



Town of Carbondale • Historic Survey 2010

Survey Report

2008-M1-012

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*Prepared by Reid Architects, inc.
2010*

Please Note:

Time did not allow for concurrence between the consultant and OAHP staff on individual National Register eligibility or historic district potential. The eligibility assessments in the report represent consultant field determinations only. Anyone interested in preparing a nomination for either properties determined field-eligible to the National Register or a field-eligible National Register Historic District, should contact the State Register Historian prior to beginning the nomination process.

Town of Carbondale
Historic Resource Survey
2010

Survey Report

Prepared for:

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Figure 1 • View of the Roaring Fork Valley looking south from the slopes of Red Hill, ca. 1900

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. Like its counterparts in the valley, the town was subject to the economic instability of natural resources; unlike them a somewhat

broader economic base saw Carbondale through the hard times.

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.

In 2008 Carbondale passed its first historic preservation ordinance. The ordinance established the Carbondale Historic Preservation Commission who began to develop programs to encourage property owners to voluntarily preserve their valuable historic resources. The town has completed a survey of the commercial core area and it is fortunate that most of the historic commercial structures remain in good condition. The purpose of this Residential Survey Project was to complete 20 survey forms for sites located in the residential areas of the town, with the goal of expanding on the first survey and developing an appreciation for Carbondale's residential historic resources.

The survey effort began with a limited reconnaissance survey, which led to the final selection of buildings for the intensive level survey. The intensive level survey was completed over the course of eighteen months and completed in late 2010.

The period of focus for the survey was the early development of the community. Since it was the same period covered by the previous survey, the same context materials have been used in this report, with the addition of any new relevant information that was developed during the course of the survey.

The broader goal of this survey, and continuing efforts, is to provide the Carbondale Historic Preservation Commission and the community with information about and documentation of the buildings that are associated with the people who participated in Carbondale's development. The resulting inventory of historic resources 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 #2008-M1-012 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 guidelines in the Colorado Cultural Resources Survey Manual, Revised 2007, and using the Architectural Inventory Form and Lexicon, revised October 2009.

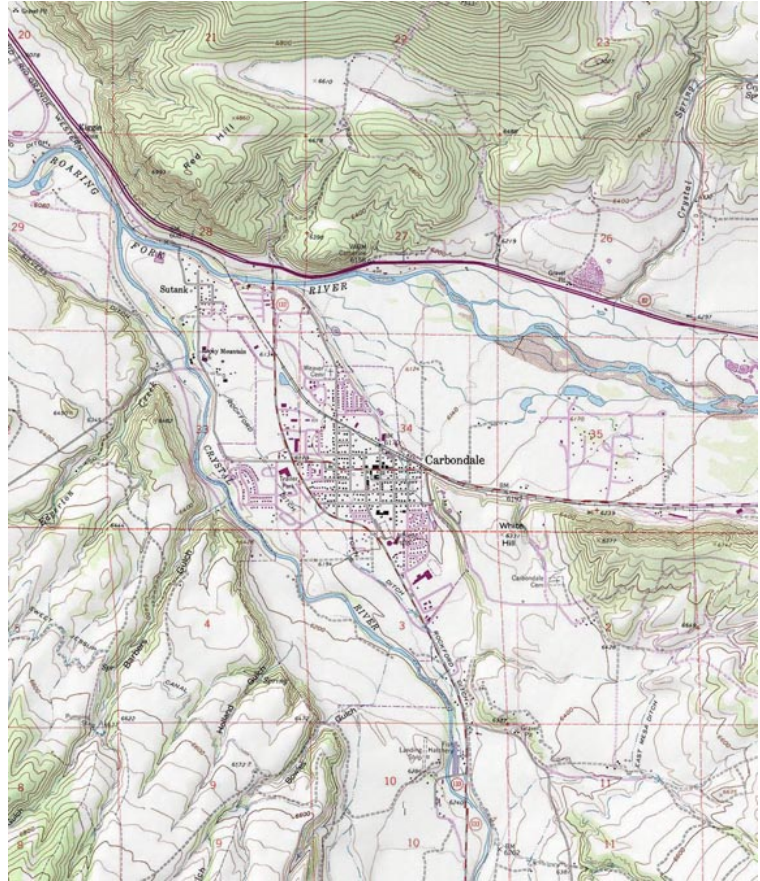
Survey Design & Methodology

Survey Area

The Town of Carbondale is located midway along the Roaring Fork River in a wide section of the valley, at the base of the dramatic double peak of Mt. Sopris. The twin peaks are separated by less than a mile horizontally and only five feet vertically. The west peak is 12,953 feet high and the east peak is 12,958. The massive rises almost 7,000 feet from the valley floor and stands 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.

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.



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 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.

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 the Weaver Addition, just north of the original town site.

The Town of Carbondale Community Development Department determined the areas of focus for the survey. The consultant was then charged with the selection of the individual sites within those areas. The Town had surveyed 29 sites in the commercial core of the community in 2006. This survey was designed to concentrate on the surrounding residential areas. No formal survey had ever been completed of the residential areas. The goal of the survey was to engage the community's interest in historic preservation in the residential areas of town.

Early development in the residential areas of Carbondale was sparse; as a result the Town's neighborhoods have a mixture of historic and contemporary construction. Development in recent years has focused on infilling vacant town lots, demolition and reconstruction, and on lands adjacent to State Highway 133, west

of the historic core. Many retail establishments and restaurants have located in these new areas and large residential developments have moved more of the community out of the historic area. The current lack of protection for historic buildings in the residential areas creates the potential for the loss of significant buildings as open lands become developed and focus returns to more redevelopment type projects.

Selection of the Sites

The project began with a tentative list of sites provided by the Town of Carbondale. This list was comprised of twenty residential buildings selected for their physical characteristics. This list formed the basis for the consultant's reconnaissance work.

The Reconnaissance Survey

A reconnaissance survey was conducted in the spring of 2008. A visual inspection of the list of twenty sites, provided by the town, was completed along with a visual inspection of the whole area of the original townsite and the Weaver Addition. Each block was examined and buildings were added to the list if they appeared to have been built before 1930. This activity resulted in a list of approximately sixty four buildings.

Once the initial visual work was completed, buildings with significant obvious alterations were removed from the list, reducing the list to

approximately forty. From that list the consultant selected buildings representing a variety of dates and building styles for the purpose of best representing the character of early Carbondale.

Since the goal of the survey was to provide a base line for understanding early Carbondale, a decision was made to choose buildings that represented the earliest development of the community, and the broadest number of building types and economic classes. In addition, three sites were retained on the list because of their higher risk of redevelopment.

As a result, the list of sixty four was reduced to twenty three.

The list of twenty three buildings was reduced to twenty during the intensive level survey process.

The Intensive Level Survey

The intensive level survey area consists of an area seven blocks long and five blocks wide, representing the limits of the original townsite and the Weaver Addition. This area covered 116.4 acres. The survey area lies in Township 7 south, Range 88 west and Section 34 on the Carbondale, CO USGS Quadrangle.

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 date of construction were accurate.

A spreadsheet was created and all the data generated on the sites was entered. This included addresses, mapping data, date built, and photo references. These materials were used to develop the final forms and a Filemaker database where the digital photos were linked to the address list.

The reconnaissance survey list of twenty three sites was reduced to the final 20 sites, based on the information that was found in the assessor's database. Two buildings were eliminated because they did not fall within the designated survey area and one was eliminated due to the number of alterations that had been made to the original building.

Field Work and Photography

The field work began in March, 2009. 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 framework (one page per building) for obtaining consistent information as well as verifying the address information in the field. 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, converted to black and white images, and named with the State ID number plus the image number as recommended in the revised Survey Manual. This information was used to generate the photo labels.

Two sets of black and white prints were processed with both contact sheets and a photo log generated from the original spreadsheet. All the survey forms, the log and the image title on the final photo disk feature the State ID and image number. The disk and contact sheets were compiled in a binder submitted with the final survey materials. A copy of these images is on file at the Town of Carbondale Community Development Department.

Each processed photo is labeled with foil backed archival labels with the required information, including state ID number, street address, date, and photo image references. The photos are placed in archival sleeves and attached to the survey forms.

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 National Geographic's TOPO software package. All coordinates were noted as per NAD87. The creation of the USGS maps for the individual sites was done concurrently with the software mapping to assure accuracy.

The quarter section information was obtained by hand using the paper USGS quad map. The USGS quad map name is Carbondale, Colo., 1961, photo revised 1987.

The USGS maps and the sketch maps were created using images from the TOPO software and the Town's GIS maps respectively. The images were imported into *Quark Xpress*, each property was labeled and title blocks were added.

Garfield County GIS department uses aerial photos, and does not have this information in drawing form. The aerial photos provide an overview of the town layout and each buildings location within that layout, but do not provide clear information on individual building footprints. Other sources of information were needed generate accurate depictions of the building footprints. The assessor's office property cards included a dimensioned footprint for each building. This information was used to generate outlines of each building, to scale, which could then be

overlaid on the aerial photos, providing clear footprints for each building.

Additional maps for the survey report were generated from the same sources and annotated with information obtained through the context research.

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 consultant used the documents generated in the 2006 survey as a basis for the context of this survey effort. The time period covered begins with 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 1930. These dates were selected to include the construction dates of the buildings selected for intensive survey and to provide important background events that led to the founding of Carbondale. 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 51-year period.

Historic research for the survey project involved a review of assessors' records; library, history and obituary files; property records at the Garfield County Clerk & Recorder's office; and Sanborn Maps. Research also included oral and written accounts of the area and contributions by current and past property owners.

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 research 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 recent ownership transactions;
- 3) Garfield County Clerk & Records' Office Grantor/Grantee records, Town Lot book and

Book & Page 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, 1910 and 1920. The 1880 census provided information on various individuals before they arrived in the valley; and potentially key pieces of information were not available since the 1890 census was lost in a fire;

8) Files and books in the collection of the Frontier Historical Society; and

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 town lot book was essential in the tracking the transactions on each property from the

establishment of the townsite. 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.

The town lot book recorded early transactions only. The book went out of use sometime in the 1920s. After that time transactions had to be tracked through the use of the grantor/grantee books and the plat book. This proved to be a challenge and an obstacle to understanding the full sequence of ownership on each property. Several factors contributed to the difficulty of tracking transactions. First, the grantor/grantee book only provided names, dates and book/page references. There was no way to determine which property was the subject of the transaction without looking up the actual book and page. The small number of names involved and the many transactions in Carbondale resulted in an enormously inefficient method of research, providing little relevant information. Second, a large number of single women owned property in Carbondale and if they married, no connection

to their new name was recorded. Finally, a high percentage of properties were lost by their owners to default on taxes or loans. It was not possible to track future sales through this method, once the property was in the ownership of a bank or the public trustee.

It was not feasible to do a complete chain of title from these records due to the time consuming nature of the process and the increasing number of transactions over time. A decision was made to follow the sequence of ownership through the construction date of a particular property to approximately 1920. Where construction dates were later than 1920, the grantor/grantee records were reviewed to the construction date plus 5 years and to the next transaction where feasible.

Garfield County has property information available online from 1982 forward and this provided information on recent ownership. However, the online database suffers from some of the same issues as the grantor/grantee books. The information available on line rarely includes the names involved in the transactions and the dates of transactions are not generally accurate, each book and page still needed to be consulted whether through the actual books or on microfilm. When a book and page reference was found, that information was looked up and recorded on the forms.

Information on more recent transactions was available on the assessor's property cards and that information was included on each property form.

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 or, in some cases, 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 identify 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 not only provided the key to the town lot book but also provided the ability to easily determine the original lot and block locations for properties that had changed their legal descriptions through subdivision.

Without the town lot 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.

Unfortunately the Sanborn map does not extend much beyond the original commercial core and only a handful of sites in this survey were found on the map. Original lots and blocks were able to be extrapolated from the map in combination with some of the legal descriptions of outlying properties. This allowed for the use of the town lot book on all the surveyed properties.

A file search was conducted at the State Office of Archaeology and Historic Preservation to identify any previously surveyed sites in the current study area. The 29 sites that had been surveyed in 2006 and a previous survey of the Denver & Rio Grande railroad corridor appeared in the results. None of the sites currently included in the intensive survey had been previously surveyed.

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: all information for identification and geographic information in fields 1 through 11 on the Architectural Inventory Form and fields 25 (date of construction) and 47 (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. 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, since it requires all the information to be collected and verified, it reduces the number of errors created by transcription. This database was created in Excel then merged with the master survey form; #1403 - Architectural Inventory Form, provided by the State Office of Archaeology and Historic Preservation.

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

Notes on specific fields:

Field 5: The consultant assigned a historic building name to individual sites based on two criteria. If a name had been assigned by a previous survey or members of the community that name was included. If evidence was found in the property records and census

documents that placed a clear individual in possession of the property during the time of construction, that name was used.

Field 6: The consultant assigned current building names based on occupancy. If the current owner could be confirmed as the primary resident, that name was used. If a different building name was in popular use in the community that name was used. This was the case with only one property 5GF.4378.

Field 22: Two sources were used to determine the appropriate lexicon terminology for architectural style or building type: The *Field Guide to Colorado's Historic Architecture & Engineering*, published by the Colorado Historical Society, 2008; *A Field Guide to American Houses*, Virginia & Lee McAlester, published by Knopf, 1998. The consultant generally chose the top-level terminology from the lexicon for this field, unless a sub-category was clearly appropriate. Field 42 was used to be more specific about the appropriate styles and types.

Field 25: When conflicting construction dates were provided from different sources every effort was made to choose the date that was supported by ownership records. The conflict was noted in the source of information line.

Where conflicts could not be resolved, or the date was not consistent with the architectural

style or building type, the date was entered into the estimate field.

Field 27: In several instances the anecdotal information would refer to a building “being built by...” Unless the consultant could determine that the actual person conducted the construction of the resource, this field was left as “unknown”, and the information was placed in field 28 instead (when supported by the property records). It is common parlance to refer to an owner as the person who built a house, when in fact they were just the owner.

Field 29: Information about construction history was obtained by comparing photographs on record at the County Assessors office. When date ranges are indicated they refer to the dates of the available photos. In some cases, owners provided specific information and in others the listed alterations and dates are based on the consultants professional opinion.

Field 35: The primary source of historical information was the property transaction records at the county clerk & recorders office. A complete title search is not possible given the time consuming nature of the work. Every effort was made to provide complete information surrounding the resource's construction date and to provide any other

information that came from other reliable sources.

The Participants

Reid Architects, Inc. produced the materials in this survey project. Patrick Duffield provided the photographic services. Betsey Reid provided invaluable assistance with both the research portion and proof-reading the written components. Suzannah Reid was responsible for the design of the survey, the reconnaissance survey, the selection of the sites, the data management, and the preparation and assembly of the intensive-level forms. She also provided overall supervision of the work.

The surveyors would like to thank the following:

Janet Buck at the Town of Carbondale for her assistance in research and her enthusiasm for the project. Carleton L. (Hub) Hubbard who 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 Linda Romero Criswell, Shelly De Beque and Morgan Williams who contributed information on their properties and their experiences of Carbondale.

Many others contributed to the 2006 Carbondale Downtown Survey Project, upon which this survey effort was built.

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 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)¹ 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.”² The areas around Pikes Peak were fully explored by the 1860s. Leadville was established after the



Figure 2 • A Carbondale Potato Field, 1900

discovery of gold in 1860 and would become the gateway to the Roaring Fork Valley nineteen years later.

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

¹ Wikipedia, s. v. *Leadville* (November 2006) www.wikipedia.org

² Len Shoemaker, *Roaring Fork Valley, An Illustrated Chronicle*, Third Edition (Sundance Limited, Denver Colorado, 1973), p. 9.

ventured out into the last remaining territory to be explored.

The head of the Roaring Fork Valley is separated from Leadville and Buena Vista by the Continental Divide on the east. This section of the 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.³

As pressure from white settlers converged on their traditional lands, the tribes were confined to 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. He and his party spent some time in the mid-valley and prospected with little result. After spending some time in the Rock Creek Valley, they made their way to the site of present day Glenwood Springs and stayed

³ Ibid., p. 12.

to enjoy the hot springs before moving northwestward 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, Territorial Governor John Evans revised the boundaries of the Ute Indian 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.⁴

In 1868, Territorial 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 boundaries 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 River, having come across from the Gunnison Valley. His party camped for several years, but was ejected by the Indians in 1874.

In 1873 and 1874, 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 of the 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

⁴ Ibid., p. 12.

sub-chiefs to evict all prospectors. And this they had done to Graham's sorrow.⁵

As word of Graham's experience with the Utes spread, most others prospectors were discouraged from venturing onto 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. 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 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.⁶

Meeker was killed along with eleven others from 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?⁷

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 overrun 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, entry into what would become Carbondale continued to be challenging.

⁵ Ibid., p. 16.

⁶ Mary Boland, *The History of the Crystal Valley*, original publication and date unknown, located in the archives of the Gordon Cooper Public Library, p. 2.

⁷ Ibid., p. 2.

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 4, 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 (Aspen). 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. Yet the wealth of silver 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 platted a townsite. The lots sold off very quickly, one to former President Ulysses Grant.

These settlements at the high ends of the valleys were small and isolated. The ranchers and other entrepreneurs had 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.⁸ 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

⁸ Shoemaker, p. 28.

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 establish another town of his creation, variously named Coopertown, Rockford, and finally Satank.

As the camps became 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

1881 marked the final removal of the Ute tribe from western Colorado. This action fully 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 Aspen, but found a tempting site in the mid valley. He discovered 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...⁹

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.¹⁰

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 throughout 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. In addition, many of the

⁹ Shoemaker, p. 73.

¹⁰ Unattributed, *Early History of the Town of Carbondale, 1881-1888*, from the Gordon Cooper Public Library Archives.

ranches and mines 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 leaving the valley, increasing the profit margin for the mine owners.

Despite the difficulty of getting the ores to market, prospectors and financiers came to the upper valley and towns grew 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 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 towns

outside of the valley. The miners were occupied with the frantic search for and extraction of silver. This opened the door for entrepreneurs to hunt, sell and trade for the 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.¹¹ 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 renamed 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

¹¹ 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.

build. Coal was soon discovered in the hillsides south and west of the town. Once the Denver & Rio Grande Railroad entered the valley through Glenwood Canyon, the town of Glenwood Springs would prosper both 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 and it would remain basically that way for the next two years.

The Toll Road • 1883

Jerome B. Wheeler¹² 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 interest grew in the central valley, mine owners and entrepreneurs from Aspen and Glenwood Springs built various sections of road along the length of the valley. The

sections of road began and ended at various stage stops along the Roaring Fork River.

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.¹³

Two different companies operated stages along the route and competition kept the fares reasonable. Stage stops appeared at all the small settlements along the way. Emma, Aspen Junction (Basalt), El Jebel, Satank, and Dinkel's (near Carbondale), all had stops on 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.

¹² Jerome B. Wheeler and B. Clark Wheeler were both early investors in and promoters of Aspen. They were not related.

¹³ Shoemaker, p. 72.

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 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:

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



Figure 3 • Carbondale and Mt. Sopris 1900

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 United 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 miles 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.¹⁴

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 {sic} 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 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.¹⁵

¹⁴ Edna Sweet, *Carbondale Pioneers, 1879-1890* (Edna D. Sweet, 1947) pp. 9-12.

¹⁵ Ibid., pp. 13-14.

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.¹⁶ 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 River, 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. (This post office name would be moved to the town of Satank by Isaac Cooper in 1887.) 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.

¹⁶ 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 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. On the legal documents she is referred to as both unmarried and a widow.

Harvey Tanney died in 1884 and in 1885, Ottawa Tanney filed a patent on the 80 acres of ranch lands they had occupied. The United States of America acknowledged a receipt for \$98.85 in June 1885. Harvey's wife Charlotte contested the patent, but was unsuccessful and Ottawa's patent was recorded in February 1887. Well before the patent was recorded, Ottawa Tanney conveyed the lands that would become the town of Carbondale to several new owners. The stage road that ran along the valley floor would become Carbondale's Main Street.

On June 5, 1885, Ottawa Tanney sold a parcel of land described as the west ½ of the northeast quarter of the northeast quarter of Section 4, Township 8 south, Range 88 west, containing 18.77 acres more or less, to William H. H. Walden.¹⁷ 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 1886. The sales totaled approximately 60 acres. Ottawa received 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

¹⁷ Walden is also spelled Waldron on some property documents. The first name and middle initials remain the same.

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 1888 John and Joanna Calnan, Benjamin B. Hill and Charles H. Leonard filed papers of incorporation that 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.”¹⁸

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.¹⁹ Neither of these men appear as part of the corporation or on the actual land documents nor do they appear in the local census. Moore does not appear in the newspapers or other resources, but 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 of Carbondale for the town.²⁰

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 ultimately overruled by others in the town company. According to Edna Sweet, Ellery Johnson chose Carbondale after Carbondale, Pennsylvania, his hometown.

The townsite of Carbondale 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. Ottowa 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 the new town of Satank.²¹

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

John Calnan was a well known Democrat in Garfield County and served in several local government positions, one of which was

¹⁸ Shoemaker, p. 116.

¹⁹ Ibid., p. 116.

²⁰ Perry Eberhart, *Guide to the Colorado Ghost Towns and Mining Camps*, second revised edition (Sage Books, Denver, Colorado, 1959), p. 314.

²¹ 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.

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 of this establishment on Main Street, however, is unknown.

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

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.²²

Though the Calnans were established members of local society, they did not appear in the census.

Benjamin B. Hill was born in Vermont in 1833. He did appear in the census in 1900 and 1910 in Carbondale with his wife Julia. His occupation in the 1900 census is railroad engineer; in 1910 as a delivery man for Dinkel's Store. He was also an officer of the local Masonic Lodge, which opened in 1890.

Charles H. Leonard did not appear in the regional census in the years after the establishment of the Town & Land Company.

He did continue to live in Carbondale and serve as manager for the Carbondale Town & Land Company. One advertisement from 1889 states:

Office First Door East of Bank of Carbondale. Real Estate and Loans, Town Lots in Carbondale For Sale. No Trouble to Show Property. *Parties desiring any choice in Business or Residence Lots should call as sales are Rapid and Prices Advancing.*²³

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

William Kopfer was born in Germany in 1855, according to the 1910 census. At that time he was an accountant in Denver. He did not appear in the newspaper, but Edna Sweet referred to him as a Russian and a fine violinist.²⁴ 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 the Rock Creek and Roaring Fork rivers.

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 west of Carbondale.

²² *The Avalanche*, August 27, 1889, p. 1.

²³ Ibid., July 20, 1889, p. 2.

²⁴ Sweet, p. 124.

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.”²⁵ Walden’s nephew was Frank E. Sweet who lived for many years in Carbondale and the Sweet name is associated with numerous places around the area.

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 Cañon City Water Company’s waterworks in 1886. That same year he took a job with the Colorado Coal & Iron Company and had charge of their operations in Pitkin and Garfield counties. He was involved in the building of the Aspen & Western Railroad, which traveled along Rock Creek. Johnson also had interests in oil in eastern Colorado and was involved in founding the Florence Oil and Refining Company.²⁶ Johnson worked for John C. Osgood as he took on both the development of coal deposits up the Rock Creek Valley and the construction of the railroad. Osgood is credited with having changed the name of the river from Rock Creek to Crystal River. Sometime in the late 1880s, the new name was commonly adopted.

Ellery Johnson did not appear in the census records or newspapers of the time. The only

reference to him is as the surveyor and promoter of the townsite, who provided the name Carbondale for the town.

Mrs. Ottawa Tanney did not appear in the Colorado census, nor did 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 [sic]. She built the first eating house in Carbondale, where the old planing mill now stands, in 1883. In 1884, Mr. Tanney was killed.²⁷

Harvey Tanney originally applied for and was granted the post office, which he named Satank. Len Shoemaker located the original post office about a mile north of the stage road.²⁸ Ottawa became postmistress upon Harvey’s death in 1884. She went on to marry Delbert Brown, a local rancher. They moved to a ranch near Spring Gulch.²⁹ The 1900 census lists Delbert Brown (b. 1856 in Illinois) and Ottawa appeared as his wife. She was born in 1845 in, what appears to say, Canada Eng[land].

W. C. and Nellie Mitchell are another pair who figure prominently in the property records of early Carbondale. Neither of them appeared in the census, but they did lay claim to large sections of land in Carbondale and

²⁵ Ibid., p. 54.

²⁶ *Portrait and Biographical Record, State of Colorado* (Chapman Publishing), pp. 192 -193.

²⁷ Sweet, p. 68.

²⁸ Shoemaker, p. 76.

²⁹ Sweet, p. 69.

New Castle. They appeared 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 appeared on many land records and each seemed to have made a business of it. In the early days of Carbondale everyone appeared to have borrowed or lent money to everyone else and properties changed hands back and forth frequently.

One other important member of the early Carbondale community was Mary J. Francis.

Mary J. Francis (1835 - 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 1835³⁰ to a wealthy family and was reportedly a very beautiful girl. She married Isaac Francis (b. 1832, New Jersey) early in

life. Isaac apparently died in 1874 in New York³¹ and by 1882 Mary came 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.³²

She arrived in Carbondale with her nephew Harry Van Syckle (b. 1858 in Pennsylvania). They both appeared in the census for 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 mining interests in the Rock Creek Valley and had some success. Harry Van Syckle served one term as mayor of Carbondale from 1897 to 1898.

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 owned many other properties in Carbondale as well. While Aspen was accustomed to great wealth,

³⁰ 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, putting her birth in 1836. Dates are +/- one year depending on birth month.

³¹ Fort Collins, *Weekly Courier*, July 24, 1914, p. 3.

³² Shoemaker, p. 167.

Francis must have been a sight 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.³³

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

Mary Francis died in July 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."³⁴

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; this was a well maintained secret. 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.

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 went on to be a

wealthy member of the Carbondale community.

Mary Francis is associated with 464 S 3rd Street (5GF.4378), and several buildings from the 2006 survey.

Once the townsite was established and lots sold, serious construction began. The few buildings that existed prior to the establishment of the 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 sawmill 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, Cooper's wife, 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 Railroad and was able to secure the Rockford location as a future rail stop. Construction started on several buildings in anticipation of the

³³ Shoemaker, p. 167.

³⁴ *Avalanche Echo*, July 23, 1914, p. 4.

railroad's arrival. Cooper's connections also managed to get the Satank Post Office moved from its former Carbondale location, out to his new town. Cooper's daughter Hattie was the postmistress and went on to marry James Zimmerman. Rockford was now called Satank. The move of the post office created some rivalry between the towns of Carbondale and Satank.



Figure 4 • Railroad tracks approaching Carbondale in 1922

The transfer of the post office from Carbondale to Rockford started a rivalry 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.³⁵

The town of Carbondale grew quickly once the townsite was established. The number of area ranches was growing and coal mining had taken hold in several valleys adjacent to Rock Creek. Along with coal, a fine source of white marble was found near the head of Rock Creek, at the present day town of Marble. Coal had been discovered at Coalbasin³⁶ and

Placita. Mines were also established at Marion, Spring Gulch and Jerome Park.

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 Frying Pan Valley to Aspen Junction (Basalt). The main line continued on to Aspen and a spur ran down to Glenwood Springs. The Denver & Rio

Here, Coalbasin refers to the mine and Coal Basin the town.

³⁵ Shoemaker, p. 115.

³⁶ Coalbasin was the name of the claim, while the townsite was commonly spelled Coal Basin. In some texts the names are used interchangeably.

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 Carbondale in October 1887. The Midland spur arrived one month later.

The arrival of the railroad created a population boom throughout the valley. Glenwood Springs' 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 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.³⁷

Construction on the D. R. & G. through the valley began in early October 1887, making its way to Aspen by the end of the month. The rail line bypassed Satank and it 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.

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. One west of Carbondale on Coal

³⁷ Sweet, pp. 20-21.

Mountain and the other south of Carbondale on the slopes of the Rock Creek Valley.

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 moved to Cardiff, on the floor of the valley.

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

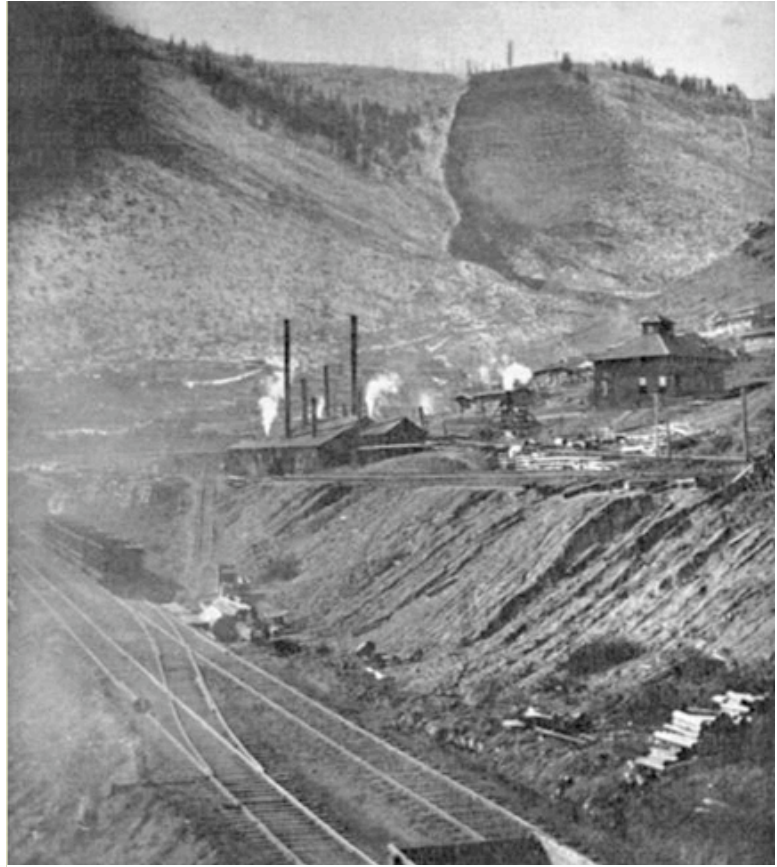


Figure 5 • 1901 View of Spring Gulch

Jerome Park in December 1887. The original intention of the railroad was to continue south to the mines at Coalbasin, but that section of track 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.”³⁸ 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

³⁸ Shoemaker, p. 122.

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

In 1891, Marion had 231 men working and 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.³⁹ Shortly thereafter mining operations in this area had shut down. Demand dropped after the 1893 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 Lispon, 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.⁴⁰

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

³⁹ Ibid., p. 122.

⁴⁰ Ibid., p. 124.

The second coal operation was located up Rock Creek. John Cleveland Osgood (1851-1926) purchased a claim known as Coalbasin,⁴¹ 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 Coalbasin 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. Several mergers created C F & I, which 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 Coalbasin in 1892 and continued to 1909, when C F & I shut down the mine with little notice. Between 1900 and 1909 Coalbasin produced 1,009,100 tons of coal.⁴² Before the railroad arrived, the coke that had been processed in Redstone was

⁴¹ Coalbasin was the name of the claim, while the townsite was commonly spelled Coal Basin. In some texts the names are used interchangeably. Here, the names are used in the common form.

⁴² Shoemaker, p. 193.

transported to the railroad in Carbondale by wagon.

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 principles, 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.⁴³

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.⁴⁴

When the lines were complete, Osgood brought his own rail car to town and traveled through Redstone and on a private spur out to his mansion. Osgood's empire would not last long. Osgood lost control of the company to George Gould and John D. Rockefeller, who were major stockholders and requested his resignation in 1903.

⁴³ Ibid., p. 170.

⁴⁴ Ibid., p. 196.

Life in the Town of Carbondale • 1887 - 1892

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 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 left Carbondale in October 1889 to continue his career in the newspaper business. As reported in *The Avalanche*,

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.⁴⁵

⁴⁵*The Avalanche*, January 8, 1890, p. 2.

The Avalanche also reported that Beslin made a trip to Philadelphia to have "a rabbit's eye inserted into his eye socket, in hopes of having his eyesight restored."⁴⁶ No mention is made of the outcome of the operation.

When Beslin left for Salt Lake City he sold *The Advance* to Henry J. Holmes, who renamed the paper *The Avalanche* and published the first issue on July 12, 1889. *The Avalanche* published weekly and was full of the day to day goings on in Carbondale with a considerable sense of humor. The following epithet appeared 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.⁴⁷

The town of Carbondale was the natural hub for all the activities 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.⁴⁸

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

⁴⁶ Ibid., August 20, 1890, p. 1.

⁴⁷ Ibid., January 15, 1890, p. 1.

⁴⁸ Ibid., September 24, 1890, p. 4.

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.⁴⁹

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.

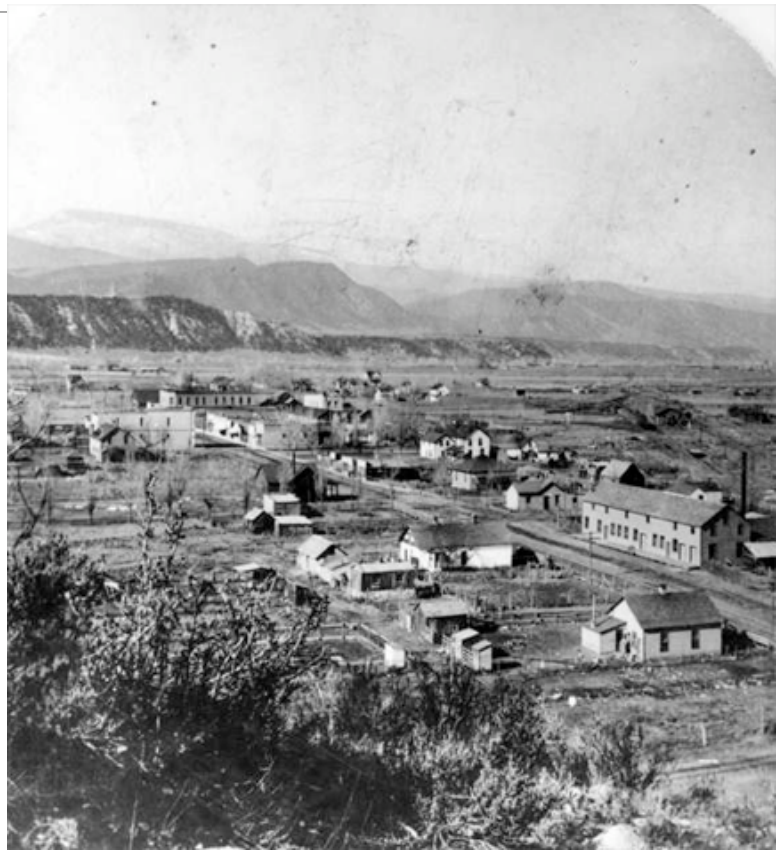


Figure 6 • 1890 View of Carbondale

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.⁵⁰

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 if it ever operated. Life in Carbondale by 1890 seemed well established.

⁵⁰ Unattributed, *Early History of the Town of Carbondale, 1881-1888*, Gordon Cooper Library archives, p. 1.

⁴⁹ Ibid., September 4, 1889, p. 2.

In November 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 seemed to have survived the fire and is still present today (5GF.3773).⁵¹

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.⁵²

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 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 to 4 million dollars of silver each year to add to the Treasury.⁵³ 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. The extraordinary investments that had been made in the upper valley, all became essentially worthless.

⁵¹ 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.

⁵² Ivah Dunklee, *A Pioneer of the Roaring Fork*, *The Colorado Magazine*, vol. XXI, no. 5, September 1944, p. 195.

⁵³ wikipedia, s. v. The Sherman Act (Fall 2006) www.wikipedia.org

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 previous level, and the money was certainly never the same. The effect rippled through the valley and all the industry that had grown up to support the mining industry also suffered.

Coal miners, ranchers and farmers had to find new markets for their goods and such markets were difficult to locate. A general economic depression overtook the western states and solutions were discussed as far away as Washington, D.C.

Ultimately, agriculture saved 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 experimented with crops and the development of a livelihood.

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



Figure 7 • 1911 Potato Day on Main Street

make a good profit. It got as high as seventy-five at times.”⁵⁴

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.⁵⁵

A special edition of the *Carbondale Echo* published in 1987 mentioned that Samuel Bowles' nephew Oscar Holland planted the first potatoes in 1883.⁵⁶

The other name mentioned most frequently in connection with potatoes is Eugene Grubb.

⁵⁴ H. C. Jessup, *Untitled*, Colorado Historical Society, 1934, p. 2.

⁵⁵ Dunklee, *A Pioneer of the Roaring Fork*, no.5, p. 189.

⁵⁶ *Carbondale Echo*, September 30, 1987, p. 15.

Grubb came to Aspen in 1882 and opened a blacksmith shop. At the same time he began acquiring land on Divide Creek and along with his partners in the blacksmith shop running cattle. In 1885, Grubb moved to Carbondale and traded a race horse for the Smith Brothers Ranch, which he combined with other lands that they had homesteaded.⁵⁷

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 discovered that we could grow the finest potatoes in the United States and our land promptly jumped from \$50 per acre to \$200.⁵⁸

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 beginning of many shipments of potatoes out of the valley. That initial shipment of potatoes rotted before they got to market, but Dinkel and the farmers

were undaunted. By 1899, the *Carbondale Item* stated that the world famous Carbondale Potato was second to none 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 entertainment 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 Potato Day has been celebrated each year with the exception of some years during the two world wars.

In 1923, the Carbondale Potato Growers Association was formed for the purpose of coordinating the buying, selling and shipping of 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 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, were shipped to the armed forces annually.⁵⁹ After

⁵⁷ Sweet, p. 38.

⁵⁸ Sweet, pp. 38 -39

⁵⁹ *Carbondale Echo*, September 30, 1987, p. 15

the war, however, labor became hard to find and the industry died out by the 1950s.

The Turn of the 19th 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 and as a result, growth was slow. The loss of the silver industry made the railroads less viable and the other industries that supported mining also declined.

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.

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.⁶⁰

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.

Carbondale residents were familiar with the effects of large fires in their community. As a result, brick was a popular building material.

Outside of the Valley, the world was undergoing significant changes. Privately owned mining and smelting operates were being consolidated into large corporations; labor unions were being formed and unrest was prevalent. Efforts to bring water to dry land farmers were generating large engineering projects and changing State laws to reallocated Western Colorado water to the eastern plains and other Western states. Most importantly for Carbondale, Federal lands were being established and changing the ways ranchers could graze their stock.

In the same way the Federal Government was instrumental in creating, and then destroying the market for silver in the 1880s, the government subsidized the acquisition of land for ranching and farming. This created opportunities for many who came west with the idea of striking it rich on mineral, but in fact arrived to find a glut of miners and laborers. This was the experience of several

⁶⁰ Shoemaker, p. 194

residents of Carbondale who first arrived in Leadville from points east.

Cattleman arrived in the region after the statutes were passed and soon were using and abusing the laws to their advantage. Early area stockgrowers, attracted by land and liberal federal land policies, set about immediately to cash in on the “beef bonanza,” and in so doing, did not worry about “bending” the law. After homesteading or pre-empting homesites, ranchers informally took up other areas.⁶¹

As a result of this attitude, the natural grasses that were so plentiful and beneficial to the cattle were quickly decimated. This led to governmental intervention in the form of grazing fees for the use of public lands. Of course the western ranchers objected to the intervention of the Federal Government and they organized to fight the initiative. The Western Range Stock Growers association was formed in 1900 to work against the establishment of Federal Lands and the imposition of grazing fees. There were some however, who recognized the damage that was being done and began a campaign to create a system for the coexistence of protections and grazing rights. One of these men was George Swigert, of Carbondale. By 1911, the courts established the right of the Government to create Federal lands. A by-product of this ruling was an influx of jobs into the area when

the headquarters of the White River National Forest was established in Glenwood Springs.

One of the ranchers who made his way from Leadville to Carbondale was Philip E. Weaver. Weaver would ultimately be responsible for the first addition to the Carbondale Townsite.

Philip E. Weaver (1834 - 1889)

Philip E. Weaver was born in Pennsylvania in 1834. He and his family first appear in the 1860 census, living in Mifflinburg, PA. The also listed his wife Mary (nee Heiter⁶²) and two children; William, aged 4 and Ellen, aged one. Philip was working as a miller in Pennsylvania. Sometime between 1866 and 1867, the family moved to Colorado. In the 1870 census they were found living in Colorado City in El Paso County. By this time the family had grown, adding Sarah (b.1866 in PA), George (b. 1867 in CO), and John (b. 1869 in CO). At the next census, in 1880, the family is living in Leadville and farming. The oldest children were no longer at home, only Sarah (age 18 in 1880), George and John were included along with another daughter Mary J., who was born in 1872.

During the next ten years, the family moved to Carbondale, bought a large ranch property and became prominent members of the Carbondale

⁶¹ Mehls, Steven F.; *The Valley of Opportunity: A History of West-Central Colorado* (Bureau of Land Management, Colorado State Office, Denver, Colorado; Second Printing, 1988)

⁶² from post about Philip & Mary on genforum.genealogy.com/weaver/messages/6212.html

community. In 1880 the census form asked about disabilities. In Weaver's case, a note was made that he suffered from Diabetes. This may have been the cause of his death, though no obituary was found in local records.

