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

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 Vienna Bakery/ Johnson Restaurant

other names/site number Johnson Building Gallery; 5GN.30

## 2. Location

street & number 122-124 North Main Street [N/A] not for publication

city or town Gunnison [N/A] vicinity

state Colorado code CO county Gunnison code 051 zip code 81230

## 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.)

Stacyanna Centeguzza State Historic Preservation Officer 11/16/04  
Signature of certifying official/Title Date

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:

- 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.

Edson H. Beall Signature of the Keeper 1-5-05 Date of Action

Vienna Bakery/ Johnson Restaurant  
Name of Property

Gunnison 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>2</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>2</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/TRADE- specialty store  
COMMERCE/TRADE- restaurant  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE- specialty store  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS/ commercial style  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
walls WOOD  
BRICK  
roof METAL  
other  
 \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Description**

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

**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.)

**Areas of Significance**

(Enter categories from instructions)

COMMERCE

**Periods of Significance**

1881-1954

**Significant Dates**

N/A

**Significant Person(s)**

(Complete if Criterion B is marked above).

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

BROOKS, CHARLES

**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
- # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

Colorado Historical Society

Vienna Bakery/ Johnson Restaurant  
Name of Property

Gunnison County/ Colorado  
County/State

## 10. Geographical Data

Acreeage of Property less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 332145 4267827  
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 Harley Tripp, member (Edited- staff)  
organization Gunnison City Historic Preservation Committee date August 24, 2004  
street & number 501 North Colorado telephone (970) 641-3929  
city or town Gunnison state Colorado zip code 81230

## 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 Tredway and Tredway, LLC  
street & number 201 Blackfoot Trail telephone (970) 641-1758  
city or town Gunnison state Colorado zip code 81230

**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.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Vienna Bakery/ Johnson Restaurant  
Gunnison County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Vienna Bakery/ Johnson Restaurant Building, built on a 25-foot wide lot, faces west on Main Street, in the center of Gunnison's business section. Other commercial buildings share common walls on the north and south sides. The building was recently rehabilitated and is in excellent condition. The Vienna Bakery Building is the oldest commercial wood building on Gunnison's Main Street. Since most of the original wooden buildings were destroyed by fire, deteriorated or were demolished and replaced, well-maintained wood buildings of this era are rare.

The Vienna Bakery is a two-story rectangular, late nineteenth century false front commercial building with a bracketed cornice. As one stands on Main Street and looks at the front of the building, it is divided into two sections. The north 16-foot wide section, on the left, was built in April-May 1881 and the south 9-foot wide section was added a month or so later. The north section has a central recessed doorway, flanked by large display windows. Early pictures (1881-1888) show double doors with glass panes that were not recessed, though still flanked by similar display windows. A new door, with a single glass pane, was installed in the World War I era. In front of the doorway is a flattened arch shielding the original divided light transom. Large wood-framed display windows each 44" wide by 56" high with two-light 28" high clerestories and paneled kick plates flank the main entrance.

A single framed display window at the north side of the 9-foot wide south section is slightly narrower than the display windows in the north section. A door to the right of the window provides access to the stairs that lead to the second floor. The entrance is slightly inset with a paneled and glazed door consisting of two arched vertical lights. The transom above this door is covered. In 1881 a wide door, flanked by narrow windows or panels provided access to the south section and stairs to the second floor (see DPL Photo X-9337).<sup>1</sup> During the Johnson Restaurant era (1904-1988), the doorway and windows were covered over with clapboard siding. New windows and doors, mimicking what was once there, were installed during the 1996 rehabilitation to reestablish historic openings.

The front of the second floor of the building is covered with horizontal clapboard framed with vertical boards. Vertical boards also serve as a visual divider between the two sections. Four original windows provide light to the offices on the second floor. The two windows in the north section are tall, narrow 4/4 double-hung sash with wood surrounds. The two windows in the south section are smaller 4/4 double-hung sash, also with wood surrounds, and are set lower than those in the north section. Across the top of the false front is a flat wood cornice, with six sculpted brackets, added to the building in the early twentieth century.

The 30-foot deep original section of the building is frame construction with board and batten siding on the sides. Most of the original north wall is now a common wall shared with the building on the next lot. The small section of the wall that is visible near the front of the building is covered with stucco. However, the wall of the adjacent building is not as tall as the Bakery building and near the roof several feet of original board and batten siding is visible.

Sometime between 1910 and 1926, a 23-foot middle section was added to the rear (eastern side) to house the Johnson Restaurant kitchen. This single-story addition has brick walls and a metal-clad shed roof. A brick chimney with a metal cap protrudes from the roof of this middle section. A 30-foot

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<sup>1</sup> The Denver Public Library has dated this picture in the early 1880s, about 1882. The building next to the Vienna Bakery has a sign indicating it was the "Cleveland & Thurman Headquarters." Thurman ran with Cleveland in 1888. Thus, this picture was probably taken circa 1888.

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United States Department of the Interior  
National Park Service

Vienna Bakery/ Johnson Restaurant  
Gunnison County/ Colorado

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section was added to the rear of the 23-foot addition in the 1950s and the kitchen was moved to this new section. The single-story section is made up of concrete block walls and is covered with a metal-clad shed roof. Neither addition on the rear is visible from the front of the building.

Behind the false front is a shallow-pitched metal clad front gable roof covering the original 30-foot section of the building. Originally the roof was covered with wooden shingles. The roof ridge is centered over the north 16-foot wide section; when the south section of the building was constructed, a shed roof was simply extended over this new section. Across the front of the building a shed roof porch with wooden supports and decorative cut-out brackets protects the first-floor display windows from the afternoon sun. This porch, installed in the 1960s or 1970s, looks similar to a canvas awning shown in the 1881 photo (see DPL Photo X-9406).

## Interior

The north interior wall and ceiling of the 30-foot section of the first floor are covered with the original five-inch wide beadboard (photo #7). New soft pine planks, cut and milled to match the original flooring, cover this section of the first floor. In the south section, the north wall enclosing the stairs on the south side is covered with sheet rock. A remaining section of the south wall, wallpapered with musical scores, was retained from the Johnson Restaurant era. The first floor interior walls of the middle section are original brick; the 1950s addition has sheet rock walls. Both of these sections have sheet rock ceilings. The Johnson Restaurant oven is still used; it was moved from the middle addition to the 1950 rear addition in the late 1990s to accommodate a new bakery in the rear area of the current Johnson Gallery. Most of the walls and ceiling of the second floor are the original beadboard. Second story floors are the original soft pine planks.

## Construction History

### **1881 Building Construction**

The north section of the building was constructed in April-May of 1881.<sup>2,3</sup> Charles Brooks,<sup>4</sup> a local builder, constructed the building. A photo taken by George Melon in April 1881 shows this section of the building under construction (DPL photo X-9393)<sup>5</sup>. The picture shows a two-story building, about 16 feet wide with a false front and an alley running along the south side of the building. The front and south sides are board and batten, and the roof is front-gabled. The two second-story windows appear to be those still in the building. **Figure 1** shows the floor plan of the original 1881 building, though the stairs are not shown here since their location is unknown. Shortly after the north section was completed the 9-foot wide south section was built. A "Lunch Room" is shown to occupy the space in an 1888 photo (DPL X-9406)<sup>6</sup>. The false front of the south section, while several feet lower and with slightly smaller windows,

<sup>2</sup> "Frankey & Stewart are putting up a new two-story building on the east side of Main-st, [sic] 16X30 feet, with a shed kitchen 14X16 feet. They have rented the lower story to Brooks & McArthur for a bakery, while the second story will be partitioned off into three rooms for offices. Paten & Frankey will have their law office in the building, which is to be completed ready for occupancy by 1<sup>st</sup> of May." *Gunnison Review*, April 23, 1881, p. 3.

<sup>3</sup> *The Democrat*, May 11, 1881.

<sup>4</sup> "Charles Brooks has commenced the erection of a bakery between Hammond's corral and the City Restaurant." *The Democrat*, April 20, 1881.

<sup>5</sup> The Denver Public Library has this picture dated 1880. However, the Tabor House (hotel) at the end of the block was completed in April 1881 and the fact that Hammond owned the Gunnison to Ruby stage line indicates the date was 1881, rather than 1880.

