Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

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

## 1 NAME

HISTORIC
LEADVILLE HISTORIC DISTRICT

AND/OR COMMON
Leadville Historic District

## 2 LOCATION

STREET & NUMBER
on Route 24

__NOT FOR PUBLICATION

CITY, TOWN
Leadville

__ VICINITY OF

CONGRESSIONAL DISTRICT
3rd

STATE
Colorado

CODE
68

COUNTY
Lake

CODE
065

## 3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE | |
|---|---|---|---|---|
| x DISTRICT | __PUBLIC | x OCCUPIED | __AGRICULTURE | __MUSEUM |
| __BUILDING(S) | __PRIVATE | __UNOCCUPIED | x COMMERCIAL | __PARK |
| __STRUCTURE | x BOTH | __WORK IN PROGRESS | __EDUCATIONAL | __PRIVATE RESIDENCE |
| __SITE | **PUBLIC ACQUISITION** | **ACCESSIBLE** | __ENTERTAINMENT | __RELIGIOUS |
| __OBJECT | __IN PROCESS | __YES: RESTRICTED | __GOVERNMENT | __SCIENTIFIC |
| | __BEING CONSIDERED | x YES: UNRESTRICTED | x INDUSTRIAL | __TRANSPORTATION |
| | | __NO | __MILITARY | x OTHER: Community |

## 4 OWNER OF PROPERTY

NAME
Mayor

STREET & NUMBER
City Hall, Harrison Avenue

CITY, TOWN
Leadville

__ VICINITY OF

STATE
Colorado 80461

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Registry of Deeds, Lake County Courthouse

STREET & NUMBER
Harrison Avenue

CITY, TOWN
Leadville

STATE
Colorado 80461

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Colorado State Inventory

DATE
in progress

__FEDERAL x STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
1880 Gaylord Street

CITY, TOWN
Denver

STATE
Colorado

# 7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---|---|---|
| __EXCELLENT | __DETERIORATED | __UNALTERED | x ORIGINAL SITE |
| x GOOD | __RUINS | x ALTERED | __MOVED DATE_____ |
| __FAIR | __UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Leadville, today, is one of the largest of the old mining towns and in its own right is a city of some 6,000 people. The north side of the town has been developed with modern commercial and residential buiddings. There remains, however, along the Harrison Avenue corridor a number of historic structures.

The Leadville Historic District encompasses a scattered group of distinctive and important historic buildings supported by anonymous dwellings and business establishments that harmonize well with the central architectural theme associated with late 19th-century mining towns of the West. The anonymous architecture--frame, brick, and stone--is varied in style but conveys in its details the Victorian flavor of the historic period. Although many buildings have been remodeled in recent years, the work has generally been done in a way that enhances the historic appearance. The historic district boundaries enclose the principal historic buildings and the harmonizing modern buildings.

The principle historic buildings are:

1. Tabor Grand Hotel (photograph no. 1), 701 Harrison Street, is a four-story brick Victorian building with false mansard roof. The hotel was built by H.A.W. Tabor and completed in 1886. Though the first floor now has a store front facade, it does not greatly detract from the architectural flavor of the building. There have been other minor alterations, but the hotel retains most of its original architectural characteristics. It still serves as a hotel.

2. St. George's Church (photograph no. 2), 4th and Pine, is a handsome frame church erected about 1880 and is still used as a church. The church has a steep gabled roof with a small open belfrey which is capped with a spire. Along the length of the church are wooden buttresses. The church has stained glass windows.

3. Annunciation Church (photograph no. 3), 609 Poplar Street, is an impressive brick structure constructed before the turn of the century. The church has a steep gabled roof and buttresses located along its length. There is a corner tower with enclosed arcaded belfrey. A massive spire rises above the church.

4. Tabor Opera House (photograph no. 4), Harrison Street, is a three-story brick structure erected by Tabor in 1879. It was acquired by the Elks Club in 1901 and remodeled to serve as a theater and meeting hall. Mrs. Evelyn Furman acquired the property from the Elks in 1955 and restored much of the interior to its original condition. It is now a historic house museum open to visitors for a nominal fee.

5. City Hall (photograph no. 5), Harrison Street, was constructed during the late 1890's. It is a 2 1/2-story brick building with hipped roof on a stone foundation. There is an enclosed wood entrance with triangular pediment. The windows on the first floor have semi-eleptical caps. City Hall houses all of the offices of the municipal government.

