri, where he was employed as a farmhand. In the summer of 1892, he traveled west to visit his aunt and uncle, the Roystons, in Carbondale. He was unaware that they had invited him to be introduced to Madora Ann Farris, a young lady they had befriended and believed would make a good wife for their nephew. Madora came to Carbondale around 1887 to join her father, Civil War veteran J. B. Farris, who had moved to the mountains five years earlier following the tragic deaths of his wife and three other children in Denver. Unable to care for his young daughter, J. B. placed her in Alamosa for several years, presumably with a family that could look after her. When she reached the age of seventeen, Madora traveled to Carbondale and her father took her to his place along the Crystal River. He had been prospecting in the mountains, including around Mount Sopris, during the years away from his daughter.

Charles and Madora were married in January 1893 and settled on a farm on East Mesa southeast of town. Years later, in 1920, they purchased the Big 4 Ranch two miles from Carbondale. By 1900, the Mows had a son by the name of James Leroy (known as Roy) and a daughter named Frances. The following year, Charles purchased the vacant lots at Fourth and Sopris, and evidently had the house built there for his family. In 1905, he was seriously injured in the Fourth of July fire that broke out at the Silver Club Saloon in downtown Carbondale and burned down half of the commercial district. Charles survived the incident and he and Madora continued to farm outside of town. Throughout this period, they may have used the house in town during the winter months when the children were attending school, a common practice among Colorado's farmers and ranchers. Sometime during the 1910s, it appears that they began to occupy the house regularly and remained there into the 1920s.

Charles died in July 1930 in Los Angeles. It is unclear what happened to Madora and their burial places are unknown. In December 1938, Charles' estate was settled and the property at 389 Sopris Avenue was transferred to his children, Frances M. Guss and Roy Mow. Because she was not treated as a potential recipient of his estate, this suggests that Madora had died by that time (or they were divorced). Born in 1893, as a young man Roy worked on his parents' farm outside of Carbondale. In 1917 he registered for the draft and then served from 1918 to 1919 with an ambulance company stationed in France with

Architectural Inventory Form

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the 88th Infantry Division. In November 1921, he married Lela Marie Gerkin in Carbondale. She was born in 1897 in Indiana and by 1920 was living with her parents on a farm outside of Carbondale along Cemetery Road. Around that time, Marie was employed as a department store cashier.

By the mid-1930s, if not earlier, Roy and Marie occupied the house at 389 Sopris Avenue with their children, June and Douglas. Roy engaged in farming on the Big 4 Ranch and around 1940 Marie was busy teaching in a school outside of town. Throughout the period from the late 1930s through the mid-1950s, the house continued to be jointly owned by Roy and his sister Frances. Frances was born in 1896 and in May 1914 married Clyde Guss. They moved to southern California in the 1920s, where Clyde worked as a longshoreman. Sometime between 1935 and 1940, the couple moved back to Carbondale and Clyde went into farming. He died in 1956 and was buried in Rosebud Cemetery in Glenwood Springs. Frances' brother Roy died in January of that year and was also buried in the same cemetery. The day after Roy's death, Frances relinquished her one-half ownership share in the home on Sopris Avenue to her sister-in-law Marie. Frances died in 1968 and was buried next to her husband.

In the settlement of Roy's estate in 1970, Marie secured one-half of his half of the property. Their children, June and Douglas, each inherited a one-eighth interest. This left Marie with three-quarters of the property and the children with the remaining one-quarter. Marie seems to have lived in the house into the 1960s and then died in September 1971. She was also buried in Rosebud Cemetery. Sometime prior to the settlement of her estate, June and Douglas transferred their fractional ownership to their mother. In January 1972, Marie's estate sold the house to Joe and Margy Blanc, who owned it for just one year.

36. Sources of information:

Burial Records for Clyde R. Guss and Frances M. Guss, Rosebud Cemetery, Glenwood Springs, CO. Clyde's Date of Death: 1956. Frances' Date of Death: 1968. Located at www.findagrave.com.

Burial Records for James Leroy Mow and Marie Gerkin Mow, Rosebud Cemetery, Glenwood Springs, CO. James' Date of Death: 1956. Marie's Date of Death: 1971. Located at www.findagrave.com.

Death Record for Charles W. Mow, California Death Index, Department of Health and Welfare, Vital Records, Place of Death: Los Angeles, Date of Death: 18 July 1930.

Draft and Service Records, James Leroy Mow, Carbondale, CO, 1917-1919. Registration Card, 5 June 1917. US Army Transport Service, Passenger Lists, August 1918 and May 1919. Roster of Men and Women Who Served in

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the World War From Colorado, 1917-1918. Honorable Discharge from the United States Army, Garfield County Clerk & Recorder, Reception #103593.

Draft Registration Records, James Leroy Mow, Carbondale, CO, 1942.

Garfield County Assessor, Real Estate Appraisal Records, 389 Sopris Avenue (parcel #2393-343-30-012), Carbondale, Colorado.

Garfield County Clerk & Recorder, Title Records for 389 Sopris Avenue, (Originally Lots 13-16, Block 14, Original Carbondale Townsite; Now Lot B, Re-subdivision of Lots 13-16)

Warranty Deed, D. C. Beaman to Charles Mow, 26 February 1901 (reception #23537).

Warranty Deed, William M. Dinkel to Charles Mow, 19 April 1911 (reception #41879).

Decree of Heirship, Estate of Charles Wesley Mow to Frances M. Guss and Roy Mow, 30 December 1938 (reception #138520).

Quit Claim Deed, Frances M. Guss to Marie G. Mow, 25 January 1956 (reception #193179).

Decree of Heirship, Estate of James Leroy Mow to Marie G. Mow, 16 March 1970 (reception #245767).

Administrator's Deed, Estate of Marie G. Mow (also known as Lela Marie Mow) to Joe and Margy Blanc, 4 January 1972 (reception #252344).

Glenwood Post (Glenwood Springs, CO)

"Deals in Dirt," 9 March 1901, p. 8.

Marriage Record, Charles Mow and Madora Farris, Carbondale, CO, 11 January 1893.

Marriage Record, Frances M. Mow and Clyde R. Guss, Glenwood Springs, CO, 27 May 1914.

Marriage Record, James L. Mow and L. Marie Gerkin, Carbondale, CO, 1 November 1921.

New Castle Nonpareil (New Castle, CO)

"Fire at Carbondale," 8 July 1905, p. 1.

San Pedro, California, City Directory, Listings for Clyde and Frances Guss, 1928-1932.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, 1947. (Section on J. B. Farris, including Charles and Madora Mow, pp. 115-117).

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Telegram-Reveille (Rifle, CO)**"Public Sale! at the Big 4 Ranch, Carbondale," 13 February 1920, p. 4.****United States Federal Census Records for Charles and Madora Mow, Worth County, MO, 1880; Carbondale, CO, 1900-1920.****United States Federal Census Records for Madora Farris, Montgomery Township, IN, 1870.****United States Federal Census Records for Marie Gerkin, Carbondale, CO, 1920.****United States Federal Census Records for James and Marie Mow, Carbondale, CO, 1940.****United States Federal Census Records for Clyde and Frances Guss, Los Angeles, CA, 1930; Carbondale, CO, 1940.**

VI. Significance37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

Architectural Inventory Form

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42. Statement of significance: **The residence on this property was constructed in or around 1901 and has served as a single-family home since that time. Based upon the physical documentation and historical research completed, it is not adequately associated with events or individuals that might make it NRHP eligible under Criteria A or B. In addition, the house exhibits a diminished level of integrity and its setting has substantially changed in recent decades. Because of these factors, the property is not eligible under Criterion C. Consequently, the house is not eligible for the NRHP.**
43. Assessment of historic physical integrity related to significance: **This residence appears to have been built in 1901 with a T-shaped plan. The additions to the east, northeast and northwest are later alterations, although their ages are unknown. As it exists today, the residence seems to exhibit a diminished degree of architectural integrity. The building has been substantially enlarged and changed with additions and the other modifications reported to have taken place are somewhat unclear and their ages undocumented. Several of the windows, particularly the sliding ones, appear to be much less than fifty years old. Among the aspects of integrity, that involving location may be the only one that is untouched. With changes to the house and lots, the aspects of setting, materials, design, workmanship, feeling and association are diminished. Consequently, while the house continues to appear historic, questions raised about its physical integrity cause it to fail to support eligibility for National Register designation.**

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#3339-3357**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

Resource Number: **5GF5444**

Address: **389 Sopris Ave., Carbondale, CO**

Architectural Inventory Form

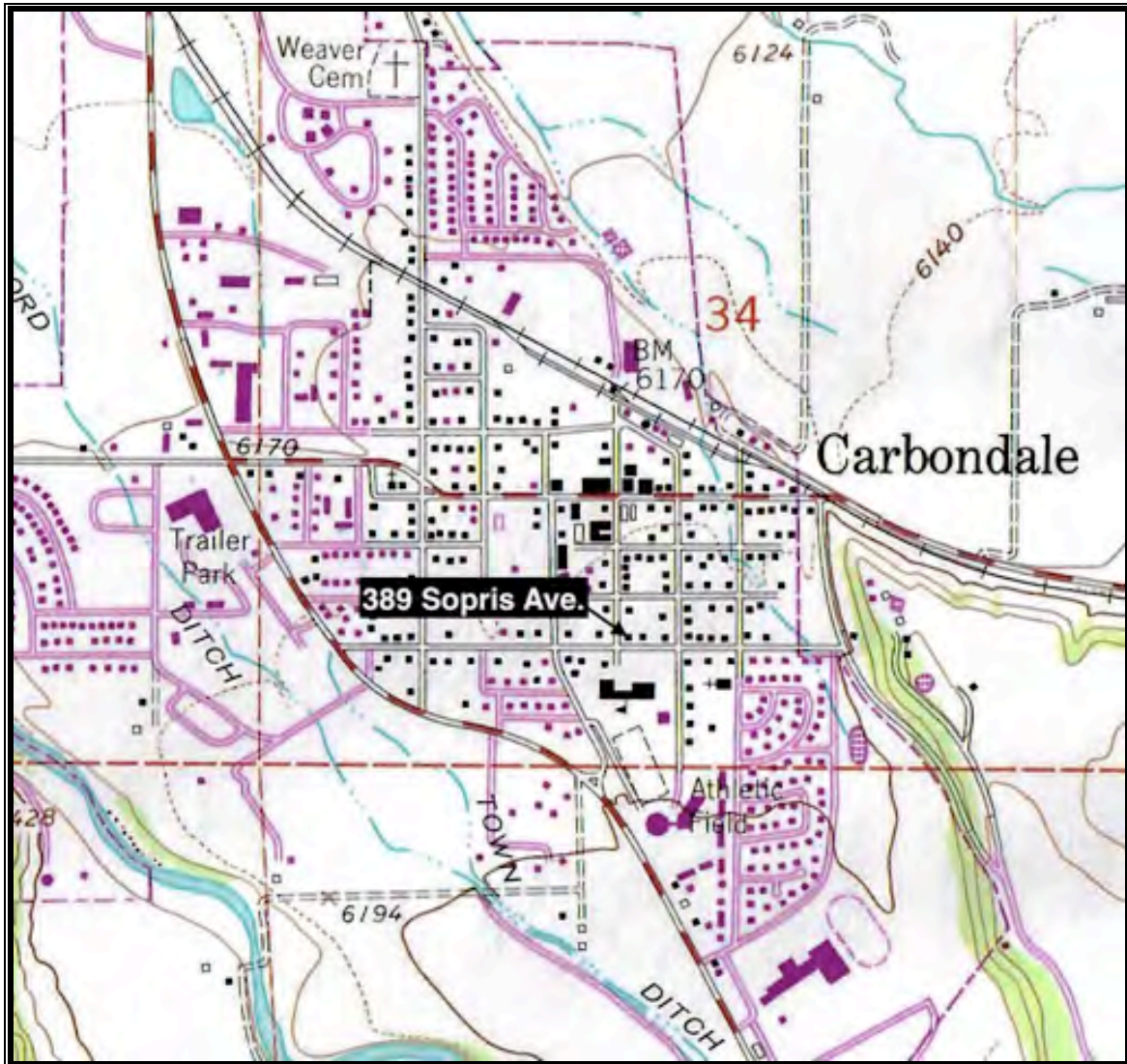
(Page 10 of 14)

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**
49. Date(s): **18 August 2017**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

Architectural Inventory Form

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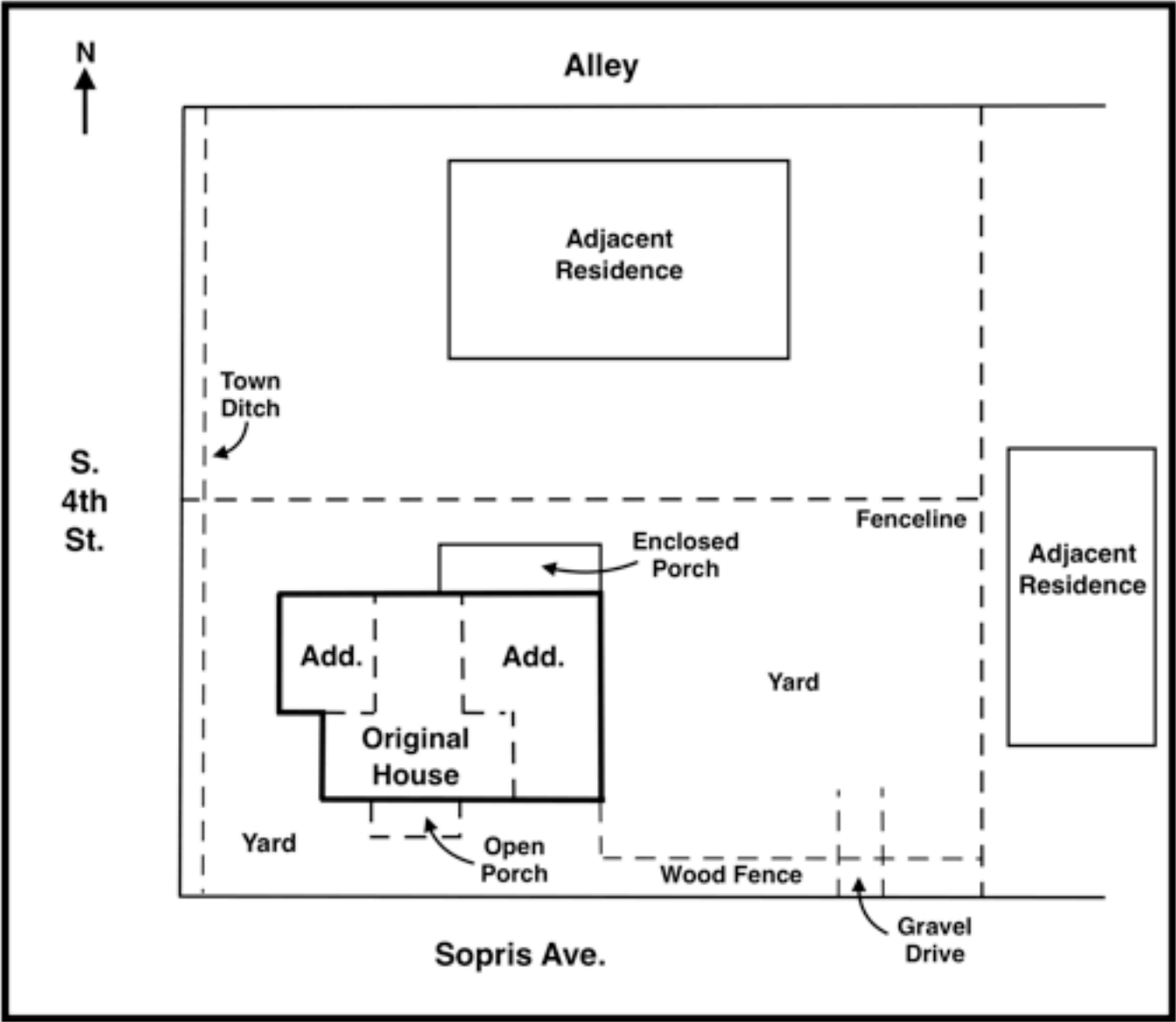
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
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Site Diagram



Architectural Inventory Form

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Current Photographs



**South (front) and East (side) Walls of the Residence
View to the Northwest**



**South (front) Wall of the Residence
View to the Northeast**

Architectural Inventory Form

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Current Photographs



**West (side) Wall of the Residence
View to the East**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5388**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **James Leggett House
Ernest and LeVada Strong House**
6. Current Building Name: **Not Applicable**
7. Building Address: **410 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Kenneth R. Olson
P.O. Box 217
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 16)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NW 1/4 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309578** Northing: **4363438**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **1 & 2 and the E. 12.5' of Lot 3** Block: **18**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334326008), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **30' x 40'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Dormer, Decorative Shingles, Chimney, Fence**21. General Architectural Description: **Facing toward the north onto Garfield Avenue, this 1½-story wood frame residence has a rectangular plan with a footprint of 30' x 40'. The original home measured 20' x 40', and was expanded decades ago with a one-story 10' x 39' shed-roof addition along its entire west wall. The original home's exterior walls are clad in wood clapboard siding, and the west addition is clad in weatherboard siding. The primary roof is gabled and finished with standing seam metal panels and shallow boxed eaves. A short brick chimney with a metal cap is located on the ridgeline. Overall, the building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

(Page 3 of 16)

North (front): The façade faces onto a landscaped front yard and Garfield Avenue. Centered on the wall and accessed by way of a small wood deck, the main entrance faces north and contains a storm door, inside of which is a main door that could not be seen. Above the entrance, the gable end wall is ornamented with fishscale shingles painted in bright colors. Centered there is a one-over-one double hung sash window with wood frame and surrounds. The north wall of the west addition also contains a single window. Although it is double hung and set in what appear to be older wood surrounds, faux dividers create the impression that this might be a six-over-six window.

East (side): This side of the building faces onto Fourth Street but does not hold any entrances. Several windows are present along the wall. Two of these are tall windows with faux dividers that make them appear to contain twelve lights, and a smaller one gives the impression of eight lights. One band of windows also employs faux dividers and appears as a central sixteen-light window flanked by eight light windows. All of these are found on the main body of the house and are ornamented with scalloped boards beneath the sills. Toward the building's southeast corner, the east wall of the south addition holds a pair of early narrow two-over-two double hung windows with wood frames and surrounds.

South (rear): The rear wall of the house faces onto the alley and was not fully visible due to the presence of privacy fencing. The main floor is occupied by a small older one-story addition. This has a combination shed and gabled roof covered with metal sheets. A window that could not be recorded is present there. Above the addition, the upper floor's gable end wall is ornamented with fishscale shingles, as on the front, and contains a one-over-one double hung sash window.

West (side): This side of the building faces onto a side yard that contains mature trees and is bordered by privacy fencing. The main floor of the house is formed of the long shed-roof addition, which holds an entry containing a modern panel door with several lights. Another panel door enters the rear addition. Three double hung windows, all with faux divided lights, are present along the long wall. Above this, the upper floor is dominated by a long roof dormer that runs most of the length of the house. This holds five double hung windows, is finished with wood siding, and has a shed roof with a small gable at the middle. Fishscale shingles ornament the wall and trim surrounding the central band of three windows beneath the small gable.

22. Architectural Style / Building Type: **Late Victorian - Queen Anne**
23. Landscaping or Special Setting Features: **This home is located on an oversized lot on the southwest corner of Garfield Avenue and Fourth Street. An on-site parking area is located in the property's northwest corner. The yard surrounding the house is bordered by wood post and rail fencing on the north**

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and privacy fencing on the south. It is planted with grass and several trees. An unpaved east-west alley runs along the south edge of the property. The home is surrounded by a combination of historic and non-historic residences.

24. Associated Buildings, Features or Objects: **Log Building (age unknown)** – Located in the front yard northwest of the house, this small building looks like a diminutive log cabin. Its age is unknown and it is currently being used for storage. Facing toward the east, the building appears to rest upon concrete blocks. Its walls are constructed of large round stripped logs that are tightly assembled with saddle notching. No chinking or daubing are present between the logs. There is no door in the east entry. The roof is gabled and overhangs the east wall to shelter an open porch. This is supported by slender log beams, with dimensional lumber used for the rafters. The gable end walls are open. A small gabled roof dormer is present on the north slope, although it does not contain a window. Based upon its scale and design, the building has the appearance of a playhouse.

IV. Architectural History

25. Date of Construction: Estimate: **1903** Actual:
- Source of Information: **Warranty Deed, E. F. Prince & A. J. Edgerton to James Leggett, 15 January 1903**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **James Leggett**
- Source of Information: **Warranty Deed, E. F. Prince & A. J. Edgerton to James Leggett, 15 January 1903**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1893. However, its title history strongly suggests that it first appeared a decade later, most likely in 1903. The building probably remained largely unchanged for years afterwards, but was eventually expanded to the south and west. While the small south addition may date from the early 1900s, the long west addition on the main floor and attic level dormer above appear to have been constructed mid-century, possibly in the 1960s.**
30. Original Location: **Yes**

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V. Historical Associations

31. Original Use(s): Domestic – Single Dwelling
32. Intermediate Use(s): Not Applicable
33. Current Use(s): Domestic – Single Dwelling
34. Site Type(s): Single-Family Residence
35. Historical background: During the 1880s, vacant lots 1 and 2 in Block 18 were owned by the Carbondale Town & Land Company. In 1888, they were acquired by William Gelder, a prominent Glenwood Springs resident. Between the 1880s and early 1900s, Gelder served as a county judge, was a partner in the Hotel Glenwood, and was president of the Glenwood National Bank. He also began investing heavily in Carbondale properties starting in 1887. By the early 1890s, the still vacant lots in Block 18 were in the hands of Garfield County, evidently due to a failure to keep up with the property taxes. The county treasurer sold them in 1893 to David C. Beaman, a prominent Denver attorney who was also investing in properties in Garfield and Pitkin counties. Beaman was one of the founders of the Colorado Fuel & Iron Company, and for many years served as the firm's secretary and general counsel.

In November 1901, Beaman sold the lots for \$85 to Eugene F. Prince and Arthur J. Edgerton. The purchase price suggests that the property was still vacant. An early rancher in the Carbondale area, Prince became known as a taxidermist and in 1891 he acquired property in the town's commercial district where he constructed a store for his business. By 1900, he was working as a carpenter and living Carbondale with his wife and children. Around the same time, Edgerton was living in the town of Marble, where he was employed as a miner. The two men were presumably friends or business associates and in 1901 they purchased the residential lots at Fourth and Garfield. Neither is believed to have ever lived on this property.

Just over one year after they acquired the lots, Prince and Edgerton sold them in early 1903 to James Leggett for \$250. Around 1900, Leggett was living in Redstone. He appears to have moved to Carbondale in 1903, and is the most likely person to have had the house constructed. Leggett owned the property through 1909 and around that time was employed as Carbondale's town marshal. In August of that year, he sold the house to the Boyle Commission Company of Wichita, Kansas. Leggett then went into the commission business, buying and selling goods for a living. He continued to live in Carbondale through his death in 1942 and is buried in Hillcrest Cemetery. The Boyle Commission Company was in the business of buying and selling produce, and employed a local agent based in Carbondale. It is possible that the house at Fourth and Garfield may have been provided by the firm for their use.

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After many years of ownership, the Boyle Commission Company sold the property in 1925 to Benjamin F. and Julia McLean. The couple lived in Wichita, Kansas, where Benjamin worked as a bank president and served as a city commissioner. They are not known to have ever lived in Carbondale. In 1927, they sold the house to farmer Samuel Geigle, who held onto it for just over a week before transferring it to a new owner.

The new owners of the home in July 1927 were Bert and Clio Hinkle, and it was their family that would have the longest association with the property. Bert Otis Hinkle was born in Indiana in 1878 and in 1901 married Clio Harrington in Oklahoma, where they farmed for the rest of the decade. They moved west with their children in 1911, settling in Carbondale, where Bert became the proprietor of a livery stable. He continued to operate the business into the 1920s. Around 1930, he was working at a local coal and feed store as a drayman, hauling goods for delivery. The federal census taken that year found the family living in a house on Sopris Street, and not in the home on Garfield, which they were likely renting to tenants.

During the World War II era, Bert was the proprietor of a retail coal and feed store, presumably the same business that he worked in several years earlier. He also launched a trucking business known as Bert Hinkle & Son. Clio died in Carbondale in 1952, and five years later Bert moved to Rifle to live with his daughter. He died there in 1962 and his remains were cremated, so he is not buried in any area cemetery. The Hinkle family continued to own the home at Fourth and Garfield through the 1950s, although it is unclear whether Bert and Clio ever lived there. In 1961, it was sold by Thelma Hinkle, who was presumably a daughter-in-law or granddaughter.

The new owners who acquired the property at that time were Paul and Mary Jessup, who do appear to have lived in the home. Paul was born in Carbondale in 1901, attended Colorado A & M in Fort Collins, and then married Mary Sarver in Salt Lake City. For many years they operated ranches outside of Carbondale and Steamboat Springs. After purchasing the house in Carbondale in 1961, they moved into town and Paul served on the planning board and town council. They also owned and operated the Mountain Air Motel for over a decade. The Jessups sold the house at Fourth and Garfield in 1965 and in 1973 moved to Grand Junction. They both died in a car crash near DeBeque on 23 November 1973 and were buried in Hillcrest Cemetery.

The house in Carbondale was sold in 1965 to Ernest & LeVada Strong, who remained there through 1972, when it was transferred to Kenneth and Barbara Strong. Ernest grew up in the Aspen area and served in France during World War I. In 1924, he married LaVada Carscadden. He and his brother owned the Strong Saw Mill in Aspen for several decades. Ernest and LeVada lived in Carbondale from the time they purchased the house at Fourth and Garfield until their deaths in the 1970s. They are both buried in Aspen's Red Butte Cemetery.

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36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

"Local Items," 11 June 1904, p. 4. (Boyle Commission Co.)

"Local Items," 8 December 1908, p. 3. (Boyle Commission Co.)

"State Special Road Fund," 17 June 1943, p. 4. (Bert Hinkle & Son, Hauling)

"Basalt and Frying Pan," 14 March 1946, p. 4. (Paul and Mary Jessup)

***Aspen Weekly Chronicle* (Aspen, CO)**

"Bank Election," 18 February 1889, p. 1.

***The Avalanche* (Carbondale, CO)**

"Miscellaneous Items," 19 February 1890, p. 4. (mention of E. F. Prince)

"Local and Personal," 7 January 1891, p. 4. (mention of E. F. Prince)

Burdge/Farnum Funeral Home Record for James Leggett, Resident of Carbondale, CO, Date of Death: 7 or 8 September 1942, Book V, Page 166.

Burial Records for Ernest and LeVada Strong, Red Butte Cemetery, Aspen, CO. Ernest's Date of Death: 9 December 1979. LeVada's Date of Death: 26 March 1978.

Burial Records for Paul and Mary Jessup, Hillcrest Cemetery, Carbondale, CO. Common Date of Death: 23 November 1973.

Colorado State Business Directory, Listings for Bert Hinkle, Carbondale, 1920-1923 (listed under Livery, Feed and Sale Stables).

***Eagle Valley Enterprise* (Eagle, CO)**

Local Notes, 23 December 1921, p. 5. (Boyle Commission Co.)

Local Notes, 6 October 1949, p. 8. (Paul and Mary Jessup)

Garfield County Assessor, Real Estate Appraisal Records, 410 Garfield Avenue (parcel #239334326008), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1-3, Block 18)

Warranty Deed, Carbondale Town & Land Company to William Gelder, 29 October 1888 (Reception #7885).

Treasurer's Deed, Garfield County Treasurer to D. C. Beaman, 9 October 1893 (Reception #19783).

Warranty Deed, D. C. Beaman to E. F. Prince & A. J. Edgerton, 6 November 1901 (Reception #24446).

Warranty Deed, E. F. Prince & A. J. Edgerton to James Leggett, 15 January 1903 (Reception #27496).

Warranty Deed, James Leggett to the Boyle Commission Company, 18 August 1909 (Reception #37652).

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Warranty Deed, Boyle Commission Company to B. F. McLean, 19 January 1925 (Reception #90050).

Special Warranty Deed, B. F. & Julia McLean to Sam Geigle, 14 July 1927 (Reception #99157).

Warranty Deed, Sam Geigle to Bert Hinkle, 23 July 1927 (Reception #99158).

Warranty Deed, Thelma Hinkle to Paul & Mary Jessup, 5 August 1961 (Reception #214782).

Warranty Deed, Paul & Mary Jessup to Ernest & LeVada Strong, 6 April 1965 (Reception #229585).

Warranty Deed, Ernest & LeVada Strong to Kenneth & Barbara Strong, 21 August 1972 (Reception #254959).

Glenwood Post (Glenwood Springs, CO)

"The Current Local News," 3 March 1900, p. 5. (James Leggett of Red Stone)

"Carbondale," 10 September 1942, p. 4. (death of James Leggett)

"Samuel Geigle," 22 January 1969, p. 5.

"Bert Otis Hinkel [sic] Died in Rifle, Services August 8," 8 August 1962, p. 1.

"Husband, Wife Die in DeBeque Crash," 26 November 1973, p. 1.

"Paul C. Jessup," 26 November 1973, p. 12.

"Mary G. Jessup," 26 November 1973, p. 12.

"LeVada [sic] Strong," 29 March 1978, p. 4.

"Ernest Strong," 10 December 1979, p. 8.

Hafen, LeRoy R. *Colorado and its People: A Narrative and Topical History of the Centennial State*. New York: Lewis Historical Publishing Co., Volume III, 1948. (See section on Garfield Crichton Beaman, which includes information on his grandfather, David Crichton Beaman, p. 190).

Marriage Record, Bert Hinkle and Clio Harrington, Payne County, OK, 27 June 1901.

Marriage Record, Ernest Strong and LeVada Carscadden, Glenwood Springs, CO, 20 December 1924.

Rifle Telegram (Rifle, CO)

"Don't Let Kids Know How Papa Quit," 15 December 1903, p. 4.

Rocky Mountain Sun (Aspen, CO)

"Personals and Locals," 29 May 1886, p. 2.

"Carbondale," 15 October 1887, p. 2.

Steamboat Pilot (Steamboat Springs, CO)

"Aspen Men Make Zinc Discovery Near Glenwood Springs," 12 June 1941, p. 6.

"Public Auction," 31 October 1957, p. 9. (Paul Jessup Ranch)

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United States Federal Census Record for Arthur J. Edgerton, 1900 (Marble, CO).

United States Federal Census Records for Benjamin and Julia McLean, 1930 (Wichita, KS).

United States Federal Census Records for Bert and Clio Hinkle, 1910 (Elm Grove, OK), 1920-1940 (Carbondale, CO).

United States Federal Census Records for Ernest and LeVada Strong, 1910 & 1940 (Pitkin County, CO)

United States Federal Census Record for Eugene F. Prince, 1900 (Carbondale, CO).

United States Federal Census Record for James Leggett, 1910 & 1930 (Carbondale, CO).

United States Federal Census Records for Paul and Mary Jessup, 1910 (Carbondale, CO), 1940 (Garfield County, CO).

Wichita, Kansas, City Directory, Listing for the Boyle Commission Company, 1902.

Wichita, Kansas, City Directory, Listings for Benjamin and Julia McLean, 1924-1928.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

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X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1893. Yet the title records indicate that the lots were likely to have been vacant for a decade after that date. The residence appears to have been constructed in 1903 and throughout the century was owned by a series of individuals, along with one business entity. Based upon the historical research completed, it is most closely associated with the lives of town marshal and produce broker James Leggett, along with Aspen sawmill owner Ernest Strong.**

Most of the home's owners never resided there, and the few who did are not significant enough to support NRHP eligibility under Criterion B. The house is not eligible under Criterion A for any association with important historic events. Due to the alterations completed within the past fifty or so years, its integrity has been somewhat diminished although it still reads as a historic building and may contribute to a historic district. Consequently, the property is not currently eligible for the National Register in relation to its architecture under Criterion C.

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed around 1903. While it probably remained intact for many years except for a small addition to the rear, it has experienced more substantial non-historic alterations. The home was expanded sometime since the 1960s with a long western main floor addition, along with a long roof dormer above. A number of the original windows have been replaced in recent years with new windows that have faux dividers. Unfortunately, records of the home's original construction and later alteration do not seem to exist among public sources. Because the house is located on a corner lot, some of these changes are exposed to view.**

As it exists today, the residence exhibits a somewhat diminished degree of architectural integrity. The aspects of location, setting, workmanship, association and feeling are reasonably intact. At the same time, the aspects of design and materials have been negatively impacted. Today the home clearly conveys its historic age and use dating back to the early 1900s. However, the western additions and replacement of windows have impacted its integrity. While it would probably contribute to a historic district, the house exhibits a level of integrity that does not support individual eligibility for the National Register.

