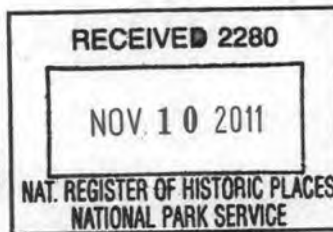


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



946

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Jacobs Building

other names/site number Johnson Building, Mother's Bistro, 5CF.2635

2. Location

street & number 414 Main Street

N/A

not for publication

city or town Buena Vista

N/A

vicinity

state Colorado

code CO

county Chaffee

code 015

zip code 81211

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 at the following level(s) of significance:

 national statewide X local

Edward C. Nulish

State Historic Preservation Officer

10-25-11

Signature of certifying official/Title

Date

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

For Edison H. Beall

Signature of the Keeper

12-22-11

Date of Action

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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 include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		sites
1		structures
		objects
3	1	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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/restaurant

DOMESTIC/hotel

Current Functions (Enter categories from instructions.)

COMMERCE/restaurant

DOMESTIC/single dwelling

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials (Enter categories from instructions.)

foundation: STONE

walls: BRICK, STUCCO

STONE

roof: SYNTHETICS/Vinyl, METAL

other: WOOD

METAL/Iron

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Jacobs Building is located in the central Colorado town of Buena Vista, which lies on the east slope of the Continental Divide. The town served as a respite stop for an active travel corridor to and from other areas in Colorado from the end of the nineteenth century and into the twentieth century, serving as a stagecoach and railroad hub during much of this time. With mining, ranching, tourism, commerce, and farming all active components, the town of Buena Vista came into prominence at the end of the 1880s when the Jacobs Building was completed. The property consists of two **contributing buildings**; the Jacobs Building (feature 1), the Carriage House (feature 2) and the Rest Room (feature 3); and one **contributing structure**, a Brick Wall (feature 4). One **noncontributing building**, the garage/workshop, completes the property. The Jacobs Building property maintains its setting and feeling and is an important element in the commerce and ambience of this western town. Main Street continues to serve as an active commercial center. The entry of the Jacobs Building faces south onto Main Street, directly across from the Opera House (now the Orpheum Theatre). The Carriage House, currently housing an art gallery, draws foot traffic around the east and to the north (or back) of the Jacobs Building, making the entire property an active commercial site.

Narrative Description

The Jacobs Building (contributing building, feature 1), ca. 1888

This two-story stucco-over-brick building is 25'-0"-wide x 60'-0"-deep and is supported by a stone foundation with a half basement. The roof is flat and covered with a continuous vinyl membrane. The building has six chimneys, the original boiler located in the basement, and numerous wood windows that retain their original glass.¹ The **south façade**, the entry to the building, displays a projecting cornice with end brackets topped by semi-circular decorative finials (see photograph 0002). Dentils are set between evenly spaced modillions along the frieze. A storefront cornice with end brackets projects from the first story. The second story has four, narrow one-over-one-light wood-framed, double-hung sash windows with hooded arches, keystones, and wood sills. The first-floor storefront has a central recessed entry with three-light wood double doors, topped by a fixed wood-framed transom, three-light fixed wood-framed windows angled on either side of the door, and eight-light display windows on either side of the entrance with wood framing that is developed in the classical fashion. The kick plates below each storefront window are wood with a raised molding and decorative foliated scrollwork within each panel.

The first-floor level of the **east façade** has single-light wood double doors at the south end of the elevation, which provide access to the patio area. The second floor has four narrow one-over-one-light wood-framed double-hung sash windows with segmental arches. The second window from the south is slightly taller as it was originally a door that led onto an exterior staircase and now has a wood-framed leaded-glass window. Two interior chimneys and one exterior chimney are visible on this façade. An attached addition, 20' wide x 16' deep, was added in 1955 to the north end of the east façade. A concrete slab, 20' wide x 8' deep, extends from the south façade of that addition.