6. The Healy House (photographs nos. 6 and 7), East 10th and Harrison Streets, is a 3-story frame building. Built in 1878, the Healy House was and remains one of Leadville's residential showplaces. The house had fallen into disrepair but was

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restored in the 1930's by the National Youth Administration. It is now operated as a State museum under the auspices of the Colorado Historical Society.

7. Dexter Cabin, (photograph no. 8), sits adjacent to the Healy House. Moved to this site, the cabin is an ordinary two-room log cabin typical of those occupied by miners in Leadville's early years. This cabin was built in 1878-79 by James Dexter, who became one of Leadville's silver kings. Dexter Cabin is part of the Healy House complex and serves also as a historic house museum.

8. Englebach House (photograph no. 9), 815 Harrison Avenue, presently not occupied is probably the most distinctive house in Leadville. Built in the 1890's in Gothic style, Englebach House is three stories high with a circular tower on its southeast eide. The house is fashioned of wood and has an oval pediment above the entrance and a hipped roof.

9. Tabor House (photograph no. 10), 160 East Fifth Street, is a small, five room clapboard house which was the home of Tabor and his first wife, Augusta. The house is two stories high with a steep gabled roof. There is a bay with 3 sets of double hung windows. Augusta viewed the family's sudden wealth with misgivings and dreaded its effect upon the lives of her family. She preferred this small house to a more luxurious establishment and her disinclination to play the grand lady was one of the causes of the couple's divorce.

# 8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|---|---|---|---|
| __PREHISTORIC | __ARCHEOLOGY-PREHISTORIC | __COMMUNITY PLANNING | __LANDSCAPE ARCHITECTURE | __RELIGION |
| __1400-1499 | __ARCHEOLOGY-HISTORIC | __CONSERVATION | __LAW | __SCIENCE |
| __1500-1599 | __AGRICULTURE | __ECONOMICS | __LITERATURE | __SCULPTURE |
| __1600-1699 | __ARCHITECTURE | __EDUCATION | __MILITARY | __SOCIAL/HUMANITARIAN |
| __1700-1799 | __ART | __ENGINEERING | __MUSIC | __THEATER |
| X 1800-1899 | X COMMERCE | __EXPLORATION/SETTLEMENT | __PHILOSOPHY | __TRANSPORTATION |
| X 1900- | __COMMUNICATIONS | X INDUSTRY | __POLITICS/GOVERNMENT | __OTHER (SPECIFY) |
| | | __INVENTION | | |

SPECIFIC DATES 1860-1900 BUILDER/ARCHITECT Abe Lee (Founder)

STATEMENT OF SIGNIFICANCE

The first Leadville boom took place in the early 1860's with the discovery of rich placer gold diggings, but the surface deposits were quickly exhausted. The second boom in the 1870's ushered in the silver era. One of the most spectacular strikes in Colorado mining annals, it began with a series of incredibly rich discoveries along California Gulch. Almost overnight the desolate pine flat just below timberline sprouted into a rowdy, rugged mining camp with the usual assortment of pine bough shelters, tent hotels, banks, grocery stores, beer gardens, and mine dumps. The extravagance and gaudy taste of the richest miners equalled or surpassed that of their counterparts in other mining camps.

In 1880, Leadville's population was estimated at from 25,000 to 40,000 and it was proud of its reputation as a wide-open mining town, with 100 licensed saloons and a dozen gambling houses operating around the clock. It has been estimated that the district produced some $136,000,000 in silver between 1879 and 1888.

Below the silver-bearing strata, quartz veins heavily seamed with gold were discovered, and in spite of the panic of 1893, which ended the silver boom, Leadville prospered again as a gold camp until the end of the century. Since that time, lead, zinc, manganese, and molybdenum have been mined in the district.

HISTORY

The Leadville district, in Colorado, is one of the richest mineral regions in the world. It has in turn produced gold, silver, lead, zinc, manganese, and molybdenum. The first boom of the region of modern Leadville was in 1860. In that year Abe Lee and other Georgians discovered very rich gold placer diggings in California Gulch on the southern limits of modern Leadville. In the same year, Oro City was established and within a few months in 1860 the place had a population of 5,000. In the spring of 1861, there were approximately 10,000 miners in Oro. By the end of that year, however, the gulch had been worked out and the place was almost deserted.

Leadville's second boom was in 1878 when extensive silver deposits were located there. In that year George Fryer and his partner discovered silver in considerable quantities on what is now known as Fryer Hill. The next bonanza was the Little Pittsburgh in which H.A.W. Tabor made his fortune. Within a short time in that year, many rich mines had been developed and a smelter was constructed.