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VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information47. Photograph numbers: **#1229 and #2127-2141**

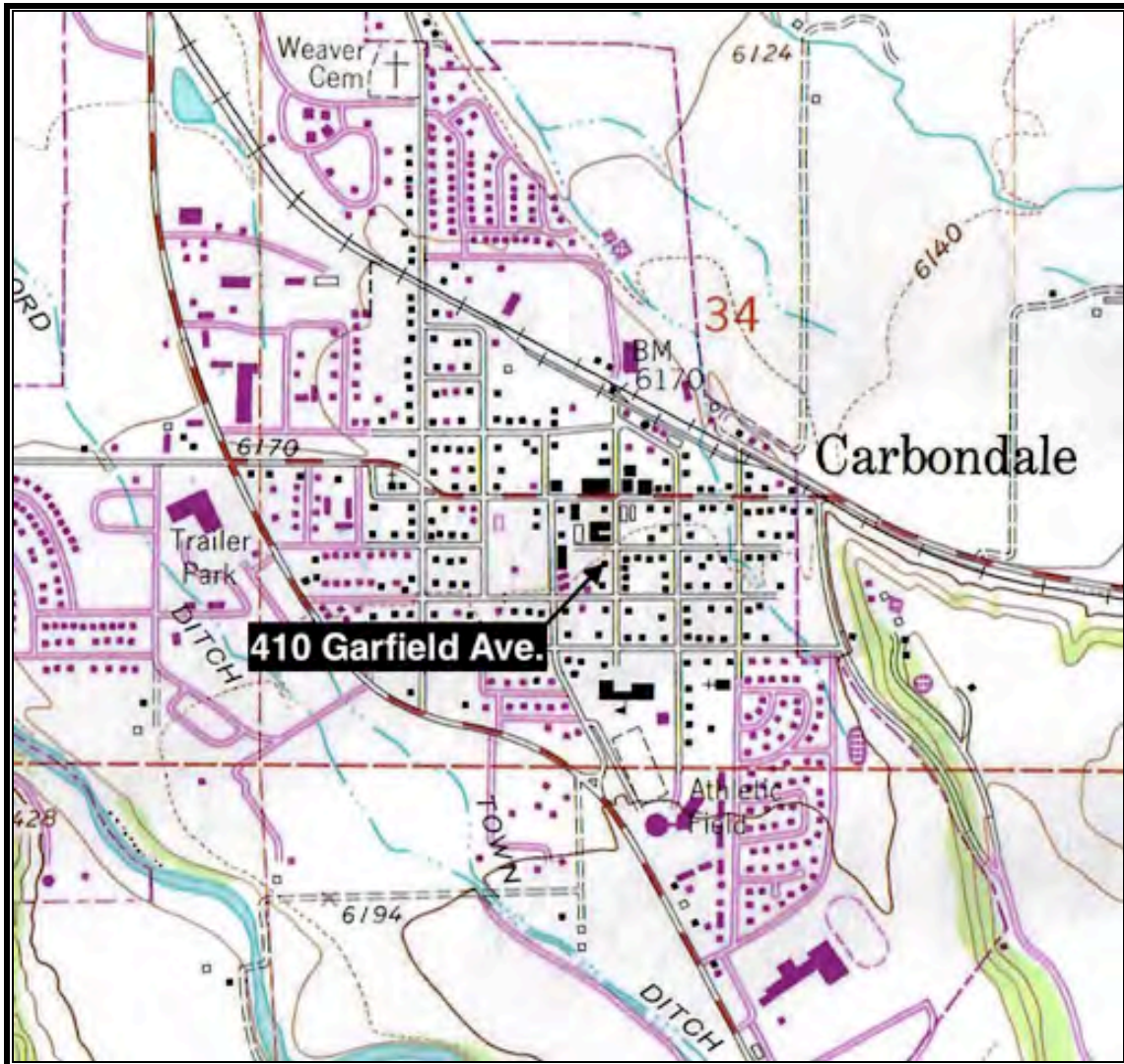
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**49. Date(s): **1 March 2017**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970/221-1095**

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Site Location Map

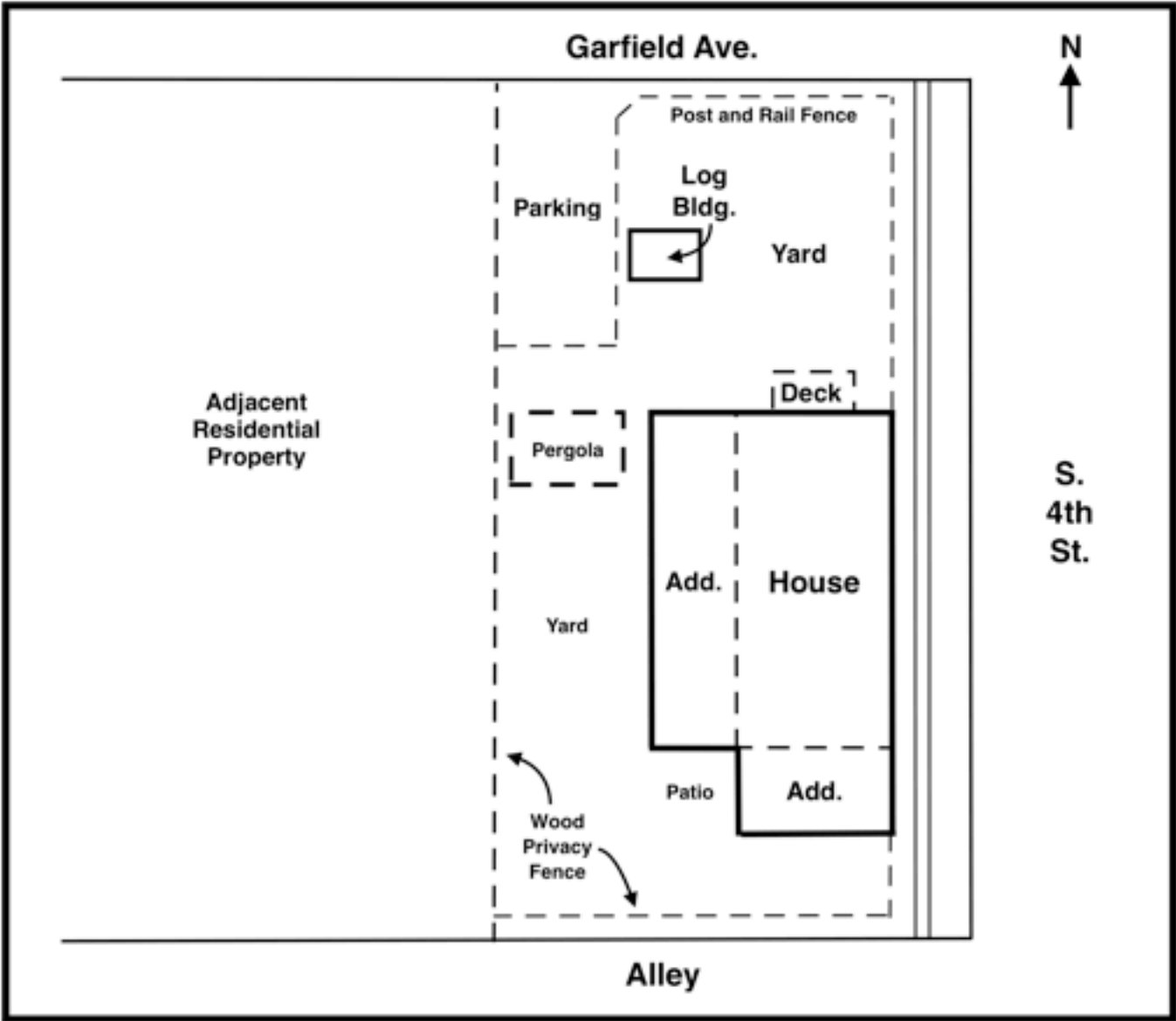


**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**East (side) and North (front) Walls of the Residence
View to the Southwest**



**North (front) and West (side) Walls of the Residence
View to the Southeast**

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Current Photographs



**South (rear) and East (side) Walls of the Residence
View to the Northwest**



**West (side) and South (rear) Walls of the Residence
View to the Northeast**

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Current Photographs



**Log Structure in the Front Yard
View to the West**



**Log Structure in the Front Yard
View to the Southwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5445**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Oscar Holland Cabin**
6. Current Building Name: **Homesteaders' Cabin**
7. Building Address: **499 Weant Blvd.
Carbondale, CO 81623**
8. Owner Name & Address: **Town of Carbondale
511 Colorado Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **SW** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309530** Northing: **4363088**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **N/A** Block: **N/A**Addition: **N/A** Year of Addition: **N/A**

13. Boundary Description and Justification: **This parcel (#239334300090), defined by a metes and bounds description, includes the historic log cabin under study along with the adjacent historic town jail (#5GF1356). Both are located in a small city-owned historic park at the intersection of Weant Blvd. and Colorado State Highway 133 on the south edge of the Town of Carbondale. The buildings were not originally located here and have been moved onto the property.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **18' x 28'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Log**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal**20. Special Features: **Dormer, Fence**

21. General Architectural Description: **Facing toward the northeast in the direction of Weant Blvd., this 1½-story log cabin rests upon a non-historic concrete foundation and has a rectangular plan of approximately 18' x 28'. Except for along the rear wall, the concrete foundation has been hidden behind rubble stone where it rises above the ground. The cabin's walls are constructed of hand-hewn squared logs that are stripped of bark. Wide bands of concrete chinking have been placed between the logs over wire mesh. The corners of the**

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building are square notched. Above the logs, the gable end walls are finished with rough unpainted board siding. The cabin has a steeply-sloped gabled roof finished with modern corrugated metal panels. The boxed eaves are enclosed with plywood of unknown age. A tall metal flue rises from the south roof slope toward the east end of the building.

East (front): The cabin faces onto landscaped grounds and Weant Blvd. Off-centered to the north, the main entrance holds a wood door with a cross-panel in its lower half and nine lights above. This door appears to date from sometime around the 1970s. On the adjacent wall is a small plaque identifying this as the Homesteaders' Cabin. The entry is reached by a concrete stoop with a ramp to the north and three steps to the south. These have metal pipe handrails. Inscribed in the north ramp's concrete lip is "CDALE LIONS 11-97." The first floor of this wall holds **ho** windows. On the upper floor are two one-over-one double-hung sash windows with wood frames and rough wood surrounds.

South (side): This side of the building faces onto landscaped grounds. No entries are found there. Set into the first floor wall are two bands of non-historic windows that appear to date from the 1970s or 1980s. One band consists of five tall single-light windows and the other band has three tall but narrower single-light windows. These appear to be a combination of fixed and casement windows, all with wood frames and rough wood surrounds.

The log wall beneath the band of five windows holds an infilled wood frame that provides evidence of an earlier window that was located there. Toward the rear of the building, the log wall along the east edge and both above and below the band of three windows has a vertical cut line indicating that some change took place there. Exactly what that involved is unclear and would need to be studied more closely.

The upper floor has two identical roof dormers. Each of these holds a one-over-one double-hung sash window with wood frames and surrounds. Also present on the dormers is unpainted board siding, some of which has fallen off, and gabled roofs finished with corrugated metal. Projecting from the roof to the east is a tall metal flue.

West (rear): The back wall of the building faces onto landscaped grounds, with the town ditch just a few feet away. This holds the rear entrance, which is accessed by way of a wood stoop with five steps and both wood and metal handrails. The entry contains a modern panel door set in a rough wood frame. At the lower northwest corner of the building is an opening in the concrete foundation that is closed with a hinged particle board. The main floor has no windows. On the upper floor are two one-over-one double-hung sash windows with wood frames and rough wood surrounds. Vertical ghost marks on the log wall, along with a horizontal board below the upper windows, indicate where an addition once projected from the building.

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North (side): This side of the building faces onto landscaped grounds. No entries are found there. The main floor holds two square one-over-one double-hung sash windows set in wood frames with rough wood surrounds. These infill the upper halves of taller windows that were previously in the same locations. The lower halves of the earlier windows are still framed in the wall below and are infilled with short log segments.

Similar to what is found on the south wall, the log wall along the west edge and above the eastern window has a vertical cut line indicating that some change took place there. Exactly what that involved is unclear and would need to be studied more closely.

The upper floor has a single roof dormer. This holds a one-over-one double-hung sash window with wood frame and surrounds. Also present on the dormer is unpainted board siding, some of which has fallen off, and a gabled roof finished with corrugated metal.

22. Architectural Style / Building Type: **Pioneer Log**
23. Landscaping or Special Setting Features: **This building is located in a small historic park on the northwest corner of Weant Blvd. and Colorado State Highway 133. The park runs on a north-south axis and contains two buildings, the Oscar Holland Cabin and the Carbondale Town Jail (5GF1356) to the south. Surrounding the cabin, which sits in the central area of the park, are grounds planted with grass and a few trees. A concrete ramp with metal handrails runs northward from the front of the building to a small paved parking lot. To the south is a concrete and brick-paved walkway inscribed with the names of donors. This connects the main entries in both buildings. The southeast grounds contain a flower bed with signage identifying the site as the Mount Sopris Historical Society Museum. The Town Ditch runs through the property from north to south, passing about ten feet behind the cabin. Surrounding the historical park are houses to the northwest, a school and associated athletic fields to the north, northeast, east and southeast, and Highway 133 to the south and southwest.**
24. Associated Buildings, Features or Objects: **Because the property is in use as a historical museum, a number of display items occupy the grounds around the cabin. A sign in front of the building identifies this as "Jail and Cabin History Park." Nearby is a weathered printed interpretive sign titled "Carbondale: Farming for Gold." Next to that is a large metal bucket from an antique excavator. The grounds north, west and east of the cabin, including along both sides of the Town Ditch, hold antique agricultural implements brought there from the surrounding countryside. These include a cart used by Japanese laborers for potato hauling during World War II, along with horse-drawn equipment such as a potato digger and potato planter. A small Parshall flume is located in the Town Ditch south of the Jail building.**

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IV. Architectural History

25. Date of Construction: Estimate: **1884** Actual:
- Source of Information: **General Land Office Survey Maps of Township 8 South, Range 88 West, 1884 and 1889; Edna D. Sweet, *Carbondale Pioneers, 1879-1890*, p. 48**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Oscar Holland**
- Source of Information: **General Land Office Survey Maps of Township 8 South, Range 88 West, 1889; Edna D. Sweet, *Carbondale Pioneers, 1879-1890*, p. 48**
28. Original Owner: **Oscar Holland**
- Source of Information: **General Land Office Survey Maps of Township 8 South, Range 88 West, 1889; Edna D. Sweet, *Carbondale Pioneers, 1879-1890*, p. 48**
29. Construction History: **According to the archival research completed for this study, the log cabin on this property was constructed in 1887. Records suggest that it may have been constructed as early as 1884, certainly on an agricultural property less than one-half mile to the southwest of its current location. The cabin was reportedly damaged by fire in 1936 and repaired and remodeled. Assessor's records show that the cabin was remodeled in 1974, apparently with changes to its doors and windows that introduced non-historic features to the building. It is unclear when the dormers and upper floor windows were added. In the 1990s, the cabin was moved to its current location in the history park and placed there upon a concrete foundation.**
30. Original Location: **No**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Recreation and Culture – Museum**
34. Site Type(s): **Homestead Cabin, Museum Building**

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35. Historical background: The pioneer log cabin recorded here was originally located on a different property in the now developed countryside one-half mile southwest of downtown Carbondale and due west of the Holland-Thompson Ranch House (5GF4774). It stood in that same location on a bench above the Crystal River for over a century before being moved to its current site within the historic park operated by the Mount Sopris Historical Society.

According to the Garfield County assessor's records, the cabin was originally situated in the northeast quarter of Section 4, Township 8 South, Range 88 West. However, recent field inspection and archival research completed for this project indicated that it actually sat in the northwest quarter of Section 3. The answer to this discrepancy was to be found in early mapping of the area.

In February 1884, the first General Land Office survey of Township 8 South, Range 88 West was completed. This resulted in a map which placed the Crystal River (then called Rock Creek) along a diagonal alignment that crossed Section 4 from northwest to southeast one-half mile west of where it actually runs. Misplacement of the river, which due to topography could not have changed its course to that extent, suggested that the measurements were off and that not only the river but many other features were not in their correct locations. No cabin appeared along the river at that time, indicating that the building under study was constructed sometime after the survey was completed.

A second survey of the township was completed in 1889 to correct the errors made five years earlier and to provide more detailed mapping. The resulting map showed that much of the land in Sections 3 and 4 had been homesteaded by that time, and that the river was in its correct location closer to its current alignment. On this map, the cabin appears as a small square in Tract 5 in Section 3, a property that was owned by Oscar Holland. This provides the earliest documentary evidence that the cabin was constructed sometime between 1884 and 1887, and that it would have served as Holland's residence.

Facing toward the east, in its original location the cabin was surrounded by open agricultural land, with the Crystal River to the west. Because it sat on a bench above the river, the property had an expansive view in all directions, but particularly to the south. It was reached by way of unpaved roads from the north, south and east, with the eastern one extending from the cabin to the Holland-Thompson Ranch House, which was constructed in 1887. The road to the south accessed a bridge that crossed the Crystal River. In relation to today's features, the cabin sat in what is now the Hendrick Ranch residential neighborhood, on land just south of the intersection of Graceland Drive and Melissa Lane. This property is occupied by a house built around 2000.

Common knowledge about the cabin today is that it was constructed in 1887 by pioneer settlers Myron Thompson, Oscar Holland and Samuel Bowles. This is its origin story as told by the Mount Sopris Historical Society. Myron Thompson

Architectural Inventory Form

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arrived in the area in 1879 and settled along what became known as Thompson Creek, about six miles south of the future site of Carbondale. Samuel Bowles arrived in 1881 and established a homestead ranch farther north along the Crystal River, just southwest of the future Carbondale townsite. He encouraged his nephew, Oscar Holland, to join him there. Holland came in 1883 and established an adjacent homestead claim along the Crystal River northwest of Bowles' property. The arrival of Thompson and Bowles two to four years prior to that of Holland indicates that they would have constructed cabins of their own in the area, specifically on their homestead claims.

When the area was surveyed in 1884 and 1889, the Holland and Bowles lands were found to span Sections 3 and 4, occupying areas both east and west of the river. The cabin under study was built in Tract 5 on the Oscar Holland homestead and may have been completed as early as 1884, a few years earlier than what is reported by the historical society. All of this suggests that the cabin was in fact the original residence of Oscar Holland and was probably erected by him. No clear evidence was found to show that Thompson and Bowles were involved in its construction or ever lived there, although they were closely associated with Holland in other ways. For these reasons, the building is more correctly known as the Oscar Holland Cabin.

In 1887, Oscar Holland married Myron Thompson's daughter Hattie and the couple moved into a fine brick house constructed for them by her father on Holland's property east of his cabin. Today this residence is known as the Holland-Thompson Ranch House and it was through this marriage that the property became associated with the Thompson family. Prior to that time, the lands in this area were associated with Oscar Holland and Samuel Bowles. For additional information on Holland, Bowles and Thompson, the reader is directed to the National Register nomination prepared by Suzannah Reid for the Holland-Thompson Ranch House in 2012. Oscar Holland died in May 1920.

Over the following decades, the log cabin was occupied by what is presumed to have been a series of tenants or farmhands whose names are no longer known. According to the Mount Sopris Historical Society, the building suffered a fire in 1936 that left it damaged. It was reportedly repaired and remodeled at that time. The assessor's records also show that it was remodeled again in 1974. From around 1977 to 1991, the cabin was occupied by Frank and Sally Norwood. During their occupancy, the building received additional modifications, including the construction of a rear summer porch that has since been removed.

In an effort to save the historic cabin from planned residential development of the property, the building was donated in the 1990s to the Mount Sopris Historical Society. It was then lifted onto a flatbed trailer and moved to the historical park where it remains today. The building was placed onto a concrete foundation and various repairs were completed to make the building usable as museum space.

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36. Sources of information:

Garfield County Assessor, Historic Real Estate Appraisal Records, Original Cabin Location (parcel #2463-041-00-002), Carbondale, Colorado.

Garfield County Assessor, Real Estate Appraisal Records, 499 Weant Blvd. (parcel #2393-343-00-090), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Tract 5, Section 3, Township 8 South, Range 88 West – Original Location of the Cabin)

Land Patent, United States General Land Office to Oscar Holland, 26 April 1893 (reception #16892).

Decree of Final Settlement, Estate of Oscar Holland to Hattie Holland and William Holland, 10 August 1921 (reception #163759).

Petition for Probate of Will, Estate of Oscar Holland to Hattie Holland and William Holland, 13 February 1948 (reception #163756).

Executor's Deed, Estate of Hattie Holland to Charles W. Tharp, 18 November 1947 (reception #171200).

General Land Office Survey Maps of Township 8 South, Range 88 West, Survey Dates 1884 and 1889.

Interview and Tour with Frank Norwood, Site Occupant from Circa 1977 to 1991, Conducted on 28 November 2018.

Land Book 2, Garfield County Assessor's Office, Survey of 1891 and 1906.

Photographs from the Collection of Frank and Sally Norwood, circa 1977-1991.

Reid, Suzannah. National Register Nomination Form for the Holland-Thompson Ranch House (5GF.4774), June 2012.

Reid, Suzannah. *Town of Carbondale Historic Survey Report*. Prepared by Reid Architects Inc. for the Town of Carbondale, 2010.

Signage Inside the Homesteaders' Cabin Museum, Mount Sopris Historical Society, Observed 2017.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, 1947.

VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria:

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- 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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the cabin was constructed in 1887. However, archival research found that it may have been built as early as 1884. The building served for decades as a rural residence associated with an early homestead and ranch. While it may have been eligible for landmark designation prior to the 1970s, evidence shows that the cabin has been modified with non-historic alterations to its doors and windows. In addition, in the 1990s it was moved to its current location in the historical park. Due to these factors, which damaged the building's integrity, it is no longer eligible for the NRHP under any of the criteria. It is also not situated in an area where a historic district might be established.**

43. Assessment of historic physical integrity related to significance: **The historic log cabin on this property was constructed around 1884 at a different location than where it sits today. It remained on its original site about one-quarter mile to the southwest until the 1990s, when it was moved to the historical park at Weant Blvd. and Highway 133. This move separated the cabin from its historic agricultural context, damaging its integrity of location and setting. It was also modified in the mid-1970s with the introduction of non-historic doors and windows. As a whole, these changes substantially diminished the building's architectural integrity. While it remains an important saved historic building for the community, its current physical integrity fails to support the significance it might have otherwise had in light of the standards for landmark eligibility.**

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VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

Discuss: **This property does not appear to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **N/A**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information47. Photograph numbers: **#1020 / #3176-3206 / #3288-3323**

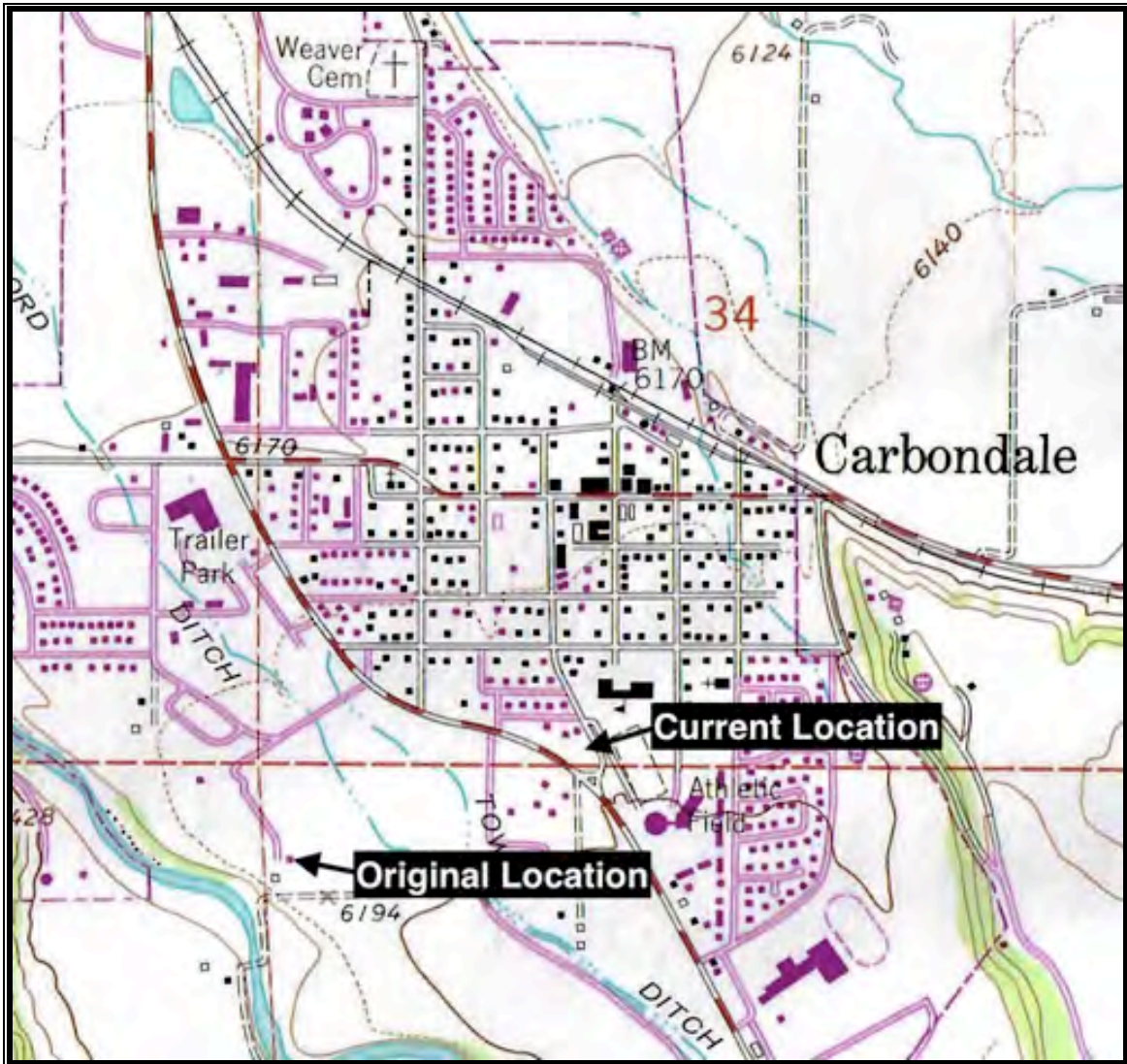
Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**49. Date(s): **18 August 2017**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970/221-1095**

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Historic and Current Location Map

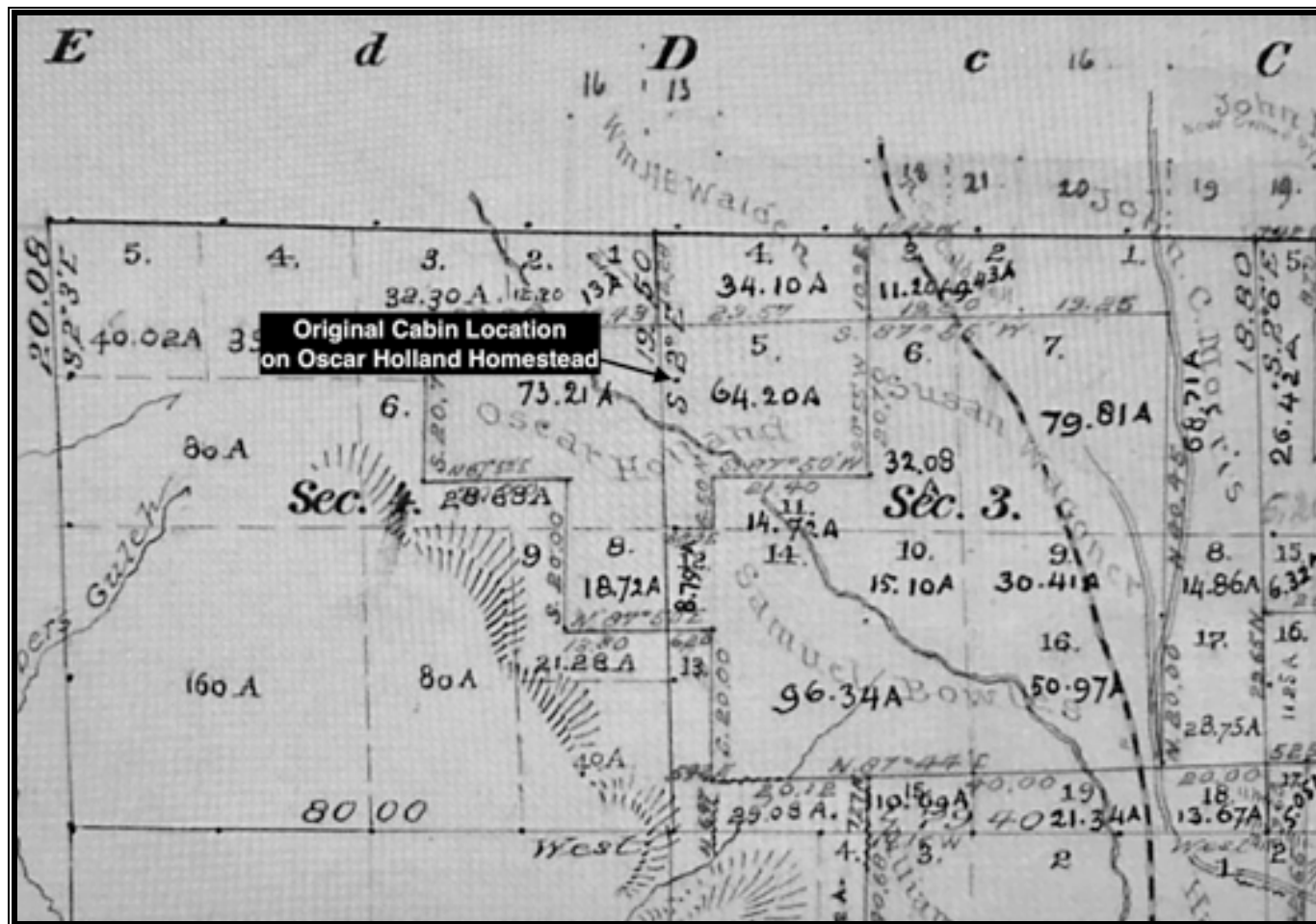


USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

Architectural Inventory Form

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General Land Office Survey, 1889



Architectural Inventory Form

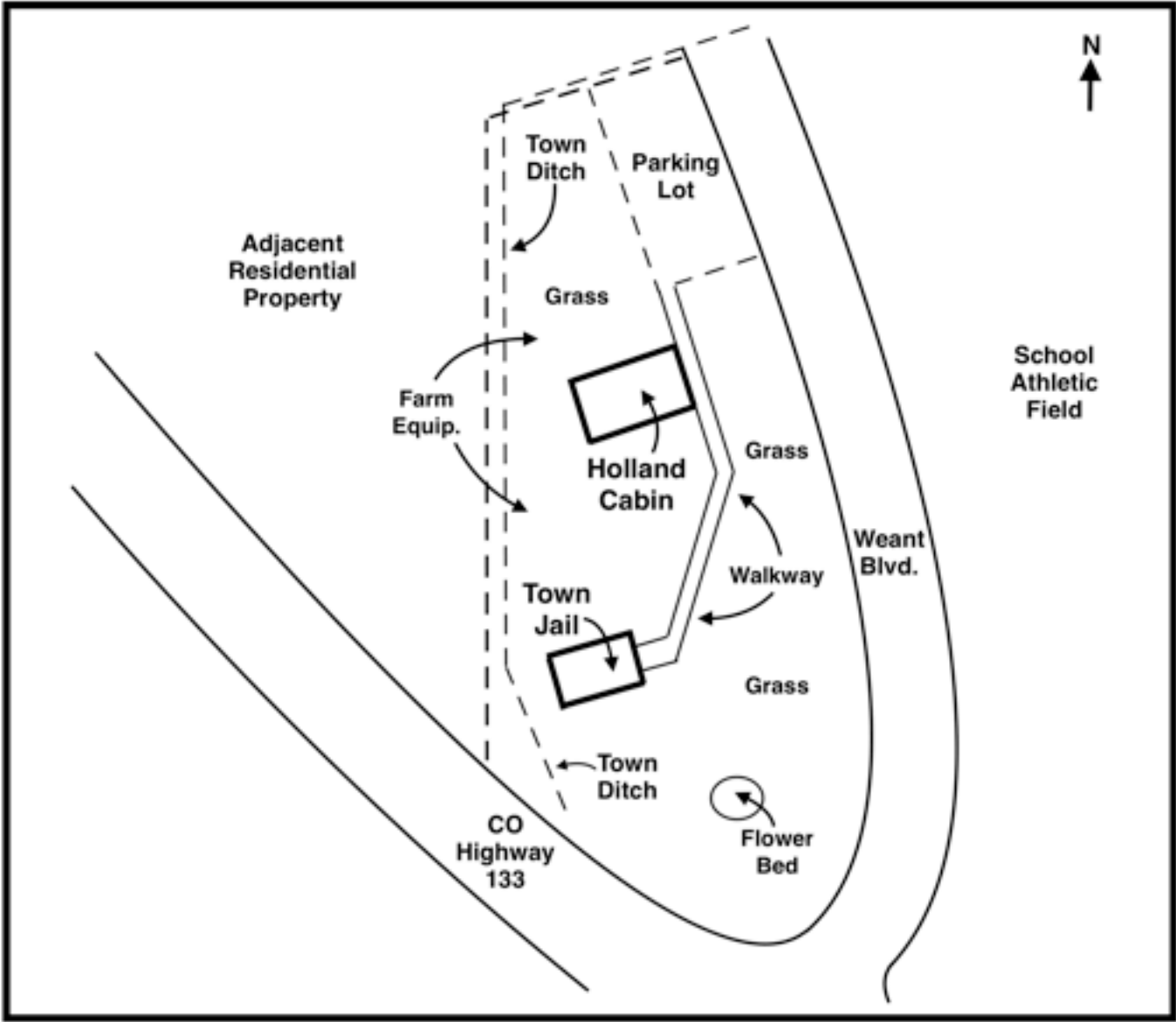
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Aerial Image of Cabin in Original Location, 1993



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Site Diagram



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Frank & Sally Norwood Photographs, Circa 1977-1991



South Wall of the Building - View to the Northwest



Cabin Being Moved to History Park

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Current Photographs



East (front) and South (side) Walls - View to the Northwest



West (rear) and South (side) Walls – View to the North

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Current Photographs



North (side) and West (rear) Walls - View to the Southeast



North (side) and East (front) Walls – View to the South

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF1356**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Carbondale Town Jail**
6. Current Building Name: **Carbondale Town Jail**
7. Building Address: **499 Weant Blvd.
Carbondale, CO 81623**
8. Owner Name & Address: **Town of Carbondale
511 Colorado Ave.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 14)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **SW** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309527** Northing: **4363070**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **N/A** Block: **N/A**Addition: **N/A** Year of Addition: **N/A**

13. Boundary Description and Justification: **This parcel (#239334300090), defined by a metes and bounds description, includes the building under study along with an adjacent historic log building (#5GF5445). Both buildings are located in a small city-owned historic park at the intersection of Weant Blvd. and Colorado State Highway 133 on the south edge of the Town of Carbondale. The buildings were not originally located here and have been moved onto the property.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **14' x 18'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Brick**18. Roof Configuration: **Flat Roof**19. Primary External Roof Material: **Metal**20. Special Features: **Segmental Arch, Chimney, Fence**

21. General Architectural Description: **Facing toward the northeast in the direction of Weant Blvd., this small one-story masonry building rests upon a concrete pad and has a rectangular plan of approximately 14' x 18'. Its walls are constructed of soft light brown bricks laid in common bond coursing with the original rough mortar in place. The building has a flat roof bordered by a stepped parapet capped in metal. A short brick chimney rises from the south wall. Integrated into the wall, this is capped by a single course of brick stretchers.**

Architectural Inventory Form

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East (front): The façade of the building faces onto landscaped grounds. Off-centered to the south, the wide entrance holds a pair of swinging doors set in a wood frame. The doors are constructed of vertical wood planks with metal hinges and straps. Several signatures and inscriptions are present on the insides of the planks, some of which may be historic. A pendant light hangs from the wall above. Just inside the swinging doors is a secondary entry of more recent vintage that provides the building with a weathertight seal. Lightly framed in wood, this holds an early wood panel door with a single light and early hardware. Adjacent to that is a two-light window with an operable lower half. The brick parapet stretching along the entire east side of the building is finished with a corbel table of stretchers framing a dogtooth course.

South (side): This side of the building faces onto landscaped grounds. No entries are found there. Two four-light windows with wood framing are present, both of them modern replacements of the originals that once occupied these same openings. The original brick or stone sills have also been removed and replaced with boards. Both windows retain their original brick segmental arch lintels. They are also covered by ornamental hand-wrought iron grills of recent vintage. At the roofline is a short segment of the brick corbel table wrapping around from the front, along with the stepped parapet and short chimney.

West (rear): The rear wall of the building faces onto landscaped grounds. No entries or windows are found there, and the brick wall is essentially blank.

North (side): This side of the building faces onto landscaped grounds. No entries or windows are found there, and the brick wall is essentially blank. At the roofline is a short segment of the brick corbel table wrapping around from the front, along with the stepped parapet.

22. Architectural Style / Building Type: **Early Twentieth Century Commercial**
23. Landscaping or Special Setting Features: **This building is located in a small historic park on the northwest corner of Weant Blvd. and Colorado State Highway 133. The park runs on a north-south axis and contains two buildings, the Carbondale Town Jail and the Holland-Bowles-Thompson Cabin (5GF5445). Surrounding the Jail, which sits in the south-central area of the park, are grounds planted with grass and a few trees. To the northeast is a brick-paved walkway connecting the main entries in both buildings. Many of the bricks are inscribed with the names of donors. To the southeast is a flower bed with signage identifying the site as the Mount Sopris Historical Society Museum. The Town Ditch runs through the property, passing several feet behind the Jail. Surrounding the historical park are houses to the northwest, a school and associated athletic fields to the north, northeast, east and southeast, and Highway 133 to the south and southwest.**
24. Associated Buildings, Features or Objects: **Not Applicable**

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IV. Architectural History

25. Date of Construction: Estimate: **1905** Actual:
- Source of Information: **Maps of Carbondale, Sanborn Fire Insurance Map Company, 1900-1912**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Town of Carbondale**
- Source of Information: **Quit Claim Deed, John Regan to the Town of Carbondale, 31 December 1892; Maps of Carbondale, Sanborn Fire Insurance Map Company, 1900-1912**
29. Construction History: **According to the county assessor's records, the small jail building on this property was constructed in 1887. However, the assessor's records are incorrect and reliable documentation shows that the building actually emerged on another property in Carbondale (the southeast corner of Second and Main) sometime between 1900 and 1907. The jail appears to have remained largely unchanged for many years afterwards although it eventually began to deteriorate from lack of maintenance. In the 1990s, it was moved to its current location in the history park. Several changes to the building occurred at that time to make it secure and useful as an art studio, and these are detailed below in the sections on history and integrity.**
30. Original Location: **No**

V. Historical Associations

31. Original Use(s): **Government – Correctional Facility**
32. Intermediate Use(s): **Government**
33. Current Use(s): **Recreation and Culture – Museum
Other Use – Art Studio**
34. Site Type(s): **Town Jail, Town Storage, Art Studio, Museum Building**

Architectural Inventory Form

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35. Historical background: The jail building recorded here was originally located on a different property in Carbondale, where it stood for many decades before being moved to its current site within the historic park operated by the Mount Sopris Historical Society Museum. Its original location was in Lot 12, Block 2 of the Original Carbondale Townsite, on the southeast corner of Second Street and Main Street. Situated in the southern half of the lot toward the alley, the building faced west and was surrounded by empty ground.

During the 1880s, Lot 12 of Block 2 was owned by the Carbondale Town & Land Company. By around 1890, it was in the hands of El Paso County property investor Channing Sweet, who combined it with the adjacent lots to the east so that the property's full legal description was known for many years as the West 19' of Lot 10 and Lots 11-12, Block 2, of the Original Carbondale Townsite. Today this is also commonly known as 190 Main Street, although the property is now a vacant grassed lot bordered by a post-and-rail fence.

In October 1891, Sweet quit-claimed his ownership to John Regan. Born in Canada in 1850, Regan was brought to the United States two years later. Around 1900, he was living in Gypsum, Colorado, where the federal census found him working as a "plaster and stone miner." This suggests that he worked in a gypsum quarry. By 1910, he was in Carbondale and employed as a mason and mechanic. Regan held onto the property at Second and Main for one year before transferring it through a quit-claim deed in December 1892 to the Town of Carbondale. What was located on the lots is unknown.

On 1 July 1897 (p. 4), the *Avalanche Echo* newspaper published in Glenwood Springs printed a comment in its column covering news from Carbondale that stated the following: "We have begun to realize the need of a jail and suppose it will be our next addition in the building line." This was the first and only mention in the press of this topic for some time. Throughout the late 1880s and 1890s, anyone needing to be held in relation to a crime committed in the vicinity of Carbondale was sent to the county jails in Glenwood or Aspen. Research conducted in the area's newspapers from the 1890s and 1900s revealed no other mentions of a jail in Carbondale, at least not until the mid-1910s. However, other records show that a town jail was erected by the turn of the century.