The first level of the **north façade** has one double-hung eight-light wood-framed window with a segmental arch to the east of a single-story 13' x 16' addition added to the west side of the north façade in 1908. Access to the basement is through a cellar door just under this window (see photograph 0005). The second level has one one-over-one-light double-hung window to the east and a fixed five-panel leaded glass window to the west.

The **west façade** first level has three one-over-one-light double-hung wood windows to the north with natural wood lintels and sills. The second level has one half-light wood door with transom, which leads onto the fire exit, down a metal staircase. Two one-over-one-light double-hung windows with segmental arches are to the south of this exit (see photograph 0004). Two interior chimneys and one exterior chimney are visible on this elevation. Metal wraps the parapet, which extends on the **east and west façades**.

¹Letter from Mike Perschbacher, "Older that Dirt Construction LLC," Salida, CO, 2010.

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The Carriage House and Restroom (contributing building, feature 2 & 3) ca. 1929, 1935

The one story rectangular plan 25'-0" x 40'-0" Carriage House portion of the building sits at grade. The north, west and a portion of the south walls are of irregular stone coarse (river rock) filled with rubble (see photograph 0017). This material was relocated from another site. Much of the wall surface has been coated with a coarse concrete mixture to seal any gaps in the stonework. The roof is covered with continuous vinyl membrane and slopes from the upper point of the south elevation down to the north elevation.

The **north and west façades** have no openings. The **east façade** has a sliding door opening 17'-0" wide x 8'-0" high with windows on either side (see photograph 0007). The large opening has a sliding door at the south and a wood fixed panel inset at the north, all covered in wood bead board. To the south of the sliding door is a wood-framed single-light window. The fixed panel inset has a 3'-0" wide door with a single-inset window. A wood-framed sliding window is to the north of the door. The **south façade** has a 4'-0" wide door with iron shutters and a single light window to the east (see photograph 0008). The **interior** has an unconventional roof support system of post and beam, with the center load supported by two steel rods running parallel the length of the building, much in the fashion used in mining construction (see photograph 0018). The original dirt floor was covered over with poured concrete in the 1950s.

Attached to the north edge of the east side of the Carriage House is a two-unit brick Rest Room, 10'-0"-wide x 5'-6"-deep. The east unit now houses supplies, while the west functions as a restroom with toilet and sink. The building sits at grade and has a wood plank floor. The **south façade** has two doors set into segmental-arch wood frames with glass transoms (see photograph 0011). The doors are surfaced with the same bead board as used on the Carriage House doors and retain porcelain doorknobs. The mansard metal roof was added in 2001 (see photograph 0005). The building was relocated from the railroad depot soon after the construction of the Carriage House and added as an addition to that building ca. 1935.

Brick Wall (contributing structure, feature 4) ca.1888

The English bond brick wall is 24'-0"-wide x 5'-0"-high x 0'-8"-deep. The stucco was apparently applied to the south face and top cap when also applied to the Jacobs building (see photograph 0013). The brick appear to be of the same age and type as that of the building. In 1888, Lot 9 had storage buildings at the north boundary and it is possible the wall added security to the property. The wall now provides privacy for the patio area.

Additions and Alterations

The Jacobs Building was in use in early 1888.² The Sanborn Insurance map of 1890 shows the Jacobs Building in place. The attached north addition to the main building, 13'x16', was added after 1908 as it is not visible on the Sanborn map dated 1908. Assessor records indicate that the attached building on the east elevation, 20'x16', lot 9, was added in 1955. The Carriage House (feature 2), at the north boundary of lot 7, was not in place on the 1908 Sanborn Fire Insurance Map, with a vacant building, no longer extant, at the south boundary indicated on that map. The Rest Room (feature 3) was relocated to the property from the railroad station (which was also relocated and now stands at the McPhelemy Park and Town Lake) that once operated on the east side of the Buena Vista Courthouse. The date of this relocation was in the 1930s. According to assessor records, the garage/workshop (Feature 4), lot 10, was constructed in 2001.