The Weaver ranch was located directly adjacent to the north boundary of the original townsite of Carbondale. The Denver & Rio Grande railroad cut a swath diagonally across the Weaver property from the northwest to the edge of the townsite, when it arrived in 1887. The arrival of the railroad may have been the impetus for Weaver's shift from farming to real estate development. In the late 1880s Weaver began selling off lots in the area between the railroad line and the town. In 1899 a plat was recorded showing the subdivision of 51.937 acres into lots and blocks that continued the pattern of the existing town. Several well known area residents bought into the Weaver Addition, including J. C. Osgood, the owner of Colorado Fuel & Iron.

The Weaver Addition is the location of many of the largest, high style Victorian Era buildings in the Carbondale community. The construction of these homes began as soon as the new lots were platted, even though the Addition would not be official until 1906.

Philip Weaver apparently died in 1889⁶³, which is supported by the 1900 census. His wife Mary was listed, by herself, with only two others in the household; Mabel (aged 15) a niece and George (aged 35) listed as a brother-in-law. Mary died 11 years later.

WWI • 1914 to 1918

In the first decade of the 20th century, agriculture was the focus of Carbondale, and most of Colorado. Cattle grazing rights, the diversification of crops, the range wars between sheep hearers and cattle grazers, water disputes, and the fluctuating markets kept ranchers and farmers on the edge. Once America went to war, production became the focus and other issues fell away. Finally a strong market for agricultural goods existed and the railroad connections to the valley provided access to the world market. This prosperity was artificial though, and in 1918 it declined again. Growers associations were formed to promote the sale of agricultural goods and Carbondale was successful at promoting its potatoes, but many farmers and ranchers returned to subsistence living.

1920s and the Great Depression

Carbondale suffered once again as farmers spent less and people left to seek opportunity in the growing urban areas. Much like the

⁶³ *ibid.*

silver crash, the artificial economy of the war years led to a recession for the principals, and for the local structure that supported them.

The railroads could not generate enough income to continue to run, limiting the ability of farmers to get to larger markets, and limiting the ability of local merchants to bring in goods. Of course the population had little money to spend on luxuries. The old issues of water, grazing rights and Government intervention in the west returned.

... America's economy began a period of radical adjustment. Its various segments reacted at different rates but by late 1920, a full-scale depression swept the entire nation. The next year most of the country had recovered, but west-central Colorado did not. This was due, in large part, to the two largest sectors of the local economy--agriculture and mining--being caught up in a nationwide slump. The decline spread to all segments of the economy by 1923, and as the hard times continued, area citizens became more and more frustrated.⁶⁴

Not until the New Deal in the 1930s did things began to change.

Carbondale's population was a self selected group of self made men and women. They had all come in search of new lives in the mid 1800s. They came from the mid-west and in seemingly equal numbers from overseas. Englishmen, Irishmen and Italians were attracted by opportunities in mining, but made lives for themselves and their families in

farming and ranching the Roaring Fork Valley. They knew how to survive and they did.

⁶⁴ Mehls, p. 221

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. The mid valley ranching and agriculture provided a more stable economy for Carbondale, though it suffered its own boom and bust cycles.

When the Great Depression hit, many families just continued on with little effect. What became known as the ‘Quiet Years’ in the Roaring Fork Valley extended through World War II. Skiing took hold in the upper valley in the 1950s but it would take almost 30 more years for Aspen’s economy to begin to influence Carbondale. Many residents of Aspen migrated to Carbondale for its affordable and more family oriented character. This fostered a new round of construction in Carbondale and attracted new businesses in its own right, reducing but not eliminating the Town’s reliance on the upper valley economy.

This slow growing economy helped to preserve many of the buildings that were present at the turn of the nineteenth century, and the individuals who were responsible for the creation and success of Carbondale are well represented by them. Early development in the residential areas of the townsite was sparse; many houses had cultivated land alongside. These open spaces have been filled

in with newer development creating a diverse collection of residential buildings.

Findings & Recommendations

Carbondale was created by a diverse group of people looking for a better life. The residential neighborhoods of town still have buildings that represent the arrival and success of those individuals. The resources included in this survey represent the most modest living accommodations and the most grand. There are buildings that represent common types seen in most communities in the region, and there are buildings that represent individual stylistic choices.

Over the years infill development and generous development potential on residential town lots have made it more difficult to see the town as it once was and to recognize the value of the early buildings on the street. Long periods of slow economic growth in the 20th century have also led to considerable alteration of early buildings and seriously deferred maintenance of others. Over the last twenty five years, Carbondale has experienced rapid growth in part due to its proximity to Aspen and in part due to national recognition as a livable outdoor oriented community. This has brought demolition and redevelopment as well as large multifamily development to the areas of the original townsite.

The current land use code does not protect Carbondale's historic residential buildings and

it allows for considerably larger homes on small sites, increasing the pressure for development in the historic areas of town. The current economic downturn has had a calming effect on growth, but several of the properties surveyed will be at risk once the economy begins to turn.

The Carbondale Historic Preservation Commission (CHPC) is working hard to develop incentives to encourage the voluntary preservation of Carbondale's historic buildings, however due to the local zoning there is little in the way of development benefits that can be offered. Money has been the most successful incentive so far and there is little of that currently available. Little support exists for a non-voluntary preservation program, which might accelerate the preservation of Carbondale's historic resources.

The residential areas of Carbondale were sparsely built at the turn of the century, which has resulted in considerable infill construction. Therefore no National Register Historic District or local historic district is recommended for the original townsite and the Weaver Addition. Two individual residential sites have been recommended for National Register consideration and several others should be considered for local landmark designation.

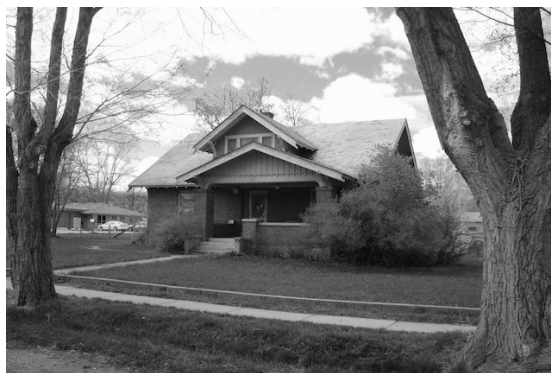
National Register Recommendations

Two buildings in this survey were identified as having the potential for a National Register designation.



203 N 8th St • 5GF.4387 • *Late Victorian*

This building represents a small group of large brick houses of modest style. The house is significant as an example of the Late Victorian style and is almost intact in its original form.



275 N 4th St • 5GF.4381 • *Craftsman*

This building represents a small group of craftsman style houses in this area of town. The house is significant as an example of the Craftsman style and is almost intact in its

original form. This building is currently vacant and at risk.

Local Landmark Recommendations



464 S 3rd St • 5GF.4378 • *Shingle Style*

This house is associated the Mary J Francis, who was an important member of early Carbondale society. Her role in the community is well documented and this seems to be the house most commonly associated with her, which she built for herself. It has some integrity issues, but remains important locally.



162 S 4th St • 5GF.4379 • *Late Victorian*



174 S 4th St • 5GF.4380 • *Late Victorian*

These two houses were developed together along with a third on the same property. They are significant as examples of the vernacular Late Victorian style. They document the early development of Carbondale.



117 N 8th St • 5GF.4386 • *Late Victorian*

This house represents a group of larger residential buildings in the Late Victorian style in this neighborhood. It has elegant detailing and along with its substantial size and brick construction, it is a significant house from this period.



116 S 8th St • 5GF.4383 • *Craftsman*

This craftsman style building represents a stylistic change in the types of houses that were constructed in the first two decades of the 20th century.



789 Colorado Ave • 5GF.4390 • *Late Victorian*

This modest house is one of the best examples of the Late Victorian vernacular style with the front gable/side wing configuration, which was a typical form throughout the Valley.



211 Euclid Ave • 5GF.4391 • *Late Victorian*

This building is significant as an example of the Late Victorian style. It is one of the few high style houses that remain intact. The only impact to the integrity of this building is the window replacement.



811 Garfield Ave • 5GF.4394 • *Late Victorian*

This modest house is a good example of the Late Victorian vernacular style with a version of the front gable/side wing configuration. The size and configuration of the house represent a version of a common form seen throughout the Valley.



104 Garfield Ave • 5GF.4392 • *Late Victorian*

This house is significant as an example of the Late Victorian style. It is the best surviving example of the simple front gable form with modest decoration.



819 Garfield Ave • 5GF.4395 • *Rustic*

Several small rustic style buildings still exist through out the townsite. This one is in its original location, making it significant as an example of both the style and the typical development pattern of early Carbondale.



835 Sopris Ave • 5GF.4396 • *Late Victorian*

This house is an example of the Late Victorian vernacular style. It is in excellent condition and sits on the far south side of the original townsite.

This group of residential buildings represent the best examples of the development of Carbondale from the 1880s through the 1920s. They have been identified as potential local landmarks to assist the community in recognizing the wealth of historic buildings that remain. They tell the story of substantial investment in the community and they also indicate the optimism with which people settled in Carbondale. Though the economy slowed to the point of limited development after 1920, these buildings continue to be maintained and utilized in various forms to the present day.



869 Sopris Ave • 5GF.3795 • *Late Victorian*

The house is an example of the Late Victorian vernacular style constructed in brick. The typical front gable/side wing form is common, however the brick construction and detailing make this house rare in the community.

Buildings at Risk

Many of Carbondale's early buildings are at risk from deferred maintenance and potential redevelopment. The buildings described below are at particularly at risk due to recent zoning changes.

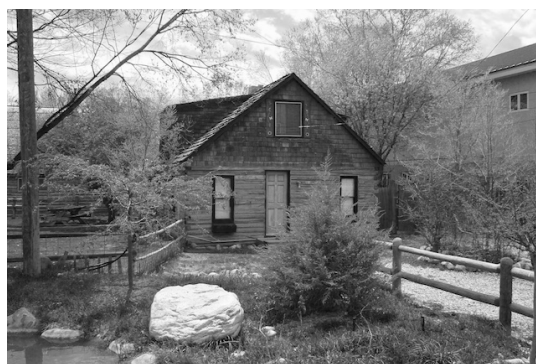


85 N 8th St • 5GF.4385 • *Late Victorian*

This house sits on a parcel of land, which was recently approved for redevelopment. While the historic integrity of the house has suffered substantially through alteration, the Carbondale Historic Preservation Commission has not yet made a determination regarding the house's eligibility for landmark designation. A determination should be made as soon as possible to determine if efforts should be made to preserve this building.



65 N 6th • 5GF.4382 • *Rustic*



610 Colorado Ave • 5GF.4388 • *Rustic*

These two houses sit on a parcel of land, which was recently been rezoned into the HCC zone district. This district allows a higher level of development than the previous zoning, increasing the pressure on this site for redevelopment. While the historic integrity of both of these buildings has suffered through alteration, the Carbondale Historic Preservation Commission has not yet made a determination regarding the houses' eligibility for landmark designation. A determination should be made as soon as possible to determine if efforts should be made to preserve these buildings.

Specific Recommendations

1. The community should continue to reach out to historic property owners to encourage the maintenance and preservation of historic buildings from the early development of Carbondale. The slow down in the economy has given a reprieve to some at risk buildings and has potentially delayed the preservation of others.

Outreach through education as well as incentives for designation should be pursued. The CHPC is currently working on the recognition of Structures of Merit in the community. At this time the focus has been on the commercial core buildings that were the subject of the 2006 survey. Once the 2010 survey is complete the commission should undertake a Structures of Merit review of the buildings contained herein. Fourteen buildings have been identified as candidates for local landmark status. These would likely meet the criteria for Structure of Merit.

2. The community should continue to survey the historic neighborhoods of Carbondale. The reconnaissance portion of this survey identified several more buildings in the survey area that should be included in future selective survey projects.

The work completed in this and the previous survey should be built upon and expanded to include more areas of the town of Carbondale.

3. Several once outlying ranches have been made part of the town and a handful of original ranch buildings appear to remain. These should be made the focus of a survey project. In addition, during this survey several properties were found that have ties to ranch families. It was not uncommon for ranchers to have both ranch houses and town houses. These connections could be further investigated and documented for a broader understanding of the development of the community.

4. Two sites in this survey were identified as having the potential to be recognized with a National Register Nomination. Additional information should be gathered and the evaluation of these sites should continue with the participation of the office of the State Historic Preservation Officer. The 2006 survey identified one site, 5GF.3777, the Odd Fellows Hall at 302 Main Street. This nomination should also be pursued.

5. Some key questions about the origins of Carbondale still remain unanswered. A specific scope of work should be designed to address these questions. Specifically, the location of the original Dinkel store building

and stage stop; the extent of the original Tanney Ranch and if the buildings currently attributed to the ranch are in fact related; the location of Mary Francis's homestead and ranch buildings, one of which may in fact be 464 S 3rd (5GF.4378). At the least a map could be created to document these locations and educational materials could be developed to promote them as well. It is possible 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 individuals should be consulted while there is still time.

The community has begun and should continue to take advantage of long time local residents' recollections. An effort should be made to create a knowledge base of oral histories and photographic resources. 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 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.

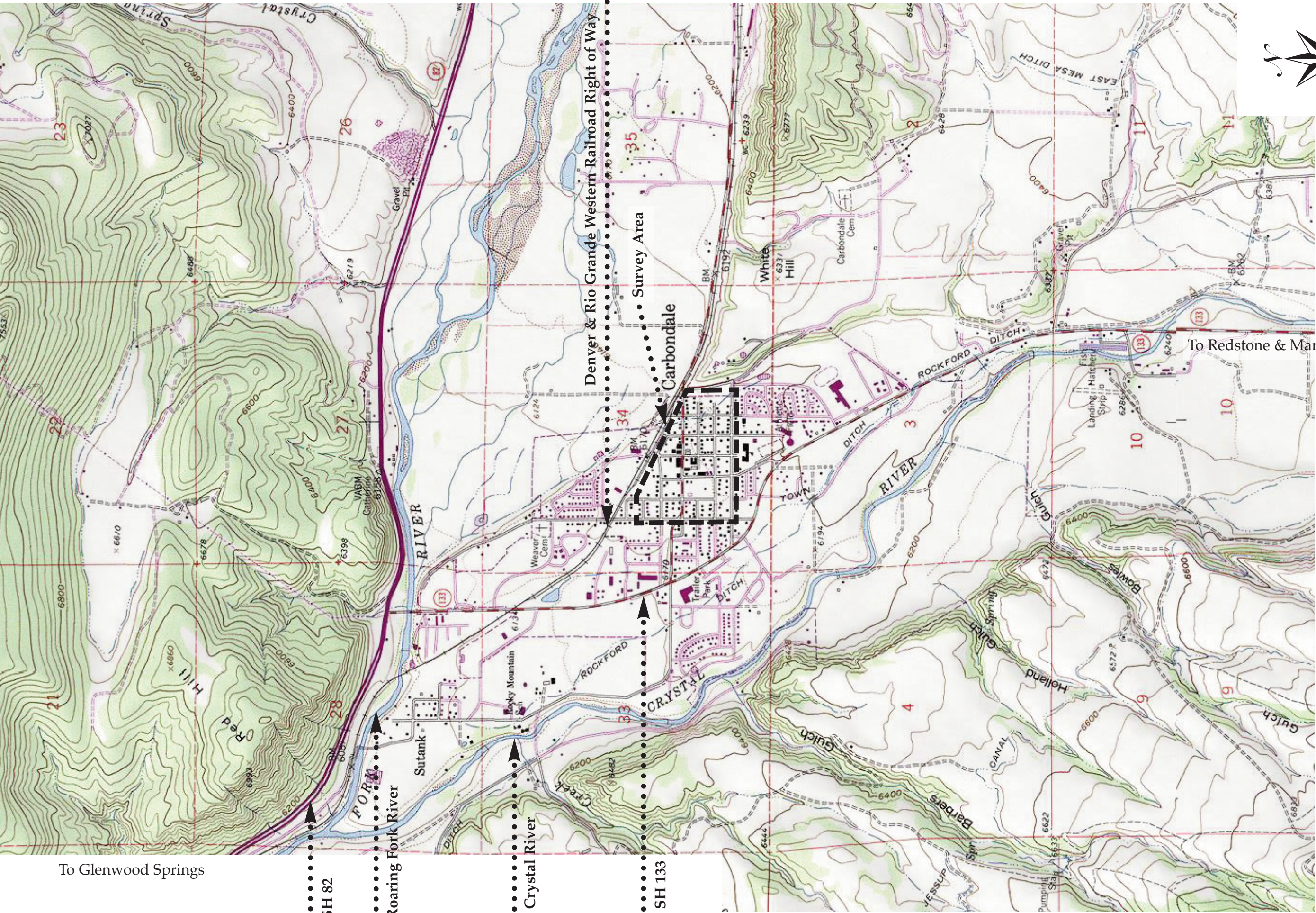
MAPS

Town of Carbondale Regional Map

Town of Carbondale All Sites Survey Map

Carbondale and the Region

To Aspen



To Glenwood Springs

.....
SH 82

.....
Roaring Fork River

.....
Crystal River

.....
SH 133

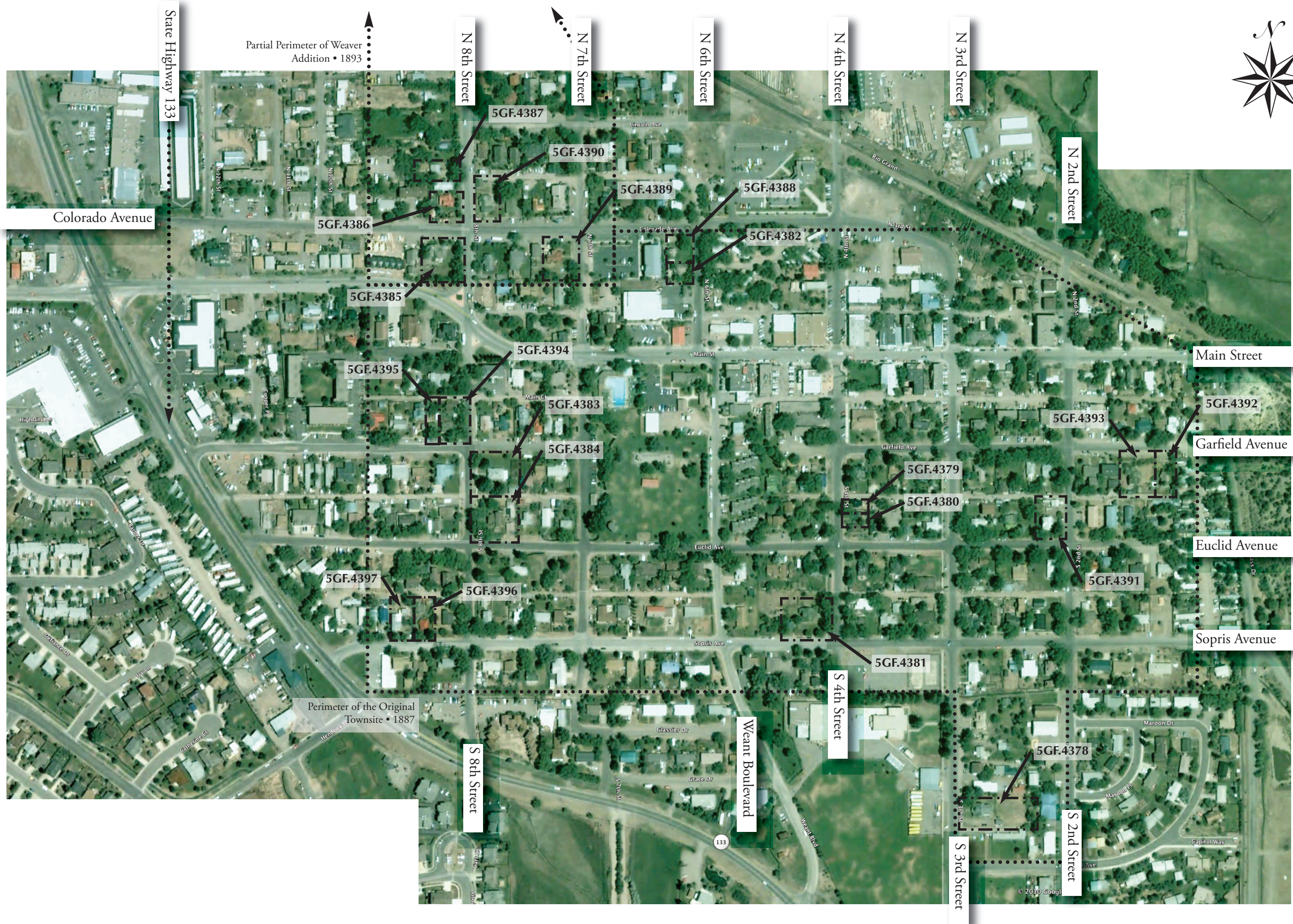
.....
Denver & Rio Grande Western Railroad Right of Way

.....
Survey Area

.....
Carbondale

To Redstone & Marble

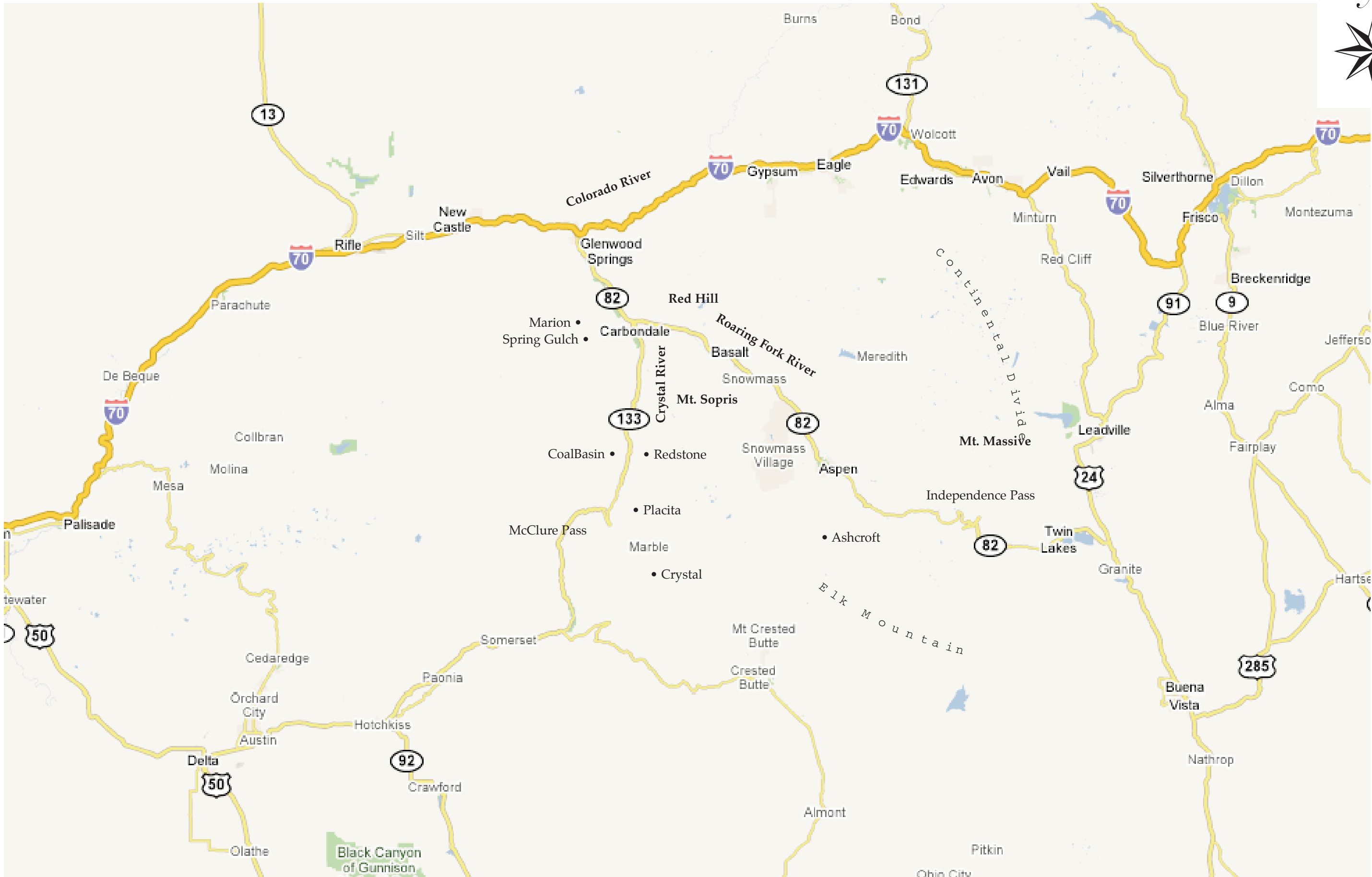
Town of Carbondale Regional Map



Town of Carbondale • All Surveyed Sites Map

Carbondale Historic Survey 2010

all sites included in this survey are indicated by State ID Number
map derived from Google Earth • Annotated by Reid Architects, Inc.



Carbondale and the Region

Carbondale Historic Survey 2010

APPENDIX A

Buildings in Chronological Order

Buildings in Chronological Order

Following are the buildings included in this survey in chronological order. They are listed by address, with the architectural style noted. The name of the original owner is included.

1883



85 N 8th • 5GF.4385 • *Late Victorian*
Philip Weaver

c.1885



811 Garfield Ave • 5GF.4394 • *Late Victorian*
Sara Dearing or John Auld

1888



162 S 4th • 5GF.4379 • *Late Victorian*
Willam Gelder & George Arthur Rice



174 S 4th • 5GF.4380 • *Late Victorian*
Willam Gelder & George Arthur Rice



789 Colorado Av • 5GF.4390 • *Late Victorian*
Philip E. Weaver

1890/91



117 N 8th • 5GF.4386 • *Late Victorian*
Charles Lehow



211 Euclid Ave • 5GF.4391 • *Late Victorian*
Daniel G. Edgerton

1893



203 N 8th St • 5GF.4387 • *Late Victorian*
Mary E. Sweet



156 Garfield Ave • 5GF.4393 • *Queen Anne*
Timothy & Alice B. Hayes



726 Colorado Av • 5GF.4389 • *Late Victorian*
Philip Weaver



835 Sopris Ave • 5GF.4396 • *Late Victorian*
David C. Beaman

c. 1896



819 Garfield Ave • 5GF.4395 • *Late Victorian*
Anna Bardine

1904



464 S 3rd St • 5GF.4378 • *Shingle Style*
Mary J. Francis

1897



869 Sopris Ave • 5GF.4397 • *Late Victorian*
David C. Beaman

c. 1905



104 Garfield Ave • 5GF.4392 • *Late Victorian*
Timothy & Alice B. Hayes

c.1910



65 N 6th St • 5RB.4382 • *Rustic*
John Mahnkin, possibly



610 Colorado Ave • 5RB.4388 • *Rustic*
Unknown

1913



275 S 4th St • 5GF.4381 • *Craftsman*
Unknown

1917



178 S 8th St • 5GF.4384 • *Craftsman*
J. E. & Adela White

1922



116 S 8th St • 5GF.4383 • *Craftsman*
Katherine W. Robison

APPENDIX B

Survey Sites - Sorted by state Id number - with National Register Evaluation

Survey Sites - Sorted by street address

Town of Carbondale • Historic Survey Project 2010
Sites Sorted by State ID Number

State ID	Temp ID	Street #	Name	Historic Name	Construction Date	NR Individual		NR District		Local Landmark
						yes	no	yes	no	
5GF.4378	464.STHD	464 S 3rd Street		Mary Francis House	1904		X		X	X
5GF.4379	162.SFTH	162 S 4th Street		Gelder/Rice House	1888		X		X	X
5GF.4380	174.SFTH	174 S 4th Street		Gelder/Rice House	1888		X		X	X
5GF.4381	275.SFTH	275 S 4th Street			1913	X			X	X
5GF.4382	65.NSIX	65 N 6th Street			c.1910		X		X	
5GF.4383	116.SEIG	116 S 8th Street		H. W. & Katherine Robison House	1922				X	X
5GF.4384	178.SEIG	178 S 8th Street		J. E. & Adela White House	1917		X		X	
5GF.4385	85.NEIG	85 N 8th Street		Wiche (Whitchey) House	1883		X		X	
5GF.4386	117.NEIG	117 N 8th Street		Lehow House	1890/91		X		X	X
5GF.4387	203.NEIG	203 N 8th Street			1893	X			X	X
5GF.4388	610.COL	610 Colorado Avenue			c.1910		X		X	
5GF.4389	726.COL	726 Colorado Avenue			1893		X		X	
5GF.4390	789.COL	789 Colorado Avenue			1888		X		X	X
5GF.4391	211.EUC	211 Euclid Avenue		Edgerton House	1893		X		X	X
5GF.4392	104.GAR	104 Garfield Avenue		Hayes House	c.1905		X		X	X
5GF.4393	156.GAR	156 Garfield Avenue		Hayes House	1893		X		X	
5GF.4394	811.GAR	811 Garfield Avenue			c.1885		X		X	X
5GF.4395	819.GAR	819 Garfield Avenue			c.1896		X		X	X
5GF.4396	835.SOP	835 Sopris Avenue		Beaman House	1893		X		X	X
5GF.4397	869.SOP	869 Sopris Avenue		Beaman House	1897		X		X	X

Town of Carbondale • Historic Survey Project 2010
Sites Sorted by Street Address

State ID	Temp ID	Street #	Name	Historic Name	Construction Date	NR Individual		NR District		Local Landmark
						yes	no	yes	no	
5GF.4378	464.STHD	464 S 3rd Street		Mary Francis House	1904		X		X	X
5GF.4379	162.SFTH	162 S 4th Street		Gelder/Rice House	1888		X		X	X
5GF.4380	174.SFTH	174 S 4th Street		Gelder/Rice House	1888		X		X	X
5GF.4381	275.SFTH	275 S 4th Street			1913	X			X	X
5GF.4382	65.NSIX	65 N 6th Street			c.1910		X		X	
5GF.4383	116.SEIG	116 S 8th Street		H. W. & Katherine Robison House	1922				X	X
5GF.4384	178.SEIG	178 S 8th Street		J. E. & Adela White House	1917		X		X	
5GF.4385	85.NEIG	85 N 8th Street		Wiche (Whitchey) House	1883		X		X	
5GF.4386	117.NEIG	117 N 8th Street		Lehow House	1890/91		X		X	X
5GF.4387	203.NEIG	203 N 8th Street			1893	X			X	X
5GF.4388	610.COL	610 Colorado Avenue			c.1910		X		X	
5GF.4389	726.COL	726 Colorado Avenue			1893		X		X	
5GF.4390	789.COL	789 Colorado Avenue			1888		X		X	X
5GF.4391	211.EUC	211 Euclid Avenue		Edgerton House	1893		X		X	X
5GF.4392	104.GAR	104 Garfield Avenue		Hayes House	c.1905		X		X	X
5GF.4393	156.GAR	156 Garfield Avenue		Hayes House	1893		X		X	
5GF.4394	811.GAR	811 Garfield Avenue			c.1885		X		X	X
5GF.4395	819.GAR	819 Garfield Avenue			c.1896		X		X	X
5GF.4396	835.SOP	835 Sopris Avenue		Beaman House	1893		X		X	X
5GF.4397	869.SOP	869 Sopris Avenue		Beaman House	1897		X		X	X

APPENDIX C

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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

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4382
2. Temporary resource number: 65.NSIX
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 65 N 6th Street
8. Owner name and address: Kathleen S Strang
0393 County Road 102 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 4 4 4 mE 4 3 6 3 6 4 5 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1 to 3 Block: 4
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of Lots 1 to 3 on Block 4 of the Weavers Addition
Assessors Office Parcel ID # 239334309007
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 36' x Width 42'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Log; Wood Shingle
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Wood Shake Roof
20. Special features (enter all that apply): Dormer, Fence

Architectural Inventory Form

Page 2 of 6 pages

21. General architectural description: This is a one and one half story log and wood frame house with a steeply pitched front gable roof. The principal façade faces east and has a generally symmetrical layout. The house has a front gable form, which is constructed of log and a side wing projecting to the left that is wood frame. The main entry door is centered on the front gable façade with a small hipped roof bay applied to the wall on the left and a single vertically proportioned double hung on the right. The bay has a large fixed glass window in its face and narrower fixed glass windows in it two 45 degree walls. The base of the bay is supported by simple brackets that return to the log wall. A single casement style window is located under the peak of the roof on the attic level. The north side of the house has a horizontal window set near the center of the wall plane and a small square window located in the center of the remaining wall to the right. The south side of the house has the same horizontal window near the center of the wall. Beyond the window a one story low pitched gable roofed volume extends to the south. It has two small window openings in its face. A large shed roofed dormer sits on the main roof plane and has two sections. The eastern most section ends about one third of the way up the roof plane and has a multipart window in its face. The second section extends to the line of the exterior wall and has a three part window that runs the full width of its face. A small casement style window sits on the exposed side wall of the dormer between the two sections. The rear of the house is obscured from view by fences and vegetation. The log walls are roughly squared hand cut logs with interlocking corners. The logs are not notched, but overlap on alternate courses. The logs end at the eave line of the roof and wood shingles infill the gable ends. The large scalloped shingles infill the full field and appear on the vertical planes of the dormer as well. The dormers have simple corner boards. The south side addition has vertical wood siding and a metal roof. The house has a wood shingle roof with a metal ridge cap with ball finials at either end. The shingles are laid with an additional course of shingles at equally spaced courses down the slope of the roof, creating a striped effect. The roof has simple vergeboards and exposed rafter tails. A single brick chimney sits on the main ridge line near the center of the house. The west side wall is a continuation of the front gable roof form. A large brick chimney is applied to the wall near the front. The form slopes inward near the level of the window heads and the narrower chimney interrupts the eave line and rises to a simple corbelled top. Two windows are relatively equally spaced on the remainder of the wall to the rear. A wood frame gable addition is applied to the rear of the house. The addition has a door off center to the right and a single window opening.
22. Architectural style/building type: Rustic
23. Landscaping or special setting features: Several dense evergreens are located along the front of the house, along the street and the north side. The remainder of the yard is lawn

Resource Number: 5GF.4382
Temporary Resource Number: 65.NSIX

Architectural Inventory Form

Page 3 of 6 pages

and a log rail and wire mesh fence runs along the street and separates this house from the other house on the property.

24. Associated buildings, features, or objects: The house shares the lot with 610 Colorado (5GF.4388)

IV. Architectural History

25. Date of Construction: Estimate: c. 1910 Actual: _____
Source of information: Based on building materials and type. Garfield County Assessors Office lists 1940
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: John Mahnkin (possibly)
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition on north side, addition on west side, dormer addition on north roof, possible window alterations, addition of decorative elements such as window boxes and shutters; dates unknown.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: This property changed hands several times between 1900 and 1920. The owners were Mary Weaver (until 1900); Milo & Rosie Ann Towne, who at some point before 1904 sold to Tresse Brendt. She sold to John Mahnkin in July 1904. In 1915, Mahnkin sold to A. J. Thompson. In 1920, Thompson sold to David. S. James. No record of the subsequent transactions was found up through 1975. The style and materials of the house are consistent with a construction date sometime in the 1910s. This would associate the building with either Mahnkin or Thompson. Preference was given to Mahnkin based on newspaper references.
John Mahnkin did not appear in the census, though his wife is mentioned in the newspaper several times in 1890. Interestingly, the sale documents specifically indicate that Mahnkin is unmarried in 1915.

Resource Number: 5GF.4382
Temporary Resource Number: 65.NSIX

Architectural Inventory Form

Page 4 of 6 pages

Milo Towne only appeared in the 1910 census in Delta, he was listed as a farmer, age 36.
Tesse Brendt did not appear in the census, though the name Brendt did make the local
newspapers and they seemed to be a ranching family.

A. J. Thompson appeared in the 1880 census. She was four years old at the time of the
census and lived with her parents and two sibling in Colorado Springs and were farmers.
Abbie next appeared in the 1910 census in Cardiff, a town near Carbondale, where she is
living in a house with her sister and brother-in-law and a number of boarders.

David S. James appeared in the 1900, 1910, and 1920 census all in Carbondale. He was
born in 1858 and married Edith sometime between 1900 and 1910. She was 35 years his
junior. They had two children Freeman S. and Shirley L.; they were 9 and 6 at the time of
the 1920 census. David's occupation was farmer in all three documents.

Sometime before 1975 James & Pamela Alexander acquired the property. The records
were searched in both directions; from D. S. James forward and from the Alexanders
backward through the grantor/grantee books and no references were found. In 1975 the
Alexanders sold the property to Lawrence & Susan Piper. They sold the property to
Mariangela Causa-Steindler in September 1993. At this time the property includes both
this house and the house now known as 610 Colorado (5GF.4388). At some point Laura
Dodero's name was added to the deed with Causa-Steindler. In 1999 they sold the
property to Laura & Steven Kuhl. At this point the property was separated from 610
Colorado (5GF.4388). The Kuhls sold to Jesse C. Steindler in June 2003. Jesse C. Steindler
sold the property to the current owner, Kathleen Strang in 2005.

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

VI. Significance

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

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad
pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction,
or represents the work of a master, or that possess high artistic values, or

Resource Number: 5GF.4382
Temporary Resource Number: 65.NSIX

Architectural Inventory Form

Page 5 of 6 pages

represents a significant and distinguishable entity whose components may lack individual distinction; or

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

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

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: c.1910

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

42. Statement of significance: This building is significant as an example of the Rustic Style.

The building's construction of hewn logs with stacked corners, and wood shingle infill above the eave line are all characteristic of the Rustic Style. The minimal window openings and simple gabled form are also characteristic of the style. The moderate roof overhang and the exposed rafter tails are details found in the early decades of the 20th c., which contribute to the determination of the estimated construction date. While this building may have some significance at a local level, it does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The additions are located to the side and rear of the historic building, which allow the original form of the building to be recognized. The added detail does somewhat interfere with the original character of the house. In terms of location, setting, feeling and association, the integrity is only slightly compromised. In terms of materials, workmanship and design there is a higher level of impact to the integrity. Even with these concerns, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

Resource Number: 5GF.4382
Temporary Resource Number: 65.NSIX

Architectural Inventory Form

Page 6 of 6 pages

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4382 Images: 1, 2 & 3

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

Colorado Historical Society - Office of Archaeology & Historic Preservation
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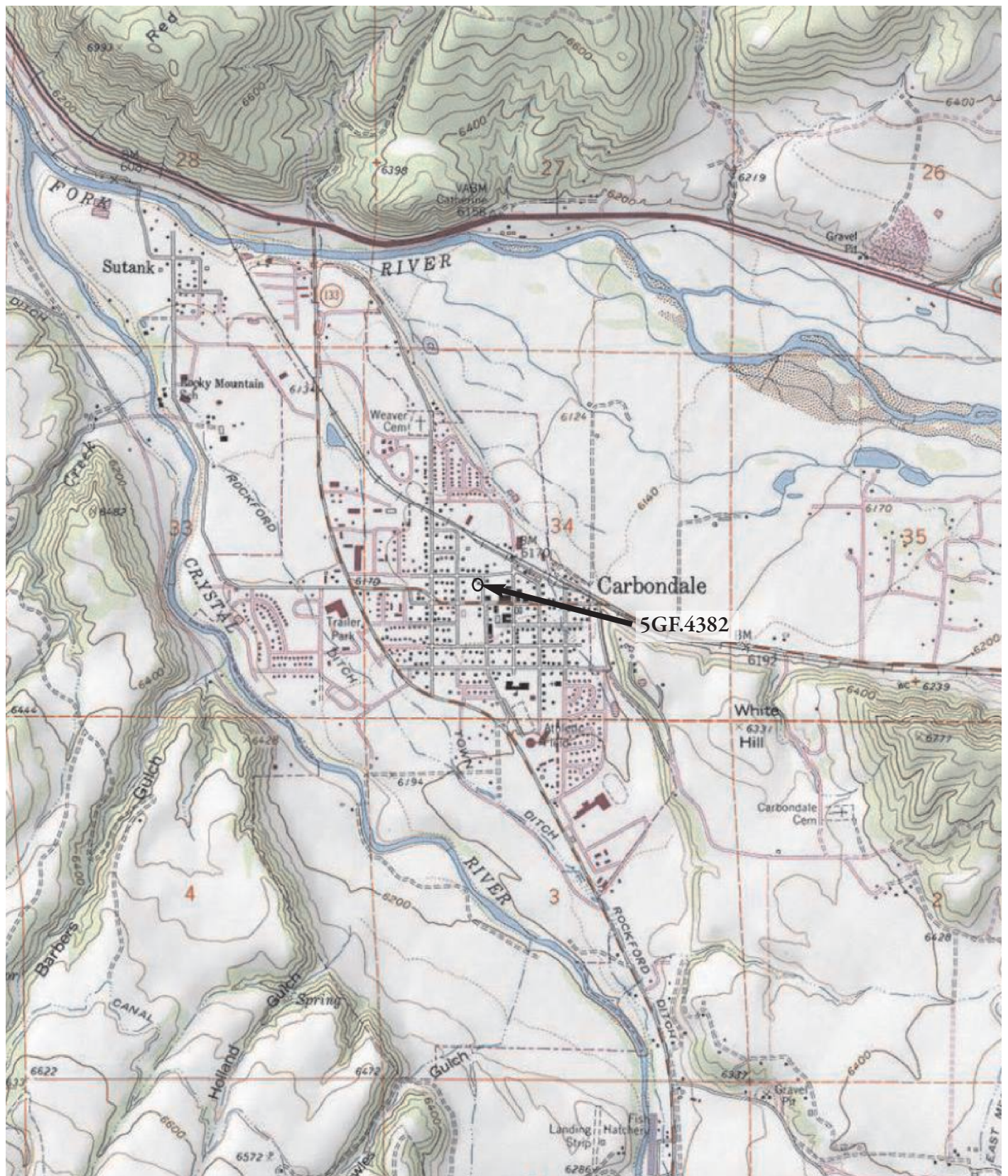
65 N 6th Street

5GF.4382



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



65 N 6th Street

5GF.4382

Image # 1

Carbondale

2008-M1-012

Looking West

5/2010



65 N 6th Street

5GF.4382

Image # 2

Carbondale

2008-M1-012

Looking Northwest

5/2010



65 N 6th Street

5GF.4382

Image # 3

Carbondale

2008-M1-012

Looking Southwest

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

**Official eligibility determination
(OAHP use only)**

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4385
2. Temporary resource number: 85.NEIG
3. County: Garfield
4. City: Carbondale
5. Historic building name: Wiche House (may be Witchey, see field 28 for note)
6. Current building name: Markham/Nett House
7. Building address: 85 N 8th Street
8. Owner name and address: Joe Markham & Cindia Nett
85 N 8th Street Carbondale, CO 86123

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 1 1 mE 4 3 6 3 6 3 8 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): B Block: n/a
Addition: Markham Subdivision Year of Addition: 2008
13. Boundary Description and Justification: Site is comprised of Lots B of the Markham
Subdivision. This site originally was Lot 1 through 6 on Block 11 of the Weaver's Addition.
Assessors Office Parcel ID # 23933430J002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 42' x Width 48'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.4385
Temporary Resource Number: 85.NEIG

Architectural Inventory Form

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

21. General architectural description: This is a large one and one half story brick house with an irregular plan. The principal façade faces east and has an asymmetrical arrangement. The house has a moderately pitched hipped roof with a gable dormer centered on the forward most façade wall. The central section of the roof is flat. Below the dormer a hip roofed bay is located on the left and the main entry door is located on the right. The bay has a vertically proportioned fixed window in its face and a vertically proportioned double hung window on each of the 45 degree walls. The entry door with a transom sits on the main wall plane under an almost flat porch roof. The porch roof wraps the northeast corner of the house and runs back to another bay located near the center of the north wall. The porch roof is supported by three turned posts on the main façade and three more turned posts running down the north side. The posts have decorative brackets that run in line with the porch roof lintel, and simpler scroll brackets that sit on the face of each post and run to the soffit of the roof. A low railing with square pickets span between the posts in all the bays except at the bay directly in front of the entry door. The wood porch deck sits one step above the grade.

