

Chaffee County, Colorado Historic Resources Survey 2011-13

Final Survey Report



**Chaffee County, Colorado
Historic Resources Survey, 2011-13**

***Final
Survey Report***

Prepared for:

Greater Arkansas River Nature Association and the
Chaffee County Heritage Area Advisory Board
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TABLE OF CONTENTS

1.	INTRODUCTION	1
	Purpose	1
	Project Results	2
	Funding	2
2.	PROJECT AREA.....	3
	Survey Area	3
	Physical Setting and General Location	3
3.	RESEARCH DESIGN AND METHODS	15
	Objectives and Scope of Work	15
	Anticipated Results	15
	Reconnaissance Survey	15
	Selective-Intensive Survey	15
	Public Meetings/Outreach	19
	Project Participants.....	19
	Acknowledgements.....	19
4.	HISTORICAL OVERVIEW	21
	Introduction	21
	Townbuilding	21
	Mining	38
	High Country Agriculture	44
	Railroads	60
	Tourism and Recreation	68
5.	RESULTS	75
	Individually Eligible Resources	75
	Construction Dates	75
	Original Uses	76
	Historic Architectural Styles and Building, Special Use, and Material Types	76
	Wall Materials	77
6.	RECOMMENDATIONS	93
7.	BIBLIOGRAPHY	95
	APPENDICES	103
	END NOTES	113

COVER: Clockwise from upper left, Smith-Friskey Ranch, Buena Vista vicinity; Fay House, Buena Vista; Comanche Drive-In, Buena Vista vicinity; and Ohio and Colorado Smelter, pump house, Salida vicinity. SOURCE: Front Range Research Associates, Inc., fieldwork photographs, 2011-12.

INTRODUCTION

Located in north-central Colorado, Chaffee County stretches along a high valley, bounded by the Sawatch Range and the Continental Divide on the west and the Mosquito Range on the east. The Arkansas River flows southeastward between the two mountain ranges and is the focus of most development in the region. Numerous tributaries of the Arkansas River, such as the South Arkansas River, Chalk Creek, and Cottonwood Creek, provide water for agricultural, residential, and commercial uses. The mountain ranges form natural barriers, producing mild year-round temperatures and low humidity. The varied topography of the county's 1,189 square miles embraces some of the state's most spectacular scenery, and the county contains more mountain peaks over 14,000' than any other county in Colorado. Federal lands comprise about 79 percent of the county, including the San Isabel National Forest and Bureau of Land Management holdings, while another 3 percent is owned by the State of Colorado.

Chaffee County, created in 1879 from Lake County, was named after U.S. Senator Jerome B. Chaffee. The principal municipalities/communities within the county include Salida, Buena Vista, Poncha Springs, Granite, and Nathrop. Granite, the original county seat, lost that designation to Buena Vista in 1880. Salida became the seat of county government in 1928. It is within this natural and socio-political context that Chaffee County's historic resources evolved.

Purpose

Front Range Research Associates, Inc., of Denver, undertook this project for the Greater Arkansas River Nature Association (GARNA) and the Chaffee County Heritage Area Advisory Board (CCHAAB). A Chaffee County Heritage Area was established by a Chaffee County resolution in 2004. The County Commissioners appoint the Advisory Board from the community at large to provide advice and assistance on matters associated with planning and implementation of the Heritage Area program. The program, with oversight from the Advisory Board, is administered and coordinated by GARNA, a local non-profit 501-c (3) entity.

The 2011-13 Chaffee County Historic Resources Survey accomplished several major goals:

- Conducted a volunteer reconnaissance survey of the county by to locate and identify existing historic resources, including digital photography and basic information.
- Input the information from the reconnaissance survey into a database for organizing and evaluating the significance and integrity of each property.
- Used the database to select 65 properties with higher levels of significance and integrity for inclusion in a scattered, intensive survey.
- Conducted fieldwork and research to document and evaluate 65 historic

properties (55 individual buildings and 10 complexes) and record them on History Colorado Architectural Inventory forms (form 1403).

- Completed a survey report summarizing the project findings.

Architecture and Engineering (2008 and updates) and the lexicon for architectural styles included in the *Survey Manual*.

Project Results

The project produced 65 History Colorado Architectural Inventory forms and a Final Survey Report (this document). Of the 65 properties surveyed, 24 resources are evaluated as potentially eligible to the National Register (as well as potentially eligible to the State Register) and 19 as potentially eligible to the State Register only (see Table 9). The survey expanded knowledge of Chaffee County history and architecture by documenting each resource's current appearance, history, and previous alterations and evaluating its significance.

The information resulting from this survey will assist Chaffee County and interested residents with historic preservation planning, including assessments of eligibility for the National Register of Historic Places and State Register of Historic Properties. The information contained on the intensive-level survey forms and in the report will help direct future historic preservation efforts. Findings from this survey will constitute one basis by which properties are nominated for designation and citizens are made aware of the area's architectural and historical heritage.

Funding

This project was paid for in part by a State Historical Fund grant to GARNA (grant number 2010-02-003). The survey was conducted following the guidelines of the History Colorado (HC) Office of Archaeology and Historic Preservation publication *Colorado Cultural Resource Survey Manual* (2007). Architectural classifications of buildings are based on HC's publication *Field Guide to Colorado's Historic*

PROJECT AREA

Survey Area

The 2011-13 scattered intensive survey recorded 65 resources throughout Chaffee County. Table 1 shows the general distribution of surveyed resources by location, while Table 2 is a complete listing of the resources included in the survey sorted by state identification number.

Approximately 63 percent of resources are situated in incorporated or unincorporated communities, including active municipalities or former mining towns; the remaining resources are found in rural or mountainous areas. Residential, commercial, agricultural, educational, recreational, governmental, and funerary resources were included. Figure 1 provides an overview of the distribution of surveyed resources within the entire county, while Figures 2A through 2C plot the locations on more detailed digital USGS base map mosaics.

Physical Setting and General Location

The physical settings of the properties included in the survey are as varied as Chaffee County itself. The locations of surveyed resources differ greatly in terms of acreage, landforms, land uses, and urban/rural settings. The 63 percent of properties in town settings are located on platted blocks and lots, typically in a rectilinear street plan, in the communities of Alpine, Buena Vista, Garfield, Granite, Maysville, Poncha Springs, Salida, and Turret. The remaining resources included several cattle and hay ranches west and southwest of Buena Vista, isolated one-room rural schools along county roads, a mining property south of St. Elmo at

10,150' elevation, a dairy farm once operated by the Colorado State Reformatory southeast of Buena Vista, and guest ranches.

No resources within the city limits of Salida were included in the project, as the focus of this project was resources located in the remainder of the county.

Table 1
General Location of Surveyed Resources

Location	Number	Percent
Alpine	2	3.1
Buena Vista	25	38.5
Buena Vista vicinity	10	15.4
Garfield	3	4.6
Granite	3	4.6
Granite vicinity	2	3.1
Maysville	3	4.6
Nathrop vicinity	3	4.6
Poncha Springs	3	4.6
Poncha Springs vicinity	1	1.5
Salida vicinity	8	12.3
St. Elmo vicinity	1	1.5
Turret	1	1.5

Table 2 lists the location of surveyed resources by township, range, and section. Chaffee County is split into two prime meridians, with the dividing line about 3.75 miles south of Nathrop. The part to the north lies in the 6th Principal Meridian, while the southern part is in the New Mexico Principal Meridian.

Previously Surveyed Resources

Eight resources selected for the intensive survey had been previously surveyed: 5CF.150, 5CF.151, 5CF.155, 5CF.343, 5CF.400, 5CF.502, 5CF.733, and 5CF.1623. They had been recorded several years ago on old survey forms or had experienced substantial changes since the last survey.

Table 2
Location of Surveyed Resources
by Prime Meridian
Township, Range, and Section

Meridian	Township	Range	Section (s)
6 th	11 S	79 W	31
6 th	12 S	79 W	7, 27
6 th	13 S	79 W	26
6 th	14 S	78 W	8, 17, 19, 30, 32, 34
6 th	14 S	79 W	22, 23, 24, 29, 35
6 th	15 S	79 W	26, 27
6 th	15 S	80 W	25
N.M.	49 N	7 E	3
N.M.	49 N	8 E	6, 10
N.M.	49 N	9 E	5, 9, 22
N.M.	50 N	6 E	27
N.M.	50 N	7 E	34
N.M.	50 N	8 E	25, 26
N.M.	50 N	9 E	31
N.M.	51 N	5 E	12
N.M.	51 N	8 E	16, 33
N.M.	51 N	9 E	29

Table 3
CHAFFEE COUNTY INTENSIVE SURVEY, 2011-13
SURVEYED RESOURCES
SORTED BY STATE IDENTIFICATION NUMBER

STATE ID. NUM.	LOCATION	HISTORIC NAME AND YEAR BUILT
5CF.150	Granite, 43255 County Road 397 (north building)	Granite Livery Stable and Blacksmith Shop (ca. 1860s-1880s)
5CF.151	Granite, 43145 County Road 397	Pine Building (ca. 1896)
5CF.155	Granite, 43255 County Road 397 (south buildings)	Granite Stage Stop/ Commercial Hotel/Nisbet House/Beery House (ca. 1861-1881)
5CF.343	Salida vicinity, East U.S. 50 (south side about 1.4 miles east of Salida)	Cleora Cemetery (1883, 1885)
5CF.400	Buena Vista vicinity, 25701 County Road 301	Weston Ranch, Centennial House, Juniper Valley Ranch, Colorado State Reformatory Dairy (1876)
5CF.502	Buena Vista, 108 S. Pleasant Avenue	Kelley/Coleman/Wallace/McDonald House (1880-93)
5CF.733	Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner)	Mount Princeton School, Maxwell Park School (1912)
5CF.1623	Poncha Springs vicinity, 13344 and 13500 County Road 220	Pinon Grove School and Teacherage/Orton School (1884-85)
5CF.2848	Alpine, 22680 County Road 292A	Bank of Alpine/Jones House (1880s)
5CF.2849	Alpine, 22750 County Road 292	DSP&P Construction Foreman's House (reputed)/Johannes Cabin (ca. 1881)
5CF.2850	Buena Vista, 239 Brookdale Avenue	Marks/Trimmer/Blacker House (1882-90)
5CF.2851	Buena Vista, 314 E. Cedar Street	Huff/McMicken/Locke House (ca. 1883-east, 1886-90-west)
5CF.2852	Buena Vista, 305 E. Chestnut Street	St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company (ca. 1882)
5CF.2853	Buena Vista, 302 N. Colorado Avenue	Clay/Mear/Ziegler/Wright House (1903)
5CF.2854	Buena Vista, 115 S. Colorado Avenue	Stewart/Lalonde/Loback House (1896-1902)
5CF.2855	Buena Vista, 201 S. Colorado Avenue	Pease/Dake/Fay House (ca. 1882)
5CF.2856	Buena Vista, 502 S. Gunnison Avenue	Burger House (1880)
5CF.2857	Buena Vista, 147 N. James Street	Shaffer/Ludwig/Horst House (1936)
5CF.2858	Buena Vista, 111 E. Main Street	Calder Block, Wedge Building (1883)
5CF.2859	Buena Vista, 209 E. Main Street	White House Liquor (1940)
5CF.2860	Buena Vista, 327 E. Main Street	Laurin Skating Rink, Rockee Rollar, Rolling Wheels Skate Center (1954)
5CF.2861	Buena Vista, 209 W. Main Street	Burnside/Ulmer/Tanksley House (1938)
5CF.2862	Buena Vista, 407 W. Main Street	Lewis/Lander/Phelps/Roman House (ca. 1881)
5CF.2863	Buena Vista, 416 W. Main Street	Abernathy/Shackelford/Taber/Russell House (1886-92)

STATE ID. NUM.	LOCATION	HISTORIC NAME AND YEAR BUILT
5CF.2864	Buena Vista, 420 W. Main Street	Ashley/Gabathuler/Dougherty/Aicher House (ca. 1885)
5CF.2865	Buena Vista, 602 W. Main Street	Gonsalves/Crocombe/Hallock House (1886)
5CF.2866	Buena Vista, 417 Mill Street	Scott Cabin (1942)
5CF.2867	Buena Vista, 424 Mill Street	Wright/Mallen/Frey/Knuckey/Allinger House (1885)
5CF.2868	Buena Vista, 510 Park Lane	Etherton House (1957)
5CF.2869	Buena Vista, 218 N. Sangre de Cristo Avenue	McPhelemy Homestead, Tipton-Salley Farm, Elrod House (1882)
5CF.2870	Buena Vista, 124 S. San Juan Avenue	Hunt/Determan House (1885)
5CF.2871	Buena Vista, 111 Tabor Street	Weeks/Richards/Byers House (1883)
5CF.2872	Buena Vista, 203 Tabor Street	Snow/Fetrow House (Pre-1887)
5CF.2873	Buena Vista, 207 Tabor Street	Cyr Property (1881-83)
5CF.2874	Buena Vista, 17063 County Road 306	Comanche Drive-In (1967)
5CF.2875	Buena Vista vicinity, 18500 County Road 306	Delauney Homestead/ Riedel's Ranch Bunkhouse/Circle S Ranch Bunkhouse (1935)
5CF.2876	Buena Vista vicinity, 25887 County Road 319	Nachtrieb Ranch, DeWitt Ranch, Kelly Ranch (1879)
5CF.2877	Buena Vista, Rodeo Road (west of County Road 321)	Buena Vista Rodeo Grounds, Collegiate Peaks Stampede Rodeo Grounds (1940)
5CF.2878	Buena Vista, 17975 County Road 338	Wilber Homestead/ Franzel Farm, Rock Ledge Ranch (1890s)
5CF.2879	Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road)	Smith-Friskey Ranch (Pre-1895)
5CF.2880	Buena Vista vicinity, 26000 County Road 344	Spring Canyon Lodge (1950)
5CF.2881	Buena Vista vicinity, 32600 County Road 361	Corser-Berrian Ranch Building (ca. 1885-1912)
5CF.2882	Garfield, 22455 U.S. 50	Midway Service and Café/Dotty's (1946)
5CF.2883	Garfield, 22555 Martin Street	Garfield Miner's Cabin/ Roller-Smith Cabin (1880s)
5CF.2884	Garfield, 22635 County Road 227	Garfield School (1883)
5CF.2885	Granite vicinity, 38620 U.S. Highway 24 vicinity (6.0 miles south of Granite, east side)	Baumdicker-Langhoff Cemetery (1885)
5CF.2886	Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24)	Clear Creek Canyon School (ca. 1889)
5CF.2887	Maysville, 16631 County Road 220	Ott House (1939)
5CF.2888	Maysville, 16710 County Road 220	Monarch Pass/Gaines/ Mishmash Cabin (Pre-1939)
5CF.2889	Maysville, 16715 County Road 220	Schrader/Coates/Boyle House/Rancho Tranquillo (1880s-1899)
5CF.2890	Nathrop vicinity, 18670 County Road 162	Love Ranch, Wilsey Homestead, Johnson Ranch, Brewer Ranch (1885-90, 1920s)

STATE ID. NUM.	LOCATION	HISTORIC NAME AND YEAR BUILT
5CF.2891	Nathrop vicinity, 17290 County Road 291	Hayes Ranch, Wright's Lodge, Chalk Creek Camp (1930s)
5CF.2892	Nathrop vicinity, 17897 U.S. 285	Prospector Rock Shop (1975)
5CF.2893	Poncha Springs, 145 Chipeta Avenue	Walker/Holman/Haley/Sands/Sexton Property (1931-41)
5CF.2894	Poncha Springs, 315 Chipeta Avenue	Wilkins/Champ/Bender House (1900)
5CF.2895	Poncha Springs, 6353 U.S. 285	Poncha Springs Fire Station (1954)
5CF.2896	Salida vicinity, 701 E. U.S. 50	Cowen Farm (ca. 1905)
5CF.2897	Salida vicinity, 9850 County Road 160	Sprague/Jones/Sneddon/Kaess House (1875)
5CF.2898	Salida vicinity, 5005 E. U.S. 50	Salida Livestock Sales, Inc. (1958)
5CF.2899	Salida vicinity, 14825 U.S. 285	Brown's Canyon School (1934)
5CF.2900	Salida vicinity, 7467 County Road 150 (west parcel)	Pedro/Botz House (1905)
5CF.2901	Salida vicinity, 9000 County Road 152 (at river level)	Ohio and Colorado Smelting and Refining Company Pump House (1902)
5CF.2902	Salida vicinity, 7705 County Road 154	Frantzhurst Rainbow Trout Hatchery (1925-26)
5CF.2903	St. Elmo vicinity, County Road 294 (west side, 1.2 miles south-southwest of St. Elmo)	James Campbell Mining Claim (Post-1902)
5CF.2904	Turret, 15257 Turret Avenue	Turret Post Office (Pre-1903)

NOTE: The first eight resources in the table (state identification numbers 5CF.150 through 5CF.1623) were previously surveyed. For multi-building locations (such as ranches), the year built provided is that for the complex as a whole and not necessarily that of the primary building.

**Figure 1
Chaffee County
Historic Resources
Survey, 2011-13**

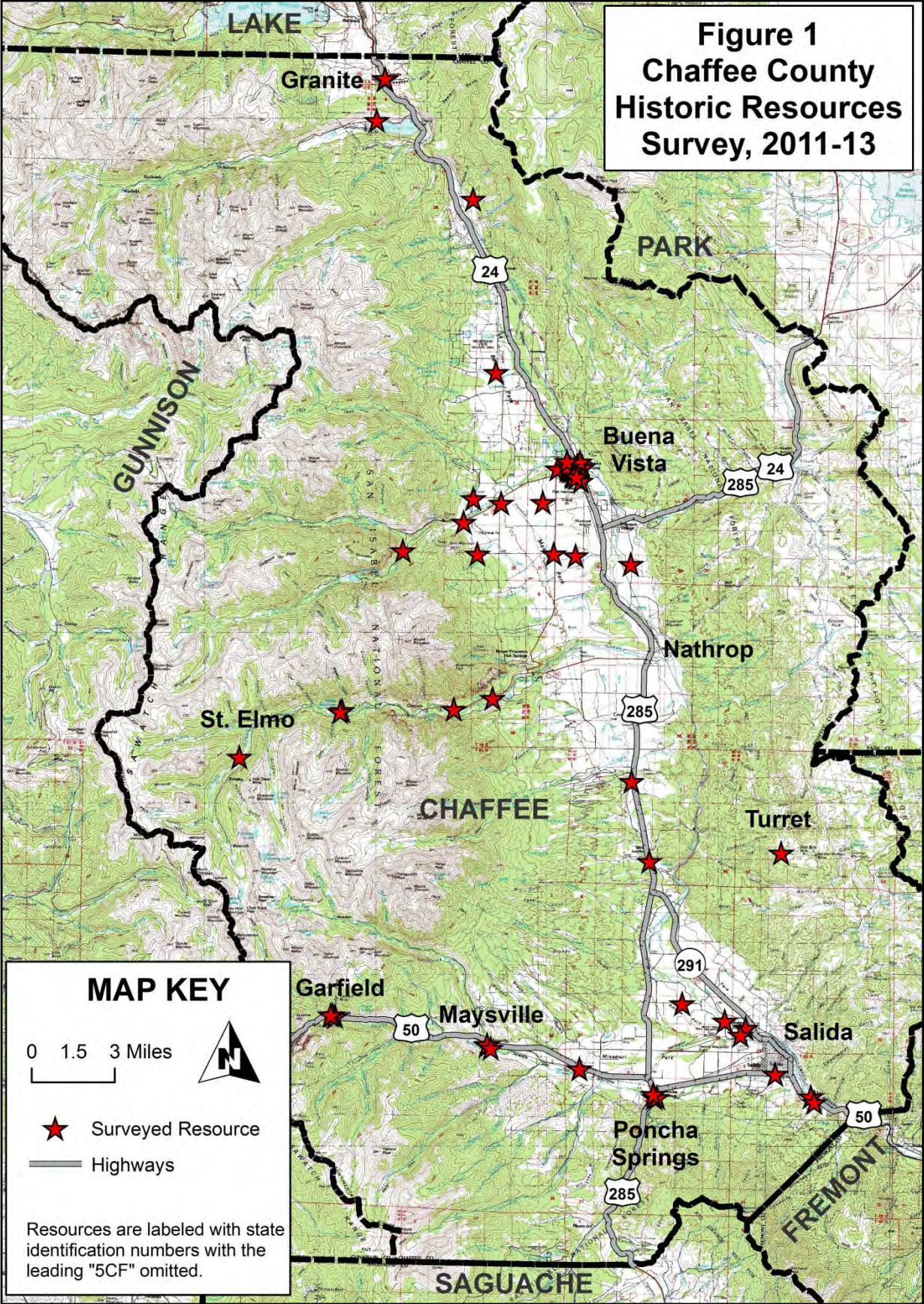





Figure 2A
Chaffee County
Historic Resources
Survey, 2011-13
Surveyed Resources



MAP KEY

0 0.5 1 Miles 

 Surveyed Resource

 Highways

Resources are labeled with state identification numbers with the leading "5CF" omitted.

Figure 2B
Chaffee County
Historic Resources
Survey, 2011-13
Surveyed Resources

MAP KEY

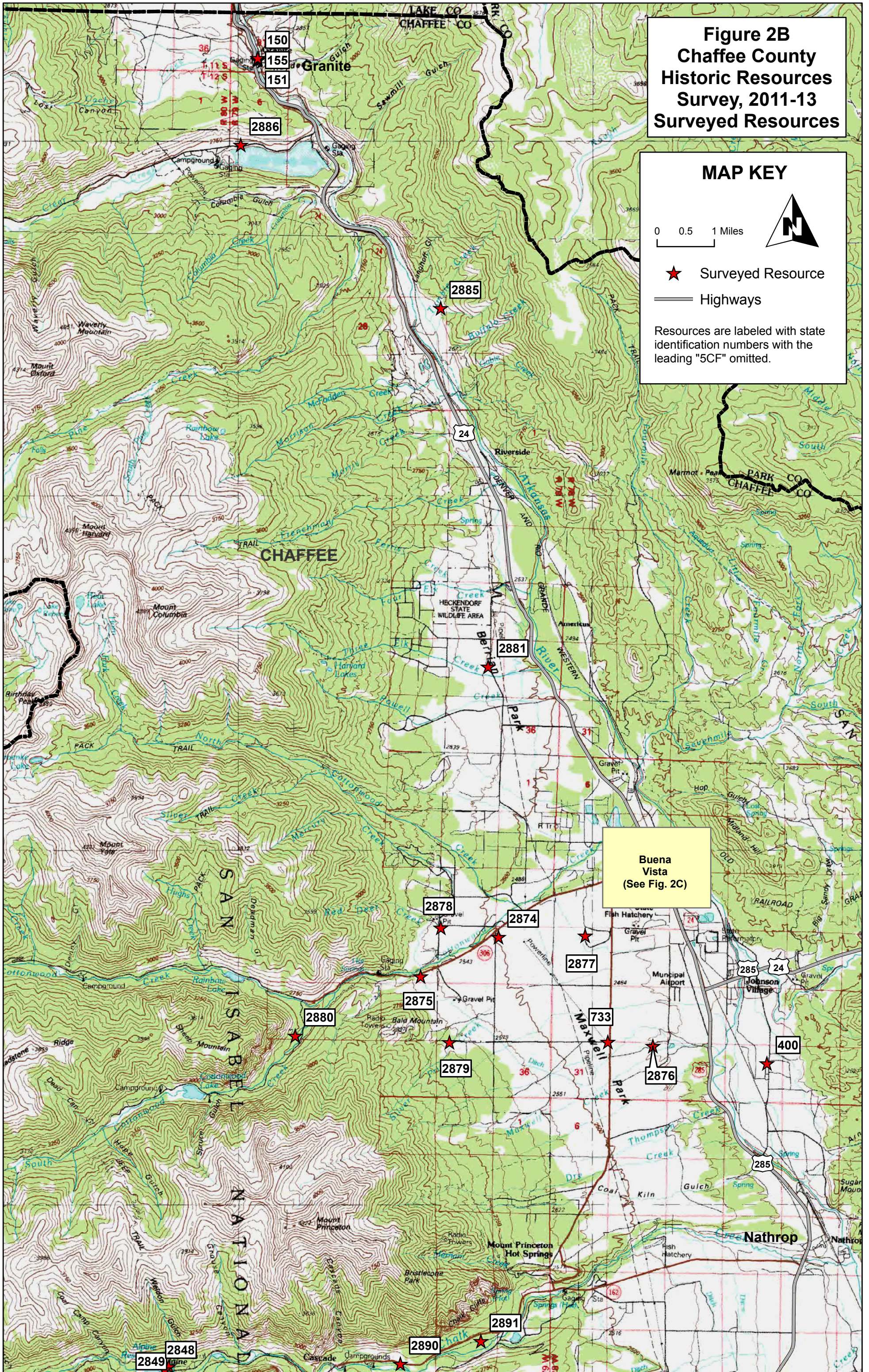
0 0.5 1 Miles

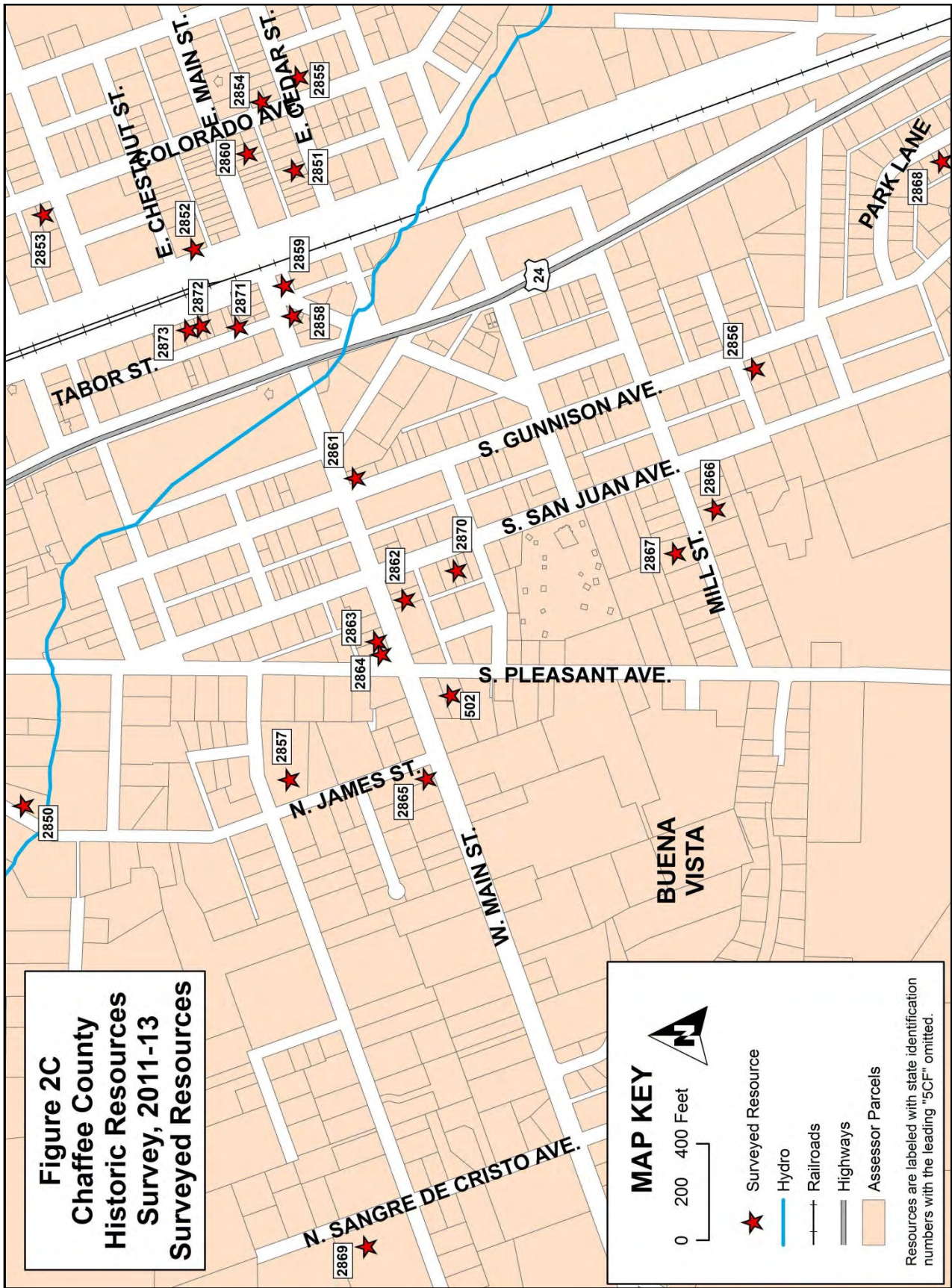


★ Surveyed Resource

— Highways

Resources are labeled with state identification numbers with the leading "5CF" omitted.





RESEARCH DESIGN AND METHODS

Objectives and Scope of Work

The Chaffee County Historic Resources Survey project began in June 2010 with a reconnaissance survey of the county from public roads conducted by local volunteers. From the resources documented in the reconnaissance survey, 65 properties (consisting of 55 individual resources and 10 complexes) were chosen by GARNA and CCHAAB for selective intensive survey by Front Range Research Associates, Inc., of Denver, under a contract executed in October 2010.

The resources included in the intensive survey were to be described, photographed, researched, mapped, and evaluated, with History Colorado Architectural Inventory forms (form 1403) produced for each of the documented properties. The project called for this Final Survey Report explaining the project findings, including evaluations of the surveyed properties and an overview of the history of the area and surveyed resources. The report includes a location map delineating the project area (Figure 1) and detailed survey maps showing the surveyed properties' locations (Figures 2A through 2C).

Anticipated Results

Based on the goals of the survey effort, it was anticipated a diverse range of resources would be selected for intensive survey, including properties related to ranching, tourism and recreation, education, mining, transportation,

cemeteries, and townbuilding. Important questions about the properties to be surveyed included their dates of construction, building materials used, architectural styles exhibited, association with prominent persons, and original functions. Examination of the ability of the resources to convey their historic character was an important component of the project.

Reconnaissance Survey

In 2010, GARNA recruited local volunteers to perform a reconnaissance survey of historic resources from the public right-of-way.

Participants included: Stew Brown, Nancy Walters, Jan Azzopardi, Chuck Azzopardi, Melanie Roth, Suzy Kelly, Chris Ludwig, Nancy Roberts, Leslie Trexler, Cheryl Brown Kovacic, Gloria Broudy, Donna Francis, Kristi Jefferson, Bonnie Lathrop, J.D. Longwell, Peg Bushong, Keith Krebs, Kay Krebs, Robert Deering, and John Ezaskovich.

Surveyors recorded more than 1,000 historic resources, using printed County Assessor parcel maps to mark locations of surveyed properties; they did not record locations using GPS devices. Notes on surveyed properties were recorded on paper field collection forms. The reconnaissance survey excluded public lands (i.e., U.S. Forest Service and Bureau of Land Management territory), as well as the City of Salida, which surveyed its downtown and adjacent neighborhoods in the 2001-07 period.

Selective-Intensive Survey

Creation of Reconnaissance Survey Database.

After completion of the reconnaissance survey, the information collected by volunteers was input into a Microsoft Excel spreadsheet. Colorado Mountain College students Jennifer Bates and Kelly Stevens transferred the information to a Microsoft Access database and embedded a graphic image or images of each property. The students then analyzed the results of the reconnaissance survey and produced a listing of 150 resources they believed suitable for inclusion in the intensive survey.

Front Range staff selected 65 candidates for the intensive survey from the CMC list using such selection criteria as apparent physical integrity, probable historical associations such as schools, business blocks, post offices, and town halls, and good examples of various property types. GARNA reviewed the proposed intensive survey list and with a few revisions submitted it to the State Historical Fund (SHF) for review and comment. Historic Preservation Specialist Elizabeth Blackwell approved the survey list in July 2011.

Previous Surveys and Listed Resources. A file search of History Colorado's COMPASS database performed in 2011 showed that eight historic resources selected for intensive survey had been previously recorded (see Table 2). Seven of these were recorded more than ten years ago on old survey forms and the eighth had undergone substantial changes. No resources included in the survey are listed in the National Register of Historic Places or in the State Register of Historic Properties.

Property Owner Permissions. Obtaining property owner permission for the intensive survey component extended from July 2011 through July 2012. Several property owners in the initial group of 65 declined to participate.

This necessitated identifying replacement properties and contacting their owners for permission, considerably delaying the completion of intensive survey fieldwork.

Fieldwork. Initial project plans had envisioned two fieldwork sessions with half of the resources surveyed during each session. Due to the protracted acquisition of owner permissions, in September 2011 it was determined to undertake three fieldwork sessions, wherein one-third would be recorded during each visit. The three intensive survey fieldwork sessions took place in October 2011, March 2012, and August 2012.

Survey fieldwork included examination of each property for architectural features and design elements, style, building materials, building condition, plan, setting, and alterations. Digital photography was performed and a field sketch map produced using existing aerial imagery annotated with data on resource locations, footprints, and landscape features. Property owners and other interested persons encountered or identified during the fieldwork were interviewed for information about the resources.