During their many years of use, lots 7, 8, 9, and 10 of block 3 have undergone changes associated with the property's evolution. Photographs can only estimate the date of the stucco application. In 1934 a fire in block 3 burned the firehouse on Lots 6 and 7 and damaged the Jacobs Building.³ Stucco was most likely applied at that time. Historic photograph H001 dated 1880-1890 clearly shows the building as brick. Historic photograph H002 dated 1930s, show that building in the distance with a lighter color finish than the surrounding brick buildings, so most likely stuccoed. Prior owner of the building, E. Joyce Welker, indicated that the building was covered with stucco at the time of her purchase in 1986.⁴

Integrity

The majority of significant changes to Jacobs Building occurred during the period of significance and are the result of changing needs of the commercial enterprises that utilized the property. The most notable change is the application to stucco over the exterior, which occurred during the second commercial period. While the building's immediately to the

² *The Buena Vista Democrat*, Chaffee County, February 2, 1888, 3.

³ Suzy Kelly, *Historic Chaffee County, A Special Publication of The Mountain Mail & The Chaffee County Times*, May 10, 2010, 54.

⁴ E. Joyce Welker, previous building owner, interviewed by author March 26, 2011.

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west of the Jacobs Building are no longer extant, it is still visibly a part of the historic commercial corridor in Buena Vista. The Jacobs Buildings, now Mother's Bistro, remains much the same as when first constructed. The Carriage House, currently called the Jail House Gallery & Art Center, has had little modification since relocation to this property in 1929. Due to judicious maintenance over the years, many interior elements — doors, hardware, plumbing fixtures, and boiler — are original to the buildings (see photographs 0019 and 0020). This property continues to be a viable part of the downtown commerce of the town of Buena Vista. As such, the property retains the integrity of location, design, setting, materials, workmanship, feeling, and association in order to convey its historic significance.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1888-1916

1923-1954

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lannon Brothers (builder)

Period of Significance (justification)

The first period begins in 1888 with the construction of Jacobs Building and ends in 1916 when Johnson sold the building and its commercial use/occupancy became sporadic. The second period begins in 1923 when Webb established a hotel and undertaker's parlor on the property and ends in 1954, when its use as related to commerce shifted to retail/bed & breakfast operations.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Jacobs Building is significant at the local level under Criterion A, in the area of **Commerce** from 1888 to 1916 and 1923 to 1954, for its long association with the late-nineteenth through the mid-twentieth century commercial development of the town of Buena Vista. The building was constructed in 1888, when the city was flourishing. It operated as a saloon, and later as a warehouse during the first period of significance: 1888-1916 (see illustration IL001). It then served as undertaker's parlor, hotel, and antique store during its second period of significance: 1923-1954. The Jacobs Building exemplifies a commercial property located in many developing western towns such as Buena Vista during the 1880s. In more recent years, the property has remained active as an office, restaurant, art gallery, and boarding facility. During both periods of significance, the property was a venue for many of the town's social events.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Jacobs Building is typical of a commercial property located in many developing western towns during the 1880s. Buena Vista's early beginnings were tenuous due to a great deal of social turmoil, as was common among early western mining towns. Once the town of Buena Vista became the county seat in the early 1880s, development became more stable and the town experienced a marked period of growth. New residents established several businesses, many funded from mining profits, which resulted in a period of prosperity for Buena Vista. The Jacobs Building was one of these thriving commercial endeavors, with its history of prosperity and evolving commercial enterprises closely paralleling the larger economic development of the town. The nominated property consists of 0.29 acres, inclusive of Lots 7, 8, 9, and 10 in Block 3, in the downtown area at the east end of Main Street. The property has maintained its centrality to the commercial operations of downtown and continues to contribute to the local economy. At its inception, the Jacobs Building provided citizens with the iconic western saloon and hotel, with a later metamorphosis into other retail businesses. The property has made a significant contribution to local history and continues to serve as a landmark in a vital western town.