On the north side, the bay that ends the porch has a wide fixed window in its face and a narrower double hung in each 45 degree face, a front gable wall sits on top of the bay flush with the bay's face, creating a rectangular projection with wood siding on the upper level. The eave line of the porch runs across the top of the bay defining the bottom edge of the front gable volume. Beyond the bay, to the west, the brick wall steps northward, the full depth of the bay and continues to the west as a one and one half story wall. The east facing step has a single vertically proportioned double hung in its face. A single vertically proportioned double hung is roughly centered on the lower level of the wall and two vertically proportioned double hung windows are equally spaced on the upper level. The upper level double hungs intersect the main roof plane and create small gabled dormers at the roof.

The south side of the house has a central hipped roof projection that in turn has a bay projecting on the main level, similar to the north side. The bay has the remnant of a hipped roof upon which another bay sits at the upper level. The upper bay has large rectangular openings and a hipped roof. To the right of this central projection is the main wall of the house with a single vertically proportioned double hung window centered on the main level and a smaller vertically proportioned double hung aligned above. The upper window runs through the eave line and creates a small gabled dormer on the main roof form. To the left of the central projection, the main wall steps back beyond the line of the main front volume and extends to the west with two vertically proportioned double hung windows in small front gable dormers on the upper level. These dormers are close

Resource Number: 5GF.4385
Temporary Resource Number: 85.NEIG

Architectural Inventory Form

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enough to share a common eave between them. On the lower level a one story volume infills the ell between the central projecting volume and the rear wing of the house. This one story addition sits in front of the main wall and has a large projecting bay with large plate glass windows on each face. The bay returns on the west side to a the one story volume that wraps the main volume on the west side.

The west side of the house, the rear, has two dormers, equally spaced at the top of the main volume. The dormer peaks are higher than the main roof, creating a secondary gabled roof that runs back along the original ridge line to the center of the building. This gable exposes a short vertical wall stacked on the main roof plane, which intersects the gable dormers on the south side of the house. A brick chimney is applied to the center section of wall and runs to an offset brick chimney on the roof.

The house has painted brick walls that run to the one and one half story eave line. The eave has a substantial edge detail and a wood trim board runs under the soffit around the perimeter of the brick wall. The dormers have wood shingle siding, as does the one story volume on the rear and south sides of the house. A large brick chimney rises from the north roof plane, in the front third of the house. It has a single corbelled band part way up and a multi-course corbelled top. An identical chimney is located on the rear of the north roof plane.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on the north side of a large corner lot. Mature trees are located on the north and east sides. A wire mesh fence runs along part of the north side and along the street on the east. The yard is primarily lawn with several planting beds, decks and a variety of shrubbery.
24. Associated buildings, features, or objects: none seen, the multifamily building located to the west of the house is on a parcel that was subdivided off this property in 2008.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1883
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Possibly Philip E. Weaver. The name Wiche was provided by the current owners of the property. This name does not appear on either the property records, the census or in the newspaper. It is possible that the name should be Witchey.

Resource Number: 5GF.4385
Temporary Resource Number: 85.NEIG

Architectural Inventory Form

Page 4 of 6 pages

Albert Witchey was a long time owner of the property. Weaver remains in this field based on property record information.

Source of information: Garfield County Clerk & Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible roof reconstruction, modifications to dormers and addition of second level to south facing bay, one story addition to southwest corner, some windows replaced, addition of second level on north facing bay, possible front porch alterations; c. 1970s
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Philip E. Weaver was the first owner of record of these lots. It is not clear when he acquired the property, but they were a part of a large tract of land that he ranched adjacent to the north side of the original townsite. He eventually subdivided and sold lots in the 1890s, which were annexed into the Town of Carbondale in 1906. Millie F. Sonner purchased this lot from Philip E. Weaver in 1895 with the house. At that time this area of town was outside of the original townsite and may have included areas of cultivated land associated with each house.
- Millie F Sonner and her husband Jacob G. appeared in the 1900 and 1920 census in Carbondale. Jacob was born in Virginia in 1858; Millie was born in Tennessee in 1863. They had a daughter Gladys who was born in Colorado in 1898. The 1900 census records indicated that Jacob was a department store salesman. According to *The Avalanche* he worked for the Dinkle Mercantile in 1890. Millie Sonner owned the property until her death in 1937 and her estate sold the property to A. W. & Martha E. Witchey.
- Albert Witchey (b. 1882 in West Virginia) appeared in the census in 1910 and 1920. He was a bachelor in 1910 at 28 years old, by 1920 he was married to Martha E. (26 at the time of the 1920 survey) and had two daughters, Alberta (age 4) and Ruth (age 2). Witchey served as mayor from 1938 to 1946 and operated a retail store at 303 and 311 Main Street in Carbondale (5GF.3779 & 5GF.3779 respectively). The house stayed in the Witchey family at least until Albert's death in 1969.
- The current owners Joe Markham and Cindia Nett purchased the property in the mid 1980s.

Resource Number: 5GF.4385
Temporary Resource Number: 85.NEIG

Architectural Inventory Form

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36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche* ; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; 2008 subdivision documents on file at Town of Carbondale.

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1883
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building is significant as an example of the Late Victorian style. The complex plan form and roof shape, the vertically proportioned double hung windows in segmentally arched openings, the porch and its decorative detailing are all defining features of the style. This brick house represents a significant investment in the community of Carbondale and an interest in the prevalent styles of the day. Unfortunately several of the key features of the house have been modified diminishing the significance of the house. The house is associated with two long time and active members of the Carbondale community. While it may retain some importance locally, the building does not rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: The number and type of alterations and additions to this building have had an impact on almost every aspect of the integrity. The possible roof reconstruction, dormer reconstruction and additions to the north and south bays have a serious impact on the building's integrity in terms of the

Resource Number: 5GF.4385
Temporary Resource Number: 85.NEIG

Architectural Inventory Form

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design and workmanship aspects of integrity. The window replacement and alterations to the front porch as well as the siding changes to the dormers have a serious impact on the material aspect of integrity. The current neighborhood development pattern is primarily multi-family, impacting the aspect of setting. In total, the alterations have a substantial impact on the integrity leaving only feeling and association and compromising the building's ability to convey its stylistic significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible X Need Data

45. Is there National Register district potential? Yes No X Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

 Photo ID: 5GF.4385 Images: 1 through 5

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

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



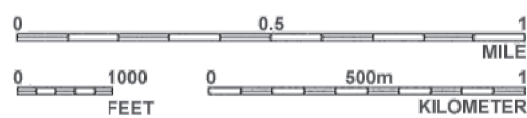
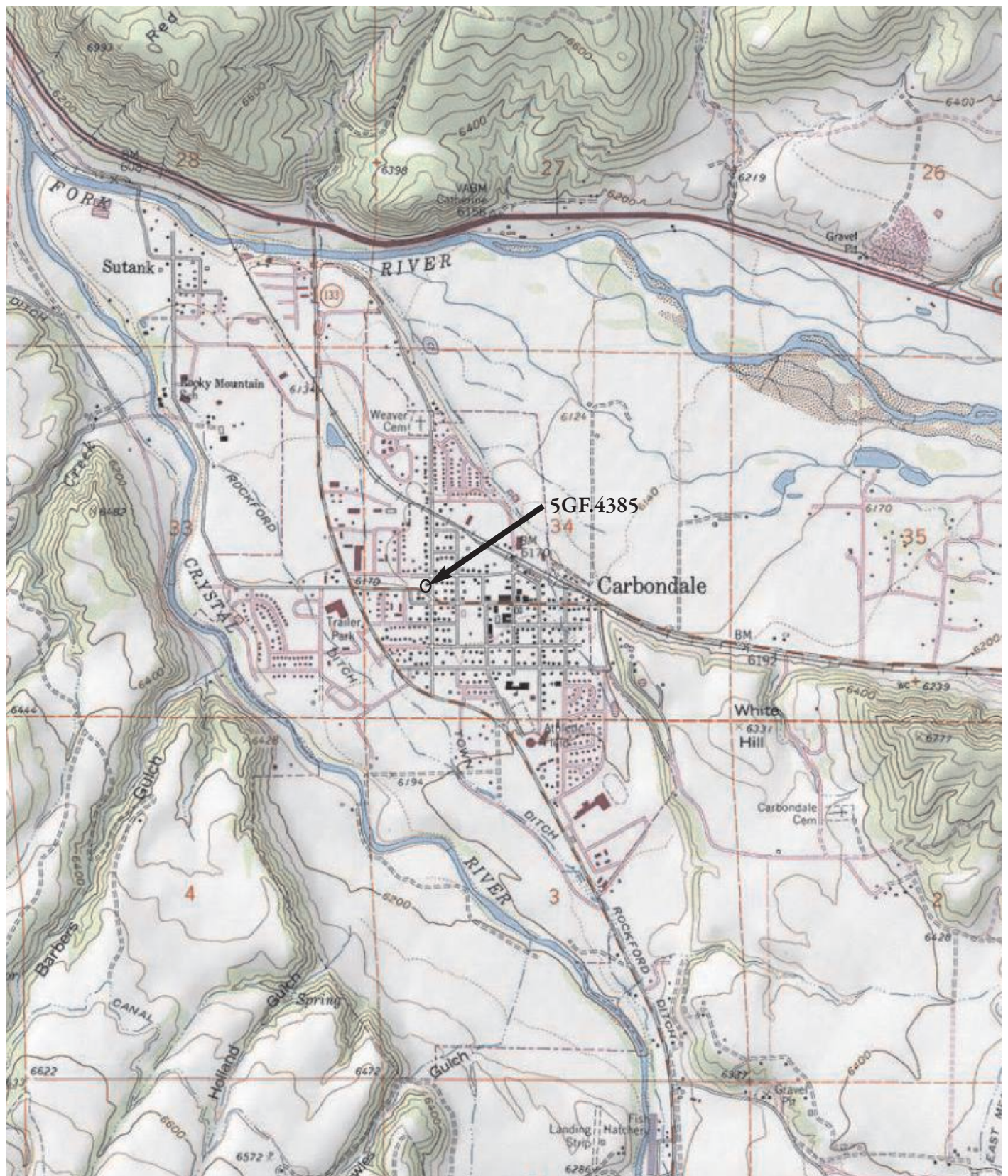
85 N 8th Street

5GF.4385



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



85 N 8th Street

5GF.4385

Image # 1

Carbondale

2008-M1-012

Looking West

5/2010



85 N 8th Street

5GF.4385

Image # 2

Carbondale

2008-M1-012

Looking Southwest

5/2010



85 N 8th Street

5GF.4385

Image # 3

Carbondale

2008-M1-012

Looking North

5/2010



85 N 8th Street

5GF.4385

Image # 4

Carbondale

2008-M1-012

Looking Northwest 5/2010



85 N 8th Street

5GF.4385

Image # 5

Carbondale

2008-M1-012

Looking Southeast 10/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4392
2. Temporary resource number: 104.GAR
3. County: Garfield
4. City: Carbondale
5. Historic building name: Hayes House
6. Current building name: Cuthbertson House
7. Building address: 104 Garfield Avenue
8. Owner name and address: Michael A. & Janine E. Cuthbertson
104 Garfield Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NE 1/4 of NW 1/4 of SW 1/4 of SE 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 9 0 9 mE 4 3 6 3 4 3 1 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1-2 & E. 5' of Lot 3 Block: 3
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Lots 1-2 & E. 5' of Lot 3 on
Block 3 of the Original Townsite
Assessors Office Parcel ID # 239334403002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 44' x Width 24'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Front Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.4392
Temporary Resource Number: 104.GAR

Architectural Inventory Form

Page 2 of 5 pages

20. Special features (enter all that apply): Porch, Chimney, Decorative Shingles, Glass Block, Fence
21. General architectural description: This is a one and one half story front gable house. The principal façade faces north and the ridge line runs north/south. The principal façade has a symmetrical layout with a pair of vertically proportioned double hung windows in the gable end on the upper level and an enclosed hipped roof porch on the main level. The porch is applied to the face of the house and has a pair of central doors with divided lights the full length of the door panel. A pair of casement windows sit to either side of the doorway and the corners of the enclosure are defined by square posts with simple flat capitals. The posts and windows sit on a sill that runs along at railing height across the face of the enclosure and return to the main wall plane on the sides. The sides of the enclosed porch have a three part window unit, which is comprised of a central casement and narrow side lights. The wall below the sill is infilled with wood clapboards. A set of four stairs run from the double doors to grade and are flanked by railing height walls clad with wood clapboards.
- The west side of the house has a small hip roofed porch which projects from the eave of the main roof about halfway along the length of the wall. The roof is supported by three turned posts and square brackets at the wall plane. A single vertically proportioned double hung is located on the main wall to either side of the porch and a door is located under the porch roof. A one story hipped roof volume is added to the rear of the house, and a band of glass block is set in the west wall face.
- The east side of the house has a pair of vertically proportioned double hungs located near the center of the wall and a small square window located near the front.
- The rear wall has a single double hung on the upper level to the left and a smaller window of glass block to the right. The hipped roof addition has a sliding door located in the center of the wall with two double hungs equally spaced on the remainder of the wall to either side of the doors. An open trellis is applied to the face of the addition and covers a large area of deck outside the rear addition.
- The house is clad in wood clapboard siding and the windows are trimmed with flat boards on the sides, a decorative crown on the top and a narrow sill. Fish scale siding infills the gable ends above the eave line and trim boards trace out the roof at the eave and rake lines. The main gable has small cornice returns on the gable ends. A couple of metal flues are located on the main roof plane.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits at the end of the street with a solid plank fence on all sides. Numerous young aspen and spruce trees have been planted on the site.

Resource Number: 5GF.4392
Temporary Resource Number: 104.GAR

Architectural Inventory Form

Page 3 of 5 pages

24. Associated buildings, features, or objects: Gable shed at rear corner of the lot.

IV. Architectural History

25. Date of Construction: Estimate: c.1905 Actual: _____

Source of information: Based on style; Garfield County Assessors Office (1919)

26. Architect: unknown

Source of information: _____

27. Builder/Contractor: unknown

Source of information: _____

28. Original owner: Timothy & Alice B. Hayes

Source of information: Garfield County Clerk & Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): Front porch enclosure, before 1984. Addition of double front doors and entry steps, windows replaced in porch enclosure after 1998. Rear one story addition; and deck added with trellis probably between 1984 and 1998.

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

V. Historical Associations

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

32. Intermediate use(s): n/a

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

34. Site type(s): Residential Neighborhood

35. Historical background: The first transaction on this property was the purchase by Alice Hayes from the Public Trustee in 1905. Alice and Timothy Hayes owned the property until 1920 when it was sold to H. L. Edgerton. Timothy Hayes appeared in the 1910 and 1920 census in Carbondale. He was born in Ireland and 49 at the time of the 1910 census. His occupation was listed as farmer and laborer/funeral work respectively. The 1920 census had him living at the end of Garfield, which is consistent with the location of this house. Alice appeared in the 1910 census only, listed as A. She was born in Maryland and 46 at the time of the census. They owned several lots in this area of town and appear to be responsible for the construction of at least two houses (see also 5GF.4393), so they must have had some substantial source of income. Hamlin L. Edgerton first appeared in 1880 in Leadville, Colorado. He lived with his parents David and Mary; David was listed as a farmer. Hamlin was 20 at the time of the census and had two brothers and an adopted sister. In 1900, he appeared in the census with his wife Mary in Carbondale. His occupation was farmer. In 1920, he appeared again with his wife and seven children. He was listed as having his own farm. Edgerton also appeared on the recording documents

Resource Number: 5GF.4392
Temporary Resource Number: 104.GAR

Architectural Inventory Form

Page 4 of 5 pages

for the Weaver Addition to Carbondale, which included some farm lands on the north side of the original townsite.

The next transaction that was readily available took place in 1975 when Arthur B. Ferguson Jr. sold the property to Thomas F. Geraghty Jr. et al. At some point after that the property was sold to Caroline Vagneur. Caroline transferred the property to Anthony Vagneur in 1982. The Vagneurs are a large extended early ranching family in the valley. In 1988 Anthony sold the property to John & Julie Ann Hawkins, who in turn sold to Lisa Otis in 1995. Otis sold the property to Julie & Richard Goldstien in 1997, who in turn sold to Marta Parker in 2002. Parker sold the property in 2008 to the present owners Michael A. & Janine E. Cuthbertson.

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

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: c.1905
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building is significant as an example of the Late Victorian Style. It has a steep front gable roof with vertically proportioned double hung windows, decorative porch details (now only visible on the side porch), clapboard siding and fish scale shingles, and a simple rectangular plan form. All these are characteristic of the

Resource Number: 5GF.4392
Temporary Resource Number: 104.GAR

Architectural Inventory Form

Page 5 of 5 pages

Vernacular Victorian style that is prevalent in the region. The one and one half story building demonstrates a substantial commitment to the community on the part of the owner. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house retains its integrity in terms of location, setting, feeling and association. The modifications to the front porch diminish the integrity in terms of the design, materials and workmanship. The rear additions have a minor impact since they are not visible from the street and are small in relation to the overall house. The resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Noncontributing ☐

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

Noncontributing ☐

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4392 Images: 1 through 5

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

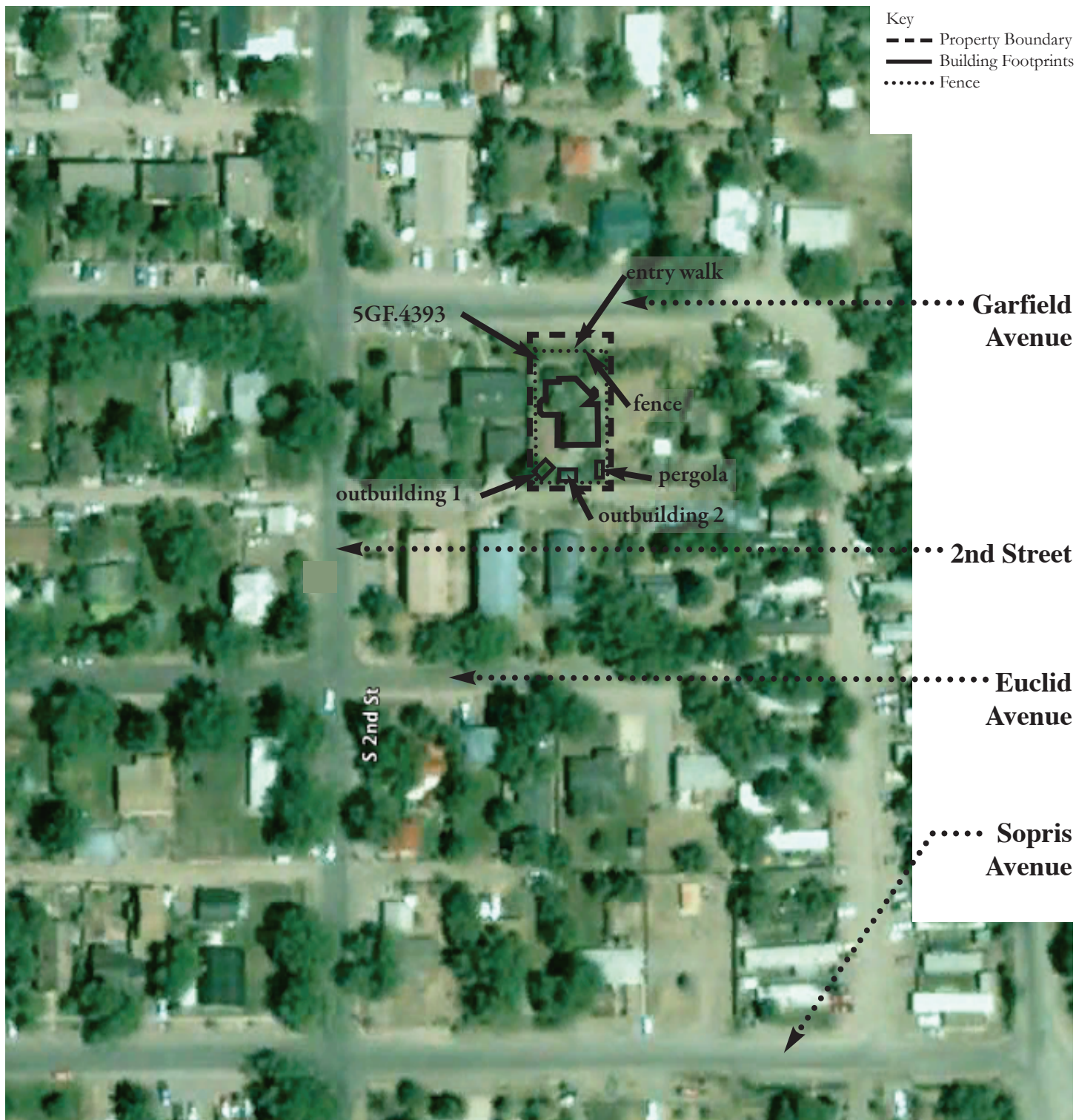
51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

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



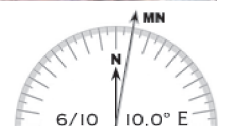
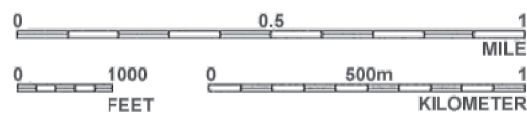
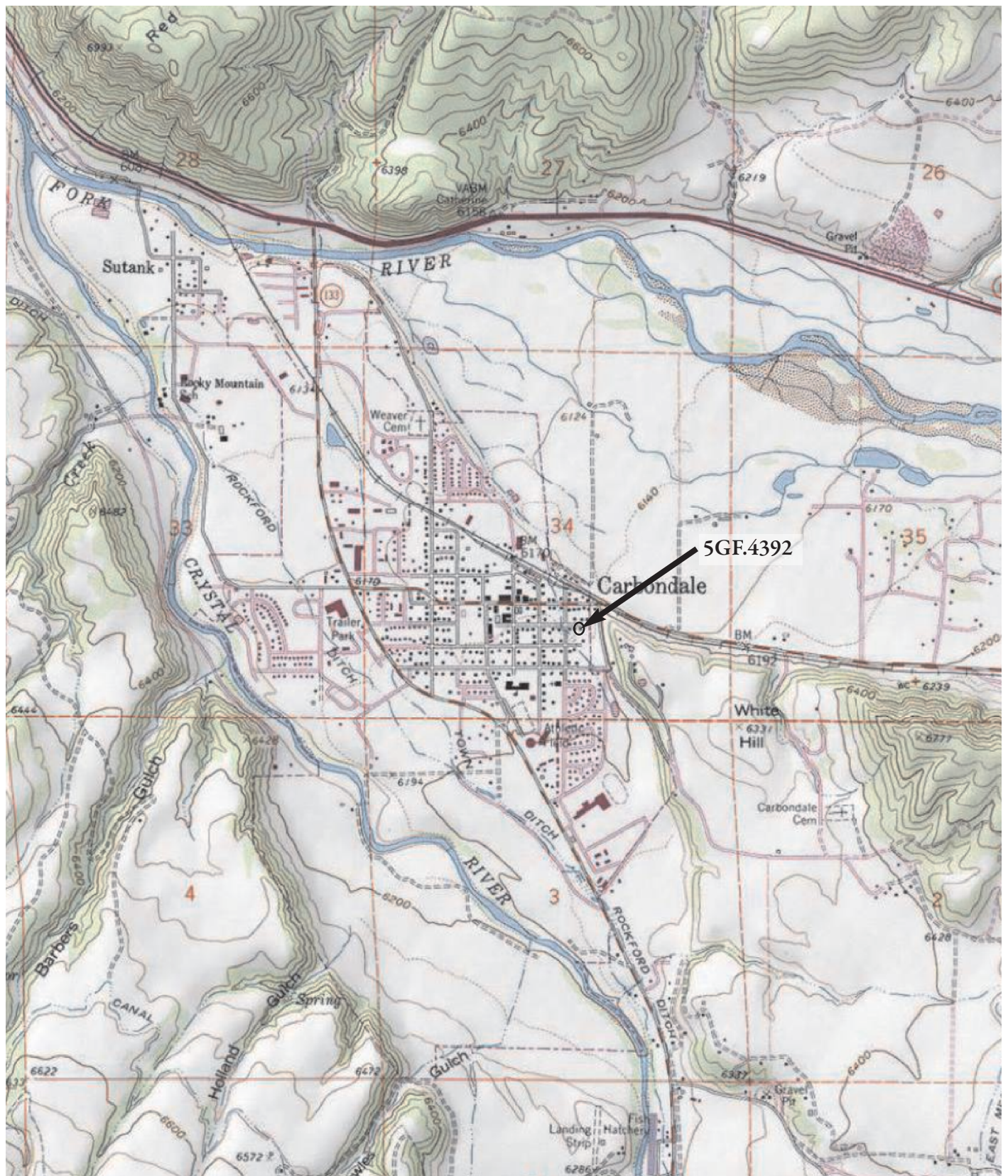
156 Garfield Avenue

5GF.4393



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



104 Garfield

5GF.4392

Image # 1

Carbondale

2008-M1-012

Looking South

5/2010



104 Garfield

5GF.4392

Image # 2

Carbondale

2008-M1-012

Looking South

5/2010



104 Garfield

5GF.4392

Image # 3

Carbondale

2008-M1-012

Looking North

5/2010



104 Garfield

5GF.4392

Image # 4

Carbondale

2008-M1-012

Looking North

5/2010



104 Garfield

5GF.4392

Image # 5

Carbondale

2008-M1-012

Looking North

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4383
2. Temporary resource number: 116.SEIG
3. County: Garfield
4. City: Carbondale
5. Historic building name: H. W. & Katherine Robison House
6. Current building name: Nadell/Mathers House
7. Building address: 116 S 8th Street
8. Owner name and address: Frank Nadell & Margaret Mathers
116 S 8th Street Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NE 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 5 2 mE 4 3 6 3 4 4 5 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 8 to 12 Block: 23
Addition: Melton/Bair Subdivision Year of Addition: 2003
13. Boundary Description and Justification: Site is comprised of Lot A of the Melton/Bair
Subdivision, Formerly Lots 8 to 12 on Block 23 of the Original Townsite
Assessors Office Parcel ID # 239334384001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 58' x Width 32'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Asphalt
18. Roof configuration: (enter no more than one): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Dormer, Porch, Chimney

Architectural Inventory Form

Page 2 of 6 pages

21. General architectural description: This is a one and one half story wood frame house with a moderately pitched hipped roof. The principal façade faces west and the short ridge of the roof runs east/west. The principal façade is symmetrical with a porch that runs the full width of the facade and a long low gabled dormer on the upper level. The porch is deeply recessed under the main roof form with a central doorway on the main wall. A three part window assembly sits to either side of the door comprised of a central wide double hung with a narrower double hung on either side. Each of the double hungs have a narrow upper sash with four over four muntins in the large central double hung and two over two in the narrow units. The central double hung has a single large lower sash and the narrow units have a single vertical muntin. The head of the windows sit at the level of the lintel that supports the main roof form and the sills sit at the level of a horizontal trim board. That trim board encircles the building and separates an upper section of wall with a tall exposure composition shingles from the base of the wall that has four courses of a narrower composition shingle. The porch roof is supported by four square wood posts that are battered and have simple square capitals with a crown molding. The posts support a simple boxed lintel which runs around the perimeter of the porch. The posts have square bases with the same crown moulding seen on the capitals, and they sit on battered stone bases that run to the ground. The stone bases have a cast stone cap that separates the field of river rock from the wood posts. This cast stone cap sits at the height of the railing that runs between the stone bases to either side of the central bay and returns to the main wall. The railings have simple square pickets and a multipart top rail. The railings slope to match the slope of the stone base elements. The central bay has a series of three concrete steps that runs the full width of the bay. The front face of the dormer on the upper level sits toward the front of the porch recess and has a deep overhang on its gable roof. A pair of small vertically proportioned double hungs sit centered on the dormer face with a small upper sash and a taller lower sash. A single vertical muntin divides the upper sash. The face of the dormer has a field of wood shingles divided into two fields by the extension of the window head trim. The main roof form has exposed rafter tails and a sloped soffit.

The north side of the house has a single large brick chimney form applied to the wall. The chimney runs through the roof overhang and allows the eave line to continue through. A single square double hung is located to either side of the chimney with the same sash and muntin pattern as seen in the dormer windows. Two additional vertically proportioned double hung windows are equally distributed along the remainder of the north wall. The south wall has a bay sitting near the front of the house, a pair of square windows near the center of the wall and a series of four vertically proportioned windows infilling a porch cut out of the back corner. The bay has a wider double hung in its face and narrower units

Resource Number: 5GF.4383
Temporary Resource Number: 116.SEIG

Architectural Inventory Form
Page 3 of 6 pages

in the 45 degree side walls. The windows have the same sash and muntin pattern as seen on the principal façade windows. The bay sits under the main roof overhang and is supported by brackets that sit in the base siding field. The windows at the east end of the wall are fixed units with wood frames and a single horizontal muntin in the center of each unit. The four windows are paired and separated by a larger muntin, similar to the corner detail. The window pattern turns the corner to the east side of the house. A simple shed roof is applied to the rear of the house; it has a fiberglass roof and a lattice side wall facing north.

22. Architectural style/building type: Late 19th & Early 20th century American Movements: Craftsman
23. Landscaping or special setting features: The house sits on a corner lot facing west. A majority of the residential sites in town sit on the north and south facing sides of the street so this house and its neighbor 178 S. 8th are anomalies in the typical town pattern. The house sits in the center of a large lawn area with a significant evergreen on the southwest corner of the house.
24. Associated buildings, features, or objects: Outbuilding #1: A front gable studio building is located on the northeast corner of the lot, built within the last 10 years. Outbuilding #2: A single story hipped roof garage is located on the southeast corner of the lot. This outbuilding shares some similar details with the house and appears to be of similar vintage.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1922
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Katherine W. Robison
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): The two types of composition siding, smooth below and textured above, appear to have replaced areas of wood shingle siding below the main sill line and wood clapboards above; dates unknown. Rear shed roof porch added, dates unknown.
30. Original location X Moved _____ Date of move(s): _____

Resource Number: 5GF.4383
Temporary Resource Number: 116.SEIG

Architectural Inventory Form
Page 4 of 6 pages

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: The house sits on lots within the original townsite, established in 1887. Milton R. Pauly purchased the lots in November 1887. Charles Pauly, son of Milton, sold the property to Katherine Robison in April 1916. Katherine Robison appeared in the 1910 census under her maiden name of White. She was 21 at the time of the census and a public school teacher. She was living with her parents, J. E. and Adela D. White. On later property records, H. W. Robison is on the deed as Katherine's husband. An H. W. Robison was listed in the 1910 census as a boarder on Euclid in Carbondale. He was 26 at the time of the 1910 census. He was born in New York of German parents and his occupation was teacher at the public school. Neither of them appeared in the 1920 or 1930 census. The adjacent property, 178 S 8th (5GF.4384) was owned by Katherine's parents. H. W. and Katherine Robison lived in the house until 1940 when she sold the property to Elmer Bair. He was a sheep rancher and had settled in the Roaring Fork Valley with his family and their partners in 1919 on a large ranch on the Colorado River, now known as the Bair Ranch. In 1925 he moved to Marble and worked at the Yule Marble Quarry. By 1940 he was an active member of the Latter Day Saints Church in Glenwood Springs. He died at the age of 104 on June 18, 2002. His daughter Laura Melton is a resident of Carbondale. In 2003 the Bair family trust sold the property to the current owners, Frank Nadell and Margaret Mathers.
36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; *Glenwood Springs Post Independent*, Elmer Bair obituary June 20, 2002.

VI. Significance

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

Resource Number: 5GF.4383
Temporary Resource Number: 116.SEIG

Architectural Inventory Form
Page 5 of 6 pages

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

39. Area(s) of significance: Architecture

40. Period of significance: 1922

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

42. Statement of significance: This house is significant as an example of Late 19th/Early 20th Century American Movements, particularly the Craftsman style, which became popular after the turn of the 20th century. The house's moderately pitched hipped roof, simple rectangular plan form and deep set porch are characteristic of the style. The exposed rafter tails, tapered porch columns, and grouped window pattern with divided lights in the upper sash are also indicative of the Craftsman style. The substantial quality of the house and the design demonstrate a willingness to invest in the growing community and an interest in the prevalent style of the day. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house retains a majority of its original form and material. Few alterations are discernable. The simple form and singular roof shape, the original siding and windows, the roof detailing; all continue to convey the significance through the materials, design and workmanship. The resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

Resource Number: 5GF.4383
Temporary Resource Number: 116.SEIG

Architectural Inventory Form
Page 6 of 6 pages

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4383 Images: 1 through 8
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

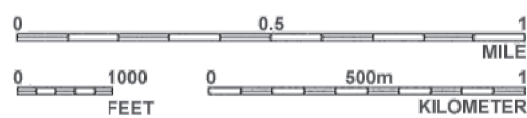
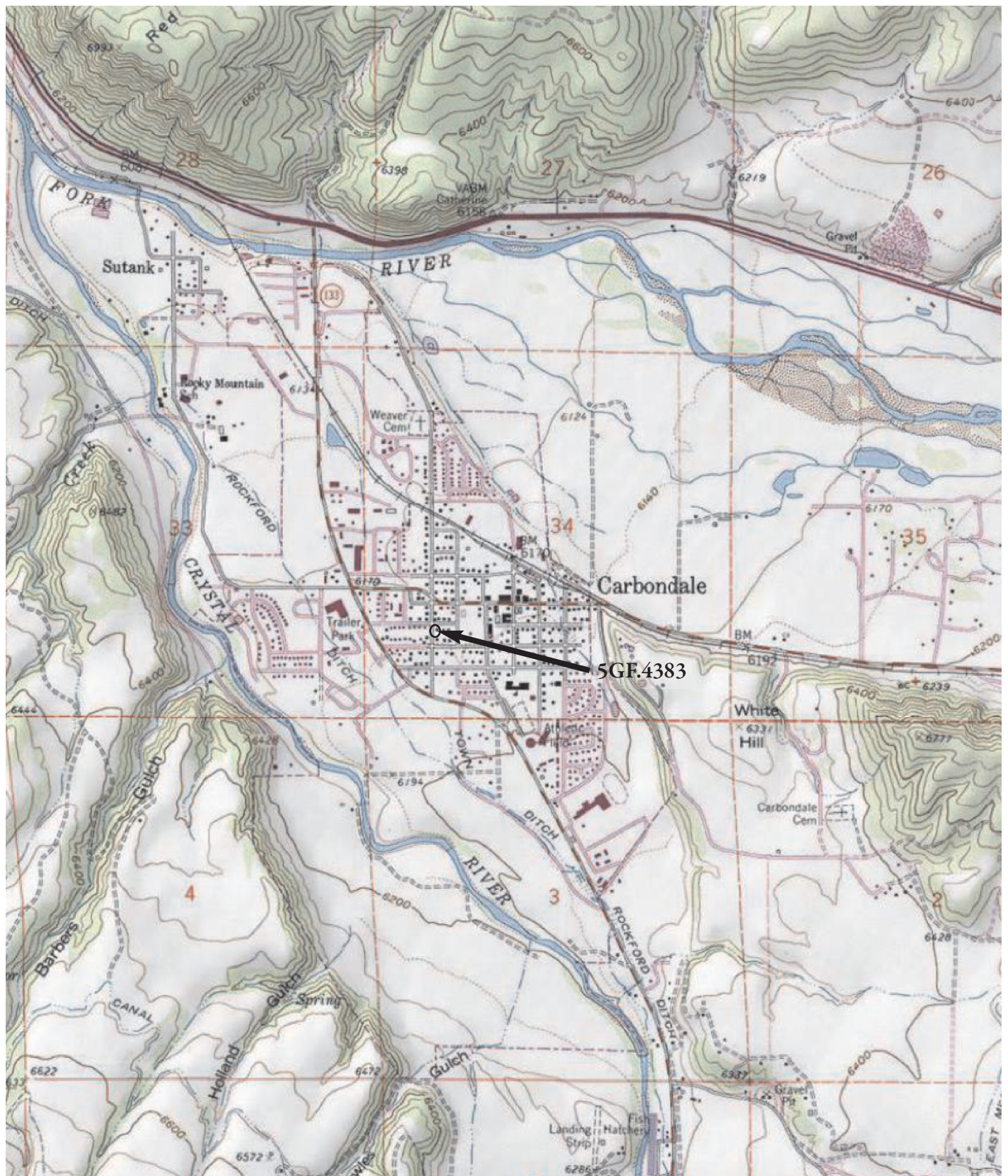
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Carbondale, Colorado
image from Garfield County GIS aerial map

116 S 8th Street
5GF.4383

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



116 S 8th Street

5GF.4383

Image # 1

Carbondale

2008-M1-012

Looking East

5/2010



116 S 8th Street

5GF.4383

Image # 2

Carbondale

2008-M1-012

Looking East

5/2010



116 S 8th Street

5GF.4383

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010



116 S 8th Street

5GF.4383

Image # 4

Carbondale

2008-M1-012

Looking Southeast

5/2010



116 S 8th Street

5GF.4383

Image # 5

Carbondale

2008-M1-012

Looking South

5/2010



116 S 8th Street

5GF.4383

Image # 6

Carbondale

2008-M1-012

Looking North

5/2010



116 S 8th Street

5GF.4383

Image # 7

Carbondale

2008-M1-012

Looking East

5/2010



116 S 8th Street

5GF.4383

Image # 8

Carbondale

2008-M1-012

Looking South

10/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4386
2. Temporary resource number: 117.NEIG
3. County: Garfield
4. City: Carbondale
5. Historic building name: Lehow House
6. Current building name: Horvath House
7. Building address: 117 N 8th Street
8. Owner name and address: Yolanda Wilson & James J Horvath
Po Box 414 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 1 1 mE 4 3 6 3 7 0 8 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): n/a Block: 12
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of a portion of Block 12 of the Weavers Addition
Assessors Office Parcel ID # 239334304001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 46' x Width 35'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof

Resource Number: 5GF.4386
Temporary Resource Number: 117.NEIG

Architectural Inventory Form

Page 2 of 6 pages

20. Special features (enter all that apply): Porch, Chimney, Segmental Arch, Decorative Shingles, Fence
21. General architectural description: This is a one and one half story, cross gabled brick house. The principal façade faces east and the house sits on a corner lot. The principal façade has a small section of side gable roof that intersects a gabled form located on the left side and a side wing set back from the façade and extending to the right. A hipped roof porch runs across the face of the side gable/front gable wall and continues across the ell created by the gable form and the side wing. A single vertically proportioned double hung sits in the center of the front gable, half in a field of brick and half in a field of decorative siding. Two vertically proportioned double hung windows are located under the porch roof below the front gable. The main entry door is located on the side wing wall near the inside corner. The porch roof is supported by six square porch posts with scroll cut brackets at the lintel. The end bays of the porch are infilled with lattice on both ends, leaving only the center two bays open.
- The south side of the house has a gable end that begins at the southeast corner of the house and runs west with a wide wall plane. A single vertically proportioned double hung sits in the gable end on the upper level and a horizontally proportioned casement style window is located on the lower level and offset to the west. Further along the south wall to the west the wall plane steps back to the line of the front gable on the façade. This wall has two vertically proportioned double hung windows evenly spaced along the wall. A low addition with stone facing extends further west off the face of the long gable. This addition has a shed roof that runs to a one story gable that engages the main gable and infills the ell created by the main east/west gable and the side wing gable on the north side.
- The north side of the house has a single vertically proportioned double hung window on the lower level and the same on the upper level centered on the side wing gable end. On the main level, the wall of the side wing continues to the west and is roofed by a one story gabled roof. The gable runs to the west and engages the taller gable which extends off the main roof. A small rectangular window and a small double hung are located on the wall under the eave of the shed roof.
- The windows are set into segmentally arched openings in the brick wall with wood sills. On the upper level the brick wall ends at the eave line and a field of fish scale shingles infills the gable end. The decorative shingles are separated from the brick wall by a band with a series of recessed rectangular panels. This band has a crown moulding across the top, which is similar to the crown moulding at the head of the windows that are set in the shingle field. The band is interrupted by the windows on the upper level and window trim frames the upper level windows in both the brick wall and siding field. A brick chimney sits on the side wing ridge and has several corbelled courses of brick near the top. A

Resource Number: 5GF.4386
Temporary Resource Number: 117.NEIG

Architectural Inventory Form

Page 3 of 6 pages

second brick chimney is located at the far end of the low gable on the west side of the house. This low gable form is sided with stone facing.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on the southeast corner of a corner lot. A wire mesh fence runs across the east side of the site. Dense vegetation encloses the east side along the fence line. A tall solid wood plank fence runs along the south property line.
24. Associated buildings, features, or objects: A gazebo is located on the south side of the lot. A mobile home is located to the north of the house, set to the back of the lot. A front gable outbuilding is located on the southwest corner of the lot.