Photography. Digital photographs (JPGs) of each property, including individual buildings and overviews, were taken during the three sessions of intensive survey fieldwork. Selected images were printed in color "" on Fuji Crystal Archive 4" x 6" paper. Photographs are identified using archival computer labels produced from the project database. The labels indicate Smithsonian identification number, address, resources shown, photographer, image number, camera direction, and location of images. History Colorado's Office of Archaeology and Historic Preservation in Denver received one set of original photographic prints and GARNA the other set.

Mapping. The Chaffee County Assessor Office provided various GIS layers for the project, including: roads; hydrography; Assessor parcels with attributes; town lots; public land survey system boundaries (township, range, section, quarter-section); and a 2009 National Agricultural Imagery Program (NAIP) digital aerial photo county mosaic in MrSID format (UTM NAD83). Front Range independently acquired a 2011 NAIP aerial photo county mosaic and USGS 7.5 minute quadrangle maps (digital raster graphics).

The centroid of each property's primary building (Resource 1) served as the UTM coordinate for each surveyed resource. For surveyed resources of ten acres or more a bounding polygon was created. Location maps were produced from the project GIS by plotting the centroid or bounding polygon on top of a digital extract of the appropriate USGS 7.5 minute quadrangle map. Using field notes, aerial photographs (Bing Maps, Google Earth, and NAIP), and Assessor building drawings, sketch maps were hand-drafted for each property. For complexes, only the built-up headquarters area was surveyed, although no standing buildings were observed outside of the headquarters areas for any of the ten ranches.

Historical Research. Historical information about the resources surveyed was collected at Chaffee County and Denver area libraries, archives, government agencies, and other repositories. The Buena Vista Heritage Museum possesses substantial holdings of county historical information, including old Assessor appraisal cards, historic photographs and documents, telephone directories, city directories, maps, and other publications. Tom Tomson, the archives' director, retrieved information and recommended sources of information to the surveyors.

Local history materials were accessed at the Salida Regional Library. The photographic collection, telephone books, and other holdings

of the Salida Museum Association were examined. The files of the Chaffee County Assessor in Salida were consulted, including current real estate appraisal cards and plat books. Digital copies of historic Assessor photographs, forms, and sketch maps were made. Additional plat books, deeds, and town lot books, and land books were consulted in the County Clerk's office.

In the Denver area, History Colorado's Office of Archaeology and Historic Preservation provided copies of previous survey forms. The historical materials housed at the Western History and Genealogy Department of the Denver Public Library were utilized, including maps, historic photographs, government documents, clippings files and brochures, newspaper indexes, and books relating to Chaffee County and its towns. Microfilmed Chaffee County newspapers were accessed at History Colorado's Stephen Hart Library and Research Center.

No county directory or farm and ranch directory coverage exists for the county. Manuscript U.S. Census returns for 1870, 1880, 1900, 1910, 1920, 1930, and 1940 were accessed at Ancestry.com to obtain occupational and demographic characteristics of residents. Other online databases at Ancestry.com also were consulted, such as the 1885 Colorado State Census, World War I draft registration cards, and digitized newspapers.

Historic newspapers, including the *Chaffee County Republican*, *Chaffee County Democrat*, *Chaffee County Times*, *Buena Vista Democrat*, *Buena Vista Herald*, and those in other Colorado communities provided information on the history of the area, biographies of local citizens, obituaries, and descriptions of some resources. Newspaper articles were accessed on the Colorado Historic Newspapers website and GenealogyBank.com, as well as microfilm.

Five historic schools were included in the survey. School district records housed at the Colorado State Archives were consulted to collect information on school construction, enrollment, and activities.

Dating of farm and ranch buildings is particularly problematic. Construction dates of individual buildings were determined from Chaffee County Assessor appraisal cards, historic photographs, newspaper accounts, published books, interviews with owners and other residents, USGS quadrangle maps, and other written sources, as well as the field survey through building material clues. The lack of historic aerial photographs and maps and limited or missing Assessor data for outbuildings or abandoned buildings made dating especially difficult. Estimated dates of construction (in some cases expressed as a span of years or before or after a specified year) were produced for several resources. In some cases the lack of data necessitated a “pre-1963” or “post-1963” evaluation for purposes of determining potential National Register contributing status.

Among published histories that include information on the survey area and its residents are: June Shaputis and Suzanne Kelly, comp. and ed., *A History of Chaffee County* (1982); Suzy Kelly, *Buena Vista's Tales from the Past* (2000); June Shaputis, *Where the Bodies Are in Central Chaffee County, Colorado* (1995); E.R. Emerson, “History of Chaffee County,” in *History of the Arkansas Valley, Colorado* (1881); Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley* (1990); and Pat Windolph, ed., *Currents of Change: A New Era for the Upper Arkansas* (2005).

Evaluation of Eligibility. The 65 resources were evaluated for eligibility for listing in the National Register of Historic Places (NRHP) and the Colorado State Register of Historic Properties (SRHP). The National Register is a national inventory used by public agencies and

private citizens which contains buildings, districts, historic and prehistoric sites, structures, and objects significant on a national, state, or local level. The register is administered by the National Park Service and conducted in each state by a state historic preservation office. In Colorado, the Office of Archaeology and Historic Preservation of History Colorado administers the National Register program. The criteria presented in Table 4 were used to assess the eligibility of surveyed properties.

Preparation and Distribution of Forms and Report. Following completion of the field survey and historical research, History Colorado Architectural Inventory forms were prepared for each property. The surveyors used an MS Access database to input, analyze, and print the forms. The forms include information on each property’s ownership, location, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. A sketch map showing the surveyed area for each resource, a location map consisting of an extract of the USGS quadrangle map, and current photographs in archival storage sheets are included with each survey form.

History Colorado assigned a unique Smithsonian identification number to each property. The numbers are included on forms and photographs and are referenced in the report. New identification numbers spanned the range from 5CF.2848 through 5CF.2904.

All of these survey products, together with the final report (this document), were submitted to GARNA and History Colorado for review and comment before production of the final documents. History Colorado’s Office of Archaeology and Historic Preservation transfers the information generated on the survey forms into its statewide database and houses an original copy of the forms and survey report. PDF

versions of the survey forms and survey report and the MS Access database table were provided to GARNA.

Public Meetings/Outreach

In addition to the kickoff meeting described above, the surveyors also discussed the project with local citizens during fieldwork and research, and interviewed a number of present and past Chaffee County residents to gain historical information. A public meeting was held in August 2011 at the end of the project to present the survey results and answer questions.

Project Participants

Alison Ramsey, executive director, and Fay Golson secured owner permissions and coordinated the survey project for GARNA. Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic building survey for GARNA. R. Laurie Simmons and Thomas H. Simmons of Front Range Research completed research, fieldwork, and consultation regarding eligibility of resources, and prepared the forms, maps, and the final survey report. Mr. Simmons took color digital images for the project. Liz Simmons provided research and editorial services.

Elizabeth Blackwell, Historic Preservation Specialist, administered the project for the State Historical Fund and reviewed the survey forms and report. National and State Register eligibility evaluations were discussed in February 2013 with Ms. Blackwell and Kara Hahn, National and State Register Historian with the History Colorado Office of Archaeology and Historic Preservation. Following Ms. Hahn's departure, Dr. Astrid Liverman, National and State Register Coordinator, provided final eligibility comments for HC in April.

Acknowledgments

A number of individuals and organizations

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Table 4
NATIONAL AND STATE REGISTER CRITERIA FOR EVALUATION

National Register of Historic Places Criteria

Nominations must be based on one or more of the following areas of significance:

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

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years are not considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life; or
- D. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a reconstruction master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past fifty years if it is of exceptional importance.¹

State Register of Historic Properties Criteria

Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:

- A. The association of the property with events that have made a significant contribution to history;
- B. The connection of the property with persons significant in history;
- C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- D. The geographic importance of the property;
- E. The possibility of important discoveries related to prehistory or history.

HISTORICAL OVERVIEW

Introduction

At the advent of the mining frontier in 1859-60 and the coming of the railroads in the 1880s, the Upper Arkansas Valley served as a summer hunting and camping spot for indigenous peoples, particularly the Utes. The area possessed a relatively mild climate, numerous hot springs, and plentiful wild game.

The earliest Euro-American exploration of the valley was the 1779 expedition of Spanish explorer Gov. Don Juan Bautista de Anza. The expedition traveled north from New Mexico, crossed the San Luis Valley, and passed just north of the future site of Salida in the summer of 1779.¹ During the first half of the 1800s, fur trappers and traders traversed the waterways and trails of the region. The location and topography of the Upper Arkansas Valley made it a natural transportation corridor, notably its wide valley floor, centrality, and relatively easy access to several moderate mountain passes.

Several U.S. military exploration parties visited the region in the first half of the nineteenth century. Tasked to explore the Louisiana Purchase, Lt. Zebulon Pike entered the valley via Trout Creek Pass and camped near the future site of Salida on 26 December 1806. Pathfinder John Charles Fremont passed through the region in 1845, and in the same year, Capt. John W. Gunnison also examined parts of future Chaffee County. Gunnison explored Poncha Pass and Cochetopa Pass as part of his mission to identify

potential road and railroad routes.² The Utes still claimed the area when the first settlers moved in.

The area's geographic location, topography, mineral treasures, available water for irrigation, arable land, and scenic views influenced how and where townbuilding, agriculture, mining, railroads, and tourism evolved in succeeding decades.

TOWNBUILDING

Mineral discoveries led to establishment of the first settlements in Chaffee County. Figure 3 shows the county's communities and railroad lines in 1894. Several of the communities that sprang up at the site of promising ore bodies boomed and rapidly died away, others followed boom and bust cycles, undergoing a series of revivals and evolutions based on new mining discoveries and changes in technology. Some mining communities, such as Granite and Maysville, were favorably located along well traveled roads and railroad routes, providing opportunities for operation of hotels, mercantiles, blacksmith shops, and a variety of other businesses providing services to local residents and passersby. Another group of settlements, including Salida and Buena Vista, owed their existence to the coming of the Denver, South Park & Pacific and Denver & Rio Grande Railroads in 1880. Ranching and farming areas supported town creation, as families required schools, stores, and other



Figure 3. Chaffee County's settlements, railroads, and terrain are shown on this 1894 state map. Dashed lines indicate county boundaries. SOURCE: Extract of Caxton Co., Colorado (Denver: James McConnell School Supplies, 1894).

**Table 5
Chaffee County Post Offices**

Post Office Name	Years of Operation	Other Names and Notes
Alpine	1874-1904	
Antero	1895-96	Possibly never operated
Arbourville	1879-81	Name changed to Conrow
Arkansas	1880-81	Name changed to Salida
Bath	1893-1904	
Brown Canon	1904-1908	Formerly named Browns Canon
Browns Canon	1888-1893	Formerly named Kraft; name changed to Brown Canon
Buena Vista	1879-present	Moved from Mahonville
Calumet	1882-1885	
Carmel	1881-1882	
Cash Creek	1862-1871	
Centreville	1868-1930	Also spelled Centerville; originally part of Lake County
Chaffee	1879-1883	Name changed to Monarch
Chalk Creek	1879-1880	Name changed to Nathrop
Cleora	1876-1882	
Cochem	1897-1899	
Columbus	1894-1903	
Conrow	1881-1882	Formerly named Arbourville
Cottonwood Springs	1879-1895	
Dayton	1866-1868	Moved to Granite
Divide	1874-1885	
Dolomite	1886-1890	Name changed to Higgins
Dora	1906	
Fisher	1889-1890	
Free Gold	1880-1881	
Garfield	1880-1911	Converted in 1963 to a rural branch of Salida, now a C.P.O.
Granite	1868-present	Formerly named Dayton; converted in 1966 to a rural branch of Buena Vista, now a C.P.O. of Salida
Hancock	1880-1904	
Helena	1866-1880	
Heywood	1884-1888	Formerly named Hortense; listed as Haywood in 1885 Postal Guide
Higgins	1890-1895	Formerly named Dolomite; name changed to Newett
Hortense	1877-1907	Name changed to Heywood
Hummel	1882-1883	
Kraft	1882-1888	Name changed to Browns Canon, later Brown Canon
Krain	1917-1919	
Mahonville	1876-1879	
Manoa	1900-1907	
Maysville	1879-1893	
Mears	1879-1907	

Post Office Name	Years of Operation	Other Names and Notes
Meily	1882-1885	
Monarch	1883-1903	Formerly named Chaffee
Mount Princeton	1889-1899	At Mt. Princeton Hot Springs; hotel post office
Mt. Princeton Hot Springs	1926-1936	
Nathrop	1880-present	Formerly named Chalk Creek
Neva	1882	
Newett	1895-1918	Formerly named Higgins
Poncha Springs	1924-present	Formerly named Poncho Springs
Poncho Springs	1877-1924	Formerly named South Arkansas; name changed to Poncha Springs
Riverside	1872-1905	
Romley	1886-1924	
Saint Elmo	1880-1952	
Salida	1881-present	Formerly named Arkansas
Shavano (I)	1880	
Shavano (II)	1930	
Silverdale	1882	
South Arkansas	1868-1877	Name changed to Poncho Springs
Sylvanite	1898	
Turret	1898-1939	
Vicksburgh	1881-1885	
Winfield	1881-1912	

SOURCE: Compiled from Bauer, Ozment, and Willard, *Colorado Post Offices, 1959-1989* (1990), 254-55.

Table 6
CHAFFEE COUNTY POPULATION TRENDS, 1880-2010

Year	Alpine	Arbournville	Buena Vista	Chaffee	Cleora	Garfield	Granite	Hortense	Maysville	Monarch	Poncha Springs	St. Elmo	Salida	Chaffee County
1880	503	159	2,141	105	184	140	133	112	561	--	170	163	300	6,512
1890	41*	--	1,317*	--	--	39*	307*	--	78	226*	101	311*	2,586	6,612
1900	--	--	1,006	--	--	--	250	--	--	--	97	64	3,722	7,085
1910	--	--	1,041	--	--	--	--	--	--	--	43	46	4,425	7,622
1920	--	--	903	--	--	--	--	--	--	--	37	37	4,689	7,753
1930	--	--	751	--	--	--	--	--	--	--	80	7	5,065	8,126
1940	--	--	779	--	--	--	--	--	--	--	94	--	4,969	8,109
1950	--	--	783	--	--	--	--	--	--	--	114	--	4,553	7,168
1960	--	--	1,806	--	--	--	--	--	--	--	201	--	4,560	8,298
1970	--	--	1,962	--	--	--	--	--	--	--	198	--	4,355	10,162
1980	--	--	2,075	--	--	--	--	--	--	--	321	--	4,870	13,227
1990	--	--	1,752	--	--	--	--	--	--	--	244	--	4,737	12,633
2000	--	--	2,195	--	--	--	--	--	--	--	466	--	5,504	16,242
2010	--	--	2,617	--	--	--	--	--	--	--	737	--	5,236	17,809

SOURCE: U.S. Census Bureau, 1880-2010. In 1880, Salida appeared as South Arkansas and St. Elmo as Forest City in Census returns. An asterisk indicates that no separate counts were provided for some existing towns in 1890; the population of the entire precinct in which they were located is shown in the table.

essential facilities. Tourism provided a seasonal stream of visitors and revenue, resulting in the construction of vacation homes, lodges, hotels/motels, and dude ranches. Larger and more prosperous towns built physical infrastructure, including road, water, and utility systems and developed architecture distinguishing them from other communities.

Some early settlements consisted of an informal line of buildings flanking the main road. Town companies organized to acquire land, create townsites with blocks and lots, and sell property. Early photographs of the new settlements show an abundance of false front buildings, a quick and relatively inexpensive means of presenting a more substantial appearance. The layout of towns established in this manner determined the location of houses, parks, schools, government offices, businesses, and industrial facilities. Platting of townsites resulted in the orderly identification of tracts of land and established the formal basis for transfers of ownership.

More than 50 post offices once existed in Chaffee County (see Table 5). The establishment and operating time span of post offices provide evidence of the ebb and flow of settlement in frontier areas. The volatile nature of the times is reflected in post office closures after short periods of operation. Acquisition of a post office demonstrated that a locality had attained a sufficient nucleus of permanent population to warrant recognition by the Postal Service, but many settlements faded when surrounding mining prospects proved illusory or played out. Historian Duane Smith discusses these early townbuilding efforts: "The mining camp is more than just a symbol of a gaudy, reckless era, more than a spot where tourists can gawk at restored or refurbished tinsel remains and then pass on, believing they have seen it all. The camp reflects the frontier struggle of man to build something lasting in a strange and

frequently hostile environment. It becomes the story of the men and women who lived and died there, who called it home."³ Population trends for incorporated towns are presented in Table 6, but the Census data presents an incomplete story, as several settlements were established and died before being captured in an official enumeration. Some of Chaffee's more important early towns are discussed below.⁴

Alpine



Figure 4. The Badger Hotel, operated by two Wisconsin natives, dominated this 1881 street scene in Alpine. SOURCE: Image X-6504, 1881, Western History and Genealogy Department, Denver Public Library.

The mining camp of Alpine was built into the canyon of Chalk Creek and surrounded by mountains; it received as little as six hours of direct sunlight in midwinter. Mineral discoveries in the Chalk Creek area were made as early as 1872, but Alpine did not become an election precinct until 1875, when it was an important and populous mining camp.⁵ Alpine's post office operated from 26 October 1874 to 30 June 1904. In 1875 Col. J.A.J. Chapman and Mr. B.L. Riggins, eastern capitalists, set up a smelter that achieved limited success. The Tilden Mine, discovered in 1876 on nearby Boulder Mountain, caused much excitement among residents and sold for \$45,000 in 1880.⁶ The Foster Smelting Company bought Alpine's old smelter in that year and rebuilt it as a sampling works.

During its short-lived boom years, Alpine was known as a raucous mining town, supporting

several hotels, stores, saloons, and a bank (5CF.2848). Prior to the arrival of the railroad, the town was served by stagecoach, a journey that took about two and a half hours from Buena Vista.⁷ At its height, when mines in the area yielded tons of ore a day, Alpine's population ranged from 503 (according to the 1880 Census) to 1,000 or more (according to early residents).⁸ An 1880 newspaper article described several Alpine businesses, including three general stores, two restaurants, a large hotel called the Gibbs House that had plans to expand, a new hotel being built, a town clerk and recorder, a billiard hall, and a meat market. The town's postmaster had recently ordered 250 "Yale lock boxes."⁹ A dancehall, blacksmith, and a few saloons also may have been present at this time. The narrow gauge Denver, South Park & Pacific Railway reached the town in 1881. Alpine eventually built a school, but is said never to have had a church.

Croft's Grip-Sack Guide of Colorado, published in 1885, described Alpine's population hovering around 200, with the ability to support "one bank, one newspaper, *The Times*, a number of stores, hotels, restaurants, saloons and other buildings." The author described Alpine as having a promising mining environment, with residents working the Tilden, Livingston, Brittenstein, and Murphy mines.¹⁰ The success of the Mary Murphy Mine and construction of smelters at St. Elmo and Romley drew many Alpine residents to those newer centers of mining activity and the population dwindled.

Alpine experienced a brief attempt at revitalization in the 1920s. In 1924 Mrs. Byrd Raikes Fuqua, a flamboyant and wealthy socialite from St. Louis, bought the then-abandoned Alpine town site to create a recreational project called the Mount Princeton Byrd Colony. The Byrd Colony represented an attempt to re-create the atmosphere of

Colorado's mining days of the 1870s, with log cabins "accurately following the architecture of those that were built by the prospectors who swarmed into the canyon in the olden days..."¹¹ Fuqua planned a boy's camp, a wild animal preserve, a dude ranch, and a hot springs area. In the late 1920s and early 1930s, the Byrd Colony "catered to the whims of royalty, the renowned, the wealthy, fringe and hangers-on."¹² Byrd's plans to preserve Alpine ended in failure after the construction of a better road to the area led to unmanageable vandalism and theft.¹³

The Alpine smelter's smokestack stood after most of the other structures were gone and was noted by ghost town historian Muriel Sibell Wolle when she visited in 1977. Today a few historic buildings exist in Alpine amid more recent vacation homes.

Buena Vista

As a result of promising mineral discoveries and passage of the 1862 Homestead Act, farmers, ranchers, and former prospectors claimed land in the vicinity of today's Buena Vista during the 1860s. Favorable economic conditions in the late 1870s, new prosperity in Leadville, and construction progress on the Denver, South Park & Pacific Railroad encouraged creation of towns. Maj. William Marsh Kasson, a well-connected mining operator representing Denver investors, located Buena Vista in 1879 on the Arkansas River near its confluence with Cottonwood Creek in the shadow of Mount Princeton. Kasson contacted local settlers about acquiring land for a townsite, and towards this purpose, residents Alsina Waite Dearheimer, James McPhelemy, and Lawrence Waters donated acreage.¹⁴

The Buena Vista Land Company organized in August 1879, and an engineer under Kasson's direction surveyed the townsite, creating the blocks and lots. The *Rocky Mountain News*



Figure 5. This extract of the 1882 birds-eye-view map of Buena Vista illustrates the rapid growth of the new town (view northwest). Main Street is the diagonal street extending from the upper left to the lower right, while railroad tracks are present across the center of the image. SOURCE: J.J. Stoner, "Buena Vista, Colorado," bird's eye view map (Madison, Wisconsin: J.J. Stoner, 1882).

reported Col. G.W. Nicholas, who served as an official of several mining companies, assisted Kasson. Officers of the Buena Vista Land Company included: Walter S. Cheesman, president; W. Marsh Kasson, vice president; and Charles Wheeler, secretary and treasurer.¹⁵ Cheesman, a Denver capitalist, was an investor in six railroads, a board member of the First National Bank and the Mining Stock Exchange, and an incorporator of Denver water companies.¹⁶ Kasson, described as "an authority on mines and minerals," became one of the prominent mining men in Aspen in the 1880s. After he died in Chicago on 23 May 1893, the *Aspen Daily Times* described him as "well and favorably known in Aspen where he was interested in many enterprises."¹⁷ Charles Wheeler served as an officer of several Denver-based railroads, including the Denver, South Park & Pacific, and also was a real estate developer.

The town received a post office in September 1879, the plat for the townsite was filed in October, and Buena Vista incorporated the

same month.¹⁸ At the 28 October meeting to vote on incorporating the town, the proposition passed with sixty-three votes. Those present elected R. Linderman as the first mayor and selected a town board. The town's first ordinance, "to prevent the carrying of concealed weapons," was submitted and adopted.¹⁹

The Buena Vista Land Company sold town lots and used part of the proceeds on "public improvements, the building of streets, digging of ditches, so that each street occupied has an irrigating ditch on one, and on the principal street, on both sides, making possible the growth of shade trees, of which a large number have been set out, adding greatly to the natural advantages of the town site."²⁰ Several blocks comprised a park traversed by Cottonwood Creek, whose banks were "shaded by century-old trees and fringed with willow and pine and gnarled pinon."²¹ On 29 November the *Rocky Mountain News* reported 300 lots already were sold and fifty buildings were in the process of construction.²²

The town company already had completed the Lake Hotel with accommodations for seventy-five to one hundred guests, a facility that included “a richly furnished bridal suite.”²³ A pioneer later described this as “the first plastered building in town.”²⁴ The first enterprises to open included Krause & Rollander’s grocery store; Wade, Mead & Co.’s mercantile and feed store, which also contained the post office; the grocery of J.B. Balder (perhaps a misspelling of I.B. Calder); the Charles Fish dry goods store; and the grocery of Bartholomew Brothers. In 1879 Buena Vista had “her quota of saloons,” with the Tivoli receiving notice. L.G. Palmer and C. Dearheimer also opened hotels. Other businesses included blacksmith shops, harness shops, corrals, feed stables, a newspaper, and a nearby sawmill. As early as November 1879, residents talked openly of moving the county seat from Granite, and the land company set aside an entire block for the appropriate buildings.²⁵ St. Rose of Lima Catholic Church (5CF.830), a Carpenter Gothic style sanctuary, represents construction accomplished in that year. The 1880 U.S. Census recorded a population of 2,141 in Buena Vista.

AT the election in November 1880, Buena Vista wrested the county seat from Granite, ensuring its continued importance within the county and providing another source of jobs. Since Granite refused to give up the official records, a group of Buena Vista men removed them from the courthouse at gunpoint late at night, along with the furniture and even the heating stove.

E.R. Emerson in the 1881 book, *History of the Arkansas Valley, Colorado*, commented on Buena Vista: “No more beautiful view can be found than that from this place.... The climate is delightful, the winters mild and the summer’s heat tempered by the cooling breezes from the surrounding snow-capped mountains.”²⁶ Stages, including Barlow & Sanderson,

connected the town with other parts of the state until the Denver, South Park & Pacific and Denver & Rio Grande arrived in 1880, and local stage operations continued to provide service to regions without rail service for several years thereafter.²⁷ In the early days, when the railroad ended at Buena Vista, the town was reportedly “the headquarters of gamblers, bunko men and desperadoes [sic], who put in jeopardy both life and property, and by reason of which it gained an unenviable reputation abroad that hindered its growth.”²⁸ An 1881 description of the town emphasized its change for the better: “a different class holds sway here now, and Buena Vista has become a prosperous, quiet town, having a large population of cultivated and refined people.”²⁹

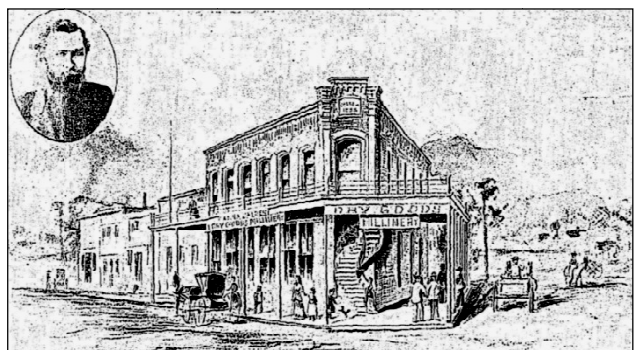


Figure 6. The Calder Block at 111 E. Main Street (5CF.2858) featured a triangular footprint due to the downtown street layout. SOURCE: *Chaffee County Republican*, 31 August 1923.

The first schoolhouse, a two-story brick building, was built in 1881, replacing a private house previously used for classes. In February of that year the town boasted a population of over 2,500, three churches and a newspaper, the *Chaffee County Times* published by Leonard and Logan, with associated editor, Mrs. Agnes Leonard Hill.³⁰ A fine Italianate style county courthouse and jail (5CF.140) costing \$25,000 was built in 1882. That year witnessed construction of a number of important still-standing buildings marking another stage in the town’s maturity: the Italianate style First National Bank (5CF.315) and Gothic Revival

style Grace Episcopal Church (5CF.141). The two-story brick Calder Block (5CF.2858) was erected the following year. Colorado's State Legislature appropriated funds to build the State Reformatory at Buena Vista in 1889, bringing jobs as well as the benefits of inmate labor to the area.

The 1893 Silver Panic had a profound impact on Buena Vista and most of the rest of the state, with thousands of workers losing their jobs and businesses closing. The retraction in mining resulted in dramatic losses to previously prosperous enterprises in town. For example, Miss Anna Calder, who with her brother erected the two-story brick Calder Block at 111 East Main Street (5CF.2858) in 1883 and operated a successful millinery shop there, was forced to close her store and liquidate her stock, but somehow managed to retain ownership of her building and start over in business (see Figure 6). The 1900 U.S. Census found 1,006 people residing in Buena Vista, less than half the number recorded in 1880. Between 1900 and 1910 the population in Buena Vista rose by only thirty-five persons, to 1,041, and it declined thereafter to less than 1,000 until it began rising in the 1960s. Salida, with a population of about 5,000, garnered the county seat in 1928.

By the 1920s Buena Vista was described as "the Center of the Head Lettuce producing district of Colorado, and the leading shipping point for this product in the state."³¹ The area's farms and ranches were touted as successful and flourishing, providing grains and hay, livestock, and dairy products, in addition to lettuce. To celebrate its success with its important new crop, Buena Vista created Head Lettuce Day, first held on 4 September 1922. The one-day event marked the culmination of the growing season for head lettuce, field peas, and other vegetables produced in the vicinity. In the beginning the celebration included a picnic, a

baseball tournament, a few foot and horse races, a stock show featuring State Reformatory animals, and a beef barbecue. Organizers decided to make it an annual event, with participants enjoying displays of farm produce (fresh and canned), merchants' exhibits, an expanded stock show, a large parade, fireworks, a celebration dance, baseball and other athletic contests, and horse and foot races. In 1925 the county fair was held in conjunction with Head Lettuce Day. The event grew in scope, and a grandstand and race track were built as the activities focused more on the rodeo and racing. Known as "The Best One Day Rodeo in Colorado," the celebration offered attendees free barbecued beef sandwiches (with the meat cooked in large Colorado Reformatory ovens), half a head of lettuce, and coffee. In 1940, the Town of Buena Vista received a Works Projects Administration (WPA) grant for construction of a still-standing grandstand (5CF.2877). Now known as the Collegiate Peaks Stampede Rodeo and held in July, the Buena Vista event is the second oldest in Colorado.



Figure 7. The longtime home of William Fay, 201 S. Colorado Avenue (5CF.2855), was erected ca. 1882. SOURCE: *Chaffee County Republican*, 31 August 1923.

With its beautiful scenery, desirable climate, accessible location, and proximity to hot springs and multiple other opportunities for recreation, Buena Vista attracted tourists from its early days. As the regional focus shifted from

mining to a diversity of economic enterprises during the twentieth century, tourism and recreation increased in importance. Completion of automobile roads encouraged visitors from across the state and nation to come enjoy the area. In the 1920s some of the tourist attractions highlighted included appreciating the surrounding scenery, mountain climbing, and soaking in “three of the ‘hottest’ hot springs in North America.” As the *Pueblo Star-Journal* observed, “If you are seeking health and recreation, here is a place where the summer days are never hot and in this cool clear atmosphere you’ll sleep well under blankets every night. If you are a fisherman, you can tickle the elusive trout in Cottonwood creek and its tributaries, extending thru the valley up into the mountains to the Continental Divide.”³²



Figure 8. This house at 407 W. Main Street (5CF.2862), shown here about 1910, was the longtime home of school teacher Dorothy Roman. SOURCE: Buena Vista Heritage Museum, photograph collection.

Buena Vista residents created tourist camps and motels in response to the growing numbers of visitors in the area, and new residents moved to town to open their own facilities. Representing this trend were Claude L. and Lucille W. Scott, who arrived from Kansas in the late 1930s with the intention of owning a small group of cabins to rent to vacationers. Claude Scott moved one or more cabins from Camp Hale, the famous training site of the 10th

Mountain Division during World War II, where soldiers practiced rock climbing, skiing, and cold weather survival skills. After the war many of the buildings at Camp Hale were dismantled for materials or sold. Mr. Scott relocated one such cabin (5CF.2866) to his property, expanding it with an addition possibly consisting of another military cabin. Over the years, the cabin was utilized as a family vacation house, a role it continues to play.³³



Figure 9. The Queen Anne style dwelling at 420 W. Main Street (5CF.2864), shown in this 1900-10 photograph, dates to about 1885. SOURCE: Leonarda Teach, owner.

Main Street businesses also responded to the new economy, offering new sources of entertainment and ways to spend money. One example of this trend was the construction of a roller skating rink (5CF.2860) in 1954, reportedly motivated in part by a desire to provide a recreational attraction for soldiers who visited Buena Vista from Camp Hale, which continued to be used for military training until 1965. In the 1950s roller skating enjoyed great popularity. Local residents Raymond Stauffer and Frank Strah are believed to have constructed the unusual barrel roof building at 327 East Main Street. The building resembles a Quonset Hut, with a rectangular footprint and a large open interior space with a wood floor ideal for roller skating. Known originally as the Laurin Skating Rink, the building later housed a

hardware store and other roller skating ventures before becoming the home of Colorado Kayak Supply in 2004.³⁴

Buena Vista strives to maintain its small town atmosphere, sense of place featuring significant historic buildings in a western landscape, dynamic cultural opportunities, and an expanding economy. Chaffee County's second largest municipality, with a population of 2,617 in 2010, Buena Vista continues to be known for its beautiful scenery and recreational opportunities.

Cleora

William Bale operated a busy stage station, hotel, and saloon (known as Bale's Tavern) on his ranch in the 1870s. Although the area was known as Bale's Tavern, on 5 December 1876 Bale chose to designate the area's post office after his daughter, Cleora. Because of the property's location at a point with roads to the west, east, north, and south, Bale's stage station was a main stop on the lines where drivers began or ended their runs. Local residents and travelers alike gathered at Bale's tavern, and vigilantes (of which the owner was one) met there during the Lake County War in the mid-1870s.³⁵

The town of Cleora developed in 1878, when the Atchison, Topeka & Santa Fe Railroad bought land and laid out a townsite and depot location in the vicinity of Bale's property in anticipation of it becoming a bustling railroad community.³⁶ Almost immediately, about 200 people moved to Cleora to establish businesses and build houses.³⁷ The town served as an active supply center for mining camps in the Upper Arkansas and Gunnison's Tomichi District for a short time.

The settlement's viability was destroyed when the Denver & Rio Grande won the right to build the line through the Royal Gorge, bypassing Cleora and creating a new town known as

"South Arkansas (later Salida). An August 1879 article in the *Denver Rocky Mountain News* described Cleora's plight: "Cleora is doomed for the present to inactivity, and is fast retrograding, its stores and houses are being deserted, property is unsalable, and the population migratory." Most of Cleora's inhabitants relocated to South Arkansas. According to the 1881 *History of the Arkansas Valley, Colorado*, "...the residents of Cleora, with merchandise and buildings as well, moved en masse, and Cleora became a town of the past." The town's post office closed on 7 March 1882.³⁸ *Croft's Grip-Sack Guide* in 1885 described Cleora as "once a place of 'great expectations.'"

