

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED APR - 6 1983

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Como Roundhouse, Railroad Depot and Hotel Complex ~~SPA30~~

AND/OR COMMON

Same

2 LOCATION

STREET & NUMBER *of 6*
~~Just north of U.S. 285 on Park Co. Rd. 33~~ n/a NOT FOR PUBLICATION

CITY, TOWN Como n/a VICINITY OF 5 CONGRESSIONAL DISTRICT

STATE Colorado CODE 08 COUNTY Park CODE 093

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED (Roundhouse)	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	n/a IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED <i>hotel</i>	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	n/a BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO (Roundhouse, depot)	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: vacant (depot, roundhouse)

4 OWNER OF PROPERTY

NAME Multiple (see continuation sheet)
STREET & NUMBER
CITY, TOWN STATE
VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Park County Courthouse
STREET & NUMBER
CITY, TOWN Fairplay STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Colorado State Inventory
DATE 1/27/76, 2/4/79
DEPOSITORY FOR SURVEY RECORDS Colorado Preservation Office
CITY, TOWN Denver STATE Colorado

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The three railroad-related buildings are located in the small isolated community of Como. The town is on the western fringe of South Park, about fifteen miles southeast of Breckrindge and about fifty-five miles southwest of Denver.

COMO ROUNDHOUSE

The roundhouse is a one-story rusticated stone building with six radiating arch stall doorways divided by stone piers on the main end. The 125' x 62' stone roundhouse was the original building, later expanded to include an additional 6-stall frame roundhouse, 102' x 30' in dimension. The frame addition to the roundhouse was completely destroyed by fire in 1935. A 50' wrought iron turntable was located at the front end of the depot. The turntable pit is still in evidence. There were originally several other structures on the property including tenement houses, a tool house, engine shops, two wooden water tanks, a coal tressle and coal bins. Several frame buildings still remain on the property. The roundhouse is deteriorated and has been unmaintained for several years. It is badly in need of stabilization and repairs to prevent further deterioration. The building does, however, appear to be in excellent structural condition.

COMO HOTEL

In plan and style, the hotel reflects the Georgian Revival style. The building consists of two rectangular 2-story brick sections connected by a central 1-story wing. The roofs are hipped with chimneys located on either side. There are a total of six chimneys. The ground floor originally housed a dining room and offices with guest rooms on the upper floor. The building is in good condition, having been fairly well-maintained over the years. It has recently undergone an interior rehabilitation.

COMO DEPOT

The depot is a one-story frame building, rectangular in plan with an ell addition. The roof is pitched with overhanging eaves. There are three brick chimneys. Originally, the depot had two additions, 14' x 16', and 11' x 14'. A polygonal bay located at one end has since fallen away. The depot contained waiting rooms, ticket office, luggage room and a platform containing 2,410 sq. ft. There were formerly several adjacent buildings including an ice house and dispatcher's office. Currently, the building is in partially deteriorated condition and in particular need of roof stabilization.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet Como Roundhouse, Railroad Depot and Hotel Item number 4 Page 2

COMO ROUNDHOUSE

Michael B. Smith
11150 Jasper Road
Lafayette, Colorado 80026

Mrs. Jane Box
1022 Humboldt
Denver, Colorado 80218

Mrs. Elizabeth T. Craig
922 South Washington Street
Alexandria, Virginia 22314

HOTEL DEPOT - COMO

Keith & Irma Jo Hodges
Box 648
Como, Colorado 80432

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c: 1880 roundhouse
1880 depot
1897 hotel

BUILDER/ARCHITECT Not known

STATEMENT OF SIGNIFICANCE

The Como Railroad properties were significant for their function as a major terminal complex on the Denver & South Park Railroad line. In addition, the railroad served as an impetus to the industrial growth of the Como-King Coal Mining District. Few buildings of the original town remain and these properties are clearly the most historically significant buildings still standing in Como today.

The Denver & South Park Railway was incorporated on September 30, 1872 with the objective of building a narrow gauge railroad into South Park and ultimately to the Pacific Coast. The company was reorganized as the Denver, South Park and Pacific (D.S.P.&P.) Railroad in June 1873, with the more limited aim of building a line through South Park. The railroad, which owned a large interest in the local coal mines, passed through Como specifically to service the newly founded Leckner and King Coal Mines.