IV. Architectural History

25. Date of Construction: Estimate: 1890/91 Actual: _____
Source of information: Garfield County Assessors Office (1885) *The Avalanche*, article November 12, 1890 describes the construction of a brick house by C. Lehow on Weaver's Ranch. See below.
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: Charles Lehow
Source of information: *The Avalanche*, November 12, 1890
28. Original owner: Charles Lehow
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Metal roof replaced earlier asphalt shingles, replaced porch posts, lattice porch enclosure; all between 1984 and 1992. Modification to front porch roof and possible change to the porch plan, also probably 1984 to 1992.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: This parcel was purchased from Philip E. Weaver by Charles Lehow in 1899. Weaver owned a large ranch adjacent to the north side of Carbondale and began selling off lots in 1899. He and the group of people, who he sold property to, organized and annexed the area into the town of Carbondale in 1906. Weaver and his

Resource Number: 5GF.4386
Temporary Resource Number: 117.NEIG

Architectural Inventory Form

Page 4 of 6 pages

family appeared in the 1880 census in Leadville. His wife alone is listed in the 1900 census in Carbondale. Charles Lehow appeared in the 1910 and 1920 census in Carbondale. He was 55 at the time of the 1910 census and was listed with his wife Ella aged 51. Both were born in Pennsylvania and they had eight children ranging in age from 25 to seven at the time of the 1910 census. Charles Lehow was a builder and built a new school house for Carbondale in 1890. The small article in *The Avalanche* stated the following: "Mr. Charles Lehow, who has just completed the new school house, is getting ready to erect a brick dwelling for himself on Weaver's ranch, where he has selected a few lots." (November 12, 1890, page 4). The Lehow family owned the house into the 1920s. In 1925, Charles transferred the deed to Ella. An H. C. Lehow also appeared in the property records in 1909. Henry C. Lehow was listed in the 1910 census in Carbondale with his wife, Ora and their two daughters. Henry (born in Colorado) was 27 at the time of the census and Ora was 24. Some additional research was done to establish a relationship between the two men, but none was found. In 1925, B. L. Smoke appeared on the property records, it was not clear what his relationship to the property was and he did not appear in the Colorado census. The next record that was found was a sale from Alec Glassier to Edith S. & Oliver J. Letey in May 1957. In 1964 Edith sold the property to Gyula & Rozilia Horvath. Upon Gyula's death in 1994 Rozilia Horvath retained the property and passed it to her daughter Yolanda (Wilson then Bowers) and her son James J Horvath. Another son Gyula Jr died sometime before 2002 and Yolanda died in 2002.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; Roaring Fork Valley, An Illustrated Chronicle, by Len Shoemaker; Glenwood Springs Post Independent, Yolanda Horvath Bowers obituary April 18, 2002.

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - ☐ B. Associated with the lives of persons significant in our past;
 - ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or

Resource Number: 5GF.4386
Temporary Resource Number: 117.NEIG

Architectural Inventory Form

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represents a significant and distinguishable entity whose components may lack individual distinction; or

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

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

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1890/91

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

42. Statement of significance: This house is significant as an example of the Late Victorian style that was prevalent in the Carbondale community at this point in time. The cross gabled roof form, vertically proportioned double hung windows, the applied porch with turned posts and brackets, the decorative shingles and cornice boards in the gable ends are all indicative of the style. This is in a group of the largest brick houses in the town and demonstrates a willingness and ability to invest in the community and to have a concern for the prevalent style of the period. The house was associated with the Lehow family for many years and its original builder, Charles Lehow was a prolific builder in early Carbondale. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house retains a high level of significance in terms of location, setting, feeling and association. Alterations to the porch in particular have a moderate impact on the aspects of design, workmanship and material. In this case the detailing in the gable ends implies a level of detail that may have been lost on the porch. Even with these concerns, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

Resource Number: 5GF.4386
Temporary Resource Number: 117.NEIG

Architectural Inventory Form

Page 6 of 6 pages

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4386 Images: 1 through 6
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



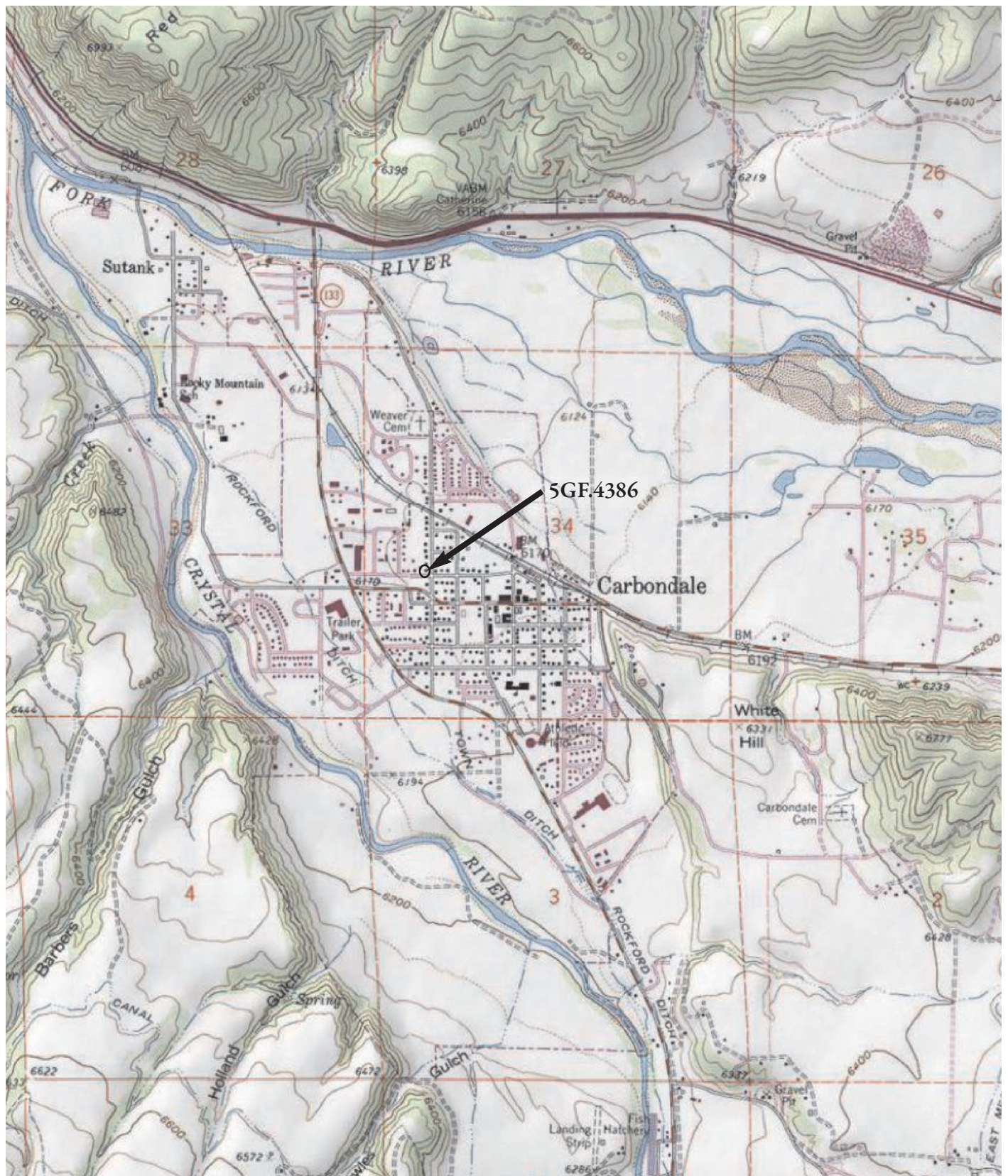
117 N 8th Street

5GF.4386



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



117 N 8th Street

5GF.4386

Image # 1

Carbondale

2008-M1-012

Looking West

5/2010



117 N 8th Street

5GF.4386

Image # 2

Carbondale

2008-M1-012

Looking Southwest

5/2010



117 N 8th Street

5GF.4386

Image # 3

Carbondale

2008-M1-012

Looking North

5/2010



117 N 8th Street

5GF.4386

Image # 4

Carbondale

2008-M1-012

Looking Northwest

5/2010



117 N 8th Street

5GF.4386

Image # 5

Carbondale

2008-M1-012

Looking Northeast

10/2010



117 N 8th Street

5GF.4386

Image # 6

Carbondale

2008-M1-012

Looking North

10/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4393
2. Temporary resource number: 156.GAR
3. County: Garfield
4. City: Carbondale
5. Historic building name: Hayes House
6. Current building name: Murray/Shiflet House
7. Building address: 156 Garfield Avenue
8. Owner name and address: Sarah Murray & Cliff Shiflet
156 Garfield Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NE 1/4 of NW 1/4 of SW 1/4 of SE 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 8 7 3 mE 4 3 6 3 4 3 4 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 5 through 7 Block: 3
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Lots 5 through 7 on Block 3 of the Original Townsite
Assessors Office Parcel ID # 239334403010
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 38' x Width 42'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Gable on Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Segmental Arch, Chimney, Fence

Architectural Inventory Form

Page 2 of 6 pages

21. General architectural description: This is a one story brick building with an irregular plan.
The principal façade faces north and is comprised of a front gable form that projects from a
hip on hip roof form beyond. Two porches infill the ells created by the projecting gable
and the hipped side wing forms. The porch on the right is rectangular in plan and has an
almost flat roof supported by turned posts. A grouping of three posts define the open
corner, a single post sits on the wall of the front gable at the face and two more posts run
back to the wall of the hipped side wing, creating a porch with its long side running back
into the lot. The porch on the left has a triangular plan with a shed roof running into the
valley of the front gable and hipped side wing. This roof is supported by a single turned
post at the two walls, and a two pairs of posts defining a central bay along the face of the
porch. The side bays on this porch have a delicate spindle frieze with scroll brackets facing
outward. Both porches have quarter circle brackets in the plane of the lintel with radiating
spindle details. Both porches have wood decks and lattice infilling the space down to the
grade. A low square picket railing runs between the porch posts on either side of the
center bay on the left and along the long side of the right hand porch.
The front gable has a wide double hung slightly off center to the left on its face and a field
of fish scale singles in the gable end. A decorative vergeboard runs along the rake.
The front gable sits centered on the side wing volume and the side wings end in full height
bays with a central orthogonal face and 45 degree side walls. This geometry runs the full
height of the wall and is expressed in the roof form as well. The center face has a pair of
vertically proportioned double hung windows and the 45 degree walls have a single double
hung set in the face. Both the east and west sides have the same pattern. A single
vertically proportioned double hung sits centered on the north facing wall to the right of
the front gable and diagonal brick wall infills the ell on the west side with an entry door
and transom centered in its face.
The windows sits in segmentally arched openings with stone sills. The brick arches have
two courses of headers with a third course of header sitting proud of the main wall plane.
A line of brick set proud of the wall plane runs around the perimeter of the wall at the
springline of the segmental arches. A second line of brick set proud from the wall runs
around the perimeter at the sill line. The 45 degree walls have finger jointed corners,
leaving a series of voids adding to the decorative detailing of the brick work.
Continuing to the rear of the building, a taller ridgeline runs to the south. This ridgeline
sits above the side wing ridge line and shares the west face roof plane of the front gable. It
covers the simple rectangular rear form of the house. It ends in a large two story front
gable form that covers the back half of the brick house. The main brick wall is exposed on
the perimeter of the main level and a single vertically proportioned double hung can be
seen on the main wall behind the side wing bay on the west and a similar window can be

Resource Number: 5GF.4393
Temporary Resource Number: 156.GAR

Architectural Inventory Form

Page 3 of 6 pages

seen on the east. The rear of the house has a doorway in an arched brick opening on the left a lower horizontal window in an arched brick opening near the center of the wall and a single vertically proportioned double hung near the east side of the wall. These openings and the wall plane share the same detailing as seen on the front of the house. The upper level on the rear has a large volume clad in wood shingles with a set of French doors and a small awing window facing south. A porch is applied to the second level at the French doors and has a solid railing detail. The porch is supported by square posts with long diagonal braces. The gable addition has a large dormer on the west roof plane with two vertically proportioned double hungs in its face. A tall brick chimney is applied to the exterior wall on the south and runs the full height of the brick and wood frame walls, penetrating the overhang on the wood frame addition. The chimney has a corbelled top detail. A single metal flue is located in the valley of the front gable and the right side wing.

22. Architectural style/building type: Late Victorian; Queen Anne
23. Landscaping or special setting features: The house sits in the center of the lot facing north. A tall plank fence runs the width of the front yard, partially obscuring the building. A gravel parking area fronts the fence and several shrubs and small trees are distributed around the lot.
24. Associated buildings, features, or objects: There are several small structures at the rear of the site. Outbuilding #1 is a contemporary gable roofed shed that sits at an angle to the rear fence. Outbuilding #2 is an older gable roofed shed that interrupts the rear fence line along the alley. A pergola structure is located along the east side fence line.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1893
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Timothy & Alice B. Hayes
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Second story added to rear half of house, before 1984 but probably within 10 years. Infilled side porch, probably same date as second story. East porch on façade probably not original or reconfigured from original and most likely done at same time as other major work. Some windows replaced in kind, possible brick repointing just before 1984. Addition of second level deck on rear after 1984.

Resource Number: 5GF.4393
Temporary Resource Number: 156.GAR

Architectural Inventory Form

Page 4 of 6 pages

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

V. Historical Associations

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

32. Intermediate use(s): n/a

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

34. Site type(s): Residential Neighborhood

35. Historical background: The first transaction on this property was the purchase by James K. Robinson from the Carbondale Town & Land Company in 1888. Robinson quickly sold the property to Georgia A. Goodrich. She in turn sold the property to Alice Hayes in 1892, just after Goodrich borrowed money from the Dinkle Mercantile. Alice and Timothy Hayes owned the property through 1917. Timothy Hayes appeared in the 1910 and 1920 census in Carbondale. He was born in Ireland and 49 at the time of the 1910 census. His occupation was listed as farmer and laborer/funeral work respectively. The 1920 census had him living on Garfield. Alice appeared in the 1910 census only, listed as A. She was born in Maryland and 46 at the time of the census. They owned several lots in this area of town and appear to be responsible for the construction of at least two houses (see also 5GF.4392), so they must have had some substantial source of income. Neither Georgia Goodrich or James K. Robinson appeared in any of the Colorado census documents available.

The next readily available record indicated a sale Judith S. Sinnock tp Stephen L. & Sheri L. Mills in 1972. The Mills sold the property to Timothy Howe in 1991, who sold to Roberta Allen in 1993. Allen sold to David & Cheryl Coflin in 1994, who in turn sold to the current owners, Sarah Murray & Clay Shiflet in 2002.

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

VI. Significance

37. Local landmark designation: Yes _____ No X Date of designation: _____
Designating authority: _____

38. Applicable National Register Criteria:

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

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

Resource Number: 5GF.4393
Temporary Resource Number: 156.GAR

Architectural Inventory Form

Page 5 of 6 pages

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

39. Area(s) of significance: Architecture

40. Period of significance: 1893

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

42. Statement of significance: This house is significant as an example of the Queen Anne style. The complex roof form, the vertically proportioned double hung windows set in segmentally arched openings, the decorative brick detailing, and the decorative porch posts and brackets are all indications of the style. This house represents a small group of higher style buildings located around Carbondale near the turn of the 19th century. It represents a substantial investment in the community and an interest in the prevailing style of the day. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: Alterations have had a considerable impact on the integrity. While the house may retain integrity in terms of its location, setting, feeling and association, it has lost considerable integrity in terms of its design, workmanship and material. The large addition and the added porch change the massing and character of the form of the building. The addition of decorative details at the new or reconfigured porch and the configuration of the roof in that area confuse the original form. The accumulation of the alterations still allows the building to convey its significance, but there has been a considerable loss of integrity.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Resource Number: 5GF.4393
Temporary Resource Number: 156.GAR

Architectural Inventory Form

Page 6 of 6 pages

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4393 Images: 1 through 9
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



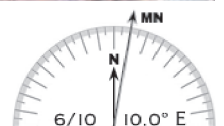
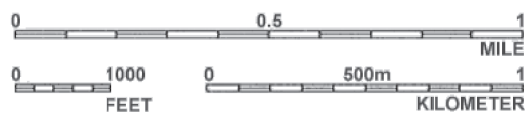
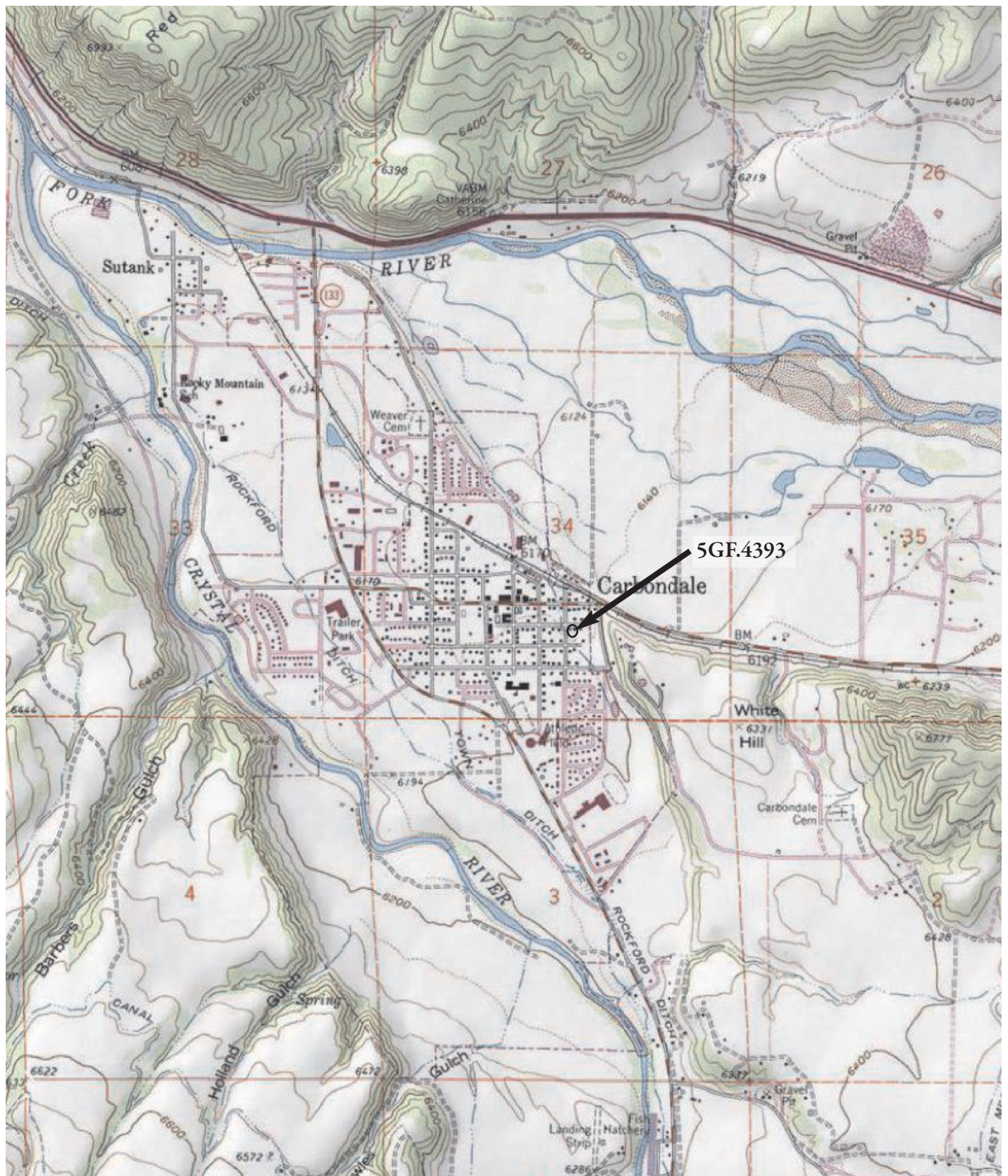
156 Garfield Avenue

5GF.4393



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



156 Garfield

5GF.4393

Image # 1

Carbondale

2008-M1-012

Looking South

5/2010



156 Garfield

5GF.4393

Image # 2

Carbondale

2008-M1-012

Looking South

5/2010



156 Garfield

5GF.4393

Image # 3

Carbondale

2008-M1-012

Looking South

5/2010



156 Garfield

5GF.4393

Image # 4

Carbondale

2008-M1-012

Looking Southeast

5/2010



156 Garfield

5GF.4393

Image # 5

Carbondale

2008-M1-012

Looking Northeast

5/2010



156 Garfield

5GF.4393

Image # 6

Carbondale

2008-M1-012

Looking Northeast

5/2010



156 Garfield

5GF.4393

Image # 7

Carbondale

2008-M1-012

Looking North

5/2010



156 Garfield

5GF.4393

Image # 8

Carbondale

2008-M1-012

Looking Northwest

5/2010



156 Garfield

5GF.4393

Image # 9

Carbondale

2008-M1-012

Looking Northwest

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

**Official eligibility determination
(OAHP use only)**

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4379
2. Temporary resource number: 162.SFTH
3. County: Garfield
4. City: Carbondale
5. Historic building name: Gelder/Rice House
6. Current building name: n/a
7. Building address: 162 S 4th Street
8. Owner name and address: Robert & Betty Schenck
0506 County Rd 105 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 6 0 9 mE 4 3 6 3 4 2 1 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): north 31.1 feet of 13, 14, 15 & 16 Block: 13
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of the north 31.1 feet of Lots 13, 14, 15 & 16 on Block 13 of the Original Townsite
Assessors Office Parcel ID # 239334327004
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 36' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Hip on Gable Roof
19. Primary external roof material (enter no more than one): Metal Roof

Resource Number: 5GF.4379
Temporary Resource Number: 162.SFTH

Architectural Inventory Form

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20. Special features (enter all that apply): Decorative Shingles, Porch, Chimney
21. General architectural description: This is a small one story, wood frame house with a clipped front gable roof. The main façade faces west and has a centrally located front door. A small hipped roof porch covers the doorway and is supported by a simple square post with chamfered corners on each corner. A pair of vertically proportioned double hung windows is located to the right of the door and a single vertically proportioned double hung is located to the left.
The south side of the house has a single vertically proportioned double hung near the front and a smaller vertically proportioned double hung near the rear. The windows are located symmetrically on the wall. The north side has the same window pattern as the south. A small hipped roof addition extends off the east side, just under the line of the clipped gable roof. The volume is offset to the south side, with another lower shed roof extending off the north side, covering a small addition. The hipped roof volume has a single door centered on the roof and the shed roof section has a single door on its north corner with a small casement window on the south side. All these openings face east.
The building has horizontal wood siding, the majority of which is a coved lap siding. Simple clapboards with a large exposure are located on the small shed roof addition. The main façade has a field of decorative shingles beginning just above the porch roof and extending to cornice board that traces the roof line on the wall. The decorative siding is diamond shaped and painted in a multicolored pattern. The double hung windows have simple wood trim with a simple cornice and sill detail. A single brick chimney sits on the north slope of the main roof form along with a narrow metal flue pipe. A larger metal flue is located on the south slope of the roof.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house is one of three set on four original townsite lots that make up the southwest corner of the block. The buildings are arranged facing west, which is contrary to the typical townsite pattern. This part of the lot has a small lawn in front of the house. The alley runs along the north side of the property.
24. Associated buildings, features, or objects: a "tuffshed" is located on the rear of the lot.

IV. Architectural History

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

Resource Number: 5GF.4379
Temporary Resource Number: 162.SFTH

Architectural Inventory Form

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28. Original owner: William Gelder & George Arthur Rice
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Metal roof installed after 1984 and before 2000; replaced an asphalt shingle roof. 1984 photos show a non-original window on the right side of the façade, by 2000 this has been replaced with a pair of double hung windows. Some replacement siding would have been required by this change. The decorative shingles on the façade may have been added during this period, the shingles are not clearly present in 1984 photo. The present day porch posts replaced possibly original turned posts with decorative brackets, also shown in 1984 photograph.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: George Arthur Rice and William Gelder purchased these lots from the Carbondale Town and Land Company in October 1888. Several tax liens were sold on the property in subsequent years and by 1901 E. D. Tandy and D. C. Beaman were the joint owners. George Rice appeared in the 1880 Census with George, his parents Jacob E. and Ailsy A. and his two sisters Maggie E. and Allie A. living in Lake County. All the children were born in Illinois. 21 at the time of the census, George was living at home and working as an assayer. George does not appear in any subsequent census. He was mentioned in *The Avalanche* in 1891 when he left town for the summer to live in Salt Lake. In 1889, George was described as a "well known Western Colorado banker" in *The Avalanche*. The paper describes him as having a hand in 'fixing' the local elections to ensure his own advancement. It also referred to him as a man who makes his money in the valley and spends it elsewhere. His partner in this property William Gelder was also mentioned in the same passages. The editor referred to them both as "townsite sharks" and, if their candidate for Treasurer won the race, "he will reward them for their work by loaning then the county's money without interest." William Gelder was born in England in 1852. He and his wife, Alice (1854) were listed in the 1880 census in Leadville. At that time they had a son Joseph E. (age 3) and a daughter Sillian M. (age 1). William's occupation was listed as Real Estate Broker. The family appeared again in the 1900 Census in Denver. By that time two more children had been born: Royal W., a son who was 16 at the time of the census and Marjorie D. who was nine. They established The First National Bank at

Resource Number: 5GF.4379
Temporary Resource Number: 162.SFTH

Architectural Inventory Form

Page 4 of 6 pages

Grand Junction in 1888 with several others. Gelder was referred to as 'Senator' in several newspaper articles, but no additional information was found on his political life. A reference was found to W.M. Gelder & Company Investments in Denver in 1902 and to the firm of George Arthur Rice & Company in 1888. One article in *The Avalanche* indicated that Judge William Gelder was issued a patent in 1883 for the lands that became Glenwood Springs. Gelder and Rice were partners in several business ventures and seem to be the developers of this site, it is unclear if either ever lived at the property.

The three similar houses on this block appear on the 1912 Sanborn map. Two of the three (5GF.4379 and 5GF.4380) are in near original condition, the third has been altered but still remains, it was not included in the survey due to the extent of the alterations.

The subsequent owners (ending 1901) of the property were also prominent in early Carbondale. David C. Beaman appeared in the 1900 census as a lawyer and resident of Denver. He was born in 1839 in Ohio. Edward D. Tandy also appeared in the 1900 census. He was born in 1860 and was listed as a clerk at the druggist. Tandy eventually had his own drug store and served as Mayor of Carbondale in the early 1900s.

In 1901, Beaman and Tandy both sold their interest to George Swigart. Swigart and his family of four appeared in the 1900 census in Carbondale. He was born in Ohio in 1864, in the 1910 census he occupation was Stockman. He kept the property through at least 1916. Frank Thurston transferred this property to Francis Young in August of 1958 through a quit claim deed. In January 2000, Young transferred the property to Mr. & Mrs. Robert and Mr. & Mrs. John Schenck. In 2003, Robert and Betty Schenck, along with Betty Lou Schade, John W. and Kelly Schenck are listed on the deed. These are the current owners.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; *History of Colorado, Volume 1*, by Wilbur Fiske Stone.

VI. Significance

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

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;

Resource Number: 5GF.4379
Temporary Resource Number: 162.SFTH

Architectural Inventory Form

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

39. Area(s) of significance: Architecture

40. Period of significance: 1888

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

42. Statement of significance: This house is significant as an example of the Victorian Vernacular style. The simple plan, moderately pitched clipped gable roof, vertically proportioned double hung windows, simple entry porch and minimal detailing are all indicative of the style. This house also represents a pattern of development where a number of identical houses were developed by a single owner on a single group of lots typically as rental properties. This pattern can be seen in several communities in the area. The house is also associated with George Arthur Rice and William Gelder, who were well known investors with interests throughout Western Colorado. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house retains its original form. The alteration of one of the main windows and possible siding replacement have a small impact on the integrity. The house appears to retain a number of its original windows. The porch detailing could also be original. Even with the possible materials alterations, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Resource Number: 5GF.4379
Temporary Resource Number: 162.SFTH

Architectural Inventory Form

Page 6 of 6 pages

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4379 Images: 1, 2, 3 & 4

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

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



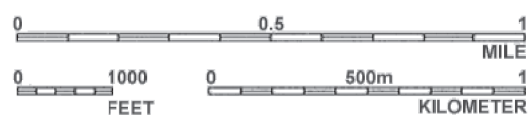
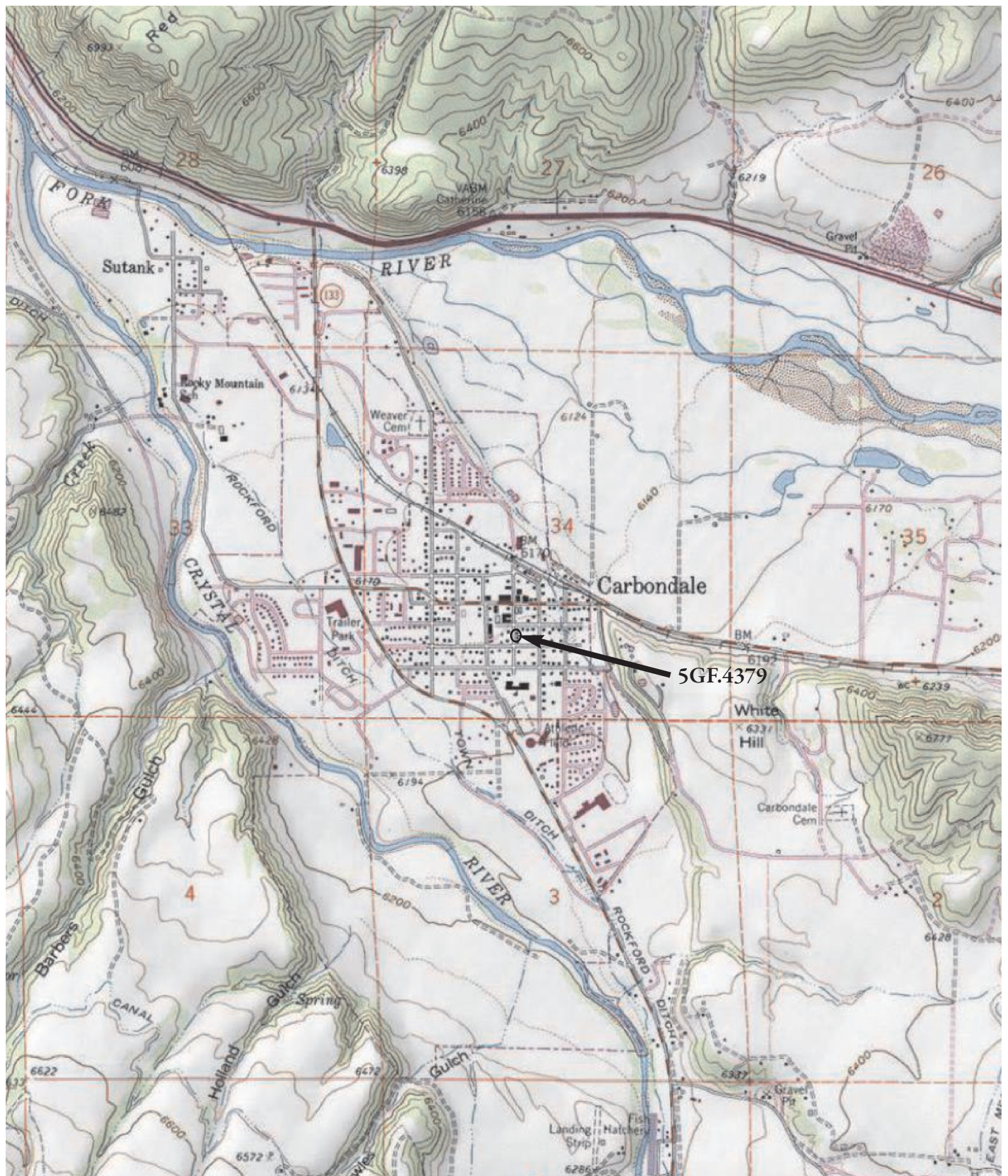
162 S 4th Street

5GF.4379



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



162 S 4th Street

5GF.4379

Image # 1

Carbondale

2008-M1-012

Looking East

5/2010



162 S 4th Street

5GF.4379

Image # 2

Carbondale

2008-M1-012

Looking Northeast

5/2010



162 S 4th Street

5GF.4379

Image # 3

Carbondale

2008-M1-012

Looking Southeast

5/2010



162 S 4th Street

5GF.4379

Image # 4

Carbondale

2008-M1-012

Looking West

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4380
2. Temporary resource number: 174.SFTH
3. County: Garfield
4. City: Carbondale
5. Historic building name: Gelder/Rice House
6. Current building name: n/a
7. Building address: 174 S 4th Street
8. Owner name and address: James & Michele Cardamone
0104 Vagneur Lane Basalt, CO 81621

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 6 1 2 mE 4 3 6 3 4 0 2 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): part of 13, 14, 15 & 16 Block: 13
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of the north 38.9 feet of the south
78.9 feet of Lots 13, 14, 15 & 16 on Block 13 of the Original Townsite
Assessors Office Parcel ID # 239334327005
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 36' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Hip on Gable Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Decorative Shingles, Porch, Chimney, Fence

Resource Number: 5GF.4380
Temporary Resource Number: 174.SFTH

Architectural Inventory Form

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21. General architectural description: This is a small one story wood frame house with a clipped front gable roof. The main façade faces west and has a centrally located front door. A small hipped roof porch covers the doorway and is supported by a simple turned posts, one at each roof corner and a pilaster on either side of the door. The posts have decorative brackets at the roof line and benches run from the base of the posts to the pilasters at the wall. Lattice infills the area below the bench on the north and runs the full height of the porch on the south. A single vertically proportioned double hung window is located to either side of the door, creating a symmetrical façade layout.
The south side of the house has a single vertically proportioned double hung near the front and a smaller vertically proportioned double hung near the rear. The windows are located symmetrically on the wall. The north side has a single vertically proportioned double hung near the front and a smaller vertically proportioned double hung near the rear. The windows are located symmetrically on the wall. A third small double hung is located to the right of the eastern most window.
A large hipped roof addition extends off the east side of the house, running the full width of the building. The main roof ends in a gable form with a single vertically proportioned double hung in the gable end on the attic level. The addition has a door on the left side and a small awning window on the right. A tall brick chimney engages the east wall at the center of the addition.
The building has horizontal wood siding, the majority of which is a coved lap siding. The rear addition and the east gable end have vertical siding. The main façade has a field of decorative fishscale shingles beginning just below the peak of the porch roof and extending to the cornice board that traces the roof line on the wall. The double hung windows have simple wood trim. A single metal flue pipe sits on the north roof slope.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house is one of three set on four original townsite lots that make up the southwest corner of the block. The buildings are arranged facing west, which is contrary to the typical townsite pattern. This part of the lot has a rock garden in front of the house with a large cottonwood street tree toward the north and some large shrubs to the south. A tall fence is set back from the main façade and encloses the back of the house and the rear yard.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1888
Source of information: Garfield County Assessors Office
26. Architect: unknown

Resource Number: 5GF.4380
Temporary Resource Number: 174.SFTH

Architectural Inventory Form

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Source of information: _____

27. Builder/Contractor: unknown

Source of information: _____

28. Original owner: William Gelder & George Arthur Rice

Source of information: Garfield County Clerk & Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition and chimney on rear are before 1984. Possible siding replacement or removal of covering materials between 1984 and 1995. Addition of decorative shingles between 1984 and 1995. Metal roof and south facing skylight after 1984.

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

V. Historical Associations

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

32. Intermediate use(s): n/a

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

34. Site type(s): Residential Neighborhood

35. Historical background: George Arthur Rice and William Gelder purchased these lots from the Carbondale Town and Land Company in October 1888. Several tax liens where sold on the property in subsequent years and by 1901 E. D. Tandy and D. C. Beaman were the joint owners. George Rice appeared in the 1880 Census with George, his parents Jacob E. and Ailsy A. and his two sisters Maggie E. and Allie A. living in Lake County. All the children were born in Illinois and George was 21 at the time of the census. He was living at home and working as an assayer. George does not appear in any subsequent census. He was mentioned in *The Avalanche* in 1891 when he left town for the summer to live in Salt Lake. In 1889, George was described as a "well known Western Colorado banker" in *The Avalanche*. The paper describes him as having a hand in 'fixing' the local elections to ensure his own advancement. It also referred to him as a man who makes his money in the valley and spends it elsewhere. His partner in this property William Gelder was also mentioned in the same passages. The editor referred to them both as "townsite sharks" and, if their candidate for Treasurer won the race, "he will reward them for their work by loaning them the County's money without interest." William Gelder was born in England in 1852. He and his wife, Alice (1854) were listed in the 1880 census in Leadville. At that time they had a son Joseph E. (age 3) and a daughter Sillian M. (age 1). William's occupation was listed as Real Estate Broker. The family appeared again in the 1900 Census in Denver. By that time two more children had been born: Royal W., a son who was 16 at the time of the census and Marjorie D. who was nine. They established The First National Bank at Grand Junction in 1888 with several others. Gelder was referred to as 'Senator' in

Resource Number: 5GF.4380
Temporary Resource Number: 174.SFTH

Architectural Inventory Form

Page 4 of 6 pages

several newspaper articles, but no additional information was found on his political life. A reference was found to W.M. Gelder & Company Investments in Denver in 1902 and to the firm of George Arthur Rice & Company in 1888. One article in *The Avalanche* indicated that Judge William Gelder was issued a patent in 1883 for the lands that became Glenwood Springs. Gelder and Rice were partners in several business ventures and seem to be the developers of this site, it is unclear if either ever lived at the property.

The three similar houses on this block appear on the 1912 Sanborn map. Two of the three (5GF.4379 and 5GF.4380) are in near original condition, the third has been altered but still remains, it was not included in the survey due to the extent of the alterations.

