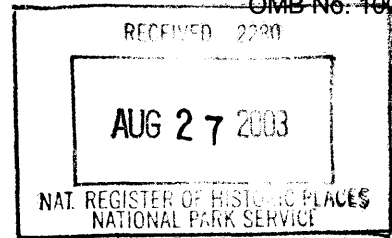


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



1009

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bauer Bank Block

other names/site number Bauer Bank Building / 5MT8590

2. Location

street & number 107 West Grand Avenue [N/A] not for publication

city or town Mancos [X] vicinity

state Colorado code CO county Montezuma code 083 zip code 81328

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title: Margarita Castellon, State Historic Preservation Officer; Date: August 18, 2003

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain [] See continuation sheet.

Signature of the Keeper: EB Ball

Date of Action: 10/19/03

Bauer Bank Block
Name of Property

Montezuma County, Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

| | | |
|----------|----------|------------|
| <u>1</u> | <u>0</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>1</u> | <u>0</u> | Total |

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Commerce: financial institution
Commerce: department store
Government: post office

Current Functions

(Enter categories from instructions)

Commerce: professional
Commerce: specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American
Movements: Commercial Style

Materials

(Enter categories from instructions)

foundation Sandstone
walls Sandstone; Brick

roof Synthetics/rubber
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Bauer Bank Block
Name of Property

Montezuma County, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property 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.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architecture

Periods of Significance

1905

Significant Dates

1905

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Bauer Bank Block
Name of Property

Montezuma County, Colorado
County/State

10. Geographical Data

Acreege of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 12 740160 4136390
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jill Seyfarth / Principal

organization Cultural Resource Planning date 15 May 2003

street & number P. O. Box 295 telephone 970-247-5893

city or town Durango state CO zip code 81302

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name C. L. Mitchell Properties, L.L.P.

street & number P. O. Box 141 telephone 970-533-9744

city or town Mancos state CO zip code 81328

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Bauer Bank Block
Montezuma County, CO

DESCRIPTION

Located in the commercial heart of Mancos on the southwest corner of Main Street and Grand Avenue, the Bauer Bank Block is a two-story, red brick and sandstone commercial structure with a full basement and a flat roof. The building has a sandstone foundation and a rectangular plan (84 feet long x 35 feet wide) with an oblique corner that faces the intersection and contains the main entrance. Although the basement level is not visible at the street level, sidewalk grates along the north and east facades allow sunlight into the below grade windows. The basement level is exposed on the south end (rear), which rises from the north bank of the Mancos River.

The north side faces Grand Avenue, the east side fronts Main Street, and the northeast corner entry faces the intersection of the two streets. These facades have irregularly coursed, quarry-faced ashlar with grapevine mortar joints on the first floor. The brick upper walls are laid in a running bond and brick pilasters capped with stone divide the facades into bays. All of the windows on these facades are wood frame with stone lintels and lugsills. The upper story windows (double-hung sash with 1/1 lights) have a stone sill course that is interrupted by the pilasters. The pilasters also break up a stringcourse of dog-toothing above these windows and the corbelling at the cornice. The pressed metal cornice that wraps around the street facades has scroll modillions and a decorative frieze with a repeating framed *fleur-de-lis* pattern.

The street level of the north façade has a cast iron framed storefront, a large fixed sash window, and a small fixed sash window with beveled glass. The cast iron storefront support beam is decorated with widely space rosettes. A decorative "Mesker Brothers" cast iron support post separates the storefront into two bays. The larger bay has two large plate glass windows divided by a mullion with a bead board kick plate divided into four panels below and four clerestory windows above. A mail drop slot is located in one of the kick plates. The second smaller bay has a narrower plate glass window with two bead board kick plate panels and two clerestories. All of the window framing is wood. Five courses of brick fill the area between the top of the storefront and the stone stringcourse that separates the first and second floors. The second floor has two bays separated by a central, narrow, slightly projecting bay. Two double hung sash windows are located in the bays on either side of the projecting bay. A circular window is centered within each of the bays above the two windows, interrupting the dog-toothed stringcourse. The rondel windows have brick soldier course surrounds with sandstone keystones. The projecting bay has a round-arched double hung window topped with a brick soldier course and sandstone keystone in a similar treatment as the round windows.

The oblique northeast corner has a round-arched entry with radiating voussoirs, a leaded and beveled glass semi-circular transom above glazed oak framed double doors with brass hardware. The town's United State Geological Survey (USGS) benchmark is located in the wall next to the entry. A brass plaque commemorating the building's restoration in 1998 is located to the left of the door. The upper story is framed by the interlocking brickwork of the pilasters converging at the juncture of the corner and the sides. The second floor has one large fixed sash window. A name block with "Bauer Bank Block 1905" crowns the cornice and is topped by a wrought iron finial.