Developmental history/additional historic context information (if appropriate)

Buena Vista was incorporated in October 1879, one year before becoming the county seat. The town had three-dozen saloons, several stores, a few hotels, beaneries, livery stable, blacksmiths, sawmills, and about 150 residents. Most of the places of residence or business were tents or other makeshift residences.⁵ Becoming the county seat changed this transitory character of the town and residents began constructing more permanent buildings. The new brick courthouse and jail were completed in 1883 at a cost of \$65,000, firmly establishing the town.⁶ In 1880, Buena Vista was the junction point of two rail lines: the Denver, South Park & Pacific, and the Denver & Rio Grande. The Colorado Midland railroad added service in 1887. With the railroads providing numerous options for selling goods to wider markets, various nearby mining camps, ranches, and farms contributed to the growth of the town. Prior to 1881, the growth of Buena Vista had been hampered by the infestation of gamblers and desperadoes, making it an undesirable place for law-abiding citizens.⁷ Virginia Simmons described the situation as:

It has been said that in early 1880 Buena Vista was even more lawless than Leadville, a distinction hard to prove or disprove. A general disregard for the fine points of the law is evidenced by the fact that the Mahon family discovered the new town plat took in part of their homestead. Bolder deeds were common among the gambler, swindlers, murderers, and prostitutes who came to town in 1880. The local judge gave up any effort to mete out justice in proportion to the crime and simply fined all offenders, including murderers, ten dollars per offense. Still, there were a few solid citizens in Buena Vista in 1880...⁸

⁵ Virginia McConnell Simmons, *The Upper Arkansas, A Mountain River Valley* (Boulder, CO: Pruett Publishing Co, 1990), 169.

⁶ Frank Hall, *History of the State of Colorado, Vol. II* (Chicago, IL: The Blakely Printing Company, 1890), 81.

⁷ O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago, IL: O. L. Baskin & Co., 1881), 489.

⁸ Virginia McConnell Simmons, *The Upper Arkansas, A Mountain River Valley* (Boulder, CO: Pruett Publishing Co, 1990), 169.

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The criminal element eventually moved on to other locations and prosperity soon found its way to Buena Vista. Under the direction of Mayor J.E. Cole, the town constructed a gravity water works system drawing from Cottonwood Creek in 1882-83 at a cost of \$35,000.⁹ In an 1885 article, the local newspaper stated:

Buena Vista is a hub in the wheel, whose spokes reach out with all natural inducements for trade to the mining districts of Clear Creek, Pine Creek, Texas Creek, North, Middle and South Cottonwood, Mt. Princeton, Chalk Creek, Trout Creek, Free Gold and Four Mile, the agricultural country and the immense stock range for miles about the place, all tributary to the growth, development and permanency of the town...The population of these mountain sides in the main, trading at this place and as the rich treasures of these grand old mountains are being gradually exposed, this town will also improve and increase until it will possess a population of ten thousand people.¹⁰

The Buena Vista Land Company, owned by Major W. M. Kason, had already anticipated this growth in 1881 and laid out the streets and ditches, planted trees and sold lots. The town was coming into its own with three churches, two weekly newspapers and a school building in the planning.¹¹ Tourism was significant to Buena Vista in the early 1880s, and local newspapers regularly listed the names of visitors who arrived by rail. Tourists were drawn by the scenery, climate, and hot springs resorts.¹²

When John F. Jacobs came to Buena Vista in 1886, the town was undergoing rapid growth. John, also known as Jack, arrived in Buena Vista from the mining camp of Winfield (first called Florence and then Lucknow) near Granite. The camp was important enough to necessitate a post office from 1881 to 1912.¹³ Mr. Jacobs was born in Germany in 1858, and according to the 1880 United States Census was a laborer on the railroad, residing in the town of Granite. It is likely that mining interests provided the investment funds he needed to begin his business in Buena Vista. Transitioning from laborer to store owner, he rented space on "Rogee's" corner in Buena Vista for his saloon named "The Clipper."¹⁴ In May of 1887 he purchased Lot 8 in Block 3 from Charles S. Armitage and John E. Erskine for \$550.¹⁵ Jacobs then purchased Lot 9 Block 3 from Levi Block for \$350. When Jacobs purchased Lot 8, it contained the Armitage Building, but he had that building moved to Lot 10, then owned by Levi Block, in order to construct the Jacobs Building (see illustration IL002).¹⁶