The first fire insurance map of Carbondale was published in January 1900. This showed that a small shed-sized building identified as the town "Lock Up," or jail, had been built on Lot 8 of Block 1 among the vacant lots bisected by the rail line northeast of the intersection of Second Street and Main Street. At that time, Lot 12 in Block 2 was occupied by a small residential shack that sat in the southern area of the property. By 1907, when the next fire insurance map came out, the shack in Block 2 had been replaced by a small west-facing building that appears to have been the brick jail under study. The "Lock-Up" in Block 1 was also still present at that time. The final map produced for Carbondale in 1912 identified the building in Block 2 as the town's new "Lock Up."

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Five years later, on 30 March 1917, the Rifle *Telegram-Reveille* published a lengthy article presenting the results of a grand jury investigation into the condition of public buildings throughout Garfield County. In its description of such facilities in Carbondale, the jury offered the following statement: "We further found that the town maintains a jail which is in an unsanitary condition." No other details or analysis regarding the building were presented, and this is the only mention of the jail found in the area's historic newspapers dating from the early 1900s.

The jail continued to sit on the property at Second and Main for decades, and according to the Mount Sopris Historical Society it held two small cells and was heated by a wood stove. Occupied periodically rather than for any long-term incarceration, the building's tenants tended to be placed there overnight for minor crimes such as disturbing the peace and public drunkenness. At some point, the town began using the building for storage. Resting upon a raised foundation, the wide entrance was accessed from Second Street by way of a short concrete ramp. A gasoline pump was installed outside the building to fuel town vehicles.

Sitting there unmaintained, by the 1980s the building was still owned by the Town of Carbondale but had begun to deteriorate. In September 1985, Charles R. Lilly of Carbondale completed an architectural inventory form on the historic building. This was likely done at the request of the Town of Carbondale or the Mount Sopris Historical Society, which had assumed ownership of the building but not the property upon which it sat. The document was placed on file with the Colorado Historical Society under the site number 5GF.1356.

According to Lilly, at that time the jail property was just north of the Carbondale town hall and the vacant ground around the building was used for parking. The building had been transferred to the Mount Sopris Historical Society although the town retained ownership of the lot. By that time, Lilly stated that the jail cell had been removed and the building was in need of attention.

Lilly obtained information during the course of his recordation suggesting that the jail was constructed around the 1920s and was initially used to house the town's fire hose cart. It was later reportedly converted into a jail that remained in use through the 1950s. This information evidently came from Carbondale's former town marshal Dean Smith, who had provided his thoughts on the building to the historical society. However, the information as presented in the 1985 site form is not supported by the archival record, which shows that the building was constructed closer to 1905 and was soon in use as the town jail.

In an effort to save the historic building, in the 1990s the jail was lifted onto a flatbed trailer and moved to the historical park where it remains today. This project was undertaken by the Mount Sopris Historical Society. At that time, it was placed onto a concrete pad, the parapet was repaired, new windows were

Architectural Inventory Form

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installed in the south openings, and a secondary entryway was placed behind the building's wood plank swinging doors. The interior was also provided with a potbelly stove utilizing the original brick chimney. These efforts not only preserved the building for the future, but also made it secure and weathertight so that it could find new use as an art studio.

36. Sources of information:

Architectural Inventory Form, Old Town Jail (5GF.1356), Second Street and Main Street, Carbondale, CO. Prepared by Charles R. Lilly, 17 September 1985.

Avalanche Echo (Glenwood Springs, CO)

"Carbondale Items," 1 July 1897, p. 4.

Garfield County Assessor, Historic Real Estate Appraisal Records, 190 Main St. (parcel #239334402005), Carbondale, Colorado.

Garfield County Assessor, Real Estate Appraisal Records, 499 Weant Blvd. (parcel #239334300090), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (West 19' of Lot 10 and Lots 11-12, Block 2, Original Carbondale Townsite – Original Location of the Building)

Quit Claim Deed, Channing Sweet to John Regan, 5 October 1891 (Reception #24381).

Quit Claim Deed, John Regan to the Town of Carbondale, 31 December 1892 (Reception #27447).

Warranty Deed, Town of Carbondale to the Carbondale Council on Arts & Humanities, 20 March 2006 (Reception #694551).

Jailhouse Museum, Mount Sopris Historical Society. Located at www.mtsoprishistoricalsociety.com.

Maps of Carbondale, Sanborn Fire Insurance Map Company, 1900, 1907 and 1912.

Telegram-Reveille (Rifle, CO)

"Full Report of the Grand Jury," 30 March 1917, p. 1.

United States Federal Census Records, John Regan, Gypsum, CO, 1900; Carbondale, CO, 1910.

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VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the jail was constructed in 1887. However, archival research found that it was developed sometime around 1905. The building served for years as the town jail. At some unknown time, possibly after the 1950s, its use appears to have shifted to that of a municipal storage building with a pump outside for fueling town vehicles.**

While the jail would likely have been eligible for landmark designation in its original location, it was moved across town during the 1990s to a new site in a historical park, where it remains today. Due to this move, which damaged the building's aspects of location and setting, it exhibits a diminished level of integrity and is no longer eligible for the NRHP under any of the criteria. It is also not situated in an area where a historic district might be established.

43. Assessment of historic physical integrity related to significance: **The historic town jail on this property was constructed around 1905 at a different location in Carbondale than where it sits today. It remained on its original site at Second**

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St. and Main St. until the 1990s, when it was moved to the historical park at Weant Blvd. and Highway 133. Due to this move, which separated the jail from its historic physical context and damaged its integrity of location and setting, the building exhibits a substantially diminished degree of architectural integrity. While the jail remains an important saved historic building for the community, its current physical integrity in relation to location and setting fails to support the significance it might have otherwise had in light of the standards for landmark eligibility.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: This property does not appear to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **N/A**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#1010 & 1019 / #3212-3223 / #3239-3241 / #3294-3308**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **4 September 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

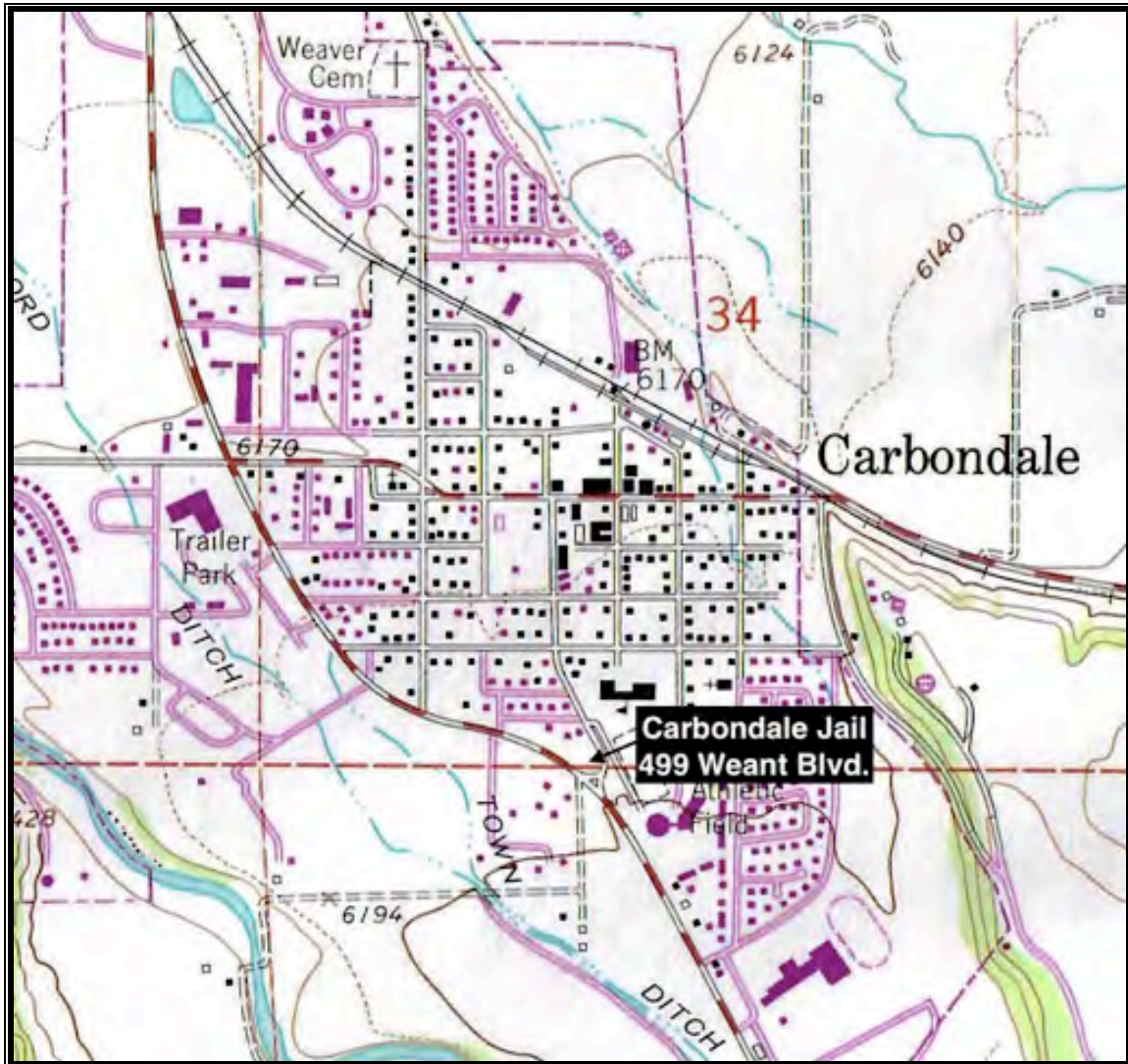
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

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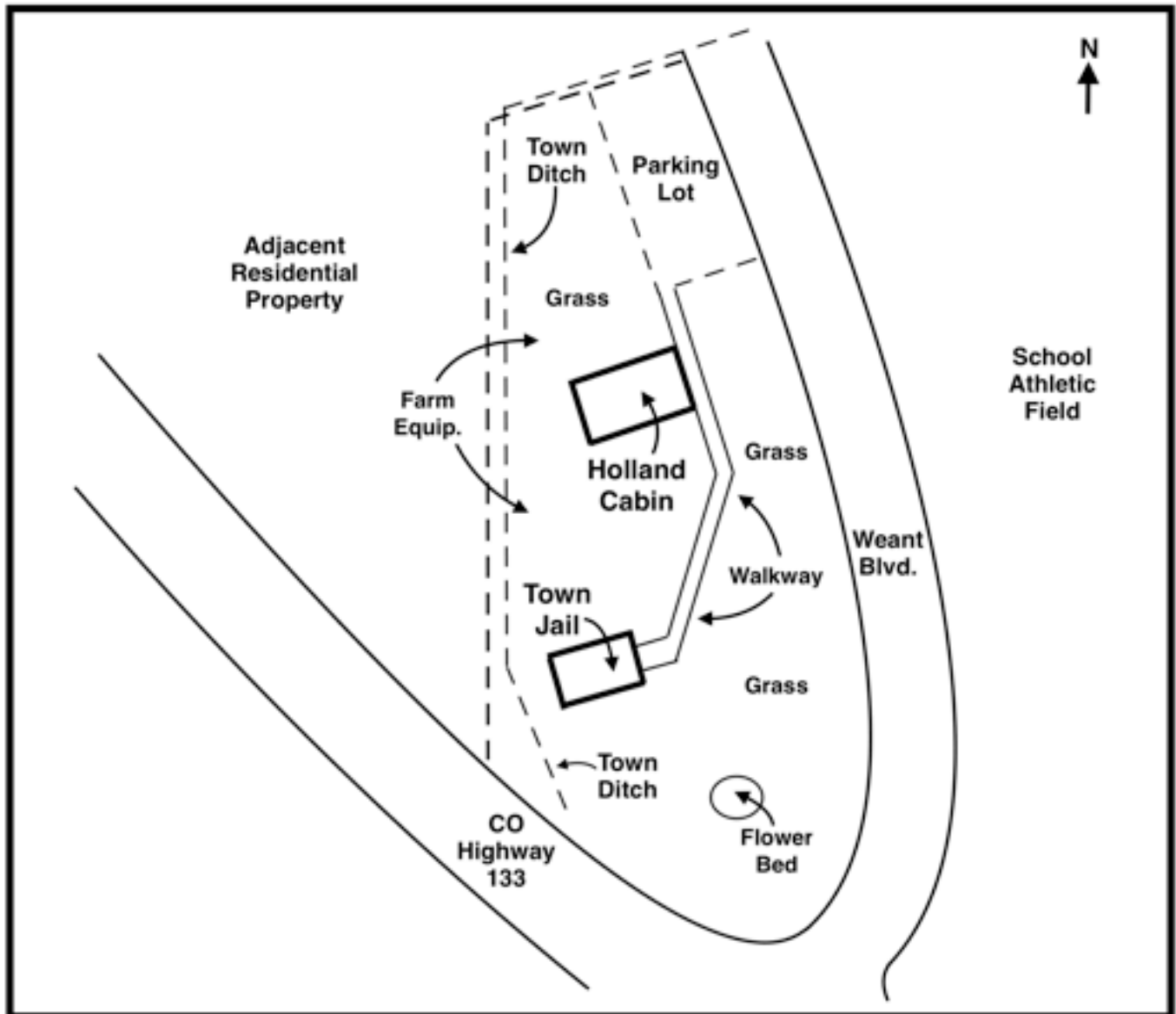
Original Location of Jail



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Site Diagram



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Current Photographs



**East (front) Wall of the Building - Former West Wall
View to the West**



Secondary Entry Hidden Behind Plank Doors

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Current Photographs



**South (side) Wall of the Building - Former North Wall
View to the North**



**North (side) and West (rear) Walls – Former South and East Walls
View to the East**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5438**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Daley House**
6. Current Building Name: **Not Applicable**
7. Building Address: **682 Euclid Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Meredith and Daniel Bullock
682 Euclid Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SW** 1/4 of the **NW** 1/4 of the **SE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309380** Northing: **4363353**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **E. 10' Lot 3 & Lots 4 & 5** Block: **1**Addition: **Amended Fender Addition** Year of Addition: **1962**13. Boundary Description and Justification: **This parcel (2393-343-32-002), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **29' x 44'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Cross Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. **Special Features:** **Porch, Car Port, Fence**21. General Architectural Description: **Facing toward the north, this wood frame residence rests upon a raised concrete foundation. The original portion of the home on the north is a 1½-story, 29' x 31' bungalow that has been greatly expanded with rear additions. To the south of that, the back half of the building has been enlarged with a two-story addition measuring 28' x 29' (part of this includes the original back half of the bungalow). Below that to the south is a 16' x 20' one-story garage addition that projects from the building's southeast corner. The south end of the garage has been extended with an attached 13' x 16' open carport that almost reaches the rear alley. As a whole, the building has a long rectangular plan with an overall measurement of 29' x 81'.**

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The house's exterior walls are all clad in wood weatherboard siding. Above the front bungalow and its full-width porch, the roof is side-gabled and holds a large roof dormer. This roof intersects with a higher but low-sloped gabled roof that extends above the rear two-story addition. Except for the front porch, which is finished with standing seam metal panels, the rest of the roof is finished with asphalt shingles and shallow boxed eaves. Overall, the home appears to be well cared for and in excellent condition.

North (front): The symmetrical façade faces onto a landscaped front yard and Euclid Avenue. A full-width open porch is present there, constructed with a wood floor and ceiling, along with four Tuscan columns that support its metal-clad shed roof. Wood steps on the east and west provide access between the yard and the porch. The main entrance is off-centered to the east and is occupied by a wood door with a large light along with a storm door. Flanking the doorway are large fixed single-light windows. To the west is a wide one-over-one double hung sash window with wood trim. Centered above the porch is a large roof dormer that holds a pair of one-over-one double-hung sash windows with wood frames. The surrounding walls on the dormer are finished with wood fishscale shingles and the structure has a gabled roof with curved fascia boards along the front. A pair of louvered vents is present in the high gable end wall behind the dormer.

East (side): This side of the building faces onto a narrow landscaped yard. An entry into the house is present in the southernmost one-story rear addition. Several windows are also found along the wall, although due to the narrow space and the presence of vegetation they could not be observed in detail. These appear to include one-over-one double hung sash windows and smaller two-light sliding windows, all with wood trim.

South (rear): The rear of the house faces onto a backyard and the alleyway. This consists of three parts. On the south end of the primary area of the house is the tall two-story rear wall. Below that to the south is the small one-story garage addition that projects from the building's southeast corner. This appears to be out of use for automobile storage and may have been converted to an all-season room in the house. Projecting from the south end of the garage addition is the open carport. This includes a concrete floor and a gabled roof that is supported by a series of square posts. The south gable end wall over the carport is finished with fishscale shingles.

Two entries are found in the south wall of the garage addition. A pedestrian entrance holds a storm door. Adjacent to that is a single-wide garage door that is blocked by numerous household items. The main floor of the two-story wall holds a small one-over-one double-hung sash window along with a narrow horizontal fixed window. On the upper floor are two one-over-one double hung sash windows along with a pair of double-hung windows. These are set in wood frames and surrounds. Louvered vents are high in the gable end walls.

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West (side): This side of the house faces onto a landscaped side yard. The main body of the house holds an entry that contains a wood panel door with a single light. This is accessed by way of a small wood stoop. The raised foundation contains three small window openings. On the main floor are three one-over-one double-hung sash windows, along with a single two-light sliding window. The upper floor holds two one-over-one double-hung sash windows and a pair of one-over-one double-hung sash windows. The west wall of the garage addition holds a pair of sliding windows. All of the windows have wood frames and surrounds.

22. Architectural Style / Building Type: **Bungalow**
23. Landscaping or Special Setting Features: **This home is located on the south side of Euclid Avenue, two houses east of Seventh Street. It faces north across Euclid to the park. A wood picket fence runs along the frontage as well as the east and west property lines. The south property line along the alley is bordered by a fence constructed of wood, wire and corrugated metal. Grass and mature plantings surround the home. An unpaved east-west alley runs along the south edge of the property. The house is surrounded by a combination of historic and non-historic residences.**
24. Associated Buildings, Features or Objects: **N/A**
-

IV. Architectural History

25. Date of Construction: Estimate: **1930** Actual:
- Source of Information: **Garfield County Assessor, Real Estate Appraisal Records, 682 Euclid Avenue**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Frank Daley**
- Source of Information: **Warranty Deed, James Allen Russell to Frank G. Daley, 29 October 1976**

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29. Construction History: **According to the county assessor, the bungalow home on this property was constructed around 1930 in Glenwood Springs. It was moved to Carbondale in early 1977. The garage and carport were constructed in the yard behind the house in 1993. The large two-story rear addition to the home was constructed in 2002-2003.**

30. Original Location: **No**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**

32. Intermediate Use(s): **Not Applicable**

33. Current Use(s): **Domestic – Single Dwelling**

34. Site Type(s): **Single-Family Residence**

35. Historical background: **During the decades from the late 1800s through the 1950s, the lots where this house sits, then described as Lots 8 to 10 in Block D of the Original Carbondale Townsite, appear to have remained vacant. In 1959, Eddis Leroy Fender filed a plat with Garfield County for the Fender Addition, which reorganized the numerous lots that were found in Block D. Born in Missouri in 1906, Eddis came to Colorado during the 1910s and grew up on his family's farm on Missouri Heights northeast of Carbondale. In 1933, he married Olla Jacob, whose family was farming in the area of El Jebel. The newlyweds continued farming, with various documents listing their residence during the 1930s and 1940s as both Basalt and Carbondale.**

In 1962, Eddis and Olla reorganized the Fender Addition and filed a new plat for the Amended Fender Addition. With this filing, the property now known as 682 Euclid Avenue received its unique legal description as the east 10' of Lot 3 and all of Lots 4 and 5 in Block 1. In August 1964, Lots 1-5 and 26-30 in Block 1 were sold to Louis and Clara Vedic. They held onto the east 10' of Lot 3 and all of Lots 4 and 5 for almost eleven years before selling them in June 1975 to James Russell for \$9,500. Russell lived at 658 Euclid Avenue, the adjacent house to the east. In October 1976, he sold the still-vacant lots for \$13,000 to Frank G. Daley, at that time a resident of Glenwood Springs. Daley was born in 1951 and raised on a dairy farm in Wisconsin before relocating to Colorado after college.

In November 1976, one month after purchasing the property, Frank took out a \$24,000 loan from the Mutual Savings and Loan Association of Grand Junction. This was used to purchase and move an old house that was located at 1009 Grand Avenue in Glenwood Springs. Built around 1930, the bungalow may have been a kit house, but this has yet to be confirmed. Its location is now the parking lot south of the Tamarack Building, which was constructed in the late

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1940s. On 10 January 1977, the wood-frame building was lifted onto a flatbed trailer and moved to Carbondale, where it was placed upon a new concrete foundation at 682 Euclid Avenue. The loan for the project was paid off by the first of June 1977.

Frank Daley and his wife Sheila, who have ranched in the vicinity of New Castle and Silt since the early 1980s, continued to own the home for another five years. While Frank may have lived there for some time, he also reportedly rented it to tenants. He later served as president of the Colorado Cattleman's Association from 2014 to 2015. In 1982, the Daleys sold the house to Meredith B. Kreske. She and her husband, Dan Bullock, continue to own the home today.

36. Sources of information:

"Frank Daley Named CCA President," Colorado Cattlemen's Association, 23 June 2014. Located at www.coloradocattle.org.

Garfield County Assessor, Real Estate Appraisal Records, 682 Euclid Avenue (parcel #2393-343-32-002), Carbondale, Colorado.

Garfield County Clerk & Recorder, Property Records (E. 10' of Lot 3 and all of Lots 4 and 5, Block 1, Amended Fender Addition)

Plat of the Original Fender Addition, Recorded 1959 (Reception #207283).

Plat of the Amended Fender Addition, Recorded 1962 (Reception #219615).

Warranty Deed, Eddis and Olla Fender to Louis and Clara Vedic, Lots 1-5 and 26-30, 26 August 1964 (Reception #227119).

Warranty Deed, Louis and Clara Vedic to James Allen Russell, 14 June 1975 (Reception #268086).

Warranty Deed, James Allen Russell to Frank G. Daley, 29 October 1976 (Reception #275122).

Deed of Trust, Frank G. Daley to the Mutual Savings and Loan Association of Grand Junction, 16 November 1976 (Reception #275388).

Release Deed of Trust, Mutual Savings and Loan Association of Grand Junction to Frank G. Daley, 1 June 1977, (Reception #278732).

Warranty Deed, Frank G. and Sheila M. Daley to Meredith B. Kreske (Bullock), 14 May 1982 (Reception #328478).

Marriage Record, Eddis Fender and Olla Jacob, Glenwood Springs, CO, 12 December 1933.

Telephone Interview with Meredith Bullock, Conducted by Ron Sladek, 8 November 2018.

United States Phone and Address Directories, Records for Frank and Sheila Daley, New Castle, CO, 1981-1995.

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United States Federal Census Records, Eddis Fender, Jamesport, MO, 1910; Basalt (Missouri Heights), CO, 1920; Luby (Eagle County), CO, 1930; Basalt Vicinity (Missouri Heights), CO, 1940.

United States Federal Census Records, Olla Jacob, Basalt Vicinity, CO, 1930.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed around 1930 in Glenwood Springs. Based upon its architecture, this date appears to be reasonably close to when it was erected. It was moved to Carbondale in 1977 and then expanded twenty-five years later with a large two-story rear addition. Due to the resulting negative impacts to various aspects of its integrity resulting from the move and addition, the house is not eligible for the National Register of Historic Places under any of the Criteria. For the same reasons, it would also fail to contribute to a future historic district in this area.**

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43. Assessment of historic physical integrity related to significance: **The residence on this property was originally constructed in Glenwood Springs around 1930. In 1977, it was moved to Carbondale, where it was placed upon a new foundation at 682 Euclid Avenue. During the early 2000s, the house experienced a major non-historic alteration when the large rear addition was constructed. This greatly expanded the home's square footage and changed its exterior appearance. The move and expansion combined to diminish the house's architectural integrity, greatly impacting all seven aspects of integrity. Today the building retains some of its original historic features but exhibits a level of integrity that fails to support National Register significance and eligibility.**
-

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**
-

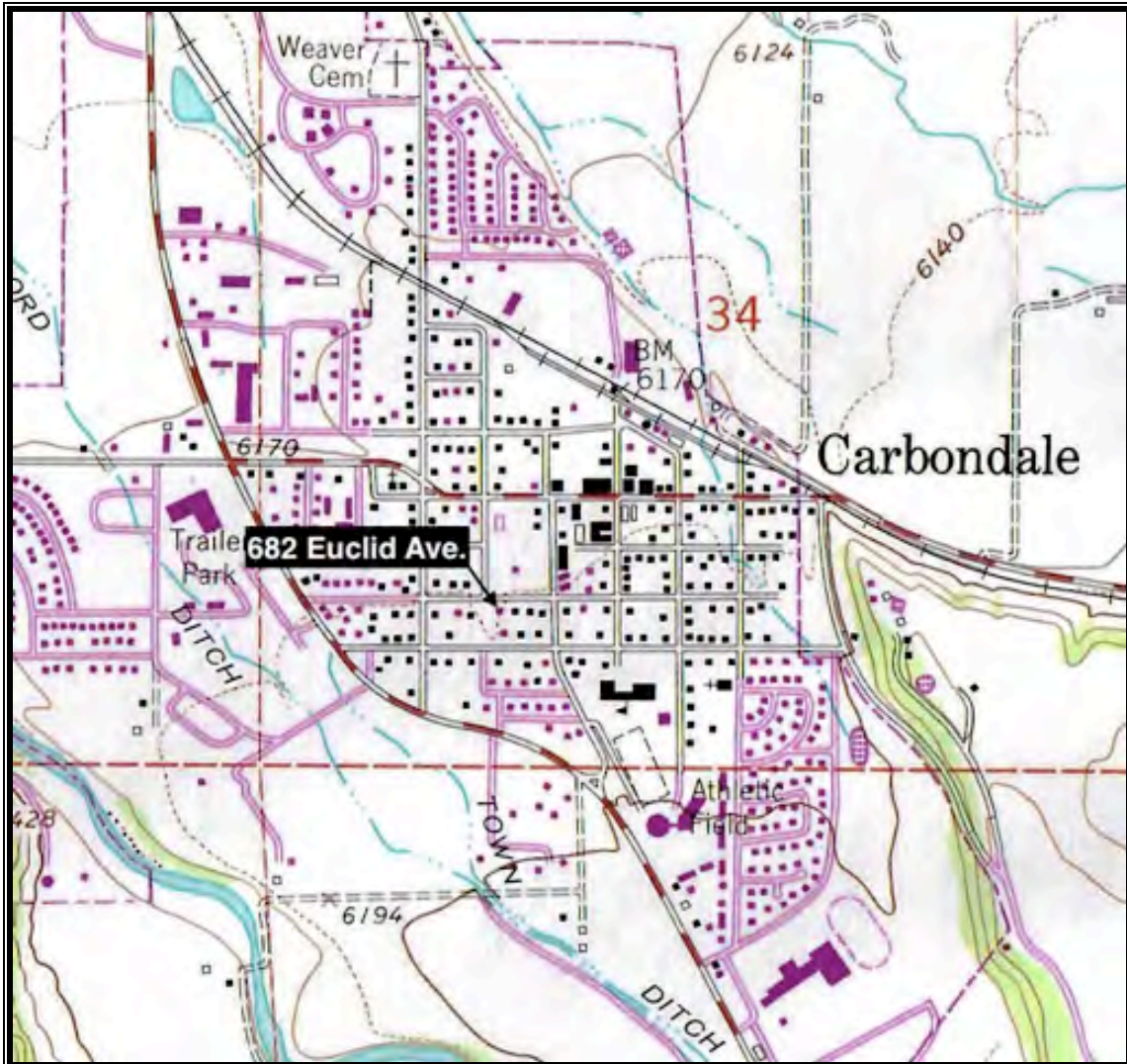
VIII. Recording Information

47. Photograph numbers: **#3413-3432**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**
49. Date(s): **18 August 2017**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

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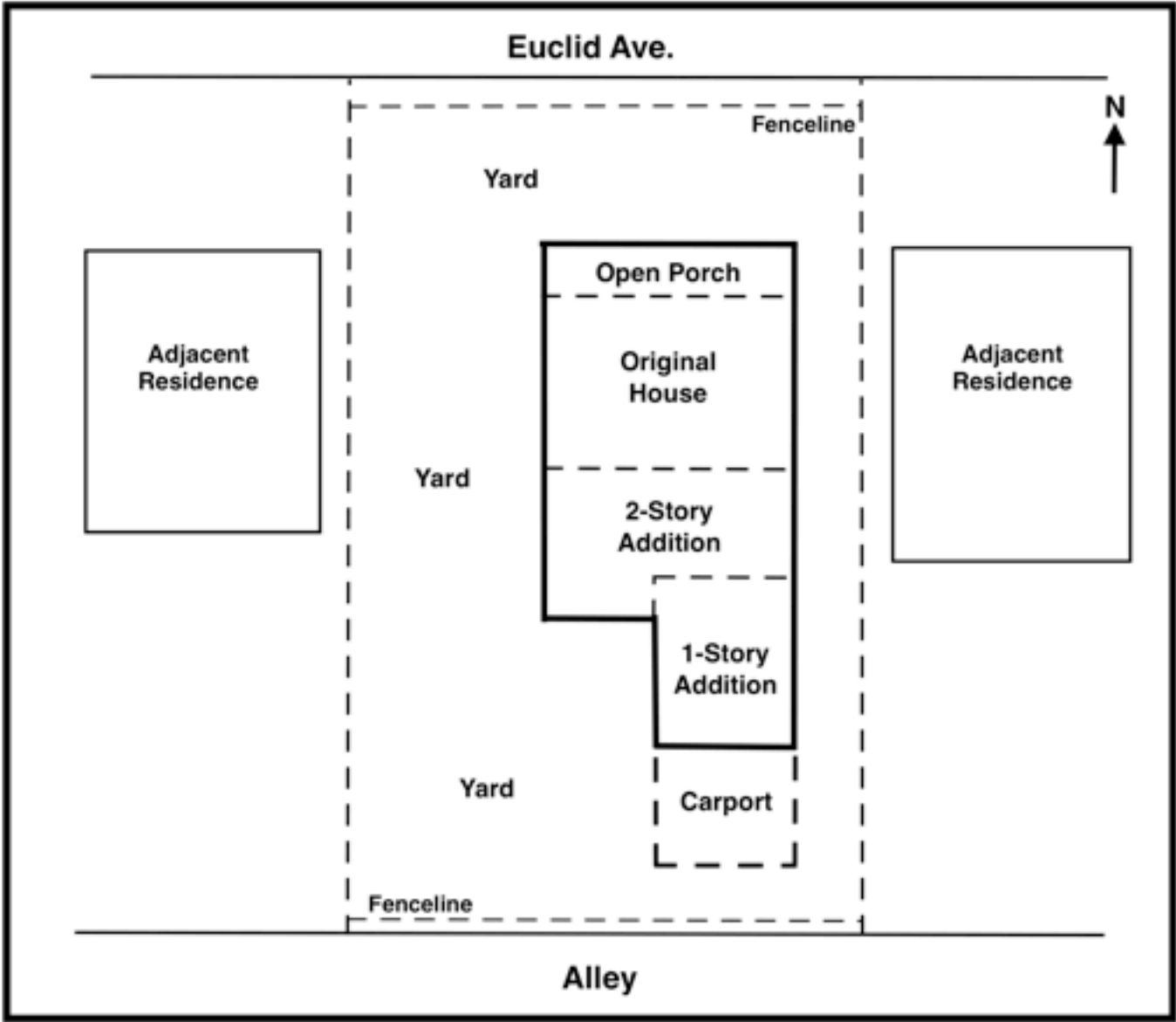
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**North (front) and West (side) Walls of the Residence
View to the Southeast**



**West (side) and South (rear) Walls of the Residence
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5439**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Sumnacht House
Lamprecht House**
6. Current Building Name: **Not Applicable**
7. Building Address: **710 Euclid Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Old Red LLC
710 Euclid Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **NE** 1/4 of the **SW** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309314** Northing: **4363355**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **Parcel B** Block: **24**Addition: **Carbondale Original Townsite** Year of Addition: **1887**

13. Boundary Description and Justification: **This parcel (#239334333010), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today. Parcel B is also known as Lots 1 & 2 and the Easterly 23.5' of Lot 3, Block 24.**

III. Architectural Description14. Building Plan: **Irregular Plan**15. Dimensions in Feet: **26' x 60'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Fence, Chimney**

21. General Architectural Description: **Facing toward the north onto Euclid Avenue, this two-story timber and wood frame residence once had a simple T-shaped plan. However, it is currently undergoing substantial expansion and its plan has become complex and irregular. The original 16' x 26' two-story I-House, one room deep and two rooms wide, remains standing on the north. Behind that, the historic south wing of the T has been completely renovated and largely obscured from view. Additions are in the process of being constructed, greatly enlarging the building and occupying most of the rear yard. The front area of the house is now the only part that retains visible historic features.**

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Large horizontal timbers exposed on the lower walls may extend upward beneath the siding. The original two-story building is clad in wood clapboard siding and its roof is side-gabled and finished with metal panels. A recently reconstructed brick chimney rises from the ridgeline where the original chimney stood. The historic south wing is now obscured by east and west shed-roof additions. The symmetrically placed wood frame rear additions consist entirely of modern construction and materials. These are being finished with modern two-over-two double-hung sash windows.

North (front): The façade of the original north part of the building faces onto a front yard and Euclid Avenue. Off-centered to the west, the main entrance holds a modern wood panel door with a single light. Ghost marks on the wall surrounding the entrance indicate that a projecting porch once stood there. Flanking the entry are two two-over-two double-hung sash windows that appear to be modern replacements of the originals, which had the same characteristics. On the second floor are two wall dormers with gabled roofs. The one on the east holds a pair of two-over-two double-hung sash windows and the one on the west holds a single two-over-two double-hung sash window. Both the dormers and windows are modern features that were not there in the past.

East (side): This side of the original building faces onto a side yard. No entries are found there. The first and second floors each hold a single two-over-two double-hung sash window, both of which appear to be modern replacements of the originals.

South (rear): The rear wall of the original house is now largely obscured by new additions and the remodeled south wing. Other than some exposed areas of siding, little of historic interest is found there. The south wing's roof has been clad in modern metal panels and its east and west dormers have been completely rebuilt with new windows unlike the originals.

West (side): This side of the original building faces onto a side yard. No entries are found there. The first and second floors each hold a single two-over-two double-hung sash window, both of which appear to be modern replacements of the originals.

22. Architectural Style / Building Type: **I-House**
23. Landscaping or Special Setting Features: **This home is located on the southwest corner of Euclid Avenue and 7th Street. An east-west alley runs behind the property. It is surrounded by houses along with the city park to the northeast. Except for one tall evergreen in front, the yard has been completely disturbed by construction. Wire fencing runs along the north and east property lines.**
24. Associated Buildings, Features or Objects: **Not Applicable**

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IV. Architectural History

25. Date of Construction: Estimate: **1900** Actual:
- Source of Information: **Quit Claim Deed, Channing Sweet to Anna E. Sumnicht, 24 December 1898; United States Federal Census Records, August and Anna Sumnicht, Carbondale, CO, 1900 & 1910**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **August and Anna Sumnicht**
- Source of Information: **Quit Claim Deed, Channing Sweet to Anna E. Sumnicht, 24 December 1898; United States Federal Census Records, August and Anna Sumnicht, Carbondale, CO, 1900 & 1910**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1883. However, no records were found to substantiate this early date and its title history suggests that it was built sometime around 1900. The building probably remained largely unchanged for many years although by the 2010s it was in dire need of attention. Over the past year, the house has experienced substantial alteration and enlargement that is still underway. This work includes rehabilitation, but not restoration, of the original house, along with the construction of large additions to the rear.**
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**

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35. Historical background: During the 1880s, vacant lots Lots 1, 2 and the East 23.5' of Lot 3 in Block 24 (now known as 710 Euclid Avenue) were owned by the Carbondale Town & Land Company. In the late 1880s and early 1890s, the lots ended up with Garfield County and in 1894 they were sold to Channing Sweet, a property investor living in El Paso County, Colorado. Sweet quit-claimed his ownership of Lot 2 in December 1898 to Anna E. Sumnicht for a token fee of fifteen dollars. In May 1912 she received a quit-claim for Lots 1 and 4 (the transfer document for Lot 3 could not be found). Between the late 1890s and early 1910s, Anna and her husband August assembled Lots 1 to 7 and 19 to 24 into a single property that took up the entire eastern half of Block 24. Although no specific record of their building the house on the property was located, it appears that they had it erected sometime around 1900.