The subsequent owners (ending 1901) of the property were also prominent in early Carbondale. David C. Beaman appeared in the 1900 census as a lawyer and resident of Denver. He was born in 1839 in Ohio. Edward D. Tandy also appeared in the 1900 census. He was born in 1860 and was listed as a clerk at the druggist. Tandy eventually had his own drug store and served as Mayor of Carbondale in the early 1900s.

In 1901, Beaman and Tandy both sold their interest to George Swigart. Swigart and his family of four appeared in the 1900 census in Carbondale. He was born in Ohio in 1864, in the 1910 census he occupation was Stockman. He kept the property through at least 1916. In 1973, Mildred Baumli, Frank, Gene and Mildred Thurston owned the property. Thurston was already the owner of the adjacent property (5GF.4379) at 162 South Fourth. In that year the group sold the property to Christopher C. and Eugenia L. Landry, later that year, Janet Frost Landry was added to the deed. In 1975, Eugenia transferred her share to Christopher, as did Janet in 1976. Christopher Landry sold the property to Michael K. Stahl, in 1990, who sold to Gabriella Sutro et al, in 1994. Sutro sold to the current owners, James and Michele Cardamone in 1998.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; *History of Colorado, Volume 1*, by Wilbur Fiske Stone.

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

Resource Number: 5GF.4380
Temporary Resource Number: 174.SFTH

Architectural Inventory Form

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

39. Area(s) of significance: Architecture

40. Period of significance: 1888

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

42. Statement of significance: This house is significant as an example of the Victorian Vernacular style. The simple plan, moderately pitched clipped gable roof, vertically proportioned double hung windows, simple entry porch and minimal detailing are all indicative of the style. This house also represents a pattern of development where a number of identical houses were developed by a single owner on a single group of lots typically as rental properties. This pattern can be seen in several communities in the area. The house is also associated with George Arthur Rice and William Gelder, who were well known investors with interests throughout Western Colorado. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house generally retains its original form. The rear addition does not have a significant impact on the massing. The house appears to retain its original windows, and possibly its original siding. The porch detailing could also be original. Even with the possible materials alterations, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Resource Number: 5GF.4380
Temporary Resource Number: 174.SFTH

Architectural Inventory Form

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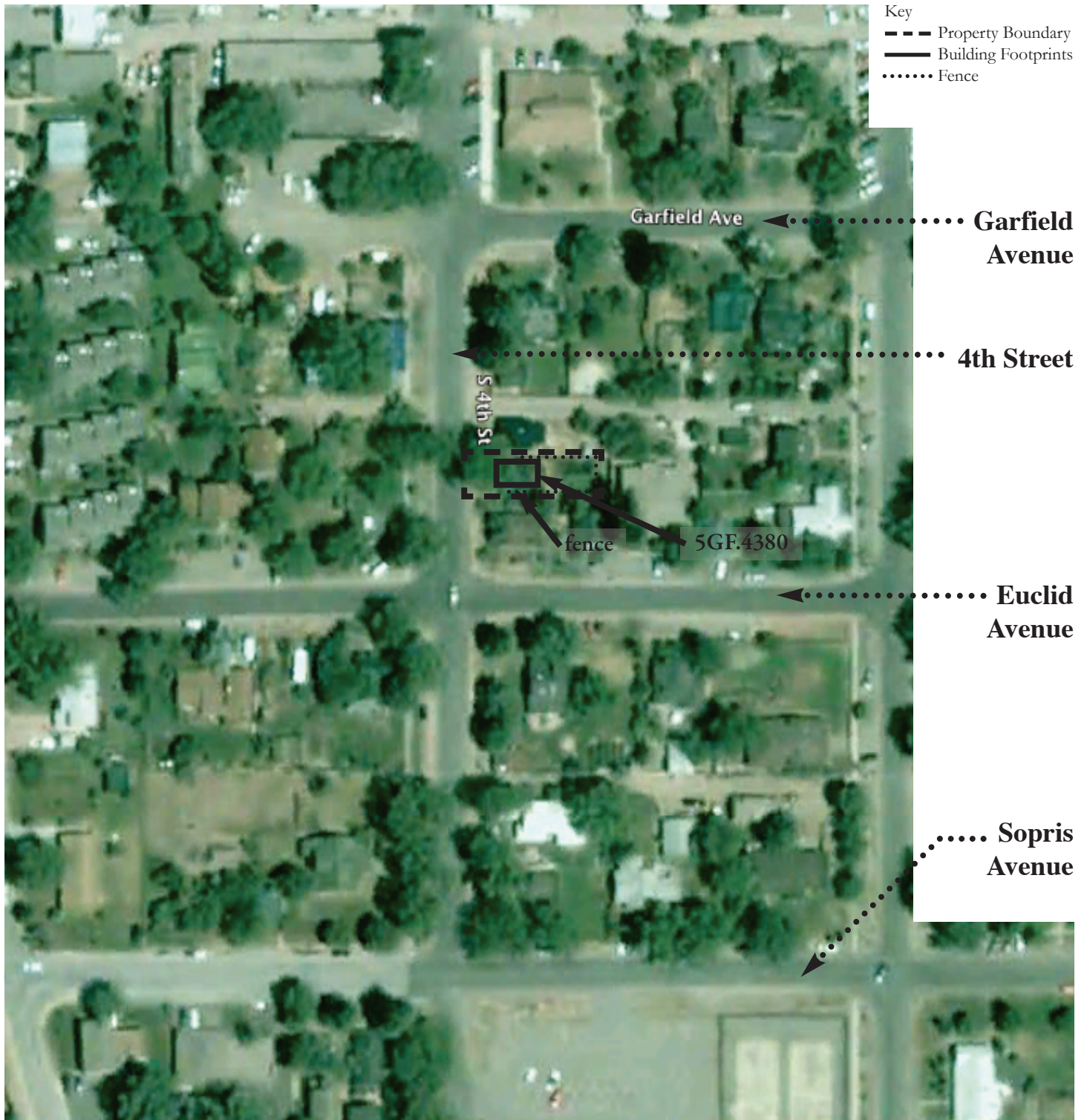
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4380 Images: 1 through 6
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



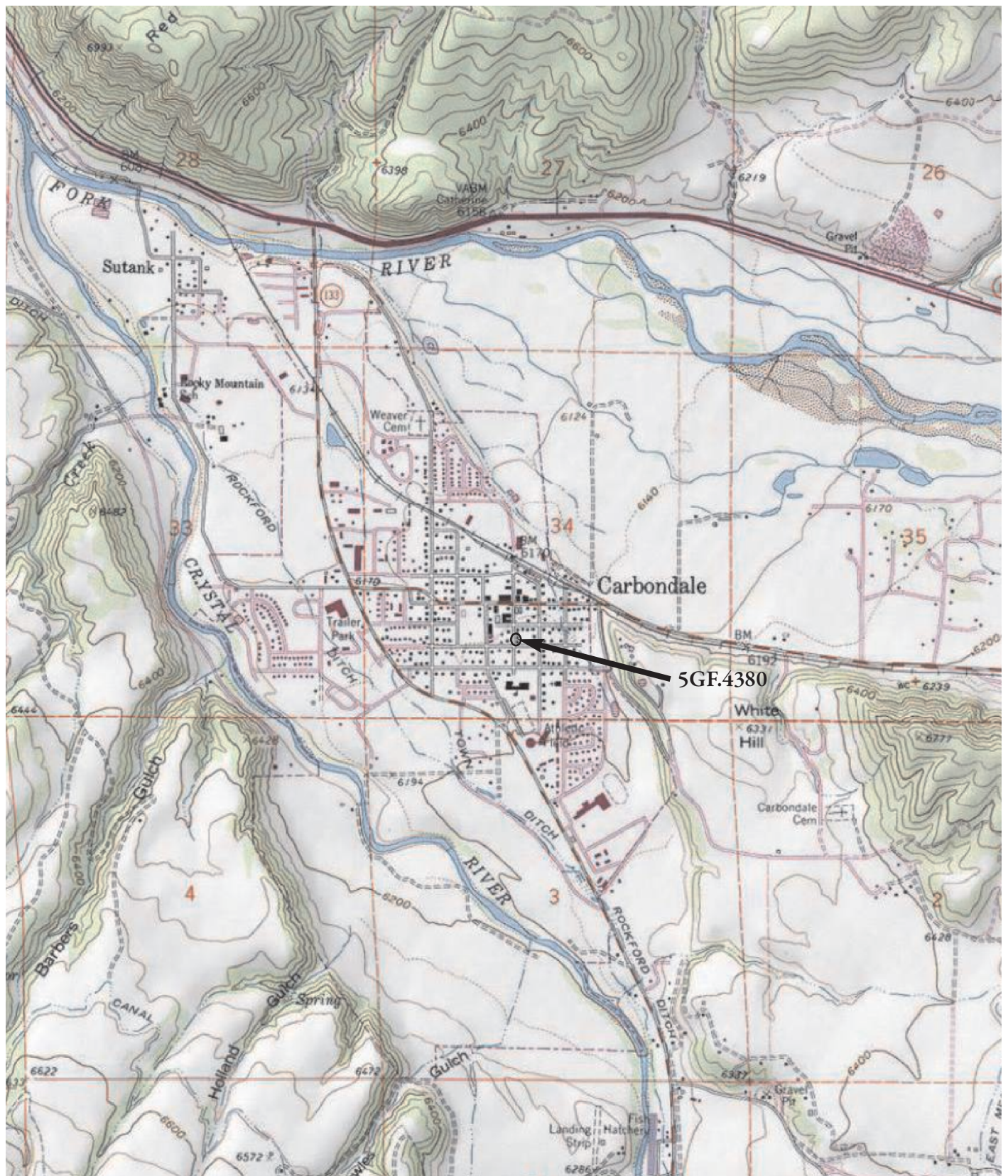
174 S 4th Street

5GF.4380



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



174 S 4th Street

5GF.4380

Image # 1

Carbondale

2008-M1-012

Looking East

5/2010



174 S 4th Street

5GF.4380

Image # 2

Carbondale

2008-M1-012

Looking Southeast

5/2010



174 S 4th Street

5GF.4380

Image # 3

Carbondale

2008-M1-012

Looking East

5/2010



174 S 4th Street

5GF.4380

Image # 4

Carbondale

2008-M1-012

Looking Northeast

5/2010



174 S 4th Street

5GF.4380

Image # 5

Carbondale

2008-M1-012

Looking Southwest

5/2010



174 S 4th Street

5GF.4380

Image # 6

Carbondale

2008-M1-012

Looking Southwest

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4384
2. Temporary resource number: 178.SEIG
3. County: Garfield
4. City: Carbondale
5. Historic building name: J. E. & Adela White House
6. Current building name: Taylor/Halloran House
7. Building address: 178 S 8th Street
8. Owner name and address: Andrew Taylor & Linda Halloran
Po Box 1316 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NE 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 5 2 mE 4 3 6 3 4 0 3 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 13 to 17 Block: 23
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Lots 13 to 17 on Block 23 of the Original Townsite
Assessors Office Parcel ID # 239334325004
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 54' x Width 42'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Wood Shingle
18. Roof configuration: (enter no more than one): Gable on Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Dormer, Porch, Chimney, Fence

Architectural Inventory Form

Page 2 of 5 pages

21. General architectural description: This is a two story wood frame house with a moderately pitched gable on hip roof. The principal façade faces west and is generally symmetrical with a porch that runs just short of the full width of the façade. The porch roof has a long low gabled roof form supported by stout corner posts on river rock bases. A central doorway is located under the porch roof on the main wall of a one and one half story hipped roof volume. A wide double hung window is located to either side of the entry door. The windows have a shallow upper sash with diamond pattern muntins and a plain lower sash. The stone corner posts have rusticated stone caps that sit just above the railing height, with two matching plinths creating a central bay at the entry door. A railing runs between the stone bases on either side of the central bay. The railing is made of wide pickets with a heavy top rail. Concrete steps infill with width of the central bay in front of the door. On the stone caps at the corners sits a thick square wood post with a simple wood base and flat wood capital. This capital supports the gable roof form. Above the capital short posts with a decorative coved bracket support the deep lintel that spans the porch width. A wall of wood shingles infill the gable end above the lintel with a group of three small square windows centered on the gable end. Wood brackets support the moderate overhang of the gable. The small windows have a narrow upper sash with a diamond muntin pattern and a plain lower sash.
- The lower hipped roof volume is intersected by a two story rectangular element with a hipped roof. A gabled dormer sits in the center of the upper hipped roof in a line with the main front gable. Two small windows are located in the dormer and the lower hipped roof volume begins just below the window sills. On the south side of the house, the lower hipped roof volume has a large river rock chimney applied to the wall plane. The chimney intersects the hipped roof plane, but the eave line continues through. Two small square windows are located to either side of the chimney form. The two story volume intersects the wall just to the east of the easternmost small window. The volume projects from the hipped roof volume and has a series of three double hung windows on the full width of its face on the lower level and a series of three similar windows on the upper level. A small double hung is located on the east and west sides of the upper level in a line with the windows on the south face. Beyond the two story volume, the lower hipped roof volume reappears and runs along the east side of the house.
- The north side of the house has a similar arrangement of volumes with a similar window pattern. A wood shingle boxed projection takes the place of the chimney with the same two small windows on either side. A single double hung is located on the face of the two story volume and a group of three smaller double hungs run the width of the two story wall on the upper level. A series of vertically proportioned fixed windows fill the width of the low hipped roof volume at the back corner of the house.

Resource Number: 5GF.4384
Temporary Resource Number: 178.SEIG

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22. Architectural style/building type: Late 19th/Early 20th Century American Movements; Craftsman
23. Landscaping or special setting features: The house sits on a corner lot facing west. A majority of the residential sites in town sit on the north and south facing sides of the street, so this house and its neighbor 116 S. 8th are anomalies in the typical town pattern. The house sits in the center of a large lawn area with significant cottonwood street trees along the west and south sides. A wood picket fence runs along the perimeter of the property with a gate at the entry walk.
24. Associated buildings, features, or objects: The house has two outbuildings. Outbuilding #1 is a hipped roof building with a series of windows facing north, it is located on the northeast corner of the site and may be of similar vintage as the house. Outbuilding #2 is a simple shed roof wood frame building with a trellis on the west side, located on the southeast corner.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1917
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: J. E. and Adela D. White
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): A large two story hipped roof addition was added to the central section of the house straddling the short ridge of the original roof form in 1991. The porch post bases appear to have been altered. The hipped roof outbuilding was converted from a garage to a studio in 1991 and the shed roof outbuilding was constructed at that time.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: The house sits on lots within the original townsite, which were established in 1887. J. E. White and his wife Adela purchased the lots in March 1888. J. E.

Resource Number: 5GF.4384
Temporary Resource Number: 178.SEIG

Architectural Inventory Form

Page 4 of 5 pages

and Adela were listed in the 1910 census. He is 50 at the time of the census and she is 48. Both were born in Illinois. J. E. was a merchant and commissioner according to the census. J. E. died in 1929 and his daughter Katherine Robison kept the property until 1936 when she sold it to Bert & Clio Hinkle. Katherine Robison also owned the adjacent property at 116 S 8th (5GF.4383). Bert & Clio Hinkle appeared in the 1920 census. He was 42 and she was 31. They had two children, Daryl (17) and Lenora (15). He was listed as the proprietor of a livery stable. At the time of the 1920 census they lived on 4th Street in Carbondale. Sometime before 1975 Jeff & Anne Bier purchased the property; in that year they sold it to Andrew and Priscilla Sue Taylor. In 1995 Linda Halloran was added to the deed and in 1998 Priscilla Sue Taylor was removed from the deed. Halloran and Andrew Taylor are the current owners.

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

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1917
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of Late 19th/Early 20th Century American Movements, particularly the Craftsman style, which became popular after the turn of the 20th century. Its moderately pitched hipped roof, original simple

Resource Number: 5GF.4384
Temporary Resource Number: 178.SEIG

Architectural Inventory Form

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rectangular plan form and deep set porch are characteristic of the style. The exposed rafter tails and grouped window pattern with divided lights in the upper sash are also indicative of the Craftsman style. The substantial quality of the house and the design demonstrate a willingness to invest in the growing community and an interest in the prevalent style of the day. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The alterations have a substantial impact on the integrity in terms of the design and workmanship and, as a result, the feeling and association as well. While the principal façade retains its integrity in most aspects, the addition obscures the original scale and form of the house, compromising the building's ability to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4384 Images: 1 through 9
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



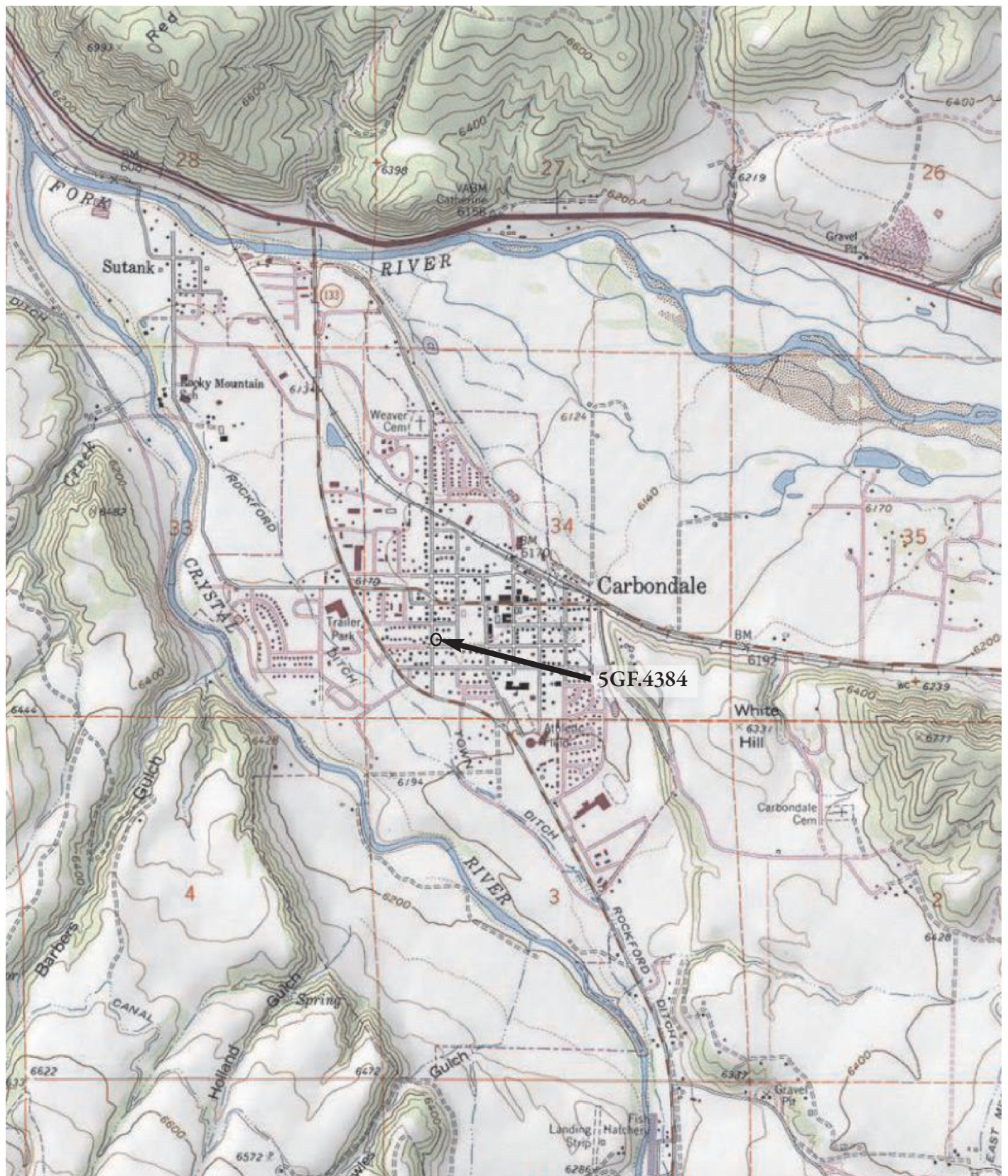
178 S 8th Street

5GF.4384



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



178 S 8th Street

5GF.4384

Image # 1

Carbondale

2008-M1-012

Looking East

5/2010



178 S 8th Street

5GF.4384

Image # 2

Carbondale

2008-M1-012

Looking East

5/2010



178 S 8th Street

5GF.4384

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010



178 S 8th Street

5GF.4384

Image # 4

Carbondale

2008-M1-012

Looking East

5/2010



178 S 8th Street

5GF.4384

Image # 5

Carbondale

2008-M1-012

Looking South

5/2010



178 S 8th Street

5GF.4384

Image # 6

Carbondale

2008-M1-012

Looking North

5/2010



178 S 8th Street

5GF.4384

Image # 7

Carbondale

2008-M1-012

Looking Northwest

10/2010



178 S 8th Street

5GF.4384

Image # 8

Carbondale

2008-M1-012

Looking Northeast

5/2010



178 S 8th Street

5GF.4384

Image # 9

Carbondale

2008-M1-012

Looking Southeast

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4387
2. Temporary resource number: 203.NEIG
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Sadlowski/Smotherman House
7. Building address: 203 N 8th Street
8. Owner name and address: Cynthia Sadlowski & Frank Smotherman
PO Box 10 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 1 1 mE 4 3 6 3 7 9 7 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): n/a Block: portion of 13
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of a portion of Block 13 of the Weavers Addition
Assessors Office Parcel ID # 239334303001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Cross Shaped Plan
15. Dimensions in feet: Length 28' x Width 30'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Segmental Arch, Chimney, Fence

Architectural Inventory Form

Page 2 of 5 pages

21. General architectural description: This is a two story brick house with a cross gabled roof. The principal façade faces east with a symmetrical layout of windows and applied hipped roof porch. The main entry door is centered on the façade and sits in a segmentally arched opening. A wide vertically proportioned double hung is located to either side of the door, centered on the remainder of the wall plane. The wood frame windows are set in segmentally arched openings with wood infill panels above the square window head. The windows have a narrow upper sash with a tall lower sash and rusticated stone sills. The porch roof is supported by four turned posts with decorative brackets. Wood pilasters sit just outside of the double hung windows and match the turned posts, supporting the simple wood porch roof structure. The porch deck is raised four steps above the grade and lattice infills the area below the porch deck structure. The steps are the full width of the center bay of the porch. A low railing with square pickets runs between the porch posts to either side of the steps and returns to the pilasters at the wall. The upper level has two vertically proportioned double hung windows that divide the upper wall into thirds. The brick wall runs to the eave line with a simple field of wood shingles infilling the gable end. The meeting rail of the double hung windows sit just below the line of the wood shingle field. Two brick chimneys are located on the north/south ridge line; one at the far north end and one about halfway along the south part of the ridge. The north side of the house has a gable roof that matches the width of the wall with the same simple pattern of windows seen on the upper level of the principal façade. Two more vertically proportioned double hungs are located on the main level aligned with the windows above.
- The south side of the house also has a full width gable with the same two windows on the upper level. On the main level a brick bay is located below the eastern most window. The bay has three faces with three equally sized vertically proportioned double hungs. The window in the south face of the bay has a narrow upper sash and a tall lower sash. The windows in the 45 degree side walls have equally sized sashes. The windows are set in segmentally arched brick openings with stone sills. The corners of the bay are constructed with a finger jointed detail. The bay extends to the ground and has a hipped roof whose peak sits just below the sill of the upper window. A single vertically proportioned double hung sits to the west of the bay on the main level. The rear of the house has the same large gable end with a shed roofed porch attached to the main wall. The porch is infilled with plywood panels.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits toward the back of the site, centered in the open space around the house. The house is separated from the street by a row of shrubs and small trees along the sidewalk. The yard is primarily lawn with a gravel

Resource Number: 5GF.4387
Temporary Resource Number: 203.NEIG

Architectural Inventory Form

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drive and a simple walkway to the front door. The house has several multifamily developments on the north and west sides. A wood plank fence runs along the north and south sides of the yard. A split rail fence runs along the back property line.

24. Associated buildings, features, or objects: A small gambrel roof "tuff shed" is located on the north side of the lot.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1893
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Mary E. Sweet
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Probable shingle replacement in gable ends, pre 1984.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: This area of town was developed by Philip E. Weaver, who owned and ranched a large tract of land adjacent to the north side of the original townsite. He sold lots and blocks to individual property owners in the 1890s. The area was annexed it into town in 1906. In this case the full block was sold and the first owner after Weaver appears to have been Mary E. Sweet, based on her sale of the property in 1901. No earlier records were found. Only one Mary E. Sweet appears in the Colorado census, she was 22 at the time of the census and living in Denver as a lodger. Frank E. & Edna Sweet, who were long time Carbondale residents were also living in Denver during the 1900 census. No connection between Mary and Frank was found in the census records. The Denver Mary was found in Connecticut in 1880 with no siblings named Frank. It is unlikely that the Mary found in the census is the same person, based on age and location in 1900. Mary E. Sweet sold this property to James Zimmerman in 1901. James W. Zimmerman appeared in the 1900 and 1910 census in Carbondale. His occupation is farmer in 1900 and stockman in

Resource Number: 5GF.4387
Temporary Resource Number: 203.NEIG

Architectural Inventory Form

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1910. His location in North Carbondale was consistent with the location of this property. James was born in Virginia and was 41 at the time of the 1900 census. His wife was Hattie (age 32 b. Iowa). They had three children Bessie D. (age 10 in 1900), David Franklin (age 5 in 1900), and James (age 8 in 1910). Despite his children, the property records show that Zimmerman's properties were held by the County Court upon his death in January 1937. A large ranch tract in the Carbondale area was also included in his holdings.

In 1958 Mary Ellen & Donald V. Paterson sold this property to Orvie J. & Charlotte A. Cerise. The Cerise family is a large and long time ranching family in the valley. The original Cerises came from Val D'Aosta, Italy with many other Italian families who settled on ranches in the area at the turn of the 20th century. Information on the purchase date by the current owners Cynthia Sadlowski & Frank Smotherman was not readily available.

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

VI. Significance

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

38. Applicable National Register Criteria:

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

39. Area(s) of significance: Architecture

40. Period of significance: 1893

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

42. Statement of significance: This house is significant as an example of the Late Victorian vernacular style. The cross gabled roof form, vertically proportioned double hung windows, front porch with turned posts and decorative brackets, and overall symmetrical

Resource Number: 5GF.4387
Temporary Resource Number: 203.NEIG

Architectural Inventory Form

Page 5 of 5 pages

layout are all key features of the style. This house represents a significant investment in the Carbondale community at the end of the 19th century. It is an example of the larger more substantial homes in the community at that time. This building is an excellent example of the style and may rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The house is generally intact in the aspects of location, design, workmanship, materials, feeling and association. The main impact to the integrity is the change to the setting as a result of the multi-family development that surrounds the house on two sides. The possible replacement of the wood shingles in the gable ends also has an impact on the aspects of material and design. This is one of the more intact buildings remaining from this era in the community. The house retains sufficient integrity to continue to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible X Not Eligible Need Data

45. Is there National Register district potential? Yes No X Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Noncontributing

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

Noncontributing

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4387 Images: 1, 2, 3 & 4

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

Colorado Historical Society - Office of Archaeology & Historic Preservation

1300 Broadway, Denver, CO 80203 (303) 866-3395



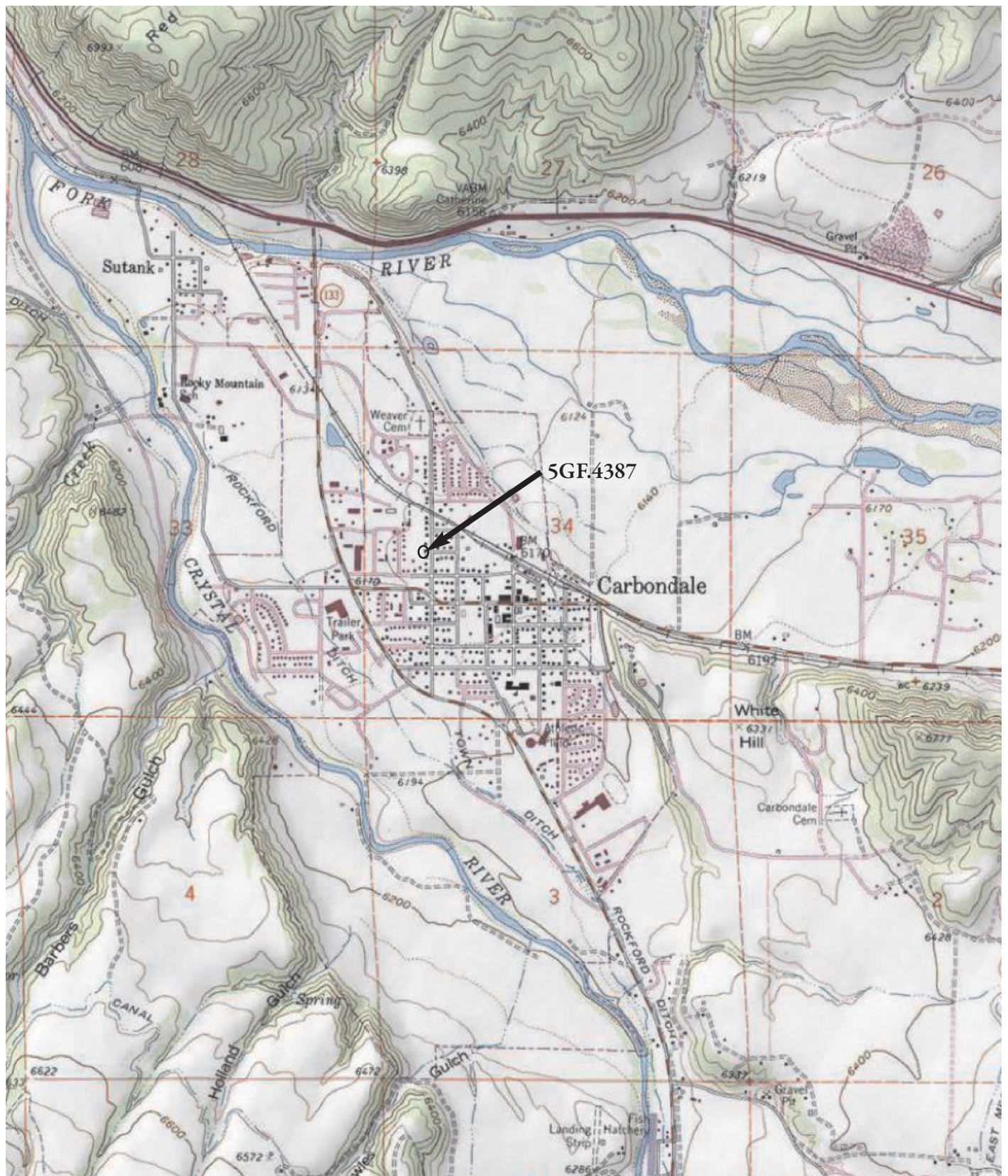
203 N 8th Street

5GF.4387



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



203 N 8th Street

5GF.4387

Image # 1

Carbondale

2008-M1-012

Looking West

5/2010



203 N 8th Street

5GF.4387

Image # 2

Carbondale

2008-M1-012

Looking West

5/2010



203 N 8th Street

5GF.4387

Image # 3

Carbondale

2008-M1-012

Looking Northwest

5/2010



203 N 8th Street

5GF.4387

Image # 4

Carbondale

2008-M1-012

Looking West

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4391
2. Temporary resource number: 211.EUC
3. County: Garfield
4. City: Carbondale
5. Historic building name: Edgerton House
6. Current building name: n/a
7. Building address: 211 Euclid Avenue
8. Owner name and address: Glenn W. Nemhauser 2005 Trust
PO Box 7404 Catati, CA 94931

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of NW 1/4 of SW 1/4 of SE 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 7 9 3 mE 4 3 6 3 3 8 8 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): B Block: n/a
Addition: Heilig Subdivision Year of Addition: 2004
13. Boundary Description and Justification: Site is comprised of Lot B of the Heilig Subdivision. This was originally Lots 20 through 24 on Block 8 of the original townsite. Assessors Office Parcel ID # 239334447002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 42' x Width 30'
16. Number of stories: 2.5
17. Primary external wall material(s) (enter no more than two): Brick; Wood Shingles
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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

21. General architectural description: This is a large two and a half story brick cross gabled house, whose principal façade faces south. The building is rectangular in plan and the roof form is symmetrical with gables running the full width of the wall plane. The brick wall extends approximately one third of the way up the gable before the decorative wood siding infills the remainder of the wall plane to the peak. The house sits on a low stone base that is flush with the brick surface. The principal façade has a hipped roof porch applied to the face of the building. The porch is held in on either end to allow the overhang of the porch roof to be contained in the width of the main wall. The main entry door, with a transom, is set off center to the left under the porch roof. A single vertically proportioned double hung window is located to either side of the door, they are positioned symmetrically across centerline of the façade. The upper level has a vertically proportioned double hung window located directly above the windows and door on the main level. Another vertically proportioned double hung is located in the field of decorative shingles just below the peak. The porch roof is supported by four turned posts across the face of the porch and two turned pilasters where the porch returns to the main wall. A simple lintel supports the roof plane, and a decorative ogee cornice board trims the eave. A widely spaced square picket railing infills between the porch posts on the sides and the returns, leaving the center bay open for access to the entry. The wood porch floor is set one step above grade.

The west side of the house has two vertically proportioned double hung windows set to either side on the upper level and a single vertically proportioned double hung off center to the north on the lower level.

The east side of the house has the same two vertically proportioned double hung windows on the upper level and a pair of brick bays located directly below on the main level. Each bay has a double hung in its face and a slightly narrower double hung in the 45 degree walls of the bay. The bays have hipped roofs that run up to the sills of the windows on the upper level and walls that run to the ground. An arch is located adjacent to the southern bay at the base of the brick at ground level.

The rear of the house has the same pattern of double hungs on the upper level as the other two sides, with the addition of a horizontal fixed window in the center of the wall. A single double hung is located in the field of decorative shingles on the attic level and a hipped roofed enclosed porch is applied to the main wall plane. The enclosed porch has a low wall around the perimeter with a series of fixed glass panes running full length of the wall. A small shed roofed volume with an entry door in its face sits near the west end of the enclosed porch.

Resource Number: 5GF.4391
Temporary Resource Number: 211.EUC

Architectural Inventory Form

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All the windows in the brick wall sit in segmentally arched openings with stone sills with the exception of the horizontal window on the rear. The gable ends are infilled with fields of fish scale shingles that flare outward slightly at the center of the bottom edge. The roof has vergeboards with a decorative detail scroll cut into the tail; a deep trim board at the wall plane sits below the shallow soffit. Two large brick chimneys are located to either end of the side gable ridge. The chimneys have articulated bases and a simple capstone at the top. A skylight is located on the back plane of the side gable roof.

22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a corner lot, facing south. Large street trees are located along the perimeter on the south and east. Most of the lot is lawn with some large shrubs. A solid plank fence encloses the side yard, with a gate on the east side.
24. Associated buildings, features, or objects: A front gable garage is located at the northeast corner of the lot. A second side gable shed is located along the alley.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1893
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: D. G. Edgerton
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Enclosed back porch; before 2000. Significant remodel/rehabilitation in 2006. Work included the repair and refurbishment of all the original details. Minimal material replacement; new metal roof on bays and asphalt on main roof. Windows replaced with similar double hung units, probably slightly smaller than original units, but in character with original; date unknown, before 2000. Some of the new units include integral aluminum storms.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling

Resource Number: 5GF.4391
Temporary Resource Number: 211.EUC

Architectural Inventory Form

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34. Site type(s): Residential Neighborhood
35. Historical background: D. G. Edgerton is apparently the first owner of record after the Carbondale Town & Land Company. Edgerton borrowed on the property and repaid loans to J. H. Murfitt and Walter B. Deveraux. Deveraux was one of the wealthiest men in Glenwood Springs and was responsible for the most significant architecture in that community. At some point D. G. Edgerton transfers ownership of the property to his son Hamlin, who in turn transfers the property to his brother Julian in 1913. Daniel G. Edgerton was listed in the 1880 census in Leadville. He was 45 at the time of the census. He was listed with his wife Mary (age 45, b. New York) and they had three sons; Julian (21), Hamlin (20), and Irvin (12). They also had an adopted daughter Millie (17). By 1900 the family had moved to Carbondale and the census lists only Daniel (Danly) and Mary. His occupation there is farmer and he was noted as having his own farm. Both Hamlin and Julian appeared in their own households in 1900 in Carbondale. Hamlin (39) is also a farmer, married to Mary (29) and they had 7 children aged 11 to six months. Julian (42) was a servant in another household, but his occupation was engineer. None of them appeared in the 1920 census.
- By 1915 the property records show E. D. Tandy transferring the property to his wife Kate M. Tandy. The property goes back and forth several times into the 1920s. Edward Tandy appeared in the 1880 census in Buena Vista, Colorado. In the 1900 census he appeared in Carbondale as a druggist with his wife Kate (b. 1861 in Ohio) and four daughters. Tandy served as Carbondale's mayor several times: from 1895 to 1896, from 1902 to 1903, from 1904 to 1907, and 1917 to 1918.
- The next record indicated that Frank & Edna Sweet owned the property from some point before 1931, when the property moves from Edna to both Edna and Frank. Frank Sweet died in 1935 and Edna inherited the property. The Sweets were well known members of the community and they were listed in the 1910 census in Carbondale. He was 36 at the time of the census and was born in Connecticut. His occupation was farmer. His wife Edna was 36 at the time of the census and their three children were; Walden, age 11, Dorothy, age 6 and Harold, age 13 months.
- The house appears in the estate of E. Byron Cain in 1967. At that time the house is held by Cain and L. Edward Meredith who are listed as joint tenants and the house passes to Meredith alone. The house then passes to lone Neal Meredith upon Edward's death in 2000. Robert Neal Meredith inherits the house in November of that year upon lone's death. At that time Patricia Meredith is added to the deed as well. In 2003 the Merediths sell the property to Patricia K. Heilig (not known if this is a married name for Patricia Meredith or a different person). The Merediths are a large extended ranching family in the region. In

Resource Number: 5GF.4391
Temporary Resource Number: 211.EUC

Architectural Inventory Form

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2005 Patricia Heilig sold the property to Glenn W. Nemhauser and the trust in his name (current owner) was established in 2005.

