



Town of Carbondale • Downtown Survey Project

Survey Report

2005-M1-042

Deliverable #5

Prepared by Reid Architects, inc.

2006

Town of Carbondale
Historic Resource Survey
2006

Survey Report

Prepared for:

Town of Carbondale Community Development Department
Colorado Ave
Carbondale, Colorado 81623

Prepared By:

Suzannah Reid
Reid Architects, Inc
PO Box 1303
Aspen, Colorado 81612
970 920 9225

October 30, 2006

This survey was funded in part by a State Historical Fund Grant #2005-M1-042

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

Introduction

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

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

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

The purpose of the Carbondale 2006 Survey was to complete 30 survey forms for sites located in the commercial core of the town.

This initial survey is intended to serve as a basis for the establishment of a historic preservation program and a starting point for future surveys.

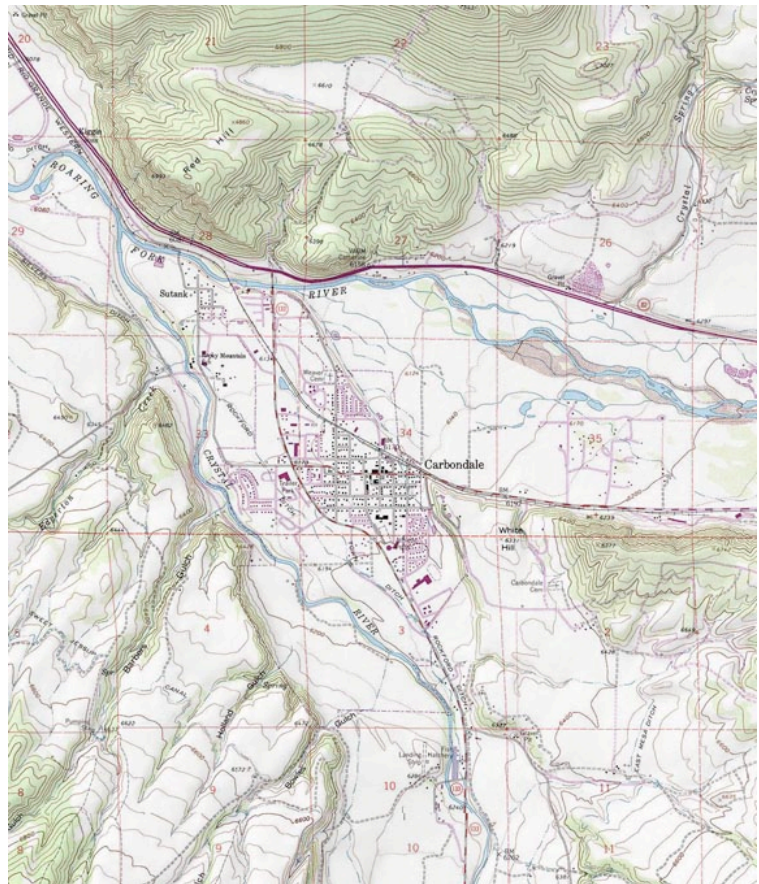
The broader goal of this survey, and continuing efforts, is to provide the community with a resource of information and documentation of the buildings that represent the people who participated in Carbondale's development. This inventory will raise awareness as to the particular history of the development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

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

Survey Design & Methodology

Survey Area

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



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

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

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

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

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

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

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

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

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

Selection of the Sites

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

The Reconnaissance Survey

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

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

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

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

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

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

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

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

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

Field Work and Photography

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

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

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

Carbondale Community Development Department.

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

Observation

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

Mapping

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

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

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

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

Research Design

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

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

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

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

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

The file search included an exploration of:

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

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

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

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

footnoted to provide the contradictory information.

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

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

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

Preparation of the Forms

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

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

The Participants

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

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

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

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

General Historical Context

The Region

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



Figure 2 • A Carbondale Potato Field

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

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

²; Wikipedia, s. v. *Leadville* (November 2006) www.wikipedia.com

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

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

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

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

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

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

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

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

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

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

⁴ Ibid., pg 12

territory to allow settlement of some mountain areas.

