

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

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received SEP 14 1984

date entered OCT 11 1984

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

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic "The Boulevard" East Third Avenue Historic Residential District

and/or common East Third Avenue Historic District

2. Location

E. 3rd Ave. between 5th and 15th Sts.

street & number ~~Along East Third Avenue from Fourth Street, north to the 1500 Block of East Third Avenue, both sides of~~ Avenue ^{ONE} n/a not for publication

city, town Durango n/a vicinity of

state Colorado code 08 county La Plata code 067

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Clerk - La Plata County Court House

street & number 1060 East 2nd Avenue

city, town Durango state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<u> </u> excellent	<u> </u> deteriorated	<u> </u> unaltered	<u>XX</u> original site
<u>XX</u> good	<u> </u> ruins	<u>XX</u> altered	<u> </u> moved date _____
<u> </u> fair	<u> </u> unexposed		

Describe the present and original (if known) physical appearance

Located in the town of Durango in the southwestern corner of Colorado, the East Third Avenue Historic District forms the community's oldest most intact historic residential neighborhood. The district includes eleven contiguous residential blocks with the exception of the east side of the 1200 block and the west side of the 1300 block, where public schools are located. In addition to the 111 residences, the district also contains six prominent churches: Durango Christian Church/Old Methodist (#47); First Presbyterian Church (#52); First Church of Christ Scientist (#78); First Baptist Church (#88); St. Mark's Episcopal Church (#101); and Unitarian House/Rockwood House (#103). There are two public schools, Smiley Junior High (#56), and Macon Elementary (#77); and one private school, Durango Early Learning Center (#102).

The district has a very distinct identity within this late 19th century community. A wide boulevard, lined on both sides with trees and with rows of trees set in a grassed median, demark it from other older neighborhoods. Most of the residences are uniform in their setbacks, and are either one to two stories in height. An important characteristic of the neighborhood is the range of scale and style of the houses. Grand to modest dwellings are placed side by side with no concentrations of large structures in any one section. Smiley Junior High School (#56) is one of the largest buildings, but because of its deep setback from the street, its scale is minimized. The Tamarin Square Elderly Housing Complex (#58), which is four stories, is also less conspicuous because of its location on a hill which slopes away from the East Third Avenue. Only three stories of the building are visible from East Third.

The buildings represented reflect the full gamut of styles popular in the period they were constructed (1880s to the 1930s). They include Gothic Revival, Romanesque Revival, Shingle, Italianate, Queen Anne, Stick, Foursquare, Mission, Craftsman, and vernacular interpretations. There is also a mix of materials used in the construction, including stone, brick, frame and many varied combinations.

The condition of the properties is generally good. Over the years, however, some of the properties have experienced modification, although the degree of alteration and the number exhibiting change is minimal and do not constitute or compose a compromise of physical integrity.

The only commercial intrusions in the district is at the intersection of East Third Avenue and Sixth Street--Cliff Brice Gas Station (#7) and Sixth Street Liquor (#9). Both face Sixth Street rather than East Third; therefore they do not form a disruptive element in the district. This section is the only part of the district that has commercial zoning which extends one-half block north and south of Sixth Street and East Third Avenue intersection.

The following properties are considered intrusions in the district, based generally on their age (less than fifty years): #1 (1956), #5 (1956), #7 (1950s), #11 (1936), #12 (1938), #29 (1940), #30 (1940), #33 (late 1930s), #35 (1936), #36 (1937), #56 (1935), #58 (1982), #60 (1938), #63 (1937), #65 (1979), #75 (1950), #77 (1951), #86-87 (1958), #119 (1947), #102 (1955), #128 (1940); or alterations from their original appearance: #18, #39, #71, #83, #94, #109, #9, #10, #31-32, #111. All of the listed non-contributing structures are low scale and are not disruptive to the district.

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Significant Contributing Buildings (Building numbers found on Map 1)

21. A. P. Camp House--Stick Style, 1883. (747 E. Third Avenue) One of the oldest houses on the avenue, the Camp House was built for A. P. Camp, founder of the Bank of Durango, now known as the First National Bank of Durango. The house is a 1½-story frame structure with a native sandstone foundation and clapboard siding. It is irregular in plan with multi-gable shingle roof. A large verandah wraps around the south, east, and north portions of the house with typical "Stick" detailing of posts, railing, and brackets. Porch skirting also reflects stick details. A bay dormer window projects from the second story east wall, and an oriel bay is located on the north wall. The house today looks much as it did in the late 1890s, including the paint colors which have been maintained over the years. An addition to the southwest wall in 1981 was designed to blend with the existing structure. (See photo 8)

Camp was the founder of the Bank of Durango (1881), which later merged with First National Bank to become the First National Bank of Durango, the oldest bank in Durango in continuous operation since 1881. Both Mr. and Mrs. Camp were civic minded and played an important part in the development and growth of Durango and the area. Mrs. Camp led the campaign to landscape East Third Avenue and plant trees on the median strip. The Camps were also active in efforts to seek National Park status for Mesa Verde, which received designation in 1906.