Lannon Brothers, contractors for the elegant Princeton Hotel in town, had built a name for themselves in the area and Jacobs contracted the brothers for the construction of his building in July 1887.¹⁷ The *Buena Vista Democrat* wrote in January 1888 that "Jon. Jacobs closed out his corner place yesterday and will devote his whole attention to the new place, making it as attractive as expense can make it. You will be treated with the best at Jack's."¹⁸ He moved his saloon into the building in February.¹⁹ The saloon was known for its fine wine, liquors, and cigars. The *Buena Vista Democrat* indicated that shortly after opening, Jacobs further improved his building by painting the storefront.²⁰ Jacobs was a volunteer firefighter, convention representative for the Republican Party of Winfield in 1886, and the *Buena Vista Democrat* touted him as "a first-class fellow and will succeed in winning his share of the trade."²¹ In January of 1888 a fire erupted in the Sherman building on Main Street. The *Buena Vista Democrat* mentioned that Jack Jacobs was injured as "a stayer at the nozzle." It went on to say, "The barrels of Johnson & Savard formed a rather grotesque procession as they rolled down the street."²² For reasons unknown, Jacobs sold Lots 8 and 9 in July 1888 to J. Weinberger and Co. for \$5,000 and in April 1890 left for Salida, where he had obtained other employment.²³ Local newspapers later reported that Jacobs was

⁹ Frank Hall, *History of the State of Colorado, Vol. II* (Chicago, IL: The Blakely Printing Company, 1890), 81.

¹⁰ *Buena Vista Democrat*, Chaffee County, 30 December 1885, p.4.

¹¹ O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago, IL: O. L. Baskin & Co., 1881), 488.

¹² Judy Porrata, *Buena Vista, A Quick History* (Colorado Springs, CO: Little London Press), 45.

¹³ Virginia McConnell Simmons, *The Upper Arkansas, A Mountain River Valley*, 134.

¹⁴ *Buena Vista Democrat*, Chaffee County, 10 November 1886, p.3.

¹⁵ *Buena Vista Democrat*, Chaffee County, 26 May 1887, p.3.

¹⁶ *Buena Vista Democrat*, Chaffee County, 16 June 1887, 3.

¹⁷ *Buena Vista Democrat*, Chaffee County, 28 July 1887.

¹⁸ *Buena Vista Democrat*, Chaffee County, 2 February 1888, p.3.

¹⁹ *Buena Vista Democrat*, Chaffee County, advertisement, 2 February 1888, p.3.

²⁰ *Buena Vista Democrat*, Chaffee County, 17 May 1888, p.3.

²¹ *Buena Vista Democrat*, Chaffee County, 18 October 1886, p.3.

²² *Buena Vista Democrat*, Chaffee County, 5 January 1888, p.3.

²³ *Buena Vista Democrat*, Chaffee County, 10 April 1890, p.3

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operating a successful business in Salida. The Jacobs Building in Buena Vista was then shown as vacant on the 1890 Sanborn Map.

H.R. Johnson purchased Lot 8 and the Jacobs Building in April of 1890 for \$6,000. Mr. Johnson was a pioneer resident of Alpine, Colorado, and owned interest in several mines and saloons in Alpine and St. Elmo.²⁴ In Buena Vista he operated a saloon with two other partners, Peter Savard and William Baldwin, under the name H.R. Johnson & Co. The company dissolved in 1893 and reformed with only two partners, Johnson and Baldwin.²⁵ Johnson applied to the Town of Buena Vista for a liquor license in 1889, paying a hefty fee of \$1,000. Prepared to set up business in the Jacobs Building, the *Buena Vista Democrat* wrote in 1890: "Mr. Johnson will in the near future remove his business to that place. Property in the east end is rapidly rising in value."²⁶ Johnson operated a saloon in the building during this time. In September of that year, Captain Reed of Alpine, owner of a restaurant a block away, rented the upper floor of the Jacobs Building (then renamed the Johnson Building), which he furnished to ensure ample accommodation for his friends and travelers. Well situated, the businesses in the Jacobs Building began a close association with the Orpheum. Located directly across Main Street from the Jacobs Building, the Orpheum was one of the largest buildings in town, with an opera house on the second floor. The Women's Relief Corps, the Fire Department, and other groups frequently made use of the facility. In 1891 a Masquerade Ball was held at the Orpheum and the "supper was served in the old Jacobs Building by the Women's Relief Corps."²⁷