Garfield



Figure 10. The Garfield School (5CF.2884), dating to 1883, is shown in this 1886 image. SOURCE: Collman, ed. *Trails Among the Columbine* (1994).

In 1880 Garfield, located at the confluence of the Middle Fork and the South Arkansas River and the junction of the Monarch Pass and Alpine Pass roads, received its first post office and included a population of 140.³⁹ The town's location in a well-traveled area and its proximity to the rich mines of the Middle Fork and Taylor Gulch explain its description in 1881 as "the busiest town in the district" during the mining season.⁴⁰ The 1881 *History of the Arkansas Valley, Colorado* described Garfield as

“more generally known” as Junction City, and it seems that it was simultaneously known as both for a time.⁴¹

Garfield was a center of trade and entertainment for nearby mining camps in its heyday, with a dance hall, hotel, school (5CF.2884), park, town hall and houses (5CF.2883). Built on a hillside, Garfield encompassed two parallel streets built at two different levels. Residents used the physical layout of the town to segregate themselves into two levels of society, one “respectable” and the other less so, according to historian Virginia McConnell Simmons.⁴² A fire in 1883 destroyed much of the town, and reports vary about how much was rebuilt.

Croftutt’s Grip-Sack Guide in 1885 described the “new town” of Garfield (at that point “formerly” known as Junction City) with a population of about 250 and various businesses including a stamp mill and the Cummings Hotel.⁴³ A city government was organized by 1885, and Croftutt wrote, “...this infant camp is putting on metropolitan airs.”⁴⁴ The silver crash negatively impacted the town, as it did others in the vicinity. However, some mining activity in the Garfield area continued into the twentieth century. A 1906 article in the *Denver Post* reported Garfield was, “to be expanded by the erection of a number of dwellings” in anticipation of increased mining once a new tramway was built for the Lillie Mine.⁴⁵

Granite

Placer gold discoveries in the Granite area were made during 1859-60; the settlement is one of the oldest in the county.⁴⁶ The town received a post office on 30 November 1868 and went through several periods of boom and bust over the years.⁴⁷ Granite’s early importance is shown in its service as the county seat of the immense Lake County from 1868 to 1879, and its brief role as the county seat of the newly formed

Chaffee County during 1879-1880.⁴⁸ In 1868 local citizens contributed \$500 to move the county courthouse to Granite from Dayton, the former Lake County seat.⁴⁹ Most of Dayton’s former residents also moved to Granite.⁵⁰ During the Lake County War, Granite’s Court House became the site of the assassination of Probate Judge E.F. Dyer, described in the 1881 *History of the Arkansas Valley, Colorado*, as “the foulest blot upon the early history of the county.”⁵¹

Granite stood on the popular route of stage and wagon traffic between Canon City and Leadville. It served as a stopping point for stages and freighters before the arrival of railroads. Afterwards it remained important as a place to disembark from the rails for transfer to stages bound to areas not yet served by train and to ship and receive supplies. The famous Barlow and Sanderson stageline, called “Colorado’s most-enduring and important stage empire,” traveled along this route beginning in 1866. In 1869 the *Rocky Mountain News* reported Granite included about sixty houses.⁵²

The Denver, South Park & Pacific and the Denver & Rio Grande arrived in Granite in 1880 leading to a period of rapid development.⁵³ In 1885 *Croftutt’s Grip-Sack Guide of Colorado* reported, “A post office, several stores, a good depot building, one smelter, one stamp mill, and the Crestone hotel, and a score of private residences” in Granite. The “visible town” population was estimated at 100, with “the invisible portion, 100 more” working in nearby mines. Croftutt described the town’s cycle of boom and bust, saying twenty years ago Granite had been “a busy mining town...then declined, revived again, then declined, now, it is on the ‘upward turn,’ owing somewhat to the fact of its being the nearest railroad station for the Aspen and Roaring Forks country.”⁵⁴ In 1887 the Colorado Midland Railroad reached Granite.

Although the town suffered during the economic downturn resulting from the 1893 Silver Panic and a fire in 1893, new gold discoveries in 1896 resulted in Granite's "picking up" again, with "a scene of greater activity than at any time since the first discovery there of lode veins in 1864" and "a large number of men at work for wages."⁵⁵ The prosperity resulted in reports of "six places in Granite where 'grub' is to be had and accommodation given to travelers," and plans for a new saloon building.⁵⁶ The *Chaffee County Republican* also wrote in 1896 that the town desired a laundry but "no Chinese need apply."⁵⁷

New construction in 1896 included a false front building erected by August and Elizabeth Pine for Granite to serve as a community center for group events such as religious services, political meetings, school programs, weddings, christenings, funerals, and even horse shows (5CF.151). August Pine was born near Paris, France, and married French-Canadian Elizabeth Pine in the United States. Mr. Pine worked in smelters in Wisconsin and Iowa before the family moved to Colorado in 1872. He was one of the developers of the valuable Belle of Granite Mine sold to a London syndicate in 1895.⁵⁸ As the *Granite Mining Journal* commented in 1901, the building hosted "about everything but prize fights."⁵⁹ Granite experienced another conflagration in 1897 and lost more buildings when a fire in an old hotel spread in 1939.⁶⁰

A livery stable and blacksmith shop (5CF.150) and a stage station/hotel (5CF.155) representing Pioneer Log construction and the early history of the town still stand. The one-and-a-half-story hotel provided lodging and meals for travelers from at least the early 1880s and perhaps as early as the 1860s. Various Granite hotel operators are listed in Colorado State Business directories during the early

years, with the first documented enterprise utilizing the existing building being the Commercial Hotel of the 1880s. A circa 1895 publication contains a photograph of the building and a discussion of its operation as Barrett's Commercial Hotel operated by Eli and



Figure 11. Granite's distinctive L-shaped Commercial Hotel (5CF.155) is pictured here in 1895. SOURCE: Manning, *Leadville, Lake County, and the Gold Belt* (1895).

Rebecca Barrett. The Barretts were natives of England who married in Nova Scotia, became parents of two daughters, and by 1880 lived in Nevadaville, Colorado, where Eli worked as a miner. The family moved to Granite in the same year, and during 1883-84 Mr. Barrett was identified as a mining superintendent. Rebecca Barrett apparently conducted the day-to-day duties of operating the hotel, which was described in the 1895 article:

No better hotel accommodations are afforded in Granite than those supplied by the Commercial. Everything about the place is neat, clean and pleasant, and the table is supplied with the best the market affords. Mrs. Barrett, the proprietor, gives everything her personal supervision, and commercial men and tourists will find it to their advantage to stop there.⁶¹

By 1901 Emma Mitchell had charge of the

hotel, which was described as one of the most popular places in the vicinity. A newspaper account noted the Commercial Hotel offered “the best of rooms in connection with an elegant table service.”⁶²

Granite has never been abandoned and retains buildings dating to its early days.

Maysville

Maysville grew in response to the discovery of mineral deposits in the Monarch area. The town benefited from its geographic proximity to the mines and its location on early roads. New Yorker Amasa Feathers platted a town on the site of his ranch in 1879. By that point traffic through the area was overwhelming and word had spread of rich mineral deposits in the vicinity. The *Rocky Mountain News* wrote in August 1879, “Feathers’ Ranch is so situated geographically that the ingress and egress of population, business, and all supplies must pass through it. It is the key to the hidden treasure beyond...” The *News* described the very early days of Maysville:

...lots sold rapidly, houses and stores were immediately constructed, and now, one month having elapsed, business of all kinds is fairly under way. Two hotels are nearly completed, and the travelling public can be accommodated as well as in older settled communities. Buildings are in progress in all directions, and before the snow falls a settled and orderly population, surrounded by all the appliances of civilization will seek home comforts and happiness...⁶³

By 1880 the Monarch Pass Toll Road and another toll road extending from Maysville to Shavano, ten miles away, were heavily traveled. In spring 1881 the Denver & Rio Grande Railroad arrived at Maysville, which was described as a steady town that had “not been afflicted with ‘booms’” and had a steadily

growing population of about 1,000.⁶⁴ The town boasted hotels, saloons, numerous stores, two newspapers (*Maysville Chronicle* and *South Arkansas Miner*), and a post office. Photos from the time show a commercial district with some impressive two-story false front buildings. The town also was known for its good fishing and beautiful surroundings. A darker side of Maysville history was the presence of a hanging tree where two murder suspects were lynched in 1883.⁶⁵



Figure 12. Frame false front commercial buildings, including a hotel and stationery store, are shown in this 1880s view of Maysville. SOURCE: Vandebusch, *Around Monarch Pass* (2010).

One of the remaining buildings representing nineteenth century architecture in Maysville is an interesting two-story Pioneer Log residence with Late Victorian/Second Empire-style design (5CF.2889). The Second Empire style is seen in the mansard roof with pedimented through-the-cornice wall dormers, while the original log walls are now clad with stucco. The exact date of construction of the house is unknown; early owners of the property were Civil War veteran and clergyman Dr. William C. Gibbons and his wife, Eda. The 1885 Colorado Census identified Gibbons as a lecturer, and newspaper articles indicated he spoke often as an advocate of the cause of temperance. The elderly father of Dr. Gibbons lived with the couple; R.W. Gibbons received attention as one of the oldest members of the Grand Army of the Republic in the county. He related the story of enlisting in

the Union Army together with his four sons. Later owners of the house were John M. and Velma Boyle. John Boyle, a well-known Salida lawyer and judge, lived with his wife in this house in the summer and rented it to others in the winter. He named the property "Rancho Tranquilo."⁶⁶

Within a few years, Maysville had lost much of its population; the 1885 *Croftutt's Grip-Sack Guide* described Maysville as "a small mining town of 150."⁶⁷ Although smaller, the town remained prosperous, with residents engaged in mining and stock-raising. A number of stores and two smelting works still operated in Maysville in 1885. Much of Maysville's decline came with the 1893 Silver Panic. Many residents left town as mining became economically infeasible due to the decline in the value of silver; the post office closed on 23 December 1893.⁶⁸ Enough residents remained to erect a combination one-room school and teacherage (5CF.333) in 1912 that continued to operate until 1939. New residents discovered Maysville as a pleasant location for vacation homes after World War II.

Nathrop

Recognizing a strategic location along the proposed route of the Denver, South Park & Pacific and Denver & Rio Grande railroads, pioneer Charles Nachtrieb helped found the town of Nathrop (an Americanized version of his name), northeast of his ranch in the late 1870s. In August 1879 the Chalk Creek post office was authorized; it became the Nathrop post office in September 1880.⁶⁹ Nachtrieb, German by birth, moved to the Chalk Creek area from California Gulch by 1866, and became well known and influential, building a flourmill (powered by water from Chalk Creek) and a sawmill and running a store, post office, and stage station. He has been identified as a vigilante leader in the Lake County War.⁷⁰ An 1881 biography described Nachtrieb as "a man

of great energy, strictly honorable... and very successful in his business ventures."⁷¹

Nachtrieb was murdered in his store, reportedly by a disgruntled former employee, in 1881, when Nathrop was at its peak.⁷²

The town became a focus of transportation when the Denver & Rio Grande and the Denver, South Park & Pacific arrived. By 1881 the railroads built "an elegant and commodious stone depot" and "a large hotel convenient to the station" was nearly completed by Nachtrieb.⁷³ About 200 people lived in Nathrop, supporting a variety of stores, saloons, a newspaper, a schoolhouse (5CF.148), and a water system that piped water from Chalk Creek. By 1885, *Croftutt's Grip-Sack Guide* estimated the population to be about 100, with "several stores, a fine hotel, a saw mill, [and] a grist mill," most owned by S.B. Messereaw, Nathrop's mayor.⁷⁴

Nathrop started losing population when mines in the area decreased production, but continued to offer services and supplies to local residents and surrounding ranchers.⁷⁵ The Denver, South Park & Pacific line was dismantled in 1926. Eventually only one store remained in Nathrop, which was moved near the highway.⁷⁶ The town was never completely abandoned, however, and its post office never closed. Today Nathrop features many postwar homes and its historic schoolhouse. Kayakers and rafters have made Nathrop a busy launch site for the Arkansas River since the 1980s.⁷⁷

Poncha Springs

Located at the north end of Poncha Pass, Poncha Springs began as a post office called South Arkansas established by pioneer John McPherson in 1868.⁷⁸ In its early days, Poncha Springs was known for the quality of its ranching land and hot mineral springs, in addition to the town's proximity to mining districts. An 1881 publication described Poncha

Springs as the “most quiet and delightful of summer resorts.”⁷⁹ Visitors came to bathe in the hot springs (just south of town) known for their curative powers and to stay in the Poncha Hot Springs Hotel. The *Rocky Mountain News* in January 1881 advertised the water as particularly beneficial to sufferers of rheumatism, blood poisoning, and cutaneous diseases.⁸⁰ Poncha Springs was an ideal place to farm and ranch, described as: “exceedingly fertile and easy of cultivation, and the number of well-tilled ranches, the neat and comfortable cottages, in contrast with the log cabins of the early days, attest the profits the hardy ranchmen have derived from the cultivation of the soil.”⁸¹



Figure 13. The Jackson House in Poncha Springs is shown here in an 1878 photograph. SOURCE: image number X-13079, Western History and Genealogy Department, Denver Public Library.

The town featured an impressive public library (said to be Chaffee County’s first) containing more than 1,600 works by 1881.⁸² Several hotels and stores with “well-selected stocks of groceries and miners’ supplies,” and the Neely Mining and Smelting Company operated in town 1881.⁸³ Other businesses that year included: a livery stable and corral, three banks, and a drugstore.⁸⁴ A substantial Italianate style two-story brick school (5CF.130) built in 1883 featured stone quoins and a soaring bell tower.

In 1885 *Croftt’s Grip-Sack Guide to Colorado* reported a population of 300 that supported “a number of general merchandise stores, and several hotels, the Jackson house being the principle one.”⁸⁵ The Elgin Smelter was located just below the town. Many residents occupied themselves with farming, raising stock, and mining during the era.

The closing of the Poncha Hot Springs Hotel after a fire in 1903 came as a blow to the town, which had hoped to become a health resort. Instead, Salida took advantage of the area’s hot springs, piping water to the Salida Hot Springs Pool, a 1939 Works Progress Administration project.⁸⁶ The town continued to provide services to local residents and the surrounding agricultural community; the Poncha Springs School continued to operate in its 1883 building until 1957.

Poncha Springs suffered several fires but was never abandoned. By the 1950s the town’s only fire-fighting equipment consisted of three extinguishers. According to Bill Linderink, “Once the fire got started, it was almost a foregone conclusion that the building would burn to the ground.” A 1954 fire burned the house next to Lawrence Bender’s family dwelling (5CF.2894) and scorched buildings on his property, leading him to purchase a fire truck for the town. After seeing the vehicle in operation, the Town Board decided to purchase it, and the community supported formation of a fire department. A lot was donated for a fire station (5CF.2895), which was built in 1954 by local volunteers. Lawrence Bender became the first fire chief and filled the position for twenty-three years.⁸⁷

Today, new residents are attracted by the quiet atmosphere, beautiful views, and proximity to Salida and recreation opportunities. Tourists frequent the town of about 500 to hunt and fish, ski at nearby Monarch Ski Area, hike, camp, and go rafting on the river.⁸⁸

St. Elmo

In the early 1870s Dr. Abner Ellis Wright, one of the discoverers of the famously rich Mary Murphy mine on Chrysolite Mountain, reportedly built a cabin or camped at the future site of St. Elmo.⁸⁹ In 1880 as the Denver, South Park & Pacific railroad construction progressed toward the area, a townsite was platted and an application for a St. Elmo post office was filed.⁹⁰ The Virginia, Hillerton & Pitkin and Gunnison Toll Roads started at St. Elmo, and freighting was a major business. The town prospered as a center of trade and transportation for surrounding mining operations in the 1880s and had the longest life of any of Chaffee County's mining camps. The nearby Brittenstein group of mines were among the richest in the state in 1881, when St. Elmo was described as "one of the busiest and most thriving towns in the county."⁹¹

The town included hotels, several restaurants, a newspaper, a hardware store and lumberyard, sawmill, livery stable, blacksmith, druggist, schoolhouse, and Pat Hurley's saloon, which is still standing.⁹² The 1880 U.S. Census found 163 residents in town. Five years later *Croft's Grip-Sack Guide* estimated St. Elmo's population, whose "sole occupation" was mining, at about 500 persons who benefitted from "several general merchandise stores, hotels, smelting works, and one weekly newspaper, *The Mountaineer*." St. Elmo apparently left an impression on Croft, who called it a town of "great promise" and wrote, "Capital can find here an opportunity for investment in legitimate and profitable mining, second to none in the west."⁹³ In 1898 St. Elmo experienced its third serious fire, with losses of about \$20,000. The *Chaffee County Times* commented, "St. Elmo is a peculiarly unfortunate sufferer from fires," but noted its people already were planning to rebuild.⁹⁴

By the early twentieth century St. Elmo lost

much of its population, but mining in the area continued. The Mary Murphy Mine in particular, continued to do well, and had its peak year in 1914.⁹⁵ The last train went through St. Elmo in 1926, at which time the town had only a few remaining residents.⁹⁶ Mining ended when the railroad line was abandoned.



Figure 14. The Murphy Mine Cornet Band poses on Main Street in St. Elmo. The commercial buildings include a billiard hall, hardware store, and restaurant. SOURCE: image number X-13458, 1880s-90s, Western History and Genealogy Department, Denver Public Library.

Members of the Anton and Anna Stark family were closely associated with St. Elmo's history. After the town's peak, the family maintained a presence in St. Elmo, where they lived, operated the Home Comfort Hotel and Stark Brothers Mercantile, and protected the abandoned buildings. The post office closed in 1952, with Tony Stark serving as the last postmaster.⁹⁷ Although the county stopped plowing the road in winter after the post office closed, brother and sister Tony and Annabelle Stark continued to live in St. Elmo almost until their deaths in the late 1950s. Today local preservationists and a few permanent residents care for St. Elmo, whose mining town ambience lures a number of tourists.

Turret

Turret, a late booming mining town in the 1890s, attracted interest with wood harvesting for charcoal in the 1880s. The timber was shipped to kilns at Nathrop, using a steep track

south of Turret built by the Denver & Rio Grande Railroad in 1881 to serve the Calumet iron mine. David E.C. Austin, credited as the first to discover gold ore in the Turret area in 1885, originally came to cut timber. He remained and built a home for his family. In recognition, the settlement was first known as Camp Austin in the mid-1880s.⁹⁸

Because its mineral wealth was not obvious, Turret's boom happened later than most other mining towns in the county. Gold seekers were drawn to the area in the mid-1890s, and 100 people lived here, many in tents, by 1897, when Turret was formally platted. There were many mines in the area, including the early Gold Bug, with 300 feet of tunnels, and the important Vivandiere and Independence. Several granite quarries also operated in the Turret area.⁹⁹ Turret received a post office in 1898 and more people came to the town with the hopes of striking it rich. A stagecoach ran daily between Turret and Salida, and a telephone line connected the two towns. Townspeople took turns listening to the opera in Salida via telephone.¹⁰⁰

By 1901 the town had two hotels, a drug store, dry goods store, bakery, tin shop, barbershop, and saloons. Most of the commercial buildings, including several false fronts, lined both sides of today's Turret Avenue. Pete Schlosser, an early town pioneer and promoter, is credited with much of Turret's growth during its boom years. He drew the town plat and worked as a miner, carpenter, mapmaker, notary public, and Chaffee County Commissioner.¹⁰¹ He refused to give up on Turret even after most others had, and lived there until his death.¹⁰² Turret historian Dick Dixon writes, "Although there may have been several thousand miners in Turret and surrounding mining districts, the town never boasted a population of more than 300-350 in spite of the fact that business directories of the day claimed 500."¹⁰³

Local historian Donald L. Brown stated the Turret boom peaked in 1905; area mines failed to produce great wealth.¹⁰⁴ Mostly low-grade ore had been found, and there was no cost-effective method of shipping it to smelters. The town quickly faded, and in 1910 the editor of the *Turret Gold Belt* moved to Salida. By the 1930s the town was mostly abandoned. Turret's post office closed in 1939, after the death of its last postmaster, Pete Schlosser.

MINING¹⁰⁵

The location and approximate extent of Chaffee County's historic mining districts are depicted in Figure 15. A number of important mining areas were located in the western edge of the county along streams emerging from the Sawatch Range. A 1912 U.S. Geological Survey publication listed eleven mining districts within the county.¹⁰⁶ Among these mining districts were Chalk Creek (along the stream of that name), Garfield/Monarch (along the South Arkansas River), and La Plata/Winfield (along Clear Creek). Turret, north of Salida, was the most important district in the eastern part of the county.

In broad perspective, Chaffee County's mineral output, while respectable, was not sufficient to place it among the top mineral-producing counties in Colorado.¹⁰⁷ A compilation by Charles W. Henderson in 1926 ranked the value of Chaffee County's mineral output thirteenth in the state for the period 1859-1923. The total value of recovered gold, silver, copper, lead, and zinc totaled \$21.5 million. By contrast, Lake County reported \$423.9 million and Teller \$320.9 million during the same years. Chaffee's output included \$7.4 million in gold, \$5.7 million in lead, \$4.2 million in silver, \$2.3 million in zinc, and \$1.7 million in copper.

Early Years

The Colorado gold rush attracted thousands to the Pike's Peak area in 1859, with some prospectors venturing into the Upper Arkansas

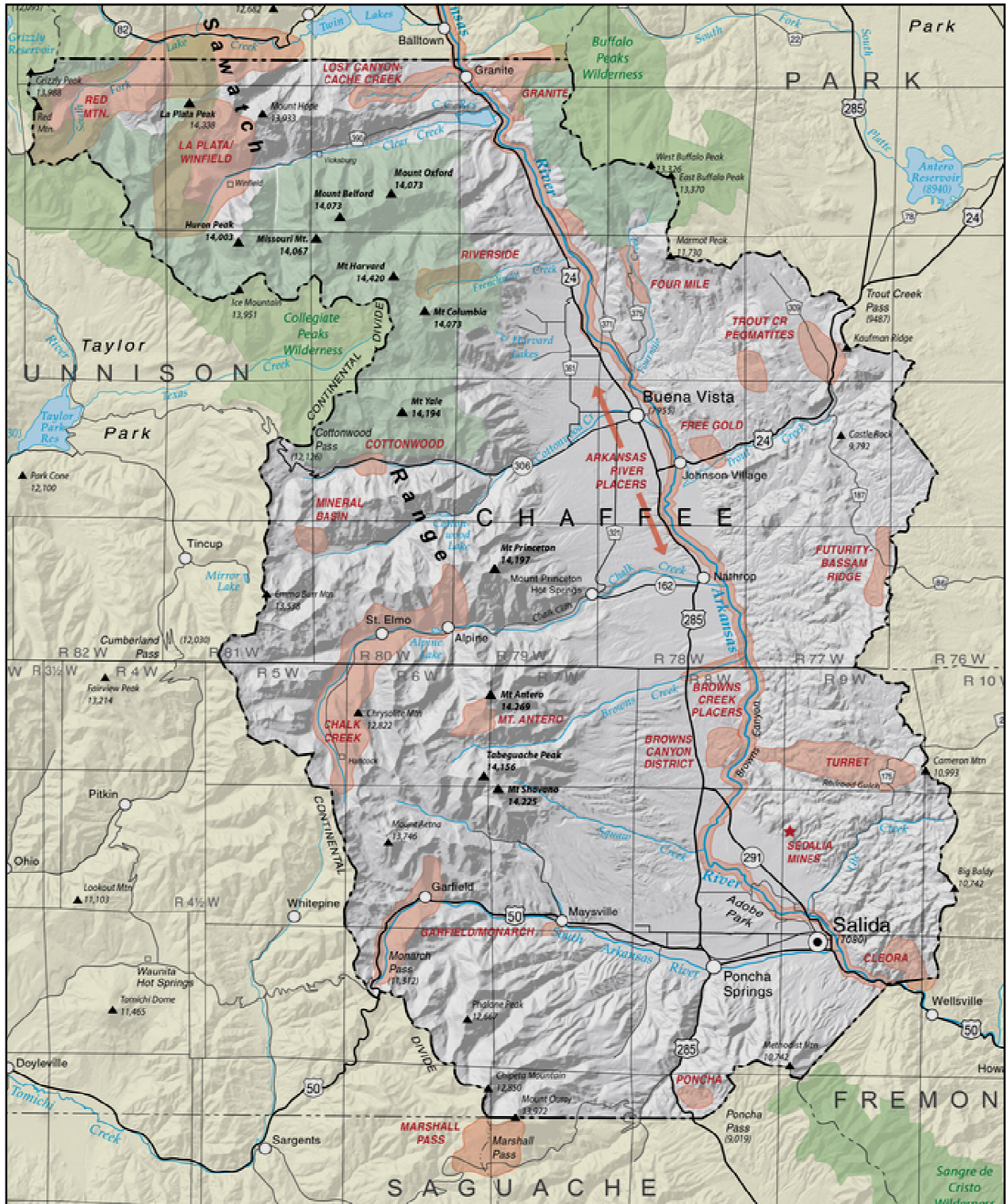


Figure 15. Historic Chaffee County Mining Districts are denoted by labeled shaded areas, e.g., “GARFIELD/MONARCH.” SOURCE: Colorado Geological Survey, Chaffee County, Historic Mining Districts, www.geosurvey.state.co.us.



Figure 16. This ca. 1890s view shows a miner operating a hydraulic monitor nozzle to recover gold from the Arkansas River bed at Granite. SOURCE: C. W. Erdlen photographer, image number X-60084, 1880s-90s, Western History and Genealogy Department, Denver Public Library.

Valley of today's Chaffee County. Henderson reported that prospectors following the course of the Arkansas River found traces of gold for thirty miles below Lake Creek. Significant discoveries in northern Chaffee County occurred in 1859 at Cache Creek and Kellys Bar near present-day Granite.¹⁰⁸ Early efforts utilizing placer technology to find and recover gold were undertaken in these areas.

H.A.W. Tabor and S.B. Kellogg led a party working claims at the mouth of Cache Creek, and the first post office within the boundary of future Chaffee County was located at Cache Creek in 1862.¹⁰⁹ Mining related enterprises quickly became an important part of the area's economy.¹¹⁰

In the years prior to the creation of counties under Colorado Territory in 1861, miners in isolated frontier areas followed precedents established during the 1849 California gold rush and created mining districts and claim clubs to bring organization to the mining venues. Miners held meetings and formed mining districts to provide laws governing defined geographic areas before formal governments were established. As mining camp historian Duane Smith observes, "These extralegal controls gave some semblance of order to what would otherwise have been

chaos."¹¹¹

Mining district laws addressed such issues as the boundaries of the district, the priority of claims to land and resources, the size of claims, the means of establishing and recording claims, and how to handle claim disputes. Boundaries were generally defined by prominent landmarks. Officers were elected to conduct the business of the districts, and meetings were called to discuss issues. Some mining districts levied taxes to pay for such things as road construction or passed laws directed at specific problems. As Smith notes, "Hardly a mining district opened that did not spawn at least one mining camp, sometimes several."¹¹²

Claim clubs were another effort to provide organization for newly settled areas. Such clubs insured that townsites, farms, and timber claims were duly recorded. Until the public lands could be surveyed, farmers and developers agreed to "respect and defend each other's claims." Claim clubs were established in 1859 and 1860, preparing written constitutions that established the procedure for claiming lands, recording transfers of ownership, and solving disagreements over land claims. When seventeen territorial counties (including Lake County) were created in 1861, the functions of the mining districts and claim clubs were transferred to the county governments, although some isolated frontier areas continued to create such entities until formal governance was established.¹¹³

Placer, Sluice, and Hydraulic Mining in the 1870s and 1880s

In the 1870s and 1880s, larger-scale, better-funded sluicing and hydraulic operations displaced earlier, small-scale placer mining by numerous individuals. After the early placer period, many claims were consolidated, and mining evolved from smaller-scale to larger-scale operations. Sluicers excavated to the bedrock

and washed out the sand, removing stones and boulders and leaving them in large piles along streams. Hydraulics concentrated high pressure streams of water through large hoses which were directed against gravel banks. The water carved out caves in the gulch banks, expelling water, mud, gravel, and gold. The high cost of supplies and infrastructure for these operations necessitated that only the richest gravel was worked.¹¹⁴

The Cache Creek area near Granite provides an excellent example of these trends, as described by Henderson:

Ground-slucing by individuals was continuous from 1860 to 1883, when the Twin Lakes Hydraulic Gold Mining Syndicate (Ltd.) of London, began slucing operations. In 1889 slucing gave place to hydraulicking. The company owned what was known as the Clear Creek ditch, which brought water from Clear Creek by ditch and tunnels.¹¹⁵

Hydraulic mining continued until 1910 when the City of Pueblo and other downstream users, complaining of siltation of the river, successfully sued to stop the practice.¹¹⁶

Developments in Lode Mining

Silver discoveries in the 1870s revived Colorado's mining economy, and prospectors began to search for that metal. Leadville, the site of rich placer gold discoveries in the early 1860s, was the location of the state's richest silver mines in the late 1870s. The discovery of silver at Leadville changed the character of Colorado, making it the greatest mining state in the country. The Leadville bonanza stimulated the development of mineral resources, processing operations, and transportation systems in other parts of the state. Chaffee County benefitted from its proximity to Leadville by enjoying the enhanced transportation access resulting from the competition among the D&RG, DSP&P, and

Colorado Midland railroads to reach the Leadville market.

In the Sawatch Range along Chaffee County's western boundary lay the Monarch Mining District. The Madonna silver mine was discovered in 1878 but not worked extensively until the arrival of the D&RG Railroad in 1883. The Madonna became the district's largest producer, yielding approximately \$6 million of ore during its peak period of operation between 1883 and 1920. The town of Monarch (originally known as Chaffee City) boomed in the 1880s, and included a newspaper, about twenty businesses, and roughly two hundred miners.



Figure 17. A group of miners at the Sedalia Mine north of Salida are shown in this ca. 1880-1900 photograph. The mine was a major copper producer. SOURCE: C. W. Erdlen photographer, image number X-60926, Western History and Genealogy Department, Denver Public Library.

Garfield and Maysville also sprang up along the upper South Arkansas River. Garfield included a stamp mill for processing ore and attracted a population of several hundred during the early 1880s. Maysville, founded in 1879 and the starting point for the Monarch Pass Toll Road to the Tomichi Mining District in Gunnison County, boasted two smelters, two newspapers, and a reported population of 1,000 in 1881.

The Chalk Creek district west of Nathrop included the silver camps of Alpine, St. Elmo, Romley, and Hancock along upper Chalk Creek. Although initial discoveries dated to 1873, when the Hortense Mine was located, the remote location and difficult terrain hampered development. Activity in the district increased substantially in 1880 with the erection of a local smelter and the arrival of the DSP&P Railroad in December. The railroad facilitated the shipment of ores to more efficient smelting facilities, and 50 mines were operating in the St. Elmo vicinity by 1881. The Mary Murphy Mine at Romley, discovered by Dr. Abner E. Wright and John Royal in 1875, emerged as the district's most productive property. To transport ore from workings high on the mountain, a 4,996' single endless steel cable aerial tramway was constructed:

Each of the 96 buckets had a 200-pound capacity which enabled the tramway to deliver 128 tons of ore at the loading switch in a twenty-four hour period. These ore buckets loaded and unloaded automatically and it required forty minutes to make the circuit. Only two men were required to operate it; one at each end to apply the brakes when necessary. The motive power to operate this tram came from the full descending buckets which were heavy enough to bring up, not only the empties, but timber and other supplies attached to the eight pairs of hooks furnished for that purpose.¹¹⁷

Some new development activity was still occurring in the district after the turn of the century, including the erection of a substantial ore sorting bin on the James Campbell claim after 1902 (5CF.2903). Mining activity declined in the area after the end of World War I. In 1926, the Colorado & Southern Railway's (C&S, the successor to the DSP&P) decision to abandon its line to the Chalk Creek district brought an end to large-scale mining activity in the area.¹¹⁸

The mining camps of Vicksburg, Rockdale, and Winfield were located in the La Plata/Winfield district of upper Clear Creek southwest of Granite. The towns were established in about 1880, with Vicksburg and Winfield receiving post offices in 1881. Winfield became the principal supply town of the district. The area's relatively low production came from lead-silver-zinc veins. Mining in the area was disrupted by the Panic of 1893 but resumed in the early 1900s. The last ore from the district shipped in 1918. Both Winfield (5CF.137) and Vicksburg (5CF.136) are listed in the National Register of Historic Places for their association with area mining.¹¹⁹

The Calumet Mine, north of Salida, began shipping iron ore in December 1881, after the D&RG Railroad completed an 8-mile branch line. The Colorado Coal and Iron Company (CCI, later the Colorado Fuel and Iron Company) operated the mine to supply raw material for its steel mill in Pueblo. CF&I constructed a company town to house workers, with dwellings, boarding houses, a store, and school. According to CF&I historian H. Lee Scamehorn, over time, the iron content from the Calumet Mine "declined to the point where the impurities were unacceptable." The mine closed for good about 1899 having shipped 289,000 tons of ore.¹²⁰

Turret, about two miles west of Calumet, saw significant activity in the 1890s. Mining operations peaked in the Turret vicinity in about 1905, and in 1909 the Golden Wonder Gold and Copper Mining Company purchased many of the mines in the area. The district produced mostly low-grade gold and copper. By 1939, when the post office closed, few residents remained.¹²¹

The Sedalia Mine, approximately 6 miles north-northwest of Salida, was discovered in 1881 or 1882. The Sedalia is notable as Colorado's largest copper mine, although it also produced zinc and small amounts of gold and silver. In the 1910s and 1920s the mine produced zinc carbonate and lead-zinc sulphide ores before closing in

1923. Henderson estimated that the mine shipped 60,000 to 70,000 tons of ore containing 5 percent or greater copper between 1884 and 1908.¹²²

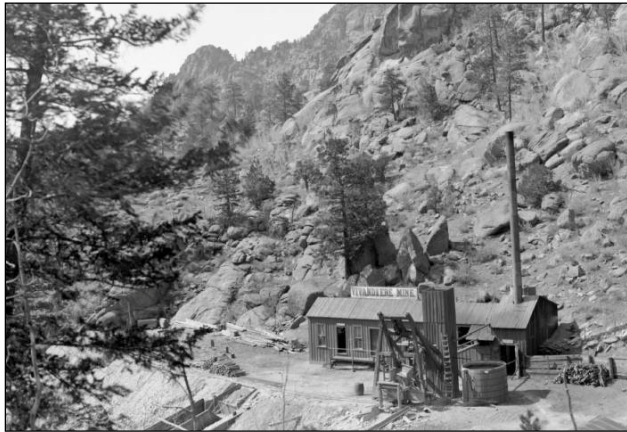


Figure 18. The headframe and shaft house of the Vivandiere Mine, one of the more important mines of the Turret area, is shown here ca. 1900. SOURCE: Meigs photographer, image number X-61907, Western History and Genealogy Department, Denver Public Library.