The street level of the east façade has a small fixed sash beveled glass window, three larger fixed sash windows, a door, and a multi-bay cast iron storefront. The single leaf, glazed and paneled oak door with

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Bauer Bank Block
Montezuma County, CO

transom provides access to the upper floor. The doorway is surmounted by a stone lintel to match the windows. The storefront has four bays, one of which contains a recessed entry, separated by decorative support posts. Like the storefront on the north façade, the bays contain the same configuration of paneled beadboard kickplates and large plate glass windows below clerestories. The recessed entry has glazed, wood frame double doors below a four-light clerestory that is flanked by angled plate glass windows with transoms and kick plates. Four courses of brick—one header and three stretcher courses—fill the area between the top of the storefront and the stone stringcourse that separates the first and second floors. The pilasters divide the upper story into six bays. Five bays have two windows, while the sixth bay, which is the closest to the corner entrance, has only one window. A finial caps the parapet at the southeast corner of the building. A brick chimney extends above the southeast corner of the building. Midway along this façade there is a break in the cornice and the corbelling, and the cornice becomes part of a parapet wall that projects above the roof as it gently slopes southward down towards the river.

The south end of the building rises from the bank of the Mancos River, exposing the basement level and a variation in the masonry. The lower half of the basement level is uncoursed rubble, while the remainder of the wall is quarry-faced, rough-cut stone. The face of the stone received very little finishing, creating a more textured wall surface than the ashlar on the east and north walls. The basement level has three 4-light windows. A narrow metal pedestrian bridge, that is no longer in use and not open to the public, spans the Mancos River and abuts the building at the first floor. The foot bridge does not appear on the 1910 or 1919 Sanborn map, and it is not known when it was built. Constructed of steel I-beams, the bridge is supported by steel posts resting on a concrete pier on the bank of the river. No structural elements are connected to the building. A door, which accessed the bridge, is located on the first floor, along with two fixed-sash windows. An exhaust unit and an air conditioning unit extend respectively from one of the windows and the door's transom. The second floor has a six-panel wooden door with transom flanked by two double hung sash 1/1 light windows. All the windows are wood frame. With the exception of the concrete second story doorstone, all the openings have quarry-faced sandstone slipsills and lintels.

The west side of the building is a common wall shared with the adjacent single-story building. The exposed upper walls are quarry-faced, rough-cut, uncoursed stone. There are no openings on this wall.

Inside, the building has been remodeled to accommodate current retail needs. On the first floor, the original oak floor and 12-foot high pressed tin ceiling remains. Six-panel oak doors with original hardware and operable glass transoms characterize the doors on the second floor.

Alterations

Very few exterior alterations have occurred. The sidewalks next to the north and east façade apparently originally had cut outs protected by railings to allow light into the basement. These sidewalks have been filled in with grates at some time in the past. A historic photograph indicates that the north storefront originally had a doorway, which was shortened into a display window at some unknown time. Historic photographs show two finials, one at the northwest corner and the other at the southeast corner of the building. The occupants of the building after 1965 (Cook's Hardware) installed aluminum siding along the lower half of the north side and the oblique corner, which was removed in the early 1990s, revealing the intact historic façade.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Bauer Bank Block
Montezuma County, CO

The building was restored in 1997-1998 under the auspices of the Colorado Historical Society's State Historical Fund. Work accomplished during the project included:

- Repair of masonry and tuck pointing of sandstone
- Repair or replacement of windows. All existing beveled glass was retained.
- Storefront repair in which all cast iron elements were retained, and wood elements were repaired or replaced.
- Door repair. All original doors and hardware were retained except for the entry doors and the east façade entry door to the upstairs. These doors were weathered beyond repair and were replaced with exact replicas. The leaded and beveled glass transom over the entry doors was installed in the original opening.
- Cornice cleaning, repair and repainting to match original color scheme.