40. Sloan-Ayres House -- Vernacular, early 1900s. (973 E. Third Avenue) A two-story native sandstone and frame structure with the upper-story stuccoed and terra cotta tile hip roof. An enclosed stone porch is attached to the front (east) facade and an open sleeping porch is placed on the west wall. The house reflects elements of the Craftsman style, seen in such detailing as the porch brackets, rafter detailing and bay window. The house has remained unaltered over the years with the exception of the addition of storm windows. (See photo 18)

The house was built for Robert E. Sloan, who was an associate of General William Jackson Palmer during the Civil War and who later worked for him to develop the Denver and Rio Grande Railroad. Sloan was one of the founding fathers of Durango and was an original partner in the Garden Mercantile Company of Durango which is still in operation today and owned by heirs of Mr. Sloan.

43. Herr House -- Foursquare, 1907. (1017 E. Third Avenue) One of the best local examples of the Foursquare style, the 2 1/2 story frame house with hip roof and hip dormer windows and clapboard siding was built by Charles Herr, founder of the Durango Lumber and Milling Company. The house features Italianate roof bracketing at the eaves of both house and porch. The large porch with pediment roof extends across the east facade. The structure exhibits fine wood detailing no doubt because of the owner/builder's association with the lumber business. In a recent minor alteration, the porch was enclosed in glass. (See photo 20.)

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47. Durango Christian Church -- Gothic Revival, 1890. (255 E. Eleventh Street) The building is two-story, brick, stucco, with Gothic arched windows with leaded glass. There is also a projecting tower and rose windows that compose important exterior elements of the design. (See photo 24.)

The church was originally a Methodist church. The present structure replaced the original frame building, destroyed by fire July 1, 1889. Although the building has been altered by the addition of stucco and the removal of the upper portion of the bell tower, it still conveys a sense of history to the local community.

52. First Presbyterian Church -- Eclectic, 1890. (1161 E. Third Avenue) This native sandstone structure replaced the original frame building destroyed by fire in 1889. The basic size, scale and floor plan of the original structure were duplicated. The walls are formed of irregular courses of locally quarried sandstone. The cross gable plan includes a projecting bell tower at the northwest corner. The tower has a shingled belfry with arched openings and a bell roof. Large Gothic arched leaded stained glass windows pierce the north and south walls of the building, with three round arched windows in the east wall. The east wall also contains a shingled gable with a small Palladian window set in the center. Metal sheet roofing has replaced cut wood shingles and an education wing was added to the west facade. (See photo 25.)

53. Burnett House -- Spanish Colonial Revival, 1900-1912. (1215 E. Third Avenue) Two-story, sandstone, frame, stucco structure with terra cotta tile roof, Tudor Revival half-timbering. Craftsman and Foursquare elements are also exhibited.

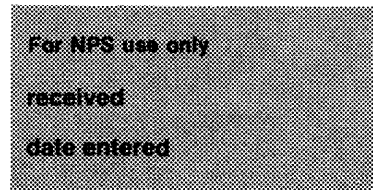
The house was built for senator George E. "Smoothie" West who lived in the house until 1912. Born in 1852, West came to the Durango area in 1877 before Durango was platted. He became active in cattle and mining and was also an active politician and prominent businessman who is credited with promoting the development of the Durango area and its resources.

54. Perkins House -- Vernacular Queen Anne, 1892. (1237 E. Third Avenue) The 2 1/2 story brick and stone, gabled roof house was built for Margaret E. Wilson. The foundations, belt coursing, front window arch, sills and lintels are of orange sandstone. A frame porch with turned posts and decorative spindle work and railings wraps around the northeast corner of the house. A shingled gable with tripartite window add visual interest to the somber brick and stone facade. A two-story bay window is attached to the south wall.

The house was built for Adair and Margaret Eliza Edwards Wilson. Adair Wilson (1841-1912) was a locally prominent attorney. In the 1870s he practiced law and was also in the newspaper business in Del Norte. In 1875 he was elected to the eleventh Territorial Council and served as president. In 1886 he was elected to the Colorado State Senate from District 21. In 1897 he was appointed chief justice of Colorado's Court of Appeals.

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55. Amy Mansion -- Shingle Style, 1888. (1261 East Third Avenue). The house is two and one-half story, with a stone first floor, the upper levels of which were shingled (now sided). The dominant features include a three-story turret with a dome roof, irregular roof line, and irregularly placed bays. (See photo 30.)

The house was built for Ernest Amy and his bride as a wedding present from Mrs. Amy's father, one of the owners of the San Juan Smelting Company--one of Durango's most important industries. Ernest Amy served as manager of the smelter during the late 1880s. The Amys were influential residents who contributed to the development of Durango.

Other important residents of the house include the Thomas Rockwood family and the Rowe Pingery family. Rowe Pingery was involved in the political life of Durango and served in the Colorado legislature as a representative.

61. Turret House -- Queen Anne, 1881. (1503 East Third Avenue) The one and one-half story residence is of frame, clapboarded, with an octagonal conical bellcast turret.

The house was built for Mr. and Mrs. George Brown. Brown was the founder of the First National Bank, which he later sold to A. P. Camp. Under Camp the First National was merged with the Bank of Durango to form the First National Bank of Durango, the oldest bank still operating in Durango.

69. Jarvis House -- Queen Anne, 1894. (1374 East Third Avenue) The building is one and one-half stories, of stone and frame construction. Important features include a bay window, front and side porch, varying roof planes, three dormers, and four gables.

The house was built by Blair Burwell, who was active in local business and politics. He later was elected to the state senate and served as president of the Colorado Mining Congress.