Leadville boomed rapidly. By May of 1879 the population was 1,500 and by the end

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of the year it was $18,000. By 1880, Leadville had en estimated population of from $5,000 to 40,000. Perhaps the best known of Leadville's silver kings was H.A.W. Tabor. This Vermont born stonecutter with his wife and small son came to Pikes Gold Rush early in 1859 and endured several years of hardship and privation. In 1860 they came to California Gulch where he washed out several thousand dollars worth of gold dust, but his claim was soom depleted. When the silver strike was made in the region, Tabor was keeping a small store and acting as a postmaster of Oro City.

Tabor's luck changed suddenly. About the time of the silver strike, Tabor grubstaked two prospectors, August Rische, and George T. Hook, for a small amount. As a result of their labors, the Little Pittsburgh mine was discovered and ultimately paid Tabor$1,300,000. Tabor had fabulous success in mining and he was said to have had the "Midas touch." Within a few years Tabor had a fortune estimated at more than 9 million dollars. He then embarked upon a public career. He was elected Lieutenant Governor of the State and took an active part in the campaigns of the Republican party and gave generously to many civic enterprises in both Leadville and Denver. When Henry M. Teller became Secretary of the Interior in 1883, he was appointed to the United States Senate, where he filled a 30-day term. Tabor was divorced from his wife, Augusta, whom he had married in Maine in 1857, and married Elizabeth McCourt ("Baby") Doe, a young and beautiful divorcee towhom he became attracted in his early days. President Arthur attended the lavish wedding at the Willard Hotel in Washington, D.C. However, Tabor's fortunes were to fall as rapidly as they rose. When silver prices collapsed in 1893, his financial empire quickly crumbled. He became virtually penniless and was postmaster of Denver at his death in 1899. He advised Baby Doe to hold onto the Matchless Mine, near Leadville, which had earlier proved very profitable. Baby Doe held onto this mine until her death in 1935, when she died in poverty.

Leadville was the wide-open mining town. Nearly 100 licensed saloons and a dozen gambling houses were in full blast night and day. These were described as "the largest in the State, situated on Chestnut Street, averaging profits of $32,000 a month." The population was very cosmopolitan. One newspaper described the city on January 1, 1879 as follows:

> ...On all sides was a conglomerate mass of diversified humanity--men of education and culture, graduates of Harvard and Yale and Princeton, mingling with ignorant and uncouth Bullwhackers; men of great wealth mixing with adventurers of every degree without a sou in their pockets with which to pay for their night's lodging at the big corral down the street; men of refinement jostling against cheap variety actors and scarcely less masculine actresses, dancehall herders and others with callings less genteel; representatives

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> of the better element in all the callings of life--hopelessly entangled in throngs of gamblers, burro-steerers, thugs, bullies, drunkards, escaped convicts, dead beats and 'scum of the earth' generally.

Within a short time after the boom of 1878 began, substantial brick buildings appeared. Banks were overrun with deposits; the postoffice, however, remained the main depository of the miners who purchased money orders payable to themselves and renewed them upon expiration. Money orders averaged $1,000 a day for a long period. Two large hotels were built, the Clarinden and the Grande. Tabor built an opera house with elaborate private boxes for himself and his friend "Bill" Bush.

Among those who found fortunes at Leadville was Meyer Guggenheim, who came to Leadville from Philadelphia in 1879. In 1880, Samuel NNewhouse made a lucky strike near Leadville and later became one of the largest copper operators in the world. Alva Adams, three times Governor of Colorado, and father of the later Alva V. Adams, U.S. Senator from Colorado, took a fortune from the Blind Tour near Leadville. Charles Boettcher, a pioneer merchant in Leadville, later organized the Colorado Portland Cement Company and became one of the State's wealthiest industrialists.