<sup>6</sup> "Mr. Purdy has rented the small room next to the Vienna Bakery and opened a restaurant." *The Gunnison Review*, June

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Vienna Bakery/ Johnson Restaurant  
Gunnison County/ Colorado

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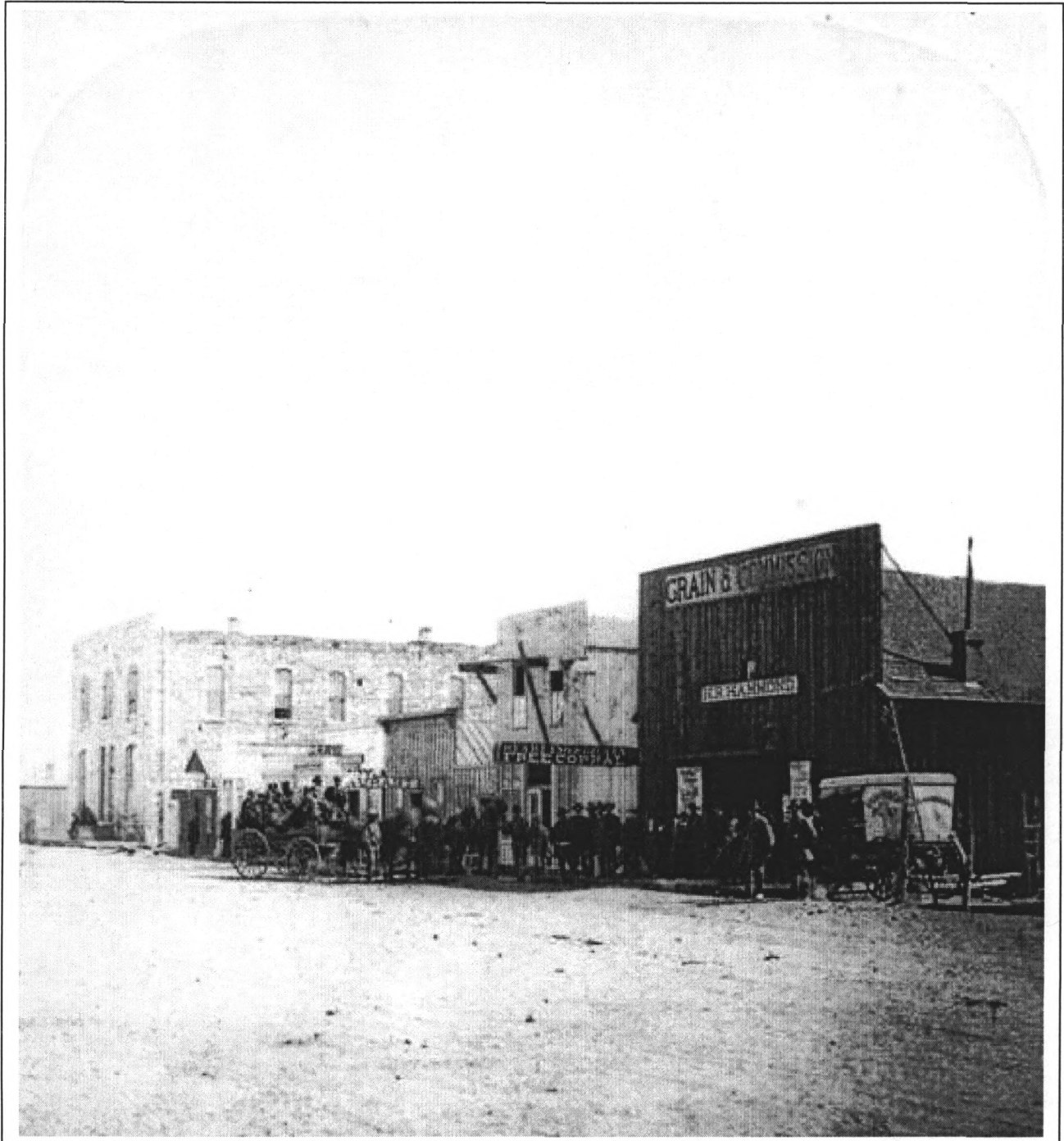


Photo courtesy of Western History/Genealogy Dept.,  
Denver Public Library. Photo # X-9393  
April 1881  
Vienna Bakery under construction- note scaffolding

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Vienna Bakery/ Johnson Restaurant  
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matched the design of the original section. A simple parapet was added at the tops of each of the false fronts. At this time the building was divided into two separate stores, one in the north and a second in the south that also provided stairs leading to the second floor. **Figure 2** shows the floor plan of this expanded building.

## World War I Era Alterations

Sanborn Maps show that sometime between 1910 and 1926, the kitchen/oven on the rear was removed and the two stores were combined into a single room. The 23-foot long by 25-foot wide middle section, with a shed roof and 9-inch thick double brick walls, was added to the building. As shown in **Figure 3**, the stairs were moved to the south wall of the brick middle section. At the same time, the front of the south section was boarded up and the original double-door in the north section was replaced with a recessed doorway. The display windows, originally six pane windows, were also modified; the lower four panes were either combined into a single display window or replaced with a single pane while the upper two panes remained in place and became the two-light clerestories. The top of the false front of the south section, originally several feet lower than the north section, was raised in height so that the top of the parapets were the same height. It is thought that during this time period the front was then covered with horizontal clapboard siding and the original flat parapets replaced by a wood cornice with brackets. During this same era a coal shed was built at the back of the lot (see site plan). At this time, there are no photos from this period of the building's history.

## 1950s and Post-1950s Alterations

In the 1950s, the second one-story addition, shown in **Figure 4**, was built onto the back of the building and the kitchen moved to this section. In the 1960s or 1970s, the current wooden porch on the façade was added to the building to mimic the earlier canvas awning that had once graced the building.

## 1996-1997 Rehabilitation

In 1996 and 1997, the building was rehabilitated using the limited pictures of the building available and discussions with a previous owner of the Johnson Restaurant for guidance. Several layers of flooring were removed from the first floor, revealing soft pine flooring covered with 1905 newspapers. The original wood planks that were in good condition were reused in places on the second floor. The walls were jacked up and a new concrete foundation poured. New soft pine planks were then laid on the first floor in both the original section and in the additions. The front of the south section, boarded up during the Johnson Restaurant era, was replaced with a new door in the original opening, providing access to the second story via new stairs (see **Figure 5**). A new display window was also installed that matches the display windows in the north section. Layers of wall coverings and wainscot were removed from the first and second floor walls, exposing the original (1881) 5-inch wide beadboard walls on the north wall and ceiling of the original building as well as on the walls and ceiling of the second floor. Wall coverings of the 1910-1926 addition were removed leaving the original brick walls exposed. Walls of the 1950s era addition were covered with sheet rock, though they were not this way in the past. Layers of flooring were removed upstairs and any original soft pine planks beyond repair were replaced with original flooring from the first floor. Likewise the original walls were exposed from the layers of wallpapering and paneling that had been applied; paint covers the walls now. The layout of the three offices on the second floor shown in **Figure 6** is thought to be similar to the layout of the original three offices.<sup>7</sup>

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<sup>7</sup> See footnote 2.