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

VI. Significance

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

38. Applicable National Register Criteria:

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

39. Area(s) of significance: Architecture

40. Period of significance: 1893

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

42. Statement of significance: This resource is significant as an example of a substantial Late Victorian style brick house. The cross gabled roof, vertically proportioned double hung windows in segmental arches, the decorative shingles and the turned porch posts are all indicative of the Vernacular version of the style. This is an unusually large house for this point in time and has more decorative features than similar buildings found in the community. The substantial quality of the house and the design demonstrate a willingness to invest in the growing community and an interest in the prevalent style of the day. While important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: This building has been meticulously restored, and apparently much of the original material is existing. The window replacement, however, does have a considerable impact on the aspects of design,

Resource Number: 5GF.4391
Temporary Resource Number: 211.EUC

Architectural Inventory Form

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material, and workmanship. The building does retain a high level of integrity in the aspects of location, setting, feeling and association. Even with window replacement, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible _____ Not Eligible **X** Need Data _____

45. Is there National Register district potential? Yes ___ No X Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Noncontributing

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

Noncontributing

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4391 Images: 1 through 7

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

Colorado Historical Society - Office of Archaeology & Historic Preservation

1300 Broadway, Denver, CO 80203 (303) 866-3395



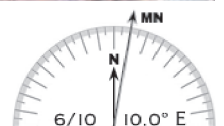
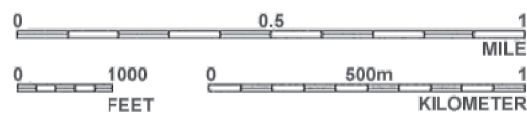
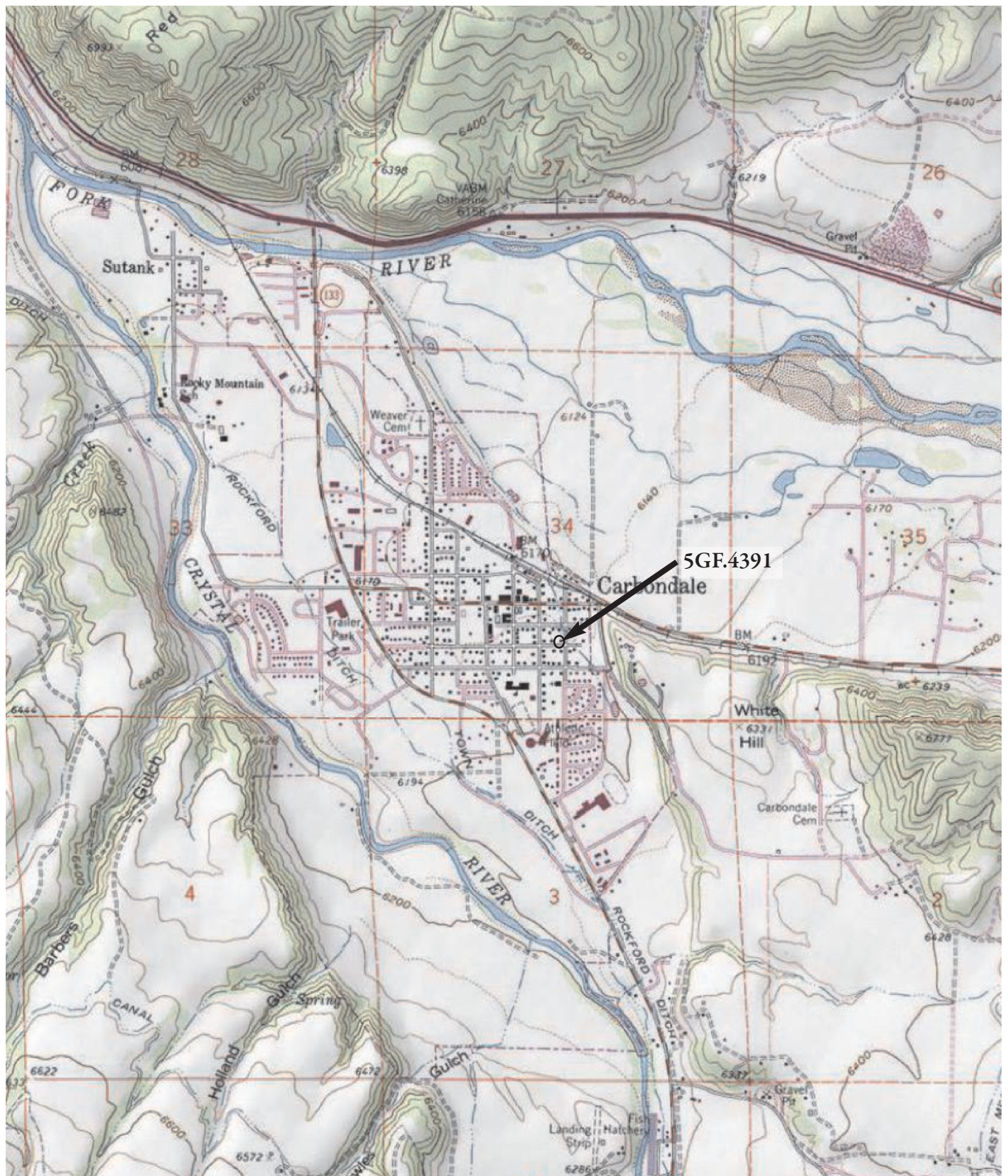
211 Euclid Avenue

5GF.4391



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



211 Euclid Avenue

5GF.4391

Image # 1

Carbondale

2008-M1-012

Looking North

5/2010



211 Euclid Avenue

5GF.4391

Image # 2

Carbondale

2008-M1-012

Looking North

5/2010



211 Euclid Avenue

5GF.4391

Image # 3

Carbondale

2008-M1-012

Looking Southwest

5/2010



211 Euclid Avenue

5GF.4391

Image # 4

Carbondale

2008-M1-012

Looking West

5/2010



211 Euclid Avenue

5GF.4391

Image # 5

Carbondale

2008-M1-012

Looking Northeast

5/2010



211 Euclid Avenue

5GF.4391

Image # 6

Carbondale

2008-M1-012

Looking Northeast

5/2010



211 Euclid Avenue

5GF.4391

Image # 7

Carbondale

2008-M1-012

Looking Northwest

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4381
2. Temporary resource number: 275.SFTH
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Fender House
7. Building address: 275 S 4th Street
8. Owner name and address: Gene F. Fender
275 S 4th Street Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 5 5 6 mE 4 3 6 3 2 9 6 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 7 to 12 and Outlot 8 Block: 17
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Lots 7 to 12 and Outlot 8 on Block 17 of the Original Townsite
Assessors Office Parcel ID # 239334331003
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 43' x Width 40'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.4381
Temporary Resource Number: 275.SFTH

Architectural Inventory Form

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

21. General architectural description: This is a one and one half story brick house with a side
gabled roof sitting on a concrete base. The principal façade faces east. A deep front
gabled porch is offset to the north on the main façade and a single gabled dormer is
located in the center of the main roof. The main entry door is located just off center to the
north on the main volume of the house. A large double hung window is centered on the
remaining wall area to either side of the door. The gabled porch covers both the entry and
the window to the north. The porch roof is supported by two large brick piers at either
corner and two corresponding brick pilasters at the main wall. A low brick wall runs
between the post and pilaster at the sides of the porch and part way along the face of the
porch, leaving a section open in front of the entry door. The open section is defined by a
brick pier on the south and a short brick plinth on the north. A set of four concrete steps
infill the full width of the opening and low concrete walls bracket the steps. The plinth and
the wall have cast stone caps; the brick piers have simple brick capitals. The gable roof of
the porch is supported by a lintel with a short coved leg. The pediment, above the lintel, is
infilled with a simple decorative pattern of battens with a single horizontal line at the top of
the lintel. The porch roof has deep overhangs supported by paired brackets extending to
the east. The vergeboards have a simple cove cut on their tails and the remainder of the
exposed rafters have a simple plumb cut. The dormer roof has similar details with a
steeper pitch. The dormer has a set of three windows in its face; a wider central double
hung flanked by narrower vertically proportioned double hungs. The dormer has wood
shingle siding in a staggered pattern. A single, wide double hung is located in the center
of the exposed portion of the main wall and a single narrow double hung sits to the right of
the entry door under the porch roof.

The north side of the house has a series of single vertically proportioned double hung
windows along the main level brick wall. The windows are generally evenly spaced and
two share the same head and sill line on the right side of the elevation, with a small
window and larger double hung on the right with a higher head height. Two vertically
proportioned double hungs are located under the main roof gable in the upper level. A
single horizontal trim board runs across the wall at the level of the eave line. The board
separates the brick wall from the field of wood shingles that infill the gable end. The roof
has a moderate overhang that is supported by shaped brackets at the eave end and
halfway along the length of the rake. A brick chimney is engaged in the wall plane and sits
just west of the mid roof bracket. The chimney sits just proud of the main wall and
continues up through the roof plane, ending in a tall cap that ends just below the height of
the main ridge. A shed roof porch is attached to the west side of the house. The porch is

Resource Number: 5GF.4381
Temporary Resource Number: 275.SFTH

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slightly set back from the main wall plane and has a solid wall up to waist height with fixed windows infilling the full width of the wall up to the eave line.

The south wall has a single wide double hung on the right side and a pair of double hungs on the left. A pair of double hungs are located in the gable end on the upper level. Several small windows are located in the concrete base of the house just above the grade line. The roof and siding details are the same as those seen on the north side.

The rear of the house (west side) has a single large dormer centered on the roof plane with two vertically proportioned double hung windows in its face. A single vertically proportioned double hung is located on the right end of the main level wall with a smaller unit to its left. A door is located near the center of the wall and sits below grade in a shallow well. The shed roof porch begins just past the door with the same pattern as seen on the north side. A door is located in the south facing wall of the shed roof porch.

The brick wall is comprised of elongated brick in a running bond pattern. The wood frame windows sit in simple rectangular openings with no apparent header and simple sloped brick sills. The wood shingle siding, found in all the gable ends and on the dormer walls is laid in a stepped pattern with a variety of exposures. An additional brick chimney is located along the ridge line just south of the dormers.

22. Architectural style/building type: Late 19th/Early 20th Century American Movements; Craftsman
23. Landscaping or special setting features: The house sits in the center of a large corner lot. Substantial street trees run along the east side, two trees frame the entry walk. The grass lawn is outlined with a concrete curb that sits just back from the line of the sidewalk. The curb is interrupted by the concrete walkway, which runs to the house with a single step at the line of the curb. A wire fence runs along the south edge of the lot, supported by wood posts. The majority of the residential development in this area of town faces north/south along the street grid, this house faces east.
24. Associated buildings, features, or objects: A front gable garage is located on the southwest corner of the lot. The garage is standard brick, which does not match the house.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1913
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown

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Source of information: _____

29. Construction history (include description and dates of major additions, alterations, or demolitions): none apparent

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

V. Historical Associations

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

32. Intermediate use(s): n/a

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

34. Site type(s): Residential Neighborhood

35. Historical background: This property passed through several hands from its initial sale by the Carbondale Town & Land Company. All the transactions were between the C T & L Co. and individual members of the Company. The group of lots that this building currently sits on were traded individually or in pairs until they were consolidated around the time of the construction of the house. The first clear transaction was in 1913 when the Shower-Welch Company paid a tax lien and sold the property to Joseph M. Silver. Silver seems to have lost the property by 1920 when Frank E. & Edna D. Sweet took control of the lots. Joseph Silver does not appear in the census records available. Frank and Edna Sweet were listed in the 1910 and 1920 census in Carbondale. He was 36 at the time of the 1910 census and was born in Connecticut. His occupation was farmer. He was listed with his wife Edna who was 36 at the time of the 1910 census and their three children; Walden, age 11, Dorothy, age 6 and Harold, age 13 months. Frank Sweet was active in the community, filling in at the post office upon the death of the Postmaster in 1890. His name was put forward as a candidate for Mayor in that same year. He was often referred to in the newspaper as "an obliging gentleman... made of the right kind of stuff." The Sweet family continued to own the house until they sold it to Orville O. & Irene H. Fender in 1936. They had two children; a son Orville J. "Bud" Fender (b.1928) and a daughter Gene Fender. The Fenders also owned and operated a large ranch property in the Carbondale area. The ranch is still in the family and operates to the present day. Orville O. died in 1977 and the property continued to be owned by Irene Fender until she transferred the property to her daughter Gene F. Fender who currently owns the property.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; *Glenwood Springs Post Independent*, obituary for Orville J. Fender 10/9/2007.

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VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1913
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of Late 19th/Early 20th Century American Movements, particularly the Craftsman style that became popular after the turn of the 20th century. The house's moderately pitched hipped roof, simple plan form and deep set porch are characteristic of the style. The exposed rafter tails, large built up brackets and grouped window pattern are also indicative of the Craftsman style. The substantial quality of the house and the design demonstrate a willingness to invest in the growing community and an interest in the prevalent style of the day. The building is an excellent example of the style and does rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: This building is intact in all aspects of integrity. Its location is original and its setting including the simple concrete curb around the yard are intact. The original design, workmanship and materials are intact. Feeling and association are intact as well. The only deficiencies arise out of some deferred maintenance. The resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☒ Not Eligible ☐ Need Data ☐

Resource Number: 5GF.4381
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45. Is there National Register district potential? Yes No X Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

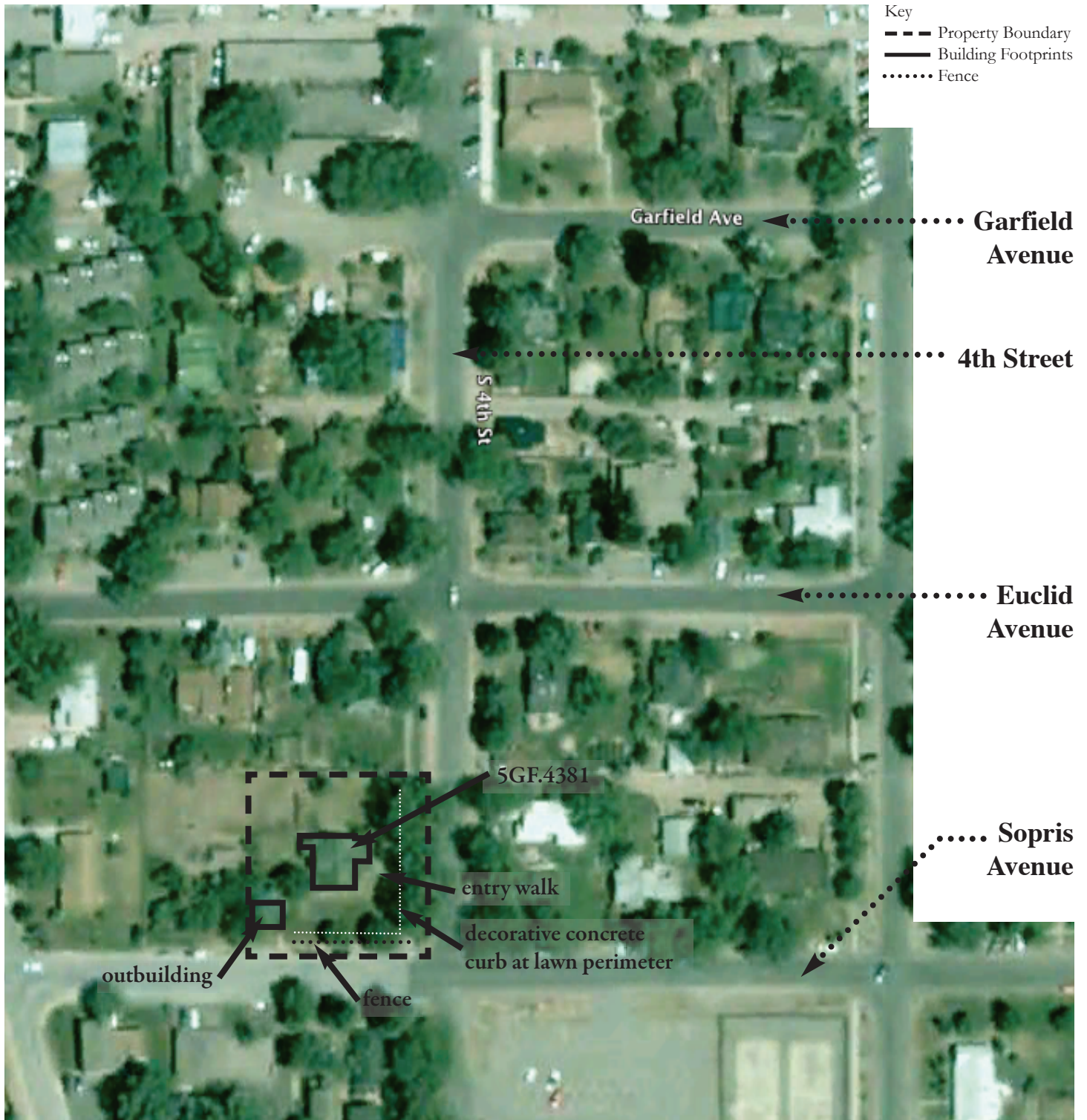
46. If the building is in existing National Register district, is it: Contributing
Noncontributing

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4381 Images: 1 through 6
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



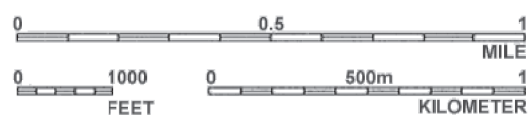
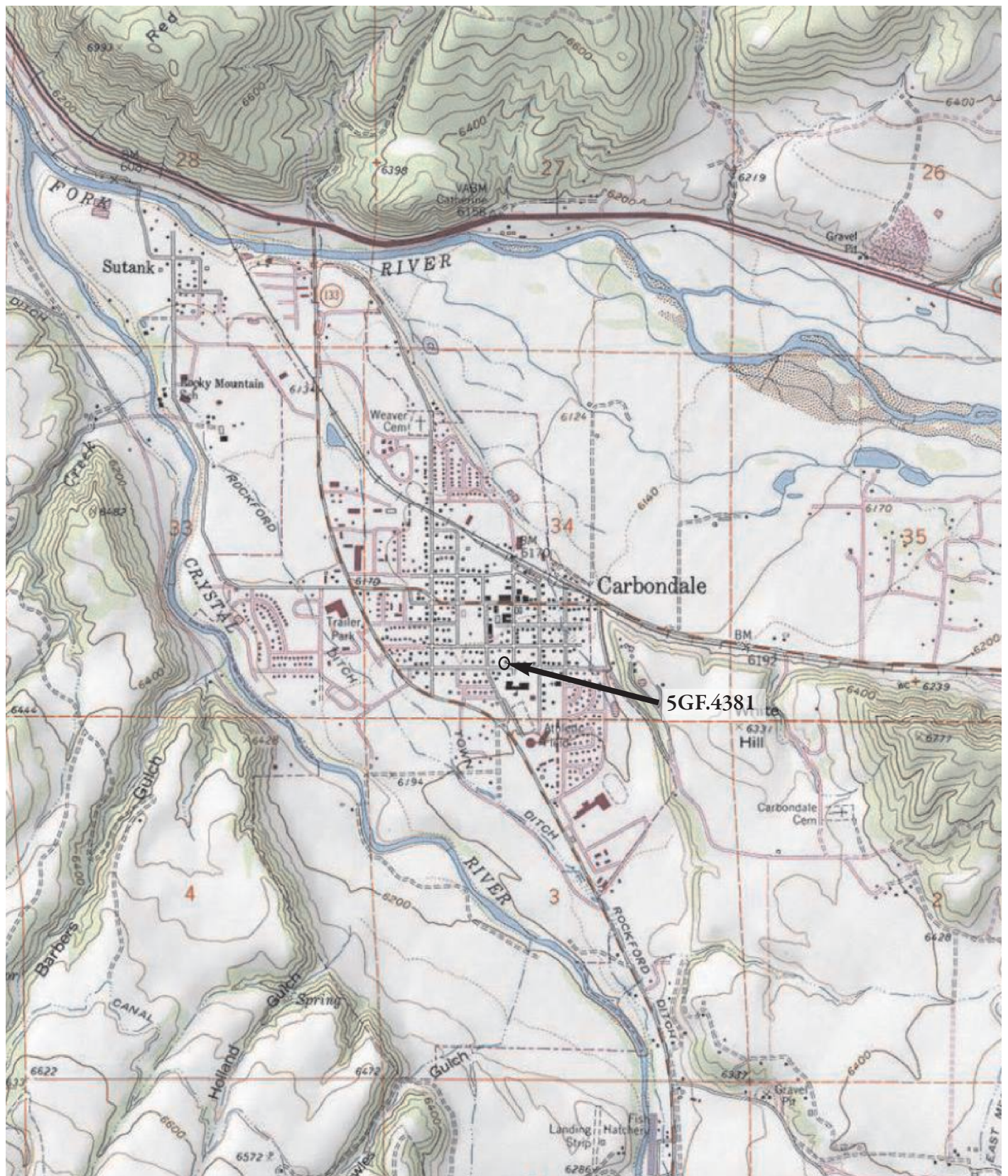
275 S 4th Street

5GF.4381

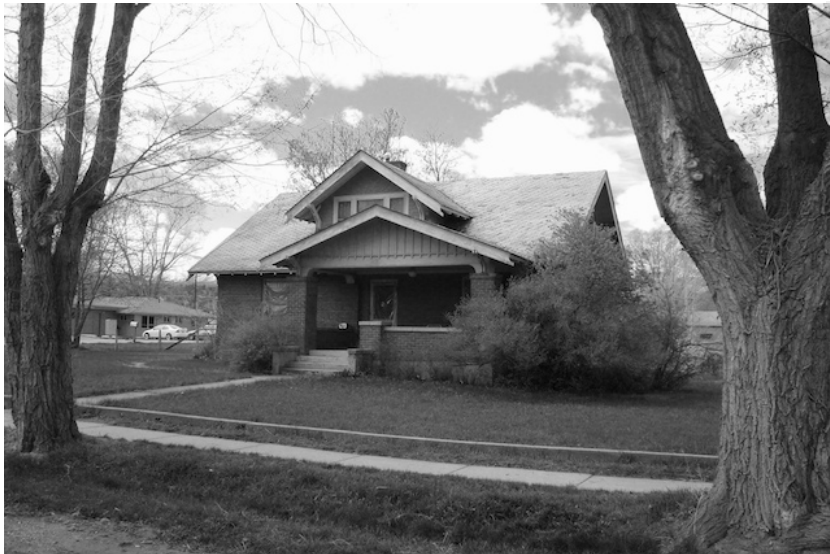


Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



275 S 4th Street

5GF.4381

Image # 1

Carbondale

2008-M1-012

Looking Southwest

5/2010



275 S 4th Street

5GF.4381

Image # 2

Carbondale

2008-M1-012

Looking West

5/2010



275 S 4th Street

5GF.4381

Image # 3

Carbondale

2008-M1-012

Looking Southwest

5/2010



275 S 4th Street

5GF.4381

Image # 4

Carbondale

2008-M1-012

Looking Southwest

5/2010



275 S 4th Street

5GF.4381

Image # 5

Carbondale

2008-M1-012

Looking North

5/2010



275 S 4th Street

5GF.4381

Image # 6

Carbondale

2008-M1-012

Looking North

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4378
2. Temporary resource number: 464.STHD
3. County: Garfield
4. City: Carbondale
5. Historic building name: Mary Francis House
6. Current building name: Dinkel House
7. Building address: 464 S 3rd Street
8. Owner name and address: Third and Capital LLC
505 N. 5th Street Aspen, CO 81611

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SE 1/4 of SE 1/4 of SE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 7 2 0 mE 4 3 6 3 1 0 8 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): A Block: n/a
Addition: Truesdell Subdivision Year of Addition: probably c.1977
13. Boundary Description and Justification: Site is comprised of Lot A of the Truesdell Subdivision. Originally outlot 2 on Block 5 of the original townsite.
Assessors Office Parcel ID # 239334412001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 54' x Width 40'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick, Wood Shingle
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Dormer, Porch, Flared Eave, Chimney, Fence

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21. General architectural description: This is a one and one half story brick house with a main side gabled roof with a secondary gable roofed volume extending off the rear. The main ridge runs north/south and the principal façade faces west. An enclosed porch runs the full length of the façade with a central section that projects a couple of feet forward from the main porch wall. A single large hipped roof dormer sits on the upper level, in the center of the main roof form, above the projecting porch volume. The dormer has a single double hung window in the front face. A narrower double hung is located in the center of both of the 45 degree side walls. Wood shingles infill the dormer side walls and the areas above and below the windows. The ridge of the dormer meets the main house ridge at a central brick chimney. The section of projecting porch below the dormer has a low sloped shed roof that begins at the base of the dormer and has a modest overhang on the rake and eave ends. A single entry door is centered on the projecting wall, it is flanked by two fixed glass windows. Each window has a central horizontal muntin near the center of the window and a second horizontal muntin near the top of the window. The windows have a low sill and wood shingles infill the remaining wall area below and to the sides of the windows, creating the effect of porch posts at the corner of the projection. The main door has a narrow transom above, which is in line with the horizontal muntin at the top of the windows. The head of the windows and door transom sit just below the soffit of the roof. The short walls that return to the main porch wall have narrow windows matching those on either side of the door, creating the effect of porch posts at the corner of the projection. The main porch wall has a series of four vertically proportioned fixed windows on either side of the central projection. The windows match the other fixed glass windows and are flanked by square posts, covered with wood shingles at the porch corners, creating the effect of porch posts. The main porch volume is covered by a continuation of the main roof form, which flares slightly as it runs over the porch area. The main porch walls return to the corner of the main brick house volume with another series of four windows. A cornice line continues across the head of the windows to the brick wall with a field of fishscale shingles above and wood shingles below. The south side of the house has a pair of vertically proportioned double hung windows on the main level and another pair of the same width on the upper level. These windows have rusticated stone sills and simple flat stone headers that are flush with the brick wall plane. These windows are centered on the main gable peak and the width of the brick wall is symmetrical under the peak. The main roof form has a moderate overhang with simple crown molding vergeboards and a cornice board that runs under the roof plane along the top of the brick wall. An enclosed porch sits just back from the main brick wall and extends to the east with a door centered on the length of the wall with two vertically proportioned double hungs on either side of the door. These windows have three over three muntins in the upper sash and a single pane in the lower sash. A continuous sill runs along the base of the windows and wraps the corner with three more double hung windows returning to the brick volume that

Architectural Inventory Form

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extends off the east side of the main house volume. A simple cornice line runs along the top of these three windows similar to that seen on the main porch side walls. This enclosed porch has a shed roof that connects to the main roof by a narrow strip at the far east end. A large wood frame, shed roof dormer sits above the enclosed porch. It has two double hung windows in its face and a single double hung on the two 45 degree walls that return to the side walls. The dormer, and the walls of the enclosed porch below are covered in wood shingles. The roof of the dormer runs to the peak of the gable that extends off the main roof to the east.

The rear of the house (east side) has open porches on the main and upper level. Both porches have simple square porch posts with solid infill at the railing area. The lower level has vertical boards that infill the railing area, with two sections remaining open for access to the porch. A single door opening is located in the brick wall on the left side of the porch area and a set of stairs run from the right side up to the porch above. The upper porch has a wall of wood shingles from the railing height down to the floor line. This field flares at the floor line and continues on to the soffit of the lower porch. A series of porch posts run along the east face, matching the posts below. Two symmetrical openings in the brick wall of the upper porch can be seen. The upper porch has a hipped roof which shares the rear wing gable roof plane on its sides and it reveals the gable peak at its top. The north side of the porch is infilled with lattice on both levels.

On the north side of the house, the main enclosed porch returns to the brick volume with the same pattern as the south side. The main brick wall has a single vertically proportioned double hung window just back from the corner and a series of three vertically proportioned double hungs set near the east corner of the wall. Two vertically proportioned double hungs are located on the upper level, above the series of three, and a single double hung is located near the front of the house. All the windows have rusticated stone sills and flat stone headers. The area of brick wall under the main gable matches the width of the brick wall on the south side and the east eave line returns back to the wing on the rear of the house. The same eave line appears on the south side. The brick wall of the rear wing extends to the east with two pairs of double hungs arranged symmetrically along the wall and a small dormer on the rear gable roof.

22. Architectural style/building type: Late Victorian; Shingle Style
23. Landscaping or special setting features: The house sits on a large corner lot facing west. This lot was at the far south edge of the townsite when the house was built in 1904 and probably had cultivated land associated with it. A high cast iron fence runs around the perimeter of the property. It appears to be original to the house. The fence is anchored in a continuous concrete curb about 8 to 10 inches high with a convex top surface. An entry gate is located in line with the main entry path and front door. The gate has decorative metal posts on either side, decorated with urn finials. A larger gate with two leaves is located to the left of the entry

Resource Number: 5GF.4378
Temporary Resource Number: 464.STHD

Architectural Inventory Form

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gate and opens to the north side yard of the house. The posts on either side of the gate are the same as the intermediate posts along the length of the fence. The posts are simple metal pipe with a flatted top cut with a point at the top. Both gates match the design of the main fence pickets with the addition of solid metal panels making a bottom rail. The double gate has a simple leaf crest design centered on the solid plate bottom rail. The fence has been cut away at the new driveway access to the south of the house. The fence encloses the north, west and south sides of the lot and a partial section on the northeast corner.

A couple of mature evergreen trees are located along the north side and a mature street tree is located on the west side. The majority of the site is lawn with a gravel driveway on the south side.

24. Associated buildings, features, or objects: A front gable garage is located on the southeast corner of the lot.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1904

Source of information: Garfield County Assessors Office

26. Architect: unknown

Source of information: _____

27. Builder/Contractor: unknown

Source of information: _____

28. Original owner: Mary J. Francis

Source of information: Garfield County Clerk & Recorder

29. Construction history (include description and dates of major additions, alterations, or demolitions): Front porch enclosure; probably consists of the addition of glazing on top of original porch rail/wall, between original posts with shingle siding and under original roof form. The projecting section at the center of the porch that contains the main entry and its roof are likely all new construction. The front dormer may have some modifications, based on the current roof details, but the assessor's office diagram shows a similar plan form on the main level inside the existing porch. The addition of a large dormer on south side of rear wing, possible addition of exterior stairs at rear porch, conversion to apartments; all before 1984.

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

V. Historical Associations

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

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

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

34. Site type(s): Residential Neighborhood

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35. Historical background: Mary J. Francis purchased this parcel of land from School District 12 in 1890. Mary Francis was an important member of the Carbondale community as well as a benefactor. She was born in Philadelphia in 1935 (dates differ) to a wealthy family. She was married early and her first husband died, leaving her with a larger fortune. She came to Carbondale and invested in a considerable amount of town property as well as mining interests. She originally provided the land for the school district and must have bought some of it back, once the school built its building. She appeared in the 1900 and 1910 census with Henry Van Syckle (b. 1958 in Pennsylvania). Van Syckle was listed as her ranch manager in 1900 and her nephew in 1910, though he was in fact her husband, a fact that was only revealed upon her death in 1914.

In a November 12, 1890 article in *The Avalanche*, mention was made of the newly constructed schoolhouse and of the decision to build a sidewalk from Main Street to the school along 3rd Street to accommodate the students. The same article also mentions the following: "The old school house is now entirely reconstructed, having undergone a complete overhauling, being weather boarded and converted into a first class barn furnishing stable room for six or eight horses with a good liny {sic} loft. This property belongs to Mrs. M. J. Francis." Several mentions of Francis' home "Bide-a-wee" are made in various sources and the location of that home seems to be on the south edge of town. Here is one quote from Len Shoemaker: "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" (page 167, publication below) If this house is in fact her "villa" it would be an important building in the Carbondale community.

After Mary's death Henry Van Syckle inherited all her local properties. He in turn passed them on to his second wife, Frances P. Van Syckle. She finally sold the property to Arthur B. Dudley in 1931. Dudley did not appear in the census.

Willis & Ruth Kenney were the owners in 1972, when they sold the property to Jerry H. & Norman L. Hammer. In 1974, Jerry H. and Norman both transferred their shares to Cheryl Hammer. She held the property until 1977 when it was sold to Leonard C. Trusdell, Jr. By 1994, the owner of record was Anne Burrows, who sold to some interest to Cheryl Heineman. At that same time, May 1994, both women transferred their share to the current owner, Third and Capital LLC.

This house is more commonly associated with William Dinkel. Dinkel and Francis were well-documented friends and business partners during this time. No property information was found that would link Dinkel with the property however.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*;

Resource Number: 5GF.4378
Temporary Resource Number: 464.STHD

Architectural Inventory Form

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www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker

VI. Significance

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

38. Applicable National Register Criteria:

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

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

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

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

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

☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture; Social History

40. Period of significance: 1904 (Architecture); 1904 to 1914 (Social History)

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

42. Statement of significance: This building is significant as an example of the Late Victorian Shingle style. The moderately pitched side gable roof with the flared eave, the vertically proportioned double hung windows, the porches incorporated under the main roof form, and the wood shingle siding are all characteristic of the style. The brick construction and the size of the house are indicative of a substantial commitment to the community. The use of the Shingle style is unusual, but indicates an awareness of national stylistic trends. The house is also associated with Mary J. Francis, an important member of early Carbondale society. She provided land and funding for several early institutions including the school district, the Mason's and the Odd Fellow's Hall. Her involvement with Carbondale is well documented. Additional research is required to confirm that in fact this is her "Bide-a-wee" villa, the building she is most commonly associated with. While very important locally, the building does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The building retains its integrity in the aspects of location, setting, feeling and association; however, alterations have had an impact on the design, workmanship and material aspects of the integrity. In particular, the possible alterations to the front dormer and enclosure of the front porch have potentially removed or obscured original detail that could have been important for the understanding of

Resource Number: 5GF.4378
Temporary Resource Number: 464.STHD

Architectural Inventory Form

Page 7 of 7 pages

the style. The large dormer on the back wing also changes the character and massing of the building. The alterations have a considerable impact on the integrity, but the building continues to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible _____ Not Eligible X Need Data _____

45. Is there National Register district potential? Yes _____ No X Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

Noncontributing _____

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

Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4378 Images: 1 through 8

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

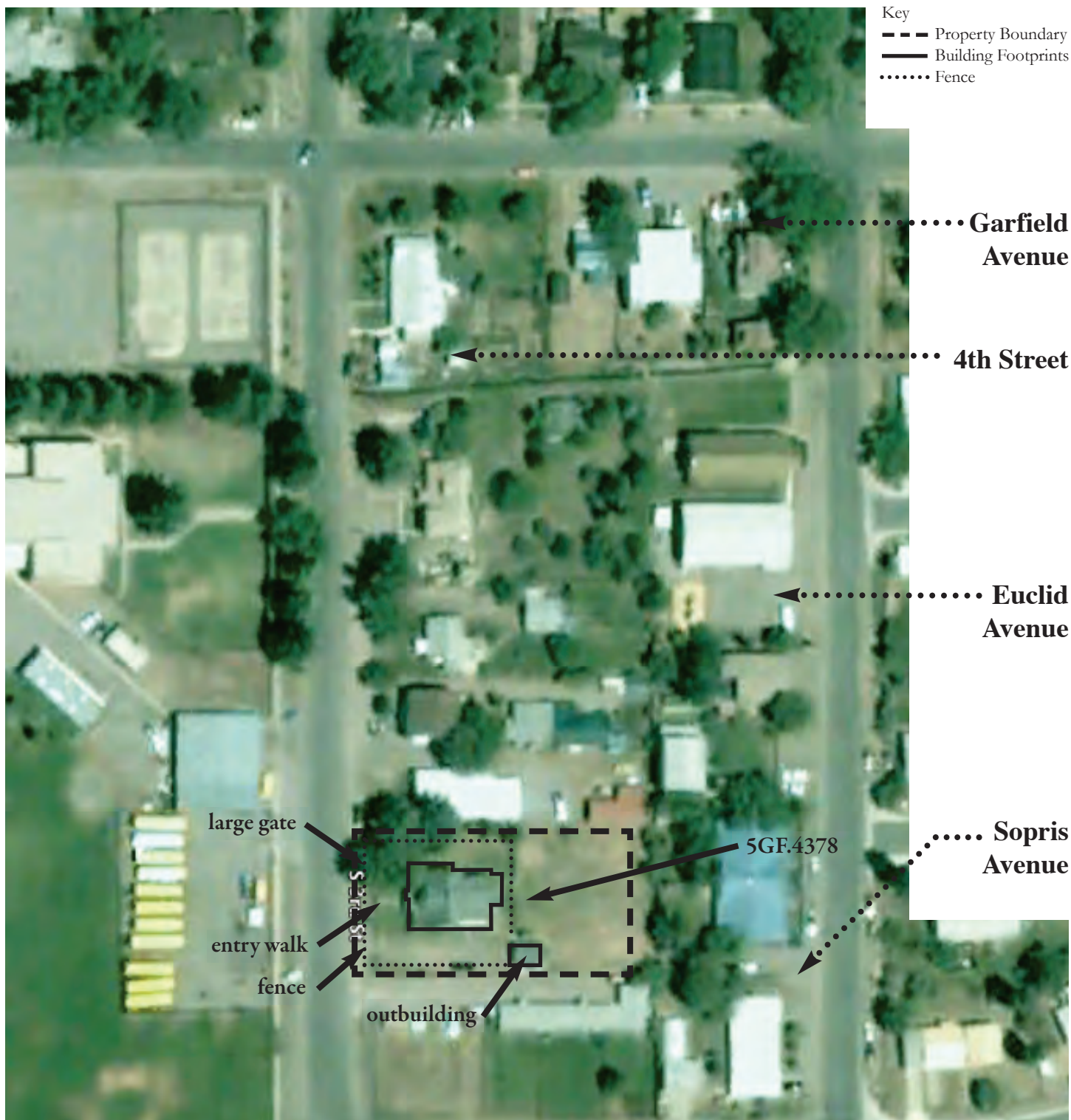
51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

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



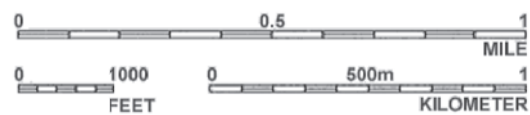
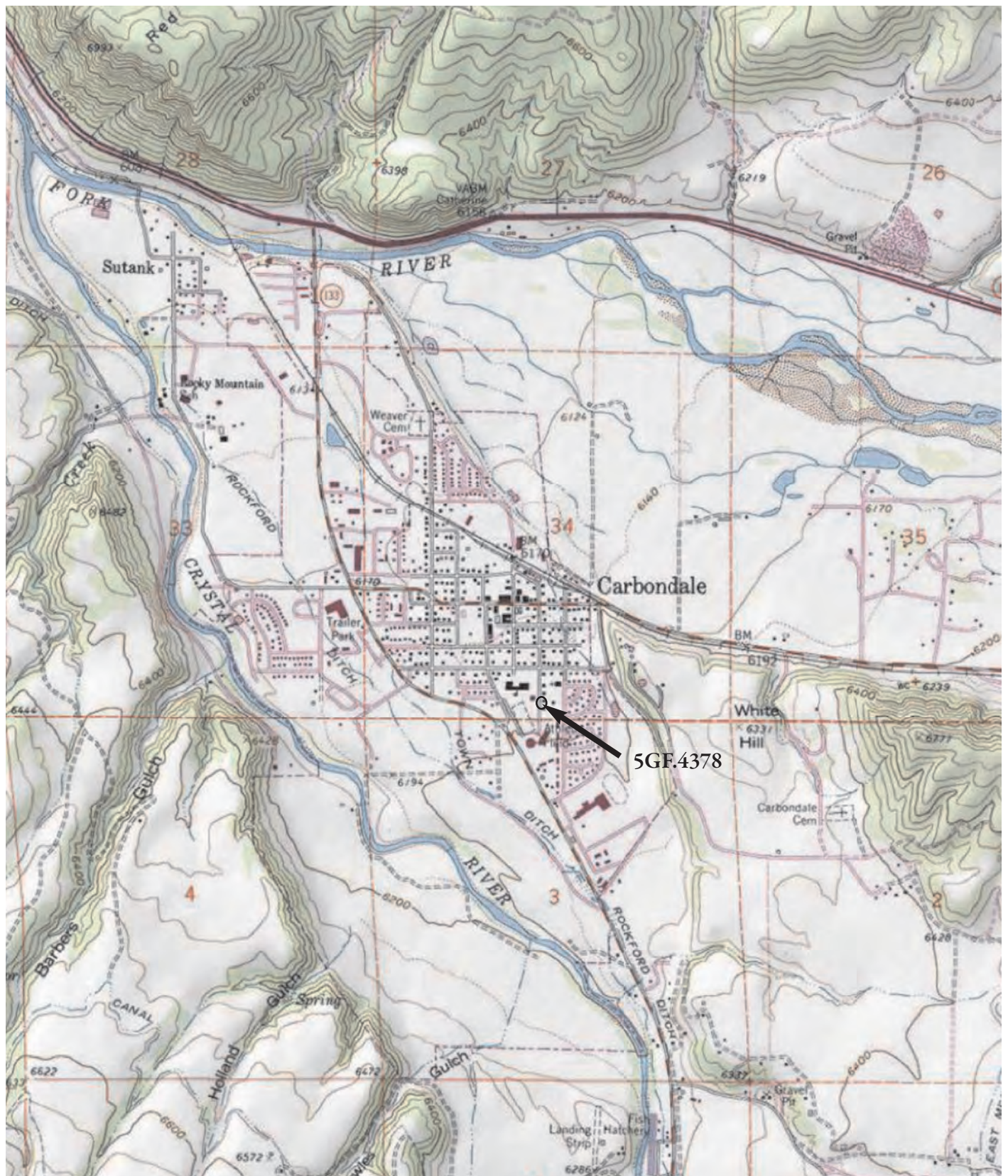
464 S 3rd Street

5GF.4378



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



464 S 3rd Street

5GF.4378

Image # 1

Carbondale

2008-M1-012

Looking East

5/2010



464 S 3rd Street

5GF.4378

Image # 2

Carbondale

2008-M1-012

Looking Northeast

5/2010



464 S 3rd Street

5GF.4378

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010



464 S 3rd Street

5GF.4378

Image # 4

Carbondale

2008-M1-012

Looking Northwest

5/2010



464 S 3rd Street

5GF.4378

Image # 5

Carbondale

2008-M1-012

Looking Southeast

5/2010



464 S 3rd Street

5GF.4378

Image # 6

Carbondale

2008-M1-012

Looking Southeast

5/2010



464 S 3rd Street

5GF.4378

Image # 7

Carbondale

2008-M1-012

Looking Northeast

5/2010



464 S 3rd Street

5GF.4378

Image # 8

Carbondale

2008-M1-012

Looking East

10/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4388
2. Temporary resource number: 610.COL
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 610 Colorado Avenue
8. Owner name and address: Mariangela C. Steindler Trust
PO Box 387 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NW 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 13 ; 309429 mE 4363664 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1 to 3 Block: 4
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of Lots 1 to 3 on Block 4 of the Weavers Addition
Assessors Office Parcel ID # 239334309006
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 48' x Width 22'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Log, Wood Shingle
18. Roof configuration: (enter no more than one): Front Gabled Roof
19. Primary external roof material (enter no more than one): Wood Shingle Roof
20. Special features (enter all that apply): Dormer, Fence

Resource Number: 5GF.4388
Temporary Resource Number: 610.COL

Architectural Inventory Form

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21. General architectural description: This is a one story front gable log house. The principal façade faces north and has a generally symmetrical layout. The main entry door is located off center to the left and has a vertically proportioned double hung window located in the wall plane to either side. The windows are symmetrical across the centerline of the peak. A single fixed glass window is located under the peak in the attic level. The east side of the house has one vertically proportioned double hung located to the right side and a horizontal window located to the left. The horizontal window is a double hung of the same size as the vertically oriented window on the same wall. A shed roof dormer with a very low pitch is centered on the main roof plane. A pair of casement style windows is located in its face. A one story low slope roofed addition is attached to the rear of the house with a single horizontal awning window located in its face. The west side of the house is similar to the east side with a shed roof dormer on the upper level and a vertically proportioned double hung window near the front of the house. A pair of casement style windows is located near the rear. The walls are roughly square hand cut logs, stacked with interlocking corners. The logs are not notched, but overlap on alternate courses. The logs end at the eave line of the roof and wood shingles infill the gable ends. The dormers are also covered in wood shingles. The house sites on a rubble stone foundation. A short brick chimney sits along the ridge line of the wood shingled roof near the rear of the house. The rear addition has a stucco finish.
22. Architectural style/building type: Rustic
23. Landscaping or special setting features: The house sites well back from the street with an exposed irrigation ditch along the front of the lot. The ditch is lined with stones and a small pool was formed to the left of the house. Several fence styles line the property; a split rail along the driveway, a post and wire mesh fence enclosing the side yard on the east and a tall plank fence enclosing the side yard on the west. A variety of trees and shrubs are located around the site.
24. Associated buildings, features, or objects: This building shares a lot with 65 N 6th (5GF.4382) The buildings are separately owned.