Smelters

To be usable, ores must be processed to extract metals. Historian James E. Fell estimated as many as 300 small-scale smelters to do this were established in the central mountains of Colorado in the early 1880s, including St. Elmo, with limited success: “Yet in every case their costs were high, their volume low, their operations sporadic. As soon as railroads building through the Rockies reached—or even approached—they, mineowners signed contracts with the valley smelters, and thus put the isolated local plants out of business.”¹²³ Chaffee County boasted sizable smelters in Salida and Buena Vista.

The Buena Vista Smelting and Refining Company established a matting furnace smelter on the outskirts of Buena Vista in about 1900. It was described as a 125-ton smelter that employed 25 men and processed gold, silver, and copper ores. The smelter treated ores from such mines as the Mary Murphy on Chalk Creek, the Sedalia copper mine north of Salida, and the Mike and Star

mines of Leadville. The company also acquired mining claims in the Chalk Creek district to supply it with ore. The enterprise was short-lived. The *Colorado Springs Weekly Gazette* reported a fire destroyed the facility in December 1901. A *Denver Times* article in June 1902 confirmed the Buena Vista Smelter was closed. Cinders from the smelting operation were later used to produce cinderblocks used in area construction.¹²⁴

The Ohio and Colorado Smelting Company opened just northwest of Salida in 1902. The Salida smelter was an outgrowth of a mining venture, the New Monarch Mining Company, formed in 1897. During its first years, the company hauled its production to local smelters or to valley processing facilities. However, the Monarch’s owners disliked sharing their profits with reduction companies, and, in 1901, organized the Ohio and Colorado Smelting Company. As small smelter facilities historically had been expensive to operate and low in yield, the Ohio and Colorado determined to erect a major smelter with twenty-five ore bins with a capacity to hold 50,000 tons and four blast furnaces which could process 600 tons of silver-lead ore daily. A pumphouse (5CF.2901), located on the bank of the Arkansas River, supplied water to the plant.

The smelter also included two units to process 500 tons of copper-bearing rock each day. When erected, the Ohio and Colorado facility was described as one of the largest and most complete smelters in the state. Since the facility had a capacity of processing four times the amount produced by the New Monarch properties, the operators planned to serve other mines throughout central Colorado.

The smelter operated twenty-four hours a day and had a significant impact on the Salida economy, employing as many as 250 workers who reduced as much as 800 tons of ore per day at its peak. The most dramatic addition to the

plant's architecture was the construction at the eastern end of a 365-foot-tall brick smokestack, (listed in the National Register in 1976, 5CF.143). Operation of the facility was affected by declines in the value of ores and labor unrest, and it closed in 1920.¹²⁵

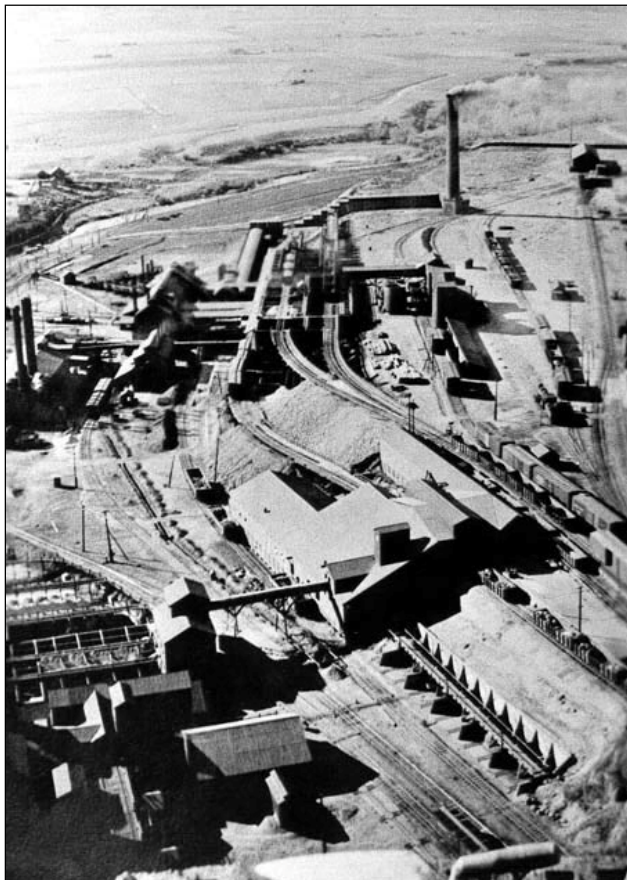


Figure 19. This 1917 overview of the Ohio and Colorado Smelter at Salida was taken from atop the 375' east smokestack. SOURCE: image 196DN, photograph collection, Salida Regional Library.

East of the plant, the townsite of Kortz (named after smelter president John C. Kortz) was platted to house smelter workers, many of whom came from Austria, Greece, and Italy. Saloon and boarding house operator Louis Costello established Costello's Addition to Kortz to provide additional residential space for workers. The entire area became known as Smelertown.

An example of a dwelling once occupied by smelter workers is the ca. 1905 log house on

County Road 150 (5CF.2900) in Costello's Addition, once occupied by the Pedro and Botz families. Stephen Pedro bought two lots from Costello in 1905 for \$100. Pedro, born in Hungary in 1858, immigrated to the United States in 1890 and worked as a laborer at the smelter. He sold the property to Frank Botz in 1912. Botz, born in 1871 in Yugoslavia, immigrated to the United States in about 1901. He came to Salida in 1903, where he found employment at the smelter. His family still owned the property in 1979.

Twentieth Century Prospecting

During the late twentieth century, interest in prospecting and rockhounding continued among Chaffee County residents and visitors. One roadside business catering to would-be miners is Prospectors Village (5CF.2892) on U.S. 285 south of Nathrop. Since its construction in 1975, the building has operated as a business addressing the needs of those interested in collecting rocks and prospecting. The Rock Doc describes itself as the "largest rock and mineral shop in the Rockies." The business sells rock and mineral specimens, books, lapidary equipment, jewelry, and prospecting equipment, including gold pans and sluices, dredges, metal detectors, and rock hammers. The staff includes a geologist, tool specialist, and former chemist. The increased price of gold in recent years rekindled interest in prospecting.

HIGH COUNTRY AGRICULTURE¹²⁶

Farmers and ranchers arrived on the heels of the early miners in areas still frequented by Native Americans. In the early days many people entering what would become Chaffee County focused almost exclusively on mining. Those establishing agricultural operations received little notice while quietly laying the foundation for today's farms and ranches. The pioneers claimed lands adjacent to the Arkansas River, South Arkansas and other streams in order to ensure a good supply of

water for cooking and drinking, as well as for raising livestock and crop irrigation. As the population increased, some settlers grew a few crops and raised animals that could be sold or traded to nearby communities. When the demand for fresh foods and animal feed grew in the mining camps during the mid- to late-1860s, early settlers sold foods such as potatoes, peas, and turnips, as well as meat and hay. Those founding farms and ranches in isolated areas required a variety of skills and stamina to support a lifestyle of rugged self-sufficiency, since distances to supply and service towns limited the frequency of travel. Some of the early agricultural operations along routes of travel, such as the 1864 ranch of William Bale at Cleora, garnered extra income by providing meals, lodging, and animal care to travelers. Pioneer ranchers gained a reputation for hospitality, seldom turning away visitors who needed a bed or hot meal.¹²⁷

Pioneer Ranching in the 1860s and 1870s

Local historians George Everett and Wendell Hutchinson reported Italian immigrant John Tanasee was the first settler divert water from the South Arkansas in 1863 and brought one of the first herds of cattle into what became Chaffee County in the later 1860s.¹²⁸ Ranchers learning of the fattening properties of vegetation on the open range claimed locations with abundant water, natural hay meadows, and the potential to consolidate large amounts of grazing lands. During the early days of the ranching industry in Colorado, rangeland was free, and ranchers' expenses were limited to hiring men to herd the animals and occasionally providing hay for winter food. Whoever was willing to take on the risk of conducting business in an isolated and unsettled area could control large tracts of land and start a cattle operation. The principal of "first in time, first in right" applied to the range as well as irrigation. If land already was claimed, a cattleman moved

on until he found uncontested acreage of his own.¹²⁹

Pioneers in the area quickly constructed dwellings utilizing the materials at hand. Before houses were constructed, they lived in their covered wagons and ate wild berries and game. As Everett and Hutchinson found, "The first cabins were built as fortifications and for protection from intruders as well as from the weather. As an axe, handsaw, pick, and shovel were the principal tools, logs were cut, hauled and placed, then notched or dove-tailed in to make joints fit and make a sturdy structure."¹³⁰ The isolated settlers traded some food supplies for hides with the Utes who came to the area about two times a year and camped in the vicinity of Poncha Springs for about a month.¹³¹



Figure 20. German-born Charles Nachtrieb became an early settler in the area that now bears his Americanized name: Nathrop.

SOURCE: Everett and Hutchinson, *Under the Angle of Shavano* (1963), 77.

It did not take long for people to realize that 160 acres acquired in homestead patents were not enough land for a successful cattle operation. Consolidation of smaller claims by larger ranchers began almost immediately. Most large ranches were created by the

homesteading efforts of several men, usually including cowboys or ranch hands working for their employer, who paid them for the land. The Civil War delayed the growth of the cattle industry in Colorado, with most meat produced during the conflict sold locally. By 1867, Colorado was home to an estimated 147,000 cattle, and cattlemen began to unite over mutual concerns. The Colorado Stockgrowers' Association organized on 30 November 1867 in Denver.¹³²

In 1870 the agricultural industry still received scant attention in the press and in people's imaginations in comparison to mining. Yet agriculture was taking hold in the state, as W.B. Vickers observed in 1878, "Probably during the decade proceeding the eventful year when the mines of Leadville began to yield up their hidden treasures, the net profit of mining over and above the expense incurred in its prosecution, was not much greater than the net profit of the stock business."¹³³ He judged the arrival of the railroads made possible great expansion of the livestock industry.

Two areas of settlement identifiable as now within Chaffee County are listed in the 1870 U.S. Census, Granite and Centerville. Centerville is of note as the location of the most concentrated agricultural settlement within what was an immense area encompassed by territorial Lake County. People who were farming in the vicinity included Lewis Gilliland, Elija Gibbs, Galatia Sprague, Cornelius Litts, Ira King, Alexander Cox, James McFarland, Andrew Harrison, Ruben Molton, Jacob Castenwine, George R. Perry, and George Bassham. The men came from a variety of places, with the largest group (4) being natives of Pennsylvania. Other places of birth represented included New York, New Hampshire, Missouri, Indiana, Ohio, Tennessee, and Ireland. The farmers valued their land at between \$100 and \$500, and their personal estates between \$150 and \$3,000.

Outside of Centerville, little more than a dozen people in the county indicated they worked as farmers.¹³⁴ None of those living in Granite identified themselves as farmers, although two young men were listed as "cattle herders."¹³⁵

The 1870s were the height of the open range and cattle trails in Colorado, and growth of the industry resulted in large profits for individual cattlemen. In 1870 the Kansas Pacific Railroad arrived in Denver, which began to develop into the "cross-roads of the western range cattle industry." By 1877 the capital city was the principal shipping point for the Colorado livestock industry, which proceeded to expand at a dramatic rate. The number of cattle in the state rose from 291,000 in 1870 to 809,000 in 1880. Several cattlemen, often referred to as "cattle kings," had established enormous holdings in Colorado, including John W. Iliff, John Hittson, Finis P. Ernest, Jared L. Brush, John W. Prowers, and Hiram S. Holly. James C. Jones acquired control of enough land to graze 15,000 head of cattle in the Arkansas Valley in 1879.¹³⁶

In the 1870s, Colorado cattlemen recognized success in the industry required cooperation among its participants. They formed organizations that established procedures for identifying cattle, dealing with rustlers, and insuring the health of herds, and laid the foundation for future growth. The Bent County stockmen founded the first countywide cattlemen's association in 1870. The Colorado Cattlemen's Association organized in 1872 and published brand books, offered rewards for the capture of cattle thieves, employed legal advisors, provided health and brand inspectors at shipping sites, publicized the industry, and lobbied for favorable legislation. An 1874 Stock Grower's Association meeting in Denver selected Joseph Hutchinson of Lake County to serve on the credentials committee.¹³⁷ Hutchinson also introduced a bill concerning

brands in the territorial legislature.¹³⁸ The legislature cooperated with the cattlemen in establishing a legal framework for the industry, providing for registration of brands (1872), a state inspection service (1879), and a veterinary board to enforce quarantines and require statewide brand registration (1885).¹³⁹

The Lake County War

Despite these statewide efforts to improve cooperation and better communication among farmers and ranchers, pioneers in the area experienced a legendary period of violence and vigilante justice, known as the Lake County War, which resulted in discord, threats, fear, destruction, and death and induced some of the early settlers to leave the area permanently.¹⁴⁰ The conflict started with a dispute over an irrigation ditch marking the boundary of the Gas Creek farms of Elijah Gibbs and George Harrington south of Nathrop.¹⁴¹ Historian and journalist Ed Quillen wrote that “Over the years, Gibbs and his family became well-liked in the community, although there was talk that he and his brother, along with others in the area, had formed a clandestine group called the Regulators, who planned to rustle cattle, jump claims, take over ranches, and otherwise gain property and power by illegal means.”¹⁴²

On 16 June 1874 Gibbs and Harrington had a disagreement. The following night, someone set one of Harrington outbuildings on fire, and as he rushed outside to save the building an unknown person shot and killed him. Gibbs was suspected of the crime and a lynch mob gathered, only to be kept at bay by armed friends of the accused (possibly members of the Regulators). The suspect stood trial for Harrington’s murder in Denver, where a jury found him innocent in November.¹⁴³

Harrington’s friends were outraged by the verdict, promising retribution for any further

problems.¹⁴⁴ On 22 January 1875 a group seeking justice for the dead man went to the Gibbs place and demanded he come out. When he failed to appear, a fire was lit near the house. In response, Gibbs fired on the group, which resulted in the deaths of three men: Sam and David Boon and Finley Kane. Gibbs turned himself in for his role in the three deaths, and A.B. Cowen, the acting magistrate, determined Gibbs acted in self-defense; the accused immediately left the area for Denver.

Local men arrayed against Gibbs formed a “Committee of Safety” and sought to “cleanse Lake County of Gibbs supporters.”¹⁴⁵ The committee, reportedly including 75 to 150 participants, captured men suspected of being allied with Gibbs “for rough questioning” about whether they believed Gibbs shot Harrington.¹⁴⁶ One account states a noose was placed around each man’s neck and “tightened when the committee found his testimony unsatisfactory.”¹⁴⁷ The committee guarded all the roads into the area, detaining those considered possibly allies of the Gibbs group.¹⁴⁸ Charles Harding, who was questioned by the committee, was found dead on the side of a road.

Newspapers in places such as Denver, Pueblo, and Fairplay followed the events closely, suggesting the majority of citizens in the area involved supported the Committee of Safety and urging state authorities to get involved in the situation. The *Rocky Mountain News* indicated on 2 February that “mob law reigns supreme in Lake County.”¹⁴⁹ The *Denver Daily Times* reported, “Lake County is volcanically inclined, the Gibbs matter having set the whole county by the ears.”¹⁵⁰ On 10 February the *Rocky Mountain News Weekly* opined, “That portion of the county is now in undisputed possession of the mob which seems to be carrying things with a high and ruinous hand: patrolling the roads, setting up inquisitions,

punishing alleged offences, imprisoning citizens and strangers and establishing a perfect reign of terrorism.”¹⁵¹

The most disturbing incident related to the Lake County War was the murder of Judge Elias Dyer, the son of Father John Dyer, the famous “snowshoe itinerant” who provided religious services for pioneers living in central Colorado. The younger Dyer, the probate judge of Lake County and reputedly a friend of Gibbs, reported in Denver on 3 February that “the lower end of his county is at the mercy of a mob of irresponsible men who are creating a reign of terror.”¹⁵²

The committee forced Judge Dyer to appear before them and after he stated he believed Gibbs was innocent, the vigilante group ordered him to resign his office and leave the county.¹⁵³ Dyer departed, but later returned to the county seat at Granite and issued warrants for the arrest of sixteen members of the committee. Thirty armed vigilantes surrounded the courthouse on 2 July 1875. A key witness against the group failed to appear for testimony, forcing Dyer to dismiss the case. A short time later, five men walked into the courthouse and assassinated Judge Dyer.

Ed Quillen indicated the Committee of Safety feared the possibility of federal troops being sent to the region and its members, many of whom remained in the area, resumed their normal, unobtrusive lives. He wrote, “The passions of the Lake County War slowly abated and then faded with the Leadville silver excitement and the arrival of railroads. Although rewards were posted for finding the killer or killers of Elias Dyer, no one was ever charged or arrested.”¹⁵⁴ As one local historian wrote, “...the terror of the vigilante justice and secrecy of the conflict affected the people the rest of their lives.”¹⁵⁵ A comparison of the residents of the Centerville area in 1880 to those in 1870 found that very few families

living there at the earlier date remained.¹⁵⁶

Farms and Ranches of the 1860s and 1870s

Mayol/Leonhardy, 1863. One of the most successful of the early agriculturalists, cited as the first to settle in the Riverside area on the Arkansas River about seven miles north of today’s Buena Vista, was François “Frank” Mayol, who was born in France in 1830 and traveled to Colorado during the gold rush. In 1863 he took up his Riverside ranch and became the first to raise potatoes and other farm products to sell to miners along the river and at California Gulch. An 1881 publication reported he “soon accumulated quite a fortune.”¹⁵⁷ Mr. Mayol is listed in tax assessment records as owner of the Mayol Ranch, with an income of \$200 in 1863.¹⁵⁸



Figure 21. Walker Sprague built this 1875 house (5CF.2897) in the Adobe Park area near Salida using bricks he manufactured. SOURCE: Front Range Research Associates, Inc. field photograph, August 2012.

In 1867 Mayol returned to France, where he married a cousin, Emily, who was born at Claret, France, in 1846. Back in Chaffee County the couple became parents of two daughters, one of whom died of croup in 1869 and is buried at the small Riverside (Mayol) Cemetery. Emily died on 24 December 1870 of complications from childbirth and was buried in the same cemetery. Frank Mayol recorded his brand in 1871 and in 1872 married Nancy Boon of Poncha Springs. Mr. Mayol died on 1 June

1874 after contracting pneumonia said to be caused by a crossing of the Arkansas River. He left an estate valued at \$31,000, a very large sum at the time. Nancy Boon Mayol subsequently married legendary South Park cattleman, Samuel Hartsel and the couple raised the remaining Mayol daughter.¹⁵⁹

One of the most illustrious of the early settlers in Chaffee County, George Leonhardy was born in Switzerland on 15 March 1835 and attended college before coming to America in 1852. He arrived in Colorado in 1863 and pursued mining at California Gulch, Twin Lakes, and Granite. Unsuccessful at mining, he leased the Mayol Ranch in 1871 and purchased it from Frank Mayol the following year for the then-large sum of \$3,750.¹⁶⁰

Leonhardy participated in many important activities associated with the growth and development of the area. In addition to ranching, in 1872 he built a fourteen mile road to Chubb's Ranch that employed a much shorter route to South Park and became the accepted mail route. A post office known as Riverside was established at Leonhardy's ranch, which opened in 1872 and operated until 1905; Leonhardy served as postmaster during 1877-79 and 1883-86. He expanded the ranch to the extent it was called "one of the most valuable landed properties in the county" in 1881.¹⁶¹ Before entering ranching he served as a Lake County District Court Clerk, County Sheriff, and County Commissioner, was a U.S. Assessor, became the first Chaffee County Clerk and Recorder, and participated as a partner in the Ludwig & Co. hardware store in Buena Vista.¹⁶²

Sprague (5CF.2897). Joseph Walker Sprague (known as Walker) traveled with his parents, Galatia and Caroline, to Colorado in 1859. Galatia Sprague was trained as lawyer. The family briefly resided in Denver before moving to Cache Creek near Granite in 1860, where the elder Sprague engaged in mining. A few years

later the family moved further south and homesteaded in the Brown's Creek area, where they dug an irrigation ditch in 1868. Concerned by the events of the Lake County War, the family moved again to the Adobe Park area in 1874 and built the 1875 Hills and Sprague Ditch.

Walker Sprague married in about 1873 and established his own homestead in Adobe Park. According to descendant Blanche Sprague Hamrack, "Walker Sprague built the first brick house in Adobe Park [5CF.2897, Figure 21]. He also established a small brickyard to burn bricks for his home." The large two-story house was erected about 1875, before the arrival of railroads in Chaffee County, and served as a visual landmark in the area. The 1880 Census listed Walker, his wife Katherine, and their three children in Chaffee County. The *Salida Daily Mail* reported in May 1884 Sprague faced trial for stealing cattle. The Spragues sold their ranch to James C. Irving in February 1885 for \$5,000 and moved to the Rifle vicinity of northwest Colorado.

Subsequent owners included Stephen M. Jones, identified by the 1880 U.S. Census as a capitalist, followed by his sons, Eugene and James Jones. Eugene Jones (1849-1899) lived in Salida, where he served as Deputy Postmaster, County Treasurer, County Clerk and Recorder, and president of the First National Bank. He and his wife lived "on his farm in Adobe Park," as well as Salida.

A later owner, Howard Sneddon, purchased the ranch for \$6,500 in May 1906. Mr. Sneddon was born in Gilberton, Pennsylvania in 1874 and moved with his family to Leadville in 1882. He completed an irrigation and civil engineering course at Colorado Agricultural College. His work included railroad surveys in Colorado, New Mexico, California, and Mexico and mine management. Howard Sneddon and Florence G. Shaw (1881-1944) wed in 1917. The couple

operated the former Sprague Ranch after their marriage, raising cattle and sheep. Mr. Sneddon suffered a back injury in 1924 and the family moved to Salida, where he managed the Salida Creamery and served as Secretary-Treasurer of the Chaffee County National Farm Loan Association, Water Commissioner, and City and County engineer. He died in February 1938, and after a severe winter resulting in large losses combined with the general effects of the Great Depression, his family lost the ranch to a federal land bank.

In 1947 Cecil W. and Helen M. Kaess acquired the ranch. He was cited as “a well-known Chaffee County rancher,” who raised cattle. In 1955 the couple transferred the property to their son, Preston, and his wife, Patricia. The younger Kaesses owned the property for the next forty-three years and also operated the nearby Harrington ranch.¹⁶³

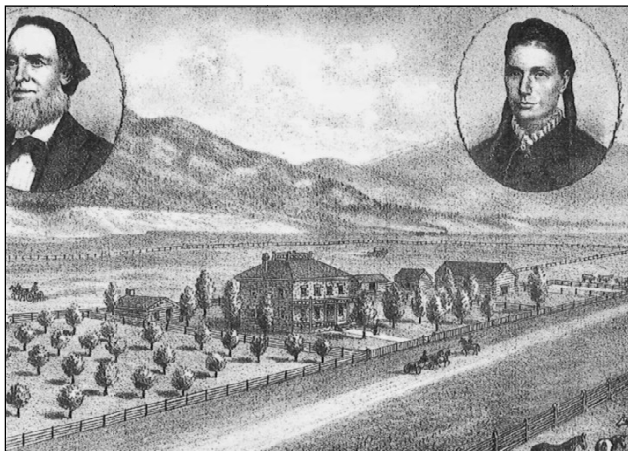


Figure 22. Philo M. Weston established a farm southeast of today’s Buena Vista in 1876, erecting a substantial two-story stone house (5CF.400). SOURCE: Hall, *History of the State of Colorado*, v. 4.

Weston Farm (5CF.400). Early Chaffee County settler Philo M. Weston established a farm about four miles southeast of present-day Buena Vista in 1876. Weston (1824-94) was born in Broome County, New York, and made his way to Colorado in 1859 to prospect for gold. Hall’s *History of the State of Colorado* describes Weston as “one of the earliest

pioneers to Colorado,” who “courageously endured all the hardships and privations incident to life at that period on the extreme frontier of civilization.” In the 1870s the Westons moved to an area known as Free Gold and in 1876 built “an elegant stone house” with “all the comforts of an Eastern home,” according to E.R. Emerson in the *History of the Arkansas Valley, Colorado* (1881) (see Figure 22).

Philo Weston had learned the masonry trade and may have executed the stonework on the house. He had one of the earlier brands in Chaffee County, recorded 23 August 1878. By 1891, Weston’s farm encompassed 160 acres. In 1897, Isaac N. Coltern, a Missouri native born in 1844, bought and began operating the farm. Coltern sold the property to Jacob B. Switzer in 1911 for \$10,000. The *Chaffee County Republican* noted Switzer owned several farms and described the Coltern property as “one of the best farms in the valley and has been extensively cultivated for many years.” In 1923, Switzer leased the property to the Colorado State Reformatory, and a few years later the State of Colorado purchased the property for its dairy operation.

Nachtrieb/Kelly Ranch (5CF.2876). Charles Nachtrieb came from Germany to America as a child. He brought a stock of goods to Denver in 1859 and engaged in merchandising, moving his business to California Gulch of Lake County in 1860. Nachtrieb remained in that area for about a decade, butchering cattle (1863) and working as a miller (1870). He and Margaret Anderson wed in 1872 and relocated to what is now central Chaffee County, establishing a cattle ranch five miles from Buena Vista, where he built a saw mill and a grist mill. His property became one of the sites involved in the Lake County War.

In August 1876 Charles received a Cash Entry patent for 160 acres of land watered by

Cottonwood and Maxwell irrigation ditches. The area of his ranch (5CF.2876) was known as Nathrop (an Americanization of Nachtrieb). Nachtrieb erected a hotel and served as the Nathrop postmaster in 1881, when E.R. Emerson described the community as having 200 people, an elegant stone depot, a large hotel, stores, saloons, and a newspaper.¹⁶⁴ Charles Nachtrieb died from a shot in the back that year, and, according to a 1927 publication, Mrs. Nachtrieb “carried on her ranching operations with the aid of her eight children. She raised stock, she operated a sawmill, she had a lumberyard, and a general store, and she was considered an authority on irrigation and irrigation laws.”¹⁶⁵ The children were educated and her daughter Josephine became a doctor. Margaret Nachtrieb died in 1909.



Figure 23. This ca. 1879 bank barn is located on the Nachtrieb-Kelly Ranch (5CF.2876) south of Buena Vista. SOURCE: Front Range Research Associates, Inc. field photograph, March 2012.

After a number of short-term owners between 1936 and 1951, William Troy Kelly, Sr., and Sallie and Oma Kelly acquired the former Nachtrieb ranch. William Troy Kelly, Sr., was born in 1905 in Gonzales County, Texas. He wed Mary Elizabeth Kelly (1906-92), an Emporia, Kansas, native, in 1925. The couple was ranching in the Texas Panhandle in the early 1950s when they responded to a newspaper advertisement for properties in Chaffee County. They moved to the ranch in June 1952, raising

beef cattle (registered Herefords and Black Angus) and harvesting tons of hay from the irrigated meadows. Troy’s son Bryce and his wife, Suzanne, arrived to assist at the ranch in 1966. After Troy Kelly’s death in 1985, Bryce and Suzanne Kelly continued to operate the ranch, retaining their historic water rights. They board about 80 horses for the Deer Valley Dude Ranch and raise about 13,000 bales of hay each year.¹⁶⁶

A Valuable Farming District in the 1880s

The construction of the Denver, South Park & Pacific and the Denver & Rio Grande railroads through Chaffee County stimulated creation of new towns, including Buena Vista and Salida, which attracted large numbers of new people, and drove up prices for food, land, and houses. The railroads also impacted the operations of farmers and ranchers. As railroad crews worked their way through the county, the demand for dairy products increased, leading to an expansion of herds for production of dairy products and the construction of more fences. The railroads also made the area more accessible to homesteaders, who could transport their supplies by railroads.¹⁶⁷ By the 1880s, cattle ranching had evolved from a frontier operation into an important Colorado industry, and the decade witnessed the largest cattle boom in the state’s history. The “mania” for cattle raising extended from Montana to New Mexico, fueled in part by money from eastern and British investors.

Cattle prices began to rise after 1880 and some cattlemen in the state realized profits as high as 300 percent on stock purchased three years earlier. However, new farmers and ranchers in Chaffee County found many of the choicest agricultural acreage already claimed and the range restricted. Writing in 1881, E.R. Emerson described the valley of the South Arkansas as “exceedingly fertile and easy of cultivation, and the number of well-tilled ranches, the neat and

comfortable cottages, in contrast to the log cabins of the early days, attest to the profits the hardy ranchmen have derived from the cultivation of the soil.”¹⁶⁸ In January 1882 the *Denver Rocky Mountain News* observed regarding Chaffee County: “The Arkansas Valley, passing through the entire length of the county, is a valuable farming district.”¹⁶⁹



Figure 24. The Wilber-Franzel Ranch (5CF.2878) west of Buena Vista includes this pre-1904 log barn. SOURCE: Front Range Research Associates, Inc. field photograph, March 2012.

Troubles in the state’s cattle industry began to appear later in the decade. Some of those who had entered the business were inexperienced and unaware of its complexities. Large herds were placed on the range without supplemental feeding, resulting in overgrazing and losses during severe winters. Inferior quality cattle were common. Large sums of money were borrowed at high interest rates. Cattle prices were diminishing dramatically, infectious diseases were spreading, and settlement continued to expand on rangelands. The winters of 1885-1886 and 1886-1887 were particularly severe in parts of Colorado; so many cattle were lost that thereafter the period was referred to as “the big die-up.”¹⁷⁰

A High State of Cultivation: Chaffee County Agriculture in the 1890s

Cattlemen who continued in the business after the “big die-up” adjusted their stock raising

methods, concentrating on the production of high quality stock, erecting fences around irrigated meadows, ensuring water supplies through construction of ditches and wells, and adopting controlled breeding. Although cattle remained the focus of many ranches, they were raised in smaller herds and were of good, blooded stock. Ranchers still faced the whims of nature, with severe winter weather causing losses. The Panic of 1893 resulted in widespread economic dislocation that impacted markets of farmers and ranchers, a situation not fully resolved until the end of the decade.

In 1891 the *Buena Vista Herald* announced the South Arkansas Valley was under a “high state of cultivation,” with “well tilled farms, commodious barns and stables, orchards, and schoolhouses that reminded the writer of “well settled and thrifty sections of the east”¹⁷¹ In the 1890s Chaffee County farmers grew crops of oats, wheat, barley, rye, field peas, beans, potatoes, and a small amount of other vegetables, as well as alfalfa, clover, and timothy. Large amounts of field peas were grown for feeding cattle. Several farms included orchards as part of their production. In January 1891 the *Buena Vista Herald* judged, “There is an abundance of water for all of the farming land in the valley”¹⁷² Leading farmers included: the Francis brothers, E.B. Jones, Richard Harrington, E.R. Naylor, T.B. French, Thomas Cameron, Malcom and Charles Peterson of Adobe Park, Alex Hogue, Captain Harrington, Joseph Brown, John Mundelin, W.D. White, M.V. Shonyo, the Edwards brothers, L.E. Blank, L.M. Payne, E. Orton, W.H. Champ, H.C. Daniel, H. Van Kleek, and Mrs. Hutchinson.¹⁷³

The 1891 newspaper article noted stock raising was a growing industry, with grazing lands covered with nutritious native grasses on which stock fed year-round. Stockmen were improving their herds by “grading them up”

with thoroughbreds. Prominent stock growers included: the Eddy brothers, M.V. Shonyo, the Matthew brothers, W.D. White, Alex Hogue, John Mundelin, James McMicken, Taylor & Yerkes, Bernard McQuade & Sons, Charley Nathrop, Owens Brothers & Simpson, I. DeWitt, Everett Weston, M.S. Davis, and John Collins. Some of the ranchmen were trying to raise small fruits such as currants, gooseberries, raspberries, and strawberries. Thoroughbred horses were raised in the valley, with W.D. White leading the enterprise.¹⁷⁴



Figure 25. The Smith-Friskey Ranch (5CF.2879) southwest of Buena Vista includes this square hewn pre-1895 log cabin. SOURCE: Front Range Research Associates, Inc. field photograph, October 2011.