In 1893, the *Buena Vista Herald* published: "Leading physicians recommend the I.W. Harper Whiskey because it is pure, possessed of a superior flavor and bouquet, and is not offered for sale until it is old and thoroughly mature. Sold by H. R. Johnson & Co, Buena Vista, Colorado."²⁸ The *Buena Vista Democrat* described Johnson's business as having become a success after a modest beginning. It had developed into a business of annual sales on par with those of the largest in the West. The article went on to list his stock of wines, old bourbons, brandies, and gins as the largest of domestic and imported liquors in Buena Vista. A large wholesale business added to the profits.²⁹

Despite having a much lauded enterprise earlier in the decade, by 1897 much of Johnson's property was up for sale by the Public Trustee for unpaid taxes and promissory notes.³⁰ In January 1898 a fire originating in Mr. Johnson's St. Elmo saloon, just west of the post office, incurred an uninsured loss of \$1,100.³¹ In February of 1898, Mr. Johnson sold Lot 10 to Edward Kreugar, owner of a Main Street hardware store. Kreuger retained ownership until 1926 when W.H. Webb became owner. H. R. Johnson died in 1904 and his estate, through daughter Ella May Holbert, maintained ownership of Lots 8 and 9 until 1931 when they passed to Fannie Huey Webb. On the Sanborn Maps, Lot 7 is shown to have a dwelling on the south boundary line with a small storage building behind it in 1902. Later, in 1908, the dwelling is shown to be vacant with the storage building no longer extant. This is important as it notes that the Carriage House was not at this location in 1908. On a 1902 map showing Lot 8, the Jacobs Building was then used as storage and in 1908 as a warehouse. The same map also shows Lot 9 as vacant of buildings other than a small storage building on the north property line. The 1908 map indicates the existence of a dwelling on the south boundary and a storage building at the north boundary of Lot 10. In 1916 George F. Johnson, mining superintendent of the Ella Mine at St. Elmo and later a real estate broker, purchased Lot 7 after foreclosure by the county. The *Buena Vista Directory of 1905-1907* lists George Johnson as water commissioner and police magistrate, with offices on the north side of Main between Count and Colorado Avenue. Those offices were in the building on Lot 7, which later became the Undertakers Parlor under ownership of W. H. Webb. The County Administrator offered Lot 7 for sale upon the death of George F. Johnson in 1922.³²

In 1931 W. H. Webb consolidated lots 7, 8, 9, and 10. He operated the Undertaker's Parlor on lot 7, and Fannie Huey Webb operated a hotel and antique store in the Jacobs Building on Lot 8. W. H. Webb purchased the undertaking business from Doyle Undertakers in 1923 when it was located nearby on Lot 4 of block 3, renaming the business at that

²⁴ *Buena Vista Democrat*, Chaffee County, 2 February 1888, p.3.

²⁵ *Colorado Democrat*, Chaffee County, 18 October 1893, p.3.

²⁶ *Buena Vista Democrat*, Chaffee County, 10 April 1890, p.3.

²⁷ *Buena Vista Herald*, Chaffee County, 28 February 1891, p.3.

²⁸ *Buena Vista Herald*, Chaffee County, 11 November 1893, p.3.

²⁹ *Buena Vista Herald*, Chaffee County, 15 August 1891, p.3.

³⁰ Property Transactions Records, Chaffee County Courthouse, Salida, CO.