IV. Architectural History

25. Date of Construction: Estimate: c. 1910 Actual: _____
Source of information: Based on building materials and type. Garfield County Assessors Office lists 1940
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____

Resource Number: 5GF.4388
Temporary Resource Number: 610.COL

Architectural Inventory Form

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28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): New window in front gable, possible roof reconstruction, saddlebag dormers on roof, addition to the rear; dates unknown. Work may have been completed with the relocation of the main log structure. There is some anecdotal evidence that points to the relocation of the structure, but nothing could be confirmed.
30. Original location _____ Moved X Date of move(s): possibly 1940

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Transitional Neighborhood
35. Historical background: This property changed hands several times between 1900 and 1920. The owners were Mary Weaver (until 1900); Milo & Rosie Ann Towne, who at some point before 1904 sold to Tresse Brendt. She sold to John Mahnkin in July 1904. In 1915, Mahnkin sold to A. J. Thompson. In 1920, Thompson sold to D. S. James. No record of the subsequent transactions was found up through 1975. No indication of where the building may have been moved from was found.
John Mahnkin did not appear in the census, though his wife is mentioned in the newspaper several times in 1890. Interestingly, the sale documents specifically indicate that Mahnkin is unmarried in 1915.
Milo Towne only appeared in the 1910 census in Delta, he was listed as a farmer, age 36. Tesse Brendt did not appear in the census, though the name Brendt did make the local newspapers and they seemed to be a ranching family.
A. J. Thompson appeared in the 1880 census. She was four years old at the time of the census and lived with her parents and two sibling in Colorado Springs listed as farmers. Abbie next appeared in the 1910 census in Cardiff, a town near Carbondale, where she is living in a house with her sister and brother-in-law and a number of boarders.
David S. James appeared in the 1900, 1910, and 1920 census, all in Carbondale. He was born in 1858 and married Edith sometime between 1900 and 1910. She was 35 years his junior. They had two children Freeman S. and Shirley L., 9 and 6 at the time of the 1920 census. David's occupation was farmer in all three documents.
Sometime before 1975 James & Pamela Alexander acquired the property. The records were searched in both directions; from D. S. James forward and from the Alexanders backward through the grantor/grantee books and no references were found. In 1975 the

Resource Number: 5GF.4388
Temporary Resource Number: 610.COL

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Alexanders sold the property to Lawrence & Susan Piper. They sold the property to Mariangela Causa-Steindler in September 1993. At this time the property includes both this house and the house now known as 65 N 6th (5GF.4382). At some point Laura Dodero's name was added to the deed with Causa-Steindler. In 1999 the property reverts to Mariangela Causa-Steindler and in 2009 a trust in her name is established and is the current owner of the house.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker

VI. Significance

37. Local landmark designation: Yes ☐ No ☒ Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☐ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: c. 1910
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This building is significant as an example of the rustic style. The building is constructed of square cut logs with stacked corners with wood shingle infill above the eave line. That and the vertically proportioned double hung windows and minimal openings are all characteristic of the rustic style. However, the questions about the number and type of the alterations makes it difficult to appreciate the true significance of the building. The potential relocation is a common practice for this type of building in this area during most of the history of the Town. While this building may have some

Resource Number: 5GF.4388
Temporary Resource Number: 610.COL

Architectural Inventory Form

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significance at a local level, it does not rise to the level of significance required for listing on the National Register.

43. Assessment of historic physical integrity related to significance: The building only retains integrity in the areas of feeling and association. The areas of location, setting, design, materials and workmanship are all compromised by the alterations. The number and kind of alterations have a substantial impact on the integrity, compromising the building's ability to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4388 Images: 1, 2 & 3
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



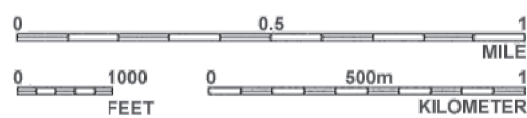
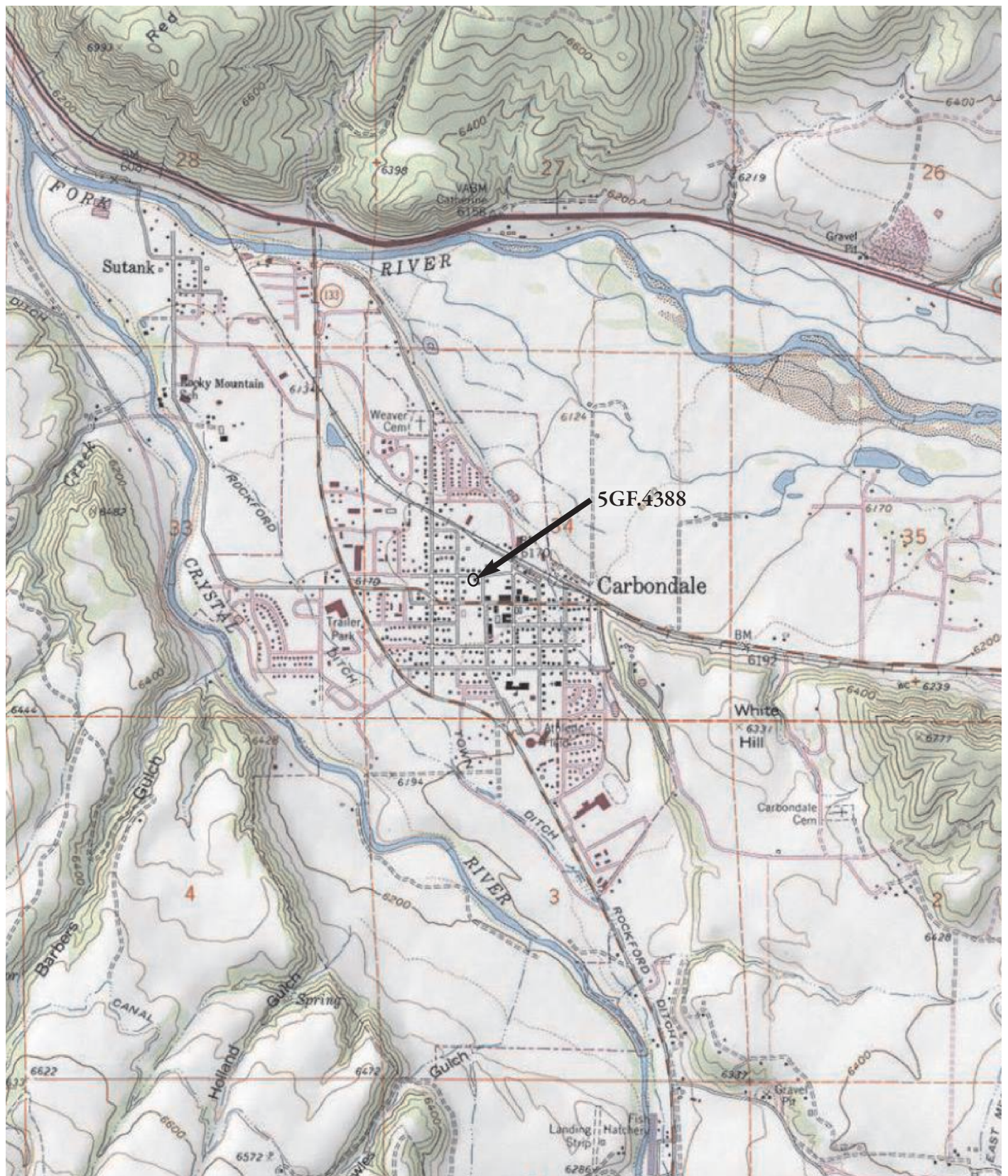
610 Colorado Avenue

5GF.4388



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



610 Colorado

5GF.4388
Image # 1

Carbondale
2008-M1-012

Looking South 5/2010



610 Colorado

5GF.4388
Image # 2

Carbondale
2008-M1-012

Looking West 5/2010



610 Colorado

5GF.4388
Image # 2

Carbondale
2008-M1-012

Looking South 5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official eligibility determination
(OAHP use only)**

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4389
2. Temporary resource number: 726.COL
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Laemmel House
7. Building address: 726 Colorado Avenue
8. Owner name and address: William Laemmel
85 N 7th Street Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
NE 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 3 2 6 mE 4 3 6 3 6 5 3 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): Northerly 100' of Lots 1 through 5 Block: 7
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of Lots Northerly 100' of Lots 1 through 5 on Block 7 of the Weavers Addition
Assessors Office Parcel ID # 239334310001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 49' x Width 35'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Gable on Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

Architectural Inventory Form

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20. Special features (enter all that apply): Dormer, Porch, Decorative Shingles, Segmental Arch, Chimney, Fence
21. General architectural description: This is a one and one half story brick house with a gable on hip roof. The principal façade faces east and the short ridge of the hipped roof runs north/south. The house has a central rectangular volume that is covered by a steeply pitched hipped roof. On each side of the main hip volume, a lower front gable projects outward. The gables each share their right hand roof plane with the main roof plane on their respective sides. The main façade has its front gable projection on the right side, which has another shallow projection on its face, creating a square bay under the gable form. The square bay has a pair of vertically proportioned double hung windows centered on its face. Decorative shingles infill the gable end above the eave line and a small double hung window sits near the peak. Scroll brackets support the crown molding that defines the eave line along the face of the gable on either side of the central brick projection. A porch sits in the ell created by the projecting front gable. The porch has a shed roof at the center and a half hexagonal plan area on the left side. The half hexagon projects from the rectangular porch, creating a steeply pitched hipped roof over the half hexagon area intersecting with the shed roof of the porch. The roof pieces are supported by turned posts, one at each of the exposed corners of the hexagon and one just to the left of the door. A half post sits at the wall of the gable projection on the right and on the main volume at the left. Large scroll cut brackets extend along the porch lintel on either side of the posts and a heavier scroll bracket runs from the outside face of the post to the eave line at each column. The porch is concrete and raised two steps from grade. The entry door is located on the main wall set under the shed portion of the porch roof. The door sits in a segmentally arched brick opening. Under the hexagonal part of the porch is a large grouping of double hung windows in a square brick opening.
- A central gabled dormer sits on the main roof form near the center of the width of the wall between the lower front gable and the half hexagon porch roof. The face of the dormer wall is aligned with the main wall under the porch below. A pair of double hungs sit in the face of the dormer in a field of wood shingles. The ridge of the dormer runs back to the main hipped volume, just inside the left ridge of the hipped roof and adjacent to the low gable that projects from the south side of the house.
- The south side of the house has a low gable on the right with a square brick bay applied to the face of the front gable; the bay has a moderately pitched gable roof. A pair of double hung windows is located in the main face of the bay. The window pair has an arched top. Narrow arched top windows are located in the side walls of the bay. A single small double hung is located just below the peak of the front gable, and above the roof of the bay. To the left of the gable form, a large gable dormer sits on the main roof plane. The main roof

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

Architectural Inventory Form

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plane continues to the left (west) and ends as a low gable facing west. A single double hung is located on the main wall to the left of the bay on the main wall and a pair of double hungs in an arched opening near the end of the wall. The open end of the front porch and an enclosed hipped roof rear porch are visible on the south side of the house.

The north side of the house follows the same pattern as the other facades, with a lower gable roof projecting off the right side of the main hipped roof form. This gable is generally located in the center of the length of the wall. On the left side of the projecting gable a single pair of double hung windows is centered on the wall. To the right of the projecting gable a vertically proportioned double hung sits in an arched opening near the end of the wall. The projecting gable has a pair of double hungs centered on the main level and a small double hung is located just under the peak of the gable. A small shed roof porch sits in the ell created by the projecting gable and the west gable wall. The porch covers a single vertically proportioned double hung located on the projecting gable wall and a doorway. A large shed roof dormer is located on the west slope of the projecting gable with two double hung windows in its face.

The rear of the house (west) has a single large gable, with a double hung on the left side and the enclosed porch exposed on the right. A shed roof porch infills the ell created by the north and west facing gables. A doorway is located on an area of new brick that infills the inside corner of the ell.

The brick wall extends to the eave line of the roof, which is continuous around the perimeter of the house. Decorative fishscale shingles infill the lower gable ends, and the dormers are sided with wood shingles. A single tall brick chimney is located on the north face of the main roof form. A steel flue is located on the east plane of the main roof form, above the porch.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: The house sits on a corner lot facing east. This breaks from the typical pattern of residential houses facing north or south. The lot is bounded by a chain link fence. The yard is primarily lawn with some small trees on the north side.

24. Associated buildings, features, or objects: A two story building, located to the west of the main house is on the same property. That building was constructed in 1961.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1893

Source of information: Garfield County Assessors Office

26. Architect: unknown

Source of information: _____

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

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27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Philip Weaver
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Several large dormers added to the main roof form, one on each face, before 1984, but probably within 10 years. Front porch altered, before 1984. A large rubble chimney had been applied to the south side of the house before 1984 and was removed and replaced with a brick bay with a gable roof around 1998. Windows replaced and some window openings modified in 1980s and 1990s. Pre 1984 aluminum siding removed by 1998. Assessors office records indicate that this is a wood frame house, which is consistent with the unusual character of the exterior brick walls. The existing brick walls do not appear to be original construction. A brick veneer was likely added when the aluminum siding was removed between 1984 and 1998.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: This property was originally part of the Weaver Ranch. Philip E. Weaver was the first owner of record of these lots. It is not clear when he acquired the larger property, but these lots were a part of a large tract of land that he ranched adjacent to the north side of the original townsite. He eventually subdivided the ranch and sold lots in the 1890s, which were annexed into the Town of Carbondale in 1906. Philip Weaver and his family appeared in the 1880 census, located in Leadville. Philip was 46 at the time of the census and his wife Mary was 46 also. They were both born in Pennsylvania and had four children. By 1900, apparently Philip had died as Mary was listed by herself in Carbondale. The 1880 census indicated that Philip suffered from diabetes. Hugh C. Pattison purchased this property from Philip E. Weaver in 1897. Pattison was an established blacksmith in Carbondale. At the time of purchase this property was outside the town limits. Pattison is also associated with his shop building located at 26 S 3rd in Carbondale (5GF.3789). Pattison and his wife Flora were listed in the 1900, 1910 and 1920 census in Carbondale. Pattison was born in Indiana and was 36 at the time of the 1900 census. They had two daughters, Peach (?) and Blanche, aged 14 and 11 respectively at the 1900 census.

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

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This property became part of the town of Carbondale in 1906 when it was added as part of Weaver's Addition. Philip Weaver owned and ranched a large tract of land adjacent to the north side of the original townsite, which he sold off and eventually annexed into town. At some point in time James H. and Ludocia D. Brown gained ownership of the property. The first record of their ownership is as part of the settlement of James' will in 1924. At that time Ludocia became the owner of the property. James and Ludocia appeared in the census in 1920 in Carbondale. He was 64, (b. Canada) at the time and she was 62 (b. Missouri). His occupation was listed as house painter. Some time before 1933 James Legget purchased the property, he in turn sold it to George W. Garrison in that year. Legget appeared in the 1900 census in the adjacent Pitkin County with his wife Isabella. They were both born in Scotland, he was 42 and she was 38 at the time of the census. His occupation was hotelkeeper. George Garrison did not appear in the census. The next transaction identified was a sale from William O. Antonides to August & Elda Darien in August of 1964. August and his siblings were members of an extended ranching family in the valley and many of the Darien family are still living in the area. August died in 1985 and Elda (nee Cerise) died in 2002 at the age of 87. In 1998 Elda Darien sold the property to Margaretta & Gary Spence. They in turn sold the property to the present owner, William Laemmel in 2004.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; Roaring Fork Valley, An Illustrated Chronicle, by Len Shoemaker; Carbondale Downtown Survey Project Report, 2006; Glenwood Springs Post Independent, Elda Cerise Darien obituary September 8, 2002.

VI. Significance

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

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

Architectural Inventory Form

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- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture
40. Period of significance: 1893
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of the Late Victorian, Queen Anne style. The complex roof form and irregular plan are indicative of the style. Alterations have added uncharacteristic details and removed or altered other important characteristics of the style. At the time of construction this house would have represented a significant investment in the community and an awareness of the popular styles of the day, however it is no longer possible to understand the style of the original house. This house does not retain sufficient integrity to be eligible for the National Register.
43. Assessment of historic physical integrity related to significance: Alterations have impacted almost all aspects of integrity. Only location, feeling and association could be considered to remain in any form. The exterior materials and details have been altered, the original window openings pattern, detail and original materials have been lost. Decorative detailing has been added which does not allow for an understanding of the original level of detail on the house. In terms of materials, workmanship and design, integrity has been lost. The alterations have a substantial impact on the integrity, almost completely compromising the building's ability to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.
- If there is National Register district potential, is this building: Contributing ☐
Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐
Noncontributing ☐

Resource Number: 5GF.4389
Temporary Resource Number: 726.COL

Architectural Inventory Form

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VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4389 Images: 1 through 5
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



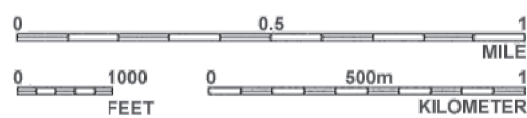
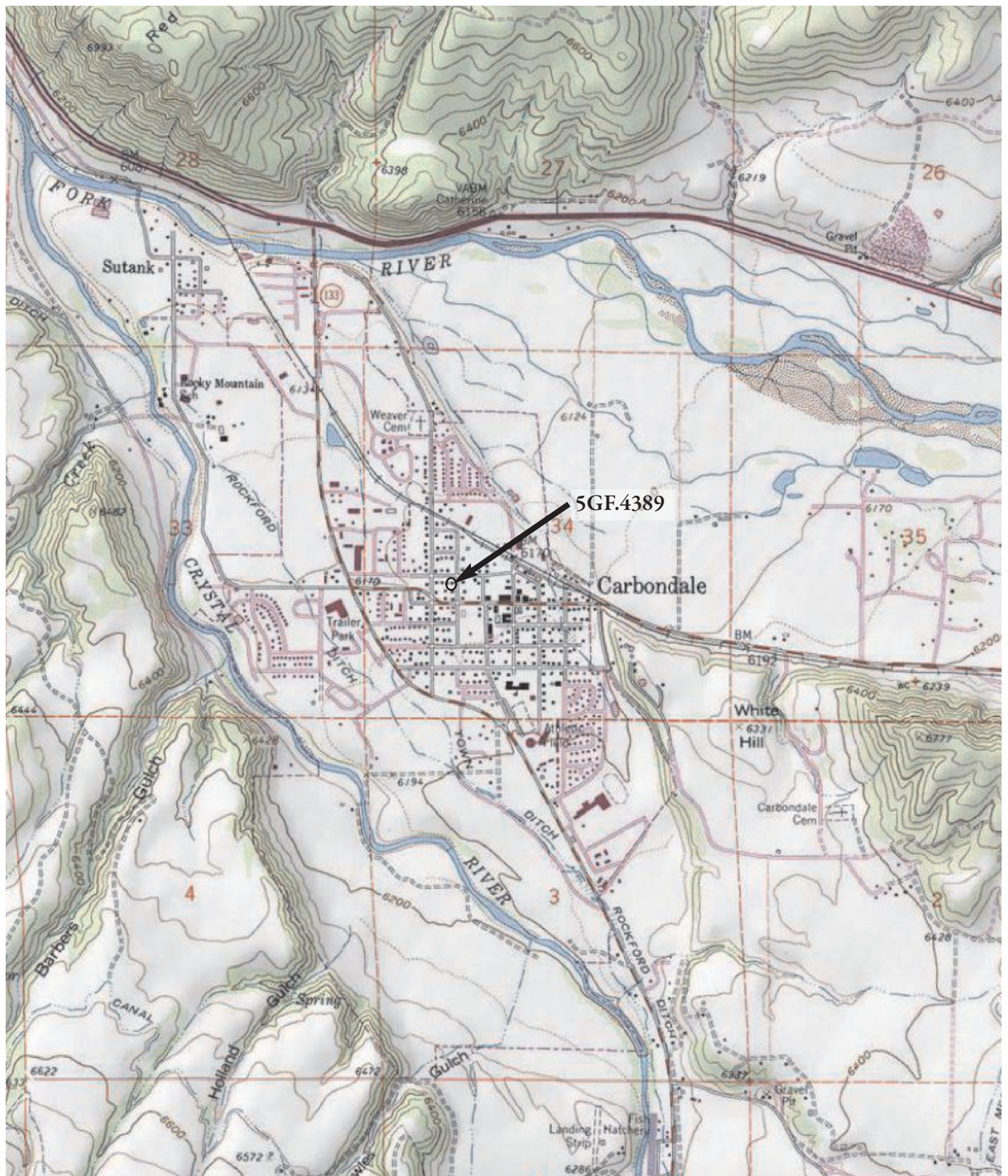
726 Colorado Avenue

5GF.4389



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



726 Colorado

5GF.4389

Image # 1

Carbondale

2008-M1-012

Looking South

5/2010



726 Colorado

5GF.4389

Image # 2

Carbondale

2008-M1-012

Looking South

5/2010



726 Colorado

5GF.4389

Image # 3

Carbondale

2008-M1-012

Looking Southwest

5/2010



726 Colorado

5GF.4389

Image # 4

Carbondale

2008-M1-012

Looking Southeast

5/2010



726 Colorado

5GF.4389

Image # 5

Carbondale

2008-M1-012

Looking Southeast

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4390
2. Temporary resource number: 789.COL
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Cullwick House
7. Building address: 789 Colorado Avenue
8. Owner name and address: Antony & Aimee Cullwick
789 Colorado Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SE 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 13 ; 3 0 9 2 5 3 mE 4 3 6 3 7 0 7 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 13, 14 & 15 Block: 8
Addition: Weavers Addition Year of Addition: 1906
13. Boundary Description and Justification: Site is comprised of Lots 13, 14 & 15 on Block 8 of the Weavers Addition
Assessors Office Parcel ID # 239334305003
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 55' x Width 30'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Chimney, Decorative Siding, Fence

Resource Number: 5GF.4390
Temporary Resource Number: 789.COL

Architectural Inventory Form

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21. General architectural description: This is a one story wood frame cross gabled house. The principal façade faces south and is comprised of a front gable section and a long side wing. The front gable has a wide bay applied to its face; a wide double hung is located in the center and vertically proportioned double hung windows are located in the 45 degree sides of the bay. The bay has a hipped roof and the walls extend to the ground with a series of panels trimmed out below the window sills. A shed roof porch infills the ell between the front gable and the side wing. The porch is supported by four turned posts. The main entry door is located in the corner of the ell, and a single wide fixed glass unit is located in the center of the remaining wall to the right. The west side of the house has the side gable form set a few feet back from the front of the house. Two vertically proportioned double hung windows are located under the side wing gable, and a flat roofed volume projects from the main wall plane just beyond the edge of the side wing gable. The projection has a single vertically proportioned double hung on its south face and one on its west face. The front gable ridge continues across the side gable wing and extends toward the rear of the lot. A secondary lower gable volume extends off the back to the rear of the site. The east side of the house has a single fixed window centered on the end of the side gable and a low pitched roof volume infills the ell created by the extension of the front gable and the side wing. This low volume is partially solid and partially an area of enclosed porch. The enclosed porch is defined by a low wall with a continuous band of casement style windows running in pairs along the length of the wall with transom glass above the casements. A second lower section continues to the north. This second volume extends beyond the end of the main front gable form. The volume has a lower pitched gable roof. The volume has the same pattern of sparse windows on the west and east. A small triangular dormer sits above the only window located on the west side of the secondary gable addition.
- The house has wood clapboard siding through out, with the exception of one area of decorative shingles in the side gable end. This area also has small returns at the eave and a crown molding that runs across the face of the gable end at the eave line.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a corner lot. The yard is predominantly lawn with immature street trees and a couple of other small trees and a number of shrubs are located on the site. A low wood picket fence runs along the south and west sides. A taller solid fence runs along the east side of the lot and separates the outbuilding and parking area off the alley from the house yard.
24. Associated buildings, features, or objects: A front gable garage is located at the rear of the site off the alley.

Resource Number: 5GF.4390
Temporary Resource Number: 789.COL

Architectural Inventory Form

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IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1888
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Philip E. Weaver
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to rear wing of house, addition to back of side wing (probably in 1970s). Third addition at rear of house of 1995. Aluminum siding added some time before 1984, but removed after 1993. Some window replacement and alteration; dates unknown.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: This area of town was developed by Philip E. Weaver, who owned and ranched a large tract of land adjacent to the north side of the original townsite. He sold lots and blocks to individual property owners in the 1890s. The area was annexed into town in 1906. Philip Weaver and his family appeared in the 1880 census, located in Leadville. Philip was 46 at the time of the census and his wife Mary was 46 also. They were both born in Pennsylvania and had four children. By 1900, apparently Philip had died as Mary was listed by herself in Carbondale. The 1880 census indicated that Philip suffered from diabetes. In 1898, J. H. Hartman purchased the lots and kept them until 1907, when he sold them to Z. B. & Mary J. Higgins. In 1912 the Higgins borrowed money on the property, but by 1914 H. J. Pattison owned the lots. In 1914 Pattison sold to Leo Leonhardy and Leonhardy sold to D. W. Shores in 1920. The property changed hands again in 1928 when Marion Wickman purchased the lots.
John Henry Hartman was listed in the 1900 census in Carbondale. He was born in England and 39 at the time of the census. He was listed with his wife Isabella (24) and son Henry W. (one). His occupation was painter/paperhanger. The family also appeared in the 1910 and 1920 census in Carbondale.

Resource Number: 5GF.4390
Temporary Resource Number: 789.COL

Architectural Inventory Form

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The Higgins do not appear in the Garfield County census.

Dorr W. Shores was listed in the 1910 census in Carbondale. He was born in Michigan and he is listed with his wife May who was 39 and three daughters Adelaide (13), Julia May (12) and Dorrie W. (5). His occupation was bank cashier. The family was listed in 1900 living in Glenwood Springs, and in 1920 in Carbondale. By 1920 Shores was a real estate agent.

H. C. Pattison was a local blacksmith and owned a property across the street at 726 Colorado (5GF.4389). Leo Leonhardy was a local farmer who is also associated with 835 Sopris (5GF.4396). Both men and their families were listed in the census in Carbondale from 1900 to 1920.

The next readily available transaction took place in 1951 when Elmer and Florence B. Sinclair sold the property to Chas F. & Dorothy J. Keepers. They held the property until 1989 when they sold to Kandra Vaughn. In 2003 Vaughn sold to Mathew Vickers and Carrie Messner, who in turn sold to the current owners Antony & Aimee Cullwick in 2007. The property is currently on the market.

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

VI. Significance

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

Resource Number: 5GF.4390
Temporary Resource Number: 789.COL

Architectural Inventory Form

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42. Statement of significance: This house is significant as an example of Late Victorian vernacular style. The simple one story form with a front gable and side wing configuration is typical of the modest buildings that made up most of early Carbondale. The vertically proportioned double hung windows, the simple front bay and the turned porch posts are all characteristic of the style. While important locally, the building does not rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: The house retains its integrity in the aspects of location, setting, feeling and association. However, the alterations to the windows have a moderate impact on the aspects of design, materials and workmanship. Since the vernacular style includes little embellishment, the principal façade and porch tend to be critical features of the style. Alterations to these areas have a more of an impact than the series of small additions to the rear of the building. Even with these concerns, the resource still retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.
- If there is National Register district potential, is this building: Contributing ☐
Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐
Noncontributing ☐

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4390 Images: 1 through 7
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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



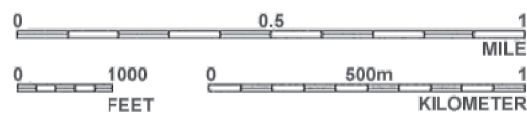
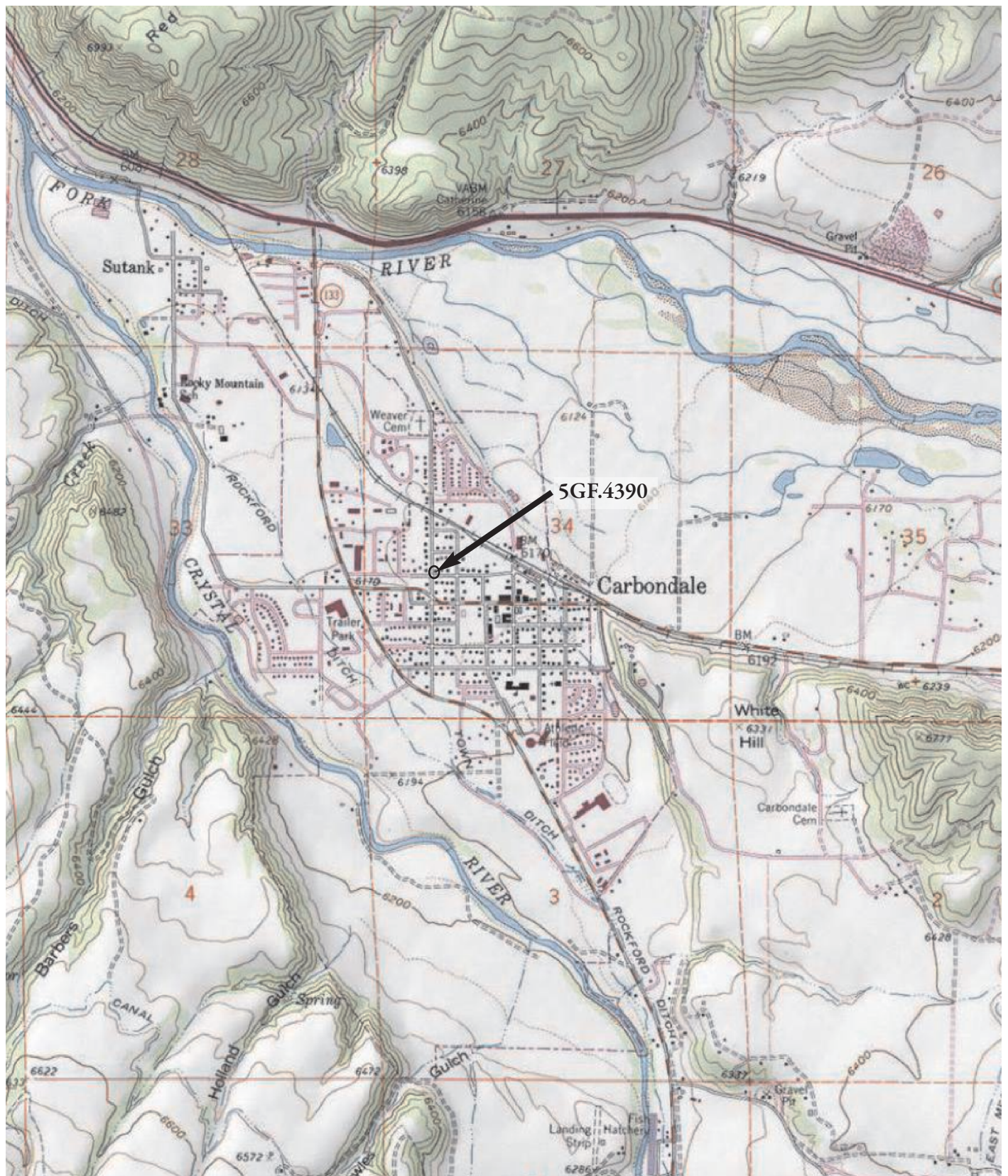
789 Colorado Avenue

5GF.4390



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



789 Colorado

5GF.4390

Image # 1

Carbondale

2008-M1-012

Looking North

5/2010



789 Colorado

5GF.4390

Image # 2

Carbondale

2008-M1-012

Looking Northwest

5/2010



789 Colorado

5GF.4390

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010



789 Colorado

5GF.4390

Image # 4

Carbondale

2008-M1-012

Looking Northwest

5/2010



789 Colorado

5GF.4390

Image # 5

Carbondale

2008-M1-012

Looking Northwest

5/2010



789 Colorado

5GF.4390

Image # 6

Carbondale

2008-M1-012

Looking Northwest

5/2010



789 Colorado

5GF.4390

Image # 7

Carbondale

2008-M1-012

Looking South

10/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official eligibility determination
(OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4394
2. Temporary resource number: 811.GAR
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Chain House
7. Building address: 811 Garfield Avenue
8. Owner name and address: Mark Chain
811 Garfield Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 2 6 8 mE 4 3 6 3 4 3 9 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1 Block: n/a
Addition: Paradise Land & Cattle Company Subdivision Year of Addition: 1989
13. Boundary Description and Justification: Site is comprised of Lot 1 of the Paradise Land & Cattle Company Subdivision. Formerly Lots 23 and 24 of Block 29 in the original townsite.
Assessors Office Parcel ID # 239334358001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 38' x Width 38'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Fence

Architectural Inventory Form

Page 2 of 6 pages

21. General architectural description: This is a one story wood frame side gable house, sitting on a corner lot. The principal façade faces south and the main ridge runs east/west. The principal façade has a central front gable projecting from the main side gable volume. The ridge of the front gable sits well below the ridge of side gable, and has a hipped roof bay projecting from its face. The bay is square in plan and has a pair of vertically proportioned double hung windows in the front face and very tall narrow double hungs in its shallow side walls. Pairs of small brackets run along the eave line of the hipped roof, and the bay walls run to the ground. A shed roof porch infills the ell created by the front gable and side wing on the right side of the façade. The porch roof is supported by a single turned post at its outside corner and turned pilasters at the two wall faces. The entry door is located on the side of the front gable volume under the porch roof and a single vertically proportioned double hung window is centered on the side wing wall under the porch. To the left of the front gable, an enclosed shed roofed volume infills the full width and depth of the ell created by the front gable and the side wing. The face of this volume has an entry door on the right and two vertically proportioned double hungs somewhat equally distributed on the remainder of the wall plane.

The east side of the house has the side wing gable with one vertically proportioned double hung centered on the peak. A long shed roof volume begins almost halfway up the rear roof plane and sits flush with the side wing wall. Two double hung windows are located in the east plane of this wall. The west wall has a similar pattern, though both shed roofed volumes reveal only the top slope of the side wing roof pitch, which changes to match the pitch of the shed roof elements less that halfway along its length. Two vertically proportioned double hung window openings are located along this wall.

The rear of the house has minimal window openings and a small gable dormer is located on the plane of the side gable roof, above the shed roof addition.

The house has horizontal wood clapboard siding throughout, with simple corner boards and other trim details. One area of decorative shingles is located on the east gable end. The windows have simple flat trim boards with a simple crown at the head. One window on the east has a shallow pediment trim at the head. A short brick chimney sits along the main ridge line off center to the east and a simple metal flue sits below it on the north roof plane.

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features: The house sits on a corner lot facing south. It has a row of street trees along the east side. A picket fence runs along the perimeter of the site.

24. Associated buildings, features, or objects: This building is associated with the log building on the adjacent lot at 819 Garfield (5GF.4395). A gable roofed shed is located on the east

Resource Number: 5GF.4394
Temporary Resource Number: 811.GAR

Architectural Inventory Form

Page 3 of 6 pages

end of the alley. The log building was originally an accessory building to this house when the owners operated a small farm on the land.

IV. Architectural History

25. Date of Construction: Estimate: c.1885 Actual: _____
Source of information: Garfield County Assessors Office has 1883, 1885 is more likely based on the style of the building and its relationship to the street grid of the townsite. The streets had been laid out by 1885.
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: possibly Sara Dearing or John Auld
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to rear of house runs full width of the house, probable front porch enclosure on west side of façade, concrete deck at front porch and loss of center porch post; all before 1984. Revised porch enclosure on west side of façade, siding replaced or revealed by removal of asphalt sheets, chimney alterations; between 1984 and 1986.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: The construction date of this house predates the establishment of the townsite. If 1883 is the actual date, it would have been one of the earliest buildings in the area. This site was apparently a small farm and could have been established before the townsite, but the house is more likely to have been built when the street layout was in place. The first names associated with this property after the Carbondale Town & Land Company, are Sara Dearing (bought in 1887), C. C. Cotton (bought in 1888) Charles H. Moore (bought in 1889) and John Auld (also bought in 1889). John Auld was listed in the 1900 census. He was 52 at the time of the census, born in Canada and listed as a carpenter. Note: The style of the house certainly could put the construction date concurrent with John Auld's presence, which might make him the builder as well. No clear evidence of this was found. Anna Bardine purchased the

Resource Number: 5GF.4394
Temporary Resource Number: 811.GAR

Architectural Inventory Form

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property in 1889. She and her husband Joseph appeared in the 1900 census in Marble, Colorado. They were 67 and 60 at the time of the census and both born in Pennsylvania. His occupation was listed as miner. W.J. & Emma Skidmore purchased the property in 1898. They appeared in the census in 1900, living in Leadville with her family. She was 30 at the time of the census and working as a laundress; he was 43 and had no occupation. According to the census they had been married 12 years by 1900. They do not reappear in any subsequent census. Over the next six years (1906 to 1912) the property passed through several hands. First James O. Needham, then J. Guy Needham, then Jessie Needham. Only J. Guy Needham appeared in the census in 1920. He was living in Carbondale with his wife Florence and their four children. None of the children were named Jessie on the census form. He was listed as a farm laborer. After the series of Needhams, the property changed hands several more times and seems to have been split, sold in shares and reassembled several times. Various owners of some or all are: R. W. trip sold to Elsie Tripp in 1916, J Guy Needam to O. M. Wimmer in 1918, O. M. Wimmer to Ellen Shearer in 1924, Mrs. H. Banning to Alberta Sebree in 1930, Josephine Thompson to M. M. & Carrie E. Grems in 1934, and Grems to Robert L. Spaulding in 1941. As a result the title accumulated many encumbrances and a homesteading claim was filed in July of 1941. In 1989, Bruce Stolbach, Jim Field and Ron C. Robertson combined several adjacent lots and created three separate lots, two of which are represented in this survey. The other site being 819 Garfield (5GF.4395). This lot was sold by Stolbach et al to Bruce & Brenda Beth Stolbach in the same year. They sold the property to the current owner Mark Chain in 1990.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; Morgan Williams, current owner of 819 Garfield.