73. James A. Pulliam House -- Frame Vernacular, 1898. (1330 East Third Avenue) One-story frame vernacular cottage.

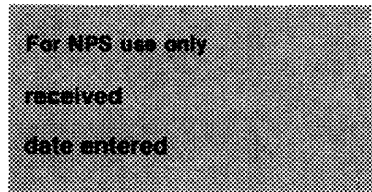
James Pulliam was a prominent early resident of the Durango area. He was an attorney who served as lieutenant governor of Colorado.

81. Bayles House -- 1882. (1154 East Third Avenue) Two-story frame house, clapboarded with a stone foundation. The dwelling has a gable roof with shed dormers and bracketed vergeboards.

The building was originally owned by Charles Bayles, a Durango businessman. The most well known owner of the house was Frank Gallotti, one of the most prominent insurance agents and realtors in Durango at the turn of the century. Gallotti Insurance and Real Estate was the forerunner of Turner Investment Company, which became the Bank of Durango, and is now known as United Bank of Durango.

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97. Shields House -- Vernacular cottage, 1900. (952 East Third Avenue) One-story frame sided house with a hip roof, gable returns and a pedimented roof. (See photo 17.)

The most prominent resident of this simple frame cottage was Milford E. Shields who served the office of poet laureate of Colorado from 1954 to 1979.

112. Frazer House -- Vernacular cottage, c. 1890. (752 East Third Avenue) One-story wood sided house.

The house was owned by Mrs. Frazer, the grandmother of Harold Lloyd, silent screen star. Lloyd spent various periods of his youth with his grandmother during times of economic hardship for his family. He lived there while attending junior high school, where he became interested in drama and entertainment.

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Inventory of Structures Located Within the East Third Avenue District

Buildings are contributing unless otherwise indicated.

Building Number

1. House, 501 East Third Avenue: 1953 (non-contributing)
2. House, 515 East Third Avenue: 1½-story, frame, bracketed eaves. Classic Cottage, 1928.
3. House, 525 East Third Avenue: 1-story, frame, bracketed eaves, hip-roof. Eclectic, Classical Revival, 1908.
4. Baudino House, 531 East Third Avenue: 1½-story, sandstone masonry from quarry southeast of Durango, Bungalow style porch, shed dormers, Vernacular Masonry, 1922.
5. House, 541 East Third Avenue: 1-story, stucco, Vernacular Masonry, 1956. (non-contributing)
6. House, 561 East Third Avenue: 2-story, brick, decorative gable detailing, Vernacular Masonry, 1888.
7. Cliff Brice Gas Station: Corner Third and Sixth Street. (non-contributing)
8. Oliver Sharp House, 275 Sixth Street: 1-story, stucco, bracketed portico, Bungalow, 1923.
9. Sixth Street Liquor, 273 Sixth Street: 1-story, frame and stucco, 1923. (non-contributing, altered)
10. Chiropractor's office, 615 East Third Avenue: 1-story, plaster, 1927. (non-contributing, altered)
11. House, 633 East Third Avenue: 1-story, stucco, 1936, Vernacular Cottage, 1936. (non-contributing)
12. House, 633½ East Third Avenue: 1-story, stucco, Vernacular Cottage, 1938. (non-contributing)
13. Gilchrist House, 643 East Third Avenue: 1-story, wood, stucco, tall windows, Vernacular Frame, 1888.
14. House, 655 East Third Avenue: 1-story, wood, bay windows, gable roof, front porch, hexagonal bay with bracketed hood, Vernacular Frame, 1898-1906.

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15. Clark-Hatfield House, 669 East Third Avenue: 1½-story, stone and frame, gambrel roof pitch, Dutch Colonial Revival, 1906.
16. House, 677 East Third Avenue: 1½-story, stone, half-timbered gable end, native sandstone, semi-circular bay window, Craftsman, 1903.
17. Mary MacLean House, 703 East Third Avenue: 1½-story, stucco, multiple columns support eave brackets, Bungalow, c.1924.
18. House, 715 East Third Avenue: 1-story, stucco, siding. Vernacular Frame, 1883. (non-contributing)
19. Eldridge House, 719 East Third Avenue: 2-story, brick, leaded glass window, enclosed gable, eyebrowdormer, hexagonal bay. Queen Anne, c. 1892.
20. House, 721 East Third Avenue: 1-story, wood siding, apron porch gable with ornamental shingle, tall double hung windows. Vernacular Frame, 1884.
21. Camp House, 747 East Third Avenue: 2-story, frame, semi-hexagonal oriels, bay with Stick bracket detailing, gable, veranda, turned porch columns, double hung windows, bay dormer with brackets, diamond lights. Stick, 1883.
22. House, 761 East Third Avenue: 2-story, brick, shingled gable. Queen Anne, 1890.
23. Brennan House, 773 East Third Avenue: 1½-story, masonry, decorative shingle gable ends, vergeboards. Queen Anne, 1885.
24. Harry Jackson House, 801 East Third Avenue: 1-story, stucco, brick, wood. Mission, 1921-22 -- remodeling. Original structure dates to late 1800s.
25. House, 245 Eighth Street: 1-story, brick, eaves, 1923, Bungalow.
26. Hocker House, 825 East Third Avenue: 1½-story, wood, bracketed eaves, low hip-roof. Classic Cottage, 1908.
27. House, 837 East Third Avenue: 1-story, brick, wood siding, original bay window, front porch gabled roof, gable trim. Vernacular Frame, 1901.
28. House, 857 East Third Avenue: 1-story, stucco, brick, contemporary projecting windows placed on front facade, transom and framing of front entrance in stained glass, pierced apron dormer over entry, recent replication of Queen Anne detailing. Vernacular Masonry, 1895.
29. House, 859 East Third Avenue: 1-story, stucco. Vernacular Masonry. (non-contributing) circa 1940.
30. House, 871 East Third Avenue: 1-story, frame, circa 1940. Government Modular Housing. (non-contributing)