Work on the building consisted solely of restoration or rehabilitation of existing features. No significant alterations have been made to this structure. The project received the Colorado Historical Society's Stephen Hart Award in 1998. The Bauer Bank Block retains its integrity of design, materials, setting, workmanship, feeling and association.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Bauer Bank Block
Montezuma County, CO

SIGNIFICANCE

The 1905 Bauer Bank Block is significant under Criterion A in the area of Community Planning and Development for its contribution to the location and development of the town of Mancos. It is the only remaining evidence of the community's successfully orchestrated effort to defy the incipient Rio Grande Southern Railroad by placing substantial commercial buildings southeast of the railroad's siding. This effort would establish the commercial core of the town closer to the river and set the pattern of development for Mancos as it is known today. The Rio Grande Southern Railroad had shown its ability to develop and profit from new towns, as was the case with the creation of the town of Dolores at the expense of Big Bend. The railroad company met great resistance in Mancos, and would eventually lose out to the desires of the local residents. At the time of its construction in 1905, this imposing two-story building stood out among its one-story neighbors along this stretch of Main Street. While the other early commercial buildings at the intersection have all been lost, the Bauer Bank Block remains.

The Bauer Bank Block is also significant under Criterion C for its architecture, as it represents a type and method of construction. It is the oldest surviving commercial masonry building in the Mancos Valley, and the only historic commercial building left in town that employs the once popular combination of local sandstone and brick. The Bauer Bank Block is also notable for its interesting detail. High artistic values are exhibited in the pressed tin cornice with scroll modillions and a decorative frieze, the brick detailing of corbelling and dog-toothing, the semicircular arched entry and window, and the two rondels with their decorative surrounds and sandstone keystones. The building employs the characteristics of the two-part commercial block (defined by Richard Longstreth in *The Buildings of Main Street; A Guide to American Commercial Architecture*) in which a building's two zones reflect the division of uses in the building. Public commercial storefronts or hotel lobbies with large plate glass windows are typically located on the first floor, while more private offices, lodging or meeting rooms are on the second floor behind smaller windows. The Bauer Block further enforces this separation in the use of sandstone on the first floor and brick on the second.

Historical Background

Although the region was sporadically settled, the Mancos area had no semblance of a community in 1880, when George Bauer set up a small shop next to a mill and a log school building that served the region. Bauer's store was just one of many successful ventures that would propel this entrepreneur to magnate status in southwest Colorado.

Born in 1848 in Westphalia, Prussia, Bauer immigrated with his family to the United States at the age of 17. He learned the mason trade in Illinois and set out to make his fortune. In partnership with the father and son team of Carl and John Schultz, he built many stone and brick structures in Del Norte and other towns in western Colorado, including the Finley Block in Lake City, Silverton's granite Sherwin and Houghton Building (now housing the Pickle Barrel) and the Posey and Wingate building at the corner of 13th and Greene Streets (1880) in Silverton. Bauer married John's sister Augusta in 1876, and they raised a son and daughter.

Apparently a man of great energy, Bauer set up a small mercantile business in Big Bend (a community that was abandoned for the new town of Dolores). He turned his attention to the settlers in the Mancos

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Bauer Bank Block
Montezuma County, CO

Valley and, according to local legend, arrived one day in 1880 with three burros loaded with goods. His first store near the schoolhouse flourished and he became the postmaster at the post office located in his mercantile establishment. Bauer bought a large tract of land and built a handsome sandstone and brick home. As Mancos began to develop, he built a more substantial mercantile building and opened the Bauer Bank in 1886.

The ultimate location and direction for the growth of Mancos did not become clear until the Denver and Rio Grande Railroad arrived in Mancos in 1891. The Railroad's first depot was an embarrassing "cow barn" located to the north and west of the main area of settlement. The railroad laid out a townsite located west of the fledgling commercial district, and tried to develop a town there with the offer to build a respectable depot. But a faction headed by community business leaders D. H. Lemmon and George Bauer wanted Mancos built in its present location and invested heavily to make it happen. Lemmon's interests were concentrated close to the bridge that connected the commercial area on the north and south sides of the Mancos River. George Bauer owned much of the land in the commercial area just north of Lemmon's holdings. Bauer offered free lots to anyone who would build a brick or stone structure worth at least \$1,000. In 1901, Bauer built a large sandstone mercantile building on the northwest corner of Grand and Main and a brick and stone bank building. His brother, Henry, built another adjacent brick and stone building for his undertaking and construction businesses. The construction of the Bauer Bank Block on the southwest corner of the intersection was the last and largest effort in a successful bid to establish the town center at Grand and Main. Mancos owes its current configuration to the efforts of the Lemmon-Bauer faction.

Mancos incorporated in 1894, electing George Bauer to be their mayor every year until he declined in 1904. Poor health forced him to move to Mexico, where he died in Guadalajara in 1905. He is buried in a Mancos cemetery. The descendants of George and Henry carried on the various family businesses. Bauer family members operated businesses in Mancos for 94 consecutive years, up into the 1970s.