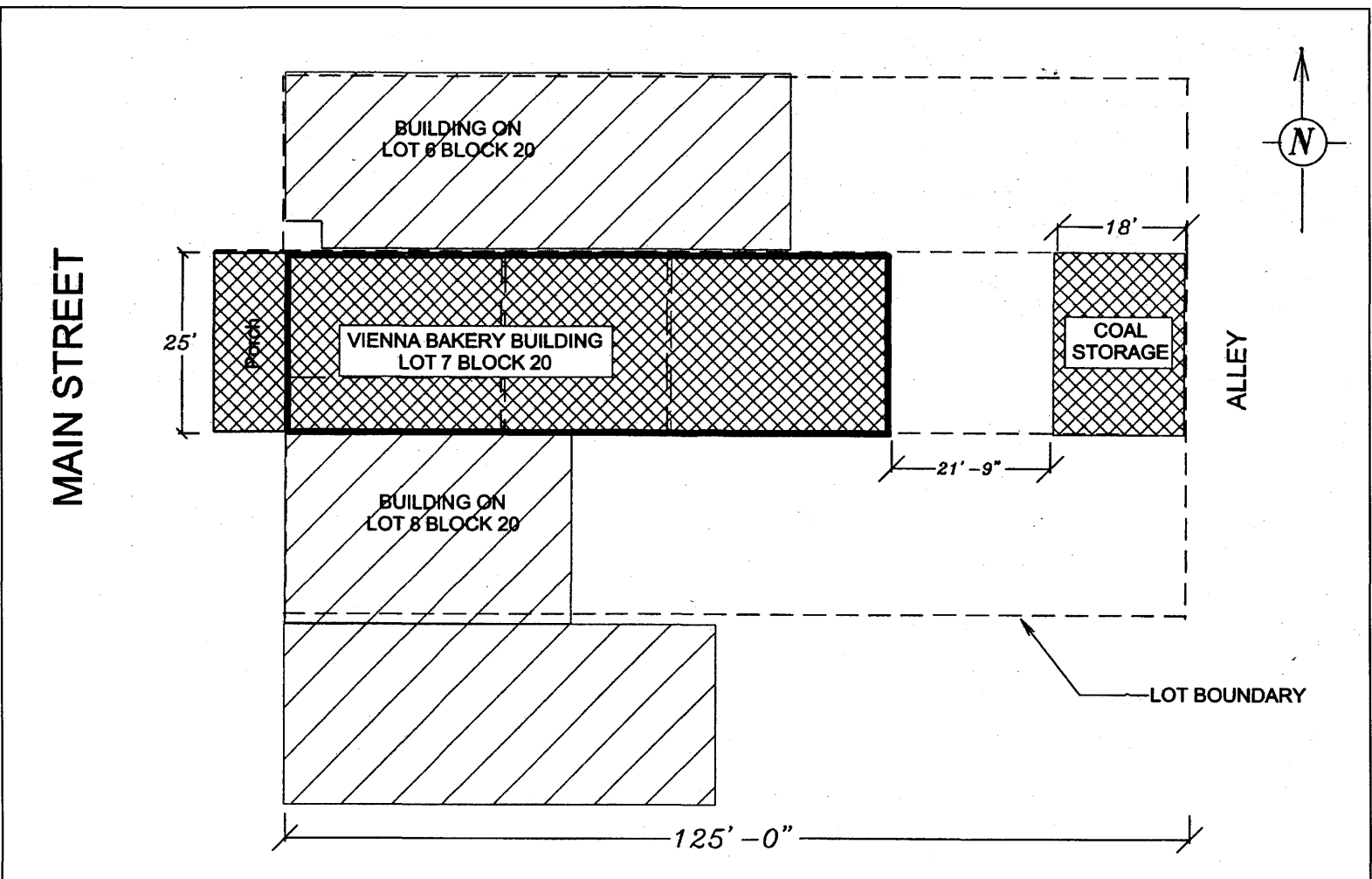
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**SITE PLAN**



**National Register of Historic Places  
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Gunnison County/ ColoradoSection number 7 Page 6**COAL SHED**

Sometime between 1910 and 1926, a one-story, side-gabled, 18'x25' coal shed with corrugated metal walls and roof was constructed on the rear of the lot, opening onto the alley. The slightly overhanging roof eaves shield exposed rafters. On the east (alley) wall there is an original, vertical plank wood door framed with wood that forms an arch over the door. This door is offset to the left when facing the building. On the far left and far right sides are double wood doors that open outward. These doors appear to be original since the name Poncho, a 1940s era restaurant employee, is painted on the right set of doors.<sup>8</sup> A sign stating "PUT COAL HERE, JOHNSONS RESTAURANT" is located between the right set of doors and the arched entry door. An 18"x18" chute on the east wall allowed coal to be dumped into the building from the alley. In the 1950s, a set of paired 4/4 double-hung windows and two six-panel hollow-core doors were added to the west wall. The added doors are located at either ends of the shed while the window is centrally placed along the wall. An original, vertical plank wood door with an arched wood frame, identical to the arched door on the east wall, is placed in between the paired windows and the modern door on the right. A tall metal pole protrudes from the roof on the north side and connects through the roof to an electrical box and meter. Although a new concrete foundation and floor were poured, and the interior framing was replaced in 1996, the original corrugated metal walls and roof remain intact. The building is currently used as a studio/gallery with a brick patio at the west entries.

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<sup>8</sup> Tredway, p. 28.

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Gunnison County/ ColoradoSection number 8 Page 7**SIGNIFICANCE**

The Vienna Bakery/ Johnson Restaurant Building is eligible for the National Register of Historic Places under Criterion A in the area of Commerce. The businesses located in the building over the past 120+ years made a significant contribution to Gunnison's commercial downtown. The building is a good example of the type of early commercial establishments that replaced tents and log cabins in this western frontier town, when individuals were looking to provide goods and services to a more permanent group of settlers in the area. As the oldest intact commercial building, the Vienna Bakery/ Johnson Restaurant Building serves as a tangible link to Gunnison's early mining camp days and long-standing commercial history. The period of significance begins with the building's construction in 1881 and ends in 1954, a date in keeping with the National Register criteria.

**Building History**

The building's commercial history mirrors Gunnison's economic booms and recessions. The Gunnison Town Company originally sold the lot to John Hayes on November 27, 1879.<sup>9</sup> After four more transactions, it was sold in April 1880 to C. L. Sim.<sup>10</sup> In April 1881, Charles and Sprigg Shackelford bought the property<sup>11</sup>. Immediately, Frankey and Stewart started building the Vienna Bakery Building; during this time, Frankey and Stewart built commercial buildings on several lots in town on behalf of the owners. When the north section was finished in May 1881 the first floor was occupied by the Vienna Bakery, one of the types of specialty stores that appeared as mining or supply camps matured into towns. The Vienna Bakery was a prominent business on Main Street during the first boom in Gunnison City lasting until the mid-1880s. As one of three bakeries in town, the Vienna Bakery provided "everything to be found in a first-class bakery," including the choicest confectioneries and lunches for hunting parties. The south section, which was added a month or so later, housed a Lunch Room and provided access to Frankey and Stewart's Law offices in the second story of the building.

The 1882 photo below (DPL photo X-9406) shows the Vienna Bakery in the center of Gunnison's commercial district. The two-story stone building at the end of the block was the grand Tabor House Hotel, no longer standing due to a fire in the early 1900s. Figure 7 shows the early 1881-1882 prominent commercial businesses that were within a block of the Vienna Bakery.

By 1886, Gunnison's first economic boom had ended and the town was in a recession; a cycle that would be repeated throughout the town's history. The Tabor House Hotel had closed and the Vienna Bakery building was vacant. By 1890, the economy had slightly improved and the 1890 Sanborn Insurance Map shows that a "Notions" store occupied the north portion, though the south portion remained empty. A few years later, the Panic of 1893 exacted a severe toll in Gunnison with many foreclosures of Main Street properties for back taxes. This included the Vienna Bakery Building, which Gunnison County foreclosed upon on November 15, 1895.<sup>12</sup>

The building remained vacant until 1901 when the Royal Café moved into the north section of the building. Effie Jane Lashbrook, who ran the Royal Café, lived upstairs with her children and sick husband. The 1902 Sanborn Insurance Map also shows a tailor shop in the south section.

In 1904, Samuel and Anna Johnson leased the building and started the Johnson Restaurant in the north side where the Royal Café had been earlier. Over the next 84 years, the Johnson Restaurant

<sup>9</sup> Gunnison County Land Records, Book "A", page 6, Grantor line number 11.

<sup>10</sup> Gunnison County Land Records, Book "A", page 6, Grantor line number 61.

<sup>11</sup> Gunnison County Land Records, Book "A", page 6, Grantor line number 139.

<sup>12</sup> Gunnison County Land Records, Book "A", page 258, Grantor line number 67.