August Sumnicht was born in Prussia in 1854 and came to the United States two years later with his parents. The family settled in Outagamie County, Wisconsin and went into farming. It was there that he likely met Anna Nurnberg, whose parents were immigrants from Germany and England. Anna was born in Wisconsin in 1862 and grew up on her family's farm. They married around 1887 and by 1890 were residing in Carbondale. The following year, the community elected August to serve as a town trustee. He was also working as the sales agent for the Carbondale Improvement Company, the successor to the Carbondale Town & Land Company. However, late that year the company suspended his employment for reasons that are unknown.

During the early 1890s, August became the owner of the Carbondale town ditch, which supplied the community with water. In 1895, the Carbondale Improvement Company filed suit against him, claiming that August held the ditch in trust on behalf of the company. Determining how the suit played out will require further research. By 1900, August and Anna had five children and he was working as a farm laborer. It appears that they may have already been living in the house on the southwest corner of 7th and Euclid by that time. In 1904, Anna became the Socialist Party's candidate for superintendent of schools. However, she did not secure the position. By 1910, August and Anna were still residing in the house on Euclid with six of their seven children. By that time, August was employed as a rural letter carrier.

In May 1918, the Sumnichts sold the house in Carbondale and moved to Loma, Colorado, northwest of Grand Junction, where they went into farming. They remained in Mesa County into the early 1930s. August died in 1931 and was buried in Elmwood Cemetery in Fruita. Following her husband's death, Anna moved to San Diego, California. When the 1940 federal census was taken, she was in Copperton, Utah, southwest of Salt Lake City, visiting her son Lester and his family. Anna then returned to San Diego, where she remained through the 1940s. By 1950, she had moved north to Palo Alto. She died in the adjacent community of Santa Clara in 1954. Her body was returned to Fruita to be buried next to her husband.

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The new owners who in 1918 acquired the house and lots occupying the eastern half of Block 24 from the Sumnichts were Harrison D. and Susan N. Stiles. They paid \$1,200 for the property. Born in 1881 in Kansas, Harrison grew up on his family's farm in Sedgwick County outside of Wichita. He married Susan H. Moore (also a Kansas native) in 1906 and they acquired a farm in Washita County, Oklahoma, west of Oklahoma City. Sometime after 1914, the family relocated to Carbondale and by 1918 when they purchased the house on Euclid Avenue, Harrison was employed as a farm laborer. Three of their children were born in Oklahoma and the fourth in Colorado.

In September 1922, Harrison and Susan sold the house and lots and moved to Cardiff south of Glenwood Springs, where he was employed as a railroad laborer. He appears to have remained in that job until his death in 1931, when his remains were buried in Glenwood Springs' Rosebud Cemetery. Around 1940, Susan was working as a cook on an area farm. She died in 1960 and was buried next to her husband.

John Lamprecht purchased the property from the Stiles in 1922 for \$1,400. Born in 1866 in the Slovenian region of the Austro-Hungarian Empire, John and his wife Mary (born 1868) were married around 1891. By 1905, they had immigrated to the United States with four children and settled in Colorado, where two more daughters were born. The family first lived in Spring Gulch southwest of Carbondale, where John worked as a coal miner. The Lamprechts then moved into the house at 7th and Euclid after purchasing it in 1922. Members of the family retained ownership of the property for at least the next fifty years.

By 1930, John and Mary had moved to a farm they purchased west of the Crystal River. Throughout the 1920s and 1930s, the property on Euclid appears to have been occupied by their children. When the 1930 federal census was taken, the house was occupied by their daughter Frances and her husband Aubrey Smith, together with their three daughters. Also living there were the Lamprechts' single adult sons, Louis and John Jr., along with their married sister, Mary Ferguson. Aubrey was a truck driver, Louis was a tester at a local creamery, John was a truck driver for a gas company, and Mary was employed as a school teacher. Frances and Aubrey may have remained in the home into the 1940s.

In April 1941, John Sr. had the property transferred into the names of himself and Mary. He died the following month and was buried in Glenwood Springs' Rosebud Cemetery. Later that year, in December 1941, Mary filed a warranty deed with the county adding her children to the property's ownership. They included Leopoldina Draper, John Lamprecht Jr., Louis Lamprecht, Mary L. Ferguson, Sylvia L. Helm and Frances B. Smith. Mary died in 1956 and was buried next to her husband. The Lamprecht siblings retained ownership into the 1970s and some may have lived in the house. By the early 1970s, the property was reduced to Lots 1 to 5 and the east half of Lot 6. It was later reduced again to its current parameters, which include the house and surrounding yard.

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36. Sources of information:

***Aspen Times* (Aspen, CO)**

"Fire at Carbondale," 27 May 1893, p. 3.

***Avalanche* (Carbondale, CO)**

"Carbondale Conglomerate," 15 April 1891, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

"Carbondale Improvement Co.," 11 September 1891, p. 2.

Local Notices, 6 November 1891, p. 2. (notice regarding August Sumnicht)

"Carbondale," Special Edition, 1 January 1893, p. 14.

"City and Neighborhood," 14 November 1895, p. 4.

Burial Record, Anna Elouise Nurnberg Sumnicht, Elmwood Cemetery, Fruita, CO. Date of Death: 1954. Located Online at www.findagrave.com.

Burial Record, August Sumnicht, Elmwood Cemetery, Fruita, CO. Date of Death: 1931. Located Online at www.findagrave.com.

Burial Record, Harrison Dwight Stiles, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 1931. Located Online at www.findagrave.com.

Burial Record, John Lamprecht, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 20 May 1941. Located Online at www.findagrave.com.

Burial Record, Mariana (Mary) Primozic Lamprecht, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 27 November 1956. Located Online at www.findagrave.com.

Burial Record, Susan Moore Stiles, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 1960. Located Online at www.findagrave.com.

California Death Index, 1940-1997. Listing for Anna Elouise Sumnicht, Place of Death: Santa Clara; Date of Death: 2 May 1954.

Draft Registration Records for Harrison Dwight Stiles, Carbondale, CO, 12 September 1918.

Garfield County Assessor, Real Estate Appraisal Records, 710 Euclid Avenue (parcel #239334333010), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 1, 2 and the East 23.5' of Lot 3, Block 24, Original Carbondale Townsite)

Warranty Deed (Lot 1), Carbondale Town & Land Company to Garfield County Trustee, 29 October 1888 (Reception #8055).

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Warranty Deed (Lots 2 and 3), Carbondale Town & Land Company to the Carbondale Improvement Company, 2 July 1891 (Reception #12727).

Treasurer's Deed (Lots 1 and 2), Garfield County to Channing Sweet, 23 October 1894 (Reception #17895).

Quit Claim Deed (Lot 2), Channing Sweet to Anna E. Sumnicht, 24 December 1898 (Reception #22384).

Quit Claim Deed (Lots 1 and 4), Channing Sweet to Frank Dempke, 20 April 1912 (Reception #44382).

Quit Claim Deed (Lots 1 and 4), Frank Dempke to Anna E. Sumnicht, 10 May 1912 (Reception #46371).

Warranty Deed (Lots 1 to 7 and 19 to 24), Anna E. and August Sumnicht to H. D. and Susan N. Stiles, 1 May 1918 (Reception #80371).

Warranty Deed (Lots 1 to 7 and 19 to 24), H. D. Stiles to John Lamprecht, 21 September 1922 (Reception #80448).

Warranty Deed (Lots 1 to 7 and 19 to 24), John Lamprecht Sr. to John Lamprecht Sr. and Mary Lamprecht, 9 April 1941 (Reception #143237).

Warranty Deed (Lots 1 to 7 and 19 to 24), Mary Lamprecht to Mary Lamprecht, Leopoldina Draper, John Lamprecht Jr., Louis Lamprecht, Mary L. Ferguson, Sylvia L. Helm and Frances B. Smith, 13 December 1941 (Reception #145345).

Receipt for Inheritance Tax (Lots 1 to 7 and 19 to 24), State of Colorado to Mary Lamprecht, Widow of John Lamprecht, 29 January 1942 (Reception #146272).

Death Certificate, Louis Lamprecht, 22 August 1972 (Reception #483848).

Release of Inheritance Tax Lien (Lots 1 to 5 and the East Half of Lot 6), Estate of Louis Lamprecht, 13 February 1973 (Reception #257114).

Kansas State Census, Listing for H. D. Stiles, Eagle Township, Sedgwick County, 1885.

New Castle Nonpareil (New Castle, CO)

"Named a County Ticket," 1 October 1904, p. 1.

New York Passenger and Crew Lists, 1820-1957. Listing for August Sumnicht, Citizen of Prussia, Arrival on 25 June 1856 Aboard the Olbers.

Palo Alto, California, City Directories. Listings for Anna Sumnicht, 1950.

San Diego, California, City Directories. Listings for Anna Sumnicht, 1938-1945.

United States Federal Census Records, Anna Nurnberg/Anna Sumnicht, Outagamie County, WI, 1880; Copperton, UT, 1940.

United States Federal Census Records, Aubrey and Frances Smith, Carbondale, CO, 1930.

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United States Federal Census Records, August Sumnicht, Outagamie County, WI, 1870-1880.

United States Federal Census Records, August and Anna Sumnicht, Carbondale, CO, 1900-1910; Mesa County, CO, 1920-1930.

United States Federal Census Records, Harrison and Susan Stiles, Washita County, OK, 1910; Carbondale, CO, 1920; Cardiff, CO, 1930; Garfield County, CO, 1940.

United States Federal Census Records, John and Mary Lamprecht, Spring Gulch, CO, 1910; Carbondale, CO, 1930.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1883. Yet the title records indicate that the property was more likely to have been developed around 1900. Because it was not found to have been associated with any**

Architectural Inventory Form

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important event or pattern of events, the house is not eligible for the NRHP under Criterion A. It was built for the Sumnicht family, who resided there from around 1900 to 1918. The property was then owned and occupied by the Stiles family from 1918 to 1922. The third ~~historic~~ family to have owned the house was the Lamprechts, who appear to have lived there from 1922 into the 1970s. None of these owners is considered significant enough to support NRHP eligibility under Criterion B. Finally, because of the integrity problems with the house that are discussed below, the property is ineligible for the NRHP under Criterion C. For the same reasons, it appears unlikely to contribute to a historic district if one were established in this area.

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed around 1900. While it probably remained unchanged for many years, by the 2010s it was deteriorating and in dire need of attention. Over the past year, the house has been undergoing extensive remodeling and expansion. While the T-shaped original building still stands and retains some of its historic features, it is being dramatically changed with the introduction of new windows and doors, new roofing and dormers, and sizable additions. Because the house sits on a corner lot, the additions are fully visible from the adjacent streets.**

As it exists today, the house exhibits a substantially diminished degree of architectural integrity. The aspect of location is intact and that of setting may be viewed as reasonably good even though the property is now smaller than it once was. At the same time, the aspects of design, materials, workmanship, association and feeling have been damaged by the work currently being done. By the time the project is complete, the historic house will present a combination of historic and modern features. Due to these factors, the building's integrity fails to support any significance it might have otherwise had.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**

Architectural Inventory Form

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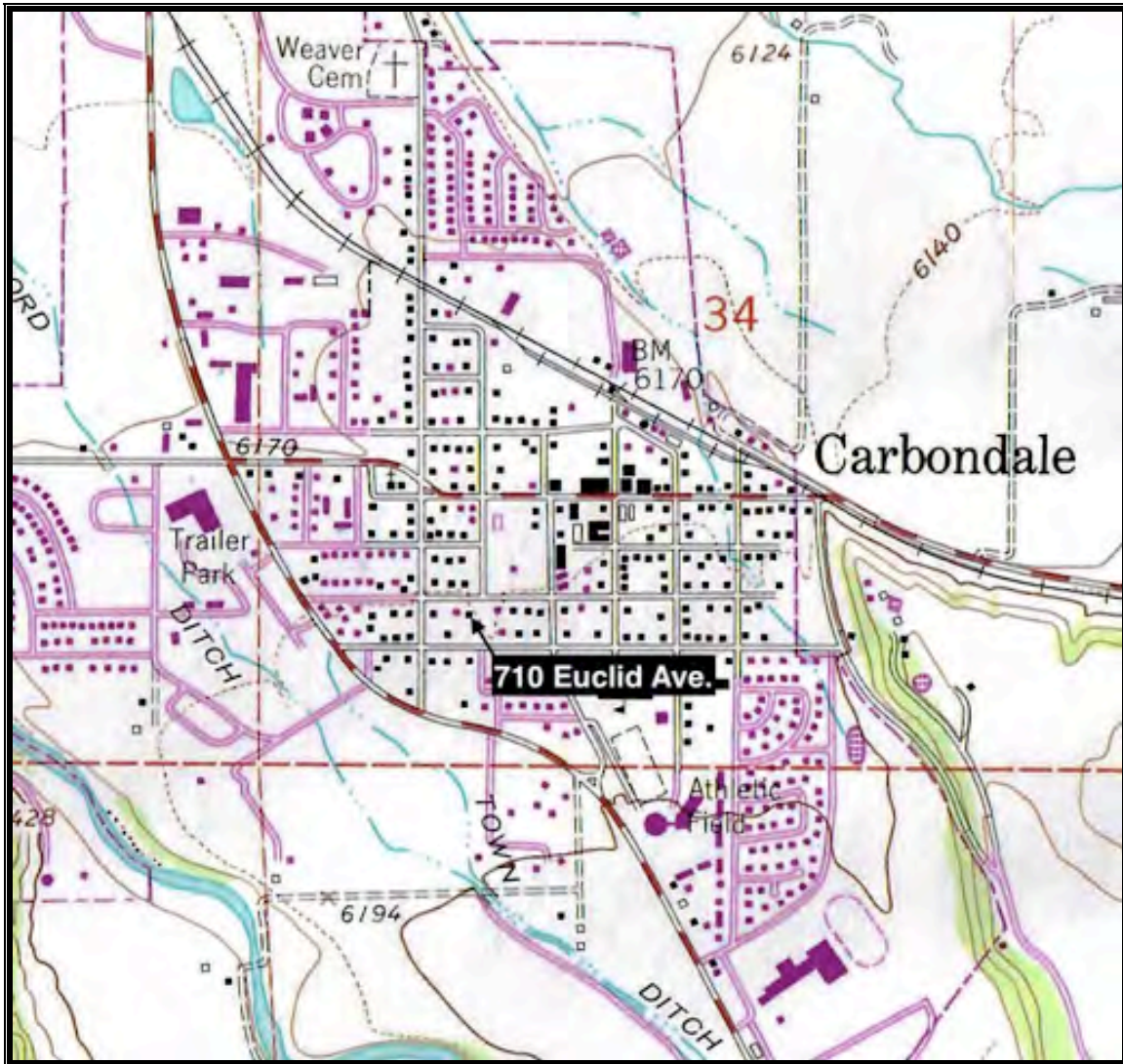
VIII. Recording Information

47. Photograph numbers: **#3433-3457 and #5010-5014**
- Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**
49. Date(s): **18 August 2017 and 28 November 2018**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

Architectural Inventory Form

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Site Location Map

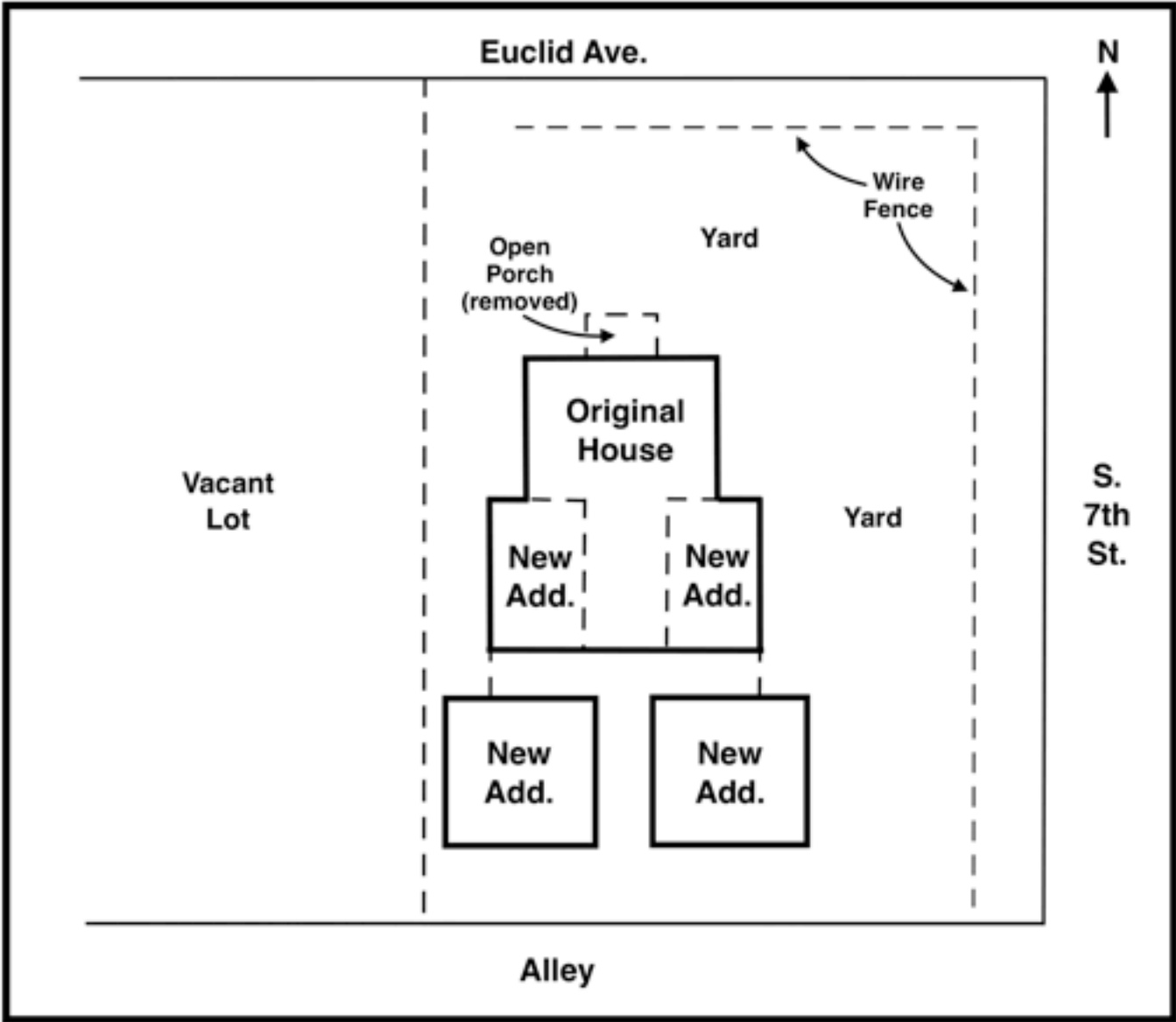


**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form

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Site Diagram



Architectural Inventory Form

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Current Photographs



**East (side) and North (front) Walls of the Residence
View to the Southwest
August 2017**



**East (side) and North (front) Walls of the Residence
View to the Southwest
November 2018**

Architectural Inventory Form

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Current Photographs



**West (side) Wall of the Residence
View to the Southeast
August 2017**



**North (front) and West (side) Walls of the Residence
View to the Southeast
November 2018**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5441**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Jack and Laura Farnum House**
6. Current Building Name: **Not Applicable**
7. Building Address: **734 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Frederick and Dominique Needham
P.O. Box 396
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 12)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE 1/4 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309299** Northing: **4363453**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **4-7** Block: **23**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334384002), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **30' x 46'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Vertical Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Porch, Chimney, Car Port, Fence**21. General Architectural Description: **Facing toward the north onto Garfield Avenue, this 1½ story wood frame residence rests upon a raised concrete foundation and has a rectangular plan with a footprint of approximately 30' x 46'. Its exterior walls are clad in vertical tongue-in-groove siding, with diagonal boards in the gable end walls. On the east and north, the lower walls are clad in random ashlar stone facing. This may also extend along the south wall. The roof is side-gabled and finished with asphalt shingles, boxed eaves, and scalloped fascia boards. A tall exterior chimney constructed of basalt stones laid in random coursing is located on the west wall. Overall, the home appears to be well cared for and in excellent condition.**

Architectural Inventory Form

(Page 3 of 12)

North (front): The asymmetrical façade faces onto a landscaped front yard and Garfield Avenue. Facing toward the west, the main entrance is found at a cutaway porch on the home's northwest corner that is located below the main roof. The raised porch and entry are accessed by way of a short flight of stairs from the west. Sandstone pavers are present on the stairs and porch floor. Both the stairway and porch are bordered by a wrought iron open rail, with two wrought iron posts rising to the eaves. Random ashlar sandstone slabs were used to create a planter below the porch's north edge and to face the home's lower wall. The front entry holds a storm door covered with wrought ironwork. In the main wall at the porch is a window band consisting of a central fixed light flanked by one-over-one double hung sash windows with wood trim. Another one-over-one double hung sash window is set in the north wall toward the east end of the façade.

East (side): This side of the building faces onto a narrow landscaped yard and contains no entries. Several windows are found there. On the first floor are four windows, all of which appear to be one-over-one double hung sash windows with wood trim. A pair of sliding windows is found in the attic level.

South (rear): The rear wall of the house faces onto a landscaped backyard. This wall was difficult to view due to the presence of privacy fencing. What appear to be present are a rear entrance along with at least two windows. Projecting to the south is a light wood frame canopy covered with canvas. A skylight is present in the south roof slope.

West (side): This side of the house faces onto a landscaped side yard and does not appear to hold an entry. Three large single-light fixed windows are present on the main floor, and the attic level holds a pair of sliding windows. The wall is also dominated by the tall basalt stone chimney.

22. Architectural Style / Building Type: **Minimal Traditional**
23. Landscaping or Special Setting Features: **This home is located on the south side of Garfield Avenue, two houses west of Seventh Street. A chain link fence encloses the vegetable garden west of the house and the rear yard is bordered by vinyl fencing. Grass and mature shrubs and trees surround the home. An unpaved east-west alley runs along the south edge of the property. The home is surrounded by a combination of historic and non-historic residences.**
24. Associated Buildings, Features or Objects: **Carport (circa 1975) – This structure stands to the southwest of the house and may not be more than fifty years old. It is accessed from the rear alley. The wood frame building has a footprint of 22' x 25'. Its sides are open except for its lower north wall, which is closed with vertical siding. Wood lattice is present above the half wall. The gabled roof is finished with metal standing seam panels, along with scalloped fascia boards at the eaves.**

Architectural Inventory Form

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Shed (circa 1975) – This tall wood frame building is located in the southwest area of the property, adjacent to the carport. Facing toward the south, the building features horizontal board siding, mostly modern single-light windows, and a gabled roof with corrugated metal panels and exposed rafter ends.

IV. Architectural History

25. Date of Construction: Estimate: **1948** Actual:
- Source of Information: **Warranty Deed (Lots 4-6), Elmer Bair to John R. and Laura M. Farnum, 15 December 1948**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **John and Laura Farnum**
- Source of Information: **Warranty Deed (Lots 4-6), Elmer Bair to John R. and Laura M. Farnum, 15 December 1948**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1948 and this date seems reasonable considering the style of the building. The house appears likely to have remained largely unchanged for years afterwards. County records suggest that the chimney may have been added in the 1970s, along with the adjacent carport and shed.**
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**

Architectural Inventory Form(Page 5 of 12)

35. Historical background: **Between 1940 and 1945, lots 4 to 12 along the south side of Garfield Avenue were acquired by Elmer Bair, a prominent Carbondale area sheep rancher. Lots 4 and 5, where the house at 734 Garfield Avenue sits, appear to have been vacant at that time. Elmer was living with his wife Ida and their daughters, Laura and Lois, in a home along Carbondale's Main Street. Laura was born in 1924 in Glenwood Springs and in 1941 married John ("Jack") Farnum in Moab, Utah. His parents were William and Maude Farnum, who owned the Farnum Mortuary in Glenwood Springs.**

In December 1948, Elmer transferred lots 4 to 6 in block 23 to his daughter Laura and her husband, John ("Jack") R. Farnum. Two years later, in September 1950, Jack quit claimed his ownership in the property to Laura for reasons that are no longer known. Around that same time, he took over management of the funeral home in Glenwood Springs, which he operated for several years with his brother, William Jr. Laura also joined her husband in the business. In 1958, Jack served a term as president of the Colorado Funeral Directors Association. He also served for some time as the Garfield County coroner.

Around 1948, the house at 734 Garfield Avenue was built and first occupied by Jack and Laura Farnum. They remained in the home for many years. Jack died in 1984 and was buried in Glenwood Springs' Rosebud Cemetery. Laura remarried in 1986, this time to Evan Melton. They continued to live in the Carbondale house until her death in 2006. She is also buried in Rosebud Cemetery.

36. Sources of information:

Burial Record for Elmer Owen Bair, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 18 June 2002. Located at www.findagrave.com.

Burial Record for John Rufty Farnum, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 4 April 1984. Located at www.findagrave.com.

Burial Record for Laura Mae Farnum, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 13 March 2006. Located at www.findagrave.com.

Colorado Funeral Service History to 1997, Colorado Funeral Directors Association. Located at www.cofda.com.

***Daily Sentinel* (Grand Junction, CO)**

"Laura Mae Farnum-Melton," Obituary, 16 March 2006.

Garfield County Assessor, Real Estate Appraisal Records, 734 Garfield Avenue (parcel #239334384002), Carbondale, Colorado.

Architectural Inventory Form(Page 6 of 12)

Garfield County Clerk & Recorder's Office (Lot B, Melton/Bair Subdivision; Formerly the W 22.5' of Lot 4 & Lots 5-7, Block 23)

Warranty Deed (Lots 4-6), Elmer Bair to John R. and Laura M. Farnum, 15 December 1948 (Reception #166929).

Quit Claim Deed, John R. Farnum to Laura M. Farnum, 15 September 1950 (Reception #173503).

Marriage Record, Laura M. Bair and Jack R. Farnum, Moab, Utah, 25 January 1941. Western States Marriage Index, Brigham Young University.

Past Presidents of the Colorado Funeral Directors Association, Colorado Funeral Directors Association. Located at www.cofda.com.

***Post Independent* (Glenwood Springs, CO)**

"Elmer Owen Bair," Obituary, 20 June 2002.

"Change in Coroner Will Require New Office Facility," 17 October 2014.

United States Federal Census Record for Elmer and Ida Bair, Carbondale, CO, 1940.

United States Federal Census Record for John ("Jack") R. Farnum, Glenwood Springs, CO, 1940.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

Architectural Inventory Form(Page 7 of 12)

39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1948. This date appears to be close to when it was erected. From that time through the early 2000s, it was occupied by Jack and Laura Farnum, who for many years owned and operated the Farnum Mortuary in nearby Glenwood Springs. The house is not eligible for the National Register under Criterion A since it is not associated with events that have made a significant contribution to history. It is also not eligible under Criterion B because the Farnums were known for their business, which was located in Glenwood Springs and not at this house. While it might be eligible under Criterion C as a good example of a mid-twentieth century Minimal Traditional house, it has experienced non-historic alterations that make this problematic. Due to these circumstances, the property is not currently eligible for the National Register of Historic Places.**

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed in or around 1948. While it probably remained unchanged for many years, it has experienced some non-historic alterations. According to county records, sometime around the mid-1970s the house received its tall basalt exterior chimney. The installation of exterior stone cladding on the lower walls may have occurred at that same time. Unfortunately, clear records of the home's original construction and later alteration do not seem to exist among public sources.**

What could be determined from field reconnaissance is that the non-historic changes completed over the past fifty years have resulted in a somewhat diminished degree of architectural integrity. While all seven of the aspects integrity are relatively good, the aspect of materials has been most clearly impacted. In addition, county records indicate that the shed and carport were both constructed in the 1970s. Today the home retains some historic features but no longer clearly conveys its age dating from the late 1940s. Due to these factors, the house exhibits a level of integrity that does not support eligibility for the National Register but may allow it to contribute to a future historic district in this area.

VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Architectural Inventory Form(Page 8 of 12)

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#3458-3473**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **18 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

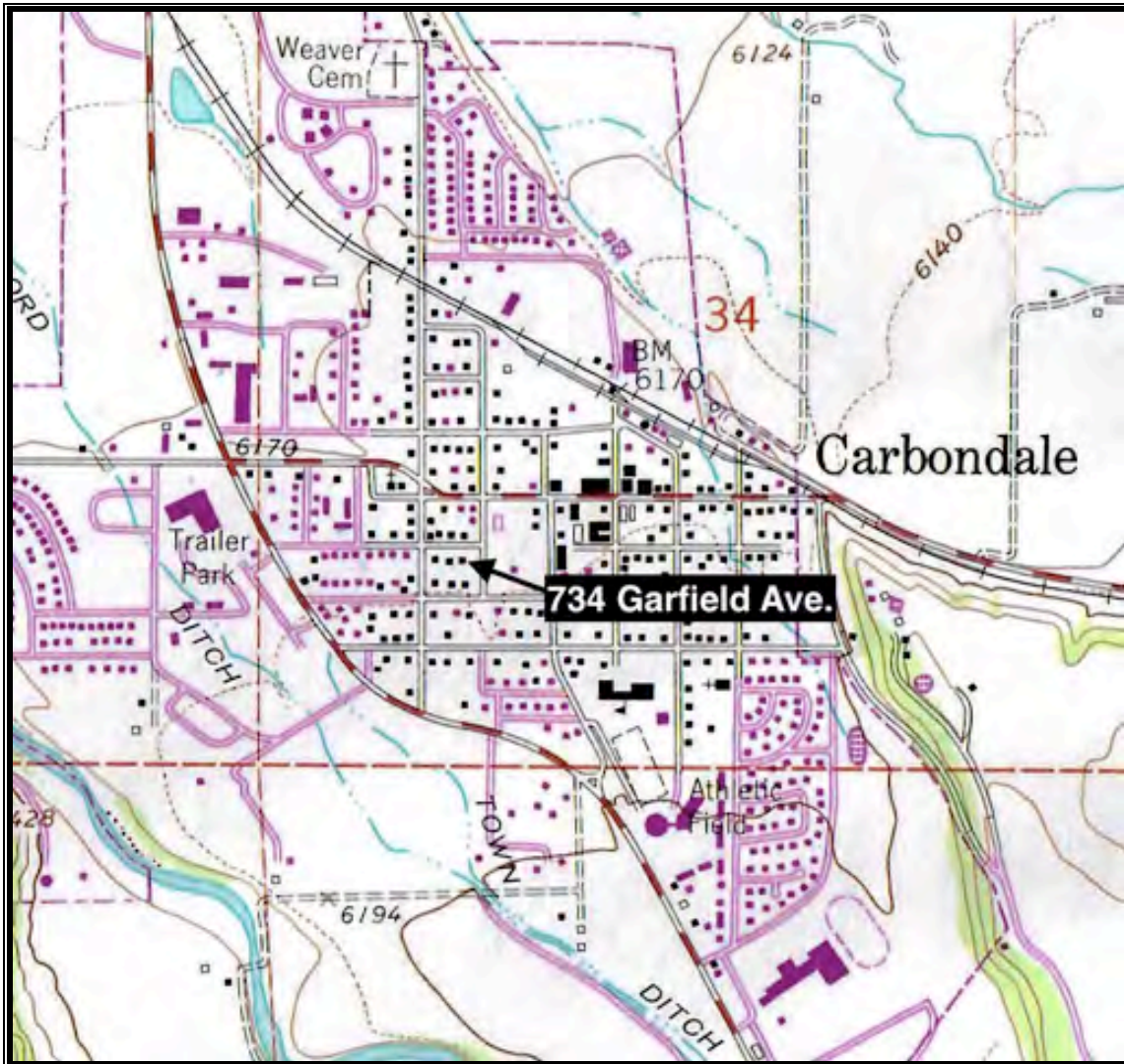
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

Architectural Inventory Form

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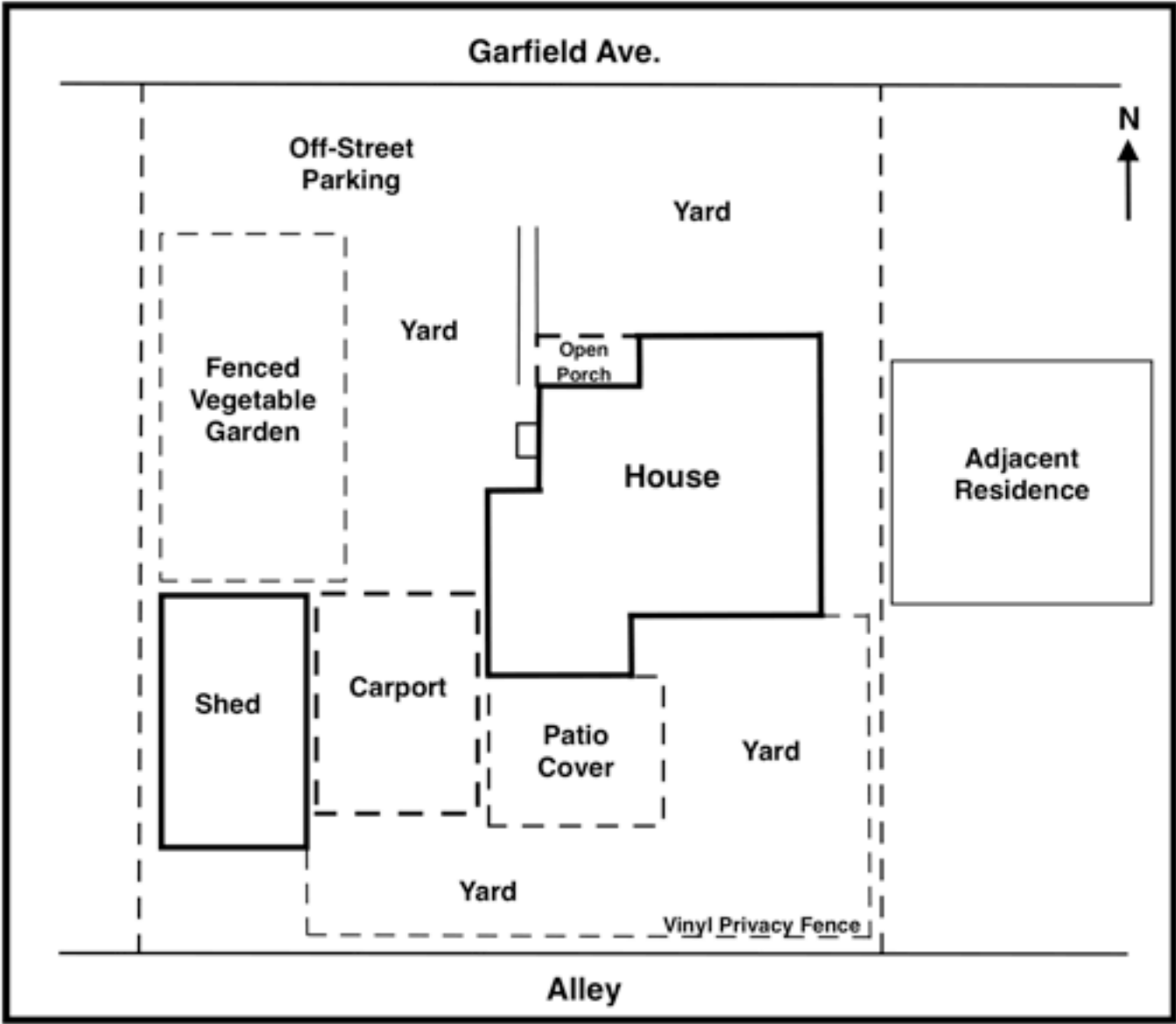
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
(Page 10 of 12)

Site Diagram



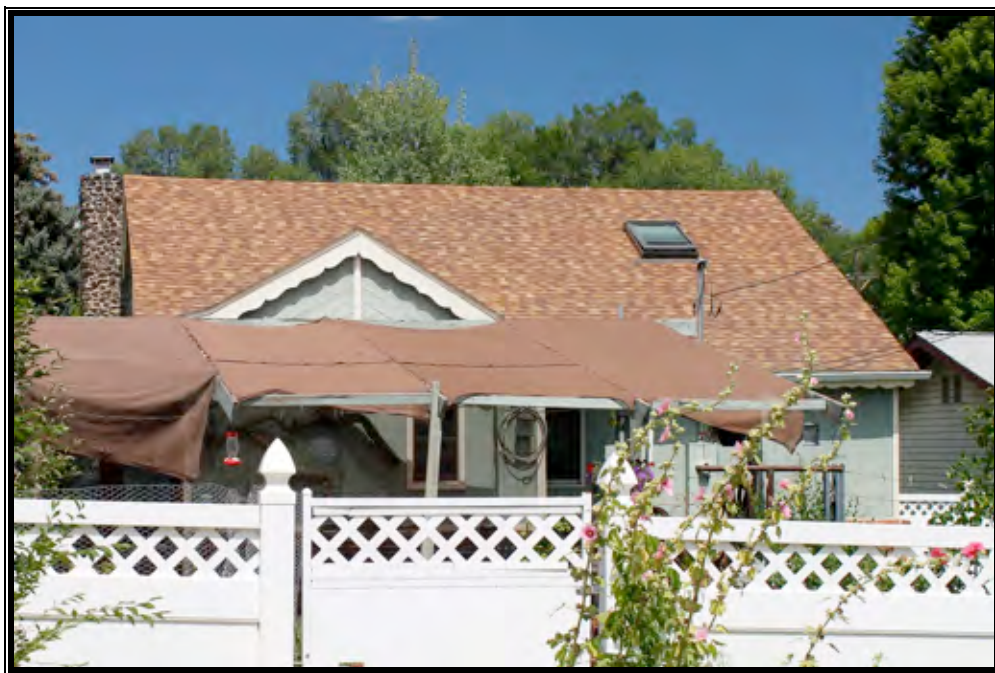
Architectural Inventory Form

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Current Photographs



**North (front) Side of the Residence
View to the South**



**South (rear) Side of the Residence
View to the North**

Architectural Inventory Form

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Current Photographs



**Carport and Shed West of the House
View to the Southwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

(Page 1 of 16)



I. Identification

1. Resource Number: **5GF5400**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Eugene and Bertha Prince House
Harry and Velma Phillips House**
6. Current Building Name: **Not Applicable**
7. Building Address: **737 Colorado Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Robert Jackson
P.O. Box 370
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 16)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **NE** 1/4 of the **NW** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309307** Northing: **4363714**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **19-21** Block: **8**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (#239334305011), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **T-Shaped Plan**15. Dimensions in Feet: **32' x 38'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Gabled Roof**19. Primary External Roof Material: **Wood Roof**20. Special Features: **Porch, Fence**21. General Architectural Description: **Facing toward the south onto Colorado Avenue, this small one-story wood frame residence has a T-shaped plan measuring approximately 32' x 38'. Its exterior walls are clad in wide-profile horizontal siding, although rather than wood boards they appear to be made of metal. This is certainly not the original siding, which would have been wood and more narrow. The roof consists of two intersecting gables, with a lower hipped roof over the small rear addition. The entire roof is finished with wood shingles and the eaves are boxed and shallow. There are no dormers or chimneys. Overall, the building appears to be in fair to good condition. It is largely hidden from the street by a dense growth of mature trees and shrubs.**

Architectural Inventory Form

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South (front): The façade faces onto a small front yard and Colorado Avenue. At this location is an open porch constructed with a concrete floor and a hipped roof supported by decorative wrought iron posts. The entry faces east and contains a wood door with several lights in the upper half, along with a modern storm door. To the east of the entrance are two windows. One of these appears to be a two-light window and the other has four lights. It is unclear whether they are operable or fixed. To the west of the entry, the wall holds a squared three-sided bay window. The south wall of the bay has a pair of one-over-one double-hung sash windows set in wood frames. The narrow side walls hold tall narrow two-light fixed windows. The bay is capped by a bellcast copper roof.