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31. & 32. 873 and 875 East Third Avenue: 1-story, duplex, frame with asbestos shingle siding. Vernacular Frame (altered). (con-contributing)
33. House, 250 Ninth Street: frame. Vernacular Frame, late 1930s. (non-contributing)
34. House, 909 East Third Avenue: 1-story, wood frame, hexagonal bay with bracket, veranda with Tuscan columns. Vernacular Frame, 1881.
35. House, 243 Ninth Street: 1-story, frame. Vernacular Frame, 1936. (non-contributing)
36. House, 925 East Third Avenue: 1-story, frame, stucco. Vernacular Frame, 1937.
37. Newman House, 929 East Third Avenue: 1-story, hexagonal bay, veranda with Tuscan columns. Vernacular Frame, 1881.
38. Goodman House, 945 East Third Avenue: 2½-story, brick, frame, oriel bay, eyebrow dormer, hexagonal Queen Anne, 1896.
39. House, 951 East Third Avenue: 2-story, wood, stucco, stepped Dutch gable, wrought iron detailing, stepped gable portico. Dutch Colonial Revival, 1901. (non-contributing)
40. Sloan-Ayres Residence, 973 East Third Avenue: 2-story, stone, frame, stucco, balcony rear of house, fully enclosed sunporch, terra cotta roof, elements of Craftsman style porch brackets, elements of Foursquare style, terra cotta tile roof. Mediterranean, 1912.
41. House, 242 Tenth Street: 1-story, frame, gabled bay, Vernacular Frame, 1895.
42. Haggart House, 1001 East Third Avenue: 2-story, brick and shingles, windows, framed with entablature, beveled lead glass window, eaves with half-round and full circle vents with arched brickwork, ornamental brickwork on chimney, bay window, decorative verge board, ornate tin ceilings, semicircular vent, hooded hexagonal bay, Queen Anne, 1881.
43. Herr House, 1017 East Third Avenue: 2½-story, hiped dormer, roof bracketing, pedimented porch, Foursquare, 1907.
44. Oliver Wingate House, 1023 East Third Avenue: 1-story, wood frame and stucco, hexagonal bay window. Vernacular Frame, 1895.
45. W. C. Chapman House, 1027 East Third Avenue: 2-story, brick and shingles, complex roofline with decorative shingling and ornamental chimneys, 2-story brick gable, veranda with turned columns, stained and beveled glass windows, carved corner block window moldings, oriel window, hexagonal bay window. Queen Anne, 1888.

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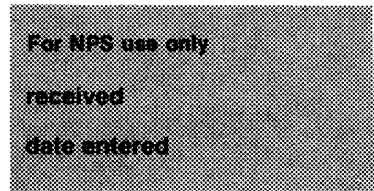
46. Jak Way House, 1073 East Third Avenue: 2½-story, Clapboard and shingles, hexagonal bay, veranda with Tuscan columns, Stick style aprons, Queen Anne, 1888.
47. Durango Christian Church, 255 East Eleventh Street: 2-story brick, stucco, Gothic arched windows with leaded glass windows, projecting tower, rose windows, Gothic Revival, 1890.
48. Durango Christian Church parsonage, 1105 East Third Avenue: 2-story, brick, stucco, decorative gable on main block and porch gable, shed dormer. Vernacular Masonry, 1890.
49. James Barrie House, 1131 East Third Avenue: 1-story, wood, bay windows, gables, front and rear porches. Vernacular Frame, 1885.
50. House, 1145 East Third Avenue: 2-story, brick, wood, decorative gables, hexagonal bay window, sandstone lintels and sills, Tuscan columns Queen Anne, 1901.
51. Presbyterian Church Manse, 1159 East Third Avenue: brick, wood, pedimented porch gable, decorative frieze. Foursquare, 1903-4.
52. First Presbyterian Church, 1161 East Third Avenue: 1-story, stone, wood shingled trim original stained glass windows, projecting bell tower. Interior: all wood ceiling original decorative gable, Romanesque and Gothic windows. Gothic Revival, 1890.
53. Burnett House, 1215 East Third Avenue: 2-story, stone, frame, stucco, native sandstone, red tile roof, reflects Tudor half timbering as well as elements of the Craftsman style. Eclectic, 1900-1912.
54. Perkins House, 1237 East Third Avenue: 2½-story, brick, stone, decorative gables, stone lintels and sills, semi-circular arched stone window, decorative brickwork, veranda. Queen Anne, 1892.
55. Amy Mansion, 1261 East Third Avenue: 2½-story, stone, siding, multiple roof planes, 3-story turret, porte cochere, bay dormer. Shingle, 1888.
56. Smiley Junior High School, 1309 East Third Avenue: 2-story, Mission 1935. (non-contributing)
57. Searcy House, 1361 East Third Avenue: 1½-story, stone, porch, varying roof planes, semi-circular bay, decorative bracketed vergeboards, native sandstone, hip gables. Queen Anne, Eastlake detail, 1888.
58. Tamarin Square, 1401 East Third Avenue: 4-story, brick, 1982. (non contributing)
59. Sprucewood House, 1475 East Third Avenue: 1½-story, stucco, Bungalow, 1929.