³¹ *Buena Vista Republican*, Chaffee County, 27 January 1898, p.3.

³² *Chaffee County Democrat*, Chaffee County, 6 June 1922, p.4.

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location to "The Webb Hotel & Undertaking Parlor."³³ In 1923 Webb expanded his operations with a new motor hearse of the latest design as well as numerous undertaking supplies, making the business the biggest in the county.³⁴ He then physically expanded the business by moving it to the building on lot 7 in 1931. A barely legible sign reading "Undertaking & Embalming" is seen in a historic photograph (H003). Although undated, the automobile visible in the photograph provides an approximate date of late 1920s to early 1930s. The Sanborn Maps of 1890 and 1908 indicate no buildings located behind the Undertaking Parlor where the Carriage House presently sits (see map M004). The Carriage House building was constructed before 1929 as confirmed by the Sanborn Fire Insurance map (see map M005). The stones used for the construction of the Carriage House could have come from another building in the area, as the *Buena Vista Republican* indicated that Webb sometimes purchased old buildings for materials.³⁵ Tax Assessor Records do not indicate improvements on Lot 7 from 1934 to 1945. It should be noted that Lot 13, two lots east but unrelated to this nomination, is the location of the Palace Manor, the town brothel and home to Elizabeth Sturgen, its madam, and later her husband, Alphonse Enderline.³⁶ Enderline is listed as briefly owning Lot 7 in 1922.

A long time resident of Buena Vista, Ruth Lambert, who worked at the Webb Hotel during her teens, remembers the stone Carriage House building, as well as the restroom addition, in 1945. Mrs. Lambert stated that the stone building had been used in conjunction with Webb's business and that it appeared to have been in that location for some time.³⁷ The actual origins of the building are difficult to determine, as there is conflicting information between the Assessor Records and the eyewitness account.

The Webb Hotel, operating in the Jacobs Building, offered cordial and comfortable lodgings. Many of the long time residents of Buena Vista still remember the building as "the Webb Hotel."³⁸ Upon his arrival in 1924 the new minister of the Methodist Church resided there and published in the *Buena Vista Republican*:

The Methodist church will hold services the second and fourth Sunday morning and fourth Sunday evening of each month. Everybody is cordially invited to attend. Mr. Holmberg is ready to serve the community at any time and can be reached at Webb Hotel.³⁹

After Webb's death, his wife Fannie remarried (Fannie Webb Ruppel) and maintained ownership of the business until 1954, when her sister Jessie Huey Primrose McLean, and Underline Schuette, Jessie's daughter, became the owners. In 1954, the Property Transaction Record noted the sale of the Webb Hotel equipment. This sale marked the end of the second period of significance and the commercial enterprises after 1954 were of a different character.

It was 1973 when Robert and Joyce Welker purchased lots 7, 8, 9, and 10. In future sales these four lots remained consolidated. The Welkers operated an antique store in the building as well as residing on the upper floor. In the early 1980s, the building housed a real estate business and auction house.⁴⁰ In 1993, Franklin and Barbara Hofmeister purchased the lots and improvements and operated the Jacobs Building as a bed & breakfast under the name "Meister House." The Jacobs Building became the residence of new owners, Jeffery and Kristal Sires, in 2001, with Sires operating a real estate office in the Carriage House. The present owners, Cheryl and William Mehaffey, operate a bistro and bar in the Jacobs Building with the Carriage House as an art studio and gallery.

The Jacobs Building and property continues to evolve and prosper. When touring Main Street, one cannot ignore this property's bustling activity. Block 3 of Buena Vista, with the Jacob Building and property acting as anchor, plays an essential role in the ongoing commercial history of Buena Vista's historic downtown.

³³ Kay Mamon Danielson, Chaffee County, *the First 125 Years* (Salida, CO: Greater Arkansas River Nature Association, 2004), 43.

³⁴ *Chaffee County Republican*, Chaffee County, 18 September 1925, p.1.

³⁵ *Buena Vista Republican*, Chaffee County, 15 June 1923, p.11.