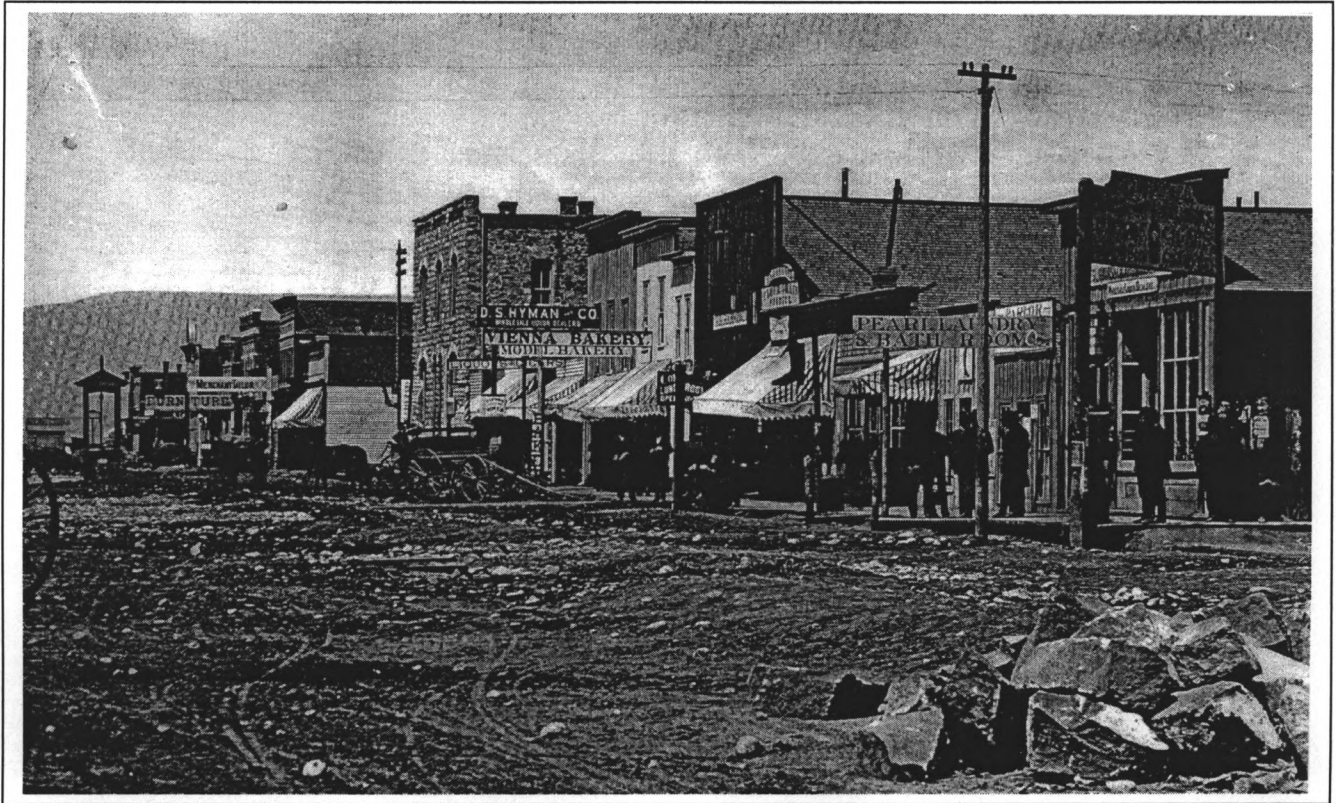
**National Register of Historic Places  
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Photo courtesy of Western History/Genealogy  
Dept., Denver Public Library.  
Photo # X-9406

Vienna Bakery in north section and Lunch Room  
in south section. 1882

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became a prominent Gunnison landmark, serving food to local residents and tourists alike. Known for serving coffee and dessert with every meal, the restaurant also had a reputation for helping people who were unable to pay by serving them through the back door. While the 1910 Sanborn map shows the restaurant in the north and "Rooms" in the south, by 1920 the restaurant occupied both sections of the building and had expanded on the rear. Originally the Johnsons lived upstairs, but in later years women who worked in the restaurant stayed in the apartment above the restaurant. The place was noted for its Victorian atmosphere with antiques and lace and velvet curtains. When Anna Johnson died in 1942, the restaurant was taken over by her daughter Sarah, born in the apartment above the restaurant in 1909. Sarah and her husband, Harry Trine, continued to run the Johnson Restaurant until it closed in 1988, after being in business for 84 years.

In 1996, Tredway and Tredway purchased the building and after a year-long rehabilitation, opened it as the Johnson Building Gallery. Now housing a crafts, antiques, and art gallery, the building once again contains a bakery that utilizes the restaurant oven used for many decades. After a long and varied history, the building continues to serve as an anchor of Gunnison's downtown commercial area.

**Historic Background**

Muriel Sibell Wolle was one of the first authors to suggest that mining camps systematically grew through a series of stages or phases as they developed into towns<sup>13</sup>. Since then a number of authors, including Duane Smith, have developed and expanded this idea<sup>14</sup>. Camps started with tents and a few crude log cabins. Perhaps the town was platted and a government formed. In the next phase a sawmill was constructed nearby and the log cabin construction included lumber roofs and plank floors.

Rough, unpainted shacks were also built in this phase. If the building housed a commercial business, it may have had a crude false front. The very few camps that prospered then entered their "town phase." In towns most of the early commercial buildings were vernacular wooden buildings, but more refined than the camp era buildings. As fires destroyed the wooden buildings, or as the town prospered, more substantial buildings of brick and stone were built.

Gunnison grew through these phases from a camp into a town. After several false starts, Gunnison was platted in the spring of 1879. At that time it was four miles east of the Ute Indian Reservation, which covered most of the western quarter of the state. The original town site was 160 acres with the two main thoroughfares, Main Street and Tomichi Avenue running north and south and east and west, respectively, through the center of town. On either side of these main streets, the original plat shows three parallel streets. Streets were 100 feet wide and lots were 25 feet wide by 125 feet deep. Unlike the Colorado Mineral Belt mining camps of Aspen, Leadville, Crested Butte, and Ouray, Gunnison City had its origins as a supply center for the nearby Indian Agency and for miners in the surrounding mountains.

In 1879 Gunnison City consisted mainly of tents and a few log cabins, constructed with sod roofs and dirt floors. After the slow winter of 1879-1880 Gunnison City grew rapidly. By the summer of 1880, Gunnison City was the supply center for the region with a population of 1,000 people. Many of these early settlers and investors, including Horace Tabor, the legendary "Silver King," came from Leadville, where the boom had peaked several years earlier. Early settlers described Gunnison City as the "hub of a wagon wheel" with Irwin, Gothic, Crested Butte, Tin Cup, and other Gunnison County mining camps being the outer ends of the spokes.

<sup>13</sup> Muriel Sibell Wolle, *Stampede to the Timberline*, p. 2.

<sup>14</sup> Duane Smith, *Rocky Mountain Mining Camps – The Urban Frontier*.

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Between May 15 and August 15, 1880, over 200 buildings were erected in Gunnison. While most of the buildings were simple rough wood or log construction, several, including a school and brewery, were of brick or stone construction. At the same time, several tents were erected for each new building built. Spring 1880 saw two newspapers open and that summer the Western Union Telegraph line was extended to Gunnison via Lake City.<sup>15</sup> It was noted that, "None of the buildings erected were beautiful, none of them specimens of architecture; in fact, many were not even comfortable; they showed a spirit that was impatient of delay, a feverish anxiety that brooked no attention to detail."<sup>16</sup> The next spring the Vienna Bakery Building, with a parapet and painted façade, was one of the first "town phase" buildings erected.

By the summer of 1881, Gunnison City had grown into the latest in the series of western frontier boomtowns. It had a population of over 5,000 consisting of 3,500 permanent and 1,500 "floating" residents. Six brickyards and a lumber mill supplied building materials for the area<sup>17</sup>. The Tabor House Hotel, a two-story stone building, was opened to the public on April 9, 1881. The hotel, at the north end of the block containing the Vienna Bakery, was named after Horace Tabor who gave the owners \$1,000 to name the hotel after him. The hotel fed 110 to 140 customers each day and 80 spent the night in 27 rooms. People slept on cots in halls, and public rooms.<sup>18</sup> When the Tabor House opened it was the best hotel in town and catered to wealthy Easterners and tourists who were willing to pay for the best. The building burned in 1905 and the owner was charged with arson to collect the insurance money.