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- 60. House, 248 Fifteenth Street: 1-story, aluminum siding. Contemporary Suburban, 1938. (non-contributing)
- 61. Turret House, 1503 East Third Avenue: 1½-story, clapboard, octagonal conical bellcast turret, veranda. Queen Anne, 1881.
- 62. Mentzel House, 1504 East Third Avenue: 2½-story, brick, frame, masonry frieze, transom over door, classical pilasters on porch, symmetrical and gable roof dormers, portico and pilasters in west entrance, second story portico and gabled roof. Georgian Revival, 1887-1889.
- 63. House, 1472 East Third Avenue: 1½-story, wood, shingled exterior with exposed stone chimney next to front entrance, large picture window, wood deck. 1937. (non-contributing)
- 64. Wall House, 1468 East Third Avenue: 2½-story, wood, stone, many-planed peaked roof, large bay window. Queen Anne, 1888..
- 65. House, 1450 East Third Avenue: 1-story, frame, 1979 (Non-contributing)
- 66. House, 1440 East Third Avenue: 1-story, frame. Vernacular Frame, 1901.
- 67. Dr. Lloyd House, 1412 East Third Avenue: 2-story, brick, stucco, steeply sloping roof gables, arched doorways, roof dormers. English Norman Cottage, 1896.
- 68. Turner House, 1404 East Third Avenue: 1-story, frame, semi-circular veranda supported by Tuscan columns. Vernacular Frame, 1896.
- 69. Jim Jarvis House, 1374 East Third Avenue: 1½-story, stone and frame, bay window, front and side porch, varying roof planes, three dormers, 4 gables, decorative gable. Vernacular Masonry, 1894.
- 70. House, 1354 East Third Avenue: 2-story, frame, bracketed cornice, hexagonal bay with bracketed hood. Italianate, c. 1901.
- 71. Cottonwood House, 1346 East Third Avenue: 1-story, wood frame, front and side porches, single pane windows, two-pitch roof. Vernacular Frame, 1883. (altered, non-contributing)
- 72. House, 1340 East Third Avenue: 1-story, stone foundation, wood frame, shed roof, bay window, pitched roof, front porch. Vernacular Frame, 1884.
- 73. House, 1330 East Third Avenue: 1-story, frame, 1898, Vernacular Frame (altered).
- 74. House, 1320 East Third Avenue: 1-story, stucco Vernacular Masonry 1931.

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75. House, 301 East Third Thirteenth Street: 1-story, frame, front porch. Ranch, 1950. (non-contributing)
76. House, 333 East Thirteenth Street: 1-story, stucco, low-pitched roof, round-headed windows and doors. Mediterranean, 1927.
77. Mason Elementary School, Twelfth Street and Third Avenue: 1-story, 1951. (non-contributing)
78. First Church of Christ Scientist, 1166 East Third Avenue: 1-story, rock, stucco, wood, Tuscan pillars, large windows, oculus vent, pedimented gable. Classical Revival, 1922-1923.
79. House, 1160 East Third Avenue: 1-story, frame and stone. Vernacular Masonry, c. 1882.
80. House, 1158 East Third Avenue: 1-story, frame, stone foundation. Vernacular Frame, c. 1884.
81. Charles Bayles House, 1154 East Third Avenue: 2-story, wood frame, clapboard, native stone foundation, gable roof with shed dormers, shed roof at rear, rectangular bay windows, bracketed vergeboards. Colonial Revival, 1882.
82. House, 1150 East Third Avenue: 2-story, brick, wood, decorative gable, decorative brickwork. Queen Anne, c. 1880s.
83. Marshall Greathouse House, 1132 East Third Avenue: 1½-story, frame, plain boxed cornice, shaped lintel over doorway, 1881, Vernacular Frame altered. (non-contributing)
84. House, 1120 East Third Avenue: 1½-story, brick, sandstone, wood, bay windows, large arched window, decorative gable, hand quarried sandstone foundation and lintels. Queen Anne, c. 1896.
85. Wetter House, 1108 East Third Avenue: 1½-story, brick, wood, stucco, cut stone, half timbered, hip-gable ends, Bungalow style porch. Craftsman, c. 1901.
86. & 87. House, 301-303 East Eleventh Street: 2-story, cinder block, brick, wood, pitched roof, 1958. (non-contributing)
88. First Baptist Church, Third Avenue and Eleventh Street: 2-story, hand-cut stone, semi-circular arched windows with leaded stained glass, hip roof, projecting tower. Romanesque Revival, 1901.
89. House, 1046 East Third Avenue: 2-story, wood frame, decorative gable. Vernacular Frame, 1901.
90. House, 1040 East Third Avenue: 1-story, brick, decorative brickwork, decorative gable. Queen Anne, 1903.