In 1892 the County Poor Farm (5CF.190) was described as having new buildings that were “very comfortable and substantially constructed,” including a house with “two wards, bathrooms, bedrooms, dining room, kitchen, pantry and closets on the first floor and about six well lighted and ventilated rooms upstairs, all supplied with hot and cold water and heated by furnace.” The property included a one-story barn with a basement, a substantial granary, and other outbuildings. The inmates, mostly elderly or destitute, received room and board in exchange for work, which included planting and harvesting crops, milking cows, and taking care of the chickens. The “well tilled” farm grew an oat crop of 2,511 bushels in 1892.¹⁷⁵

An article in the *Salida Mail* in January 1892 discussed the area’s ranch resources, mentioning the varieties of farm products. In the vicinity of the Poor Farm, Mr. and Mrs. Harrington had a large operation raising chickens fed entirely on milk and scraps from the table that produced 710 dozen eggs. Adjoining the Poor Farm on the west was the 200-acre ranch of E.R. Naylor, who grew alfalfa, oats, and potatoes and fed 140 head of cattle and 30 horses. R.B. Cameron owned two ranches and raised alfalfa, timothy, clover, hay, oats, wheat, 100 cattle, and 16 horses. In addition, he tended about 150 fruit trees. Henry Weber, Jr.’s farm produced crops of oats, peas, and cabbage. W.J. Chase raised wheat, oats, potatoes, and peas.

County Commissioner Ehrhart received attention for his “business-like methods in farming,” which produced oats, alfalfa, peas, wheat, potatoes, hay, wheat, hogs, Norman colts, and draft horses. Frank Bertschey also raised hogs, chickens, horses, and cattle, as well as oats, wheat, peas, and potatoes. Two Denver men who owned a ranch on Brown’s Creek bred racing horses. William Crymble raised a variety of products, including 100,000 pounds of potatoes, in addition to oats, hay, hogs, cattle and chickens. The article noted Mr. Crymble raised “a fine lot of cabbage and cauliflower on his school land, but the cattle got in and destroyed all of it.”¹⁷⁶

National Forests and Grazing

The creation of a state forest agency and a comprehensive forest management program was a subject of discussion at Colorado’s constitutional convention in 1876. It was the first state to include constitutional provisions recognizing the value of forests and authorizing their preservation. At that time, the federal government was not considered capable of managing or protecting the state’s forests, and some hoped the control of the federal forests

would be turned over to the states.¹⁷⁷

Destruction of the forests was seen in the trees removed by charcoal-makers along the route of the DSP&P railroad in Chaffee County. George Leonhardy harvested and shipped large amounts of timber for this purpose and for sale as mining timbers in the Riverside area in the late 1870s and early 1880s.¹⁷⁸

In 1884 Col. Edgar T. Ensign wrote a series of articles on "Forestry in Colorado," which appeared in the *Colorado Springs Gazette* and inspired the creation of the Colorado Forestry Association. Ensign received appointment as the first Forest Commissioner in 1885, although no salary was allocated for the position. Failing to achieve state control of the federal forests, the Forestry Association asked Congress to step in. As Colorado agriculture historian Alvin Steinel judged, "In no small measure was the State Forestry Association responsible for the forest reserve policy which went into effect in 1891."¹⁷⁹

The first federal withdrawal that stopped the private acquisition and exploitation of the forest under the Forest Reserve Act in Colorado (and the second in the nation) was the White River Plateau Timber Land Reserve of 1891. The White River Reserve came one month after the Yellowstone National Park Reserve adjoining the celebrated park. The San Isabel Reserve, covering parts of Chaffee County, was established in 1902, with national forest designation achieved in 1907. The creation of forest reserves received fairly widespread support in Colorado. However, some groups, including many ranchers and lumbermen, feared the loss of private control over lands they traditionally utilized. Cattlemen in some parts of the state were among the most vocal opponents of the reserves. The issue was of primary importance in Chaffee County, where a large amount of land was within the national forest.¹⁸⁰ Grazing permits at first included a flat

annual rate per head per month; by 1927 fees were calculated based on the worth of individual ranges.¹⁸¹

Farms and Ranches

Delaunay Homestead/Circle S Ranch (5CF.2875). In 1894 Civil War veteran Marshall G. Delaunay (also spelled DeLaunay or Delannay) received a patent for a ranch west of Buena Vista. Delaunay was born in Galena, Illinois, in 1845, and served as a private in the 140th Regiment Illinois Infantry (100 days) in 1864. He married Ann K. Swift, an Irish immigrant. An 1891 report showed Delaunay with fifty-one cultivated acres of land, including forty in grain, ten in potatoes, and one in vegetables. His property included two miles of ditch, and he owned two horses, five cattle, and ten hogs. Mildred Burleson Hicks states he apparently bought the property with existing improvements from someone else.

The 1900 U.S. Census indicated Mr. Delaunay lived on the ranch with his two sons: Walter (13) and Ora (20), who worked as a miner. Marshall Delaunay continued to own this property during the early twentieth century. By 1914, he was recorded as a resident of the U.S. National Home for Disabled Volunteer Soldiers in Sawtelle, California.

Walter Delaunay owned the property after his father moved to California. He married Mary Agnes Turner, known as May, who lived in the house and took care of the property while Walter completed service in World War I. He reportedly contracted the flu and died about 1919. May Delaunay sold the ranch to her brother-in-law, Sidney E. Burleson in that year. In 1924 Frederic Sanford Gillette purchased the property and used it to establish "a valuable poultry farm." Mildred Burleson Hicks reports that Sanford Gillette's enterprise included 1,000 White Leghorns he sold locally.¹⁸² Chicagoans Jack W. and Harriet Fleming Riedel

acquired the property in 1930 and operated a dude ranch on the site (discussed in *Tourism and Recreation*).

Recovery and New Methods in Farming and Ranching in Chaffee County in the Early Twentieth Century

Favorable conditions for ranching existed in the early 1900s, and those who survived the financial crisis at the end of the nineteenth century prospered as economic conditions improved. During the early twentieth century, cattlemen emphasized winter feeding and diversified their production. Everett and Hutchinson judged winters became a problem in Chaffee County about 1900, as ranges were heavily grazed in the summer.¹⁸³ Irrigation systems were expanded to produce the increased feed necessary for winter months. Feeding, as opposed to grazing, also advanced in response to improvement of cattle breeds. The popularity of Shorthorns diminished and Herefords increased in number.¹⁸⁴ In 1907, a nationwide economic slump again resulted in distress for the agricultural industry and brought to an end some large operations.¹⁸⁵

At the beginning of the century, substantial unfenced land still existed and cattle were allowed to drift with the season.¹⁸⁶ Cattleman James T. Witcher recalled in 1902 the open range still extended from Canon City to Fairplay, and some herds as large as one to five thousand head were grazing.¹⁸⁷ Two roundups were held each year, usually in June to gather calves for branding and in October to select cattle for market. Bunch grounds, where cattle were driven to be branded and separated, existed at Poncha Park, Cuttler Springs north of Salida, Green's Gulch east of Nathrop, and other locations.¹⁸⁸ One participant reported that "the Nachtrieb brothers had immense herds of speckled and all colored cattle that had been purchased in Old Mexico from the famous Terrasus herd in Chihuahua. They were

hardy stock, good rustlers and survived during hard winters."¹⁸⁹ During the 1910s, increasing numbers of homesteaders took up lands and erected fences, shrinking the range.



Figure 26. Mount Princeton looms above Chaffee County hayfields in this ca. 1920s view. SOURCE: George L. Beam photographer, image GB-5310, Western History and Genealogy Department, Denver Public Library.

Demand during World War I kept the prices of meat and other farm products high, as the nation's desire for beef reached an unprecedented level during the war years. Cattlemen sold all the beef they could raise, and the meat commanded the highest prices in the industry's history. During the war, some livestock producers received deferments and were advised they could best serve the country by producing food. A peak year for cattle production came in 1919, with 1,881,000 head in Colorado. Just as agricultural producers were adjusting to higher profits, the end of the war resulted in a 60 percent reduction in cattle and grain prices within three years. Stockraisers were in distress in many parts of the state.¹⁹⁰

Buena Vista recorded a drop in population for the first time in its history between 1910 and 1920, with a further loss of residents during the latter decade. During the 1920s farmers in the Buena Vista area produced hardy cereals and hay, including wheat, oats, rye, barley, and field peas that flourished in the local climate, along with crops of timothy, clover, and native hays from the meadows. Alfalfa crops were harvested twice per year, and "some of the finest potatoes of the state" were grown.



Figure 27. Parcel configurations and landowner names are provided on this ca. 1900-10 map for the area between Buena Vista and Nathrop in central Chaffee County. SOURCE: Isaac Cook Terry, *Some Land Owners and Old Roads in Northern Chaffee County, Colorado, 1900-10*, Buena Vista Heritage Museum, scanned from Shaputis, *Where the Bodies Are in Central Chaffee County, Colorado* (1995).

Buena Vista still served as a shipping point for cattle fattened on the range, but due to falling prices farmers also focused on other products. Thousands of hogs were raised on the pea fields, and “Pigs and Peas” provided profit for farmers.¹⁹¹ Dairying Increases in Importance

Due to falling prices for cattle and the break-up of large ranges and herds, many agricultural operations pursued diversified farming during

the 1920s. Dairying increased in importance due to continuing demand, especially for cream, locally as well as in markets in Pueblo, Salida, Grand Junction, Colorado Springs, and Denver. The *Chaffee County Republican* reported, “Conditions in this valley are ideal for the dairying industry.”¹⁹² These conditions included pure water from mountain springs, plentiful grain harvests, meadows of native grasses, cool nights, and other essential factors

for production of top quality milk. Farmers were reported to be increasing the quality of their herds through better breeding.

During this period, the Colorado State Reformatory established a 480-acre dairy farm (5CF.400) on the former Philo M. Weston farm southeast of Buena Vista. The Colorado General Assembly had established the reformatory on 19 April 1889, with the first cells completed and available for occupancy at Buena Vista in 1896. Young prisoners from the Canon City penitentiary prepared the land and built fences and temporary buildings. They quarried stone and manufactured their own bricks. The reformatory was built to serve young male offenders (usually sixteen to twenty-five) who were convicted of crimes other than murder or voluntary manslaughter. Common offenses included grand larceny, burglary, and forgery.



Figure 28. The Colorado State Reformatory created a dairy farm in the 1920s that included Philo Weston's 1876 house (right). A bunkhouse is to the left. SOURCE: Front Range Research Associates, Inc. field photograph, October 2011.

The goal of the reformatory was to reform and rehabilitate the prisoners into productive members of society. Prisoners were given schooling, trades, and the chance to shorten their stays through good behavior. The inmates were divided into three grades based on their behavior, with corresponding degrees of

freedom and privileges. The detached dairy operation was just one of many reformatory components. The dairy began with a 1906 authorization "to buy, at the best advantage, one purebred Holstein bull." Longtime Salida resident James L. Treat states the reformatory once had one of the finest Holstein dairy herds in the state. The state continued operating the dairy until the early 2000s and still owns the complex, which is used for agricultural purposes.

Head Lettuce: Unsurpassed Quality and Flavor

The Buena Vista area saw the development of an important new crop, head lettuce, during the 1920s. In 1922, 200 car loads of head lettuce were shipped to markets in the East and South, constituting about one-fourth of the product from Colorado. The high altitude, fertile soil, and supportive climate proved ideal for growing lettuce. Buena Vista reportedly was the "pioneer community of the state in this industry." By 1923 there were very few farmers in the vicinity who didn't have acreage planted with head lettuce, which achieved "unsurpassed quality and flavor" in the mountain valleys. Local farmers believed the market for lettuce would grow and become one of the most important for their products. Buena Vista became the headquarters for the Colorado Cooperative Lettuce Association, a pioneer cooperative marketing group in the state, which sold the product under the label "Bear Brand."¹⁹³

Bringing Trout to the People: Frantzhurst Trout Farm

Fish culturist Horace Gawthrop Frantz, Sr., operated a trout hatchery on the Arkansas River just north of Salida from the mid-1920s until 1953. The farm sold millions of trout across the United States, and the site became a popular tourist destination. Frantz was born to a wealthy family in Wilmington, Delaware, in

1891, moving to Colorado Springs at the age of sixteen to alleviate his tuberculosis. He recovered and started his first fish farm in Colorado Springs. In 1925, Frantz bought an existing fish hatchery in Salida for \$11,500 and erected the log building (5CF.2902) on the property in late 1925 or early 1926. By the 1930s the company employed 30 people and shipped two million pounds of trout across the United States each year. Frantz's son, Horace G. Jr., studied fish husbandry and helped his father operate the farm in later years.



Figure 29. The Frantzhurst Rainbow Trout Farm on the Arkansas River north of Salida shipped fresh trout across the nation from the 1920s through early 1950s. SOURCE: historic postcard view, authors' collection.

A 1948 *Saturday Evening Post* article brought national attention to the Frantzhurst Trout Farm and applauded Frantz's effort to bring trout to Americans across the country: "If it weren't for a few trout farmers like Horace Frantz, probably most of us wouldn't taste trout once a year, if ever." Frantz's fish were guaranteed to arrive fresh, anywhere in the country: "The fish are packed in wooden boxes with oiled paper and covered with ice. From a few minutes after killing till they are signed for by the buyer, they are under ice, the express company renewing it as often as necessary."

The fish industry changed after World War II, as imported frozen fish became widespread throughout the United States. Horace Frantz, Sr., did not want to enter the frozen fish

business and sold the farm in 1953. Today, Colorado Parks and Wildlife owns the entire Frantzhurst property, operating the Mt. Shavano Fish Hatchery on the land to the west and north. Mt. Shavano Hatchery annually produces more than three million trout.

From Depression to Renewed Prosperity: 1930-1960

In 1930 the State of Colorado reported the farm crop was the largest in its history, but the aggregate value dropped below 1929 due to conditions of the market. One of the trends noted among the state's agricultural enterprises was toward fewer cultivated farms with more average acreage. By 1930, Chaffee County ranked 31st in population, 23rd in the value of its bank deposits, and 48th in agriculture values among the state's 63 counties. The county included 25,062 acres of irrigated land and 74,892 acres of grazing land, an increase of more than 13,000 acres above 1914. Values for horses, range cattle, and milk cows had dropped steadily since 1919. No dryland farming took place in the county and no land devoted to fruit-raising was identified. National forests encompassed 61.26 percent of the total land in the county.¹⁹⁴

In the 1930s the nationwide economic depression resulted in weak agricultural markets, which combined with adverse weather conditions to challenge farmers and ranchers. The agricultural sector entered the 1930s in poor financial circumstances and slid even further. During the 1930s, many parts of the state experienced below average rainfall and strong winds caused dust blizzards or "dusters." These problems were compounded by severe winter weather. In 1934 the worst drought in the history of the West occurred. Many residents left rural areas looking for better opportunities elsewhere, and Salida experienced a decline in its population for the first time, as did Chaffee County as a whole. As

farm markets declined, the debt structure for individual operators frequently became too heavy, and some properties were foreclosed or auctioned for taxes.

Following his inauguration in 1933, President Franklin Roosevelt's policies focused on relief, recovery, and reform. Agriculture received substantial aid from two Agricultural Adjustment Acts that offered payments and production controls, and ultimately increased prices. The Civilian Conservation Corps made great strides in reclaiming overgrazed land. The rise of 4-H Clubs in the west also had an important impact during the Depression years, allowing children to practice modern methods of livestock raising and other farm production that they passed on to their friends and family.

In 1935, increased rainfall improved range conditions and prices for cattle rose. Bankers began making loans, and the ranching industry started to recover. Full-scale economic recovery began with the advent of World War II, as wartime demand resulted in further improved prices and new markets for agricultural products.

After the war, the evolution of modern transportation systems and proliferation of trucking led to a decline in production of milk, butter, eggs, potatoes, and other foods produced for local consumption. Ranch acreage was steadily converted to residential, recreational, and highway uses. The cattle industry attempted to raise fatter, highly marbled beef during the 1950s and leaner beef in later years, reflecting the ability to manipulate the production of animals to respond to consumer demand.

Salida Livestock Sales. In 1958 Carl Rundell and Loy Adams built a livestock sale barn facility (5CF.2898) one mile east of Salida that continues to operate today. The new complex replaced an older sale barn owned by the men

two miles west on U.S. 50 in Salida. The 1958 circular sales arena featured wood paneled walls and elevated tiers of seating, as well as a modern café reflecting 1950s décor providing hot meals for buyers and sellers.

Texas native Carl Rundell (1896-1975) previously lived in Howard, Colorado, and operated a farm implements dealership. Loy Adams bought out Rundell shortly after the sale barn opened. Mr. Adams (1909-2007), born in Barnard, Kansas, bought and sold cattle until his 2001 retirement. In addition to the Salida facility, he also built and operated the Monte Vista Livestock Auction.



Figure 30. Salida Livestock Sales, Inc., was housed in a new sale barn and corral complex east of Salida on U.S. 50 in 1958. SOURCE: Salida Museum Association photograph.

The Salida complex was called one of the largest livestock sale barns in the state in the early 1960s. Current owner Larry Hughes states as many as 3,000 to 4,000 head of livestock were sold during a sale. Hughes also indicates the corrals were used for the transshipment of sheep by railroad from Utah; the sheep were unloaded, rested in the corral two or three days, and then were re-loaded onto railroad cars and shipped east. Loy Adams sold the sales barn in 1965 to Bill Davis, who owned it for about three years.

Elbert W. "Fritz" Rundell and the Hollenbeck family acquired the sale barn complex in 1968.

Rundell (1936-2011) was a native of Canon City and as a young man performed bareback riding and roping in rodeos. He served on the Chaffee County Fair Board and belonged to the Colorado Auctioneers Association, National Rodeo Association, and Colorado Professional Rodeo Association. He enjoyed roping, rodeos, and leather work, and announced rodeos, county fairs, and 4-H sales, as well as performing property auctions. His *Denver Post* obituary noted Rundell was “thought by many to be one of the premier rodeo announcers and auctioneers in the state.” The sales barn was known as Rocky Mountain Livestock by 1992. Jack D. Jones and Gary Hill succeeded Rundell and the Hollenbecks as owners.

The current owners, Larry H. and Tommie R. Hughes, acquired the property in 1999. According to Hughes, the facility draws buyers and sellers from a 60- to 100-mile radius, with 90 percent coming from Chaffee and Gunnison counties, the San Luis Valley, South Park, and the Canon City area. The facility hosts weekly auctions every Friday starting September through the winter months; in summer auctions are held on an as-needed basis. December and January see big sales of calves: 2,300 to 2,400 animals with a value in excess of \$1 million. Sales during this period are very important to ranchers and constitute their “market day of the year.”¹⁹⁵

Conclusion

The sale of water rights to metropolitan areas during the latter twentieth and early twenty-first centuries profoundly limited traditional ranching in many parts of the state. Nonetheless, a number of the ranches established in the pioneer days of Chaffee County continue to operate successfully, evolving from rustic homesteads in sparsely settled areas to modern agricultural complexes encompassing historic buildings passed down through generations. And joining these

enterprises are new farmers raising organic and sustainable crops to sell to local residents, much like the first settlers in the county.

RAILROADS¹⁹⁶

The decisions of three railroads—the Denver & Rio Grande, the Denver, South Park & Pacific, and the Colorado Midland—to build lines across Chaffee County had profound and long-lasting impacts on its development, economy, and towns. The 1877 discovery of silver at Leadville, north of today’s Chaffee County, stimulated railroad building in the central Rocky Mountains. The race to provide the great silver camp with rail service in the late 1870s and early 1880s sparked a contest among four railroads: the Denver, South Park & Pacific (DSP&P) and the Denver & Rio Grande (D&RG), both narrow gauge lines; and the Atchison, Topeka & Santa Fe (AT&SF) and the Colorado Midland Railway, both standard gauge. The competition fostered “intense rivalry and swiftly shifting alliances.” Railroad historian M.C. Poor wrote that “no one could tell from day to day just what group of money manipulators controlled what roads or what their relations were to each other. It seems the region was building up a national reputation as the locale of railway wars.”¹⁹⁷

The railroads were drawn to Chaffee County by its key location and inviting topography. The county was less significant as an immediate destination than it was as a passage way to other more lucrative areas. The long, wide Arkansas River Valley represented a natural transportation corridor, utilized by Native Americans and by wagon roads prior to the arrival of the railroads. Suitable passes, including Trout Creek, Poncha, and Marshall, permitted ingress and egress to the valley by rail. The D&RG and the DSP&P arrived in Chaffee County in 1880, followed by the Colorado Midland in 1887. Discussion of each railroad and its activities in Chaffee County follows.

Denver & Rio Grande Railroad

The Denver & Rio Grande (D&RG) Railway became the first railroad to access the territory of today's Chaffee County. Incorporated by General William Jackson Palmer in 1870, the D&RG originally planned a narrow gauge main line extending from Denver to El Paso, Texas, then proceeding southward to Mexico City. By 1872, the Rio Grande had completed track from Denver to Pueblo, and continued south and west over La Veta Pass. Great mining discoveries in the central Colorado mountains led the railroad to postpone its dream of reaching Mexico and focus on building lines westward into the high country.



Figure 31. A Denver & Rio Grande train stands on a low pile trestle just east of Maysville, at the North Fork of the South Arkansas River. Men in work clothes stand on and near the train in December 1896. Source: image Z-5486, Western History and Genealogy Department, Denver Public Library.

A branch line was built to Canon City in 1874, and, when Leadville emerged as Colorado's leading silver region, the D&RG began surveying a line west through the Royal Gorge. The Rio Grande and the Santa Fe fought in the canyon and in the courts over the right to build through the narrow Grand Canyon of the Arkansas (the Royal Gorge) and the Upper Arkansas Valley to Leadville. The Santa Fe was eliminated from the Leadville race by the so-called "Treaty of Boston" in early 1880. The agreement gave the Rio Grande possession of the Royal Gorge route up the Arkansas River and compensated the Santa Fe for portions of the line that it had

constructed.¹⁹⁸

The D&RG completed a line through the canyon by April 1880 and proceeded along the east bank of the Arkansas River to the junction of the South Arkansas River, where it established a station and a townsite for a line over Marshall Pass to Grand Junction and a branch line to Leadville. The Rio Grande by-passed the existing town of Cleora, a mile south of the confluence, which the Santa Fe Railroad had laid out in 1878. Cleora, located on a ranch established by stage station operator William Bale in 1874 and named after his daughter, boomed briefly as a supply center for mining camps in the Upper Arkansas and in the Tomichi District of Gunnison County. The settlement elected its first town board in 1879 and had an estimated population of six hundred people by the spring of 1880¹⁹⁹

The D&RG initially named its new town "South Arkansas," but by the early summer of 1880 changed it to Salida.²⁰⁰ An account written in 1900 noted that South Arkansas was an "awkward and unmusical" name, while Salida was "beautiful, euphonious and expressive." Salida, Spanish for "exit" or "gateway," recognized the town's location at the upper end of the canyon and conformed with the Rio Grande's practice of giving its towns Spanish names.²⁰¹ A D&RG subsidiary land company, headed by former Colorado Territorial Governor Alexander Cameron Hunt, platted the 160-acre townsite at the confluence on 12 August 1880. One observer noted that it "was the custom of the D&RG to establish towns on sites owned by it so as to prosper from the sale of lots." The level site of the town was described as "most desirable," and Salida's pivotal location guaranteed its success.²⁰²

The presence of the D&RG and the new town's potential role as the supply and service hub for the surrounding region proved a death knell for Cleora. The new town attracted a variety of businessmen and merchants who bought lots

and constructed buildings. Following the railroad's arrival on 1 May 1880, the town experienced substantial growth, much of it coming from people and businesses relocating from Cleora.²⁰³ Most of Salida's first buildings were frame false front edifices typical of frontier communities. The June 1880 U.S. Census showed Salida with 300 residents, and the community voted to incorporate in October of that year, holding its first municipal elections in the same month.²⁰⁴ The Rio Grande pushed a line north through the Arkansas Valley of today's Chaffee County and became the first railroad to reach Leadville in July 1880, with regular service between Denver and Leadville starting in early August.



Figure 32. The D&RG erected substantial railroad facilities in Salida, including this stone depot pictured ca. 1907. SOURCE: Historic postcard image, authors' collection.

Salida emerged as a major railroad hub and population center as a result of business decisions by the Rio Grande Railroad. Located on the main line of the Rio Grande at a junction point for six branch lines, Salida became a division point on the route between Pueblo and Leadville, where train crews were changed and repair and support services were established for the railroad's Western Division. In September 1880, the D&RG began construction of a line west over Marshall Pass, reaching Gunnison in August 1881 and Grand Junction in 1882. A line was built in 1881 south from Mears Junction (south of Poncha Springs) over Poncha Pass to

Villa Grove and the Orient mines in the San Luis Valley. In 1881, a branch line opened to Maysville, which was extended to the Monarch Mining District in 1883. The D&RG linked with the Denver & Rio Grande Western Railway (D&RGW), in 1883, providing access to Salt Lake City, and Salida became a division point on a major east-west railroad. Spurred by railroad jobs, mining prosperity, and agricultural growth, the town became the largest population center in Chaffee County.²⁰⁵

The Rio Grande constructed several railroad facilities on the east bank of the Arkansas River at Salida, including a depot, roundhouse, hotel, and extensive yards and shops. A stone depot was completed in October 1880, and a six-stall roundhouse was under construction. In 1881 a fourteen-stall brick roundhouse was completed. By the fall of 1882 a twenty-five-car roundhouse had been completed, and work on the Rio Grande shops began. The construction of the shops marked a milestone in the history of Salida, insuring "its permanency as one of the most important railroad points in the state."²⁰⁶

By 1884, the railroad depot was doubled in size and the roundhouse had grown to twenty-seven stalls. Two large, stone shops were built adjacent to the roundhouse. The Rio Grande Hospital opened in November 1885, described as "one of the finest buildings of similar size in the West and...the especial pride of the town." Railroad workers throughout the line paid fifty cents each month to a fund to cover the operation of the hospital.²⁰⁷

By late 1890, the Rio Grande added a third rail to its Denver to Salt Lake City main line, permitting the operation of standard gauge equipment. Salida became an important transfer point for freight and passengers between the narrow and standard gauge lines that met there. Following a major fire in December 1892, which destroyed fourteen stalls in the roundhouse, seventeen locomotives, and the machine shops, the Rio

Grande rebuilt and enlarged its Salida facilities.²⁰⁸



Figure 33. As the junction of standard gauge and narrow gauge lines, Salida housed this barrel transfer structure which inverted narrow gauge gondolas from the upper tack into standard gauge ones on the lower track. SOURCE: Thode, *George L. Beam and the Denver & Rio Grande*, vol. 1 (1986), 137, pre-1957-58 image.

In October 1893 Congress repealed the Sherman Silver Purchase Act, resulting in plummeting silver prices and a nationwide depression, known as the Silver Panic or the Panic of 1893. Colorado, whose prosperity was heavily dependent on the production of silver, experienced profound impacts. Although some railroads declared bankruptcy, the D&RG was able to weather the economic downturn, transporting other freight, including coal, lumber, and agricultural products. Salida, although its growth slowed and one of its banks failed, was also buffered from the most severe effects of the Panic due to the diversified nature of mining in the area, which included lead, zinc, iron, copper, and gold production. As

Russ Collman noted, “railroad employment continued; after all, Salida was still a major terminal and division point.”²⁰⁹

Just as Salida had benefited from railroad development in the nineteenth century, changes in Rio Grande operations affected Salida during the 1920s and 1930s. The construction of the Moffat Tunnel in 1927 and the Dotsero Cutoff in 1934 created a direct mainline for the Rio Grande between Denver and Salt Lake City and diminished Salida’s importance to the railroad.

As automobiles became ubiquitous, railroads suffered declines in passenger traffic. Passenger service between Gunnison and Montrose ceased in 1936, but the Denver & Rio Grande Western (as the line was then known following an earlier reorganization) attempted to save the service on the narrow gauge line between Salida and Gunnison with a refurbished and upgraded “Shavano” train. Despite these efforts, travelers preferred their family cars, and the Shavano service ceased in 1940. The railroad also altered its facilities in Salida, demolishing a roundhouse and its original blacksmith shop. In 1941 the historic stone depot was demolished, as well as the once elegant Monte Cristo Hotel. In their place, a new streamlined Art Moderne style depot was built.²¹⁰

Railroad activities at Salida increased during World War II, as the shops operated at full capacity in order to maintain rolling stock. After the war, a series of decisions by the railroad, as well as changes in American lifestyles influenced Salida. The switch from steam engines to diesels beginning in the 1940s resulted in the need for fewer maintenance employees in the Salida engine shops. Trucks began hauling many of the products that had previously been carried by trains. Just as before the war, Americans preferred to travel by car.

The railroad began abandoning sections of the lines important to Salida's vitality as a railroad center in 1949. In 1955 the Rio Grande scrapped the narrow gauge line from Poncha Junction to Gunnison over Marshall Pass, eliminating Salida's transfer function. Russ Collman states that during 1957 many of the railroad's facilities were demolished, and the city's role as a major railroad terminal ended. In 1967, the last passenger train passed through Salida, ending more than eighty years of passenger service. In 1971, the railroad dropped Salida as a division point for crew changes.

The branch line to the Monarch quarry above Maysville was suspended in 1982 and tracks removed in 1984. In January 1985 the depot erected in 1941 was demolished. The Rio Grande itself passed out of existence, through a merger, becoming part of the Southern Pacific in the late 1980s. Trains no longer operate through Chaffee County.²¹¹

Denver, South Park & Pacific Railroad

The Denver, South Park & Pacific Railroad (DSP&P or South Park) also pursued a route from Denver to Leadville and became the second railroad to access Chaffee County. Incorporated on 1 October 1872, DSP&P's announced a plan to build a railroad line from Denver to the San Juan mining region of southwestern Colorado. John Evans, the principal incorporator of the line, was a physician and former governor of Colorado, who had been involved in the successful effort to build the Denver Pacific Railroad in 1870, which linked Denver with the Union Pacific in southern Wyoming.²¹²

The projected route extended southwest from Denver up the North Fork of the South Platte River, over Kenosha Pass, across South Park, via Trout Creek Pass to the Arkansas Valley at Buena Vista, and thence north to Leadville. While other passes provided a shorter route to Leadville, Trout Creek was selected as lower and more

practicable in terms of construction. The initial objective of the railroad was Fairplay, but railroad historian M.C. Poor concluded that the line was projected on the general principal "that there was wealth in the mountains and that it would be found."²¹³

Construction on the line began in August 1873 and trains began running to Morrison in June 1874.²¹⁴ Progress soon stalled and tracklaying did not resume until October 1876, when new funding became available. The Leadville silver discoveries of 1878 provided the railroad with a relatively close and profitable objective, while the Rio Grande-Santa Fe conflict over the Royal Gorge routes gave the DSP&P a window of opportunity to compete in the Leadville race. Workers constructed the line up the North Fork of the South Platte River, with wagon and stage lines connecting the advancing railhead to Leadville via Mosquito Pass. The tracks reached Bailey's Ranch in eastern Park County in October 1878 and the summit of Kenosha Pass, fifty miles east of Leadville, in May 1879, where a connection with the Mosquito Pass Wagon Road existed. The railroad began to do a highly profitable trade in Leadville traffic, drawing freight away from other wagon road routes into the booming silver camp.²¹⁵

The drive to reach Leadville as quickly as possible prompted the DSP&P to bypass Hamilton and Fairplay and take a more direct alignment southwesterly across South Park to the summit of Trout Creek Pass. Hill Top (or Bath) at the top of the pass received a combination depot, section house, and telegraph office. The construction crews proceeded down the west side of the pass and pushed northward up the Arkansas Valley, erecting a combination depot at Newett and section houses and a water tank at Schwanders. The DSP&P reached Buena Vista, thirty-five miles south of Leadville, in March 1880.²¹⁶

In Buena Vista the railroad constructed a

combination depot, section house, wood water tank, and siding tracks. Shops were later added and the railroad completed a new depot in 1891. Moved twice, the second depot (5CF.1616) is now located in McPhelemy Park and is listed in the State Register of Historic Properties.

Rather than laying its own tracks north of Buena Vista, the DSP&P gained access to Leadville under a plan engineered by railroad financier Jay Gould. An October 1879 accord created a joint operating agreement between the Rio Grande and the Denver, South Park & Pacific railroads. The agreement provided that the DSP&P could use the D&RG tracks to Leadville for an annual fee and that the D&RG could use DSP&P tracks planned to be built westward from Buena Vista to Gunnison for an annual fee. The agreement was aimed at avoiding duplicative and expensive trackbuilding, particularly in the narrow Arkansas River canyon between Buena Vista and Granite. The DSP&P began regular service between Denver and Leadville over Rio Grande tracks in early August 1880.