West (side): This side of the building faces onto a graveled driveway. No entries are found there. Toward the rear of the main body of the building is a narrow one-over-one double-hung sash window with a wood frame and an air conditioning unit mounted at the sill. The west wall of the rear addition holds a small two-light sliding window, probably metal or vinyl, set into a somewhat larger space that is partially closed with a plywood board.

North (rear): The rear wall of the house faces onto the backyard. This holds an east-facing entry into the rear addition. While the entry could not be seen, it provides access to a wood deck. Two windows are present in the addition. One is a small one-over-one window that appears to be set in a metal or vinyl frame. The other is a small two-light sliding window, also metal or vinyl, set into a somewhat larger space that is partially closed with a plywood board. The rear addition consists of a small hipped-roof projection that extends from the north wall, along with a shed-roof projection to the east.

East (side): This side of the building faces onto a small side yard. Because of the dense vegetation, it could not be fully recorded. A one-over-one double-hung sash window appears to be present there and it is unlikely to hold any entries into the house.

22. Architectural Style / Building Type: **Gabled Ell**
23. Landscaping or Special Setting Features: **This home is located on the north side of Colorado Avenue, two houses west of 7th Street. An east-west alley runs behind the property. It is surrounded by houses in all directions. The yard is planted with grass along with mature shrubs and trees. A graveled north-south driveway runs through the western area of the property, connecting the street and alleyway. A low wood picket fence runs along the street frontage, with wood privacy fencing at the alley. Metal farm gates are at the north and south entries to the driveway.**

Architectural Inventory Form

(Page 4 of 16)

24. Associated Buildings, Features or Objects:

Modular Building (circa 2000) – Located in the northwest corner of the property, this non-historic building faces toward the east and has a rectangular plan. It is raised and has an entry on the east that is accessed by way of a metal stoop.

Cellar Building (age unknown) – Located behind the house's north addition, this small wood frame building with a gabled roof faces north and is half buried in the ground. Its age and type of use are unknown. The building appears to have a concrete foundation and a wood plank door is located in the north wall.

IV. Architectural History

25. Date of Construction: Estimate: 1894 Actual:

Source of Information: Warranty Deed (lots 21-24), Philip E. Weaver to Eugene F. Prince, 5 January 1891; Warranty Deed (lot 20), Philip E. Weaver to Eugene F. Prince, 8 March 1892; Warranty Deed (lot 19), Philip E. Weaver to Eugene F. Prince, 27 March 1894.

26. Architect: Unknown

Source of Information: Not Applicable

27. Builder/Contractor: Unknown

Source of Information: Not Applicable

28. Original Owner: Eugene and Bertha Prince

Source of Information: Warranty Deed (lots 21-24), Philip E. Weaver to Eugene F. Prince, 5 January 1891; Warranty Deed (lot 20), Philip E. Weaver to Eugene F. Prince, 8 March 1892; Warranty Deed (lot 19), Philip E. Weaver to Eugene F. Prince, 27 March 1894.

29. **Construction History:** According to the Garfield County assessor's records, the home on this property was constructed in 1883. However, its title history and other historic records indicate that this date is at least a decade too early. Instead, it appears to have been built around 1894. The building probably remained largely unchanged for many years, but was eventually expanded with a small rear addition. It has also been clad in what appears to be non-historic metal siding and some of the windows have been replaced.

30. Original Location: Yes

Architectural Inventory Form

(Page 5 of 16)

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **This property first appeared in the historical record during the early 1890s, when Philip E. Weaver, developer of the Weaver Addition, sold some of the vacant land in Block 8 through a series of three transactions that occurred in 1891 (lots 21-24), 1892 (lot 20), and 1894 (lot 19). In each case, the purchaser was Eugene F. Prince, who essentially consolidated the lots into a single site. Eugene was born in Connecticut during the early 1850s and by 1880 was residing in Leadville, Colorado. There he became a partner with J. W. Curtis in the business of Prince & Curtis, cabinet makers and builders.**

By 1885, Eugene was still single and had moved to western Pitkin County, where he went into ranching along Rock Creek not far from Carbondale. He became known throughout the region not only for ranching but also for his skill at taxidermy. In 1892, Eugene married Bertha Lang in Carbondale and by the end of the decade they had four sons. After he purchased the lots in Block 8, it appears that Eugene constructed the small wood frame house there around 1894. As a skilled carpenter, he may have erected the building himself, although this could not be confirmed. By 1900, the family was residing in another house in south Carbondale. In October 1903, Eugene transferred the house at 737 Colorado Avenue to Bertha. He died two months later in Los Angeles while on a visit to that city.

Sometime between 1903 and 1907, Bertha remarried and took the last name of Walker. She held onto the house at 737 Colorado Avenue until 1907, when she sold it for \$700 to Julia Fuller. Little is known about Julia other than that she was born during the mid-1850s in Missouri and in 1906 married carpenter Charles Fuller in Carbondale. Although they may have lived in the house on Colorado Avenue for a short time, Julia sold the property in 1908 and the couple moved to another home on Sopris Avenue.

The new owner of the home as of October 1908 was Edna Sweet. Born in Missouri in 1872, by 1885 Mary Edna Denmark had moved to Aspen with her parents. There her father Charles worked, at least for a time, as an ore sorter. In 1895, she married Frank Sweet in Glenwood Springs and they settled in Carbondale. Frank had arrived in the Carbondale area in 1882, where he secured a job as a clerk and bookkeeper with merchant William Dinkel. He also filed a homestead claim just west of the Carbondale townsite. Before long,

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Frank became a salesman, business partner, and general manager of the Dinkel Mercantile Company, one of Carbondale's most successful and best known commercial establishments. Frank served on the town council and is credited with having pushed the town to plant trees along its streets. As time passed, these matured and provided the community with shade and greenery.

Frank then took a job in Denver around 1900 with a pneumatic tool company and the couple lived in that city for a short time. By 1902, they were back in the Carbondale area, where they arranged for a modern farmhouse to be constructed on their property along the Crystal River. This location was known as West Mesa, or Sweet Mesa. There he established the Sweet Seed Farm and founded the Sweet Jessup Canal Company to irrigate the agricultural district.

Although Edna purchased the house at 737 Colorado Avenue in 1908, it does not appear that she or her family ever lived there. Instead, it may have been acquired as an investment and rented to tenants. Around 1920, the couple moved into a house in town on Sopris Avenue. Frank transferred his partial ownership stake in the house on Colorado Avenue to Edna in July 1931. He died the following year and was buried in Carbondale's Hillcrest Cemetery. Following her husband's death, Edna lived much of the time with her daughter in Los Angeles. She returned to Carbondale periodically and also spent time in Denver with her son Walden and his family. In 1947, Edna wrote and published a book titled *Carbondale Pioneers, 1879-1890*, which has served as a primary reference for the town's early history since it was released. Edna died in 1954 in Los Angeles and was buried in Carbondale near her husband.

In May 1937, Edna transferred the house at 737 Colorado Avenue to Gardner L. Hudson. Born in 1917 in Garfield County, Gardner grew up on his family's farm outside of New Castle. In February 1937, three months before he acquired the house, Gardner married Mary Youmans, a Colorado native whose parents owned a New Castle grocery store. The couple settled into their home and Gardner was employed as a farm machinery operator. Mary worked as a musician, providing entertainment for dances and presumably other events. Gardner was also a violinist. During World War II, the Hudsons moved to Denver, where Gardner secured a job at the Continental Modification Center. This facility, the airline's peacetime maintenance base, was converted to modify large aircraft for military use.

The Hudsons remained in Denver through the late 1940s. During the 1950s, they lived in Casper, Wyoming, where he worked as a welder with Buckley Welding Service. In 1957, they sold the house in Carbondale and never lived there again. From the early 1960s through the mid-1970s, they resided in Grand Junction. Mary died in Craig, Colorado in 1999 and was buried in New Castle's Highland Cemetery. Gardner died in 2004 in Bluebell, Utah and was buried in the Francis Cemetery in Francis, Utah.

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The new owners who purchased the house at 737 Colorado Avenue in April 1957 were Harry and Velma Phillips. They not only acquired the house, but also its furnishings. Born in Aspen in 1905, Harry's father was employed as a shift boss in a mine. In 1927, he married Velma Walters (possibly Walthers), who was born in 1908 in New Mexico. They settled for some time near Delta, where Harry worked as a railway section man. By 1940, Harry and Velma moved to the Aspen area with their children. Harry continued to be employed by the Denver & Rio Grande Railroad. Between the mid-1950s and mid-1970s, they lived in the Carbondale house at 737 Colorado Avenue. In 1976, they sold the property to Dorothy Cerise and appear to have retired to Grand Junction. Harry died in 1978 and was buried in Aspen's Red Butte Cemetery. Velma joined him there following her death in 1997.

36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

"A Prosperous Valley," 16 November 1902, p. 4.

***Aspen Democrat* (Aspen, CO)**

"People and Events," 25 December 1903, p. 3.

"About the City," 4 October 1906, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

"Carbondale Items," 30 September 1897, p. 4.

"Carbondale Items," 28 April 1898, p. 4.

"Carbondale Items," 7 July 1898, p. 4.

Burial Records for Francis and Edna Sweet, Hillcrest Cemetery, Carbondale, CO.

Francis' Date of Death: 1932. Edna's Date of Death: 1954. Located Online at www.ancestry.com.

Burial Records for Gardner Lorenzo "Sparky" Hudson, Francis Cemetery,

Francis, UT. Date of Death: 29 November 2004. Located Online at www.ancestry.com.

Burial Records for Harry W. Phillips and Velma Walther Phillips, Red Butte

Cemetery, Aspen, CO. Harry's Date of Death: 14 November 1978. Velma's Date of Death: 21 May 1997. Located Online at www.ancestry.com.

Burial Records for Mary Elizabeth Hudson, Highland Cemetery, New Castle, CO.

Date of Death: 19 March 1916. Located Online at www.ancestry.com.

Casper, Wyoming, City Directories, Listings for Gardner and Mary Hudson, 1954-1960.

Colorado Census Records for Edna Denmark, Aspen, Pitkin County, 1885.

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Colorado Census Records for Eugene F. Prince, Pitkin County, 1885.

Death Record for Edna D. Sweet, Los Angeles, CA, 18 November 1954. State of California, Death Index, 1940-1997.

Denver City Directories, Listings for Gardner and Mary Hudson, 1945-1948.

Draft Registration Records for Gardner Lorenzo Hudson, Carbondale, CO, 1940.

Draft Registration Records for Harry W. Phillips, Aspen, CO, 1940.

Eagle Valley Enterprise (Eagle, CO)

Local Notes, 2 October 1936, p. 5 (mention of Edna Sweet).

Garfield County Assessor, Real Estate Appraisal Records, 737 Colorado Avenue (parcel #239334305011), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 19-21, Block 8, Weaver's Addition)

Warranty Deed (lots 21-24), Philip E. Weaver to Eugene F. Prince, 5 January 1891 (reception #22504).

Warranty Deed (lot 20), Philip E. Weaver to Eugene F. Prince, 8 March 1892 (reception #22506).

Warranty Deed (lot 19), Philip E. Weaver to Eugene F. Prince, 27 March 1894 (reception #22505).

Warranty Deed (lots 19-24), Eugene F. Prince to Bertha V. Prince, 7 October 1903 (reception #28500).

Warranty Deed (lots 19-24), Bertha V. Prince Walker to Julia Fuller, 10 September 1907 (reception #34071).

Warranty Deed (lots 19-24), Julia A. Fuller to Edna D. Sweet, 13 October 1908 (reception #50172).

Warranty Deed (lots 19-24), Frank E. Sweet to Edna D. Sweet, 1 July 1931 (reception #110802).

Quit Claim Deed (lots 19-24), Edna D. Sweet to Gardner L. Hudson, 18 May 1937 (reception #144989).

Warranty Deed (lots 19-24), Gardner L. Hudson to Harry and Velma Phillips, 27 April 1957 (reception #197629).

Warranty Deed (lots 19-24), Harry W. and Velma Phillips to Dorothy E. Cerise, 1 October 1976 (reception #274718).

Glenwood Post (Glenwood Springs, CO)

"Postscripts," 11 December 1897, p. 4 (mention of Frank Sweet).

Grand Junction City Directories, Listings for Gardner and Mary Hudson, 1961-1975.

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Leadville City Directory, Listings for Eugene Prince and the Firm of Prince & Curtis, 1880.

Marriage Record, Eugene F. Prince and Bertha V. Lang, Carbondale, CO, 28 June 1892. Colorado State Archives, Colorado Marriage Records.

Marriage Record, Gardner Hudson and Mary Youmans, New Castle, CO, 14 February 1937. Colorado State Archives, Colorado Marriage Records.

Marriage Record, Harry Phillips and Velma Walters, Delta, CO, 25 June 1927. Colorado State Archives, Colorado Marriage Records.

Marriage Record, Julia A. Wilson and Charles Fuller, Carbondale, CO, 24 November 1906. Colorado State Archives, Colorado Marriage Records.

Marriage Record, Mary Edna Denmark and Frank E. Sweet, Glenwood Springs, CO, 12 December 1895. Colorado State Archives, Colorado Marriage Records.

***Rocky Mountain Sun* (Aspen, CO)**

Local Notes, 31 July 1886, p. 2 (mention of Eugene Prince).

Shoemaker, Len. *Roaring Fork Valley*. Denver, CO: Sage Books, 1958.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, Carbondale, CO, 1947.

United States Federal Census Records for Charles and Julia (Wilson) Fuller, Carbondale, CO, 1910.

United States Federal Census Records for Eugene and Bertha (Lang) Prince, Carbondale, CO, 1900.

United States Federal Census Records for Frank and Edna (Denmark) Sweet, Denver, CO, 1900 and 1940; Carbondale, CO, 1910-1930.

United States Federal Census Records for Gardner and Mary (Youmans) Hudson, New Castle, CO, 1930; Carbondale, CO, 1940.

United States Federal Census Records for Harry and Velma (Walters or Walthers) Phillips, Aspen, CO, 1910; Delta County, CO, 1930; Pitkin County, CO, 1940.

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VI. Significance37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1883. However, the title records indicate that the lots were vacant for at least another decade. The house appears to have been built around 1894 by rancher and carpenter Eugene Prince and his wife Bertha. While he may have constructed the home himself, this could not be verified. Although the Prince family may have lived there for a time after it was built, they appear to have rented the house to tenants by 1900 and then sold it in 1907.**

The property was then owned by Julia Fuller (1907-1908); author Edna Sweet and her husband, prominent merchant, farmer and town leader Frank (1908-1937); welder Gardner Hudson and his wife Mary (1937-1957); and railroad worker Harry Phillips and his wife Velma (1957-1976). The Sweets never lived in the house and the Hudsons only resided there from about 1937 to 1942. The only long-term historic owners and occupants were the Phillips, who lived in the house for nineteen years.

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After reviewing the property's history, the house is not found to be eligible under Criterion A for any association with an important historic event or pattern of events. None of the owners is considered significant enough to support NRHP eligibility under the guidelines for Criterion B. Despite the fact that the home's original style as a Gabled Ell remains apparent, the building suffers from integrity issues and does not rise to a level that would support individual NHRP eligibility under Criterion C. It might, however, contribute to a historic district if one were established in this area.

43. Assessment of historic physical integrity related to significance: **The small residence on this property appears to have been constructed around 1894. While it probably remained unchanged for many years, it was eventually expanded with a small rear addition whose age is unknown. The building has been clad in what appears to be non-historic, wide profile metal siding. Several of its windows have also been replaced. Because there are no historic building permits available in Carbondale, the dates of these changes are unknown and their architectural details do not provide a clear indication of age. While they could date from more than fifty years ago, it seems likely that they are more recent.**

As it exists today, the residence exhibits a diminished degree of architectural integrity. In addition, it is not one of the better examples of this style of architecture in Carbondale. The aspects of location, setting, association and feeling are reasonably intact. At the same time, the aspects of design, materials and workmanship have been impacted by the alterations described. This is especially due to the presence of non-historic siding and windows. While it retains its historic scale, T-shaped form and massing, and certainly appears as a historic home, the building's diminished integrity fails to support significance and eligibility under the NRHP guidelines.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **Yes**

Discuss: This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

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VIII. Recording Information

47. Photograph numbers: **#3489-3502**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **18 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

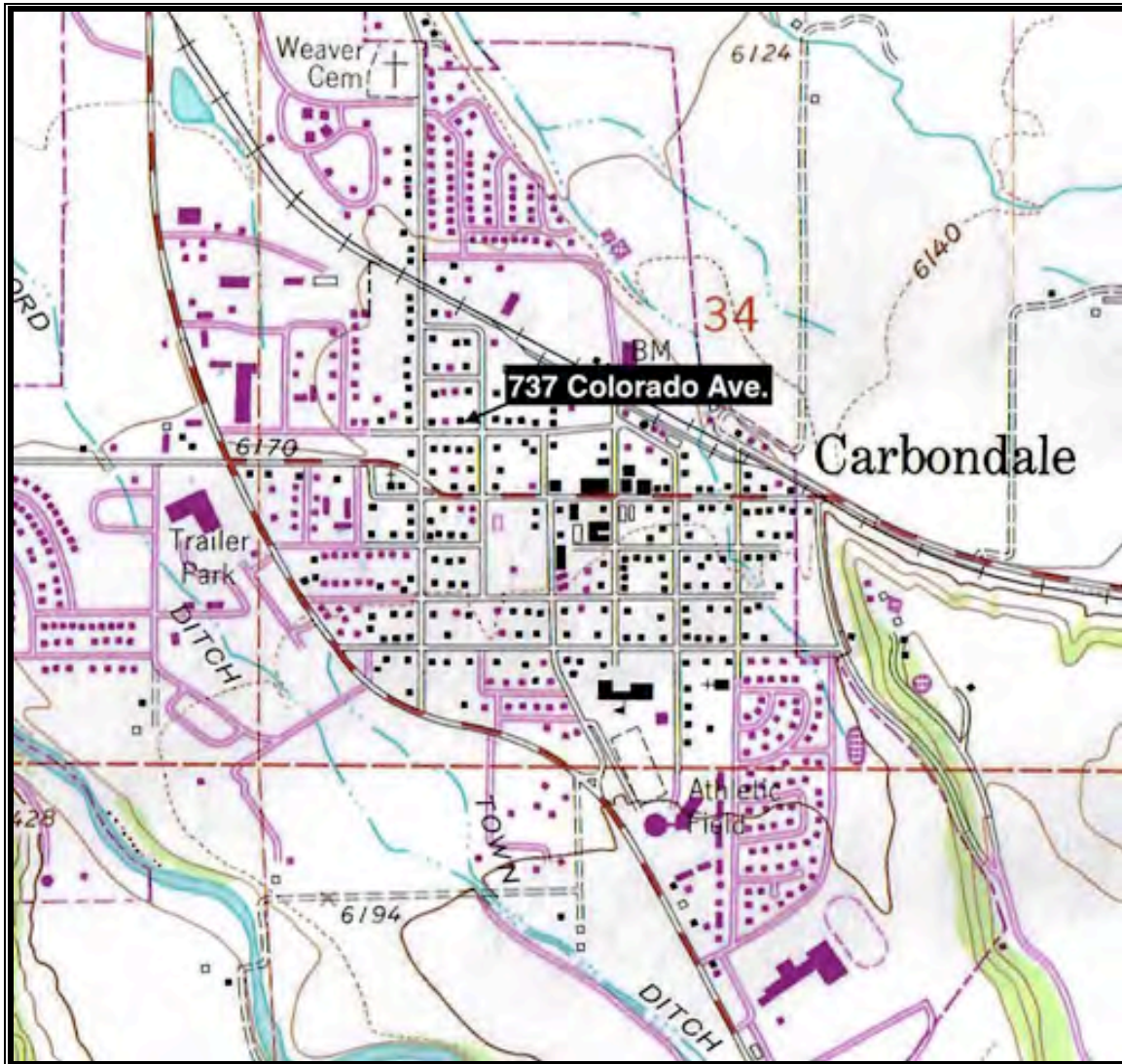
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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Site Location Map

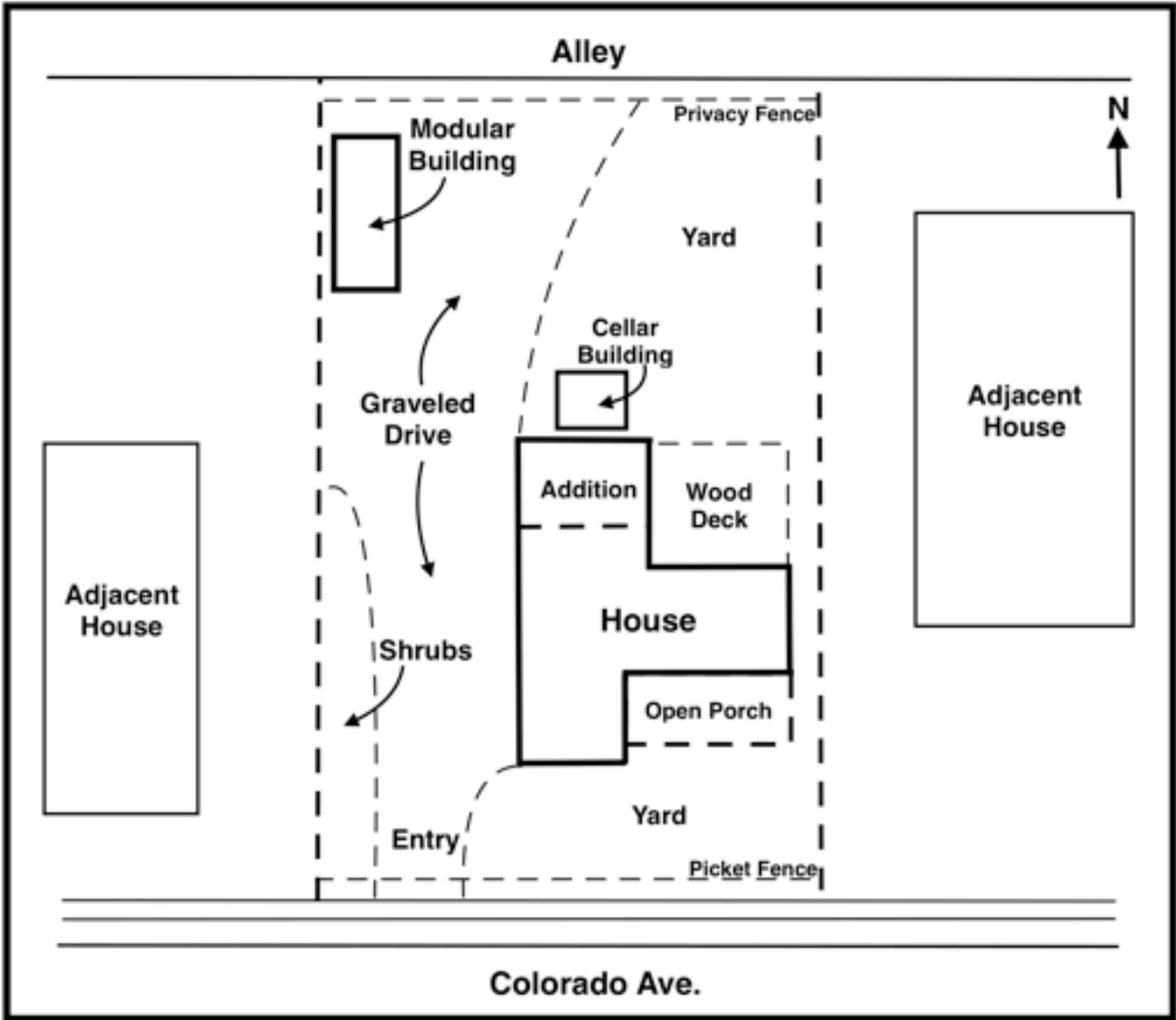


**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**Front of the Residence
View to the Northeast**



**Rear of the Residence
View to the South**

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Current Photographs



**Front of the Residence
View to the Northwest**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5442**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Sherwood-Timbrook House**
6. Current Building Name: **Not Applicable**
7. Building Address: **789 Lincoln Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Brian and Emily Hightower
789 Lincoln Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309255** Northing: **4363818**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **13-15** Block: **9**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (2393-343-02-005), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **29' x 41'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Porch, Fence**21. General Architectural Description: **Facing toward the south, this wood frame residence rests upon a raised concrete foundation and has an overall footprint of 29' x 41'. The original portion of the home is the 29' x 29' two-story building. This has been expanded in recent years with a 12' x 21' one-story addition to the west. The house's exterior walls are clad in wood clapboard siding. A low hipped roof caps the home, finished with asphalt shingles and exposed rafter ends along the open eaves. At the peak is a corbeled brick chimney. A lower intersecting gable roof extends to the south over the two-story front porch projection. The low western addition has a shed roof. Overall, the home appears to be well cared for and in excellent condition.**

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South (front): The façade faces onto a small front yard and Lincoln Avenue. Located in the primary wall of the building, the main entry is slightly off-centered and holds an early wood panel door with a single light in its upper half that is bordered by smaller stained glass lights. The transom above is filled with small pieces of stained glass. Along the wall east of the entry is a wide fixed single-light window and to the west is a single one-over-one double-hung sash window. The door and windows have wood frames and surrounds, and the windows have wood sills and shaped classical lintels. On the west side of the building, the south wall of the addition contains an entry that holds a wood panel door with three tall narrow panels in its lower two-thirds and six small lights above.

The façade features a projecting two-story 6' x 14' porch structure that provides the house with much of its architectural character. While the lower part is open, the upper is enclosed. On the main floor, the open porch is reached by way of two wood steps with a wood handrail on the east supported by turned newel posts. The porch is constructed with a wood floor, an open rail with turned balusters, squared posts with shaped bases and capitals, large decorative brackets on the east and west, and a wood ceiling bordered by fascia boards.

Directly above the open porch, the second floor enclosed porch is finished on its lower half with clapboard siding. Above that is a band of six six-light wood casement windows. Two more are found on each of the porch's east and west side walls. The front-facing gable end wall above the window band is finished with brightly painted diamond-shaped fishscale shingles. The entire porch structure is capped by a gabled roof with exposed rafter ends. The only other feature on this side of the building is a small eight-light wood casement window that is tucked below the eave on the second floor at the southeast corner. This has a wood sill and shaped classical lintel.

West (side): This side of the building faces onto a narrow yard bordered by a privacy fence along the Eighth Street frontage. It holds no entries into the house. The main floor of the building is now largely obscured by the modern one-story addition, constructed with clapboard siding and a shed roof. Along its west wall are four modern square windows that appear to be casements. The original upper wall of the house holds two three-over-one double-hung sash windows, both with wood frames and surrounds. These also have wood sills and shaped classical lintels.

North (rear): The rear of the house faces onto a landscaped backyard that contains two secondary modern buildings described below. Two entrances into the historic house are found along this wall. Located toward its northeast corner, the primary entrance holds a pair of narrow wood doors. Each of these features three tall narrow lights with small pieces of glass above and below. The doorway is capped by a shallow classical hood with brackets. This is more of a decorative feature than a functional one. The raised foundation wall below

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the entry retains evidence that a wood deck once projected from the building. This has been cut off and removed, leaving the doorway too high to enter from the flagstone patio.

Along the first floor wall west of the entrance is a window containing a pair of eight-light casements with wood frames, sill and classical lintel. The north wall of the west addition has an entry with a wood panel door with lights in the upper half. The second floor of the house contains three windows, all of which are tucked up under the eave. Two of these are three-over-one double-hung sash windows and the third is a small single-light fixed window. All three have wood frames, sills and classical lintels.

East (side): This side of the house faces onto a landscaped side yard. No entries into the home are found there. The basement level has two boarded openings in the foundation. On the main floor are two single-light fixed windows. The upper floor holds a single three-over-one double-hung sash window, a small single-light fixed window, and an eight-light casement window at the southeast corner. These are all tucked up under the eave. All of the windows have wood frames, sills and classical lintels.

22. Architectural Style / Building Type: **Late Victorian**
23. Landscaping or Special Setting Features: **This home is located on the northeast corner of Eighth Street and Lincoln Avenue. A wood and wire fence runs from the southeast corner of the house to the east. Wood privacy fencing runs along the east property line and the Eight Street frontage. Grass and mature plantings surround the home, along with modern flagstone patios to the north. An unpaved east-west alley runs along the north edge of the property. The house is surrounded by a combination of historic and non-historic residences.**

24. Associated Buildings, Features or Objects:

Garage and Secondary Residence (2017) – This modern two-story wood frame building is located in the northern area of the backyard. It has a footprint of approximately 16' x 20' and is finished with board and batten siding along with a side-gabled roof. The main floor is partly occupied by a garage that is accessed from the alley by way of a single-wide overhead door. The rest of the building holds one or two residential units that are accessed by way of entries on the south and east.

Studio (2015) – This modern one-story wood frame building is located in the backyard between the house and the garage and secondary residence. It has a footprint of approximately 14' x 14' and is finished with clapboard siding and a shed roof. The building is accessed from the south, where a wood deck and flagstone patio are located.

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IV. Architectural History

25. Date of Construction: Estimate: **1890-1900** Actual:
- Source of Information: **House Style; Garfield County Treasurer, Tax Records, 789 Lincoln Avenue, 1940-1941**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Eloise Sherwood (c1940-41)**
- Source of Information: **Treasurer's Deed, Garfield County to Eloise M. Sherwood, 14 November 1939**
29. Construction History: **According to the county assessor, the home on this property was constructed in or around 1941. However, its style indicates that it is much older and more likely dates from the period between the 1880s and early 1900s. The current owners heard from an unknown source that it was moved to this location in 1941, and the building may have experienced some remodeling at that time. It experienced another round of both interior and exterior remodeling during the 1990s and was expanded to the west in 2016-2017 with a one-story wood frame addition that replaced an earlier open porch at that location. The accessory garage/residential unit and studio in the backyard were constructed between 2015 and 2017.**
30. Original Location: **No**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**

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35. Historical background: During the decades from the late 1800s through the 1930s, it appears that the lots where this house sits were vacant. In November 1939, the property was acquired from Garfield County by Eloise M. Sherwood. The county had seized the lots due to the previous owner's failure to keep up with the property taxes, a common occurrence during the Great Depression of the 1930s. Eloise acquired it at a tax sale in 1939 by paying the past due taxes for the years 1932 through 1938.

Eloise's family had resided in the Aspen area since the early 1880s, when her grandmother arrived there from Chicago. Born in 1901 to Robert and Emma Sherwood on the Cozy Point Ranch outside of Aspen, Eloise moved west the following year with her parents and sisters to a farm in Mesa County several miles east of Fruita. During the 1910s they moved again, this time into a house on Colorado Avenue in Carbondale, where Eloise's father became the proprietor of a grocery store. As an unmarried woman, she was employed as a rural teacher in Gunnison County around 1930. By 1939, when she purchased the vacant lots on the corner of Eighth and Lincoln, Eloise was living again with her parents and teaching in the school at Rock Creek.

According to the current owners of the home at 789 Lincoln Avenue, the house was reportedly brought to this site from Aspen during the early 1940s. However, no firm evidence of this move was provided and its original location was uncertain. While the Garfield County assessor's records say nothing about the house being moved onto this site, the treasurer's office confirmed that the property jumped in value between 1940 and 1941. After reviewing the tax records from those years, county treasurer Karla Bagley stated that this "does seem to indicate that something big took place" at that time.

Although it is perhaps a coincidence, the same month that Eloise purchased the Carbondale lots, her father was removing a house in Aspen. Known as the Dunbar Wright house, the building stood at First and Hallam. Wright had been in Aspen since the 1880s and was the longtime owner of the Park-Regent Mine on Smuggler Mountain. The Aspen newspaper reported the house's removal, but did not indicate whether it might have been moved to a new location. Although no clear evidence was located to substantiate what happened to the house, it is possible that it was moved to Carbondale. On the other hand, the house under study may have come from another location in the Aspen area.

Sometime during the mid-1940s, Eloise Sherwood married Charles Timbrook. Born in West Virginia in 1886, Charles married Chloe Lewis in 1915 and they farmed in Carroll County, Missouri into the 1920s. By 1930, they had moved west with their children to a farm in Alamosa County, Colorado. Chloe died that year and in the late 1930s Charles moved the family to Montrose, where he took a job as a laborer with the US Bureau of Reclamation. By 1942, he was living in the San Miguel County town of Sawpit and working at a mine operated by the Vanadium Corporation of America.

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In October 1949, Eloise transferred the house in Carbondale into the joint ownership of herself and her husband. They appear to have occupied the home during the 1940s and early 1950s. They moved to San Diego in the mid-1950s, where Charles worked as a pipefitter for several years before retiring. He died there in 1971 and his body was returned to Carbondale for burial in Evergreen Cemetery. Eloise died in 1981 and was buried next to her husband.

It appears that the Timbrooks left for California in 1954 because in August of that year they sold the house at 789 Lincoln Avenue to Percy and Margaret Blodgett. Percy was born in Michigan in 1896 and by 1940 he was farming in the Basalt area. During World War II, he lived in Lakewood west of Denver and worked at the Remington Arms Plant. His wife Bertha died in 1948 and three years later he married Margaret Labelle in Mesa County, about whom nothing else is known. Percy and Margaret continued to own the home in Carbondale and presumably lived there into the early 1960s.

In April 1962, the Blodgetts sold the house to Odie and Florence Cooper, who owned the property for just five months. The Coopers had been residents of the Gunnison area since childhood, where their families were involved in ranching and mining. Although they didn't own this house for long, they retained a strong enough connection to Carbondale that they were both later buried in Hillcrest Cemetery. Odie and Florence sold the property in September 1962 to Roy D. and Evelyn M. Bowers. Little is known about the couple other than that they lived in the Grand Junction area prior to moving to Carbondale. In April 1983, they sold the house to Terry L. Patten.

36. Sources of information:

Aspen Daily Times

"About the City," 4 January 1934, p. 4.

"Pioneer Aspenites Celebrated Golden Wedding Anniversary," 16 March 1939, p. 1.

"School Bells to Ring Again Next Monday Morning," 31 August 1939, p. 1.

"Personals," 23 November 1939, p. 10.

"Hospital Notes," 16 September 1948, p. 8.

"Mrs. Emma Sherwood Dies in Glenwood," 27 October 1949, p. 1.

Aspen Democrat

"Death of E. Dunbar Wright," 27 January 1926, p. 1.