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"The Boulevard"/Third Avenue Historic
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91. Connor House, 1034 East Third Avenue: 1-story, frame, open eaves, flared bottom on outside walls, porch pillars. Bungalow, 1923.
92. House, 1020 East Third Avenue: 2-story, frame, decorative gable, original posts and railings on veranda, roof cresting, conical veranda roof. Queen Anne, 1898.
93. Pearson House, 1004 East Third Avenue: 2-story, frame, diamond pane lights in upper sash of double hung windows, portico with Doric columns, two-story hexagonal bay window. Foursquare, 1900.
94. House, 976 East Third Avenue: 2-story, siding, Vernacular Frame, 1881. Altered. (non-contributing)
95. House, 332 Tenth Street: 1-story, frame, stone, Bungalow porch, stone halfway up exterior walls. Bungalow, 1923.
96. Lawyer Clements House, 960 East Third Avenue: stucco, wood, Mission, 1920.
97. House, 952 East Third Avenue: 1-story, wood siding, animated gable, hip-gable roof, gable returns, pedimented porch. Vernacular, 1900.
98. House, 942 Third Avenue: 1-story, wood, clapboard, drop siding, roof trim cornice boxed and decorated, cross gable roof, shaped lintel. Stick, 1899.
99. House, 934 East Third Avenue: 1-story, frame. Vernacular Frame, 1903.
100. House, 928 East Third Avenue: 1-story, frame, Vernacular Cottage, 1905.
101. St. Mark's Episcopal Church, 910 East Third Avenue: 1-story, sandstone, slate, stained glass. Gothic Revival, 1891-92.
102. Viles House, Durango Early Learning Center, 890 East Third Avenue: 1-story, brick, siding. Suburban Ranch, c. 1955. (Non-contributing)
103. Unitarian House, 848 East Third Avenue: 1½-story, brick, Romanesque arched window with Queen Anne detailing. Half round leaded glass eye lid dormer, decorated vergeboard, decorative gable. Queen Anne, 1893.
104. Kirkpatrick House, 838 East Third Avenue: 1-story, wood shingle siding. Vernacular Frame, 1898.
105. House, 828 East Third Avenue: 1-story, frame, stucco, pitched roof. Vernacular Frame, 1898.
106. House, 822 East Third Avenue: 1-story, frame, wood siding, pitched roof. Vernacular Frame 1898.

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Continuation sheet "The Bouleyard"/East Third Avenue Historic Residential District Item number 7 Page 13

107. House, 810 East Third Avenue: 2-story, frame, cut stone, dormer cut shingle roof, hip-gable, shed dormer, decorative vergeboards with brackets, Vernacular Frame, 1898.
108. House, 305 Eighth Street: 1-story, frame, stucco, flat roof. Vernacular Frame, 1905.
109. Tiffany House, 774 East Third Avenue: 2-story, frame, asphalt siding, Vernacular Frame, 1905. (Altered. Non-contributing)
110. House, 330 Eighth Street: 1½-story, frame. Vernacular Frame, c. 1900.
111. Bowman House, 760 East Third Avenue: 1-story, frame. Vernacular Frame, c.1890. (altered, non-contributing)
112. House, 752 East Third Avenue: 1-story, wood siding. Vernacular Frame, c. 1890.
113. House, 734 East Third Avenue: 2-story, rock, wood, stucco. Vernacular Masonry, c.1880.
114. Ed Levy House, 726 East Third Avenue: 1-story, frame and stucco, semi-circular window. Vernacular Frame, 1884.
115. Dudley House, 722 East Third Avenue: 2½-story, frame and stucco, sweeping hip-roof, original metal casement windows on ground floor, French Norman, prior to 1905.
116. House, 706 East Third Avenue: 1½-story, frame and stucco. Vernacular Frame, 1903.
117. Field's House, 670 East Third Avenue: Carved stone foundation and brick, Gothic/Victorian woodwork, gable trim, solid oak door, arched windows, front door transom (stained glass), stained glass windows, 2-story bay windows, hexagonal sandstone windowsills, Queen Anne brickwork, oculus window/leaded stained glass, elaborate roof lines, decorative chimney, decorated vergeboard, half round window, sunburst apron pedimented dormer spindle porch. Queen Anne, 1898.
118. House, 646 East Third Avenue: 1½-story, siding and stone, shed dormer. Bungalow, c. 1918.
119. Amidei House, 640 East Third Avenue: 2-story, brick, Vernacular Masonry, 1947. (Non-contributing)
120. Peter J. Keegan House, 622 East Third Avenue: 2-story, brick and frame, unusual dormer, front door transom, gable trim on west and north gables, bay window octagonal, pierced apron, bay dormer, shingled upper level. Queen Anne, 1881.
121. Bonan Residence, 610 East Third Avenue: frame and stucco, front porch, bay window, fascia board, rafter ends (eaves) are scrolled. Vernacular Frame, 1883.

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"The Boulevard"/East Third

Continuation sheet Avenue Historic Residential District Item number 7 Page 14

122. Badd Partnership, 572 East Third Avenue: 2-story, stucco, Vernacular Masonry, 1903.
123. Pearson House, 560 East Third Avenue: 1-story, stucco, Vernacular Masonry, 1918.
124. House, 550 East Third Avenue: 1-story, frame, Greek pediment at entry, Tuscan columns. Classic Cottage, 1898.
125. House, 540 East Third Avenue: 1-story, frame, Tuscan columns. Classic Cottage, 1898.
126. Sackett House, 526 East Third Avenue: 2-story, clapboard, frame, classical window detailing, wrap-around front porch, scalloped shingles, decorative gable. Classic Cottage, 1905.
127. House, 522 East Third Avenue: 1-story, wood frame, lath, and plaster. Vernacular Frame, 1898.
128. House, 506 East Third Avenue: stucco, Vernacular Masonry, c. 1940. (Non-contributing)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1880-1935

Builder/Architect see text

Statement of Significance (in one paragraph)