The Bauer Bank Block included new offices for the Bauer Bank in the northeast corner of the basement (accessed by stairs leading down from the double door corner entry). Sheek's poolroom was also in the basement. William and John Roessler's mercantile operation occupied the main floor. The second floor housed offices including those of the town's first telephone company and of the first administrative headquarters for Mesa Verde National Park from 1907-1911 under the direction of Hans Randolph. Within a few years a local merchant family by the name of Exon owned the poolroom. Roessler's mercantile had left the ground floor prior to 1927 when the U.S. Post Office moved in and operated there until 1965. Apparently the post office shared the ground floor with Schmer's Hardware and Lumber in the 1950s. Cook's Hardware replaced the Post Office after 1965. In 1907-1908 the Montezuma National Forest, embracing over 1,040,000 acres, was established and the first Forest Supervisor, Ress Philips, came to Mancos. There is some confusion as to the location of the first Forest Service Office, but it is fairly likely that these offices were first located in the Bauer Bank Block. When the Bauer Bank merged with the First National Bank of Mancos, and the First National opened its new building just across the street to the northeast of the Bauer Bank Block in 1910-1911, the Forest Service Office located in the new building. (The First National Bank Building was torn down in the 1950s.)

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 9 Page 6

Bauer Bank Block
Montezuma County, CO

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United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 10 Page 7