The DSP&P may have harbored some uneasiness concerning the durability of the joint operating agreement with the Rio Grande. Relations between the two railroads deteriorated, and, in 1883, the DSP&P decided to build its own line into Leadville. Rather than paralleling the D&RG line up the Arkansas Valley from Buena Vista, however, the South Park projected a line approaching the Cloud City from the north by extending the line from Breckenridge southward over 11,320'-Fremont Pass. The challenging work of construction began in August 1883 and the first South Park train arrived in Leadville via the new route in February 1884.²¹⁷

As the Gunnison district emerged as an important mining area, in 1880 the DSP&P implemented a plan to build a line through the center of Chaffee County, following the Chalk Creek drainage westward and constructing a tunnel through the Sawatch Range. The starting

point for the new line was Nathrop, where the DSP&P and the D&RG shared a stone depot. The settlement also featured a two-story frame hotel built jointly by pioneer Charles Nachtrieb and the two railroads.



Figure 34. A Denver, South Park & Pacific train is pictured here in Chalk Creek Canyon on the line to the Alpine Tunnel and Gunnison, circa 1873-1889. SOURCE: William Henry Jackson photographer, Z-6932, Western History and Genealogy Department, Denver Public Library.

Tracklaying started in February 1880. The route left Nathrop (elevation 7,710'), passed the notable Chalk Cliffs to the north, entered Chalk Creek Canyon, and climbed through the Chalk Creek Mining District to the east portal of the Alpine Tunnel (11,600'), a total distance of 25 miles. By December the line had reached St. Elmo (initially known as Forest City). Facilities along the line included a combination depot at Heywood Springs, a section house at Hortense, a combination depot at Alpine, and a combination depot, freight depot, and wrought iron turntable at St. Elmo.²¹⁸

Above St. Elmo, Murphy Tank featured a wood water tank and a siding associated with a tramway transporting ore from the Mary Murphy Mine, the district's largest producer. Romley included a frame depot and a turntable, while Hancock, contained a combination depot, section house, and water tank. Alpine Tunnel Station featured a significant collection of stone railroad facilities, including an engine house, section house, bunkhouse, storehouse, and washhouse.

The single bore Alpine Tunnel extended 1,805' under the Continental Divide and was built between January 1880 and December 1881. Cut through solid rock, the structure was lined with redwood timbers and featured wood snowsheds at each portal.

Track laying continued down the west side of the Continental Divide and the DSP&P arrived in Gunnison in September 1882, more than a year after the D&RG.²¹⁹ The Alpine Tunnel and roughly 13 miles of the DSP&P route from Hancock to Quartz are included in the National Register-listed Alpine Tunnel Historic District (5CF.838/5GN.2598). Each season the DSP&P battled heavy snow and winds to keep the high elevation pass open.

M.C. Poor asserted that the DSP&P's "very life blood, from the beginning, was ore traffic."²²⁰ In Chaffee County, the DSP&P played an important role in transporting mining equipment and ores, as well as shipping livestock and hay to Leadville, Denver, and other markets. The South Park did not fare well in the Leadville market. The arrival of the standard gauge Colorado Midland at Leadville in 1887 and the addition of a third rail to D&RG tracks (permitting the operation of standard gauge rolling stock) placed the narrow gauge DSP&P at a competitive disadvantage.

The South Park was driven to bankruptcy in 1889 by high operating costs (especially from confronting fierce winter snows on the line) and declining revenues. A bondholders' committee purchased the railroad and transferred its ownership to the Denver, Leadville, and Gunnison Railway (DL&G), a new entity under the sole ownership of the Union Pacific Railroad.²²¹

Following the Panic of 1893 and greatly reduced mining-related traffic, the Denver, Leadville, and Gunnison Railway concentrated on hauling coal, hay, and ice. The DL&G was later combined with the Union Pacific, Denver and Gulf lines to form

the Colorado & Southern (C&S) Railway Company in 1898.²²²

The story of the C&S in central Colorado in the early twentieth century mirrored the general trend of abandonment and removal of trackage found in the rest of the state. When a portion of track on Trout Creek Pass washed out in October 1910, C&S management determined to cease operations on 28.7 miles of line extending south from Garo over the pass, thereby isolating its Chaffee County track. In December 1910, a cave-in occurred in the Alpine Tunnel and the C&S announced it would not reopen. The line through the Alpine Tunnel was removed in 1923. The railroad's era in Chaffee ended in 1926, when the remaining track from Buena Vista up Chalk Creek was removed.²²³

Colorado Midland Railway

The last railroad to penetrate Chaffee County, the Colorado Midland Railway, was a relative latecomer onto the railroad scene, but unlike the earlier Denver & Rio Grande and Denver, South Park & Pacific, it was a standard gauge railroad. Organized in November 1883 by a group of Denver and Colorado Springs businessmen, the Midland Railway envisioned a line linking Colorado Springs with Leadville and Aspen. The Midland's incorporators reasoned its broader gauge would give it an operational advantage over its narrow gauge competitors in securing a share of freight traffic from eastern points, which also used standard gauge.²²⁴

Construction on the line did not occur until mining magnate James J. Hagerman became involved with the project in 1885. Hagerman had made a fortune in northern Michigan iron ore and came to Colorado Springs for his health. He invested in silver mines near Aspen and coal deposits near Glenwood Springs, and the Midland's projected route coincided with his property interests. Hagerman became president of the Midland in June 1885 and raised \$1.3

million in eastern capital in early 1886.²²⁵



Figure 35. The narrow canyon of the Arkansas River north of Buena Vista forced the Colorado Midland to construct a series of tunnels to reach Leadville. Here, workers pose with a train just outside Tunnel 13, ca. 1887-1900.

Source: William Henry Jackson photographer, CHS.J3863, Western History and Genealogy Department, Denver Public Library.

In 1886, construction started on the Colorado Midland, including work on the difficult Hagerman Tunnel under the Continental Divide west of Leadville and on grading and track laying activities between Colorado Springs and Leadville. The route of the Midland extended west from Colorado Springs over Ute Pass, up Elevenmile Canyon, into South Park, and then over Trout Creek Pass. The Midland crossed over the tracks of the Denver, South Park & Pacific Railroad on an iron bridge just prior to Hill Top at the summit. The station facilities included a frame telegraph office, a section house, a bunk house, siding tracks, and a wye.²²⁶

Descending into the Upper Arkansas Valley, the Midland's route paralleled the Denver & Rio Grande northward, with the line reaching Buena Vista in late July 1887. The narrowness of the canyon north of Buena Vista prevented laying a second line adjacent to that of the D&RG and necessitated a series of short tunnels to carry the Midland tracks. The Colorado Midland began service to Leadville in late August.²²⁷ The railroad

completed the Hagerman Tunnel in June 1887, and service to Glenwood Springs began in December 1887, followed by the opening of a branch to Aspen in February 1888 and an extension to New Castle that October. The two thousand-foot-long Hagerman Tunnel, built at an elevation of 11,000 feet, was regarded as "one of the world's greatest feats of railroad engineering."²²⁸

Freight operations, particularly the shipping of mining equipment and supplies to Leadville and the transport of Leadville ores to Denver and Pueblo, were important components of the Midland's traffic. The line also carried large amounts of coal from Jerome Park and New Castle and coke from Cardiff. Midland trains also hauled hay, livestock, and ice.²²⁹ The Midland developed an important business transporting livestock: "Thanks to vigorous solicitation by traffic men, plus fast, yet careful handling of stock trains, the Midland quickly became known as a 'stockmen's railroad.'"²³⁰

The Atchison, Topeka, and Santa Fe Railroad purchased the Colorado Midland Railway in September 1890, and the line's name was changed to the Colorado Midland Railroad. Faced with continuing financial problems, the Midland went into receivership in February 1894 and was sold at foreclosure in September 1897 to a bondholders committee. The line was reorganized as the Colorado Midland Railway and continued operating.²³¹

Control of the Colorado Midland passed to a Colorado & Southern and Rio Grande Western syndicate in July 1900. The Midland, which had been in financial difficulty since the 1890s, was again placed in receivership in 1912 and sold in foreclosure in 1917. The U.S. Railroad Administration, which operated the nation's railroads during World War I, rerouted all traffic on the Colorado Midland to the Rio Grande in May 1918 and ceased all Midland operations in August. The railroad's lines west of Divide were

abandoned in 1919 and dismantled in 1921.²³²

TOURISM AND RECREATION

In 1881, E.R. Emerson remarked upon Chaffee County's tourism potential, noting the local hot springs, the plentiful supply of trout and game, and the spectacular scenery "grand and beautiful beyond the power of description."²³³ Many came to view, hike, and climb in the region's spectacular mountains. An 1890 account in the *Buena Vista Democrat* chronicled a hike up Mt. Princeton by two young men from Iowa:

After several hours of toilsome walking, jumping and creeping along the loose and slippery sides of the huge mountain [the hikers] were compensated for all their laborious effort in standing on the summit of the celebrated Princeton, and enjoying the most magnificent spectacle on American soil. . . . The incomparable grandeur of the scene spread out in every direction making a picture ever to be remembered.²³⁴

Early efforts were made to develop the amenities of the area's hot springs and the railroads accessing the county emphasized tourism opportunities to their passengers. The first part of the twentieth century saw a number of guest or dude ranches established along the western edge of the valley. Starting in the mid-twentieth century outdoor recreation, including skiing and rafting began to play an important role in the county's economy.

Hot Springs Development

In the era following the Civil War, many locales in the eastern United States developed large resort hotels in picturesque settings, many at hot springs, which were touted for their healing properties. Chaffee County's hot springs had earlier drawn the Utes to the area, and after the arrival of the railroads entrepreneurs attempted to capitalize on these natural resources by

creating resorts.

In 1879, the *Rocky Mountain News* reported visitors came during the season to enjoy the waters at Poncha Springs but were frustrated by the lack of accommodations. A three-story frame hotel was built a mile west of town, and a solicitation for the resort opined: "These springs are the greatest natural attraction of the world famous mountain scenery of Colorado, and they cannot fail . . . to bring thousands of travelers and tourists to Poncha."²³⁵ A fire destroyed the hotel in September 1903, a fate befalling many grand resort hotels in other parts of the country.

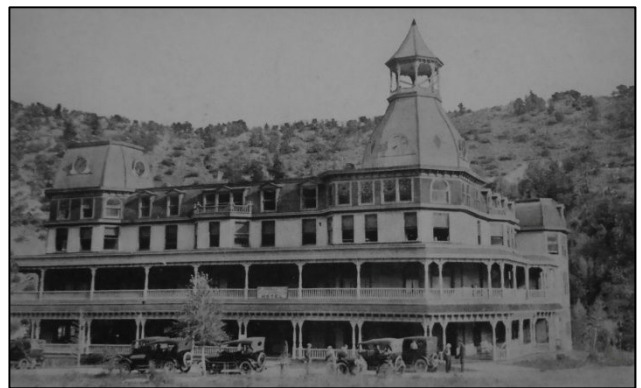


Figure 36. The grand Hotel Antero at Mt. Princeton Hot Springs still drew guest in this ca. 1923 view. SOURCE: historic postcard image, authors' collection.

In 1879, construction began on the grand Hotel Antero at Mt. Princeton Hot Springs about five miles west of Nathrop. The property was on the line of the Denver, South Park & Pacific Railroad up Chalk Creek and just five miles from the Denver & Rio Grande at Nathrop. Construction took several years, with the *Buena Vista Herald* reporting its completion in 1890.²³⁶ According to hot springs chronicler Rick Cahill, the hotel cost \$75,000 and included gardens, a grand ballroom, and croquet lawns. The hotel was a sprawling four-story frame building with open porches on the lower two stories and a dome with cupola. Cahill believes the venture was never a financial success.²³⁷

In 1923, the *Pueblo Star-Journal* described the Mt. Princeton resort as "a large, well equipped

modern hotel with tennis courts, baths, a large covered swimming pool and an outdoor pool 50x150 feet and up to twelve feet deep.”²³⁸ A 1925 advertisement for the Hotel Antero noted it could accommodate 200 guests in the hotel, an auto tourist camp, and sleeping tents. The facility featured hot springs baths, a swimming pool, golf course, horseback riding, and trout fishing. Rates started at \$24 a week.²³⁹ Interest in “taking the waters” declined during the Great Depression of the 1930s, and the building sat vacant for some time before being dismantled for its materials in 1950.

By 1881, the Cottonwood Hot Springs, roughly five miles west of Buena Vista, were in operation under the management of G.K. Hartenstein and Mrs. J.A.D. Adams, M.D., in a “large, roomy and airy” building. In 1884, proprietor W.P. Newhard advertised that the “waters of these Hot Springs are Celebrated for the cure of Rheumatism, Cutaneous Diseases and all Lung and Liver Complaints.”²⁴⁰ The initial hotel burned in 1885 and the *Buena Vista Democrat* lamented the loss: “This disaster is a bad blow to our town for the present. The Springs were becoming notoriously famous and loads of visitors were enjoying the blessings of its waters.”²⁴¹

A new two-and-half-story frame hotel was erected and the name changed to the Buena Vista Hot Springs. An 1892 advertisement described the facility as “a delightful resort for invalids, tourists and pleasure seekers.”²⁴² George W. Alden was the proprietor in 1893, when the resort featured “fifty finely furnished rooms, and also large plunge baths, as well a tub and vapor baths.” His advertisement advised “those afflicted with rheumatism, colds, coughs, lung troubles, lead poisoning, etc., would do well to visit these springs.”²⁴³ In 1913, the second building was destroyed in a fire, possibly to collect insurance coverage.²⁴⁴

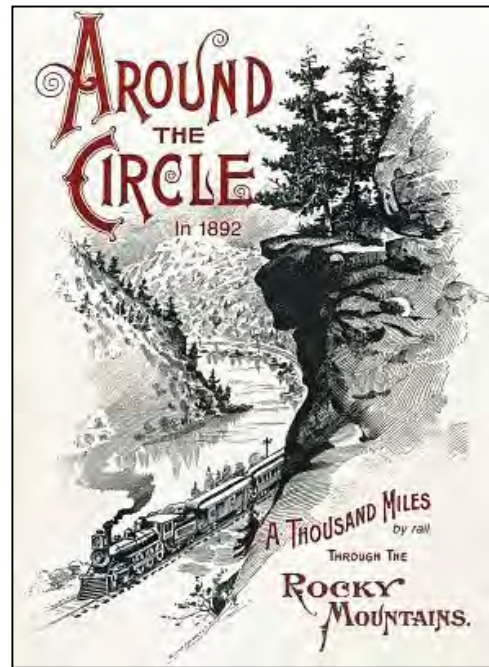


Figure 37. The Denver & Rio Grande Western Railroad heavily promoted its Around the Circle travel package. SOURCE: The Narrow Gauge Circle. www.narrowgauge.org (accessed 7 November 2012).

In the 1930s Salida acquired a mineral springs swimming pool by piping the water of the hot springs at Poncha Springs through a pipeline. Construction on the pipeline started in 1935 and the hot springs swimming pool on Highway 50 was completed with public works funds in 1938.²⁴⁵ The *Salida Daily Mail* observed: “There were many grumblings that the project was ‘Mayor Ferno’s Folly,’ but when finally the building was erected and the water turned in, and the beautiful subsurface lights turned on, there was nothing but the highest praise.”²⁴⁶ The Salida Hot Springs pool continues to operate, but in an essentially new facility, as do the Mt. Princeton and Cottonwood hot springs.

Tourism Promotion by Railroads

The Denver, South Park & Pacific Railroad emphasized the tourism potential of its lines. Railroad historian M.C. Poor wrote that “to the tourist, no more beautiful pictures of glorious mountain scenery were ever framed by a passenger coach window” than those of the

South Park line. The railroad's passenger department issued pamphlets describing the line's "unsurpassed scenery" to encourage tourist travel. One 32-page brochure published in 1896 featured "South Park and Alpine Pass" and described fishing and hunting and vacation and health resorts along the route. The Colorado Midland appears to have played a smaller role in promoting leisure travel to central Colorado. The line ran "wildflower excursions" west from Colorado Springs, but they appear to have gone no further than Park County.²⁴⁷

The Denver & Rio Grande Western Railroad (the successor of the D&RG) undertook an even greater effort to recruit tourists and featured the motto "Scenic Line of the World" on its logo. The "Around the Circle" tour constituted the railroad's most notable effort to promote tourism on its lines. The tour of narrow gauge lines in south-central Colorado and northern New Mexico included the southern portion of Chaffee County. A handsomely illustrated pamphlet produced by the railroad in 1913 described the thousand-mile, four-day tour package: extending south from Denver to Pueblo then west through the Royal Gorge to Salida; west over Marshall Pass to Gunnison; through the Black Canyon of the Gunnison to Montrose; south over Lizard Head Pass to Dolores; east to Durango and then dipping into New Mexico at Chama; east to Antonito, Colorado, and north to Alamosa; and east over La Veta Pass to Cuchara Junction; and north to Pueblo.

Guest and Dude Ranches

According to Robert Venuti, Sr., head of the Colorado Dude Ranchers Association, the idea of dude or guest ranching took off during the 1915-20 period. Ranchers saw paying guests as a means of supplementing their income: "Facilities were added to the original cattle ranches and extra people were employed during the season to assist the regular ranch staff in caring for the visitors. The guest was the

center of activity. The dude ranch industry was born."²⁴⁸ Colorado guest ranches varied greatly in terms of size and amenities. Typical activities offered included horseback riding, square dancing, chuckwagon dinners, fishing, hiking, and campfire sing-alongs. A number of guest or dude ranches developed along the western edge of Chaffee County in the 1920s through 1950s. Four of those included in the intensive survey are discussed below.

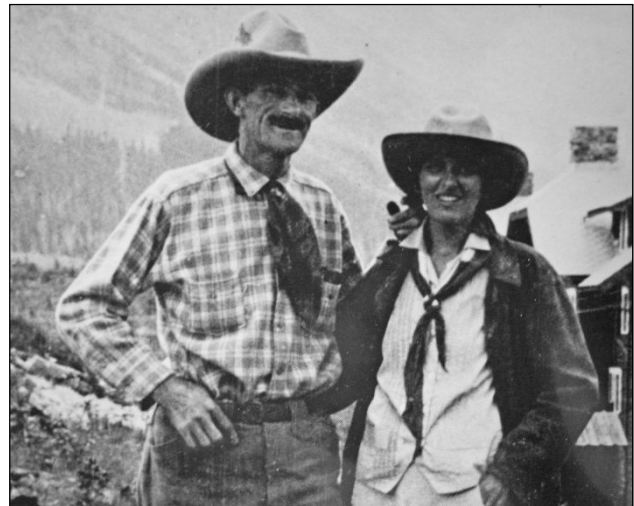


Figure 38. Jo and Mark Love established a guest ranch on Chalk Creek in 1927. SOURCE: Buena Vista Heritage Museum.

Love Ranch. Josephine "Jo" and Mark Love started a guest ranch on Chalk Creek west of Nathrop in about 1927. Josephine Witchey Love was born in October 1890 in St. Mary's, West Virginia. In the 1920s, she met Mark Love, a guide for hunters and fisherman, while mountain climbing in the Chalk Creek Canyon of Chaffee County. The couple married in August 1926. Mark Love is reputed to have guided Theodore Roosevelt and author Zane Grey in the mountains. The Loves acquired a ranch (5CF.2890) on Chalk Creek west of Nathrop in 1927 and converted it into a tourist camp with three guest cabins for summer vacationers.

Mark Love died in September 1930 due to a horse accident. Jo Love continued the Colorado

guest ranch after her husband's death, adding six more cabins. According to family descendants, a number of artists and writers stayed at the ranch, enjoying its seclusion. Among these was *Roots* author Alex Haley, who reportedly became good friends with Jo. Jo Love died in 1976 and the land passed to descendants.

Wright's Lodge/Bunny Lane Cabins. In 1930, with no experience in the resort business, Elmer W. and Marie E. Wright of Grand Junction began Wright's Lodge (5CF.2891), a guest ranch located on Chalk Creek west of Nathrop. Originally the location had been an early cattle ranch. The Wrights remodeled the old cattle ranch structures for use as guest cabins. According to local historian Lucy Humbeutel, the facility was an immediate success, drawing eastern visitors who enjoyed the rustic atmosphere and paid \$25 a week for lodging and meals. Reports of the quality of the Lodge's food spread by word-of-mouth and drew diners from Front Range communities for Sunday dinners, which often served 100 patrons in addition to ranch guests. The popularity of the meals necessitated an expansion of the dining room and an increase in the price of meals from \$.75 to \$1.50. Fried chicken was a favorite dinner choice, and one summer the Wrights prepared 2,500 chickens.

The success of Wright's Lodge was short-lived. Elmer died of a heart attack in 1940 and Marie carried on for a few years until selling the operation in 1943. Two other operators continued the facility through the 1950s, apparently using the Wright's Lodge name. A ca. 1950s brochure on mountain resorts and dude ranches listed Wright's Lodge, with the following details: open all year, capacity of 60, rates from \$50 per week, managed by Leslie L. Neff, and offering riding, fishing, pack trips, hiking, and hunting.

In 1961, the facility was sold to the Pueblo

Presbytery for use as a youth camp for Christian education, known as Chalk Creek Camp. The main lodge building burned in about 1969 and the facility was abandoned. Present owner Jeff Determan states the facility was known as "Hippie Road" during the 1970s, for the number of hippies who moved into the unoccupied cabins and formed a loose commune. They were not disturbed as long as they maintained the buildings. In 1981, Determan purchased the property, remodeled the buildings, and opened Bunny Lane Cabins, featuring four rental cabins in a setting where guests enjoy fishing, hiking, reading, and relaxing.

Riedel's Ranch. In 1930, Jack W. and Harriet Fleming Riedel traveled from Chicago west and acquired a farm/cattle ranch 4.6 miles west-southwest of Buena Vista. The Riedels established this property as a guest ranch, Riedel's Ranch, in the 1930s. Jack W. Riedel, who was born in Vienna, Austria, in 1893, came to the United States in 1912. In 1920 he married Harriet Rose Fleming, a Chicago teacher. The reason the couple decided to create a dude ranch is unknown; apparently they continued to maintain a residence in Chicago.

An undated brochure urged vacation goers to seek out the Riedel's Ranch in Buena Vista Colorado, described as "A typical Western home with the friendly hospitality for which the West is famous. Situated in the heart of the Rockies at the foot of Mount Princeton in the Upper Arkansas Valley." Entertainment included hiking trips, horseback riding, auto trips, fishing, bridge games, and songs around the fire. Riedel's Ranch promised comfort and convenience even while "roughing it," with plenty of wholesome home-cooked meals. The brochure also noted that "Buena Vista has the highest Airport in the World," which could offer charter trips over the Royal Gorge. The ranch

was open for vacationers from June 1st through September 15th. The Riedels joined two existing log buildings to create a bunkhouse (5CF.2875) for the dudes. The property has been used as a cattle ranch since the late 1940s.

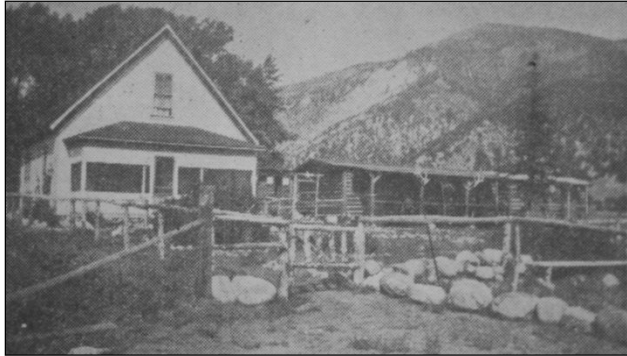


Figure 39. "You are assured a perfect vacation at the Riedel's Ranch" promised an undated brochure that also included this photograph of the bunkhouse on the right. SOURCE: Melanie Roth, Buena Vista, Colorado.

Spring Canyon. Ray Summe (1887-1979) and his sister Ethel Poundstone (1884-1981), originally of Chicago, built a recreational lodge (5CF.2880) along South Cottonwood Creek about seven miles west of Buena Vista in 1950. Summe returned home to Chicago in the winters, but starting in 1955 Ethel lived in Buena Vista year-round. She resided in the town in a converted henhouse on the bank of Cottonwood Creek, reportedly saying, "When your life is large, your house doesn't have to be." Earlier in her life, Mrs. Poundstone pursued a successful career as a pianist in Chicago, and she gave music lessons to children and adults in Buena Vista. The lodge built by Poundstone and Summe was constructed of used telephone poles.

After operating the facility for a few years, the pair decided to rent the lodge to other, more experienced operators, including John Andrews, who started Sky Valley Ranch here (it eventually moved to another location nearby). John Andrews' son, John K. Andrews, Jr., recalled that in late 1954 his father signed a

lease on Spring Canyon Lodge "sight unseen." His father had dreamed for many years of creating his own Colorado camp for boys. The Andrews family only offered a camp there that summer. They decided to purchase the nearby and much larger Sky Valley Ranch, where they operated starting in 1956.

Around 1960, Summe and Poundstone decided to sell their property, and both wanted a Christian organization to buy it. In 1960 members of the national evangelical organization Officers' Christian Union (OCU, which later became Officers' Christian Fellowship) were looking for a "campus in the woods," thinking this might be a good way to attract more believers. The Officers' Christian Union organized in 1943 for the purpose of "equipping and encouraging Christians in the U.S. military."



Figure 40. Ray Summe and his sister Ethel Poundstone built this lodge of used telephone poles on South Cottonwood Creek in 1950. SOURCE: Officers Christian Union, brochure, 1963.

In 1962 OCU leased the property and began sponsoring weeklong seminars at Spring Canyon. A 1963 brochure for the Summer Training Program of the Officers' Christian Union at Spring Canyon Lodge (as it was then called) invited Christians and those interested in the Christian faith to take a "vacation with a purpose" in "an ideal setting in which to concentrate upon greater understanding of the Christian faith and deeper spiritual growth."

The Officers' Christian Fellowship continues to own and manage Spring Canyon Christian Camp and Conference Center.

Improved Highway Access and Tourism

As railroads and mining declined in importance in Chaffee County in the first half of the twentieth century, tourism and recreation emerged as major components of the regional economy. Improved automobile roads facilitated tourist access between Salida and other parts of the state and nation. The Rainbow Route (later U.S. 50) between Canon City and Salida received high priority for construction.²⁴⁹



Figure 41. The decision to erect Midway Service (5CF.2882, later Dotty's) along U.S. 50 on Monarch Pass may have been in anticipation of increased post-World War II automobile travel. SOURCE: Historic postcard image, authors' collection.

Federal funding for highway projects resulted in greatly improved roads, connecting Salida with larger cities and upgrading rural roads. Located near the junction of U.S. Highways 50 and 285, the city served as the principal provider of lodging, restaurants, and other services to the tourism and recreation industry. A number of independently owned and operated tourist courts became concentrated along U.S. 50 in the southern part of Salida.

In the 1930s, director Wilbur Foshay developed the Salida Chamber of Commerce's memorable "Follow the Hearts to Salida" tourism promotion. The campaign featured young women in swimsuits holding heart-shaped signs to attract

visitors to the "Heart of the Rockies." Newspaperman Ernie Pyle called Foshay "a human dynamo . . . and as he whirls around he ejects sparks which dance and twinkle and then form themselves into the golden word 'Salida' across the heavens."²⁵⁰

Outdoor Recreation

In the latter half of the twentieth century, Chaffee County recreational opportunities, including skiing, hiking, biking, horseback riding, rock climbing, fishing, hunting, hot springs, rafting, and kayaking, continued to grow in importance.

The beginning of significant winter sports development in the mountains along the west edge of Chaffee County began in the late 1930s, when Works Project Administration (WPA) workers built a rudimentary ski area on U.S. 50 at Monarch Pass for the City of Salida. The facility open in 1939 and included a 500'-long rope tow up the Gunbarrel run. The first day-lodge (named the Inn Ferno after Salida Mayor Charles Ferno) was a small log building containing a warming area for skiers, kitchen, and ski patrol room. Toilet facilities consisted of a six-hole outhouse. No longer interested in operating a ski area, the city sold the facility in 1955 to manager Ray Berry for \$100. Since the late 1950s, the story of the Monarch Ski Area has been one of continued expansion, with new base facilities and ski runs added.²⁵¹

The rapids of the Arkansas River attracted growing numbers of rafters and kayakers after World War II. In 1949, Salida created a summer boat race as a means of increasing tourism. In the beginning, the race started just above the F Street Bridge and ended in Canon City, "a grueling 56-mile race involving lengthy portages in the Royal Gorge." By the third year, a twenty-six-mile course had been established and the festival was known as FibArk for "First in Boating on the Arkansas River Klub." During the 1950s

the D&RGW ran special trains from Denver that arrived in Salida by lunchtime and then turned around to follow the kayakers down the Arkansas Canyon.²⁵²



Figure 42. The "Follow the Hearts to Salida" was a popular advertising campaign of the 1930s and 1940s. SOURCE: Salida Museum website.

The former Brown's Canon School (5CF.2899) on U.S. 285 northwest of Salida was repurposed into a facility for river rafting, housing White Water Encounters in the early 1980s. Rocky Mountain Outdoor Center now occupies the location. Similarly, the building at 327 East Main Street (5CF.2860), built in 1954 as a roller skating rink, now houses Colorado Kayak Supply, reflecting the growing popularity of outdoor river sports.

The Chaffee County Historic Resources Survey identified more than 1,000 historic resources in a volunteer reconnaissance survey, of which 65 were intensively documented. Appendices 1 and 2 contain eligibility assessments for all resources included in the intensive survey in state identification number order and location order, respectively. The surveyors consulted with Elizabeth Blackwell, Historical and Architectural Survey Coordinator, Astrid Liverman, National and State Register Coordinator, and Kara Hahn, National and State Register Historian, with the History Colorado Office of Archaeology and Historic Preservation, concerning National and State Register eligibility in February and April 2013.

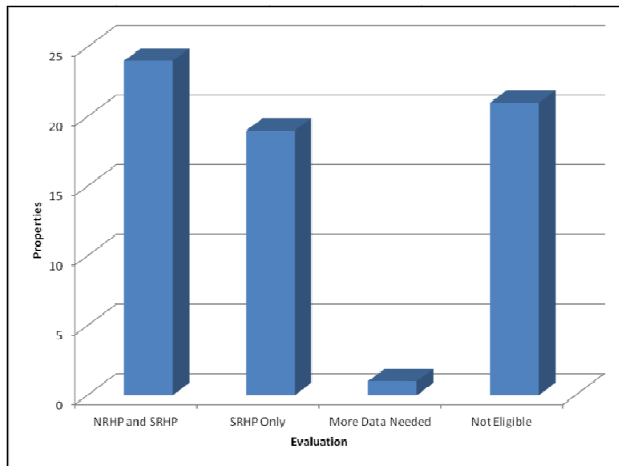


Figure 43. Eligibility Evaluations of Surveyed Resources.

Eligible Resources

Twenty-four resources recorded in the intensive survey were evaluated as potentially eligible to the National Register of Historic Places and the State Register of Historic Properties. Twenty-three other resources were assessed as

potentially eligible to only the State Register of Historic Properties (see Figure 43 and Table 9). One resource was evaluated as requiring more data to allow accurate evaluation. Some of the surveyed properties encompassed complexes evaluated as constituting eligible historic districts. Images and a brief description of each eligible property appear at the end of this report section, with National and State Register eligible resources displayed first, followed by those evaluated as eligible to the State Register only.

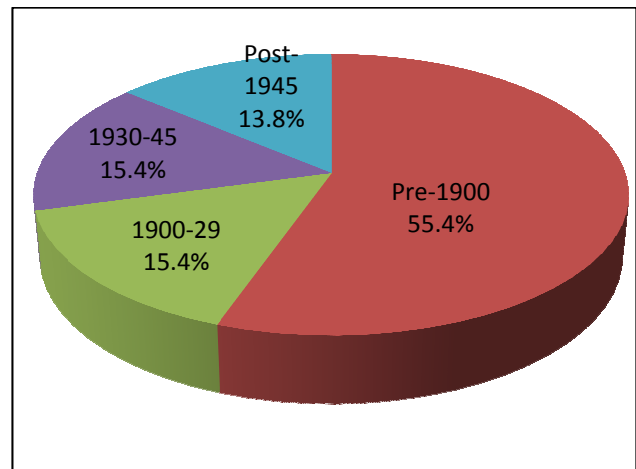


Figure 44. Construction Dates of Surveyed Resources.

Construction Dates

Most (55.4 percent) of the surveyed resources were built prior to 1900 (see Figure 44). Among the earliest are the 1875 Sprague House (5CF.2897), northwest of Salida in Adobe Park, and the 1876 Weston Centennial House, southeast of Buena Vista. Two resources in Granite (the Commercial Hotel, 5CF.155, and a blacksmith/livery stable, 5CF.150) may date to the 1860s, but specific documentation of the early dates was not located. Twenty-eight

properties, including many of the dwellings recorded in Buena Vista, date to the 1880s. About 31 percent of resources were constructed during the 1900-45 period. Resources built during the post-World War II era comprised about 14 percent of the total.

Original Uses

More than half of surveyed resources reflected Domestic original uses (see Figure 45), including 32 single dwellings and two hotels. Resources functioning in the categories of Agriculture and Commerce and Trade each made up 11 percent of the total. Educational uses (five schools) comprised 8 percent of surveyed resources, while the category of Recreation and Culture garnered 4 percent of total resources. Six uses constitute the Other category: Funerary (two cemeteries); Government (the Poncha Springs Fire Station and a state highway department garage); Defense (a cabin moved from Camp Hale); Industry (a smelter pumphouse and an ore sorting bin); Social/Civic (the Granite community hall); and Unknown (5CF.2881).