Leadville's boom from silver was of short duration. Production of silver in 1880 reached a peak of almost $11,500,000. The city's decline began in 1881. For several years several of the leading mines held production at about $10,000,000. As the silver production decreased the population dwindled. However, the big collapse occurred in 1893 sent the price of silver tumbling. Ruin faced practically every silver mining man and by the middle of the 1890's the fabulous era of silver had ended. However, Leadville did not die with the decline of silver prices. In 1891, rich gold mines were discovered on the site of the city. In 1901, Leadville experienced another boom as the result of the working of large lead, zinc, and manganese deposits in the vicinities. The working of these deposits continued until the close of World War I. In the 1930's Leadville experienced another boom as a result of the developments of the molybdenum deposits near Climax nearby and the intensive working of old gold, silver, lead, and zinc properties. From the mine near Climax approximately 85% of the world's molybdenum is procured. These are shipped all over the world. This metal's chief value is as an alloy for toughening steel. Leadville experienced its last boom during World War II when Camp Hale was established a few miles beyond Tennessee Pass. This camp became the training grounds for mountain ski troops. Hundreds of men were employed during its construction period and the camp accommodated a large number of troops after its completion. During this period Leadville overflowed with people who occupied practically every available hotel, house, cabin, and trailer. Mining is still the major industry of the area.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES


Hall, Frank. History of the State of Colorado, (Chicago, 1895).
Griswald, Don and Jean. Colorado's Century of Cities, (Griswald-Mazulla: Denver, 1958.
Wolle, Muriel S. Stampede to Timberline: The Ghost Towns and Mining Camps of Colorado, (Wolle: Boulder, 1959).


## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 100 acres

UTM REFERENCES

| | ZONE | EASTING | NORTHING |
|---|---|---|---|
| A | 13 | 389000 | 434560 |
| B | 13 | 389000 | 434440 |
| C | 13 | 389860 | 434220 |
| D | 13 | 387970 | 434520 |

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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

| STATE | CODE | COUNTY | CODE |
|---|---|---|---|
| STATE | CODE | COUNTY | CODE |

## 11 FORM PREPARED BY

NAME / TITLE
Joseph Scott Mendinghall

ORGANIZATION
Historic Sites Survey

DATE
12/18/75

STREET & NUMBER
1100 L Street

TELEPHONE
523-5464

CITY OR TOWN
Washington

STATE
D.C.

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ___

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.

Landmark Designated July 4, 1961 date
Boundary Certified: Jan 14, 1979 date

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

(NATIONAL HISTORIC LANDMARKS)

(NATIONAL HISTORIC LANDMARKS)

GPO 892-453

Attachment No. 26

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

October 10, 1968

Memorandum:

To: Secretary of the Interior

From: Chairman, Advisory Board on National Parks, Historic Sites, Buildings, and Monuments

Subject: Boundaries of Leadville Historic District, Colorado

The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments, at its 59th meeting in Washington, D.C., October 7-10, 1968, has considered proposed boundaries for the National Historic Landmark of Leadville, Colorado. Designated a National Historic Landmark as a result of recommendations of the Advisory Board at its 44th meeting, May 14-19, 1961, Leadville now requires definition for purposes of the National Register and the National Historic Preservation Act of 1966. The Board recommends that you approve boundaries as shown and described in the attachments.

Emil W. Haury

Approved: OCT 18 1968

Secretary of the Interior

May 1, 1968

# LEADVILLE HISTORIC DISTRICT, COLORADO

## BOUNDARIES

Beginning at intersection of East Eleventh and Hazel, thence southeast on Hazel to East Seventh, thence southwest on East Seventh to Hemlock, thence southeast on Hemlock to East Second, thence southwest on East Second and West Second to Pine, thence southeast on Pine to Chestnut, thence southwest on Chestnut to Spruce, thence southeast on Spruce to Elm, thence southwest on Elm to Maple, thence southwest along the back line of the properties facing on Elm to James, thence northwest on James to Elm, thence southwest on Elm to one-half block beyond Loomis, thence northwest along the back line of the properties facing on Loomis to West Chestnut, thence northeast on West Chestnut to James, thence northwest on James to one-half block beyond West Second, thence southeast along the back line of the properties facing on West Third to Loomis, thence northwest one-half block beyond West Third, thence northeast along the back line of the properties facing on West Third to James, thence northwest to one-half block beyond West Fourth, thence northeast along the back line of the properties facing on West Fourth to Spruce, thence northwest on Spruce to West Sixth, thence southwest on West Sixth to James, thence northwest on James to West Eighth, thence northeast on West Eighth to Maple, thence northwest on Maple to West Ninth, thence northeast on West Ninth to Spruce, thence northwest on Spruce one-half block, thence northeast along the back line of the properties facing on West Ninth to Harrison, thence northwest on Harrison to the C&SRR tracks, thence northeast along the tracks to Poplar, thence southeast on Poplar to East Eleventh, thence northeast on East Eleventh to Hazel, the point of beginning.