Burial Record, Charles Edward Timbrook, Evergreen Cemetery, Carbondale, CO.
Date of Death: 1971.

Burial Record, Eloise Sherwood Timbrook, Evergreen Cemetery, Carbondale, CO.
Date of Death: 1981.

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Burial Record, Percy Milton Blodgett, Rosebud Cemetery, Glenwood Springs, CO. Date of Death: 1971.

Burial Records, Odie W. and Florence H. Cooper, Hillcrest Cemetery, Carbondale, CO. Odie's Date of Death: 1995. Florence's Date of Death: 1970.

Draft Record for Charles Edward Timbrook, Sawpit, San Miguel County, CO, 1942.

Draft Record for Odie Wesley Cooper, Gunnison, CO, 1940.

Draft Record for Percy Milton Blodgett, Lakewood, CO, 1942.

Email Communication, Ron Sladek with Anna Scott, Archivist with the Aspen Historical Society, 9 November 2018.

Email Communication, Ron Sladek with Karla Bagley, Treasurer of Garfield County, 7 June 2018.

Garfield County Assessor, Real Estate Appraisal Records, 789 Lincoln Avenue (parcel #2393-343-02-005), Carbondale, Colorado.

Garfield County Clerk & Recorder, Property Records (Lots 13-15, Block 9, Weaver's Addition)

Treasurer's Deed, Garfield County to Eloise M. Sherwood, 14 November 1939 (Reception #138962).

Warranty Deed, Eloise M. Timbrook to Charles and Eloise Timbrook, 4 October 1949 (Reception #169954).

Warranty Deed, Charles E. and Eloise M. Timbrook to Percy and Margaret Blodgett, 5 August 1954 (Reception #186661).

Warranty Deed, Percy and Margaret Blodgett to Odie and Florence Cooper, 27 April 1962 (Reception #217581).

Warranty Deed, Odie W. and Florence Cooper to Roy D. and Evelyn M. Bowers, 20 September 1962 (Reception #218816).

Warranty Deed, Evelyn M. Bowers to Terry L. Patten, 8 April 1983 (Reception #340828).

Grand Junction City Directories, Listings for Roy and Evelyn Bowers, 1962.

Marriage Record, Odie Cooper and Florence Dunn, Gunnison, CO, 15 April 1938.

Marriage Record, Percy M. Blodgett and Margaret Labelle, Mesa County, CO, 15 January 1951.

Sanborn Fire Insurance Maps, Aspen, CO, 1904.

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San Diego, California City Directories, Listings for Eloise and Charles Timbrook, 1959-1972.

United States Census Records, Charles Timbrook, Carroll County, MO, 1920; Alamosa County, CO, 1930; Montrose, CO, 1940.

United States Census Records, Eloise Sherwood, Mesa County, CO, 1910; Carbondale, CO, 1920; Gunnison County, CO, 1930; Carbondale, CO, 1940.

United States Census Records, Florence H. Sammons Dunn Cooper, Powderhorn, Gunnison County, CO, 1920-1930; Gunnison, CO, 1940.

United States Census Records, Oren or Orien "Odie" W. Cooper, Ohio City, Gunnison County, CO, 1920-1930; Gunnison, CO, 1940.

United States Census Records, Percy Blodgett, Basalt Vicinity, CO, 1940.

VI. Significance

37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

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42. Statement of significance: According to the Garfield County assessor's records, the home on this property was constructed in 1941 and the current owners report that it was moved there from Aspen that same year. Based upon archival research, this date appears plausible. However, the style of the home indicates that it was built as much as a half-century earlier and its original location is suspected but unconfirmed. What the house looked like originally and at the time it was moved to Carbondale is unknown. What is certain is that changes have been made to the building, including a full remodel of the front porch during the 1990s and recent construction of the west addition. Two secondary buildings have also been added to the rear yard over the past several years. Due to the impacts to various aspects of its integrity caused by the move, alterations, and the addition of new buildings to the yard, the property is not eligible for the National Register of Historic Places under any of the Criteria. For the same reasons, it would fail to contribute to a future historic district in this area. If new information about the house is brought to light in the future, this conclusion should be reevaluated.

43. Assessment of historic physical integrity related to significance: The historic residence on this property appears to have been moved to this site during the early 1940s, possibly from Aspen. At that time, it was placed onto a new concrete foundation. In addition, the building has experienced several phases of alteration and addition that occurred during the 1940s, 1990s and 2010s. Had it simply been moved to the site in the 1940s and then left largely unaltered, it might exhibit a higher level of integrity than it does today. Non-historic alterations to the home have, at minimum, included changes to the front porch and construction of the west addition. These impacted its exterior appearance, causing the building to convey a confusing set of features to modern observers.

The earliest photos of the house date from the 1990s, so there is no way to determine what else might have changed over the past fifty years. While the house retains an overall historic appearance, these factors have combined to call into question its architectural integrity. The building's original location and setting were erased by the move alone, as has the aspect of association. The aspect of design is questionable since it is impossible to determine what the building originally looked like, or even what it looked like when placed on the property during the early 1940s. At the same time, the aspects of materials, workmanship and feeling are reasonably intact. Today the house seems to retain at least some of its original historic character. However, it exhibits a level of integrity that fails to support National Register significance and eligibility.

VII. National Register Eligibility Assessment

- | | |
|---|--------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| 45. Is there National Register district potential? | Yes |

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Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **No**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#3262-3287**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **17 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

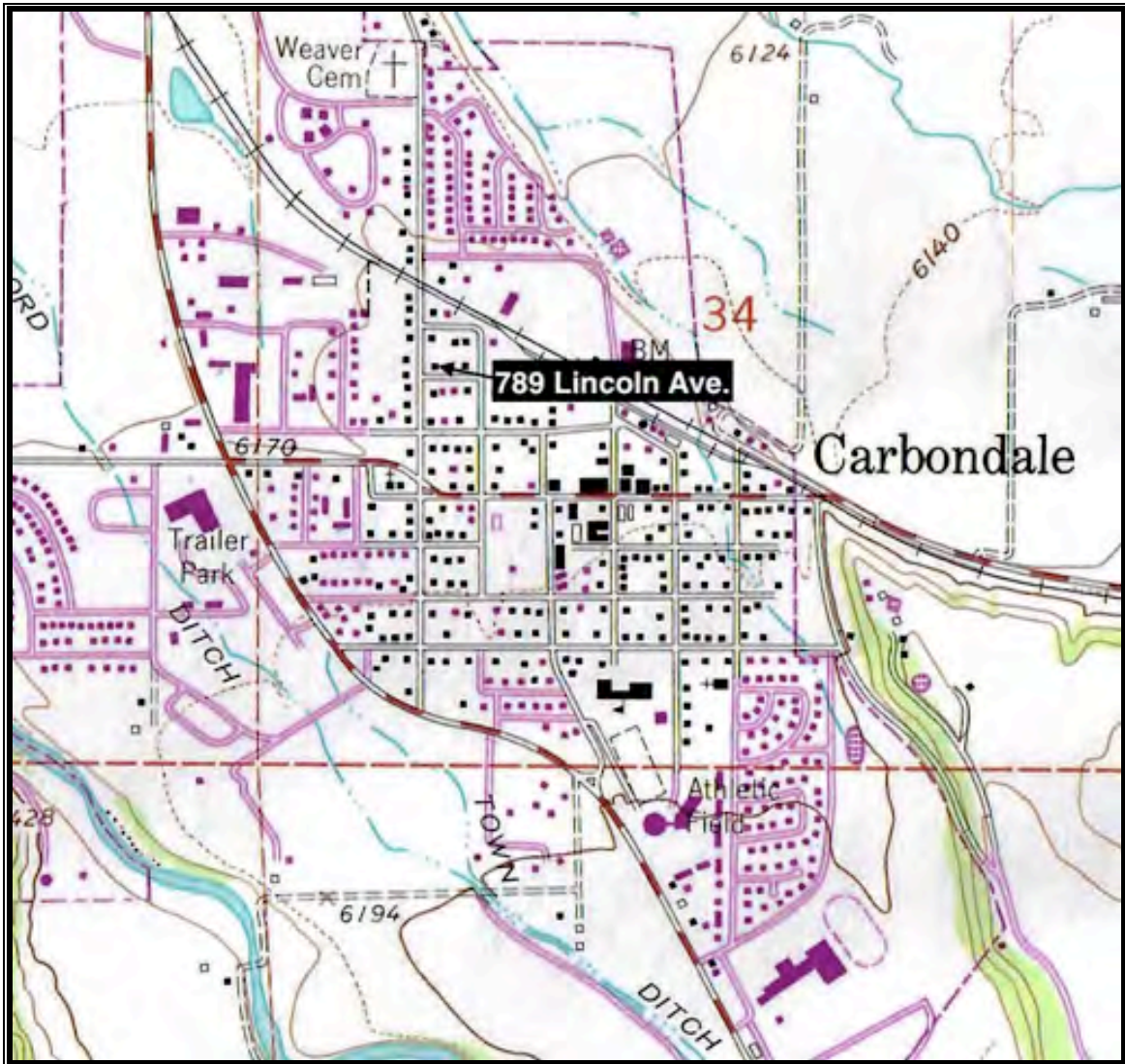
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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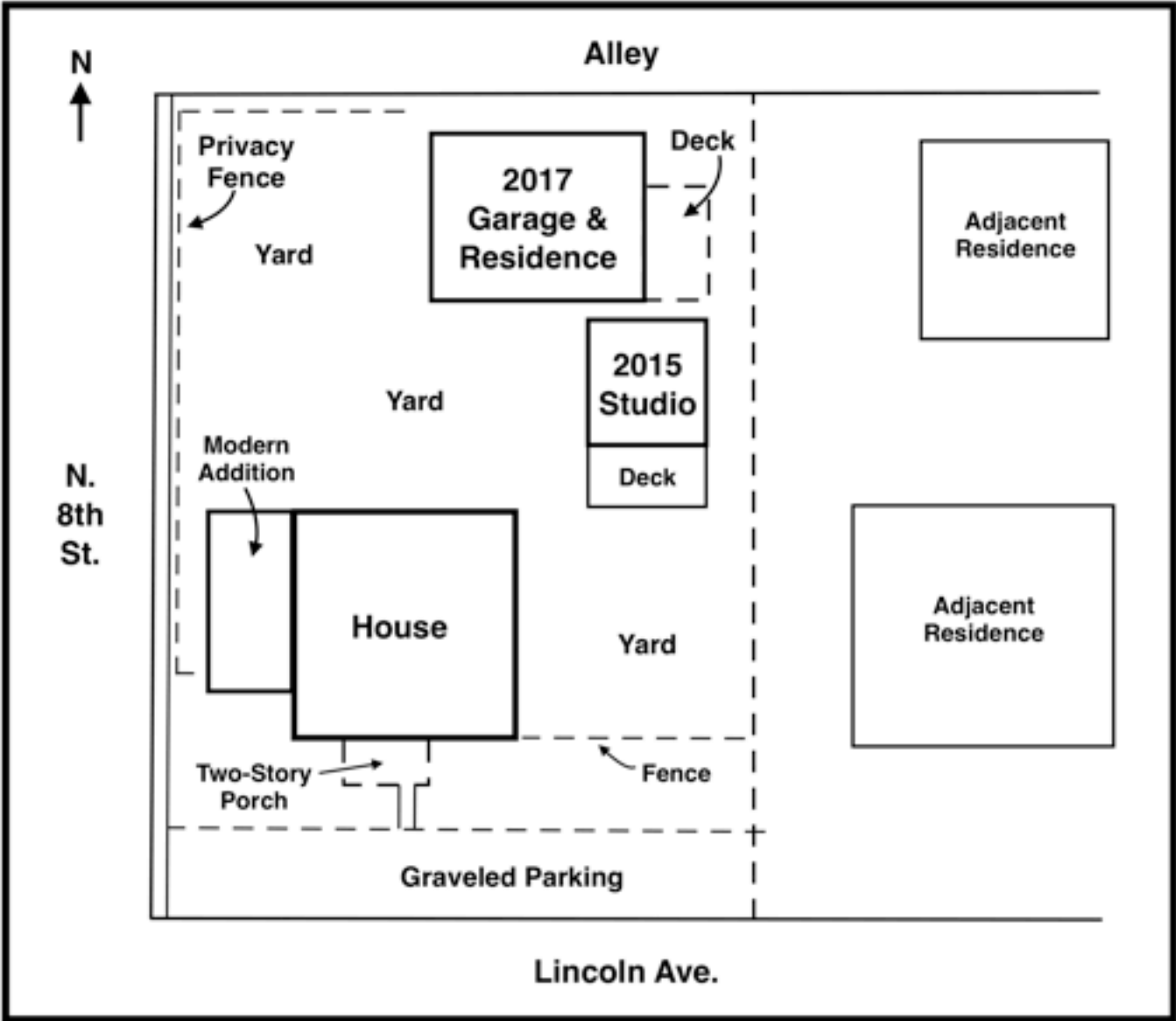
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**South (front) Façade of the Residence
View to the North**



**South (front) Façade of the Residence
View to the Northeast**

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Current Photographs



**North (rear) and West (side) Walls of the Residence
View to the Southeast**



**North (rear) Wall of the Residence
View to the South**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5443**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Holgate House**
6. Current Building Name: **Not Applicable**
7. Building Address: **798 Lincoln Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Brynn and Braeden Flaherty
798 Lincoln Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE 1/4 of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 34**10. UTM Reference Zone: **13** Easting: **309251** Northing: **4363766**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **11-12** Block: **8**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (2393-343-05-010), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **24' x 43'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Porch, Fence, Chimney, Glass Blocks**21. General Architectural Description: **Facing toward the north, this wood frame residence has an overall footprint of 24' x 43'. The building consists of an original front portion, behind which is a rear addition of unknown age. The exterior walls are clad in wood weatherboard siding. Hipped roofs cap both areas of the home, although the one over the addition is lower and offset from the original. They are finished with asphalt shingles and boxed eaves. A brick chimney is found on the west slope of the south addition close to the ridgeline. Small dormers are present on the front and back roof slopes. Overall, the house appears to be well cared for and in excellent condition.**

Architectural Inventory Form

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North (front): The façade faces onto a small fenced and landscaped front yard and Lincoln Avenue. Located off-center to the east, the main entry holds a modern panel door with a single light in its upper half. This is located beneath an open porch constructed with a wood floor, turned posts, and a hipped roof. Along the wall to the west of the entry and porch is a pair of one-over-one double-hung sash windows with wood frames and surrounds. Centered on the main roof slope is a small dormer with a modern single-light window and a hipped roof.

East (side): This side of the building faces onto a narrow yard bordered by a privacy fence. It holds no entries into the house. Along the wall are two one-over-one double-hung sash windows with what appear to be wood frames and surrounds.

South (rear): The rear of the house faces onto a fenced and landscaped yard that extends to the alley. Visible from this direction is the rear one-story addition. The entrance holds a wood door with multiple lights. Adjacent to the door to the east and within the same large opening are two door-sized windows, also with multiple lights. The southwest corner of the building was formerly an enclosed porch with a shed roof. However, this has been fully enclosed and incorporated into the building. The south wall in this area holds a small square fixed window with nine glass blocks. The dormer has a hipped roof and contains a four-light fixed window. The door and windows are modern features.

West (side): This side of the house faces onto a narrow fenced side yard and 8th Street. No entries into the home are found there. The original portion of the house holds a single one-over-one double-hung sash window along with a pair of one-over-one double-hung sash windows. In the rear addition are two glass block windows of different sizes. Each holds multiple glass blocks, but the privacy fence prevented an exact count.

22. Architectural Style / Building Type: **Classic Cottage**
23. Landscaping or Special Setting Features: **This home is located on the southeast corner of Eighth Street and Lincoln Avenue. A short modern wood post-and-board fence runs along the Lincoln Avenue frontage, extending south for a short distance along the east and west property lines. Beyond this fence to the north is a graveled area for off-street parking. Taller modern wood privacy fencing runs along the east, west and south property lines. Gardens and mature plantings surround the home, along with a modern open wood deck to the south. An unpaved east-west alley runs along the south edge of the property. The house is surrounded by mostly historic residences.**
24. Associated Buildings, Features or Objects: **Shed (age unknown) – This small wood frame building, possibly historic, is located in the backyard southeast of the house. Facing west, it is constructed with clapboard siding and a gabled roof.**

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IV. Architectural History

25. Date of Construction: Estimate: **1902** Actual:
- Source of Information: **Warranty Deed, H. C. Jessup to Mrs. Emma Holgate, 11 December 1901; "County Correspondence: Carbondale," *Glenwood Post*, 18 October 1902, p. 8**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **William Holgate**
- Source of Information: **United States Census Records, William and Emma Holgate, Pitkin County, CO, 1900; "County Correspondence: Carbondale," *Glenwood Post*, 18 October 1902, p. 8**
28. Original Owner: **William and Emma Holgate**
- Source of Information: **Warranty Deed, H. C. Jessup to Mrs. Emma Holgate, 11 December 1901; "County Correspondence: Carbondale," *Glenwood Post*, 18 October 1902, p. 8**
29. Construction History: **According to the county assessor, the home on this property was constructed in 1893. However, archival research indicates that it actually dates from around 1902. The building has been expanded to the rear with a one-story addition that appears compatible with the original house. However, exactly when this took place is unclear. In recent years, the house has been remodeled and this work included replacement of the doors and windows. The perimeter fencing, which was previously a picket fence, has also been replaced.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**

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35. Historical background: This property first appeared in the historical record in March 1899, when Philip E. Weaver, developer of the Weaver Addition, sold Lots 1-12 in Block 8 to Oscar Ittleson for \$120. The low purchase price for what was essentially the entire north half of the block indicates that the land was vacant at the time. Oscar was a Jewish immigrant from Lithuania (then part of the Russian empire) who arrived in the United States around 1865. He initially settled with his wife Eva and their children in Philadelphia, where he worked as a bookbinder. The family then moved to New York during the 1880s. By 1888, they were in Denver, where Oscar was employed as a bookbinder with the *Denver Times*. In 1889, he launched a Denver-based dry goods business under the name O. Ittleson & Company. The firm expanded to Carbondale that summer, where it opened The Denver Store on Main Street, selling dry goods, clothing and notions. By 1893, the firm had also opened a store in New Castle.

In 1901, Oscar sold his Carbondale store for a reported \$50,000. Later that year, the Ittleson family left for St. Louis, where he operated another retail establishment for several years and then retired. Oscar died in 1918 and was buried in that city's New Mount Sinai Cemetery. In March 1901, he sold Lots 7-12 in Block 8 for \$150 to John Henry Smith. John and his wife Laura appear to have arrived in Garfield County by the 1890s. However, nothing was found to indicate what they were doing there. They divorced in July 1901 (she remarried and became Laura Johns) and that same month John sold the lots to H. C. Jessup for \$100. A native of Missouri, Henry Clay Jessup moved to Colorado during the 1890s and went into business in Carbondale, where he operated a successful livery stable. In 1899, he was elected the town's mayor and the following year married Anna Wald in Glenwood Springs. Rather than residing in town, they lived on a farm nearby.

Henry Jessup held onto the lots in Block 8 for just five months before selling them in December 1901 to Emma Holgate for \$150. Mary Emma Wiseman was born in North Carolina in 1872 and in 1900 married William Abel Holgate in Denver. William was a house carpenter and the couple initially settled in the Pitkin County town of Redstone. In October 1902, the *Glenwood Post* reported that they had moved to Carbondale, where they were building a house for themselves. This appears to have been the home at 798 Lincoln Avenue and because William was a skilled carpenter, he likely constructed the building himself rather than hiring a contractor. The Holgates likely lived there from 1902 through April 1908, when Emma sold the property and they moved to a farm they had acquired south of town. They continued to farm the rest of their lives. Emma died in 1936 and was buried in Carbondale's Evergreen Cemetery. William died seven years later, in 1943, and was buried next to his wife.

The new owner who acquired the property from the Holgates in 1908 for \$1,200 was Veola T. Brown. Veola was born in Maryland in 1866 and arrived in Aspen in the early 1890s, where he became the night agent at the Denver & Rio Grande Railway depot and later served as the railroad's local cashier. In March 1898, he

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married Edith D. Cree in Glenwood Springs and they settled in Aspen for the next two years. They relocated to Carbondale in February 1900, where Veola received a promotion and became the agent for the D&RG and Crystal River Railroad. Rather than occupying a house in town, they lived for some time in residential quarters in the railroad depot. According to the federal census of 1910, by that time they were living in a house they had purchased on Seventh Street despite the fact that Veola had acquired the house at Eighth and Lincoln two years earlier. Sometime during the 1910s, they moved and occupied the home at 798 Lincoln Avenue. By that time, Veola was working as the railroad's local accountant, possibly in the position of cashier.

Veola and Edith moved to Grand Junction during the 1920s, where he worked for several years as the D&RG's manager of its Western Colorado Traffic Bureau. Following his retirement later that decade, the couple remained in Grand Junction and Veola took on jobs as an independent accountant. He died in 1938 and was buried in Aspen's Red Butte Cemetery. Edith continued to live in Grand Junction until her death in 1969. She was buried in the Masonic Cemetery in Orchard Mesa. In 1921, Veola had borrowed \$1,175 from the First National Bank of Carbondale, using the property at 798 Lincoln Avenue as collateral. In 1926, he defaulted on the loan payments and the following year the public trustee of Garfield County ordered that the property be sold. It was acquired in August 1928 by Mrs. L. D. Brown, who paid \$1,426 at the tax sale.

Ludocia Brown was born around 1858 in Missouri and in 1907 married James H. Brown, an immigrant from Canada. They settled on a farm they had acquired south of Carbondale. Sometime during the 1910s, the couple moved into town and occupied a house on Third Street. James worked as a house painter prior to his death in 1924. In 1928, Ludocia acquired the house at 798 Lincoln Avenue. However, she remained in the home on Third Street and likely held the second house for rental income. Ludocia died in 1937 and was buried next to her husband in Glenwood Springs' Rosebud Cemetery.

Two years prior to her death, in October 1935, Ludocia sold the property to Walter Anson Peterson for \$500, a price that reflects the decline in property values during the Great Depression. Walter was born in 1903 in Arkansas and during the 1930s married a woman whose maiden name appears to have been L. Doris Gauby. They settled in Los Angeles, where Walter was employed as a water well driller. He seems to have purchased the house in Carbondale as an investment or vacation home and the Petersons are not known to have ever lived there on a regular basis. Walter died in 1963 in California and Doris ended up with the property. She held it until 1976, when she sold it to Glen V. Norton. The relationship of the Petersons to Carbondale and this house in particular is not clear other than their ownership of the property for more than forty years.

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36. Sources of information:

Aspen Daily Times

- "Mining in Alaska," 26 July 1893, p. 4.
- "City Briefs," 10 February 1900, p. 3.
- "City Briefs," 20 February 1900, p. 3.
- "Department Stores Come," 24 April 1901, p. 1.
- "City Briefs," 1 May 1901, p. 4.
- "Well Known Carbondale Woman Called By Death," 20 August 1936, p. 2.
- "V. T. Brown, Former Local Railroad Agent, Is Dead," 4 August 1938, p. 8.

***Avalanche* (Carbondale, CO)**

- "Town Topics," 20 July 1889, p. 4.
- "The Denver Store!," (advertisement) 20 July 1889, p. 4.
- "We Lead; Others Follow," (advertisement) 11 September 1889, p. 2.
- "The Denver Store," (advertisement) 20 November 1889, p. 4.
- "Town Topics," 8 January 1890, p. 4.

***Avalanche Echo* (Glenwood Springs, CO)**

- "Today's Local Notes," 10 February 1898, p. 4.
- "The Happenings of the Week," 13 April 1899, p. 3.
- "Wedding Bells: Wald-Jessup," 1 March 1900, p. 2.

Burial Record, Edith Del Cree Brown, Masonic Cemetery, Orchard Mesa, CO.
Date of Death: 20 August 1969. Located Online at www.findagrave.com.

Burial Record, Laura E. Johns, Evergreen Cemetery, Carbondale, CO. Date of
Death: 1927. Located Online at www.findagrave.com.

Burial Record, Mary Emma Holgate, Evergreen Cemetery, Carbondale, CO. Date
of Death: 1936. Located Online at www.findagrave.com.

Burial Record, Veola T. Brown, Red Butte Cemetery, Aspen, CO. Date of Death:
1938. Located Online at www.findagrave.com.

Burial Record, William Abel Holgate, Evergreen Cemetery, Carbondale, CO.
Date of Death: 1943. Located Online at www.findagrave.com.

Burial Records, Ludocia and James Brown, Rosebud Cemetery, Glenwood
Springs, CO. Ludocia's Date of Death: 18 June 1937. James' Date of Death:
19 December 1924.

Burial Records, Oscar and Eva Ittleson, New Mount Sinai Cemetery, Affton, St.
Louis County, MO. Eva's Date of Death: 1906. Oscar's Date of Death: 5
February 1918. Located Online at www.findagrave.com.

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Death Record, Oscar Ittleson, Cedarhurst, New York, 5 February 1918. Albany, NY: New York State Death Index.

Death Record, Walter A. Peterson, Santa Clara, CA, 17 April 1963. Sacramento, CA: California State Death Index.

Denver City Directories, Listings for Oscar Ittleson, 1888-1889.

Divorce Record, Laura E. Smith and John Henry Smith, Garfield County, CO, 15 July 1901.

Draft Record, Walter Peterson, San Gabriel, CA, 1942.

Draft Record, William Abel Holgate, Carbondale, CO, 1918.

Garfield County Assessor, Real Estate Appraisal Records, 798 Lincoln Avenue (parcel #2393-343-05-010), Carbondale, Colorado.

Garfield County Clerk & Recorder, Property Records (Lots 11-12, Block 8, Weaver's Addition)

Warranty Deed (Lots 1-12), Philip E. Weaver to O. Ittleson, 25 March 1899 (Reception #21626).

Warranty Deed (Lots 7-12), O. Ittleson to John Henry Smith, 11 March 1901 (Reception #24032).

Warranty Deed (Lots 7-12), John Henry Smith to H. C. Jessup, 12 July 1901 (Reception #24033).

Warranty Deed (Lots 7-12), H. C. Jessup to Mrs. Emma Holgate, 11 December 1901 (Reception #24666).

Warranty Deed (Lots 7-12), Mrs. Emma Holgate to V. T. Brown, 8 April 1908 (Reception #38047).

Notice of Election and Demand for Sale by Public Trustee, Garfield County, 27 September 1927 (Reception #99572).

Public Trustee's Deed (Lots 7-12), Garfield County to Mrs. L. D. Brown, 28 August 1928 (Reception #102338).

Warranty Deed (Lots 7-12), Mrs. L. D. Brown to Walter A. Peterson, 30 October 1935 (Reception #121957).

Death Certificate, Walter Anson Peterson, 17 April 1963 (Reception #274081).

Warranty Deed (Lots 7-12), L. Doris Peterson to Glen V. Norton, 9 September 1976 (Reception #274374).

Glenwood Post (Glenwood Springs, CO)

"Additional Local," 14 December 1901, p. 1.

"County Correspondence: Carbondale," 18 October 1902, p. 8.

Grand Junction, Colorado, City Directories, Listings for Veola and Edith Brown, 1928-1965.

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Immigration Record for Oscar Ittleson, Philadelphia, PA, 1870. Index to Records of Aliens' Declarations of Intention and/or Oaths of Allegiance.

Marriage Record, H. C. Jessup and Anna Wald, Glenwood Springs, CO, 28 February 1900.

Marriage Record, Mary E. Wiseman and William A. Holgate, Denver, CO, 4 June 1900.

Marriage Record, Veola T. Brown and Edith D. Cree, Glenwood Springs, CO, 16 March 1898.

***New Castle News* (New Castle, CO)**

"At O. Ittleson & Co.'s Store," (advertisement) 30 December 1893, p. 4.

Social Security Application and Claim, L. Doris Peterson, Death Date 27 May 2002.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, 1947. (Information on Henry Clay Jessup is found on pages 55-60.)

United States Census Records, Henry Clay Jessup, Jackson County, MO, 1880; Carbondale, CO, 1900-1910; Glenwood Springs, CO, 1920-1940.

United States Census Records, Laura E. Johns, Carbondale, CO, 1910-1920.

United States Census Records, Ludocia and James Brown, Carbondale, CO, 1910-1930.

United States Census Records, Oscar and Eva Ittleson, Philadelphia, PA, 1870; Carbondale, CO, 1900; St. Louis, MO, 1910.

United States Census Records, Veola and Edith Brown, Carbondale, CO, 1900-1920; Grand Junction, CO, 1930-1940.

United States Census Records, Walter and Doris Peterson, Alhambra, CA, 1940.

United States Census Records, William and Emma Holgate, Pitkin County, CO, 1900; Carbondale, CO, 1910-1940.

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VI. Significance37. Local landmark designation: **None**

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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

☒ Does not meet any of the above National Register criteria39. Area(s) of significance: **Not Applicable**40. Period of significance: **Not Applicable**41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1893. However, archival research confirmed that this date is a decade or more too early. Due to the impacts to its integrity caused by construction of the rear addition, replacement of the doors and windows, and installation of modern fencing in recent years, the property is not eligible for the National Register of Historic Places under any of the significance Criteria. It is not strongly associated with an event or pattern of events under Criterion A. It is not associated with highly notable persons under Criterion B. And it is not a particularly great example of the Classic Cottage style. Despite its lack of individual NRHP eligibility, the house would likely contribute to a future historic district in this area.**

43. Assessment of historic physical integrity related to significance: **The historic residence on this property appears to have been constructed in or around 1902. The building was later enlarged with a compatible rear addition of unknown age. In recent years, the house has received all new doors and windows. The picket fence that once surrounded the building has also been replaced with modern**

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(Page 11 of 15)

post-and-board fencing. These changes modernized the house to a degree and while it retains an overall historic appearance, they have diminished its architectural integrity to at least a small extent. The building's historic location and setting are reasonably intact, as is the aspect of association. The aspects of design and materials have been impacted by the replacement of doors and windows. Depending upon its age, the rear addition may also have some impact although this could not be determined. Workmanship and feeling are reasonably intact. Today the house exhibits a good degree of its original historic character. However, it also exhibits a level of integrity that fails to support National Register significance and eligibility.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#3242-3261**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **17 August 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

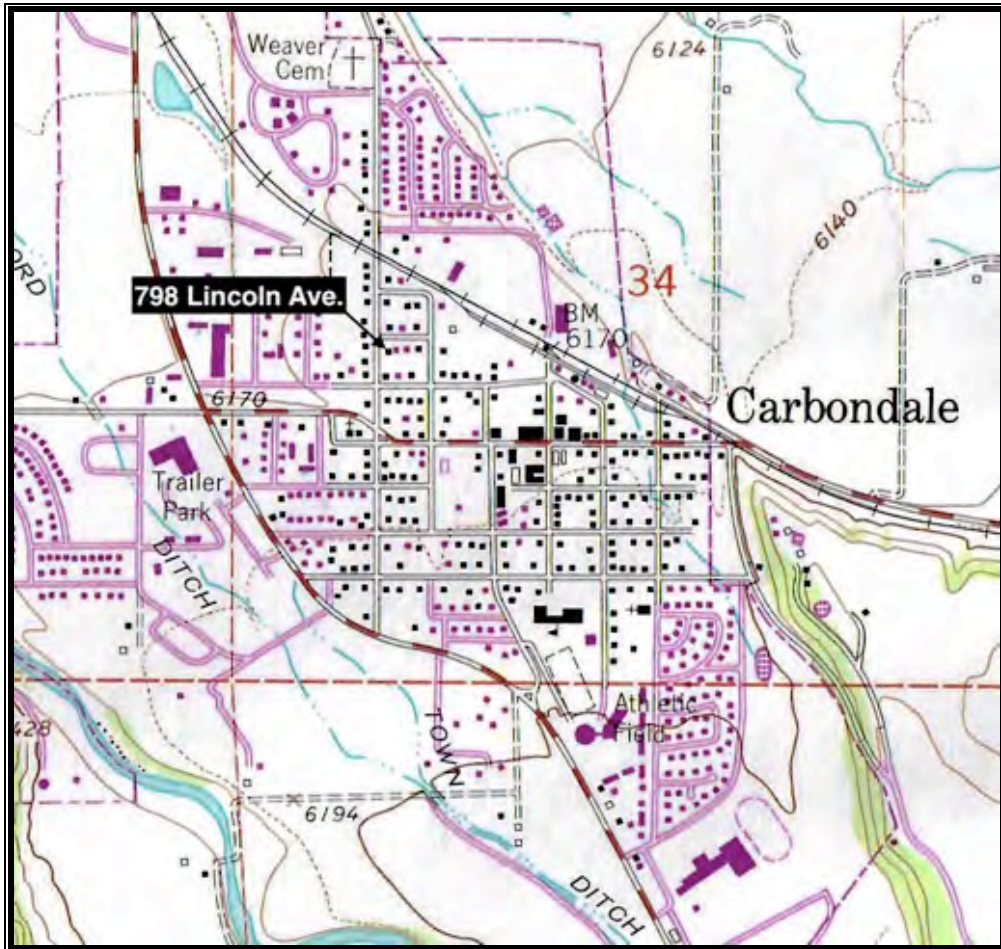
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Resource Number: **5GF5443**

Address: **798 Lincoln Ave., Carbondale, CO**

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Site Diagram

(To Be Included with Final Draft)

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Current Photographs



**East (side) and North (front) Walls of the Residence
View to the Southwest**



**North (front) and West (side) Walls of the Residence
View to the Southeast**

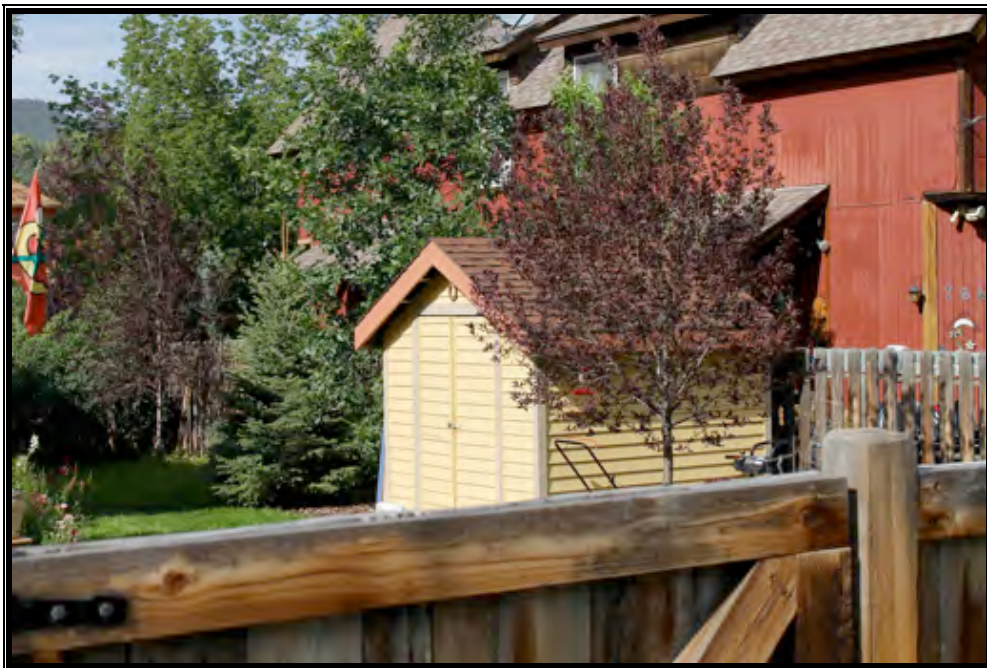
Architectural Inventory Form

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Current Photographs



**South (rear) Wall of the Residence
View to the North**



**Shed in the Backyard
View to the Northeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5397**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Pattison House**
6. Current Building Name: **Not Applicable**
7. Building Address: **85 N. 7th St.
Carbondale, CO 81623**
8. Owner Name & Address: **William R. Laemmel
85 N. 7th St.
Carbondale, CO 81623**

Architectural Inventory Form(Page 2 of 14)

II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****NE** 1/4 of the **SE** 1/4 of the **NW** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309319** Northing: **4363662**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **1-5** Block: **7**Addition: **Weaver's Addition** Year of Addition: **1899**13. Boundary Description and Justification: **This parcel (239334310001), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Irregular Plan**15. Dimensions in Feet: **30' x 46'**16. Number of Stories: **1½**17. Primary External Wall Material(s): **Brick**18. Roof Configuration: **Gabled/Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Segmental Arch, Dormer, Decorative Shingles, Porch, Chimney, Fence**21. General Architectural Description: **Facing toward the east onto N. 7th St., this 1½-story masonry residence rests upon a sandstone block foundation and has an irregular plan with an overall footprint of approximately 30' x 46'. Its walls are constructed of polychrome pressed bricks laid in common bond coursing, offset by light-colored mortar. The roof consists of a complex combination of gables and hips, and is finished with asphalt shingles. A square brick chimney rises from the north slope. Overall, the building appears to be well cared for and in excellent condition.**

Architectural Inventory Form

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East (front): The asymmetrical façade holds the front entrance, which contains an early wood panel door with an arched light that retains its original waved glass. Above the door is a brick segmental arch lintel. To the south along the same wall is a window band featuring a central fixed light flanked by one-over-one double hung sash windows. An open porch projects from the wall outside the entry and windows. This is constructed with an older concrete floor and a combination pyramidal and shed roof supported by turned wood posts. Decorative wood braces and brackets are present at the tops of the posts.