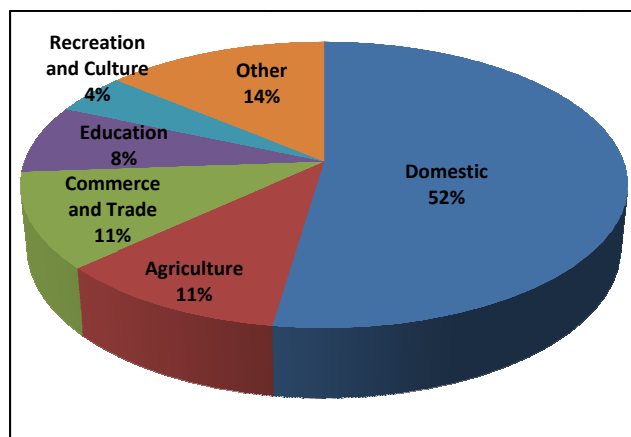


Figure 45. Original Uses of Surveyed Resources.

Historic Architectural Styles and Building, Special Use, and Material Types

Buildings documented during the intensive survey represented formal architectural styles, as well as building types, material types, and special use types (see Table 7). The resources were evaluated using the terminology

developed by History Colorado’s Office of Archaeology and Historic Preservation (see *Field Guide to Colorado’s Historic Architecture and Engineering* (2008) and the OAHF lexicon (updated July 2010).

The greatest number of resources (nearly 28 percent) are categorized as examples of the Late Victorian architectural style, with seven falling into the Queen Anne subcategory. The Late Nineteenth and Early Twentieth Century American Movements style accounted for nearly a quarter of surveyed resources. Eleven properties are representative of the Rustic subcategory. More than 12 percent of resources reflected the Pioneer Log material type. The categories are discussed in more detail below.

Architectural Styles

Late Victorian. Most examples of the Late Victorian architectural style recorded in the survey fell into the Queen Anne subcategory. The dwellings display such Queen Anne features as multiple gables, a variety of windows, decorative shingles, and elaborately detailed porches, including turned spindles, brackets, and friezes.

- 5CF.2855, Buena Vista, 201 S. Colorado Avenue, Pease/Dake/Fay House (Queen Anne)
- 5CF.502, Buena Vista, 108 S. Pleasant Avenue, Kelley/Coleman/Wallace/McDonald House (Queen Anne)
- 5CF.2862, Buena Vista, 407 W. Main Street, Lewis/Lander/Phelps/Roman House (Queen Anne)

Late 19th and Early 20th Century American Movements. Some of the surveyed buildings constructed in Chaffee County during the late nineteenth and early twentieth centuries display some features influenced by architectural styles developed during the period. The most popular subcategory is Rustic, perhaps influenced by Chaffee County’s mountain setting and the ready availability of

logs.

- 5CF.2857, Buena Vista, 147 N. James Street, Shaffer/Ludwig/Horst House (Rustic)
- 5CF.2902, Salida vicinity, 7705 County Road 154, Frantzhurst Rainbow Trout Hatchery (Rustic)

Building Types

Schoolhouse. The surveyors recorded four examples of the Schoolhouse building type in the intensive survey; the fifth school represented the Bungalow building type. The schoolhouse building type is described in the “Rural School Buildings in Colorado” Multiple Property Documentation Form.²⁵³ Such facilities are typically small, one-story, frame buildings with hipped or gable roofs, with most consisting of one room, although in Chaffee County, three of the five surveyed buildings were of masonry construction. Good examples of this building type are:

- Mount Princeton School, Maxwell Park School (1912), 5CF.733, Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner)
- Clear Creek Canyon School (ca. 1890s), 5CF.2886, Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24)

Special Use Types

False Front Commercial. False front buildings were erected in large numbers during California’s gold rush and appeared throughout Colorado as soon as milled lumber became available but are scarce today. In most cases, they represented a frontier era construction type and were replaced by more substantial buildings as funds and materials became available. Such buildings are generally a simple rectangular form with a front gabled roof faced with a wood façade extending beyond the peak of the gable. For buildings larger than one story, a window on the gable face spread light and ventilation to the upper story. The tall false front provided a small building with the

appearance of being larger, as well as providing a sizable space for the company’s name. More elaborate examples featured decorative cornices or pediments. As Eric Stoehr, author of *Bonanza Victorian*, observed, false front buildings “gave a citified, more eastern look to a new frontier town.”²⁵⁴ In some communities, false front construction continued to be built for several decades. Good examples include:

- 5CF.151, Granite, 43145 County Road 397, Pine Building

5CF.2852, Buena Vista, 305 E. Chestnut Street, St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company

Material Types

Pioneer Log. Eight resources reflecting the Pioneer Log material type were documented in the intensive survey. Built from 1858 through the 1930s, this building type is “constructed of round logs, hewn logs or mill waste (log slabs) and were usually laid on alternating tiers, notched at the corners to fit together. Spaces between the logs were filled with wet moss or clay, animal hair or straw (daubing), and stone or wood strips (chinking). Roofs were canvas, earth, shingles, wood boards, sheet metal, or tree limbs. Gable ends were either log or frame.”²⁵⁵ A variety of corner notching types were used to join the logs, including saddle, V-notch, square, and dovetail. Several examples of the material type were found on surveyed ranches. Two examples of the Pioneer Log type recorded in the intensive survey include:

- 5CF.2883, Garfield, 22555 Martin Street, Garfield Miner’s Cabin/Roller-Smith Cabin
- 5CF.2879, Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road), Smith-Friskey Ranch

Wall Materials

Forty of the 65 surveyed properties (61.5 percent) included in the intensive survey feature wood exterior wall materials (see Table 8). Logs were the most prevalent wall material,

Table 7
Architectural Styles, Building Types, Special Use Types,
and Material Types of Surveyed Resources

Category	Number	Percent
<i>Architectural Styles</i>		
Late Nineteenth and Twentieth Century Revivals	1	1.5
Mission	1	
Late Nineteenth and Early Twentieth Century American Movements	16	24.6
No Subcategory	5	
Rustic	10	
WPA Rustic	1	
Late Victorian	18	27.7
No Subcategory	7	
Italianate	3	
Queen Anne	7	
Second Empire	1	
Modern Movement	1	1.5
No Style	7	10.8
Other Style	2	3.1
Industrial	1	
Arched Roof	1	
<i>Building Types</i>		
Bungalow	1	1.5
Schoolhouse	4	6.2
Post-World War II	4	6.2
No Subcategory	1	
Neo-Mansard	2	
Ranch Type	1	
<i>Special Use Types</i>		
Commercial	3	4.6
False Front Commercial	2	
Nineteenth Century Commercial	1	
<i>Material Types</i>		
Pioneer Log	8	12.3

followed closely by horizontal weatherboard.

Two resources were composed of telephone poles: the grandstand at the Buena Vista Rodeo Grounds (5CF.2877) and Poundstone Lodge at the Spring Canyon Christian Center (5CF.2880). Slightly more than 15 percent of surveyed resources were brick.

Table 8
Wall Materials of Surveyed Resources

Material	Num.	Pct.
Asbestos	2	3.1
Brick	10	15.4
Concrete/Concrete Block	2	3.1
Concrete/Ornamental Concrete Block	1	1.5
Metal/Aluminum	1	1.5
Stone	1	1.5
Stucco	4	6.2
Synthetics/Vinyl	2	3.1
Wood (Telephone Poles)	2	3.1
Wood/Horizontal Siding	3	4.6
Wood/Log	18	27.7
Wood/Weatherboard/ Horizontal Siding	14	21.5
Wood/Weatherboard/ Vertical Siding	3	4.6
N/A (Cemeteries)	2	3.1

Table 9
CHAFFEE COUNTY INTENSIVE SURVEY, 2011-13
PROPERTIES EVALUATED AS ELIGIBLE TO THE NATIONAL AND/OR STATE REGISTERS
SORTED BY STATE IDENTIFICATION NUMBER

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.150	Granite, 43255 County Road 397 (north building)	Granite Livery Stable and Blacksmith Shop (ca. 1860s-1880s)	Not eligible	--	Eligible	A, C
5CF.151	Granite, 43145 County Road 397	Pine Building (ca. 1896)	Eligible	A, C	Eligible	A, C
5CF.155	Granite, 43255 County Road 397 (south buildings)	Granite Stage Stop/ Commercial Hotel/Nisbet House/Beery House (ca. 1861-1881)	Eligible	A, C	Eligible	A, C
5CF.343	Salida vicinity, East U.S. 50 (south side about 1.4 miles east of Salida)	Cleora Cemetery (1883, 1885)	Eligible	A, C	Eligible	A, C
5CF.400	Buena Vista vicinity, 25701 County Road 301	Weston Ranch, Centennial House, Juniper Valley Ranch, Colorado State Reformatory Dairy (1876)	Eligible	A, B, C	Eligible	A, B, C
5CF.502	Buena Vista, 108 S. Pleasant Avenue	Kelley/Coleman/Wallace/McDonald House (1880-93)	Eligible	B, C	Eligible	B, C
5CF.733	Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner)	Mount Princeton School, Maxwell Park School (1912)	Eligible	A, C	Eligible	A, C
5CF.2848	Alpine, 22680 County Road 292A	Bank of Alpine/Jones House (1880s)	Not eligible	--	Eligible	A, C
5CF.2850	Buena Vista, 239 Brookdale Avenue	Marks/Trimmer/Blacker House (1882-90)	Eligible	A, C	Eligible	A, C
5CF.2851	Buena Vista, 314 E. Cedar Street	Huff/McMicken/Locke House (ca. 1883-east, 1886-90-west)	Not eligible	--	Eligible	C
5CF.2852	Buena Vista, 305 E. Chestnut Street	St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company (ca. 1882)	Not eligible	--	Eligible	A, C
5CF.2853	Buena Vista, 302 N. Colorado Avenue	Clay/Mear/Ziegler/Wright House (1903)	Not eligible	--	Eligible	C
5CF.2855	Buena Vista, 201 S. Colorado Avenue	Pease/Dake/Fay House (ca. 1882)	Eligible	B, C	Eligible	B, C
5CF.2856	Buena Vista, 502 S. Gunnison Avenue	Burger House (1880)	Not eligible	--	Eligible	C
5CF.2857	Buena Vista, 147 N. James Street	Shaffer/Ludwig/Horst House (1936)	Eligible	C	Eligible	C
5CF.2858	Buena Vista, 111 E. Main Street	Calder Block, Wedge Building (1883)	Not eligible	--	Eligible	A, D
5CF.2859	Buena Vista, 209 E. Main Street	White House Liquor (1940)	Not eligible	--	Eligible	A, C

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2860	Buena Vista, 327 E. Main Street	Laurin Skating Rink, Rockee Rollar, Rolling Wheels Skate Center (1954)	Eligible	A, C	Eligible	A, C
5CF.2861	Buena Vista, 209 W. Main Street	Burnside/Ulmer/Tanksley House (1938)	Not eligible	--	Eligible	C
5CF.2862	Buena Vista, 407 W. Main Street	Lewis/Lander/Phelps/Roman House (ca. 1881)	Not eligible	--	Eligible	B, C
5CF.2864	Buena Vista, 420 W. Main Street	Ashley/Gabathuler/Dougherty/Aicher House (ca. 1885)	Eligible	C	Eligible	C
5CF.2867	Buena Vista, 424 Mill Street	Wright/Mallen/Frey/Knuckey/Allinger House (1885)	Not eligible	--	Eligible	B, C
5CF.2871	Buena Vista, 111 Tabor Street	Weeks/Richards/Byers House (1883)	Not eligible	--	Eligible	C
5CF.2874	Buena Vista vicinity, 17063 County Road 306	Comanche Drive-In (1967)	Eligible	A, C (G)	Eligible	A, C
5CF.2875	Buena Vista vicinity, 18500 County Road 306	Delauney Homestead/Riedel's Ranch Bunkhouse/Circle S Ranch Bunkhouse (1935)	Not eligible	--	Eligible	A, C
5CF.2876	Buena Vista vicinity, 25887 County Road 319	Nachtrieb Ranch, DeWitt Ranch, Kelly Ranch (1879)	Eligible	A	Eligible	A, C
5CF.2877	Buena Vista vicinity, Rodeo Road (west of County Road 321)	Buena Vista Rodeo Grounds, Collegiate Peaks Stampede Rodeo Grounds (1940)	Eligible	A, C	Eligible	A, C
5CF.2878	Buena Vista vicinity, 17975 County Road 338	Wilber Homestead/ Franzel Farm, Rock Ledge Ranch (1890s)	Eligible	A, C	Eligible	A, C
5CF.2879	Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road)	Smith-Friskey Ranch (Pre-1895)	Eligible	A, D	Eligible	A, E
5CF.2880	Buena Vista vicinity, 26000 County Road 344	Spring Canyon Lodge (1950)	Not eligible	--	Eligible	A, C
5CF.2883	Garfield, 22555 Martin Street	Garfield Miner's Cabin/ Roller-Smith Cabin (1880s)	Eligible	A, C	Eligible	A, C
5CF.2886	Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24)	Clear Creek Canyon School (ca. 1889)	Eligible	A, C	Eligible	A, C
5CF.2890	Nathrop vicinity, 18670 County Road 162	Love Ranch, Wilsey Homestead, Johnson Ranch, Brewer Ranch (1885-90, 1920s)	Eligible	A, B, C	Eligible	A, B, C
5CF.2892	Nathrop vicinity, 17897 U.S. 285	Prospector Rock Shop (1975)	Not eligible	--	Eligible	A
5CF.2895	Poncha Springs, 6353 U.S. 285	Poncha Springs Fire Station (1954)	Eligible	A, B, C	Eligible	A, B, C

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2896	Salida vicinity, 701 E. U.S. 50	Cowen Farm (ca. 1905)	Eligible	A, C	Eligible	A, C
5CF.2897	Salida vicinity, 9850 County Road 160	Sprague/Jones/Sneddon/Kaess House (1875)	Not eligible	--	Eligible	A, C
5CF.2898	Salida vicinity, 5005 E. U.S. 50	Salida Livestock Sales, Inc. (1958)	Eligible	A, C	Eligible	A, C
5CF.2900	Salida vicinity, 7467 County Road 150 (west parcel)	Pedro/Botz House (1905)	Eligible	A, C	Eligible	A, C
5CF.2901	Salida vicinity, 9000 County Road 152 (at river level)	Ohio and Colorado Smelting and Refining Company Pump House (1902)	Not eligible	--	Eligible	A, C
5CF.2902	Salida vicinity, 7705 County Road 154	Frantzhurst Rainbow Trout Hatchery (1925-26)	Eligible	A, B, C	Eligible	A, B, C
5CF.2903	St. Elmo vicinity, County Road 294 (west side, 1.2 miles south-southwest of St. Elmo)	James Campbell Mining Claim (Post-1902)	Not eligible	--	Eligible	A, C
5CF.2904	Turret, 15257 Turret Avenue	Turret Post Office (Pre-1903)	Not eligible	--	Eligible	A, C

NOTE: "Crit." indicates which National or State Register criteria are applicable if eligible; a letter in parentheses denotes a criteria consideration.

Potentially Eligible to the National *and* State Registers



5CF.151, Granite, 43145 County Road 397, Pine Building (ca. 1896)



5CF.155, Granite, 43255 County Road 397 (south buildings), Granite Stage Stop/ Commercial Hotel/Nisbet House/Beery House (ca. 1861-81)



5CF.343, Salida vicinity, East U.S. 50 (south side about 1.4 miles east of Salida), Cleora Cemetery (1883, 1885)



5CF.400, Buena Vista vicinity, 25701 County Road 301, Weston Ranch, Centennial House, Juniper Valley Ranch, Colorado State Reformatory Dairy (1876)



5CF.502, Buena Vista, 108 S. Pleasant Avenue, Kelley/Coleman/Wallace/McDonald House (1880-93)

Potentially Eligible to the National *and* State Registers



5CF.733, Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner), Mount Princeton School, Maxwell Park School (1912)



5CF.2850, Buena Vista, 239 Brookdale Avenue, Marks/Trimmer/Blacker House (1882-90)



5CF.2855, Buena Vista, 201 S. Colorado Avenue, Pease/Dake/Fay House (ca. 1882)



5CF.2857, Buena Vista, 147 N. James Street, Shaffer/Ludwig/Horst House (1936)



5CF.2860, Buena Vista, 327 E. Main Street, Laurin Skating Rink, Rockee Rollar, Rolling Wheels Skate Center (1954)

Potentially Eligible to the National *and* State Registers



5CF.2864, Buena Vista, 420 W. Main Street,
Ashley/Gabathuler/Dougherty/Aicher House (ca. 1885)



5CF.2874, Buena Vista, 17063 County Road 306, Comanche
Drive-In (1967)



5CF.2876, Buena Vista vicinity, 25887 County Road 319,
Nachtrieb Ranch, DeWitt Ranch, Kelly Ranch (1879)



5CF.2877, Buena Vista, Rodeo Road (west of County Road 321) ,
Buena Vista Rodeo Grounds, Collegiate Peaks Stampede Rodeo
Grounds (1940) (grandstand only)



5CF.2878, Buena Vista, 17975 County Road 338, Wilber
Homestead/Franzel Farm, Rock Ledge Ranch (1890s)

Potentially Eligible to the National *and* State Registers



5CF.2879, Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road), Smith-Friskey Ranch (Pre-1895)



5CF.2883, Garfield, 22555 Martin Street, Garfield Miner's Cabin/
Roller-Smith Cabin (1880s)



5CF.2886, Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24), Clear Creek Canyon School (ca. 1889)



5CF.2890, Nathrop vicinity, 18670 County Road 162, Love Ranch, Wilsey Homestead, Johnson Ranch, Brewer Ranch (1885-90, 1920s)



5CF.2895, Poncha Springs, 6353 U.S. 285, Poncha Springs Fire Station (1954)

Potentially Eligible to the National *and* State Registers



5CF.2896, Salida vicinity, 701 E. U.S. 50, Cowen Farm (ca. 1905)



5CF.2898, Salida vicinity, 5005 E. U.S. 50, Salida Livestock Sales, Inc. (1958)



5CF.2900, Salida vicinity, 7467 County Road 150 (west parcel), Pedro/Botz House (1905)



5CF.2902, Salida vicinity, 7705 County Road 154, Frantzhurst Rainbow Trout Hatchery (1925-26)

Potentially Eligible to the State Register *Only*



5CF.150, Granite, 43255 County Road 397 (north building), Granite Livery Stable and Blacksmith Shop (ca. 1860s-80s)



5CF.2848, Alpine, 22680 County Road 292A, Bank of Alpine/Jones House (1880s)



5CF.2851, Buena Vista, 314 E. Cedar Street, Huff/McMicken/Locke House (ca. 1883-east, 1886-90-west) (west house only)



5CF.2852, Buena Vista, 305 E. Chestnut Street, St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company (ca. 1882) (false front component only)



5CF.2853, Buena Vista, 302 N. Colorado Avenue, Clay/Mear/Ziegler/Wright House (1903)

Potentially Eligible to the State Register *Only*



5CF.2856, Buena Vista, 502 S. Gunnison Avenue, Burger House (1880)



5CF.2858, Buena Vista, 111 E. Main Street, Calder Block, Wedge Building (1883)



5CF.2859, Buena Vista, 209 E. Main Street, White House Liquor (1940)



5CF.2861, Buena Vista, 209 W. Main Street, Burnside/Ulmer/Tanksley House (1938)



5CF.2862, Buena Vista, 407 W. Main Street, Lewis/Lander/Phelps/Roman House (ca. 1881)

Potentially Eligible to the State Register *Only*



5CF.2867, Buena Vista, 424 Mill Street, Wright/Mallen/Frey/
Knuckey/Allinger House (1885)



5CF.2871, Buena Vista, 111 Tabor Street, Weeks/Richards/Byers
House (1883)



5CF.2875, Buena Vista vicinity, 18500 County Road 306, Delauney
Homestead/ Riedel's Ranch Bunkhouse/Circle S Ranch
Bunkhouse (1935)



5CF.2880, Buena Vista vicinity, 26000 County Road 344, Spring
Canyon Lodge (1950) (Poundstone Lodge only)



5CF.2892, Nathrop vicinity, 17897 U.S. 285, Prospector Rock
Shop (1975)

Potentially Eligible to the State Register *Only*



5CF.2897, Salida vicinity, 9850 County Road 160, Sprague/Jones/Sneddon/Kaess House (1875)



5CF.2901, Salida vicinity, 9000 County Road 152 (at river level), Ohio and Colorado Smelting and Refining Company Pump House (1902)



5CF.2903, St. Elmo vicinity, County Road 294 (west side, 1.2 miles south-southwest of St. Elmo), James Campbell Mining Claim (Post-1902)



5CF.2904, Turret, 15257 Turret Avenue, Turret Post Office (Pre-1903)

RECOMMENDATIONS

1. Nominate Properties Eligible for Listing in the National and/or State Registers

The survey identified 24 properties potentially eligible to the National Register and State Register and 19 properties potentially eligible to the State Register only. Owners should be encouraged to nominate their properties for listing in these registers. Such designation places no restrictions on what owners may do with their properties and will increase public awareness of the importance of Chaffee County's historic resources. Listing also may qualify properties for federal and state tax credits and, in some cases, State Historical Fund grants to assist with stabilization and restoration.

2. Encourage the Designation of Centennial Farms

Families whose farms or ranches meet the requirements for recognition as Centennial Farms should be encouraged to submit applications to History Colorado for designation. To be designated a Centennial Farm a property must have remained in the ownership of the same family for at least 100 years; be a working farm or ranch; and have a minimum of 160 acres *or* gross annual income of at least \$1,000. The program does not require that a farm possess historic physical integrity. The recognition places no restrictions on the owners.

3. Continue Historic Resource Surveys in Chaffee County

The current survey intensively recorded just 65 historic resources of the more than 1,000

identified in the reconnaissance survey. There are many more worthy of intensive survey, including many historically and architecturally significant ranches along the U.S. 285 corridor between Salida and Buena Vista.

Reconnaissance and intensive level surveys should continue and expand the areas not included in this project.

Future surveys in Chaffee County towns should investigate district potential for historic commercial and residential areas, including mid-twentieth century subdivisions such as Esgar's Addition in Buena Vista.

5. Produce Publications and Walking Tours

Photographs and historical information contained on the survey forms from this project can be adapted for walking or driving tour brochures for local residents and visitors. Information from the survey could also be made available on GARNA's or the county's website.

5. Undertake Educational Activities

GARNA, Chaffee County, and local history and preservation organizations should continue to support educational activities and programs providing historical and preservation-related information to local residents. Owners of properties included in the survey should receive a copy of the survey form relating to their property. Additional interpretive panels might be placed along the Collegiate Peak Scenic Byway or other public roads, providing information about the area's history and architecture for visitors.

6. Encourage Residents to Donate Historical Materials

GARNA and the county should encourage residents to donate copies of historic photographs, property abstracts, maps, family histories, and other relevant materials to local repositories so they will be available for future generations. Oral history interviews with current or former property owners and residents should be undertaken.

7. Retain and Make Survey Products Available

Copies of the products resulting from this survey should be placed in publicly accessible locations and archival repositories for permanent retention, such as the Salida Regional Library, Salida Museum Association, or the Buena Vista Heritage Museum.

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APPENDICES

Appendix 1
CHAFFEE COUNTY INTENSIVE SURVEY, 2011-13
SURVEYED RESOURCES
SORTED BY STATE IDENTIFICATION NUMBER

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.150	Granite, 43255 County Road 397 (north building)	Granite Livery Stable and Blacksmith Shop (ca. 1860s-1880s)	Not eligible	--	Eligible	A, C
5CF.151	Granite, 43145 County Road 397	Pine Building (ca. 1896)	Eligible	A, C	Eligible	A, C
5CF.155	Granite, 43255 County Road 397 (south buildings)	Granite Stage Stop/ Commercial Hotel/Nisbet House/Beery House (ca. 1861-1881)	Eligible	A, C	Eligible	A, C
5CF.343	Salida vicinity, East U.S. 50 (south side about 1.4 miles east of Salida)	Cleora Cemetery (1883, 1885)	Eligible	A, C	Eligible	A, C
5CF.400	Buena Vista vicinity, 25701 County Road 301	Weston Ranch, Centennial House, Juniper Valley Ranch, Colorado State Reformatory Dairy (1876)	Eligible	A, B, C	Eligible	A, B, C
5CF.502	Buena Vista, 108 S. Pleasant Avenue	Kelley/Coleman/Wallace/McDonald House (1880-93)	Eligible	B, C	Eligible	B, C
5CF.733	Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner)	Mount Princeton School, Maxwell Park School (1912)	Eligible	A, C	Eligible	A, C
5CF.1623	Poncha Springs vicinity, 13344 and 13500 County Road 220	Pinon Grove School and Teacherage/Orton School (1884-85)	Not eligible	--	Not eligible	--
5CF.2848	Alpine, 22680 County Road 292A	Bank of Alpine/Jones House (1880s)	Not eligible	--	Eligible	A, C
5CF.2849	Alpine, 22750 County Road 292	DSP&P Construction Foreman's House (reputed)/Johannes Cabin (ca. 1881)	Not eligible	--	Not eligible	--
5CF.2850	Buena Vista, 239 Brookdale Avenue	Marks/Trimmer/Blacker House (1882-90)	Eligible	A, C	Eligible	A, C
5CF.2851	Buena Vista, 314 E. Cedar Street	Huff/McMicken/Locke House (ca. 1883-east, 1886-90-west)	Not eligible	--	Eligible	C
5CF.2852	Buena Vista, 305 E. Chestnut Street	St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company (ca. 1882)	Not eligible	--	Eligible	A, C
5CF.2853	Buena Vista, 302 N. Colorado Avenue	Clay/Mear/Ziegler/Wright House (1903)	Not eligible	--	Eligible	C
5CF.2854	Buena Vista, 115 S. Colorado Avenue	Stewart/Lalonde/Loback House (1896-1902)	Not eligible	--	Not eligible	--
5CF.2855	Buena Vista, 201 S. Colorado Avenue	Pease/Dake/Fay House (ca. 1882)	Eligible	B, C	Eligible	B, C

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2856	Buena Vista, 502 S. Gunnison Avenue	Burger House (1880)	Not eligible	--	Eligible	C
5CF.2857	Buena Vista, 147 N. James Street	Shaffer/Ludwig/Horst House (1936)	Eligible	C	Eligible	C
5CF.2858	Buena Vista, 111 E. Main Street	Calder Block, Wedge Building (1883)	Not eligible	--	Eligible	A, D
5CF.2859	Buena Vista, 209 E. Main Street	White House Liquor (1940)	Not eligible	--	Eligible	A, C
5CF.2860	Buena Vista, 327 E. Main Street	Laurin Skating Rink, Rockee Rollar, Rolling Wheels Skate Center (1954)	Eligible	A, C	Eligible	A, C
5CF.2861	Buena Vista, 209 W. Main Street	Burnside/Ulmer/Tanksley House (1938)	Not eligible	--	Eligible	C
5CF.2862	Buena Vista, 407 W. Main Street	Lewis/Lander/Phelps/Roman House (ca. 1881)	Not eligible	--	Eligible	B, C
5CF.2863	Buena Vista, 416 W. Main Street	Abernathy/Shackelford/Taber/Russell House (1886-92)	Not eligible	--	Not eligible	--
5CF.2864	Buena Vista, 420 W. Main Street	Ashley/Gabathuler/Dougherty/Aicher House (ca. 1885)	Eligible	C	Eligible	C
5CF.2865	Buena Vista, 602 W. Main Street	Gonsalves/Crocombe/Hallock House (1886)	Not eligible	--	Not eligible	--
5CF.2866	Buena Vista, 417 Mill Street	Scott Cabin (1942)	Not Eligible	--	Not Eligible	--
5CF.2867	Buena Vista, 424 Mill Street	Wright/Mallen/Frey/Knuckey/Allinger House (1885)	Not eligible	--	Eligible	B, C
5CF.2868	Buena Vista, 510 Park Lane	Etherton House (1957)	Not eligible	--	Not eligible	--
5CF.2869	Buena Vista, 218 N. Sangre de Cristo Avenue	McPhelemy Homestead, Tipton-Salley Farm, Elrod House (1882)	Not eligible	--	Not eligible	--
5CF.2870	Buena Vista, 124 S. San Juan Avenue	Hunt/Determan House (1885)	Not eligible	--	Not eligible	--
5CF.2871	Buena Vista, 111 Tabor Street	Weeks/Richards/Byers House (1883)	Not eligible	--	Eligible	C
5CF.2872	Buena Vista, 203 Tabor Street	Snow/Fetrow House (Pre-1887)	Not eligible	--	Not eligible	--
5CF.2873	Buena Vista, 207 Tabor Street	Cyr Property (1881-83)	Not eligible	--	Not eligible	--
5CF.2874	Buena Vista vicinity, 17063 County Road 306	Comanche Drive-In (1967)	Eligible	A, C (G)	Eligible	A, C
5CF.2875	Buena Vista vicinity, 18500 County Road 306	Delauney Homestead/Riedel's Ranch Bunkhouse/Circle S Ranch Bunkhouse (1935)	Not eligible	--	Eligible	A, C
5CF.2876	Buena Vista vicinity, 25887 County Road 319	Nachtrieb Ranch, DeWitt Ranch, Kelly Ranch (1879)	Eligible	A	Eligible	A, C

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2877	Buena Vista vicinity, Rodeo Road (west of County Road 321)	Buena Vista Rodeo Grounds, Collegiate Peaks Stampede Rodeo Grounds (1940)	Eligible	A, C	Eligible	A, C
5CF.2878	Buena Vista vicinity, 17975 County Road 338	Wilber Homestead/ Franzel Farm, Rock Ledge Ranch (1890s)	Eligible	A, C	Eligible	A, C
5CF.2879	Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road)	Smith-Friskey Ranch (Pre-1895)	Eligible	A, D	Eligible	A, E
5CF.2880	Buena Vista vicinity, 26000 County Road 344	Spring Canyon Lodge (1950)	Not eligible	--	Eligible	A, C
5CF.2881	Buena Vista vicinity, 32600 County Road 361	Corser-Berrian Ranch Building (ca. 1885-1912)	More Data Needed	--	More Data Needed	--
5CF.2882	Garfield, 22455 U.S. 50	Midway Service and Café/Dotty's (1946)	Not eligible	--	Not eligible	--
5CF.2883	Garfield, 22555 Martin Street	Garfield Miner's Cabin/ Roller-Smith Cabin (1880s)	Eligible	A, C	Eligible	A, C
5CF.2884	Garfield, 22635 County Road 227	Garfield School (1883)	Not eligible	--	Not eligible	--
5CF.2885	Granite vicinity, 38620 U.S. Highway 24 vicinity (6.0 miles south of Granite, east side)	Baumdicker-Langhoff Cemetery (1885)	Not eligible	--	Not eligible	--
5CF.2886	Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24)	Clear Creek Canyon School (ca. 1889)	Eligible	A, C	Eligible	A, C
5CF.2887	Maysville, 16631 County Road 220	Ott House (1939)	Not eligible	--	Not eligible	--
5CF.2888	Maysville, 16710 County Road 220	Monarch Pass/Gaines/Mishmash Cabin (Pre-1939)	Not eligible	--	Not eligible	--
5CF.2889	Maysville, 16715 County Road 220	Schrader/Coates/Boyle House/Rancho Tranquillo (1880s-1899)	Not eligible	--	Not eligible	--
5CF.2890	Nathrop vicinity, 18670 County Road 162	Love Ranch, Wilsey Homestead, Johnson Ranch, Brewer Ranch (1885-90, 1920s)	Eligible	A, B, C	Eligible	A, B, C
5CF.2891	Nathrop vicinity, 17290 County Road 291	Hayes Ranch, Wright's Lodge, Chalk Creek Camp (1930s)	Not eligible	--	Not eligible	--
5CF.2892	Nathrop vicinity, 17897 U.S. 285	Prospector Rock Shop (1975)	Not eligible	--	Eligible	A
5CF.2893	Poncha Springs, 145 Chipeta Avenue	Walker/Holman/Haley/Sands/Sexton Property (1931-41)	Not eligible	--	Not eligible	--
5CF.2894	Poncha Springs, 315 Chipeta Avenue	Wilkins/Champ/Bender House (1900)	Not eligible	--	Not eligible	--

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2895	Poncha Springs, 6353 U.S. 285	Poncha Springs Fire Station (1954)	Eligible	A, B, C	Eligible	A, B, C
5CF.2896	Salida vicinity, 701 E. U.S. 50	Cowen Farm (ca. 1905)	Eligible	A, C	Eligible	A, C
5CF.2897	Salida vicinity, 9850 County Road 160	Sprague/Jones/Sneddon/Kaess House (1875)	Not eligible	--	Eligible	A, C
5CF.2898	Salida vicinity, 5005 E. U.S. 50	Salida Livestock Sales, Inc. (1958)	Eligible	A, C	Eligible	A, C
5CF.2899	Salida vicinity, 14825 U.S. 285	Brown's Canyon School (1934)	Not eligible	--	Not eligible	--
5CF.2900	Salida vicinity, 7467 County Road 150 (west parcel)	Pedro/Botz House (1905)	Eligible	A, C	Eligible	A, C
5CF.2901	Salida vicinity, 9000 County Road 152 (at river level)	Ohio and Colorado Smelting and Refining Company Pump House (1902)	Not eligible	--	Eligible	A, C
5CF.2902	Salida vicinity, 7705 County Road 154	Frantzhurst Rainbow Trout Hatchery (1925-26)	Eligible	A, B, C	Eligible	A, B, C
5CF.2903	St. Elmo vicinity, County Road 294 (west side, 1.2 miles south-southwest of St. Elmo)	James Campbell Mining Claim (Post-1902)	Not eligible	--	Eligible	A, C
5CF.2904	Turret, 15257 Turret Avenue	Turret Post Office (Pre-1903)	Not eligible	--	Eligible	A, C

NOTE: "Crit." indicates which National or State Register criteria are applicable if eligible; a letter in parentheses denotes a criteria consideration.