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

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

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

⁵ Ibid., pg 12

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

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

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

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

⁶ Ibid., pg 16

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

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

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

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

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

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

⁸ Ibid., pg 2

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

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

The Settlement of the Upper Roaring Fork Valley

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

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

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

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

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

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

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

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

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

Exploration & Settlement of the Mid-Valley

⁹ Shoemaker, pg 28

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

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

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

Another account reports the following:

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

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

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

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

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

¹⁰ Shoemaker, pg 73

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

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

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

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

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

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

The Toll Road • 1883

Jerome B. Wheeler¹³ arrived in Aspen in 1883 and started up the smelter. High quality fuels were required for the smelting process and he found those fuels in the form of coal in the hillsides along Rock Creek. Wheeler promoted the construction of the toll road to ensure the delivery of coke to his smelter.

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

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

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



Figure 3 • 1900 Carbondale and Mt. Sopris

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

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

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

Families Begin To Arrive in the Valley

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

¹⁴ Shoemaker, pg 72

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

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

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

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

blankets and were peacefully sleeping on the floor.

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

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

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

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

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

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

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

Establishment of the Town of Carbondale

Two names are always associated with the beginnings of the town of Carbondale.

William M. Dinkel and Mrs. Ottawa Tanney.¹⁷

Ottawa and Harvey Tanney arrived in the mid valley sometime between the beginning of 1882 and early 1883. Ottawa Tanney was the first white woman to live in the central valley.

Dinkel and his friend James Zimmerman homesteaded in the area in the summer of 1881.

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

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

On June 5 1885, Ottawa Tanney sold a parcel of land described as the west ½ of the northeast quarter of the northeast quarter of section 4, township 8 south, Range 88 west, containing 18.77 acres more or less, to William H. H. Walden¹⁸. She sold the northwest quarter of the northwest quarter of section 3 and the east ½ of the northeast quarter of the northeast quarter of section 4, all in township 8 south, range 88 west, to John Calnan, Joanna Calnan and Benjamin B. Hill in August of 1886. The

¹⁶ Ibid., pg 13-14

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

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

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

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

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

Carbondale for the town.²¹ Moore does not appear in the papers or other resources.

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

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

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

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

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

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

¹⁹ Shoemaker, pg 116

²⁰ Ibid pg 116

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

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

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

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

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

²³ The Avalanche, August 27, 1889, Pg 1

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

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

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

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

²⁴ Ibid., July 20 1889, pg 2

²⁵ Sweet, pg 124

²⁶ Ibid., pg 54

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

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

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

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

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

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

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

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

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

²⁸ Sweet, pg 68

²⁹ Shoemaker, pg 76

³⁰ Sweet, pg 69

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



Competition for the Railroad Depot

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

Figure 4 • Railroad approaches Carbondale

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

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

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

³¹ Shoemaker, pg 115

The Railroad Arrives • 1887

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

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

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

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

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

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

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

³² Sweet, pgs 20-21.