To the north of the porch along the brick wall is a pair of one-over-one double hung sash windows with a sandstone sill and a brick segmental arch high on the wall above. Wood brackets ornament the brick wall above the windows. Directly above the windows is a gable end wall on the upper floor that holds a one-over-one double hung sash window surrounded by fishscale shingles. A large gabled roof dormer is present above the main entrance. This holds a pair of one-over-one double hung sash windows surrounded by square butt shingles. A tall metal flue projects from the roof at the southeast corner.

South (side): This side of the building faces onto a large yard and contains no entries. A square bay with a gabled roof projects from the wall near the southeast corner. This is constructed of brickwork of a different color than the rest of the building and is probably a non-original addition. The south and east (and possibly west) sides of the bay hold arched one-over-one double hung sash windows with sandstone sills and brick segmental arch lintels. West of the bay are additional one-over-one double hung sash windows on the main wall of the building. Two gabled roof dormers are present on the upper floor. One of these has a one-over-one double hung sash window surrounded by fishscale shingles. The other holds a pair of one-over-one double hung sash windows surrounded by square butt shingles.

West (rear): Much of this rear wall could not be observed due to obstructions. What could be seen is a small brick addition with a gabled roof at the southwest corner that projects to the west. A shed dormer is present on the roof at the northwest corner. This holds a pair of one-over-one double hung sash windows surrounded by square butt shingles.

North (side): This side of the building holds an entry into the west wing that contains a wood door with a large light and a brick segmental arch lintel. Outside the entry is a non-historic shed roof supported by square posts. The west half of the west wing is constructed of much lighter brickwork than on the rest of the building and appears to be an early addition. The wall in this area holds a one-over-one double hung sash window. Facing west on the main body of the house is a pair of one-over-one double hung sash windows. Two more pairs of one-over-one double hung sash windows are found on the brick walls to the east. The large gable end wall above also holds a double hung sash window surrounded by fishscale shingles.

Architectural Inventory Form(Page 4 of 14)

22. Architectural Style / Building Type: **Late Victorian - Queen Anne**
23. Landscaping or Special Setting Features: **This home is located on the southwest corner of 7th Street and Colorado Avenue in an area that is entirely residential. Off-street parking is found along both of the street frontages, and chain-link fencing marks the property's boundaries. Surrounding the house are large yard areas to the east and south, and smaller areas to the north and west.**
24. Associated Buildings, Features or Objects:
- Secondary Apartments/Garage (1961, enlarged circa 1980): Located in the northwest corner of the property behind the house is a two-story building with a footprint of 24 'x 36'. This holds two apartments along with a two-car garage that is accessed from Colorado Avenue. According to the county assessor, the garage was built in 1961. It was expanded, probably around 1980, with the construction of a second residential story. The small building is finished on the exterior with stucco and wood siding.**
-

IV. Architectural History

25. Date of Construction: Estimate: **1898** Actual:
- Source of Information: **Warranty Deed, P. E. Weaver to H. C. Pattison, 1 October 1897**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Hugh C. Pattison**
- Source of Information: **Warranty Deed, P. E. Weaver to H. C. Pattison, 1 October 1897**
29. Construction History: **According to historic records, the masonry single-family home on this property appears to have been constructed in 1898. Sometime early in its history and probably prior to the 1920s, the house may have been expanded to the rear with a 1½-story masonry addition. A few relatively minor non-historic changes seem to have taken place in recent decades, primarily the addition of a squared bay on the south and a shed dormer on the west.**
30. Original Location: **Yes**

Architectural Inventory Form

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V. Historical Associations

31. Original Use(s): Domestic – Single Dwelling
32. Intermediate Use(s): Not Applicable
33. Current Use(s): Domestic – Single Dwelling
34. Site Type(s): Single-Family Residence
35. Historical background: This property first appeared in the historical record in October 1897, when P. E. Weaver, developer of the Weaver Addition, sold Lots 1-6 in Block 7 for \$60 to Hugh C. Pattison. The low purchase price indicates that the land was vacant at the time. Born in Indiana in 1858, Hugh arrived in Carbondale during the 1890s with his wife Flora and their two daughters. He worked as a town blacksmith. After acquiring the residential lots, Hugh evidently had the Queen Anne style home there constructed in 1898. In September 1902, the *Glenwood Post* reported that the family had recently hosted a party in honor of Hugh's nieces. The article stated that "the lawn was decorated with Japanese lanterns but the evening being cold most of the guests remained in the house singing and playing games."

In addition to running his business in Carbondale, Hugh acquired ranch land in the Cattle Creek district and became a successful cattleman. He also expanded his blacksmith shop over the years to include the sale of hay, grain and farm machinery. Flora died in 1918 and was buried in Carbondale's Hillcrest Cemetery. Hugh continued to operate his business and in 1921 married Minnie Hickman (nee Garrison) in Leadville. In early January 1926, he traveled to Denver seeking health care for stomach problems and died following surgery. His funeral was held in the house on 7th Street and he was buried in Hillcrest Cemetery next to Flora. Minnie appears to have continued to live in the house for a few more years, together with Hugh and Flora's son, Hugh Jr.

In December 1929, James Legget acquired the property from the estate of Hugh Pattison at a tax sale by paying Garfield County for past due taxes that were owed from previous years. However, the title to the lots was not transferred to him until June 1933. Born in 1858 in Scotland, James immigrated to the United States in 1879 and by 1910 was living in Carbondale, where he was employed as the town marshal. He also operated a saloon in town. Around the time he acquired the house at 85 N. 7th St., he was selling goods on commission. James owned the home for about four years and it is unclear whether he ever lived there (he died in 1942 and was buried in Carbondale's Hillcrest Cemetery).

In October 1933, Legget quit claimed the property to George W. Garrison. Not known to have been a resident of Carbondale, he resided in Goodland, Kansas, where he operated an ice and cold storage plant. George owned the house into

Architectural Inventory Form

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the early 1940s and appears to have rented it to tenants. One of these seems to have been the family of Jacob and Lola Gauby, who were farming in the Carbondale area during this period.

George Garrison quit claimed the house in July 1942 to Viola Pattison. Born in 1893 in Iowa, Viola Wimmer married Preston Pattison in 1931 in Glenwood Springs. The couple settled in Carbondale, where Preston operated his own automobile garage and Viola worked there as the bookkeeper. They rented a house in town for years before moving into the one at 85 N. 7th St. with their son Jack. Viola and Preston remained there through February 1954 (they died in the 1970s). That year, she transferred the house to Jack and five months later he sold it to Martin and Doris Regner of Denver, who do not appear to have lived in Carbondale. In mid-December 1956, Martin Regner lost the property to James Darien, a lifelong Carbondale resident, in a decision handed down by the Garfield County district court. One week later, Darien sold the house to Maggie Suetta Cockburn, whose connection to Carbondale is unknown.

In 1961, Cockburn sold the property to John and Mary Heuschkel. John was born in Carbondale in 1917 and his father managed an area stock farm. In 1939 he married Mary Hampton in Glenwood Springs. By 1943, they were living in Grand Junction, where John had taken a job as a mechanic with the Colorado Department of Highways. They appear to have moved into the house in Carbondale after purchasing it in 1961 and remained there for just over two years. They evidently moved to Oregon at some time and are buried in Twin Oaks Memorial Gardens in Albany.

John and Mary Heuschkel sold the house in Carbondale in 1963 to William O. Antonides. Born in Denver in 1922, William lived in Littleton before moving to Glenwood Springs in the mid-1930s. He was the stepson of Frank Kistler, president of the Hotel Colorado, who had married William's mother Leana in 1929. During World War II, William served as a decorated pilot with the 334th Fighter Squadron. In 1955, he married Ruth Caldwell in Vermont. The couple returned to western Colorado, where William went into the oil and gas business and opened a real estate office Aspen. He owned the house at 85 N. 7th St. for just over one year, presumably as an investment.

The new owners who purchased the house from Antonides were August and Elda Darien, who acquired it in August 1964. Born in Carbondale in 1911, by around 1940 August was living on his family's farm in the El Jebel area of Eagle County. Little else is known about the Dariens other than that he died in Carbondale in 1981.

36. Sources of information:

Aspen Democrat-Times

"Death of Old-Timer," 9 January 1926, p. 1.

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Aspen Daily-Times

"Funeral of H. C. Pattison," 11 January 1926, p. 4.

"Business Man No Stranger Here," 1 January 1959, p. 4.

Burial Records for Flora Bell Pattison and Hugh C. Pattison, Hillcrest Cemetery, Carbondale, CO. Flora's Date of Death: 1918. Hugh's Date of Death: 1926. Located Online at www.findagrave.com.

Burial Record for James Legget, Hillcrest Cemetery, Carbondale, CO. Date of Death: 1942. Located Online at www.findagrave.com.

Burial Record and Biography for Maggie Suetta Cockburn, Woodbine Cemetery, Artesia, NM. Located Online at www.findagrave.com.

Burial Records for John and Mary Heuschkel, Twin Oaks Memorial Gardens, Albany, OR. John's Date of Death: 26 March 1980. Mary's Date of Death: 16 August 2017.

Denver City Directory, Listing for Martin and Doris Regner, 1970.

Draft Record, Preston Lexy Pattison, Carbondale, CO, 1942.

Draft Record, Jack Henry Pattison, Englewood, CO, 1946.

Draft Record, John Austin Heuschkel, Carbondale, CO, 1940.

Draft Record for William Oakes Antonides, Littleton, CO, 1944.

Garfield County Assessor, Real Estate Appraisal Records, 85 N. 7th St. (parcel #239334310001), Carbondale, Colorado.

**Garfield County Clerk & Recorder's Office (Lots 1-5, Block 7, Weaver Addition)
Warranty Deed (lots 1-6), P. E. Weaver to H. C. Pattison, 1 October 1897 (reception #21520).**

Tax Sale (lots 1-12), Estate of H. C. Pattison to James Legget, 9 December 1929.

Treasurer's Deed (lots 1-12), Garfield County to James Legget, 9 December 1929 (reception #115145).

Quit Claim Deed (lots 1-12), James Legget to George W. Garrison, 16 October 1933 (reception #116049).

Quit Claim Deed (lots 1-12), George W. Garrison to Viola Pattison, 10 July 1942 (reception #148470).

Warranty Deed, Viola Pattison to Jack H. Pattison, 2 February 1954 (reception #184994).

Warranty Deed (lots 1-5), Jack H. Pattison to Martin J. and Doris A. Regner, 10 July 1954 (reception #186397).

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Transcript of Judgement, District Court of Garfield County, Martin Regner to James Darien, 13 December 1956 (reception #196152).

Warranty Deed, James Darien to Maggie Suetta Cockburn, 20 December 1956 (reception #196345).

Warranty Deed, Maggie Suetta Cockburn to John and Mary Heuschkel, 15 March 1961 (reception #213074).

Warranty Deed, John A. and Mary E. Heuschkel to William O. Antonides, 15 June 1963 (reception #221705).

Warranty Deed, William O. Antonides to August and Elda Darien, 19 August 1964 (reception #226670).

Glenwood Post (Glenwood Springs, CO)

"County Correspondence," 20 September 1902, p. 8.

Glenwood Springs City Directory, Listing for John and Mary Heuschkel, 1943.

Marriage Record, Hugh C. Pattison and Minnie Hickman, Leadville, CO, 11 April 1921.

Marriage Record, Preston Pattison and Viola Brown, Glenwood Springs, CO, 7 August 1931.

Marriage Record, John Heuschkel and Mary Hampton, Glenwood Springs, CO, 5 June 1939.

Marriage Record, William O. Antonides and Ruth E. Caldwell, Putney, VT, 27 December 1955.

New Castle Nonpareil

"Cattle Creek Callings," 7 April 1898, p. 3.

Photograph of H. C. Pattison Blacksmith and Wagon Work Shop, Carbondale, Colorado, Undated (c1920). Located Online at www.findagrave.com.

Shoemaker, Len. *Roaring Fork Valley*. Denver, CO: Sage Books, 1958.

United States Federal Census Records for Hugh and Flora Pattison, 1900-1920 (Carbondale, CO).

United States Federal Census Records for Minnie Pattison, 1930 (Carbondale, CO).

United States Federal Census Records for James Legget, 1910-1940 (Carbondale, CO).

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**United States Federal Census Record for George Garrison, 1930-1940
(Goodland, KS).**

**United States Federal Census Record for Jacob and Lola Gauby, 1940
(Carbondale, CO).**

**United States Federal Census Records for Preston and Viola Pattison, 1940
(Carbondale, CO).**

**United States Federal Census Records for Martin and Doris Regner, 1940
(Leyden, CO).**

**United States Federal Census Records for John Heuschkel, 1920 (Carbondale,
CO).**

**United States Federal Census Records for William Oakes Antonides, 1940
(Glenwood Springs, CO).**

United States Federal Census Records for August Darien, El Jebel, CO, 1940.

VI. Significance

37. Local landmark designation: **None**

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
- X** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **1898**

Architectural Inventory Form

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41. Level of significance: National **No** State **No** Local **Yes**

42. Statement of significance: **The residence on this property was constructed in 1898 and has served as a single-family home through the present time. Based upon the historical research completed, it is not associated with any events or individuals that might make it NRHP eligible under Criteria A or B. Instead, the home is an excellent example of a masonry Queen Anne style house dating from the late nineteenth century. As such, the property appears to be eligible for the NRHP under Criterion C on the local level in the area of Architecture. Its period of significance under this category is limited to 1898, the year it is believed to have been constructed.**

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed in 1898. It then seems to have been expanded to the rear with an early masonry addition that was likely constructed prior to the 1920s. Non-historic changes made during the past fifty years appear to be limited to the squared bay on the south wall and the shed dormer on the west. Some changes may have also been made to a few of the windows. Because Carbondale has no historic building permit records, changes can only be determined based upon observation of building materials and design characteristics.**

As it exists today, the residence seems to retain a good degree of architectural integrity. All of the aspects of integrity, including location, setting, design, materials, workmanship, feeling and association appear to be reasonably intact. The only change of substance is the addition of the garage to the west of the house in 1961, which was expanded with a second story around 1980. This small building is located behind the house and is largely blocked from view. Where it can be seen from Colorado Avenue, it is set apart from the house and does not substantially detract from the original home's integrity, particularly its setting. It is essentially a non-contributing feature on the site. The home clearly conveys its historic age and use dating back to the late 1890s and exhibits a level of integrity that supports its eligibility for National Register designation.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**

45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

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If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#1277-1278 / #2389-2416**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in
Carbondale, Colorado**

49. Date(s): **25 April 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

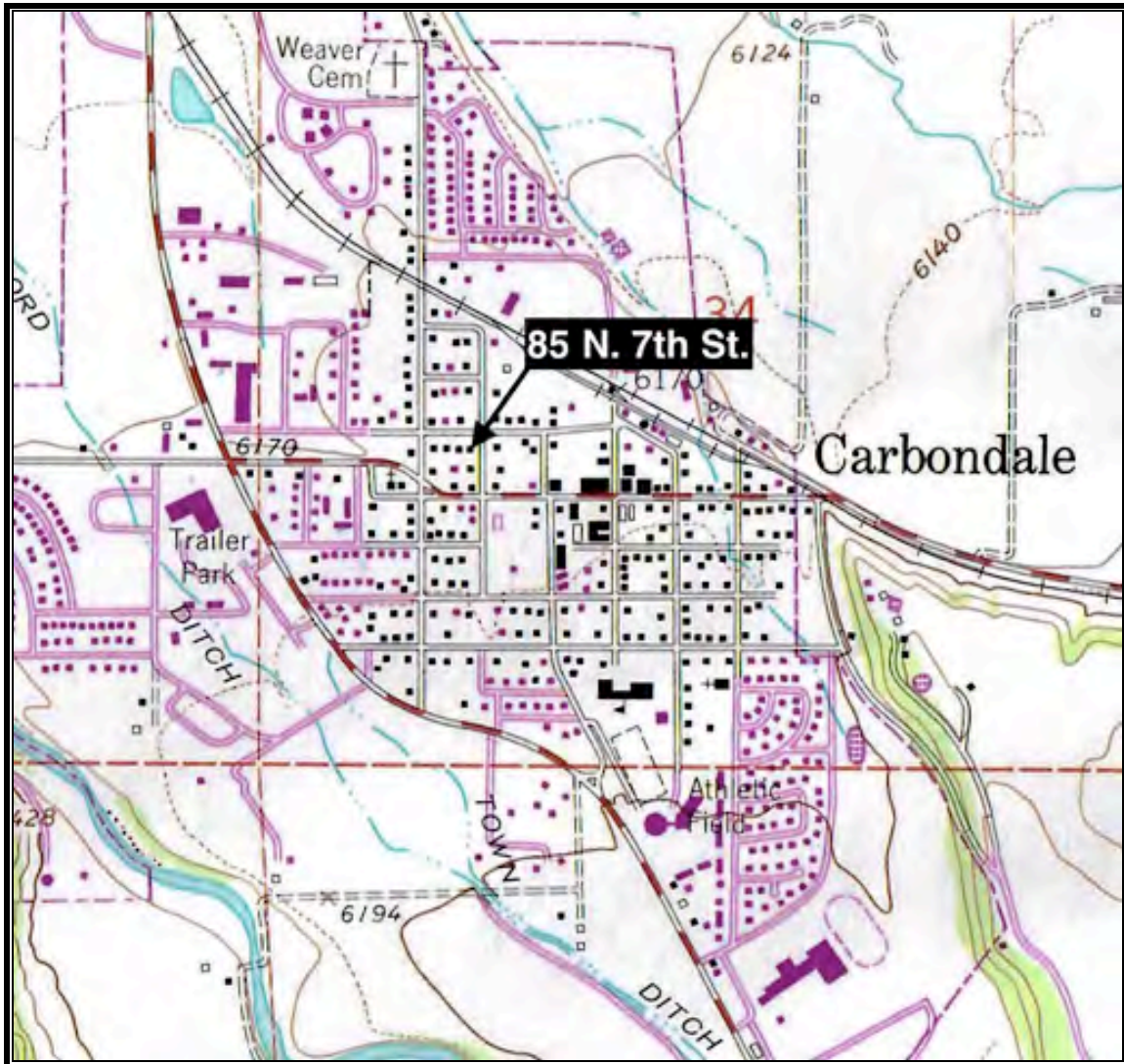
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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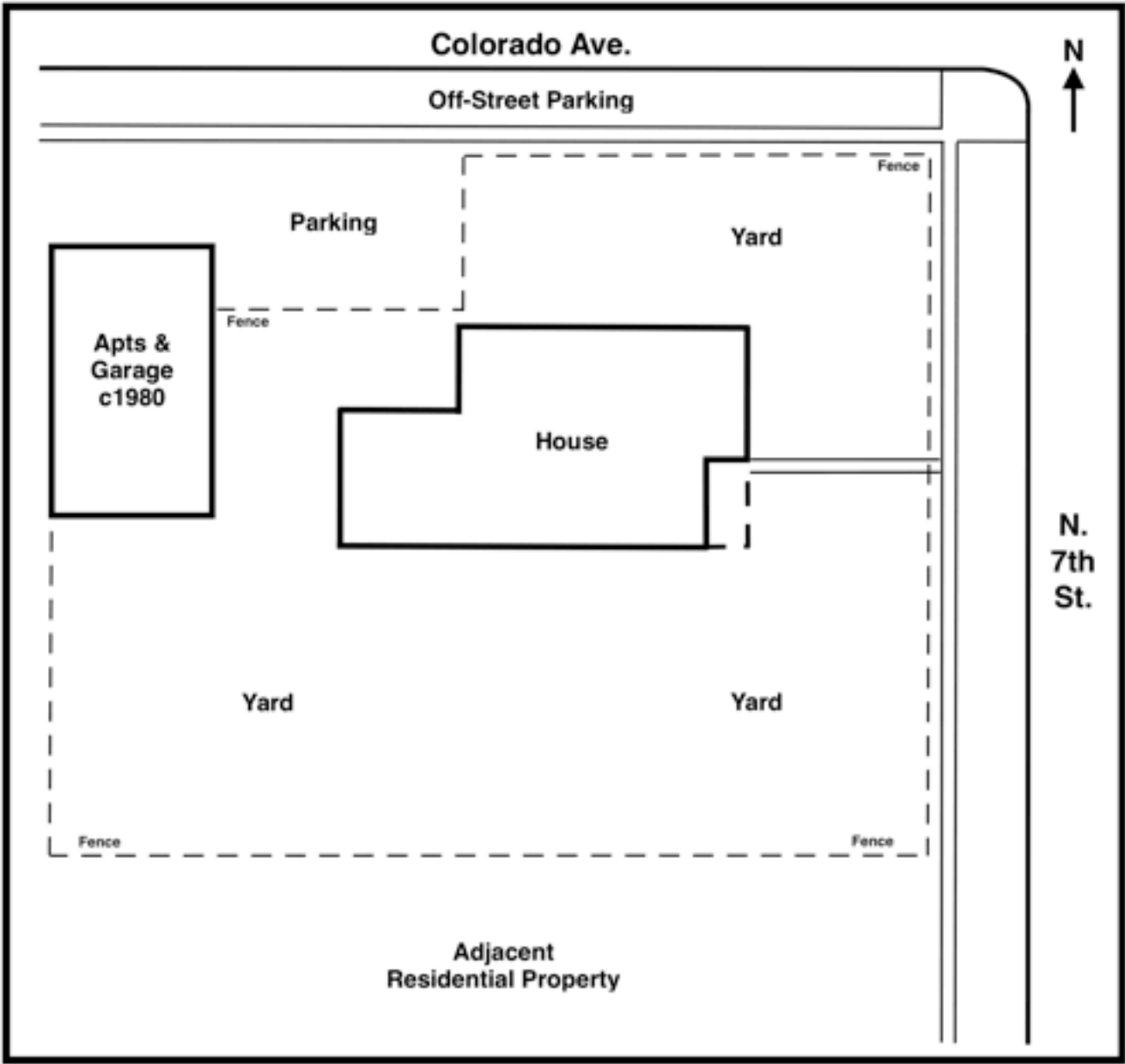
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

Architectural Inventory Form
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Site Diagram



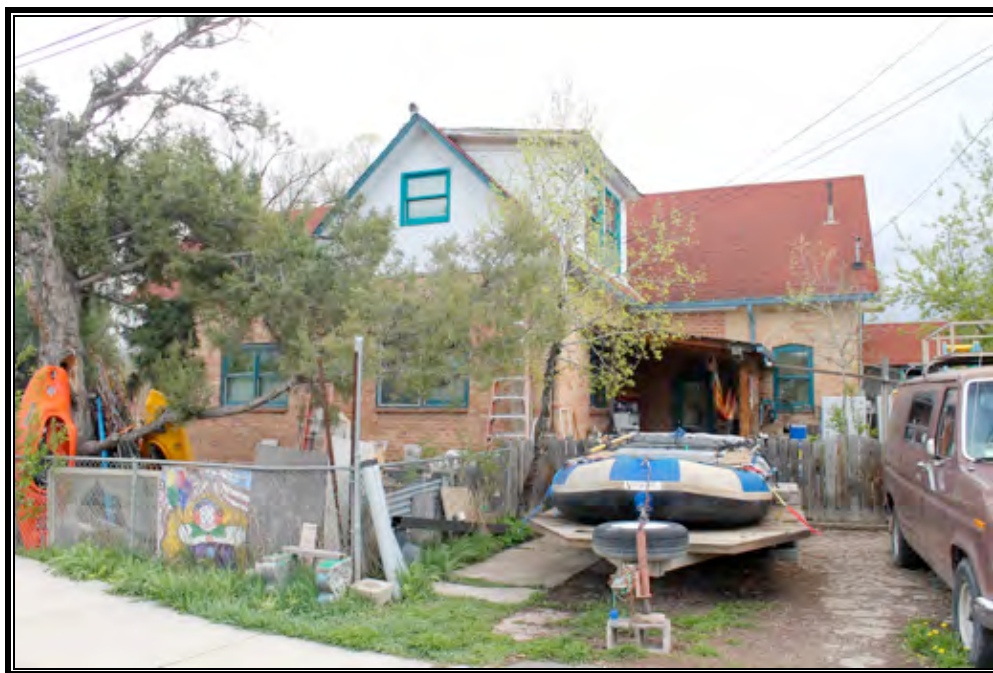
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Current Photographs



**South (side) and East (front) Walls of the Residence
View to the Northwest**



**North (side) Wall of the Residence
View to the South**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF3791**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Ward and Dora Tucker House**
6. Current Building Name: **Cool Brick Studios**
7. Building Address: **86 S. 3rd St.
Carbondale, CO 81623**
8. Owner Name & Address: **Nancy B. Emerson
117 Crystal Canyon Dr.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **SE** 1/4 of the **NE** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309732** Northing: **4363488**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **13-16** Block: **9**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334317009), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **Rectangular Plan**15. Dimensions in Feet: **30' x 32'**16. Number of Stories: **2**17. Primary External Wall Material(s): **Brick**18. Roof Configuration: **Hipped Roof**19. Primary External Roof Material: **Composition Roof**20. Special Features: **Segmental Arch, Dormer, Porch, Chimney, Fence**21. General Architectural Description: **Facing toward the west onto Third Street, this two-story masonry residence rests upon a raised sandstone foundation and has a square plan with a footprint of approximately 30' x 32'. The foundation walls are assembled with random rubble stones. The building's primary walls are constructed of polychrome red-brown pressed bricks laid in common bond coursing. The hipped roof is almost pyramidal, but has a short ridgeline at the top. It is finished with asphalt shingles and angled boxed eaves. Two tall rectangular brick chimneys rise above the north roof slope, both supported by metal rods. A roof dormer (described below) is prominent on the west slope. Overall, the building appears to be well cared for and in excellent condition.**

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West (front): The symmetrical façade faces west onto a landscaped and fenced front yard along Third Street. Dominating the main floor is a raised full-width open porch with a footprint of 8' x 32'. This rests upon a raised sandstone foundation and wall of rock-faced, coursed ashlar stonework. A five-step stairway constructed of stone treads and risers is centered on the porch, flanked by decorative wrought iron handrails. Along the face of the porch are four tapered Tuscan wood columns that rest upon the stone wall. Matching engaged pilasters are present where the porch meets the main brick wall of the building. The porch has a wood floor and beadboard ceiling, and its flat roof is bordered by a decorative wood balustrade with turned balusters and squared newel posts.

The first floor of the house holds the main entrance, which is slightly off-centered to the north. This contains a wood panel door with a single light, along with a transom above. The door and transom are set in wood frames, with a brick segmental arch lintel above. Also on this wall are three one-over-one double-hung sash windows with rusticated sandstone sills, wood frames, and brick segmental arch lintels.

The second floor holds two widely-spaced, one-over-one double-hung sash windows with wood frames. Because the upper floor walls are somewhat short in height, the uppermost parts of these windows are tucked under the eaves. Centered on the brick wall between the windows is an ornamental feature of projecting brick units forming a diamond-shaped pattern. The roof dormer is of wood frame construction and its walls are covered with wood shingle siding. Its front wall holds a pair of one-over-one double-hung sash windows with wood frames. The gabled dormer roof is covered with asphalt shingles.

North (side): This side of the building faces onto a landscaped side yard and holds no entries. Two single-light windows with opaque glass are set into the stone foundation wall. These have wood frames with brick segmental arch lintels above. Along the main floor wall are four one-over-one double-hung sash windows, one of them smaller than the other three. These have rusticated sandstone sills, wood frames, and brick segmental arch lintels. The second floor holds three one-over-one double-hung sash windows with rusticated sandstone sills and wood frames (exterior metal storms that match the one-over-one pattern are also present). One of these windows is narrower than the other two. As on the front, because the upper floor walls are somewhat short in height, the uppermost parts of these windows are tucked under the eaves.

East (rear): The rear wall of the building faces onto a landscaped yard. A secondary entrance is found within a small screened porch that projects from the rear wall just south of the home's northeast corner. This wood frame structure is reached by way of a short wood stairway that accesses a screen door. The raised porch is constructed with a wood skirt, wood closed rail, screened openings supported by 2"x4" framework, and a hipped roof.

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The main floor entry into the home holds a wood panel door with a single light, along with a transom above. Also along this wall are two one-over-one double-hung sash windows with wood frames and brick segmental arch lintels. The upper floor holds two one-over-one double-hung sash windows with rusticated sandstone sills and wood frames (exterior metal storms are also present). As on the other walls, the uppermost parts of the windows are tucked under the eaves.

South (side): This side of the building holds no entries. The first floor features two three-sided masonry bays built atop the raised sandstone rubble foundation. Centered below each bay is a basement window. One holds a single-light window with opaque glass and a wood frame, and the other window space is bricked closed. Both have brick segmental arch lintels. On the main floor, each bay contains three one-over-one double-hung sash windows with rusticated sandstone sills, wood frames, and brick segmental arch lintels. Exterior storm windows are also present and the bays are capped by hipped roofs with asphalt shingles. The second floor holds three one-over-one double-hung sash windows. One of these is wider than the other two. Each window has a rusticated sandstone sill, wood frame, and the uppermost portion is tucked under the eaves.

22. Architectural Style / Building Type: **Foursquare**
23. Landscaping or Special Setting Features: **This home is prominently located on the northeast corner of Garfield Avenue and Third Street. The lot's frontages along both streets as well as the alley are used for parking. One of the town's small ditches runs along the west property line. A fenced yard surrounds the house, with ornamental wrought iron fencing along the streets and taller wood privacy fencing on the north and east. From the front gate on the west, a concrete sidewalk heads east to the front porch. Within the yard are grassed areas along with mature trees and shrubs. An unpaved east-west alley runs along the north edge of the property. The home is surrounded by a combination of historic and non-historic residences and small apartment buildings. Commercial buildings along Main Street are also to the north across the alley.**
24. Associated Buildings, Features or Objects: **Garage (circa 1910) – Located in the northwest corner of the property and facing toward the west, this small wood frame building would have sheltered an early automobile. Its exterior walls are finished with horizontal board siding with corner trim boards. On the west is a single-wide overhead door constructed of narrow vertical tongue-in-groove planks. The presence of old metal hinges there indicate that the garage once had a pair of swinging doors. A wood-framed window obscured by vegetation is present on the east wall. The south wall holds a pedestrian entry with a wood panel door. The hipped roof is finished with asphalt shingles and exposed rafter ends at the eaves. Behind the garage to the east is a small modern manufactured shed that is hidden from the house behind a privacy fence.**

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IV. Architectural History

25. Date of Construction: Estimate: Actual: **1901**
Source of Information: **"Carbondale Items," *Aspen Daily Times*, 27 April 1901**
26. Architect: **Unknown**
Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
Source of Information: **Not Applicable**
28. Original Owner: **Ward and Dora Tucker**
Source of Information: **"Carbondale Items," *Aspen Daily Times*, 27 April 1901**
29. Construction History: **The large masonry home on this property was constructed in 1901. The single-car garage in the northwest corner of the site was added between 1908 and 1912. Exterior storm windows appear to have been installed in recent years, with the original windows left in place.**
30. Original Location: **Yes**

V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling
Commerce – Business/Professional**
34. Site Type(s): **Single-Family Residence, **Music Studio****
35. Historical background: **According to the Garfield County assessor's records for this property, the home there was constructed in 1900. Archival research indicates that this date is a bit early. During the 1880s, vacant lots 13 to 16 in Block 9 were owned by the Carbondale Town & Land Company. In 1887, the firm sold the property to Samuel R. Pascoe, about whom little is known other than that he was previously a miner in the Gunnison area. Pascoe held onto the Carbondale lots into the 1890s and by 1897 was on the delinquent tax list. He may have then lost them due to a failure to keep up with the property taxes. By 1900, the lots had been acquired by Charles Johnson, who in February 1901 sold them to Ward Tucker.**

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Born in 1852 in Indiana, Ward Tucker moved west to Colorado during the 1870s, where he initially settled in the mountain town of Saguache. He married Medora (Dora) Ellen Wilcox in 1875 and operated a hotel there through at least 1880. The Colorado census of 1885 recorded them living with their three children in the eastern plains town of Elbert, where Ward was employed as a cattleman.

The Tuckers moved to Carbondale in 1887, where Ward first worked as the express manager at the railroad depot and then became a successful contractor and freight hauler. He secured contracts timbering area coal mines and provided pack trains that hauled freight to and from the mines around Marble. According to one publication, "He operated large camps of men, did business loosely, lived well and enjoyed life. If he lost on a deal he landed a bigger one the next day, and always drove fine horses. Mr. Tucker had a fine tenor voice and...sang for the church and community affairs." (Edna Sweet, *Carbondale Pioneers*, p. 87-88) During the first few years of the twentieth century, Ward served as Carbondale's mayor.

Prior to 1901, the Tucker family resided in a small home at 251 Euclid Avenue (5GF5390). In the spring of 1901, the *Aspen Daily Times* (27 April 1901, p. 2) reported that Ward was having a 30' x 32' brick home constructed in Carbondale. In 1901 and 1902, he borrowed six thousand dollars from the W. M. Dinkel Mercantile Company using the Euclid Avenue property as collateral. The funds may have been used to construct the new family home on the northeast corner of Third and Garfield, which the Tuckers then occupied. However, they did not remain in Carbondale much longer. Around 1904 they moved to Fort Collins and Dora died there in 1907. Ward died in 1913 and was buried next to his wife in that city's Grandview Cemetery.

In December 1905, Ward sold the house together with other properties in Carbondale for \$3,000 to the W. M. Dinkel Mercantile Company. The firm held onto the property for just over a year before selling it in January 1907 to Florence B. Braden for \$2,075. Florence and her husband James M. Braden had previously lived in Campbell County, Tennessee, where he was employed as a physician. After residing for a short time on a ranch in the Carbondale area, they acquired the Tucker house and moved into town. In addition to treating patients, Dr. Braden became a founding officer and stockholder of the First National Bank of Carbondale, which was organized in late 1907.

Sometime between 1908 and 1912, the Bradens had a small auto garage constructed in the northwest corner of the property. As a doctor, James would have wanted a reliable auto sheltered nearby so he could make house calls at any hour of the day or night. Whether he also saw patients in the house at Third and Garfield is currently unknown. The Bradens continued to live there through 1913, when they moved to the Boulder County coal mining town of Lafayette. Dr. Braden reopened his medical practice there and became president of the local bank. They remained in Lafayette into the 1930s.

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The Bradens sold their home in Carbondale for \$3,400 in December 1913 to Charles M. and Martha A. Rhyne, who lived there for the next sixteen years. Both natives of North Carolina, by 1900 the Rhynes were residing with their five daughters in Cardiff, where Charles was employed as a section foreman, most likely with the Midland Railroad. By 1910, they had their own farm south of Carbondale. Probably while they were living in the home at Third and Garfield, the Rhyne sisters put together a dance orchestra and began performing throughout the area. In the 9 August 1918 issue of the *Rifle Telegram-Reveille* (p. 5), the newspaper reported on an upcoming dance, writing that "those Rhyne sisters have the pep and...there will be a grand time. Jazz N' Everything."

Charles and Martha continued to live in the large home for some time by themselves. In July 1924, he transferred his ownership share in the residence to Martha. Charles died that year and was buried in Rosebud Cemetery in Glenwood Springs. By 1930, Martha had moved in with her daughter Irene on the farm she and her husband operated south of town. Martha lived until 1931 and was buried next to her husband.

In August 1929, with her husband deceased and the children no longer living with her, Martha transferred the property at Third and Garfield to her four daughters. They were Florence Sisson of Los Angeles, Lucile Dyer of Cook County, Illinois, and Georgia Williams and Lillian Coryell, both of whom were still in the Carbondale area. It is unknown whether any of the sisters ever lived in the house again.

In October 1933, the four women sold the home to Maude Sieg Dudley. Around 1920, Maude and her husband George were living in their home state of Virginia, where he operated an auto garage. They moved to Snowmass, Colorado by the late 1920s and owned a general store there into the early 1930s. The Dudleys then moved to Carbondale and opened a grocery store. George also worked several mining claims in Pitkin County, where in 1942 he installed a 25-ton ore processing mill on Bull Dog Creek about eighteen miles south of Carbondale. After selling the home at Third and Cleveland in 1945, they returned to Virginia, where Maude died of cancer the following year. She was buried in Green Hill Cemetery in Churchville, Virginia. What happened to George following his wife's death is currently unknown.

The next owners of the house, who acquired it in September 1945, were Howard and Ruby Holgate. Howard was born in 1906 and grew up on his family's farm south of Carbondale. In 1933, he married Ruby Dawson in Denver and the couple settled in Carbondale for many years. Howard was in the trucking business. They owned the house at Third and Garfield from 1945 to 1976. However, Howard died in 1954 and was buried in the town's Evergreen Cemetery. It is unclear how long Ruby lived in the home after that. By the late 1960s, she was residing in Grand Junction. She died in 2003 and was buried next to her husband.