Settling the Gunnison Basin was shaped by two factors. First, Gunnison was, and still is, frequently the coldest spot in the nation. In Gunnison's early days, most of the floating population and many of the permanent residents migrated to warmer areas during the winters. Second, the Gunnison Basin, which is the size of the states of Rhode Island and Delaware combined, is isolated from the rest of the state. High mountains and the Continental Divide surround it on the north, east and south sides, and, in 1880, the Ute Indian Reservation on the west. The high passes into the Gunnison Basin took a week or longer to traverse by wagon in good weather and were difficult and dangerous to cross during the winters when they were covered with deep snow. On August 13, 1881, the Denver and Rio Grande Railroad reached Gunnison and partially solved both of these problems. At 10,857 feet, the rail line over Marshall Pass into the Gunnison Basin was the highest pass in the country at the time it was built. Snow sheds covered the railroad tracks at the pass, allowing for year round traffic. A year later the Denver, South Park, and Pacific Railroad reached Gunnison. It used the Alpine Tunnel, the highest railroad tunnel at the time it was built, to traverse the Continental Divide. For the next 70 years, these two narrow gauge railroads linked the Gunnison Basin to the rest of the world.

By the end of January 1882 Gunnison had a telephone exchange with 50 phones.<sup>19</sup> A few months later water was piped to the town's buildings. In addition to mineral mining in the area, Gunnison was a major iron and coal center; touted to become the "Second Pittsburgh." That summer, construction started on the four-story La Veta Hotel, conceived as the "finest hotel in the state of Colorado."<sup>20</sup> The lavish hotel had 107 rooms with Brussels carpets and steam heat.

<sup>15</sup> *Gunnison News*, May 22, 1880

<sup>16</sup> *Class of Nineteen Hundred Sixteen*, page 25,27.

<sup>17</sup> *The Gunnison Review*, July 30, 1881 and April 23, 1881.

<sup>18</sup> *Gunnison Daily News-Democrat*, August 25, 1881, p. 4

<sup>19</sup> January 30, 1882 *Gunnison Daily Review*

<sup>20</sup> Zugelder, p. 14.

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By the time the La Veta Hotel opened in 1884, mining had declined and many of the residents moved on to the former Ute Indian Reservation land. After the Christmas Ball in 1884, the La Veta closed for the winter. In 1886 a loop was added to the Denver and Rio Grande Railroad and the hotel became the local railroad station. However, the recession that started in 1883 and 1884 became a depression, and by the end of the decade Gunnison's population had fallen to 1,105. During the summer of 1889 the British poet Rudyard Kipling returned from India to England by way of the narrow gauge railroad across the western United States. Although he was impressed with the Black Canyon of the Gunnison, he was not impressed with Gunnison. As he wrote in book describing his trip, *American Notes*:

...we halted at a half dead city, the name of which does not remain with me. It had originally been built on the wave of prosperity. Once ten thousand people had walked its street; but the boom had collapsed. The great brick houses and the factories were empty. The population lived in little timber shanties on the fringes of the deserted town. There were some railroad workshops and things, and the (La Veta) hotel -whose pavement formed the platform of the railroad- contained one hundred and more rooms, empty.<sup>21</sup>

The silver depression of the 1890s resulted in closing all the silver mines around Gunnison and many of the businesses in town; Gunnison's population remained relatively flat during this time.

Following the silver depression, Gunnison became a supply town for local ranchers, farmers, and tourists. Western State College (WSC) was founded in 1911 and according to ads placed in the early WSC Annuals, the Johnson Restaurant, established back in 1904, was popular with the students. World War I resulted in some mining in the area and Gunnison slowly started to grow. By 1920 Gunnison's population had increased to 1329 people. Then the Great Depression brought the New Deal Works Progress Administration and money into the area; by 1940 the population had increased once again to 2177 people. During this era, Gunnison, which had always been a tourist destination, became known as one of the best trout fishing areas in the United States. The G.I. Bill following World War II brought a jump in WSC enrollment, giving Gunnison a major economic shot in the arm. By 1950 local ranching was very profitable, and the Gunnison area had a reputation as a prime location for raising registered Hereford cattle.<sup>22</sup> In 1954 the Johnson Restaurant was thriving, serving locals and tourists through the constant ups and downs of the Colorado economy. The restaurant would survive into the 1980s before succumbing to one of the many bust cycles of the town. Having survived yet another slow economic period, the building currently operates as bakery, art and crafts gallery, and continues to serve as a link to Gunnison's early commercial history.

<sup>21</sup> Rudyard Kipling, p. 210.

<sup>22</sup> Sammons, p 47.

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**Maps**

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August 1886, October 1890, October 1902, September 1910, August 1926, August  
1926 revised June 1936.

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[www.coloradohistoryoahp.org/guides/architecture/nineteenth.htm](http://www.coloradohistoryoahp.org/guides/architecture/nineteenth.htm)

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*The Gunnison Review*, April 23, 1881, p 3.

*The Gunnison Review*, May 7, 1881, p. 3.

*The Gunnison Review*, June 4, 1881, p. 3.

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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Lot 7, Block 20, of the Gunnison Original Township.

**BOUNDARY JUSTIFICATION**

The boundary includes the parcel of land historically associated with the property.

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## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-10 except as noted:

Name of Property: Vienna Bakery  
 Location: Gunnison, Gunnison County, Colorado  
 Photographer: Chris Spitzer  
 Date of Photographs: July 2004  
 Negatives: Colorado Historical Society- Office of Archaeology  
 & Historic Preservation

| <u>Photo No.</u> | <u>Photographic Information</u>  |
|------------------|--|
| 1                | West façade of Vienna Bakery- camera facing east.                        |
| 2                | West façade and north side of Vienna Bakery- camera facing southeast.    |
| 3                | Detail of second floor west façade of Vienna Bakery- camera facing east. |
| 4                | Detail of main entrance to building.                                     |
| 5                | View of rear of Vienna Bakery- camera facing west.                       |
| 6                | Rear entrance to Vienna Bakery- camera facing west.                      |
| 7                | Interior view of front door and original bead board ceiling.             |
| 8                | East side of Coal Shed- camera facing west.                              |
| 9                | East and north sides of Coal Shed- camera facing southwest.              |
| 10               | North wall of Coal Shed- camera facing south.                            |

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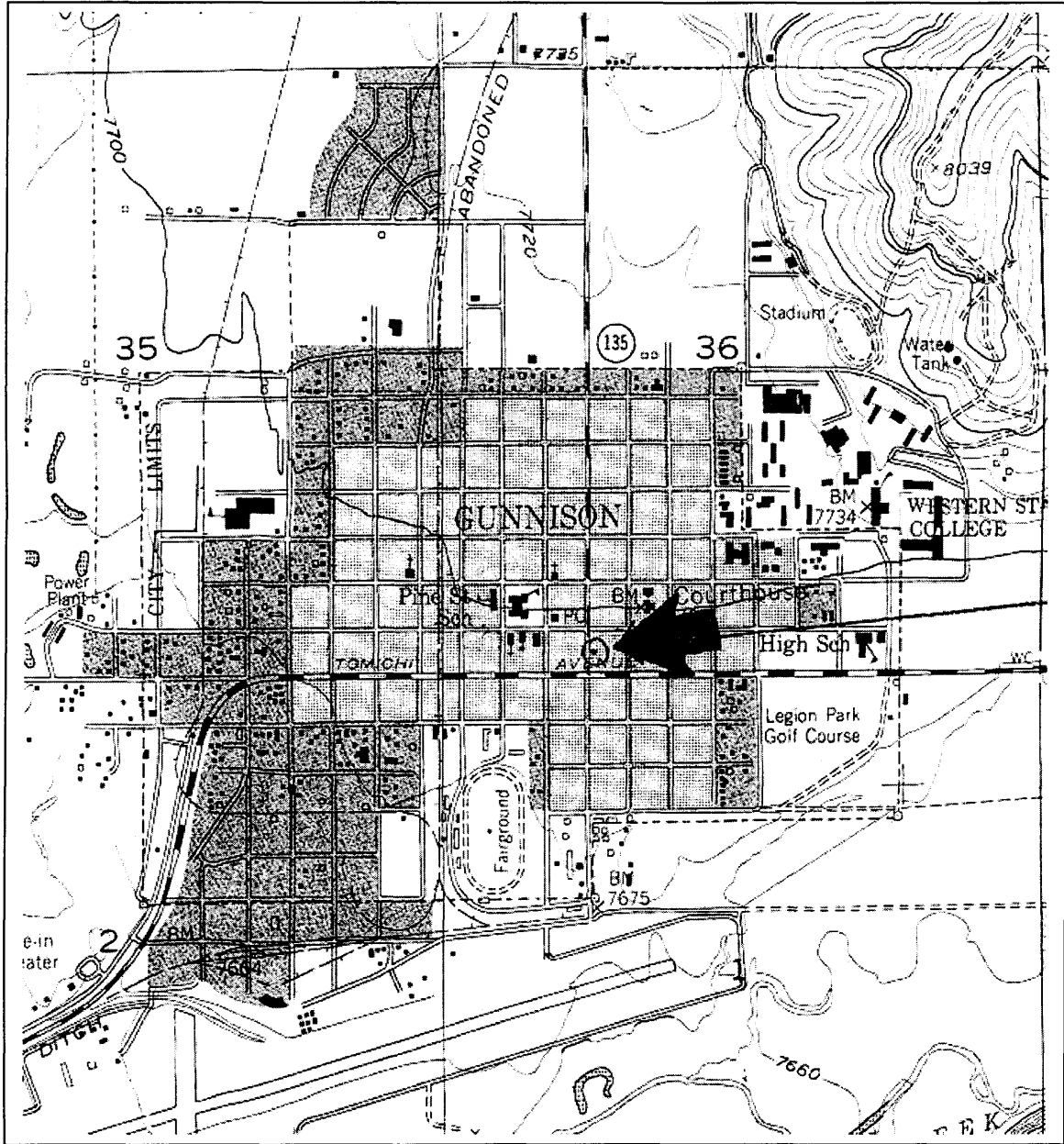
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**USGS TOPOGRAPHIC MAP**  
Gunnison Quadrangle, Colorado  
7.5 Minute Series