Appendix 2
CHAFFEE COUNTY INTENSIVE SURVEY, 2011-13
SURVEYED RESOURCES
SORTED BY COMMUNITY AND STREET ADDRESS

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2848	Alpine, 22680 County Road 292A	Bank of Alpine/Jones House (1880s)	Not eligible	--	Eligible	A, C
5CF.2849	Alpine, 22750 County Road 292	DSP&P Construction Foreman's House (reputed)/Johannes Cabin (ca. 1881)	Not eligible	--	Not eligible	--
5CF.2850	Buena Vista, 239 Brookdale Avenue	Marks/Trimmer/Blacker House (1882-90)	Eligible	A, C	Eligible	A, C
5CF.2851	Buena Vista, 314 E. Cedar Street	Huff/McMicken/Locke House (ca. 1883-east, 1886-90-west)	Not eligible	--	Eligible	C
5CF.2852	Buena Vista, 305 E. Chestnut Street	St. Julien Livery, Buena Vista Ice and Coal Company, Hi-Way Ice and Coal Company (ca. 1882)	Not eligible	--	Eligible	A, C
5CF.2853	Buena Vista, 302 N. Colorado Avenue	Clay/Mear/Ziegler/Wright House (1903)	Not eligible	--	Eligible	C
5CF.2854	Buena Vista, 115 S. Colorado Avenue	Stewart/Lalonde/Loback House (1896-1902)	Not eligible	--	Not eligible	--
5CF.2855	Buena Vista, 201 S. Colorado Avenue	Pease/Dake/Fay House (ca. 1882)	Eligible	B, C	Eligible	B, C
5CF.2856	Buena Vista, 502 S. Gunnison Avenue	Burger House (1880)	Not eligible	--	Eligible	C
5CF.2857	Buena Vista, 147 N. James Street	Shaffer/Ludwig/Horst House (1936)	Eligible	C	Eligible	C
5CF.2858	Buena Vista, 111 E. Main Street	Calder Block, Wedge Building (1883)	Not eligible	--	Eligible	A, D
5CF.2859	Buena Vista, 209 E. Main Street	White House Liquor (1940)	Not eligible	--	Eligible	A, C
5CF.2860	Buena Vista, 327 E. Main Street	Laurin Skating Rink, Rockee Rollar, Rolling Wheels Skate Center (1954)	Eligible	A, C	Eligible	A, C
5CF.2861	Buena Vista, 209 W. Main Street	Burnside/Ulmer/Tanksley House (1938)	Not eligible	--	Eligible	C
5CF.2862	Buena Vista, 407 W. Main Street	Lewis/Lander/Phelps/Roman House (ca. 1881)	Not eligible	--	Eligible	B, C
5CF.2863	Buena Vista, 416 W. Main Street	Abernathy/Shackelford/Taber/Russell House (1886-92)	Not eligible	--	Not eligible	--
5CF.2864	Buena Vista, 420 W. Main Street	Ashley/Gabathuler/Dougherty/Aicher House (ca. 1885)	Eligible	C	Eligible	C
5CF.2865	Buena Vista, 602 W. Main Street	Gonsalves/Crocombe/Hallock House (1886)	Not eligible	--	Not eligible	--

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2866	Buena Vista, 417 Mill Street	Scott Cabin (1942)	Not Eligible	--	Not Eligible	--
5CF.2867	Buena Vista, 424 Mill Street	Wright/Mallen/Frey/ Knuckey/Allinger House (1885)	Not eligible	--	Eligible	B, C
5CF.2868	Buena Vista, 510 Park Lane	Etherton House (1957)	Not eligible	--	Not eligible	--
5CF.502	Buena Vista, 108 S. Pleasant Avenue	Kelley/Coleman/Wallace/ McDonald House (1880-93)	Eligible	B, C	Eligible	B, C
5CF.2870	Buena Vista, 124 S. San Juan Avenue	Hunt/Determan House (1885)	Not eligible	--	Not eligible	--
5CF.2869	Buena Vista, 218 N. Sangre de Cristo Avenue	McPhelemy Homestead, Tipton-Salley Farm, Elrod House (1882)	Not eligible	--	Not eligible	--
5CF.2871	Buena Vista, 111 Tabor Street	Weeks/Richards/Byers House (1883)	Not eligible	--	Eligible	C
5CF.2872	Buena Vista, 203 Tabor Street	Snow/Fetrow House (Pre-1887)	Not eligible	--	Not eligible	--
5CF.2873	Buena Vista, 207 Tabor Street	Cyr Property (1881-83)	Not eligible	--	Not eligible	--
5CF.400	Buena Vista vicinity, 25701 County Road 301	Weston Ranch, Centennial House, Juniper Valley Ranch, Colorado State Reformatory Dairy (1876)	Eligible	A, B, C	Eligible	A, B, C
5CF.2874	Buena Vista vicinity, 17063 County Road 306	Comanche Drive-In (1967)	Eligible	A, C (G)	Eligible	A, C
5CF.2875	Buena Vista vicinity, 18500 County Road 306	Delauney Homestead/ Riedel's Ranch Bunkhouse/Circle S Ranch Bunkhouse (1935)	Not eligible	--	Eligible	A, C
5CF.2876	Buena Vista vicinity, 25887 County Road 319	Nachtrieb Ranch, DeWitt Ranch, Kelly Ranch (1879)	Eligible	A	Eligible	A, C
5CF.733	Buena Vista vicinity, County Road 321 at County Road 326 (northwest corner)	Mount Princeton School, Maxwell Park School (1912)	Eligible	A, C	Eligible	A, C
5CF.2878	Buena Vista vicinity, 17975 County Road 338	Wilber Homestead/ Franzel Farm, Rock Ledge Ranch (1890s)	Eligible	A, C	Eligible	A, C
5CF.2879	Buena Vista vicinity, County Road 339 (west side, 0.8 miles off road)	Smith-Friskey Ranch (Pre-1895)	Eligible	A, D	Eligible	A, E
5CF.2880	Buena Vista vicinity, 26000 County Road 344	Spring Canyon Lodge (1950)	Not eligible	--	Eligible	A, C
5CF.2881	Buena Vista vicinity, 32600 County Road 361	Corser-Berrian Ranch Building (ca. 1885-1912)	More Data Needed	--	More Data Needed	--
5CF.2877	Buena Vista vicinity, Rodeo Road (west of County Road 321)	Buena Vista Rodeo Grounds, Collegiate Peaks Stampede Rodeo Grounds (1940)	Eligible	A, C	Eligible	A, C

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2884	Garfield, 22635 County Road 227	Garfield School (1883)	Not eligible	--	Not eligible	--
5CF.2883	Garfield, 22555 Martin Street	Garfield Miner's Cabin/ Roller-Smith Cabin (1880s)	Eligible	A, C	Eligible	A, C
5CF.2882	Garfield, 22455 U.S. 50	Midway Service and Café/Dotty's (1946)	Not eligible	--	Not eligible	--
5CF.151	Granite, 43145 County Road 397	Pine Building (ca. 1896)	Eligible	A, C	Eligible	A, C
5CF.150	Granite, 43255 County Road 397 (north building)	Granite Livery Stable and Blacksmith Shop (ca. 1860s-1880s)	Not eligible	--	Eligible	A, C
5CF.155	Granite, 43255 County Road 397 (south buildings)	Granite Stage Stop/ Commercial Hotel/Nisbet House/Beery House (ca. 1861-1881)	Eligible	A, C	Eligible	A, C
5CF.2886	Granite vicinity, County Road 390 (north side of road, about 1.3 miles west of U.S. 24)	Clear Creek Canyon School (ca. 1889)	Eligible	A, C	Eligible	A, C
5CF.2885	Granite vicinity, 38620 U.S. Highway 24 vicinity (6.0 miles south of Granite, east side)	Baumdicker-Langhoff Cemetery (1885)	Not eligible	--	Not eligible	--
5CF.2887	Maysville, 16631 County Road 220	Ott House (1939)	Not eligible	--	Not eligible	--
5CF.2888	Maysville, 16710 County Road 220	Monarch Pass/Gaines/ Mishmash Cabin (Pre-1939)	Not eligible	--	Not eligible	--
5CF.2889	Maysville, 16715 County Road 220	Schrader/Coates/Boyle House/Rancho Tranquillo (1880s-1899)	Not eligible	--	Not eligible	--
5CF.2891	Nathrop vicinity, 17290 County Road 291	Hayes Ranch, Wright's Lodge, Chalk Creek Camp (1930s)	Not eligible	--	Not eligible	--
5CF.2892	Nathrop vicinity, 17897 U.S. 285	Prospector Rock Shop (1975)	Not eligible	--	Eligible	A
5CF.2890	Nathrop vicinity, 18670 County Road 162	Love Ranch, Wilsey Homestead, Johnson Ranch, Brewer Ranch (1885-90, 1920s)	Eligible	A, B, C	Eligible	A, B, C
5CF.2893	Poncha Springs, 145 Chipeta Avenue	Walker/Holman/ Haley/Sands/Sexton Property (1931-41)	Not eligible	--	Not eligible	--
5CF.2894	Poncha Springs, 315 Chipeta Avenue	Wilkins/Champ/Bender House (1900)	Not eligible	--	Not eligible	--
5CF.2895	Poncha Springs, 6353 U.S. 285	Poncha Springs Fire Station (1954)	Eligible	A, B, C	Eligible	A, B, C
5CF.1623	Poncha Springs vicinity, 13344 and 13500 County Road 220	Pinon Grove School and Teacherage/Orton School (1884-85)	Not eligible	--	Not eligible	--

STATE ID. NUM.	LOCATION	HISTORIC NAME	National		State	
			Status	Crit.	Status	Crit.
5CF.2896	Salida vicinity, 701 E. U.S. 50	Cowen Farm (ca. 1905)	Eligible	A, C	Eligible	A, C
5CF.2900	Salida vicinity, 7467 County Road 150 (west parcel)	Pedro/Botz House (1905)	Eligible	A, C	Eligible	A, C
5CF.2901	Salida vicinity, 9000 County Road 152 (at river level)	Ohio and Colorado Smelting and Refining Company Pump House (1902)	Not eligible	--	Eligible	A, C
5CF.2902	Salida vicinity, 7705 County Road 154	Frantzhurst Rainbow Trout Hatchery (1925-26)	Eligible	A, B, C	Eligible	A, B, C
5CF.2897	Salida vicinity, 9850 County Road 160	Sprague/Jones/Sneddon/Kaess House (1875)	Not eligible	--	Eligible	A, C
5CF.343	Salida vicinity, East U.S. 50 (south side about 1.4 miles east of Salida)	Cleora Cemetery (1883, 1885)	Eligible	A, C	Eligible	A, C
5CF.2898	Salida vicinity, 5005 E. U.S. 50	Salida Livestock Sales, Inc. (1958)	Eligible	A, C	Eligible	A, C
5CF.2899	Salida vicinity, 14825 U.S. 285	Brown's Canyon School (1934)	Not eligible	--	Not eligible	--
5CF.2903	St. Elmo vicinity, County Road 294 (west side, 1.2 miles south-southwest of St. Elmo)	James Campbell Mining Claim (Post-1902)	Not eligible	--	Eligible	A, C
5CF.2904	Turret, 15257 Turret Avenue	Turret Post Office (Pre-1903)	Not eligible	--	Eligible	A, C

NOTE: "Crit." indicates which National or State Register criteria are applicable if eligible; a letter in parentheses denotes a criteria consideration.

END NOTES

¹ Glenn R. Scott, "Historical Trail Maps of the Pueblo 1 X 2 Quadrangle, Colorado," U.S. Geological Survey, 1975.

² Kim Swift, *Heart of the Rockies: A History of the Salida Area*, Third ed. (Woodland Park, Co.: Johnson Printing, 1996), 9-10; LeRoy R. Hafen, *Colorado and Its People*, vol. 1 (New York: Lewis Historical Publishing Co., 1948) 53-54; Cynthia Pasquale, *100 Years in the Heart of the Rockies* (Salida: Arkansas Valley Publishing Co., 1980), 5-6; Thomas J. Noel, Paul F. Mahoney, and Richard E. Stevens, *Historical Atlas of Colorado* (Norman: University of Oklahoma Press, 1994, 8-9; William H. Goetzmann, *Army Exploration in the American West, 1803-1863* (Austin: Texas State Historical Association, 1991), 118-119 and 285-86; William H. Goetzmann, *Exploration & Empire: The Explorer and Scientist in the Winning of the American West* (New York: W.W. Norton & Co., 1966), 50-51; 283; William H. Goetzmann, *New Lands, New Men* (New York: Viking Penguin Inc., 1986), 172-174; Carl Abbott, Stephen J. Leonard, David McComb, *Colorado: A History of the Centennial State* (Boulder: Colorado Associated University Press, 1982), 29-30.

³ Duane Smith, *Rocky Mountain Mining Camps* (Niwot, Colorado: University Press of Colorado, 1992), 9.

⁴ Salida is not included, although it receives some discussion in the section on railroads. The intensive survey did not include any resources within Salida. An extensive overview history of Salida was prepared for intensive surveys of its downtown and adjoining neighborhoods during the 2001-07 period.

⁵ O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881) reprint by Unigraphic, Inc., Evansville, Indiana, 495.

⁶ *Denver Rocky Mountain News*, 4 March 1880, 3.

⁷ *Denver Rocky Mountain News*, 4 March 1880, 3.

⁸ Estimates of the population of mining camps often varied widely, with some very high numbers sometimes stated. One should view such estimates with caution. Robert L. Brown, *Ghost Towns of the Colorado Rockies: Compare the Past and Present* (Caldwell, Idaho: The Caxton Printers, 1968), 36-38; Muriel Sibell Wolle, *Stampede to Timberline: The Ghost Towns and Mining Camps of Colorado* (Athens, Ohio: Swallow Press, 1949).

⁹ *Denver Rocky Mountain News*, 4 March 1880, 3.

¹⁰ George A. Crofutt, *Crofutt's Grip-Sack Guide of Colorado: A Complete Encyclopedia of the State*, 1885 Edition, reprint (Boulder: Johnson Books, 1981).

¹¹ *Chaffee County Republican*, 11 May 1923, 1

¹² *Chaffee County Republican*, 15 June 1956, 1

¹³ Brown, *Ghost Towns of the Colorado Rockies*, 36-38.

¹⁴ Alsina Dearheimer, who claimed land, established a

ranch, and reportedly built the first house in the area, suggested the name "Buena Vista," meaning "grand, fine, or beautiful view" in Spanish and directed the Americanized pronunciation. George G. Everett and Wendell F. Hutchinson, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 475.

¹⁵ *Corbett & Ballenger's 9th Annual Denver City Directory*, (Denver: Corbett & Ballenger, 1881), 53.

¹⁶ Lyle W. Dorsett and Michael McCarthy, *The Queen City: A History of Denver* (Boulder: Pruett Publishing Co., 1986), 77-79.

¹⁷ [Aspen] *Rocky Mountain Sun*, 10 September 1881, 2 and *Aspen Daily Times*, 27 May 1893, 8.

¹⁸ *History of the Arkansas Valley, Colorado*, 489; Maxine Benson, *1001 Colorado Place Names* (Kansas: University Press of Kansas, 1994), 27.

¹⁹ *Chaffee County Republican*, 31 August 1923.

²⁰ *History of the Arkansas Valley, Colorado*, 489.

²¹ *Leadville Democrat*, 22 February 1881, 2.

²² *Denver Rocky Mountain News*, 29 November 1879, 8.

²³ *Ibid.*

²⁴ *Chaffee County Republican*, 22 February 1924, 3.

²⁵ *Denver Rocky Mountain News*, 29 November 1879, 8.

²⁶ *History of the Arkansas Valley, Colorado*, 489

²⁷ *Denver Rocky Mountain News*, 6 November 1879, 5.

²⁸ *History of the Arkansas Valley, Colorado*, 489.

²⁹ *History of the Arkansas Valley, Colorado*, 489.

³⁰ *Leadville Democrat*, 22 February 1881, 2.

³¹ *Chaffee County Republican*, 15 June 1923.

³² *Pueblo Star-Journal* article reprinted in the *Chaffee County Republican*, 15 June 1923.

³³ Janet C. Jennings, Derby, Kansas, Telephone Interview by R. Laurie Simmons, 13 January 2013; Shirl Kasper, National Park Service Intermountain Region, Denver, email to R. Laurie Simmons, 15 January 2013.

³⁴ Roger Williams, Buena Vista, Telephone Interview by R. Laurie Simmons.

³⁵ Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley* (Boulder: Pruett Publishing Co., 1990), 280; In 1874-75 a dispute between neighboring farmers resulted in one's death and divided members of the agricultural community in a portion of Lake County that became part Chaffee County in 1879. The period of conflict included intimidation, threats, armed coercion, and death. A vigilante group, the Committee of Safety, forced many people out the area. A Lake County judge, Elias Dyer, was assassinated during what was known as the Lake County War.

³⁶ Baskin, *History of the Arkansas Valley, Colorado*, 496.

- ³⁷ Simmons, *The Upper Arkansas*, 280.
- ³⁸ Bauer, William, James L. Ozment, and John H. Willard, *Colorado Post Offices: 1859-1989* (Golden: Colorado Railroad Museum, 1990).
- ³⁹ U.S. Census Bureau, Census of Population, Manuscript Returns, 1880 and Benson, *1001 Colorado Place Names*, 80-81.
- ⁴⁰ Baskin, *History of the Arkansas Valley, Colorado*, 499.
- ⁴¹ Baskin, *History of the Arkansas Valley, Colorado*, 499.
- ⁴² Simmons, *The Upper Arkansas*, 132.
- ⁴³ Crofutt, *Grip-Sack Guide*, 94.
- ⁴⁴ *Ibid.*, 95.
- ⁴⁵ *Denver Post*, 27 May 1906, 36.
- ⁴⁶ Benson, *1001 Colorado Place Names*, 88; Baskin, *History of the Arkansas Valley, Colorado*, 486.
- ⁴⁷ Bauer, Ozment, and Willard, *Colorado Post Offices*, 65.
- ⁴⁸ Benson, *1001 Colorado Place Names*, 88.
- ⁴⁹ *History of the Arkansas Valley, Colorado*, p. 486.
- ⁵⁰ Simmons, *The Upper Arkansas*, 60.
- ⁵¹ *History of the Arkansas Valley, Colorado*, 483;
- ⁵² *Rocky Mountain News*, 22 March 1869, 4.
- ⁵³ Kenneth Jessen, *Ghost Towns Colorado Style: Central Region, vol. 2* (Loveland, Colorado: J.V. Publications, 1999), 422.
- ⁵⁴ Crofutt, 99.
- ⁵⁵ *Chaffee County Republican*, 1 April 1896, 2.
- ⁵⁶ *Chaffee County Republican*, 22 April 1896, 2.
- ⁵⁷ *Chaffee County Republican*, 22 April 1896, 2.
- ⁵⁸ *Leadville Democrat*, 8 March 1903.
- ⁵⁹ *Ibid.*
- ⁶⁰ June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Co., 1982), 137.
- ⁶¹ Jay F. Manning, *Leadville, Lake County, and the Gold Belt: Its Mineral and Natural Resources* (Denver: Manning, O'Keefe & DeLashmutt, ca. 1895).
- ⁶² *Granite Mining Journal*, 21 December 1901, 1.
- ⁶³ *Rocky Mountain News*, 30 August 1879, 5.
- ⁶⁴ *History of the Arkansas Valley, Colorado*, 498.
- ⁶⁵ Simmons; "Hangman's tree, Maysville, Colorado," in Heritage West, Item #79246, <http://heritagewest.coalliance.org/items/show/79246> (accessed January 4, 2013).
- ⁶⁶ Chaffee County Clerk records; Colorado State Census, 1885; [Rosita] *Sierra Journal*, 13 December 1883, 3; *Fort Collins Courier*, 24 January 1884; *Fort Morgan Times*, 22 January 1885, 1; Nancy Odean, Maysville, Colorado, Interview by Thomas H. and R. Laurie Simmons, 21 August 2012; Mike Swantick, Maysville, Colorado, Interview by R. Laurie Simmons, 21 August 2012.
- ⁶⁷ Crofutt, *Grip-Sack Guide*, 119.
- ⁶⁸ Bauer, Ozment, and Willard, *Colorado Post Offices*, 97.
- ⁶⁹ Benson, *1001 Colorado Place Names*, 152; Simmons, *The Upper Arkansas*, 166; Everett and Hutchinson, *Under the Angel of Shavano*, 478.
- ⁷⁰ June Shaputis, *Where the Bodies Are In Central Chaffee County, Colorado* (Salida: Arkansas Valley Publishing Co., 1995), 15 and 104.
- ⁷¹ Baskin, *History of the Arkansas Valley, Colorado*, 528.
- ⁷² Shaputis, *Where the Bodies Are*, 104.
- ⁷³ Baskin, *History of the Arkansas Valley, Colorado*, 494.
- ⁷⁴ Crofutt, *Grip-Sack Guide*, 123.
- ⁷⁵ Jessen, *Ghost Towns Colorado Style: Volume Two—Central Region*, 434.
- ⁷⁶ Shaputis and Kelly, *A History of Chaffee County*, 146.
- ⁷⁷ Thomas J. Noel, *Buildings of Colorado* (New York: Oxford University Press, 2002), 348-358.
- ⁷⁸ Simmons, *The Upper Arkansas*, 71. In 1877 the town's name was changed to Poncho Springs. The 1881 *History of the Arkansas Valley, Colorado* and an 1881 *Rocky Mountain News* article refer to the town as "Poncha Springs," but in the 1885 *Crofutt's Grip-Sack Guide to Colorado* it is still referred to as "Poncho Springs." The post office name was officially changed to Poncha Springs in 1924.
- ⁷⁹ Baskin, *History of the Arkansas Valley, Colorado*, 497
- ⁸⁰ *Rocky Mountain News*, 27 January 1881, 4
- ⁸¹ Baskin, *History of the Arkansas Valley, Colorado*, 497
- ⁸² *History of the Arkansas Valley, Colorado*, p. 498; "Poncha Springs Historical Perspectives," <http://www.ponchaspringscolorado.us/Town-History> (accessed 9 January 2013).
- ⁸³ Baskin, *History of the Arkansas Valley, Colorado*, 498.
- ⁸⁴ *Rocky Mountain News*, 27 January 1881, 4.
- ⁸⁵ Crofutt, *Grip-Sack Guide*, 131.
- ⁸⁶ Simmons, *The Upper Arkansas*, 302.
- ⁸⁷ Bill Linderink, "Fires and Fire Fighting in Poncha Springs" in Shaputis and Kelly, *A History of Chaffee County*, 81.
- ⁸⁸ "The Town of Poncha Springs," <http://ponchaspringscolorado.us/> (accessed 9 January 2013).
- ⁸⁹ Simmons, *The Upper Arkansas*, 119.
- ⁹⁰ Bauer, Ozment, and Willard. *Colorado Post Offices*, 126; Jessen, *Ghost Towns Colorado Style*, 453.
- ⁹¹ Baskin, *History of the Arkansas Valley, Colorado*, 495.
- ⁹² Simmons, *The Upper Arkansas*, 120.
- ⁹³ Crofutt, *Grip-Sack Guide*, 145.
- ⁹⁴ *Chaffee County Republican*, 27 January 1898, p. 3.
- ⁹⁵ Charlotte Merrifield and Suzy Kelly, *Memories of St. Elmo*. (N.p.: Merrifield and Kelly, 1992), 12.
- ⁹⁶ Jessen, *Ghost Towns Colorado Style*, 458.
- ⁹⁷ Bauer, p. 126; Merrifield, p. 2.
- ⁹⁸ Benson, *1001 Colorado Place Names*, 213-214; Simmons, *The Upper Arkansas*, 145.
- ⁹⁹ Dick Dixon, "Quarry Days in the Ute Trail Area." *Colorado Central Magazine*, February 1998.
- ¹⁰⁰ Dick Dixon, *The D&RG's Calumet Branch and The Turret*

Mining Area, Trails Among the Columbine (Denver: Sundance Publications Ltd., 1996), 164.

¹⁰¹ Dixon, *The D&RG's Calumet Branch and The Turret Mining Area*, 163.

¹⁰² Dixon, *The D&RG's Calumet Branch and The Turret Mining Area*, 163.

¹⁰³ Dixon, *The D&RG's Calumet Branch and The Turret Mining Area*, 165.

¹⁰⁴ Donald L. Smith, *Echoes from Cat Gulch* (Aurora, Colorado (?): Donald L. Smith, 1976), 20.

¹⁰⁵ Some general historical information in this section is derived from R. Laurie Simmons and Thomas H. Simmons, "Park County, Colorado, Historic Contexts: Mining," December 2002.

¹⁰⁶ Waldemar Lindgren, *The Mining Districts of the Western United States*, U.S. Geological Survey Bulletin 507 (Washington: Government Printing Office, 1912), 136-37.

¹⁰⁷ Charles W. Henderson, *Mining in Colorado: A History of Discovery, Development and Production*, U.S. Geological Survey Professional Paper 138 (Washington: U.S. Government Printing Office, 1926), 103.

¹⁰⁸ Henderson, *Mining in Colorado*, 40.

¹⁰⁹ Bauer, Ozment, and Willard list Cash Creek as the first post office in Chaffee County, while Kim Swift states that the first post office was Helena, established by John McPherson south of the present site of Buena Vista in 1867. See Bauer, Ozment, and Willard, *Colorado Post Offices, 1859-1989*, and Swift, *Heart of the Rockies*, 25.

¹¹⁰ E. R. Emerson, *History of Chaffee County* in O.L. Baskin & Co., *History of the Arkansas Valley, Colorado*, 478-79; Bauer, Ozment, and Willard, *Colorado Post Offices*, 31; Shaputis and Kelly, *A History of Chaffee County*, 154.

¹¹¹ Duane Smith, *Colorado Mining: A Photographic History* (Albuquerque, NM: University of New Mexico Press, 1977), 10.

¹¹² Abbott, Leonard, and McComb, *Colorado: A History of the Centennial State*, Rev. Ed., 61; Duane A. Smith, *The Birth of Colorado: A Civil War Perspective* (Norman: University of Oklahoma Press, 1989), 39-40 and Duane Smith, *Colorado Mining: A Photographic History* (Albuquerque: University of New Mexico Press, 1978), 10-11.

¹¹³ Abbott, Leonard, and McComb, *Colorado*, 61.

¹¹⁴ Hollister, Ovando James, *The Mines of Colorado*, (Springfield, Mass.: Samuel Bowles & Co., 1867) Reprint, New York: Promontory Press, 1974, 317; Edward Blair, *Leadville: Colorado's Magic City*, (Boulder: Pruett Publishing Co., 1980), 215; R.G. Dill, "Lake County and the Ten Mile Region." in O.L. Baskin & Co. *History of the Arkansas Valley, Colorado*. (Chicago: O.L. Baskin, 1881. Reprint edition. Evansville, In.: Unigraphic, 1971.), 214; Samuel F. Emmons, *Geology and Mining Industry of Leadville, Colorado*, Monograph of the United States Geological Survey, vol. XII,

(Washington, D.C.: Government Printing Office, 1886), 10.

¹¹⁵ Henderson, *Mining in Colorado*, 43.

¹¹⁶ Stephen M. Voynick, *Colorado Gold: From the Pike's Peak Rush to the Present*. (Missoula, Montana: Mountain Press Publishing Co., 1992), 97.

¹¹⁷ M.C. Poor *The Buena Vista and Nathrop District: The South Park & Pacific Railroad's Connection and Crossover with the Denver & Rio Grande*. (N.p.: n.p., 194_[]), 430.

¹¹⁸ Peter Anderson, *From Gold to Ghosts: A History of St. Elmo, Colorado* (Gunnison, Colorado: B&B Printers, 1983), 31.

¹¹⁹ Colorado Geological Survey, Chaffee County: La Plata-Winfield District, <http://www.geosurvey.state.co.us> (accessed 5 October 2012).

¹²⁰ H. Lee Scamehorn, *Pioneer Steelmaker in the West: The Colorado Fuel and Iron Company, 1872-1903* (Boulder: Pruett Publishing Company, 1976), 49-50 and 102.

¹²¹ Swift, *Heart of the Rockies*, 78-79; *Salida Mail*, 5 June 1900, 1; Donald L. Smith, *Echoes from Cat Gulch* (Aurora, Colorado: Donald L. Smith, 1976), 1, 7, 20, and 21; Dick Dixon, *The D&RG's Calumet Branch and The Turret Mining Area*, Trails Among the Columbine, 1995-1996 (Denver: Sundance Publications, Ltd., 1996).

¹²² Henderson, *Mining in Colorado*, 44; Colorado Geological Survey, Chaffee County: Sedalia Mine, <http://www.geosurvey.state.co.us> (accessed 5 October 2012).

¹²³ James E. Fell, Jr., *Ores to Metals: The Rocky Mountain Smelting Industry* (Lincoln, Nebraska: University of Nebraska Press, 1979), 177.

¹²⁴ *Colorado Springs Weekly Gazette*, 26 December 1901, 2; *Denver Times*, 1 June 1902, 2; *The Copper Handbook*, 9(1909):418; U.S. Director of the Mint, *Report of the Director of the Mint upon the Production of Precious Metal in the United States, Calendar Year 1900* (Washington: U.S. Government Printing Office, 1901), 103.

¹²⁵ Etienne A. Ritter, "The New Smelter at Salida, Colorado," *Engineering and Mining Journal* 74(2 December 1902): 813; *Denver Times*, 1902; Fell, *Ores to Metals*, 268-72.

¹²⁶ Some general historical information in this section is derived from R. Laurie Simmons and Thomas H. Simmons, "Park County, Colorado, Historic Contexts: Ranching," December 2002.

¹²⁷ E.R. Emerson, "History of Chaffee County," in O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881), 507; George G. Everett and Wendell F. Hutchinson, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 96; Kim Swift, *Heart of the Rockies: A History of the Salida Area* (Woodland Park, Colorado: Poppin' Wheelies, 1996), 21.

¹²⁸ Everett and Hutchinson, *Under the Angel of Shavano*, 64 and 96.

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¹⁹⁷ Gordon Chappell, *Scenic Line of the World* (Golden, Colorado: Colorado Railroad Museum, 1977), 32, 40 and Poor, 155, 173.

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¹⁹⁹ *Rocky Mountain News*, 18 May 1881, 2; Swift, *Heart of the Rockies*, 25; Eleanor Fry, *Salida: The Early Years* (Salida: Arkansas Valley Publishing, 2001), 48-49.

²⁰⁰ *Salida Mail*, 5 June 1900, 1; Russ Collman, *Trails Among the Columbine, A Colorado High County Anthology: The Monarch Branch of the Denver & Rio Grande Railway*, (Denver: Sundance Publications, Ltd.: 1994), 11; Bauer, Ozment, and Willard report the first post office in Salida was known as "Arkansas" from 16 June 1880 through 28 March 1881, when the name was changed to Salida. They report the South Arkansas post office, later known as Poncho and Poncha Springs, operated from 1868 to 1877. Eleanor Fry speculates that Salida was first called "South Arkansas," taking its name from that given to Bale's Station or from the post office designation for Poncha Springs.

²⁰¹ Eleanor Fry indicates the name South Arkansas caused confusion for mail delivery and the post office "demanded" that it be changed. Fry, *Salida: The Early Years*, 50.

²⁰² Collman, *Trails Among the Columbine*, 11; *Salida Mail*, 5 June 1900, 1.

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Arkansas Valley, (Gunnison, Colorado: B & B Printers, 1973), 6; Collman, *Trails Among the Columbine*, 11; Salida National Register of Historic Places Nomination form, August 1981, in the Files of the Colorado Historical Society Office of Archaeology and Historic Preservation.

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²¹³ Poor, *Denver, South Park and Pacific*, 139; Flynn, *History of the Famous Mosquito Pass* (N.p.: n.p., 1959), 235-36; and Gordon Chappell, "John Evans: Building the South Park," in Gordon Chappell, et al, *The South Park Line: A Concise History*, Colorado Rail Annual No. 12 (Golden, Colorado: Colorado Railroad Museum, 1974), 10-11.

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²¹⁵ Poor, *Denver, South Park and Pacific*, 156 and Chappell, 12-16, 33-34, 41.

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²¹⁷ Poor, *Denver, South Park and Pacific*, 243.

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²²² Dan Abbott, *Colorado Midland Railway: Daylight Through the Divide* (Denver, Colorado: Sundance Publications, Ltd., 1989), 103-08, 143.

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