Bauer Bank Block
Montezuma County, CO

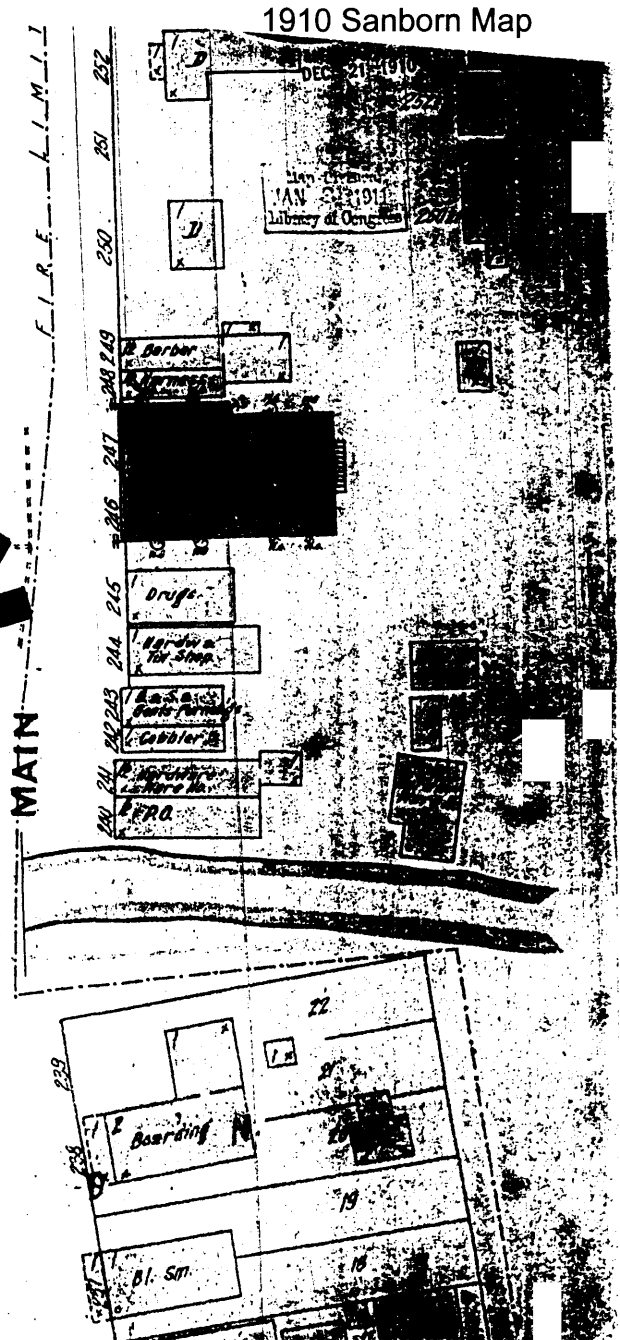
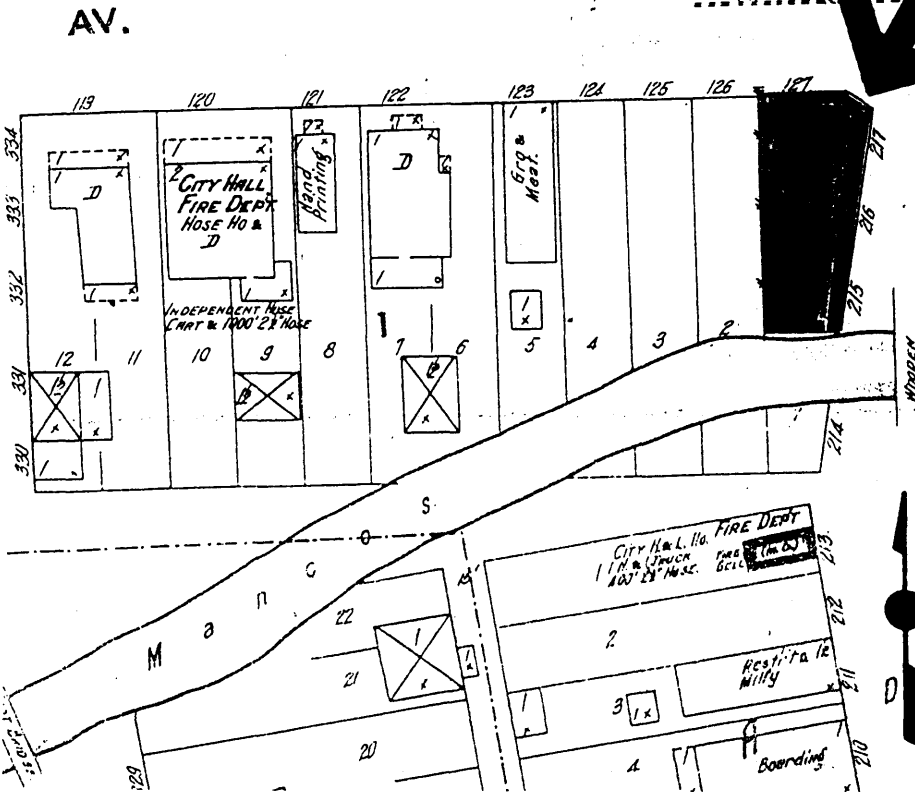
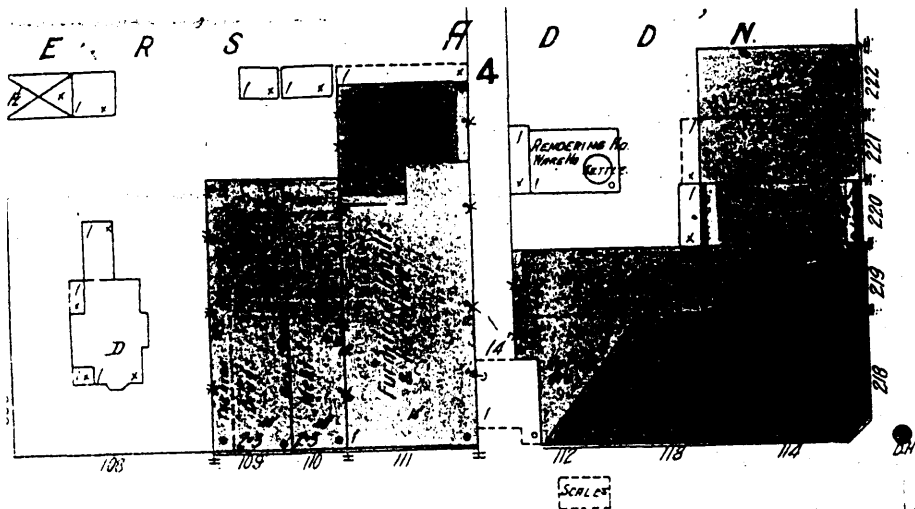
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 1, D.H. Lemmon's Townsite to the Town of Mancos.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel of land historically associated with the Bauer Bank Block.



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number ___ Page 8

Bauer Bank Block
Montezuma County, CO

PHOTOGRAPH LOG

The following information applies to all photographs:

Name of Property: Bauer Bank Block
Location: Mancos, Montezuma County, Colorado
Photographer: Jill Seyfarth
Photograph Date: April 17, 2003
Location of Negative: Jill Seyfarth, Cultural Resource Planning Consultant
PO Box 295
Durango, Colorado 81302

| <u>Photograph #</u> | <u>Description</u> |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------|
| 1 | Northeast corner of building at the intersection of Main Street and Grand Avenue; looking south-southwest. |
| 2 | North side of building; looking south |
| 3 | East side of the building and partial view of south side (rear) of the building; looking northwest |
| 4 | South (rear) side of the building with pedestrian bridge extending south from the building towards the camera; looking north. |
| 5 | North and west sides of the building; looking southeast. |