VI. Significance

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

Resource Number: 5GF.4394
Temporary Resource Number: 811.GAR

Architectural Inventory Form

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

39. Area(s) of significance: Architecture
40. Period of significance: c.1887
41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of the Victorian Vernacular Style. The front gable/side wing configuration with a moderate to steep roof pitch, the vertically proportioned double hung windows and the front facing square bay window are all indicative of the style. This house is an example of the style and type of building that were part of the earliest development of the townsite. While important locally, the building does not rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: This house retains its integrity in terms of its location, setting, feeling and association. The loss of the second area of open porch has a moderate impact on the design and workmanship aspects of integrity. The potential loss of original siding materials and some original windows and porch detailing has a considerable impact on the material aspect of the integrity. Even with these concerns, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.
- If there is National Register district potential, is this building: Contributing ☐
Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐
Noncontributing ☐

Resource Number: 5GF.4394
Temporary Resource Number: 811.GAR

Architectural Inventory Form

Page 6 of 6 pages

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4394 Images: 1 through 7
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



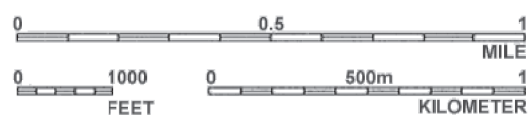
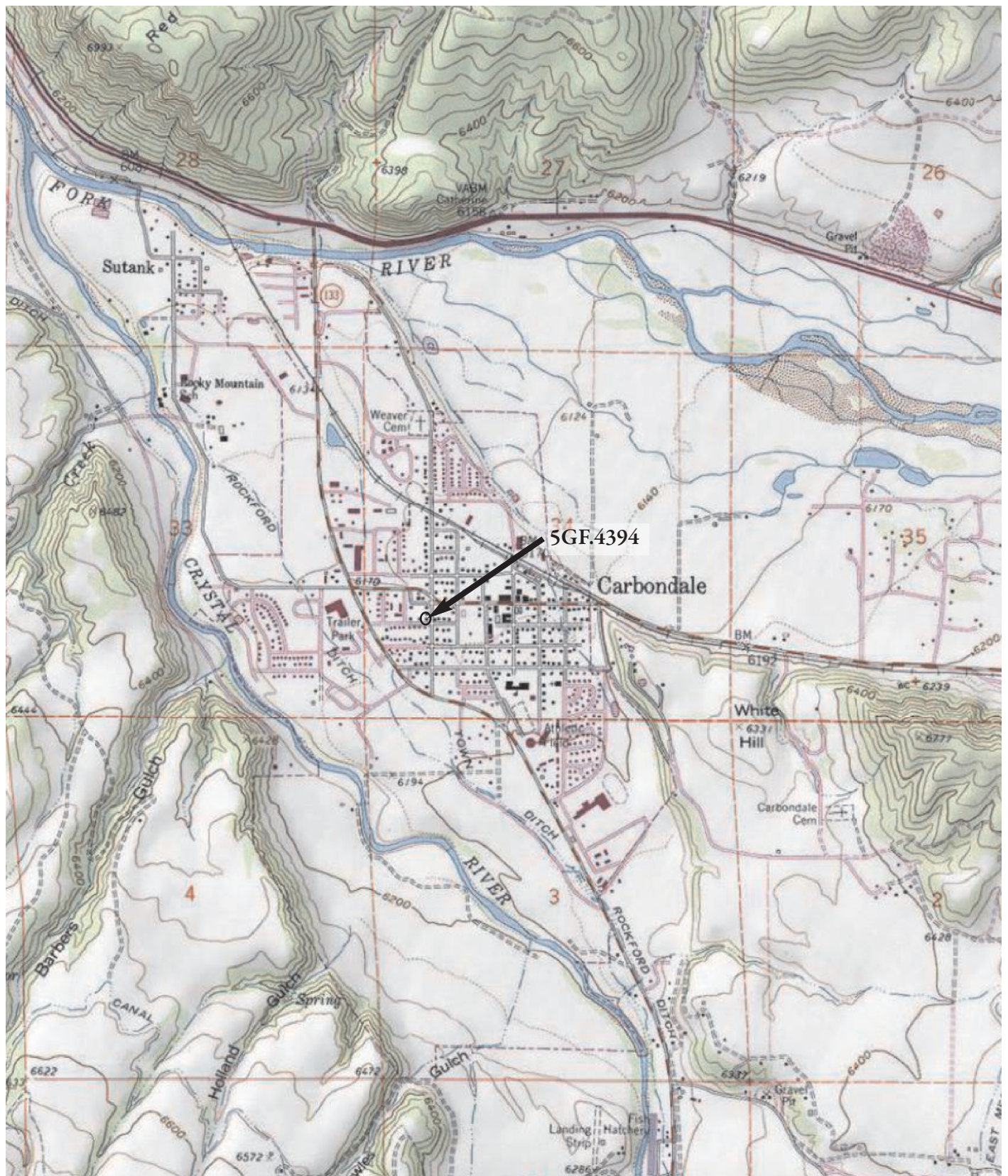
811 Garfield Avenue

5GF.4394



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



811 Garfield

5GF.4394

Image # 1

Carbondale

2008-M1-012

Looking North

5/2010



811 Garfield

5GF.4394

Image # 2

Carbondale

2008-M1-012

Looking Northwest

5/2010



811 Garfield

5GF.4394

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010



811 Garfield

5GF.4394

Image # 4

Carbondale

2008-M1-012

Looking Southwest

5/2010



811 Garfield

5GF.4394

Image # 5

Carbondale

2008-M1-012

Looking West

5/2010



811 Garfield

5GF.4394

Image # 6

Carbondale

2008-M1-012

Looking Southwest

5/2010



811 Garfield

5GF.4394

Image # 7

Carbondale

2008-M1-012

Looking Northwest

10/2010

Architectural Inventory Form

1 of 5

Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4395
2. Temporary resource number: 819.GAR
3. County: Garfield
4. City: Carbondale
5. Historic building name: n/a
6. Current building name: Williams House
7. Building address: 819 Garfield Avenue
8. Owner name and address: Morgan Williams
Po Box 296 Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 13 ; 309188 mE 4363498 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 2 Block: n/a
Addition: Paradise Land & Cattle Company Subdivision Year of Addition: 1989
13. Boundary Description and Justification: Site is comprised of Lot 2 of the Paradise Land & Cattle Company Subdivision. Formerly Lots 21 and 22 of Block 29 in the original townsite.
Assessors Office Parcel ID # 239334358002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 21' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Log
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Chimney, Fence

Resource Number: 5GF.4395
Temporary Resource Number: 819.GAR

Architectural Inventory Form

Page 2 of 5 pages

21. General architectural description: This is a simple one story log house with a cross gabled roof. The principal façade faces north with a front gabled volume on the right and a side wing extending to the left. The ridge of the side wing is slightly higher than the front gable ridge. An entry door is centered on the front gable with a casement style window in the gable end above the door. The side wing wall is flush with the front gable wall and has a horizontal casement style window that sits off center to the left on the wall plane. The east side has a single door located toward the rear with a small gable overframed on the roof above the door. A large casement style window is centered on the remaining wall plane to the left of the door. The window sits above an obvious patch in the log wall, indicating a previous more vertically proportioned opening in that area. The west side has a pair of casement style openings near the front corner and a single similar window toward the rear. A larger double hung is located near the peak of the gable. The front gable form is built of round logs with boxed corners. The gable ends are infilled with wood shingles. The side wing volume appears to be wood frame with log slab siding that butts at the corners. A single steel flue sits near the crossing on the north slope of the side wing roof.
22. Architectural style/building type: Rustic
23. Landscaping or special setting features: The house sits in the center of a small lot surrounded by lawn. Fences of different types enclose the side and rear yard. The front yard is open to a gravel parking area.
24. Associated buildings, features, or objects: This building is associated with the house on the adjacent lot at 811 Garfield (5GF.4394). A small 1950s shed is located on the alley.

IV. Architectural History

25. Date of Construction: Estimate: c.1896 Actual: _____
Source of information: Garfield County Assessors Office (1906), Current Owner (1896, modified in 1905)
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Anna Bardine
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to the west side of the building around 1950. Metal replaces asphalt shingle roof after 1997; asphalt shingle roof replaced asphalt roll roofing after 1984. East window alteration, before 1984; tar paper added to exterior before 1984, removed around 1989. Remodel begun in mid 2010 in process and may be removing log plank siding.
30. Original location ☒ Moved ☐ Date of move(s): _____

Resource Number: 5GF.4395
Temporary Resource Number: 819.GAR

Architectural Inventory Form

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V. Historical Associations

31. Original use(s): Domestic; Secondary Structure
32. Intermediate use(s): Domestic; Single Dwelling
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood

35. Historical background: This building was constructed in 1896 as a wash house for 811 Garfield (5GF.4394). Originally this building was included on a larger property with 5GF.4394, the whole was operated as an in-town farm. This building was converted to a residential use around 1905. The owners at that time were W. J. & Emma Skidmore. See below for more information.

The first names associated with this property are Sara Dearing (bought in 1887), C. C. Cotton (bought in 1888), Charles H. Moore (bought in 1889) and John Auld (also bought in 1889). John Auld was listed in the 1900 census. He was 52 at the time of the census, born in Canada and listed as a carpenter. Anna Bardine purchased the property in 1889. She and her husband Joseph appeared in the 1900 census in Marble, Colorado. They were 67 and 60 at the time of the census and both born in Pennsylvania. His occupation was listed as miner. They most likely built this building as an outbuilding associated with 5GF.4394. W.J. & Emma Skidmore purchased the property in 1898. They appeared in the census in 1900, living in Leadville with her family. She was 30 at the time of the census and working as a laundress, he was 43 and had no occupation. According to the census they had been married 12 years by 1900. They do not reappear in any subsequent census, but are likely to have converted this building to a residential use. Over the next six years (1906 to 1912) the property passed through several hands. First James O. Needham, then J. Guy Needham, then Jessie Needham. Only J. Guy Needham appeared in the census in 1920. He was living in Carbondale with his wife Florence and their four children. None of the children were named Jessie on the census form. He was listed as a farm laborer. After the series of Needhams, the property changed hands several more times and seems to have been split, sold in shares and reassembled several times. Various owners of some or all are: R. W. trip sold to Elsie Tripp in 1916, J Guy Needam to O. M. Wimmer in 1918, O. M. Wimmer to Ellen Shearer in 1924, Mrs. H. Banning to Alberta Sebree in 1930, Josephine Thompson to M. M. & Carrie E. Grems in 1934, and Grems to Robert L. Spaulding in 1941. As a result the title accumulated many encumbrances and a homesteading claim was filed in July of 1941. In 1989, Bruce Stolbach, Jim Field and Ron C. Robertson combined several adjacent lots and created three separate lots, two of which are represented in this survey. The other site being 811 Garfield (5GF.4394). This lot was sold by Stolbach et al to Ron C. Robertson in the same year. Robertson added his daughter Shana Ziarko to the deed in 2004. They sold the property to Ashley & Andrew Ernemann in 2008, who in turn transferred the property to A Star Garfield Investments in the

Resource Number: 5GF.4395
Temporary Resource Number: 819.GAR

Architectural Inventory Form

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same year. Morgan Williams purchased the property from A Star in 2009. Ron Robertson was a well known local architect and long time Carbondale resident. He was active in the Carbondale Historic Preservation Commission and many other civic organizations. He died unexpectedly in early 2010.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; Morgan Williams, current owner of 819 Garfield.

VI. Significance

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

38. Applicable National Register Criteria:

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

39. Area(s) of significance: Architecture

40. Period of significance: c.1896

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

42. Statement of significance: This building is significant as an example of the Rustic Style of building that was predominant in the earliest, most basic structures built in the area. The style can be identified by the use of hewn logs, a simple rectangular plan with front gable form and the minimal window openings, which are all present in this building. Early buildings in the area required the use of readily available materials and straight forward building methods. The transition from a utility building to a residential building is indicative of the types of adaptation that were necessary when families grew or economic conditions changed. While important locally, the building does not rise to the level of significance required for listing on the National Register.

Resource Number: 5GF.4395
Temporary Resource Number: 819.GAR

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43. Assessment of historic physical integrity related to significance: The addition of the side wing substantially changes the scale of the original building. While still distinguishable, the original has lost some integrity in the aspect of design, material and workmanship. The aspects of location, setting, feeling and association are generally intact. Even with the relatively major addition, the resource still retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.

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

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

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010

Photo ID: 5GF.4395 Images: 1, 2 & 3

Negatives filed at: Town of Carbondale Planning Department

48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

50. Recorder(s): Suzannah Reid and Betsey Reid

51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

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

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



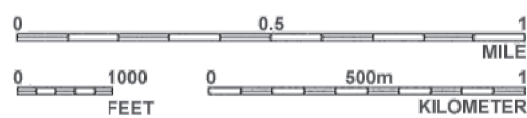
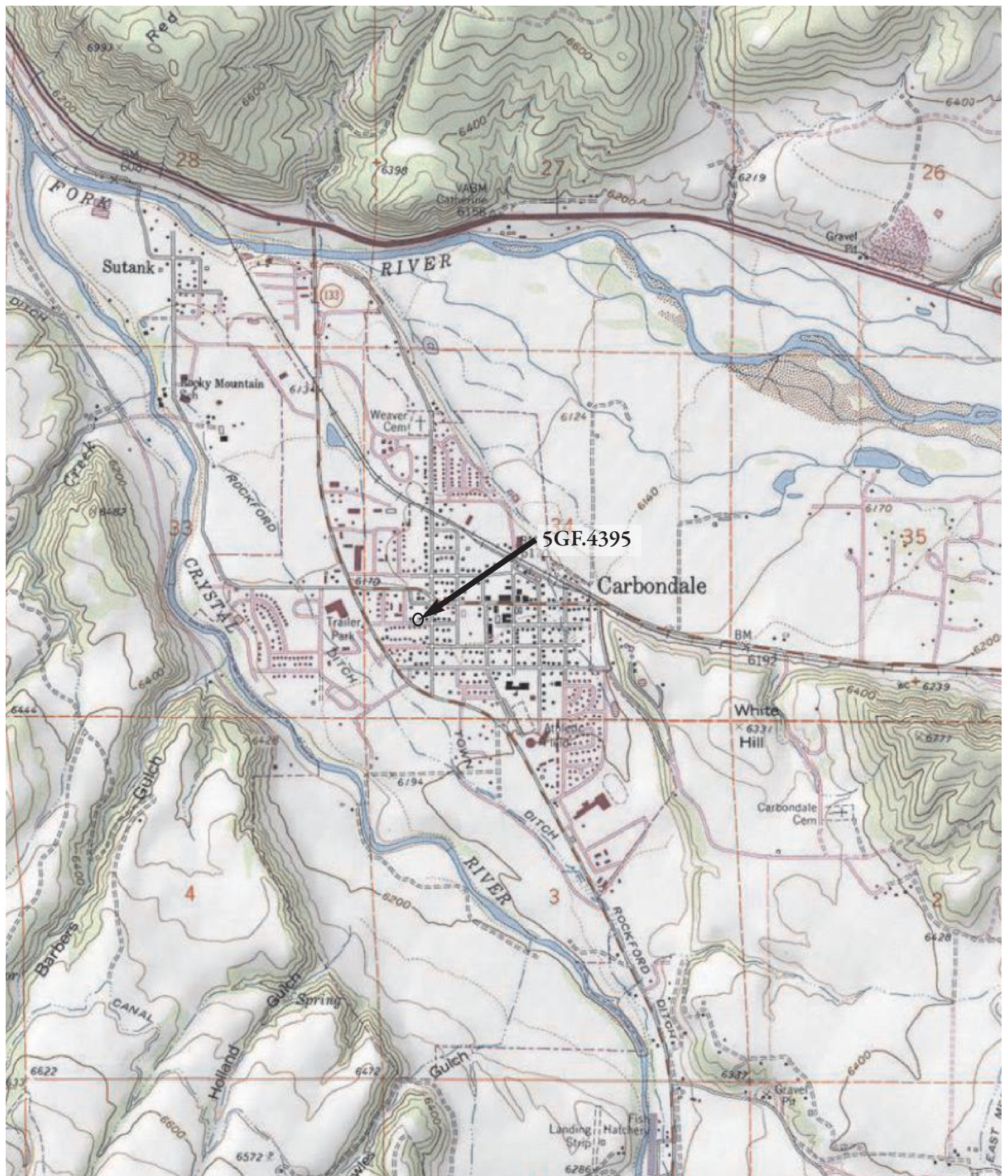
819 Garfield Avenue

5GF.4395



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



819 Garfield

5GF.4395

Image # 1

Carbondale

2008-M1-012

Looking North

5/2010



819 Garfield

5GF.4395

Image # 2

Carbondale

2008-M1-012

Looking Northwest

5/2010



819 Garfield

5GF.4395

Image # 3

Carbondale

2008-M1-012

Looking Northeast

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official eligibility determination (OAHP use only)

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4396
2. Temporary resource number: 835.SOP
3. County: Garfield
4. City: Carbondale
5. Historic building name: Beaman House
6. Current building name: Criswell House
7. Building address: 835 Sopris Avenue
8. Owner name and address: Linda M. Criswell
837 Sopris Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 1 7 5 mE 4 3 6 3 3 0 4 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 19-20 & W 12.5' of Lot 21 Block: 27
Addition: Original Townsite Year of Addition: 1887
13. Boundary Description and Justification: Site is comprised of Lot 19-20 & W 12.5' of Lot 21 on Block 27 of the Original Townsite
Assessors Office Parcel ID # 239334334005
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 30' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Hip on Gable Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Porch, Chimney, Fence

Resource Number: 5GF.4396
Temporary Resource Number: 835.SOP

Architectural Inventory Form

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21. General architectural description: This is a small one story wood frame house with a clipped gable roof. The principal façade faces south and has a symmetrical layout with a center door and a vertically proportioned double hung window located in the center of the remaining wall to either side. A simple shed roof projects from the main wall plane over the door, and is supported by two turned posts at the outside corners. The main hipped roof form is clipped on the front and rear of the house. The east side of the house has a simple arrangement of two vertically proportioned double hungs located along the wall length. A hipped roof addition extends off the rear of the building, flush with the main wall, and has a single door opening. The west side has the same window layout as the east. The addition does not extend the full width of the wall. The double hung windows have a single vertical muntin in the upper and lower sashes. The wood siding is a simple coved lap siding.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on the north side of the street and has a rustic picket fence along the front of the property. A large spruce tree is located along the street.
24. Associated buildings, features, or objects: Outbuilding #1: a large two story gable roofed residential building is located on the west fence line off the alley . The building has wood horizontal siding and vertically proportioned double hungs (built 1999). Outbuilding #2: a small round log shed roofed shed located along the alley. It appears to be of the same vintage as the house. Outbuilding #3: another timber outbuilding is located at the rear of the site, also the same vintage as the house.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1893
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: David C. Beaman
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): Metal roof replaced asphalt roof some time in 1990s; front porch modifications likely, dates unknown. Enclosure of the rear porch, possible siding replacement. Modifications to the interior. Dates unknown.
30. Original location X Moved _____ Date of move(s): _____

Resource Number: 5GF.4396
Temporary Resource Number: 835.SOP

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V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood

35. Historical background: The first owner of this property appears to be David C. Beaman who purchased it from the Carbondale Town and Land Company around 1888. Beaman appeared in the 1900 and 1910 census in Denver. He was born in 1839 in Ohio and his occupation was listed as lawyer. Beaman was involved in rewriting the fish and game laws for the State of Colorado in 1899. He was the attorney for the Colorado Coal and Fuel Company and the White Breast Coal Company in 1890. Beaman sold the property in 1906 to Fred Fredericks. In that same year Fredricks sold to Jacob G. Sonner, who days later sold to George A. Gay. By September of 1907, Gay sold the property back to Sonner. Two months later, Sonner sold the property to Thomas B. Davis who held the property until September 1908 when he sold it to Mabel Nevitt. Nevitt held the property for five years and then sold it to Julia Fuller (see 5GF.4397). Fuller sold to Mellissa and Herbert Banning less than a year later in March 1914. The Banning's held the property for several years, through at least 1929.

Fred Fredricks, Mabel Nevitt and Thomas B. Davis did not appear in any of the Colorado Census records. Jacob G. Sonner and his wife Millie F. appeared in the 1900 and 1920 census in Carbondale. Jacob was born in Virginia in 1858; Millie was born in Tennessee in 1863. They had a daughter Gladys who was born in Colorado in 1898. The 1900 census records indicated that Jacob was a department store salesman and that they were renting their home.

Mellissa Banning appeared in the 1920 census at the age of 78, she was born in New York. Her death was recorded in the property records in June 1927, in Carbondale. Her son, Herbert, was also shown in the 1920 census. He was born in Idaho in 1875. No occupation was listed for either of them.

Jacob and Millie Sonner and Mellissa and "Bert" Banning were listed as parties to the agreement, to annex the Weaver Addition to the Town of Carbondale.

The current owner of the house reported that Leo Leonhardy lived at this address in the early part of the 1900s. Leo E. and his wife Pearly L. appeared in the 1900 census in North Carbondale. He was born in 1880 in Wisconsin; his wife was born in 1886 in Kansas. They had two young sons, Oscar P. 2 years old, and Ralph J., 13 months at the time of the census. His occupation is listed as Stock Farmer, but he apparently also operated a saloon

Resource Number: 5GF.4396
Temporary Resource Number: 835.SOP

Architectural Inventory Form

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in the 300 block of Main Street. By the 1920 census, Pearly has relocated to Fruita and Leo is listed by himself, still a farmer.

Another person apparently associated with the site is Sosorie Diemoz Bon. Sosorie's family arrived in America in 1907 from Val d'Aosta, Italy. Several families from this area arrived at the same time and settled in the Roaring Fork Valley. They were farmers and ranchers and many of the original family names are familiar today. Sosorie's parents were Earnest and Rosie. They were both 37 years old at the time of the 1920 census. Sosorie's older sister was born in Italy in the same year the family came to the Valley. She also had one younger sister and one younger brother. Sosorie became a schoolteacher in the area and apparently lived in this house into the 1980s.

The next readily available property transaction was between Paul B. & Lorraine H. Barton who sold the property to Duncan Sinnock, John Foulkrod Jr., and Grace E. Stanley in 1976. Duncan Sinnock et al sold to Ruth Ann Banker in 1978, who in turn sold to Thomas Stevens & Laurie Lindberg in 1987. They sold the property to the current owner Linda M. Romero / Criswell in 1991. Linda is active in the Mt Sopris Historical Society in Carbondale.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker; Linda Romero Criswell, property owner.

VI. Significance

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

38. Applicable National Register Criteria:

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

39. Area(s) of significance: Architecture

Resource Number: 5GF.4396
Temporary Resource Number: 835.SOP

Architectural Inventory Form

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40. Period of significance: 1893
41. Level of significance: National State Local **X**
42. Statement of significance: This house is significant as an example of the Victorian Vernacular style. The simple plan, moderately pitched clipped gable roof, vertically proportioned double hung windows, simple entry porch and minimal detailing are all indicative of the style. This house represents the typical form and design of the modest houses that were constructed throughout the original townsite. The house is associated with several well known people in the Carbondale community, both as owners and renters. It is particularly interesting for its association with the large Italian immigration during the early part of the 1900s. Most of the immigrants are associated with large ranches in the valley. This house is associated with the first generation of Italian immigrants to establish themselves in the community. While important locally, the building does not rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: The house retains its original form and the pattern. Modifications to the front porch and possible materials replacement have an impact on the integrity in terms of design and materials. Even with the possible materials alterations, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible Not Eligible **X** Need Data
45. Is there National Register district potential? Yes No **X** Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.
- If there is National Register district potential, is this building: Contributing
Noncontributing
46. If the building is in existing National Register district, is it: Contributing
Noncontributing

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4396 Images: 1 through 5
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010

Resource Number: 5GF.4396
Temporary Resource Number: 835.SOP

Architectural Inventory Form

Page 6 of 6 pages

50. Recorder(s): Suzannah Reid and Betsey Reid
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



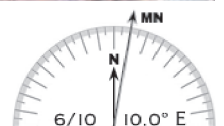
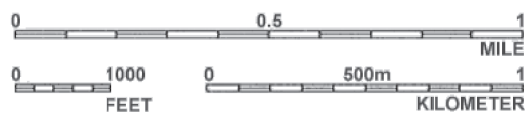
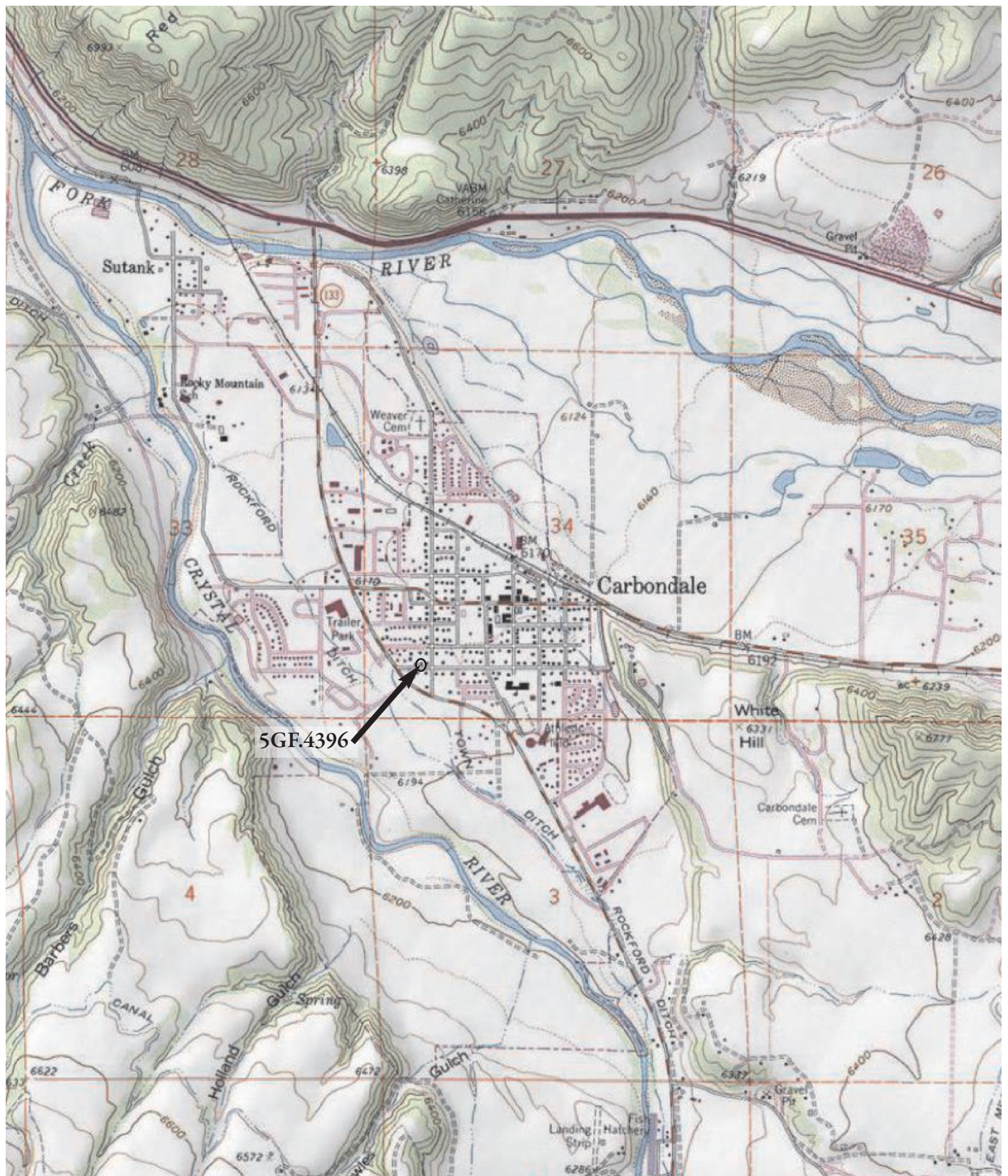
835 Sopris Avenue

5GF.4396



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



835 Sopris Avenue

5GF.4396

Image # 1

Carbondale

2008-M1-012

Looking Northwest 5/2010



835 Sopris Avenue

5GF.4396

Image # 2

Carbondale

2008-M1-012

Looking Northeast 5/2010



835 Sopris Avenue

5GF.4396

Image # 3

Carbondale

2008-M1-012

Looking Northwest 5/2010



835 Sopris Avenue

5GF.4396

Image # 4

Carbondale

2008-M1-012

Looking Southeast

5/2010



835 Sopris Avenue

5GF.4396

Image # 5

Carbondale

2008-M1-012

Looking Southeast

5/2010

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 6

**Official eligibility determination
(OAHP use only)**

Date _____ Initials _____

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

I. Identification

1. Resource number: 5GF.4397
2. Temporary resource number: 869.SOP
3. County: Garfield
4. City: Carbondale
5. Historic building name: Beaman House
6. Current building name: Munson/Wood House
7. Building address: 869 Sopris Avenue
8. Owner name and address: Tessa J. Munson & Jacob L. Wood
869 Sopris Avenue Carbondale, CO 81623

II. Geographic Information

9. P.M. 6th Township 7 south Range 88 west
SW 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 34
10. UTM reference
Zone 1 3 ; 3 0 9 1 4 8 mE 4 3 6 3 3 0 8 mN
11. USGS quad name: Carbondale
Year: 1961, rev 1987 Map scale: 7.5' **X** 15' *Attach photo copy of appropriate map section.*
12. Lot(s): C Block: n/a
Addition: Amber Rock Court Resubdivision Year of Addition: 1976
13. Boundary Description and Justification: Site is comprised of Lot C of the Amber Rock Court Resubdivision. Originally Lots 13 to 18 on Block 27 of the original townsite.
Assessors Office Parcel ID # 239334334010
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 28' x Width 55'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5GF.4397
Temporary Resource Number: 869.SOP

Architectural Inventory Form

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20. Special features (enter all that apply): Porch, Chimney, Segmental Arch, Decorative Shingles, Fence
21. General architectural description: This is a one story cross gable brick house with a front gable and side wing. The principal façade faces south with the front gable on the left and a side wing running to the right. The front gable has a single wide fixed glass window centered on the gable end. A shed roof porch infills the ell created by the front gable and side wing, set well back from the façade. The main entry is located on the front gable wall under the porch and a single vertically proportioned double hung is centered on the side wing wall under the porch roof. Another vertically proportioned double hung is located on the side of the front gable volume before the porch begins. The porch roof is supported by two turned posts with flat pilasters located at the wall planes. The wood porch deck extends out beyond the line of the porch roof and is two steps above the grade.
- The west side wall is a continuation of the front gable roof form. A large brick chimney is applied to the wall near the front. The form slopes inward near the level of the window heads and the narrower chimney interrupts the eave line and rises to a simple corbelled top. Two windows are relatively equally spaced on the remainder of the wall to the rear. A wood frame gable addition is applied to the rear of the house. The addition has a door off center to the right and a single window opening.
- The east side of the house has a single double hung in the side gable end. A flat roofed addition infills the ell between the back end of the front gable and the side wing. The one story wood frame volume runs toward the back of the site and connects to a small one and a half story building that sits at the back of the site. The taller addition has a steeply pitched roof with two skylights facing south and a flat roof section at the rear. The south wall has two large windows and there are few other windows on this addition.
- The additions have a series of different siding treatments. The tall addition at the rear has plywood siding with vertical lines. The flat roof addition has smooth plywood panels and the gable addition on the rear has wood clapboard siding.
- The windows in the brick section of the building sit in a segmental arches made of stretcher brick with a header brick outline along the top and sides. Two courses of brick are set proud of the brick field at the height of the spring line of the arches. This band runs around the perimeter of the building. A similar band of two courses run along at the sill height of the windows. The brick walls end at the height of the eave line. The gable ends are infilled with wood shingles. Three bands of diamond shaped shingle run across the center of the field.
- A second brick chimney sits on the front gable ridge line at the rear of the building. A metal flue sits on the ridge of the side wing and a second flue emerges from the top of the front most chimney
22. Architectural style/building type: Late Victorian

Resource Number: 5GF.4397
Temporary Resource Number: 869.SOP

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23. Landscaping or special setting features: The house sits on the north side of the street near the center of the lot. A large cottonwood street tree and a large spruce street tree bracket the front of the house. A simple square wire mesh fence runs along the front of the property. A rustic plank fence is located around the rear of the lot.
24. Associated buildings, features, or objects: A simple front gable garage is located on the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1897
Source of information: Garfield County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: David C. Beaman
Source of information: Garfield County Clerk & Recorder
29. Construction history (include description and dates of major additions, alterations, or demolitions): A series of additions off the back of the side wing, including a two story volume at the rear of the site, added in 1970. Original double hung principal window replaced with single pane fixed glass, porch deck altered, small gable addition off rear of house; dates unknown.
30. Original location X Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Single Dwelling
32. Intermediate use(s): n/a
33. Current use(s): Domestic; Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: The first owner of this property appears to be David C. Beaman who purchased it from the Carbondale Town & Land Company around 1888. Beaman appeared in the 1900 and 1910 census in Denver. He was born in 1839 in Ohio and his occupation was listed as lawyer. Beaman was involved in rewriting the fish and game laws for the State of Colorado in 1899. He was the attorney for the Colorado Coal and Fuel Company and the White Breast Coal Company in 1890. Beaman sold the property in 1902 to Fred Wathen. Two years later Wathen sold to C. C. Wilson. Julia Fuller, nee Wilson, acquired the property upon her father's death sometime before 1908, when she sold it to Edna D. and Frank E. Sweet. Edna and Frank owned the property alternately and together until 1932, when it was sold to Burley Miller.

Resource Number: 5GF.4397
Temporary Resource Number: 869.SOP

Architectural Inventory Form

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Fred Wathen did not appear in the Carbondale census. A Fredrick Wathen appeared in the 1880 census with his nine siblings and parents in Denver. He was 20 at the time of the census and his occupation was not legible. A C. C. Wilson appeared in the 1880 census; he was 38 years old and a miner. The property records show that Julia Fuller was C. C. Wilson's daughter and she did appear in the Carbondale census in 1910 with her husband Charles who was listed as a carpenter. She was born in Missouri. Frank and Edna Sweet were listed in the 1910 census in Carbondale. He was 36 at the time of the census and was born in Connecticut. His occupation was farmer. He was listed with his wife Edna who was 36 at the time of the census and their three children; Walden, age 11, Dorothy, age 6 and Harold, age 13 months. Frank Sweet was active in the community, filling in at the post office upon the death of the Postmaster in 1890. His name was put forward as a candidate for Mayor in that same year. He was often referred to in the newspaper as "an obliging gentleman... made of the right kind of stuff."

In 1982 John & Georgia Foulkrod sold the property to Ethel Christner who in turn sold to J. Russell & Linda M. Criswell in 1996. They sold the property to the current owners Tessa J. Munson & Jacob L. Wood in 2007.

36. Sources of information: Garfield County Assessors Office; Garfield County Records; 1912 Sanborn Map; www.coloradohistoricnewspapers.org, *The Avalanche*; www.heritagequestonline.com; The Frontier Historical Society and Museum; 1973 interview with Mrs. Cleone Oliver, text located at the Gordon Cooper Library in Carbondale; *Roaring Fork Valley, An Illustrated Chronicle*, by Len Shoemaker

VI. Significance

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

38. Applicable National Register Criteria:

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

39. Area(s) of significance: Architecture
40. Period of significance: 1897

Resource Number: 5GF.4397
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41. Level of significance: National ☐ State ☐ Local ☒
42. Statement of significance: This house is significant as an example of the Victorian Vernacular style. The front gable side wing configuration with the porch in the ell is a typical plan form in this style. The vertically proportioned double hung windows, and decorative brick detailing along with the turned porch posts are all elements of the style. The fact that this house is brick and has considerable brick detail elevates it to a more substantial home, even though its form is common in the modest buildings of the community. The brick indicates a substantial investment in the future of the Carbondale community. The house is associated with an early investor in the community, D. C. Beaman, and also with long term, popular members of the community, the Sweet family. While important locally, the building does not rise to the level of significance required for listing on the National Register.
43. Assessment of historic physical integrity related to significance: The additions to the house and alterations to some of the key features have had an impact on the integrity of the house. The additions are located at the rear and do not alter the scale of the house from the street view. Deferred maintenance has also contributed to a loss of integrity. In terms of location, setting, workmanship, feeling, and association, the integrity is generally intact. In terms of materials and design the house has suffered some diminished integrity. Even with these considerations, the resource retains sufficient integrity to convey its significance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible ☐ Not Eligible ☒ Need Data ☐
45. Is there National Register district potential? Yes ☐ No ☒ Discuss: This survey project was a selective intensive survey and looked at a limited number of sites scattered throughout the Town of Carbondale. While the buildings in this survey have a shared history, there was no evaluation of any contiguous group of buildings that could lead to the definition of a potential National Register district boundary.
- If there is National Register district potential, is this building: Contributing ☐
Noncontributing ☐
46. If the building is in existing National Register district, is it: Contributing ☐
Noncontributing ☐

VIII. Recording Information

47. Photograph numbers: Disk: Carbondale 2010
Photo ID: 5GF.4397 Images: 1 through 9
Negatives filed at: Town of Carbondale Planning Department
48. Report title: Carbondale Historic Survey 2010 49. Date(s): 2009/2010
50. Recorder(s): Suzannah Reid and Betsey Reid

Resource Number: 5GF.4397
Temporary Resource Number: 869.SOP

Architectural Inventory Form

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51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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

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



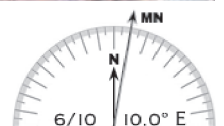
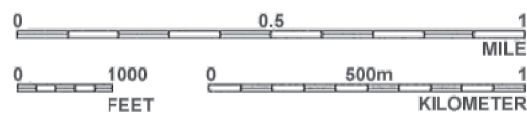
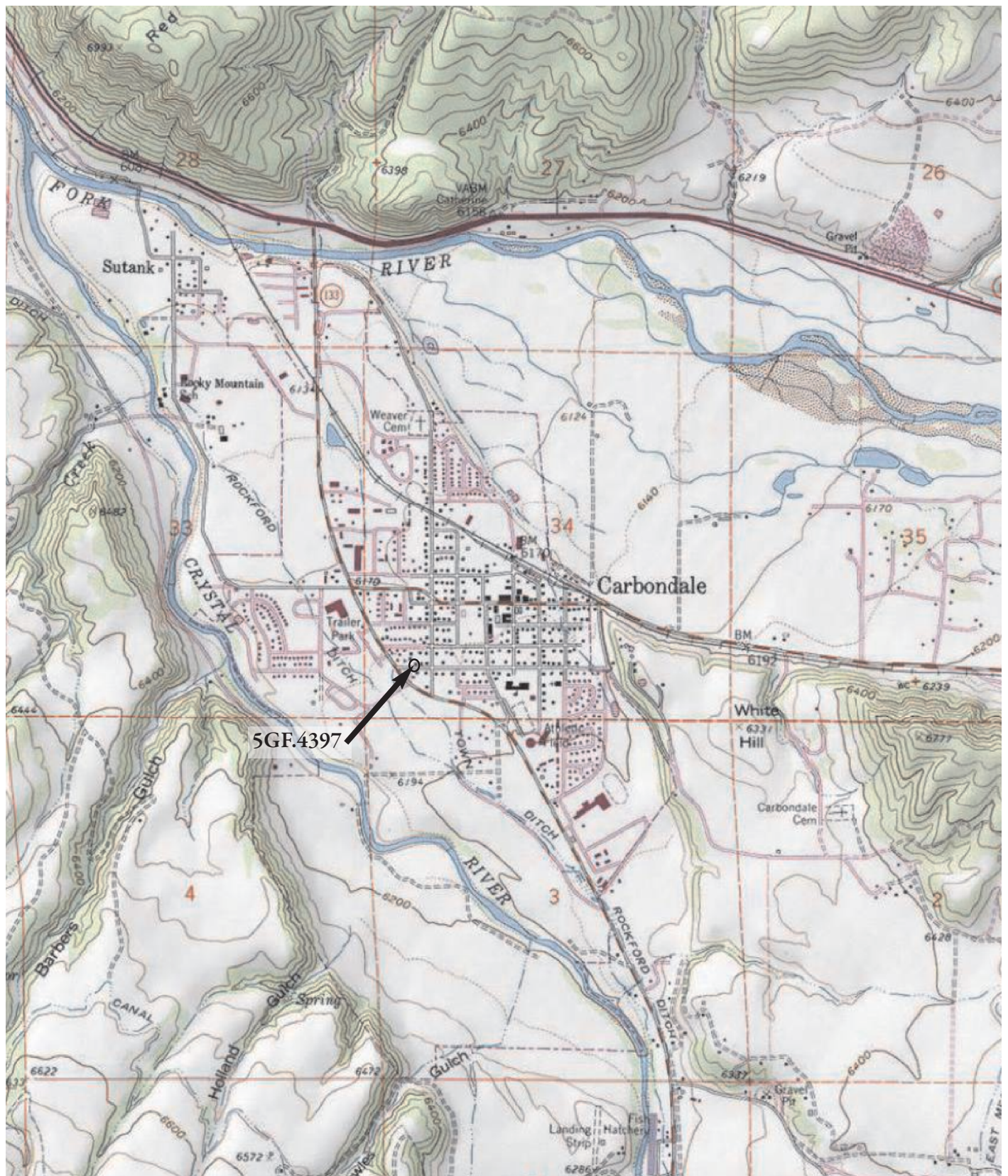
869 Sopris Avenue

5GF.4397



Carbondale, Colorado
image from Garfield County GIS aerial map

Town of Carbondale Historic Survey 2010



Carbondale Historic Survey
2009/2010



869 Sopris Avenue

5GF.4397

Image # 1

Carbondale

2008-M1-012

Looking Northwest

12/2009



869 Sopris Avenue

5GF.4397

Image # 2

Carbondale

2008-M1-012

Looking North

5/2010



869 Sopris Avenue

5GF.4397

Image # 3

Carbondale

2008-M1-012

Looking Northwest

5/2010



869 Sopris Avenue

5GF.4397

Image # 4

Carbondale

2008-M1-012

Looking Northeast 5/2010



869 Sopris Avenue

5GF.4397

Image # 5

Carbondale

2008-M1-012

Looking Northwest 5/2010



869 Sopris Avenue

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Image # 6

Carbondale

2008-M1-012

Looking Northeast 5/2010



869 Sopris Avenue

5GF.4397

Image # 7

Carbondale

2008-M1-012

Looking West

5/2010



869 Sopris Avenue

5GF.4397

Image # 8

Carbondale

2008-M1-012

Looking South

5/2010



869 Sopris Avenue

5GF.4397

Image # 9

Carbondale

2008-M1-012

Looking Southeast

5/2010