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36. Sources of information:

***Aspen Daily Times* (Aspen, CO)**

“Carbondale Items,” 27 April 1901, p. 2.

“About the City,” 30 November 1928, p. 5.

“Frying Pan News Notes,” 30 September 1937, p. 4.

“Another Mill to be Installed in Pitkin County,” 6 August 1942, p. 1.

***Aspen Democrat* (Aspen, CO)**

“Local Briefs,” 10 November 1905, p. 3.

***Aspen Tribune* (Aspen, CO)**

“Local Briefs,” 9 February 1901, p. 2.

Boulder County Directories, 1916-1930. Listings for James and Florence Braden.

Burial Record for Maude Sieg Dudley, Green Hill Cemetery, Churchville, VA. Located at www.findagrave.com.

Burial Records for Charles and Martha Rhyne, Rosebud Cemetery, Glenwood Springs, CO. Charles’ Date of Death: 1924. Martha’s Date of Death: 1931. Located at www.findagrave.com.

Burial Records for Howard and Ruby Holgate, Evergreen Cemetery, Carbondale, CO. Howard’s Date of Death: 17 July 1954. Ruby’s Date of Death: 18 August 2003. Located at www.findagrave.com.

Burial Records for Ward and Medora (Dora) Tucker, Grandview Cemetery, Fort Collins, CO. Dora’s Date of Death: 26 March 1907. Ward’s Date of Death: 31 December 1913. Located at www.findagrave.com.

Colorado Census Records, Listing for Ward and Dora Tucker, 1885 (Elbert, CO).

Death Certificate, Maude Sieg Dudley, Augusta County, VA, Date of Death: 1 March 1946.

Draft Record for George B. Dudley, Carbondale, CO, 27 April 1942.

Draft Record for Howard Holgate, Carbondale, CO, 1940.

***Fort Collins Courier* (Fort Collins, CO)**

“Obituary – Ellen Medora Tucker,” 3 April 1907, p. 2.

Garfield County Assessor, Real Estate Appraisal Records, 86 South Third Street (parcel #239334317009), Carbondale, Colorado.

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Garfield County Clerk & Recorder's Office (Lots 13-16, Block 9)

Warranty Deed (Lots 13-14), Carbondale Town & Land Company to Samuel R. Pascoe, 10 February 1887 (Book 8, Page 243).

Transfer documents between Pascoe and Johnson not located.

Quit Claim Deed (Lot 15), Charles Johnson to Ward Tucker, 1 February 1901 (Book 45, Page 149).

Transfer documents involving lots 13 and 14 to Tucker not located.

Warranty Deed (Lots 13-15), Ward Tucker to the W. M. Dinkel Mercantile Company, 14 December 1905 (Book 64, Page 495).

Warranty Deed (Lots 13-15 plus improvements), W. M. Dinkel Mercantile Company to Florence B. Braden, 30 January 1907 (Book 67, Page 121).

Warranty Deed (Lots 13-16), Florence B. and J. M. Braden to Charles M. and Martha A. Rhyne, 22 December 1913 (Book 100, Page 212).

Warranty Deed (Lots 13-22), Charles M. Rhyne to Martha A. Rhyne, 21 July 1924 (Book 142, Page 267).

Warranty Deed (Lots 13-22), Martha A. Rhyne to Florence Sisson, Lucile Dyer, Georgia Williams and Lillian Coryell, 30 August 1929 (Book 171, Page 310).

Warranty Deed (Lots 13-22), Florence Sisson, Lucile Dyer, Georgia Williams and Lillian Coryell to Maude Sieg Dudley, 19 October 1933 (Book 179, Page 69).

Warranty Deed (Lots 13-22), Maude Sieg Dudley to Howard and Ruby Holgate, 12 September 1945 (Book 279, Page 191).

Warranty Deed (Lots 13-24), Ruby Holgate to William and Joan Lane, 26 May 1976 (Reception #272733).

***Glenwood Post* (Glenwood Springs, CO)**

"Carbondale," 22 March 1902, p. 8.

"Carbondale," 31 January 1903, p. 8.

Grand Junction City Directories, Listings for Ruby Holgate, 1969 to 1970s.

***Grand Valley News* (Grand Valley, CO)**

"National Bank of Carbondale," 25 December 1907, p. 5.

Marriage Record, Howard Holgate and Ruby Dawson, Denver, CO, 27 September 1933.

Reid, Suzannah. Architectural Inventory Form, 86 S. Third St., Carbondale, CO (Site #5GF3791), October 2006.

***Rifle Telegram-Reveille* (Rifle, CO)**

"Don't Forget This!," 9 August 1918, p. 5.

Sanborn Fire Insurance Maps, Carbondale, Colorado, 1900-1912.

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Sweet, Edna D. Carbondale Pioneers: 1879-1890. Published by the Author, 1947.

United States Federal Census Records for Charles and Martha Rhyne, 1900 (Cardiff, CO), 1910-1930 (Carbondale, CO).

United States Federal Census Records for George and Maude Dudley, 1920 (Augusta County, VA), 1930 (Pitkin County, CO), 1940 (Carbondale, CO).

United States Federal Census Records for Howard and Ruby Holgate, 1910-1940 (Carbondale, CO).

United States Federal Census Records for James and Florence Braden, 1900 (Campbell County, TN), 1910 (Carbondale, CO), 1920 (Lafayette, CO).

United States Federal Census Records for Ward and Dora Tucker, 1870 (Morgan County, IN), 1880 (Saguache, CO), 1900 (Carbondale, CO).

VI. Significance

37. Local landmark designation: **None**

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
- X** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

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 **No** State **No** Local **Yes**

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42. Statement of significance: The residence on this property was constructed in 1901 and served as a single-family home throughout the twentieth century. Based upon the historical research completed, it is not associated with any events or individuals that might make it NRHP eligible under Criteria A or B. Instead, the home is an excellent example of a masonry Foursquare dating from the beginning of the twentieth century. It is little changed from when it was constructed and still exhibits many details of the style. These include its square plan, two story height, brick walls, wide front porch with Tuscan columns, unadorned exterior, pyramidal roof with a central dormer, and side bays. As such, the property appears to be eligible for the NRHP under Criterion C on the local level in the area of Architecture. Its period of significance under this category is limited to 1901, the year it was constructed.
43. Assessment of historic physical integrity related to significance: This residence was built in 1901 and appears to have experienced very few alterations since that time. Previous documentation of the home mentions the replacement of its windows as a loss of integrity. However, inspection conducted for this survey revealed that the original wood-frame windows are in place behind modern storm windows with the same one-over-one profile. Consequently, this does not diminish the building's integrity in any way. The only other change noted is that the rear porch is somewhat smaller than the original. However, the one that remains there today is quite old and dates from sometime after about 1912. No substantial non-historic changes are known to have been made over the past fifty years.

As it exists today, the residence retains a high degree of architectural integrity. The aspects of location, design, materials, workmanship, feeling and association are all intact. What has most noticeably changed is that the surrounding lots have filled with additional homes and landscaping, marking an evolution of the setting into a residential neighborhood. However, the block was platted as part of the original Town of Carbondale and was expected to develop in this manner.

Today the home clearly conveys its historic age and use dating back to the very early 1900s and it is one of the town's most prominent historic residences. Overall, it exhibits an excellent level of integrity that supports its eligibility for National Register designation. Based upon the property's architectural details and historical background, as detailed above, it seems to be most strongly eligible under Criterion C.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**
45. Is there National Register district potential? **Yes**

Architectural Inventory Form

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Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2723-2761**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **12 July 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

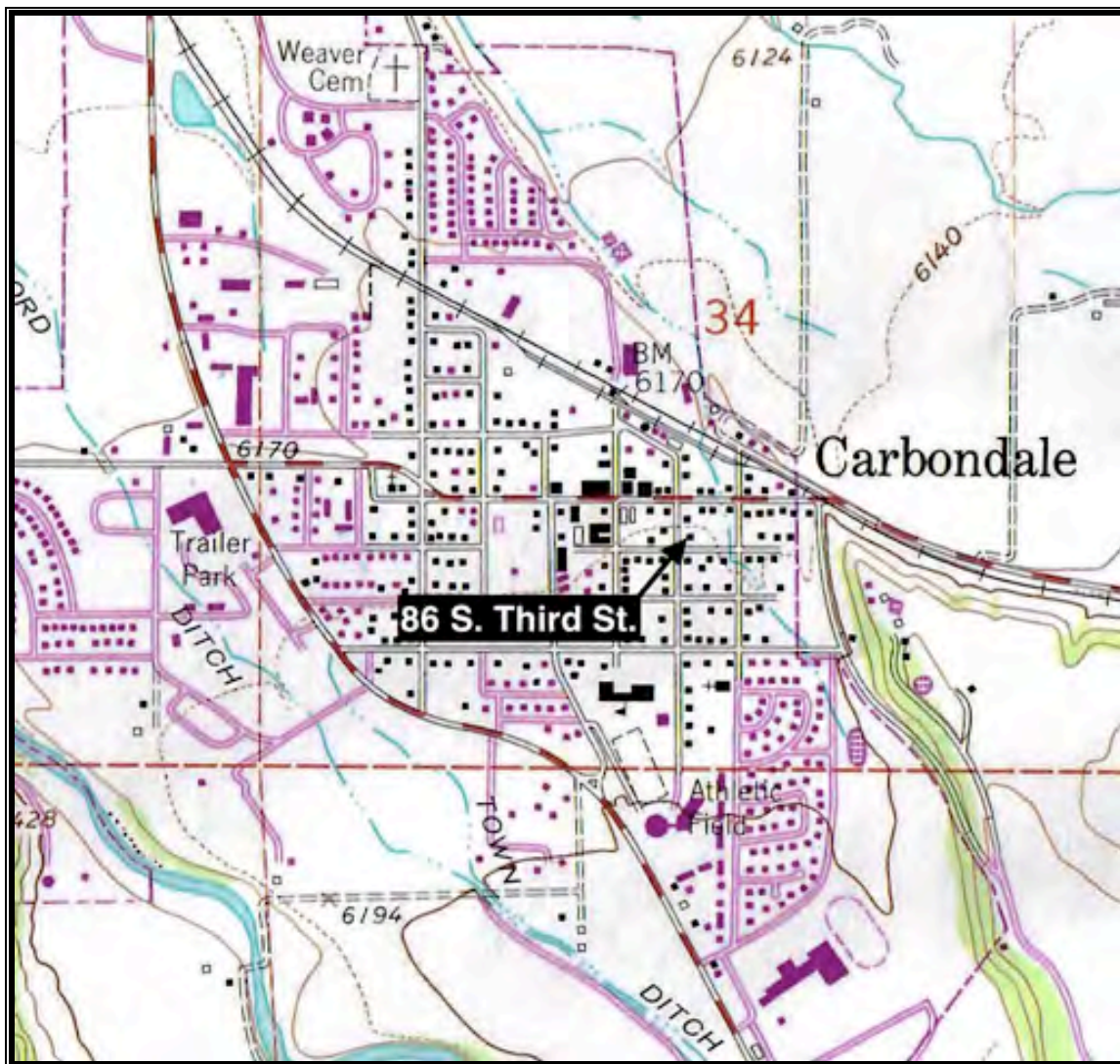
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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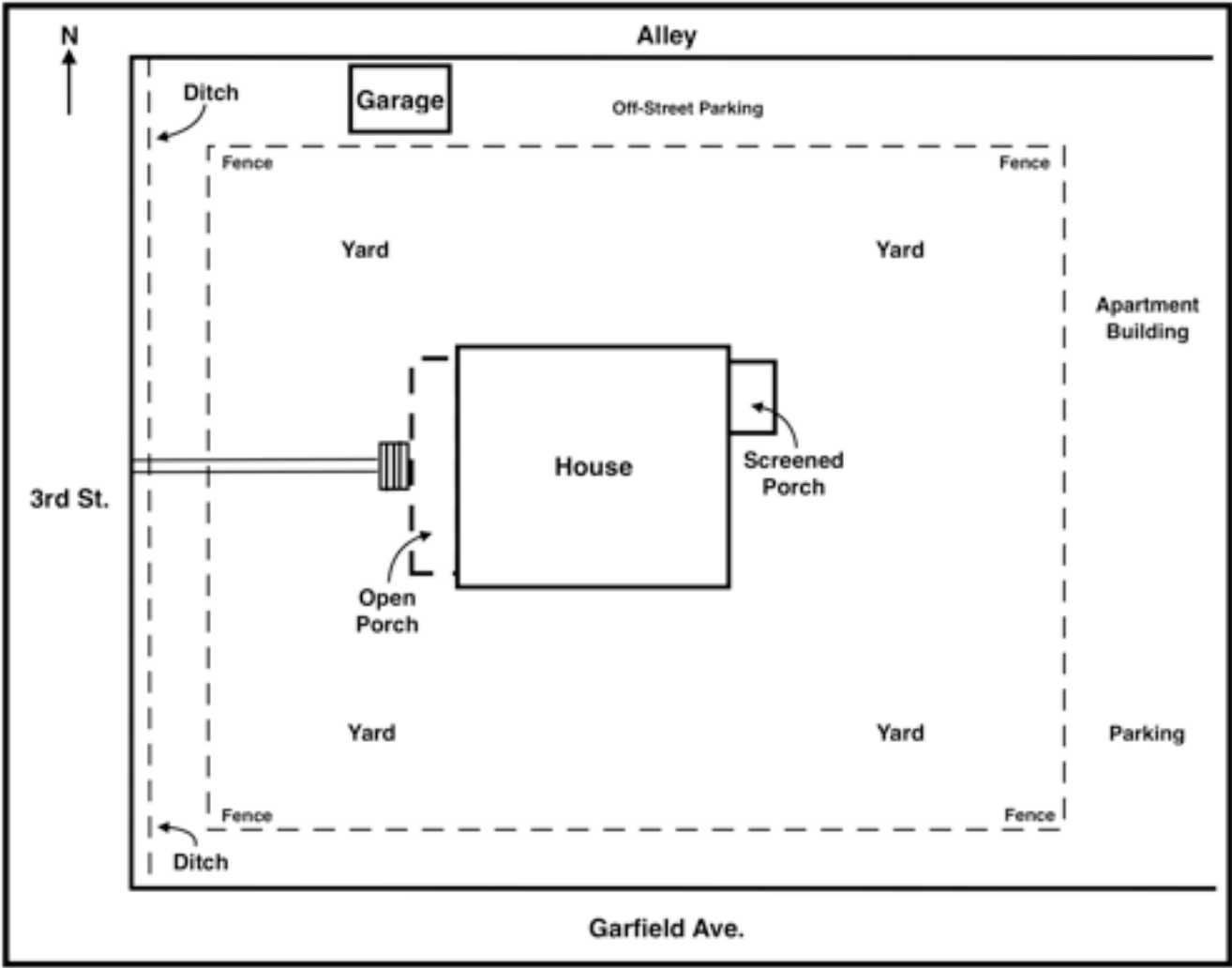
Site Location Map



USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)

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Site Diagram



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Current Photographs



**North (side) and West (front) of the Residence
View to the Southeast**



**West (front) and South (side) Walls of the Residence
View to the Northeast**

Architectural Inventory Form

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Current Photographs



**South (side) and East (rear) Walls of the Residence
View to the Northwest**



**The Auto Garage in the Property's Northwest Corner
View to the Southeast**

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

Colorado Cultural Resource Survey Architectural Inventory Form

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I. Identification

1. Resource Number: **5GF5389**
2. Temporary Resource Number: **Not Applicable**
3. County: **Garfield**
4. City: **Carbondale**
5. Historic Building Name: **Frederick and Eliza Childs House
Carrie Wald House**
6. Current Building Name: **Not Applicable**
7. Building Address: **899 Garfield Ave.
Carbondale, CO 81623**
8. Owner Name & Address: **Tyler and Cynthia Thompson
899 Garfield Ave.
Carbondale, CO 81623**

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II. Geographic Information9. P.M. **6th** Township **7 South** Range **88 West****SE** 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **SW** 1/4 of Section **34**10. UTM Reference Zone: **13** Easting: **309137** Northing: **4363507**11. USGS Quad Name: **Carbondale, Colorado**Year: **1961 (photorevised 1987)** Map scale: **7.5'**12. Lot(s): **13-15** Block: **29**Addition: **Carbondale Original Townsite** Year of Addition: **1887**13. Boundary Description and Justification: **This parcel (239334321003), defined by a lot and block description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

III. Architectural Description14. Building Plan: **L-Shaped Plan**15. Dimensions in Feet: **24' x 42'**16. Number of Stories: **1**17. Primary External Wall Material(s): **Horizontal Siding**18. Roof Configuration: **Hipped Roof**19. Primary External Roof Material: **Metal Roof**20. Special Features: **Porch, Fence**21. General Architectural Description: **Facing toward the south onto Garfield Avenue, this one-story wood frame residence has an L-shaped plan and appears to rest upon a stone foundation that has been covered in some areas with concrete. The original home measures 24' x 43' and has a hipped roof. This has been expanded with a one-story 18' x 22' gabled addition that is set back 27' from the front of the house and projects to the east. The exterior walls are clad in wood weatherboard siding. Modern standing seam metal paneling covers the entire roof, which also has shallow boxed eaves. Two square brick chimneys are located along the ridgeline. Overall, the building appears to be maintained and in excellent condition.**

Architectural Inventory Form

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South (front): The façade faces onto a small fenced front yard and Garfield Avenue. Located near the building's southwest corner is the main entrance, which is accessed by way of a concrete sidewalk leading to an open porch. The porch projects from the front of the home and is off-centered to the west. It is constructed with a wood floor and no rail, and the shed roof is supported by turned wood posts. Decorative trim boards are present between some of the upper posts. The shed roof is finished with modern standing seam metal paneling, along with beadboard siding at the east and west ends. A wood panel door with a single light is located in the entrance. To the east along the wall are three tall one-over-one windows. Modern decorative shutter-like panels are mounted to the wall flanking the windows. Whether the original double hung sash windows are in place and covered with modern storms, or if they have been entirely replaced, could not be determined. The exposed south wall of the rear addition contains two pairs of sliding windows.

West (side): This side of the building faces onto a small fenced yard. Toward the rear of the building, a 7' x 14' wood frame addition projects from the wall. This is constructed with plywood and weatherboard siding, along with a shed roof finished with standing seam metal paneling. A south-facing entrance into the addition holds a panel door with a single light. The front area of the house has three tall one-over-one windows. As on the front, it could not be determined whether the original double hung sash windows are in place and covered with modern storms, or if they have been entirely replaced. Modern decorative shutter-like panels are mounted to the wall flanking the windows. The west wall of the addition holds a small one-over-one window, along with a pair of what appear to be small fixed windows.

North (rear): The rear wall of the house faces onto the backyard and alley, but could not be documented due to the presence of sheds and privacy fencing.

East (side): This side of the building faces onto a fenced side yard. The front area of the house has two tall one-over-one windows. As on the front wall, it could not be determined whether the original double hung sash windows are in place and covered with modern storms, or if they have been entirely replaced. Modern decorative shutter-like panels are mounted to the wall flanking the windows. The east wall of the addition holds at least one window that could not be documented, along with a small fixed single-light window in the attic.

22. Architectural Style / Building Type: **Hipped-Roof Box**
23. Landscaping or Special Setting Features: **This home is located on the north side of Garfield Avenue, one block west of Eighth Street. The alley to the north terminates behind the house. To the west is an apartment building. All of the other properties in the area are occupied by houses. The yard surrounding the house is planted with grass and bordered by wood fencing.**

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24. Associated Buildings, Features or Objects:

Northwest Shed (circa 1920s) – Located in the northwest corner of the backyard, this small wood frame building faces toward the east. Due to the presence of privacy fencing, some of its architectural details could not be observed. The building's walls are clad in weatherboard siding and its deteriorated shed roof is partially covered with corrugated metal panels. The entry appears to be on the east, with windows present on the east and north.

Northeast Shed (circa 1970s) – Located in the northeast corner of the backyard, this larger wood frame building could not be fully observed due to the presence of privacy fencing. Facing toward the west, its exterior walls are clad in plywood and the gabled roof is finished with corrugated metal and exposed rafter ends. The entry on the west appears to hold a wood panel door with a single light.

IV. Architectural History

25. Date of Construction: Estimate: **1910** Actual:
- Source of Information: **Warranty Deed, Jason C. Palmer to Eliza Childs, 26 January 1910**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Frederick and Eliza Childs**
- Source of Information: **Warranty Deed, Jason C. Palmer to Eliza Childs, 26 January 1910**
29. **Construction History:** According to the county assessor, the home on this property was constructed in 1890. However, its title history suggests that it was more likely built in 1910. The building probably remained largely unchanged for years afterwards, but was eventually expanded with a rear addition. Based upon the architecture and materials of the addition, it appears to date from several decades ago, possibly around 1970.
30. Original Location: **Yes**

Architectural Inventory Form

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V. Historical Associations

31. Original Use(s): **Domestic – Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic – Single Dwelling**
34. Site Type(s): **Single-Family Residence**
35. Historical background: **During the late 1800s and early 1900s, vacant lots 13 to 15 in Block 29 were owned by the Carbondale Town & Land Company and then a succession of investors. In 1910, lots 13 and 14 were acquired by Eliza A. Childs. The following year, her husband, Frederick C. Childs, purchased lot 15. Through these transactions, the couple consolidated the lots and apparently had a house constructed on the property. Frederick Chester Childs was born in 1842 in Rochester, New York. His family moved west to Pottawattamie, Iowa, where he grew up and attended school. In 1866, Frederick married Elizabeth A. King, a native of Illinois, and he became superintendent of schools in Pottawattamie. They moved to Denver with their children in 1882 and the following year relocated to Garfield County, where they settled on a farm near the confluence of the Crystal River and Roaring Fork.**

During the 1880s, Frederick served as the postmaster at Satank and was appointed to the position of Garfield County judge. He went on to serve as a county commissioner and superintendent of schools. Although Frederick and Eliza lived on their farm at Satank for a number of years, once he retired they settled in the town of Carbondale. The 1910 federal census recorded them living in a home on Garfield Avenue, presumably the one under study, with Frederick reporting his line of work as accountant. Frederick died in 1923 in Carbondale after having a stroke six years earlier.

In February 1928, Eliza transferred the property at 899 Garfield Avenue to her widowed daughter, Hattie Zimmerman. Although Hattie sold the house five months later, the mother and daughter remained there into the early 1930s. Eliza's health declined in her later years and she died in the home in 1932. Although reported to have been buried in Hillcrest Cemetery, presumably next to her husband, there are no marked graves with their names there or at any other nearby cemeteries. Following her mother's death, Hattie Zimmerman moved to Los Angeles, where she died in 1947.

The person who purchased the home in 1928 and remained there for many years afterwards was Carrie Kleiner Wald. Born in Mishamokwa, Wisconsin in 1872, she was a longtime Carbondale area resident. Her husband, prominent rancher Conrad Wald, had died in an auto accident the previous year. Carrie continued

Architectural Inventory Form

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to live in the house at 899 Garfield Avenue until she sold the property in 1964. She then entered the Glen Valley Nursing Home and died there in 1970.

William and Myrtle Cook purchased the house from Carrie Wald in 1964 and held onto the property for the next six years. Longtime residents of Denver, they appear to have acquired the home as an investment and are not known to have ever lived there.

36. Sources of information:

Aspen Daily Times (Aspen, CO)

"Death of Conrad Wald," 2 September 1927, p. 1.

Avalanche Echo (Glenwood Springs, CO)

"Judge Childs Dies at Carbondale," 22 February 1923, p. 1.

Burial Records for Conrad and Carrie Wald, Rosebud Cemetery, Glenwood Springs, CO. Conrad's Date of Death: 1927. Carrie's Date of Death: 1970.

Child, Elias. *Genealogy of the Child, Childs and Childe Families*. Utica, NY: Curtiss & Childs, 1881.

Daily Times (Longmont, CO)

"Stockman Killed as Car Plunges Over High Cliff," 27 August 1927, p. 1.

Death Record for Hattie Zimmerman, California Death Index, Los Angeles, CA, 1947.

Denver, Colorado City Directories, Listings for William and Myrtle Cook, 1958-1971.

Farnum Funeral Home Record for Eliza Ann Childs, Resident of Carbondale, CO, Date of Death: 24 January 1932.

Garfield County Assessor, Real Estate Appraisal Records, 899 Garfield Avenue (parcel #239334321003), Carbondale, Colorado.

Garfield County Clerk & Recorder's Office (Lots 13-15, Block 29)

Warranty Deed (lots 13-14), Jason C. Palmer (Oklahoma City, OK) to Eliza Childs, 26 January 1910 (Reception #38694).

Quit Claim Deed (lot 15), W. B. Devereux to Frederick C. Childs, 31 August 1911 (Reception #42683).

Warranty Deed (lot 15), Frederick C. Childs to Eliza A. Childs, 13 March 1915 (Reception #51493).

Warranty Deed (lot 15), Frederick C. Childs to Eliza A. Childs, 29 May 1919 (Reception #66609).

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Warranty Deed (lots 13-16), Eliza A. Childs to Hattie Zimmerman, 27 February 1928 (Reception #102073).

Warranty Deed (lots 13-16), Hattie Zimmerman to Carrie Wald, 24 July 1928 (Reception #102074).

Warranty Deed (lots 13-16), Carrie Wald to William & Myrtle Cook, 15 May 1964 (Book 407, Page 236).

Warranty Deed, William & Myrtle Cook to Lewis R. Thompson, 8 April 1970 (Book 409, Page 313).

Glenwood Post (Glenwood Springs, CO)

"Mrs. Childs, Early Carbondale Resident Dies," 28 January 1932, p. 7.

"Carrie Wald," (obituary) 21 January 1970, p. 7.

New Castle News (New Castle, CO)

"The Cinch of Childs," 31 August 1895, p. 1.

Sweet, Edna D. *Carbondale Pioneers, 1879-1890*. Published by the Author, Carbondale, CO, 1947.

United States Appointments of Postmasters, Frederick C. Childs, Satank Post Office, Garfield County, CO, 5 March 1886.

United States Federal Census Records for Carrie Wald, 1900-1940 (Carbondale, CO).

United States Federal Census Records for Frederick and Elizabeth Childs, 1900-1930 (Carbondale, CO).

United States Federal Census Records for Hattie Zimmerman, 1910 (Carbondale, CO), 1940 (Los Angeles, CA).

United States Federal Census Records for William and Myrtle Cook, 1930 & 1940 (Denver, CO).

VI. Significance

37. Local landmark designation: **None**

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

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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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

X Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **According to the Garfield County assessor's records, the home on this property was constructed in 1890. Yet the title records indicate that the lots were vacant for some time and then likely developed in 1910. Based upon the historical research completed, the home is most closely associated with the lives of retirees Frederick and Eliza Childs (1910-1928), followed by widow Carrie Wald (1928-1964). Frederick had a significant career as a rancher, judge, county commissioner and school district superintendent. However, those activities predated his residence in this home. These long-term owners are not significant enough to support NRHP eligibility under Criterion B. The house is not eligible under Criterion A for any association with an important historic event or pattern of events. Despite the fact that the home's original style as a Hipped-Roof Box remains clearly apparent, the building does not rise to a level that would support individual NHRP eligibility under Criterion C. It would, however, contribute to a historic district.**

43. Assessment of historic physical integrity related to significance: **The residence on this property appears to have been constructed in 1910. While it probably remained unchanged for many years, it was eventually expanded with a rear addition. This may have taken place around 1970. The addition is visible from Garfield Avenue, projecting to the east of the original home. In addition, it is unclear if the original double hung windows remain or if they have been replaced in recent years. Unfortunately, records of the home's original construction and later alteration do not seem to exist among public sources.**

As it exists today, the residence exhibits a somewhat diminished degree of architectural integrity. The aspects of location, setting, materials, workmanship, association and feeling are intact. At the same time, the aspect of design has been impacted by the changes noted above. Of particular concern are the

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unknown age of the rear addition and the lingering question about possible window replacement. Today the home clearly conveys its historic age and use dating back to the early 1900s. However, the addition and possible window replacement have impacted its integrity. While it would certainly contribute to a historic district, the house exhibits a level of integrity that does not support individual eligibility for the National Register.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **Yes**

Discuss: **This property appears to be associated with an adequate concentration of historically and architecturally significant properties that are contiguous or close to one another and might allow for the creation of a residential National Register district in Carbondale.**

If there is National Register district potential, is this building contributing: **Yes**

46. If the building is in an existing National Register district, is it contributing: **N/A**

VIII. Recording Information

47. Photograph numbers: **#2237-2254**

Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**

48. Report title: **Intensive-Level Survey of Residential Properties in Carbondale, Colorado**

49. Date(s): **30 April 2017**

50. Recorder(s): **Ron Sladek, President**

51. Organization: **Tatanka Historical Associates, Inc.**

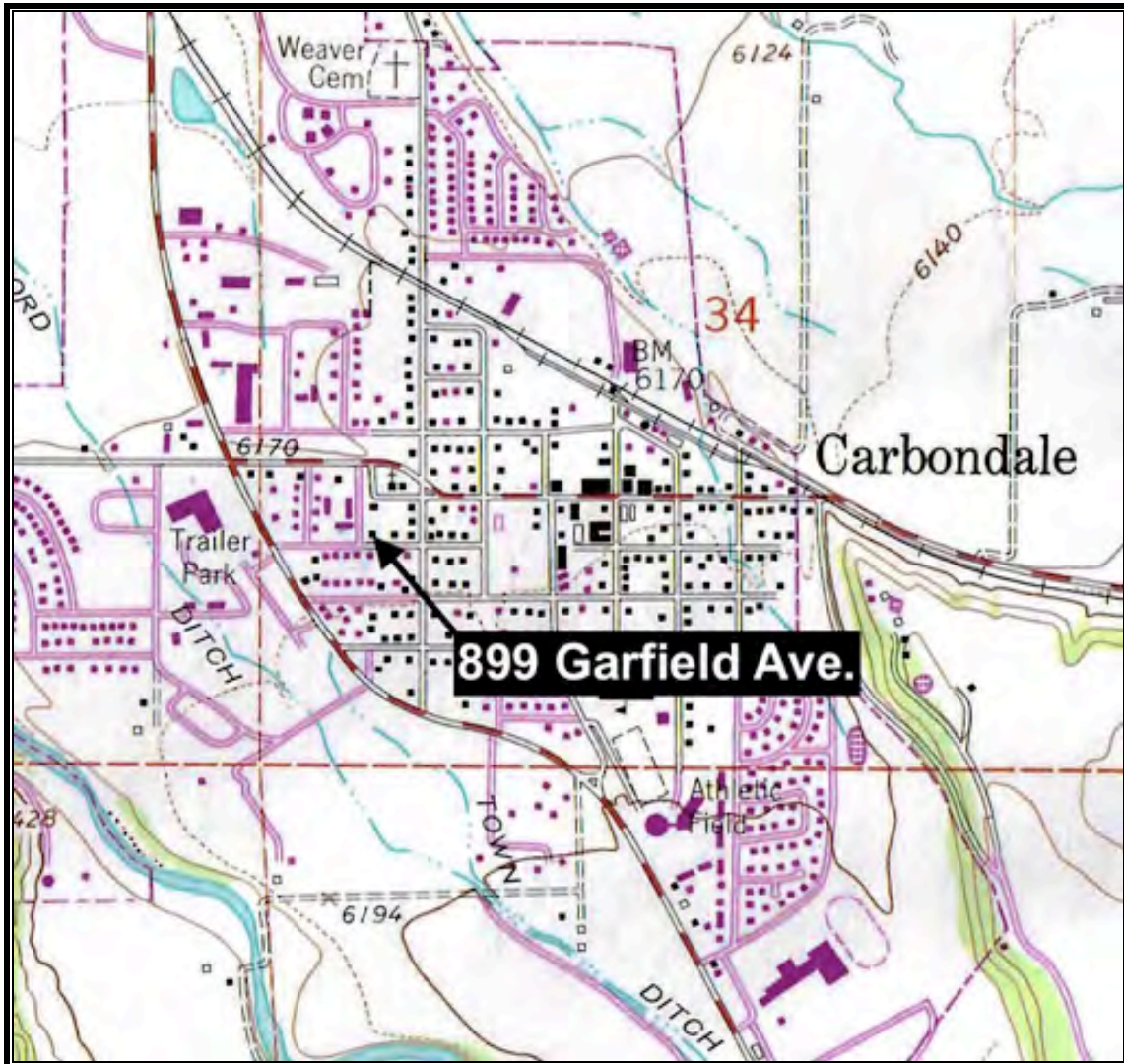
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**

53. Phone number(s): **970/221-1095**

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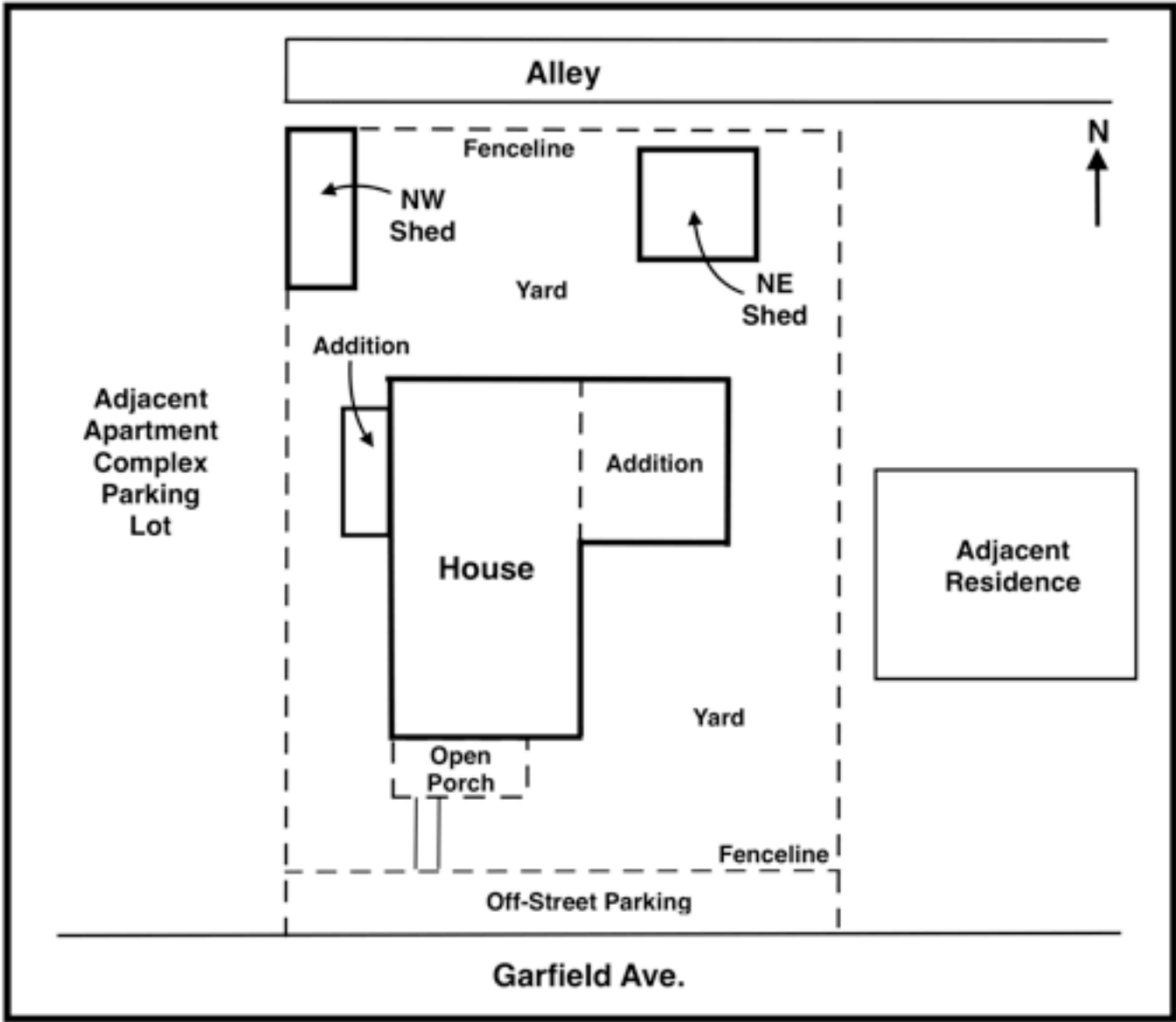
Site Location Map



**USGS Carbondale 7.5' Topographic Quadrangle Map
1961 (revised 1987)**

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Site Diagram



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Current Photographs



**West (side) and South (front) Walls of the Residence
View to the Northeast**



**South (front) and East (side) Walls of the Residence
View to the Northwest**

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Current Photographs



**Shed in the Northwest Corner of the Property
View to the Southwest**



**Shed in the Northeast Corner of the Property
View to the Southeast**