East Third Avenue, known prior to 1893 as "The Boulevard", has historically been the most prestigious residential area of Durango. It was platted at the time of the town's founding in 1880 by the Denver and Rio Grande Railroad Company. During the proceeding fifty years, residences were built along East Third of varying scale and styles. The integration of smaller, more modest homes with grander structures, has been the pattern since the development of the neighborhood. The quality of the architecture of many of the buildings and the variety of the styles establish the district as having the best collection of late 19th and early 20th century residential architecture in Durango. The location of East Third Avenue along the bluffs overlooking the downtown commercial district from the east adds to its unique qualities. It is further enhanced and unified by the wide tree-lined boulevard that composes the central core of the neighborhood. East Third was and is today the only street in the city with a raised median strip running down the center of each block. With its convenient and attractive location, East Third attracted many of Durango's early prominent figures as residents. People such as A. P. Camp, Charles Herr, George West, Adair Wilson, Robert Sloan, who were important in the business, political and social life of the community made their homes along East Third Avenue. Historically, therefore, as well as visually, the neighborhood has been a landmark district for the area for over one hundred years.

The town of Durango was founded and laid out by men in the employ of General William Jackson Palmer of the Denver, Rio Grande Railroad Company.¹ The intention of the railroad company was to extend the railroad through the valley and Animas Canyon to tap the rich mining district in the heart of the San Juan Mountains to connect with Silverton. The new town of Durango was established by the company in 1880. With the advantage lent by the railroad, the town soon developed a regional economy. Such industries as smelting, logging, coal mining, banking, and agriculture contributed to the growth and expansion of Durango in the 1880s and '90s.²

A disasterous fire occurred on July 1, 1889 which destroyed two-thirds of the city's business district and a large portion of the west side of East Third Avenue, including homes and churches (which led to their rebuilding in masonry). The wide avenue was a factor in stopping the spread of the fire because it acted as a natural fire break.³

The district continued to experience new construction through the 1920s. However, the majority of the buildings date from the 1880s through 1910. It remained the premier residential street of Durango until the oil and gas boom of the late 1950s promoted new residential development in the city and drew many of the affluent residents to outlying suburbs.

¹Duane Smith, Sagebrush Metropolis, Durango 1880-1881 (Durango: The Durango Herald, 1977), p.3.

²Duane Smith, Rocky Mountain Boom Towns (Albuquerque; University of New Mexico Press, 1980), pp. 9, 30, 34, 35, 38.

³Duane Smith, *Ibid.*, p. 39.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property Approx. 38 acres

Quadrangle name Durango East and Durango West

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>3</u>	<u>2</u> <u>4</u> <u>5</u> <u>1</u> <u>4</u> <u>0</u>	<u>4</u> <u>1</u> <u>2</u> <u>9</u> <u>4</u> <u>8</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>3</u>	<u>2</u> <u>4</u> <u>4</u> <u>7</u> <u>8</u> <u>0</u>	<u>4</u> <u>1</u> <u>2</u> <u>8</u> <u>3</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>3</u>	<u>2</u> <u>4</u> <u>4</u> <u>6</u> <u>6</u> <u>0</u>	<u>4</u> <u>1</u> <u>2</u> <u>8</u> <u>3</u> <u>7</u> <u>0</u>
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D	<u>1</u> <u>3</u>	<u>2</u> <u>4</u> <u>5</u> <u>0</u> <u>0</u> <u>0</u>	<u>4</u> <u>1</u> <u>2</u> <u>9</u> <u>5</u> <u>4</u> <u>5</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

The boundary of the district includes all properties lying to the east and west of East Third Avenue from the north side of Fifth Street to the north property lines of the buildings at the northern extent of East Third Avenue at 15th Street. The east boundary is marked

List all states and counties for properties overlapping state or county boundaries (continued)

state	n/a	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title La Plata County Historical Society, Historic District Committee ED: GM

organization _____ date 1983

street & number 3065 West 2nd Avenue, P.O. Box 3384 telephone (303) 259-2402

city or town Durango state Colorado

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.

State Historic Preservation Officer signature Barbara Sweller

title State Historic Preservation Officer date 9/5/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register date 10-11-84

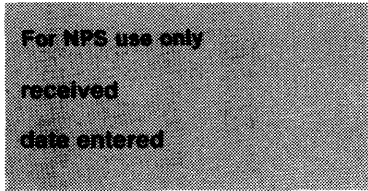
for Alvares Byers
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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"The Boulevard"/East Third
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The district still retains its sense of unity and early character. Important contributing factors to the maintenance of the historic ambience include the tree-lined boulevard and the preservation of many of the landmark buildings within the boundaries. Among the notable properties included is the two-story brick Fields House (670 East Third), #117, with its interesting Stick detailing and Eastlake porch and the house at 1020 East Third (#92), a frame residence with an unusual roofline and porch. Another excellent example of the Stick style is the house at 747 East Third (#21). The massive and irregular lines of the Shingle style house and rich interior detailing at 1261 East Third (#55) make it one of the most significant architectural examples within the district.

The churches also contribute to the architectural variety of the district. The First Baptist Church (E. Third and 11th) #88, constructed of stone in the Romanesque style, and the First Presbyterian Church, at 1161 East Third Avenue, #52, also of stone serve as anchor buildings in terms of their history and architecture within the district.