Coal was first discovered in this region by George W. Leckner in 1876-77 in a location about one-half mile northwest of the present site of Como. Subsequently, George Boyd discovered another mine about four miles southeast of Leckner's mine. The productive development of this mine resulted in the founding of the South Park Coal Company, organized by Governor Evans and his associates. The D.S.P.&P. owned about 87½% of the stock of this company, and as coal was a vital source of locomotive fuel, the South Park Company found it profitable to build branch lines to both the Leckner and Boyd Mines. The main line was completed in 1879 and a station established near the Leckner Mine which was given the name Como. While the Leckner Mine played out in 1883, the Boyd Mine (later known as the Como or King Mines) remained productive for several decades; the coal supply augmenting the eastbound traffic over the railroad route. The properties were taken over by the Union Pacific Coal Company in 1890. The last of the King Mines was closed in 1894-96, when the Union Pacific Company lost control of the railroad.

The town of Como was laid out in 1879, on the former site of the Stubbs Ranch. The railroad company originally owned the entire townsite. The early population was primarily comprised of Italians who worked in the nearby coal mines. The town was named after Lake Como in Italy, from which most of the residents had emigrated. The population also included several former residents of the mining town of Hamilton which had boomed in the 1860s. During the 1880s, a substantial Chinese population lived in the town since Chinese contracted labor was considered extremely efficient and work was thus readily available to them. After mining operations ceased at Como, the town remained a busy division point on the D.S.P.&P. Railroad on the high line over Boreas Pass to Leadville, constructed in 1884. The Como D.S.P.&P. Railroad terminal continued to operate based on Denver traffic until 1938. The town has since declined and the buildings have fallen into deterioration.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Colorado Magazine, July 1940
 Digerness, David. The Mineral Belt. Silverton: Sundance, 1978.
 Poor, M. C. Denver, South Park and Pacific. Denver: Rocky Mountain Railroad Club, 1976.
 Rocky Mountain News, October 26, 1880.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 5 acres

QUADRANGLE NAME Como Quad

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A

1	3	4	2	3	0	6	0	4	3	5	2	2	3	0
ZONE	EASTING		NORTHING											

B

1	3	4	2	3	1	1	0	4	3	5	2	2	8	0
ZONE	EASTING		NORTHING											

C

1	3	4	2	3	2	1	0	4	3	5	1	9	6	0
ZONE	EASTING		NORTHING											

D

1	3	4	2	3	2	6	0	4	3	5	2	0	0	0
ZONE	EASTING		NORTHING											

E

ZONE	EASTING		NORTHING											

F

ZONE	EASTING		NORTHING											

G

ZONE	EASTING		NORTHING											

H

ZONE	EASTING		NORTHING											

VERBAL BOUNDARY DESCRIPTION

The hotel sits just north of the access road which runs from Hwy 285 through Como. The depot is located 100' southeast of the hotel. The roundhouse is 700' southeast of the hotel, in an open field. ~~The boundaries are thus drawn to incorporate the historic~~

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
n/a			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Rebecca Herbst

ORGANIZATION

Colorado Preservation Office

DATE

May 1981

STREET & NUMBER

1300 Broadway

TELEPHONE

866-3392

CITY OR TOWN

Denver

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL XX

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Barbara Sudler

TITLE State Historic Preservation Officer

DATE March 23, 1983

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 5/20/83

ATTEST *Patrick Andrus* BY KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
National Park Service**

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Como Roundhouse, Railroad

Continuation sheet Depot and Hotel

Item number 8

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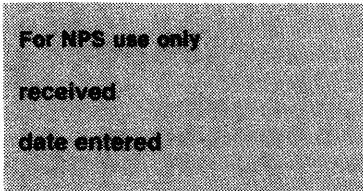
Appropriately, several of the buildings related to the D.S.P.&P. operations in Como are still standing. These buildings include the Como Roundhouse (c.1880), the original depot (c.1880), and the hotel built in 1897 to house passengers and railroad personnel. The latter building replaced the original hotel which was destroyed in a fire during the previous year. Although the roundhouse has suffered some deterioration because of the fragmented condition of the roof, the building is in a restorable condition. It is one of the finest late 19th century railroad roundhouses remaining in the state and an outstanding example of industrial architecture.

The Como Railroad properties have been used in various ways over the years. The Como Roundhouse served for several years as a warehouse for a dredge operator and is currently vacant. The hotel, almost continuously occupied, is now in use as a private residence and restaurant. The depot serves as storage space.

As one of the major monuments to the history of this region and to the D.S.P.&P Railroad, the Como Railroad properties are singularly worthy of preservation.

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Como Roundhouse, Railroad Depot, and Hotel

Continuation sheet ~~Property~~ ^{County} Colorado

Item number 10

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VBD (continued)
complex. The boundary begins (point A) 3000' from Hwy 285 and 100' from the NE corner of the hotel; proceeding SE 1100'; turning SW 200'; turning NW 1100'; turning easterly 200' to the point of beginning.