Coal Mining

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

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

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

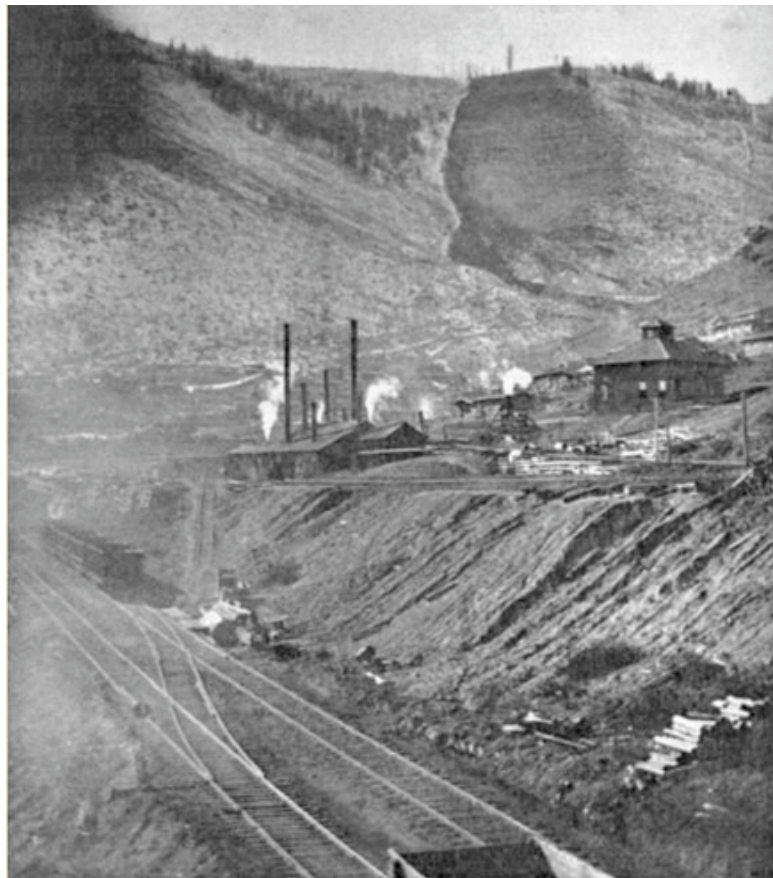


Figure 5 • 1901 View of Spring Gulch

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

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

³³ Shoemaker, pg 122

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

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

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

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

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

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

³⁴ Ibid., pg 122

³⁵ Ibid., pg 124

purchased a claim known as Coalbasin³⁶, located seventeen miles south of Carbondale along Rock Creek and six miles up Coal Creek. The other mine in this area was Placita which lies further up Rock Creek another four miles. The coal found at Coalbasin was reported to be some of the highest quality coking coal found in the state. Redstone was the site of the coke ovens, which processed the ores mined at Coal Basin and Placita. Redstone lies at the confluence of Coal Creek and Rock Creek and was the jewel in the crown of John Osgood's empire. In 1887, Osgood formed Colorado Fuel Company around his mining interests. A short time later, it was combined with Colorado Coal & Iron to become the Colorado Fuel & Iron Company. C. F. & I. was a large mining company with interests throughout the state. Osgood would be the head of the large company from 1892 to 1903. He also chose to make Redstone the site for his personal mansion, Cleveholm Manor.

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

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

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

³⁷ Shoemaker, pg 193

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

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

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

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

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

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

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

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

Life in the Town of Carbondale • 1887 Onward

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

³⁸ Ibid., pg 170

³⁹ Ibid., pg 196

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

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

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

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

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

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

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

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

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

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

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

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

⁴⁰The *Avalanche*, January 8, 1890, pg 2

⁴¹ *Ibid.*, August 20, 1890, pg 1

⁴² *Ibid.*, January 15, 1890, pg 1

⁴³ *Ibid.*, September 24, 1890, pg 4

⁴⁴ *Ibid.*, September 4 1889, pg 2

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

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

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

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



Figure 6 • 1890 View of Carbondale and

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

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

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

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

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

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

1893 • Silver Market Crash

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

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

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

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

⁴⁸ wikipedia, s. v. The Sherman Act (Fall 2006) www.wikipedia.com

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

The Potato

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



Figure 7 • 1911 Potato Day on Main Street

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

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

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

A special edition of the Carbondale Echo published in 1987 has Samuel Bowles' nephew Oscar Holland, planting the first potatoes in 1883.⁵¹

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

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

⁴⁹ H. C. Jessup, Untitled, Colorado Historical Society, 1934, pg 2

⁵⁰ Dunklee, A Pioneer of the Roaring Fork, pg 189

⁵¹ Carbondale Echo September 30, 1987, pg 15

⁵² Sweet, pg 38

discovered that we could grow the finest potatoes in the United States and our land promptly jumped from \$50 per acre to \$200.⁵³