The district is also significant for the people of prominence who made their homes there. The house at 747 East Third (#21) was built by A. P. Camp, founder of the Bank of Durango. Robert E. Sloan, one of the founding fathers of Durango and an original partner in the Garden Mercantile Company of Durango, built the residence at 973 E. Third (#40). The Burnett House at 1215 E. Third (#53) was originally built for Senator George West an active politician and prominent businessman in the area. Other important politicians who lived in the area include Adair Wilson, state senator and later justice of Colorado's Court of Appeals, Rowe Pingery, a state senator (1928), and Blair Burwell, also a member of the state legislature (1899 and 1901).

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"The Boulevard"/East Third Avenue

Historic Residential District

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1911-12 Durango City Directory. Durango Public Library, Durango, Colorado.

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Sarah Platt Decker Chapter N.S.D.A.R. Pioneers of the San Juan Country. Vol. I & II. The Out West Printing and Stationery Company, Colorado Springs, Colorado
Vol. III, Durango Printing Company, Durango, Colorado
Vol. IV, Big Mountain Press, Denver, Colorado

Durango Herald, Durango, Colorado. January 1, 1888.

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East Third Avenue Historic Residential District, LaPlata County, CO

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(Verbal Boundary Description, continued) Item 10

by the west side of the alley behind the properties along the east side of East Third Avenue. The west boundary is the east side of the alley behind the properties along the west side of East Third Avenue.

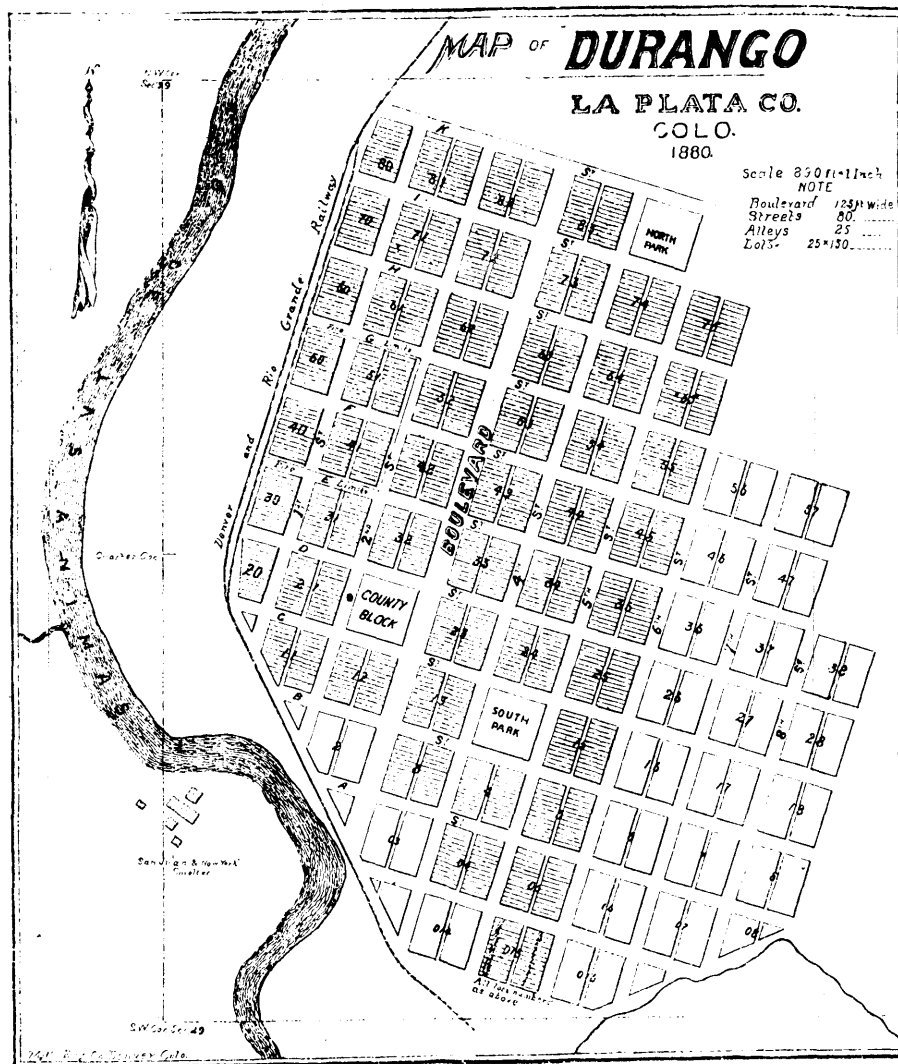
East Third Avenue Historic District
LaPlata County, Colorado

1880 map of Durango as appearing in
Sagebrush Metropolis, Durango 1880-1881
by Duane Smith. Durango: Durango
Herald, 1977.

sh Metropolis

Sagebrush

Map 3



Map Courtesy The State Historical Society of Colorado

Durango, as the Trust planned it in 1880. With singular lack of imagination the streets running east and west were labeled A, B, C, etc. No more imagination was shown by the Council when it renamed them First, Second, and so on, in 1893. Boulevard, which became Third Avenue, was planned as Durango's elegant street from the start.

EAST THIRD AVENUE HISTORIC RESIDENTIAL DISTRICT
Durango, La Plata County, Colorado

Scale: 1" = 500'

Date: 10/82

By: City of Durango, Public Works Dept.,
Engineering Division

Boundaries of the proposed East Third District
shown by heavy black line. Boundaries of the
Main Street Commercial District (listed in the
National Register) is to the west.