UTM: Zone 13 / 332145E / 4267827N  
PLSS: NM PM, T50N, R1W, Sec. 36  
SW¼, SW¼, SE¼, SW¼  
Elevation: 7703 feet



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FIGURE 1

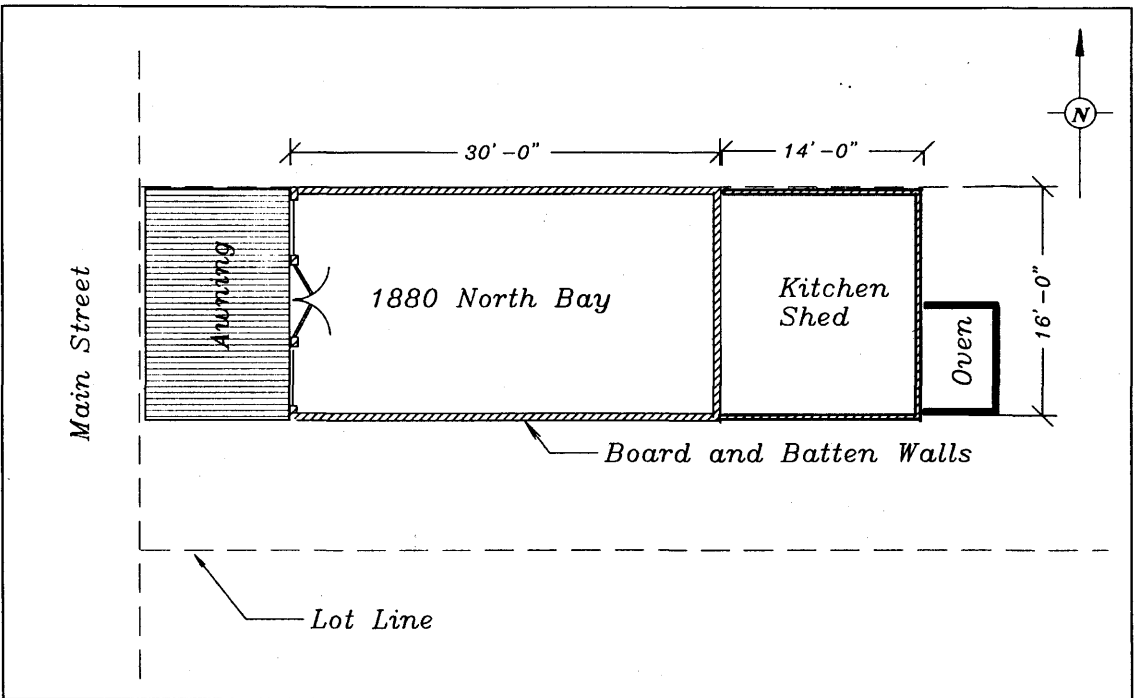
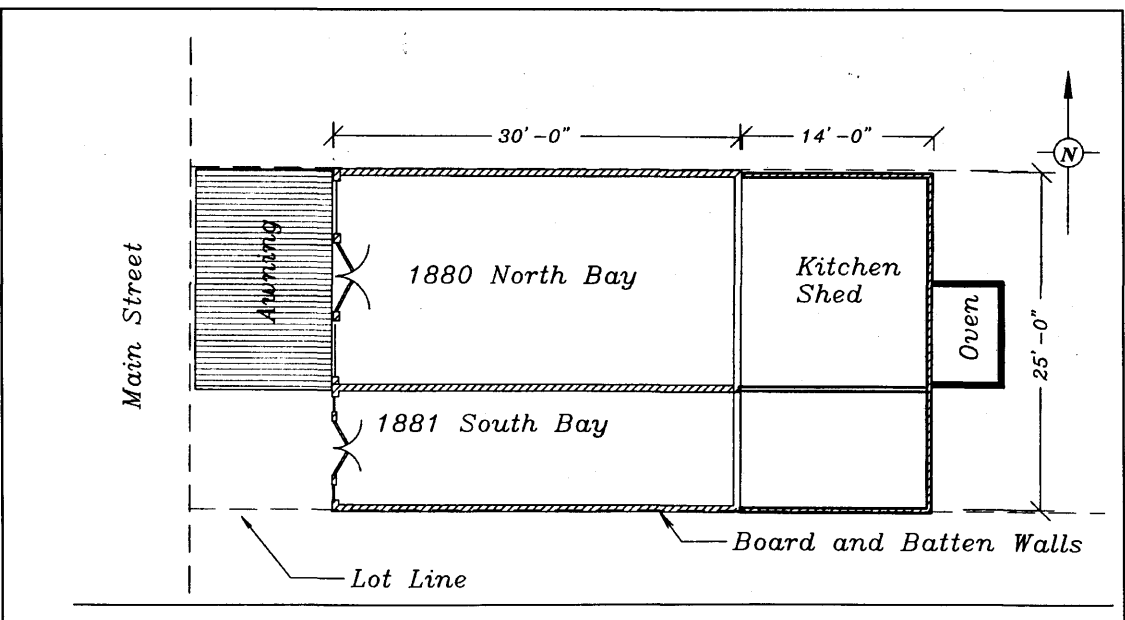