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

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

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

⁵³ Sweet, pg 38 -39

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

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

The Turn of the 20th Century

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

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

⁵⁴ Carbondale Echo, September 30, 1987, pg 15

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

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

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

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

William M. Dinkel 1843-1918

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

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

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

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

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

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

⁵⁵ Shoemaker, pg 194

⁵⁶ Dunklee, "A Pioneer of the Roaring Fork," pt 1 pg 134

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

⁵⁸ Ibid., pg 136

thirty days prior to the opening of the reservation.⁵⁹

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

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

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

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

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

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

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

⁵⁹ Ibid., pg 140

⁶⁰ Dunklee, “A Pioneer of the Roaring Fork,” pt 2, pg 185

⁶¹ Ibid., pg 189

⁶² Ibid., pg 189

⁶³ Ibid., pg 189

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



Figure 8 • The Dinkel Building

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

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

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

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

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

⁶⁴ Ibid., pg 189

⁶⁵ Ibid., pg 191

⁶⁶ Ibid., pg 192

potatoes became an important export for Carbondale and the valley.

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

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

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

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

Mary J. Francis (1832 - 1914)

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

1835⁶⁷ to a wealthy family and was reportedly a very beautiful girl. She married Isaac Francis (b. 1832, New Jersey) early in life. He was the son of the well known inventor Joseph Francis, who was known as “one of the nineteenth centuries greatest heroes.” Joseph Francis was the founder of the U. S. Lifesaving Service and he invented an enclosed metal hull “life car” in 1847, for transporting ship wreck victims to shore.⁶⁸ Isaac apparently dies in 1874 in New York⁶⁹ and by 1882 Mary had come to the valley.

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

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

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

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

⁶⁹ Fort Collins, Weekly Courier, July 24, 1914, pg 3

⁷⁰ Shoemaker, pg 167

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

The settlement of Janeway, at the confluence of Avalanche Creek and Rock Creek was the headquarters for several small mining operations. The town was reportedly named for the owner of three area mines, the Skobeloff, Silver Queen and the M. J. Mine, Mary Jane Francis.⁷¹ Hugh Pattison, the Carbondale blacksmith, was credited with the first strike in the area in 1880.⁷²

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

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

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

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

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

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

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

⁷¹ Eberhart, pg 313

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

⁷³ *The Avalanche*, September 18, 1889, pg 3

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

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

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

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

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

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

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

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

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

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

⁷⁴ Shoemaker, pg 167

⁷⁵ The Avalanche, May 21, 1890, pg 4

⁷⁶ Avalanche Echo, July 23, 1914, pg x

⁷⁷ Weekly Courier, Jul 24, 1914, pg 3

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

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

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

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

Conclusion

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

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

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

⁷⁸ Ibid., pg 3

Findings & Recommendations

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

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

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

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

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

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

National Register Recommendations

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



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

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

Local Landmark Recommendations



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

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



511 Garfield • 5GF.3772 • *No Style*

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

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



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

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



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

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



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



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

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



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

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



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

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

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



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

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



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

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

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



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

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



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

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



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

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

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

Local Historic District

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

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

259 Main • 5GF.3776

311 Main • 5GF.3779

65 N. Third • 5GF.3793

38 N. Fourth • 5GF.3796

These four buildings retain very little integrity.