FIGURE 2



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FIGURE 3

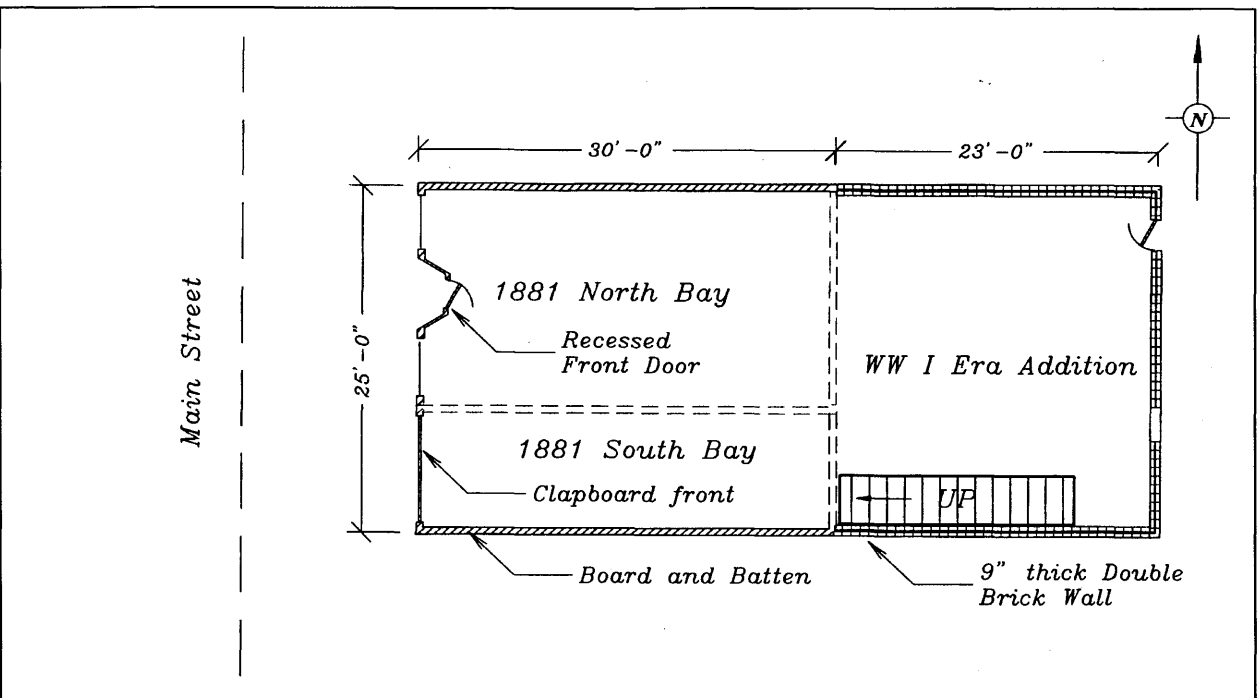
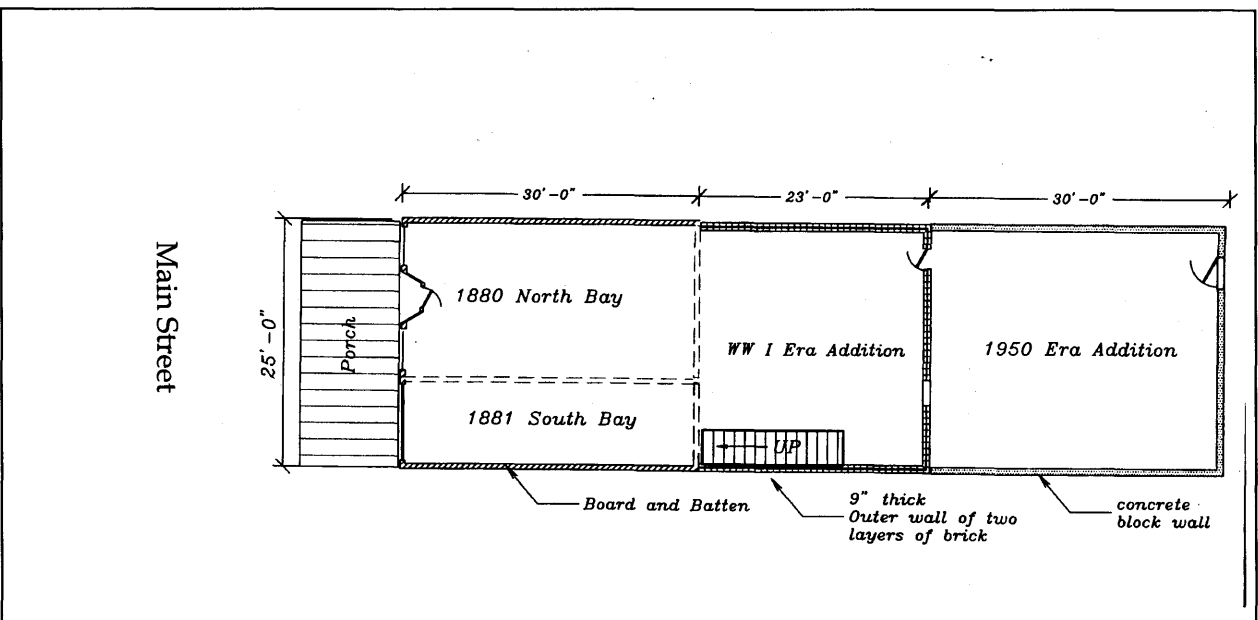


FIGURE 4



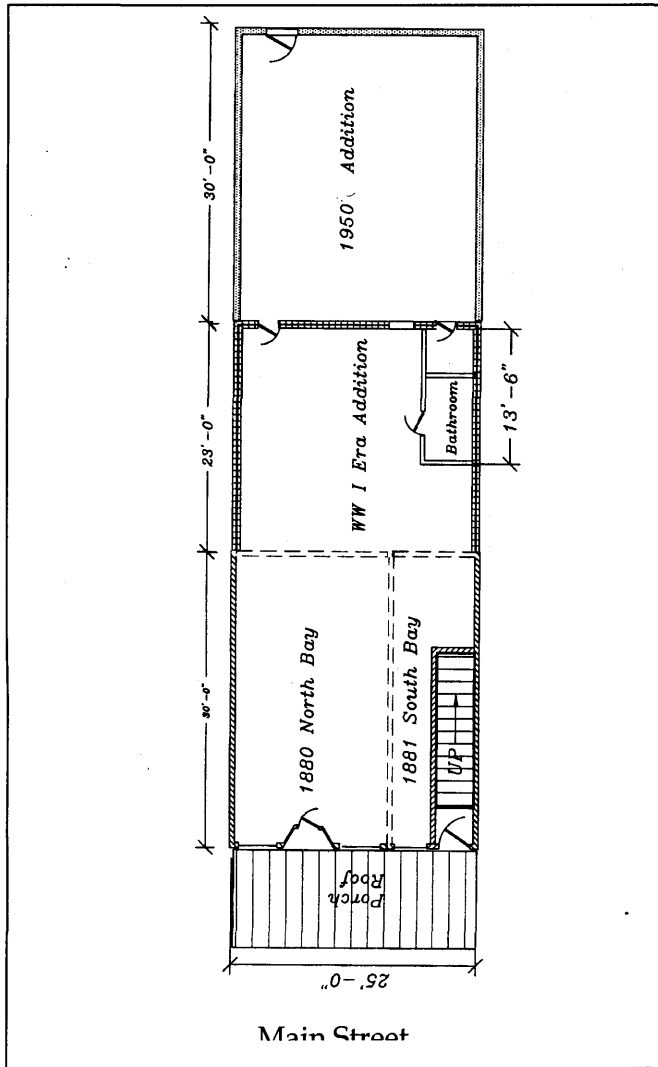
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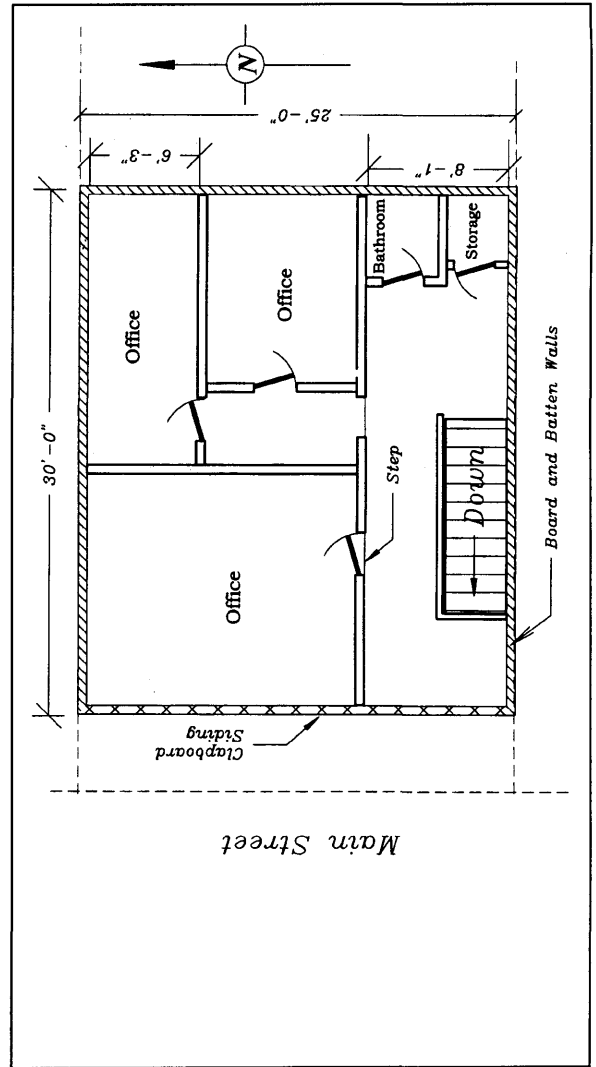
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**FIGURE 5**



**FIGURE 6**



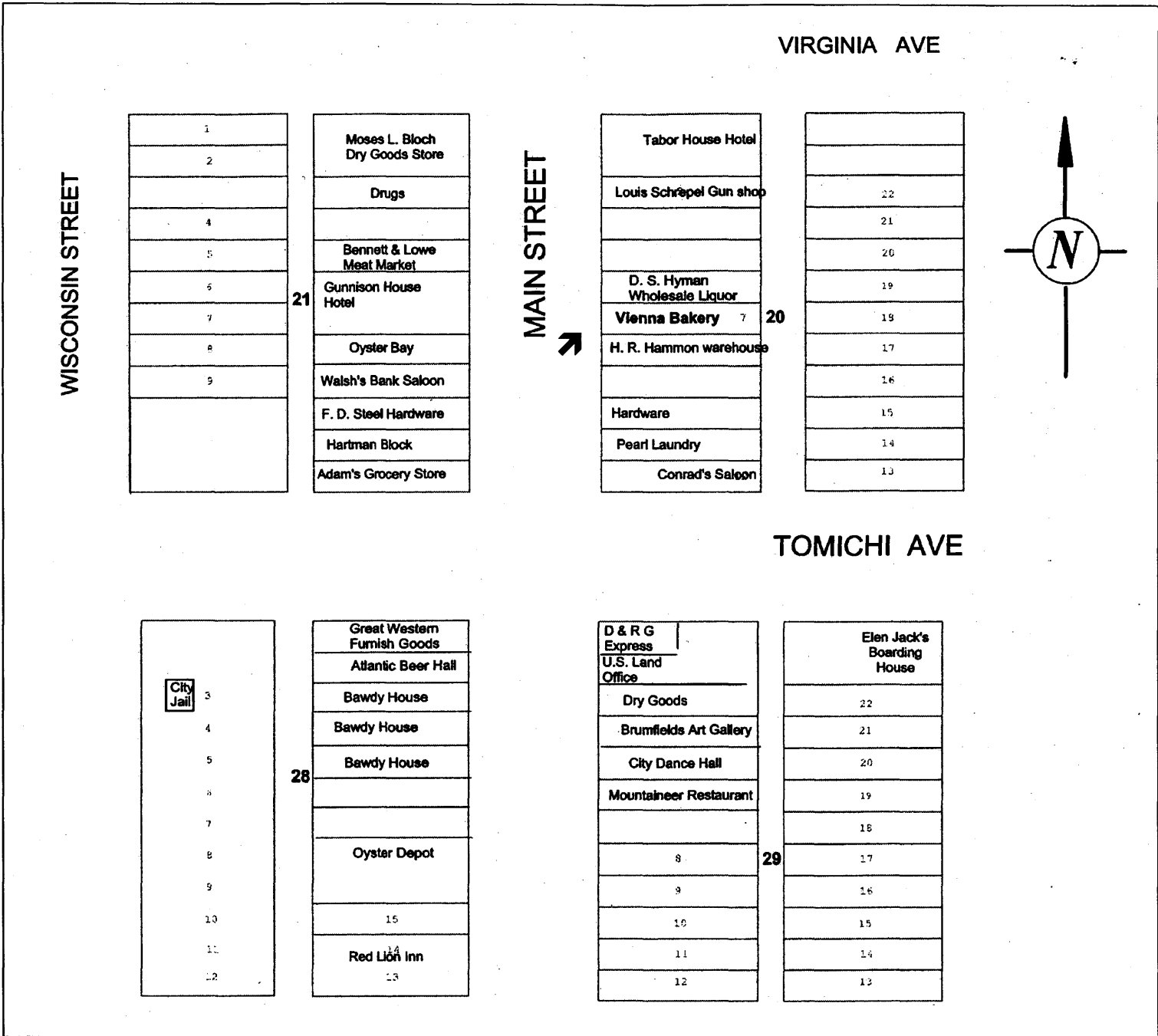
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FIGURE 7





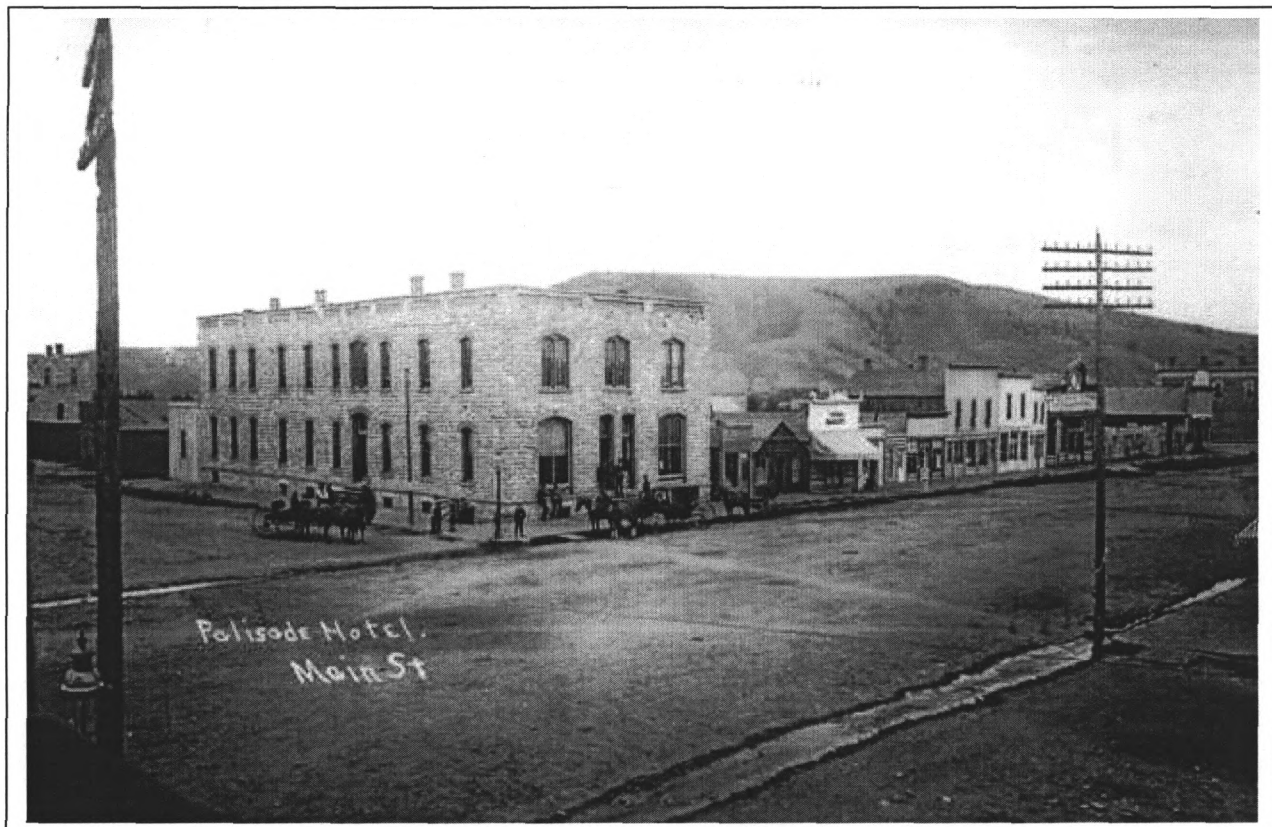
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Photo courtesy of Western History/Genealogy Dept.,  
Denver Public Library.  
Photo # X-9337

Note that Vienna Bakery had moved north by 1888,  
when this photo was taken. Incorrectly identified as  
1882 on the Denver Public Library website.