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

Specific Recommendations

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

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

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

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

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

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

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

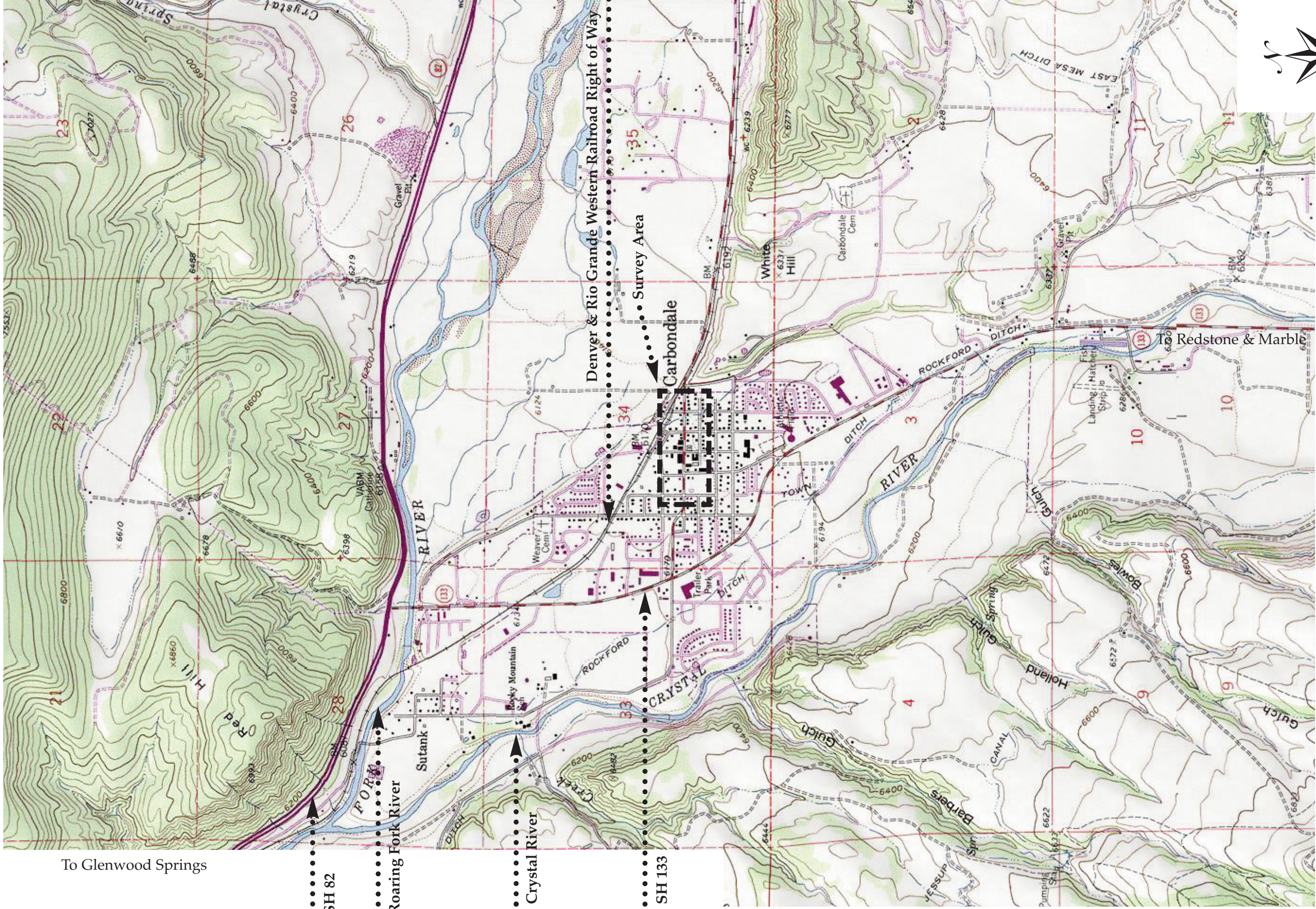
4. The community should continue to survey the historic neighborhoods outside of the commercial core area. There are several residential buildings that appear on the 1912 Sanborn Map, which were not part of this survey and should be investigated for their significance and integrity. Other neighborhoods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

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

the community and create resources for future research efforts.

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

To Aspen



To Glenwood Springs

..... SH 82

..... Roaring Fork River

..... Crystal River

..... SH 133

Town of Carbondale Regional Map

Town of Carbondale Downtown Survey 2006



Town of Carbondale Survey Map

Town of Carbondale Downtown Survey 2006

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



Carbondale and the Region

Town of Carbondale Downtown Survey 2006

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

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

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

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

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Key to Photographs:

All photos courtesy of Denver Public Library, Western History Collection

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

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

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

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

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

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

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

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

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

Remainder of photographs were produced for the purpose of this survey