³⁶ June Shaputis & Suzanne Kelly, *A History of Chaffee County*, Buena Vista Heritage (Mareline, MO: Walsworth Publishing Company, 1982), 192.

³⁷ Interview with Ruth Lambert by author, 2 May 2011.

³⁸ Ibid.

³⁹ *Buena Vista Republican*, Chaffee County, 31 September 1924, 3.

⁴⁰ Interview with Joyce Welker Loffel, 26 March 2011.

Jacobs Building

Name of Property

Chaffee County, CO

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books

Baskin, O.L. *History of the Arkansas Valley, Colorado*. Chicago, IL: O. L. Baskin & Co., 1881.

Danielson, Kay Marnon. *Chaffee County, the First 125 Years*. Salida, CO: Greater Arkansas River Nature Association, 2004.

Hall, Frank. *History of the State of Colorado*, Vol. II. Chicago, IL: The Blakely Printing Company, 1890.

Kelly, Suzy. *Historic Chaffee County, A Special Publication of The Mountain Mail & The Chaffee County Times*, Salida, CO: Arkansas Valley Publishing Co., 2011.

Porrata, Judy. *Buena Vista, A Quick History*. Colorado Springs, CO: Little London Press, 1979.

Shaputis, June & Kelly, Suzanne. *A History of Chaffee County*. Mareeline, MO: Buena Vista Heritage, Walsworth Publishing Company, 1982.

Simmons, Virginia McConnell. *The Upper Arkansas, A Mountain River Valley*. Boulder, CO: Pruett Publishing Co., 1990.

Newspapers Articles

Buena Vista Democrat, Chaffee County, 30 December 1885, p.4.

Buena Vista Democrat, Chaffee County, 18 October 1886, p.3.

Buena Vista Democrat, Chaffee County, 10 November 1886, p.3.

Buena Vista Democrat, Chaffee County, 26 May 1887, p.3.

Buena Vista Democrat, Chaffee County, 16 June 1887, p.3.

Buena Vista Democrat, Chaffee County, 28 July 1887, p.3.

Buena Vista Democrat, Chaffee County, 5 January 1888, p.3.

Buena Vista Democrat, Chaffee County, 2 February 1888, p.3.

Buena Vista Democrat, Chaffee County, Advertisement, 2 February 1888, p.3.

Buena Vista Democrat, Chaffee County, 17 May 1888, p.3.

Buena Vista Democrat, Chaffee County, 10 April 1890, p.3.

Buena Vista Herald, Chaffee County, 28 February 1891, p.3.

Buena Vista Herald, Chaffee County, 15 August 1891, p.3.

Buena Vista Herald, Chaffee County, 11 November 1893, p.3.

Buena Vista Republican, Chaffee County, 27 January 1898, p.3.

Buena Vista Republican, Chaffee County, 15 June 1923, p.11.

Buena Vista Republican, Chaffee County, 31 September 1924, p.3.

Chaffee County Democrat, Chaffee County, 6 June 1922, p.4.

Chaffee County Republican, Chaffee County, 18 September 1925, p.1.

Colorado Democrat, Chaffee County, 18 October 1893, p.3.

Other Published Sources

The Sanborn Fire Insurance Map Collection, University of Colorado. Boulder, CO.

<http://libluna.colorado.edu/sanborn/index.asp>

Jacobs Building

Name of Property

Chaffee County, CO

County and State

The United States Census Records, 1880, 1900. <http://search.ancestry.com>

Archival Sources

Buena Vista Heritage Museum, Buena Vista, CO.

Property Transactions Records, Chaffee County Courthouse, Salida, CO.

Western History and Genealogy Collection, Denver Public Library, Denver, CO.

Oral Interviews

Lambert, Ruth, telephone interview by Fay Golson, 2 May 2011, notes in possession of FG, Salida, CO.

Perschbacher, Mike, Older that Dirt Construction LLC, Salida, CO, interview by Fay Golson, November 2010, notes in possession of FG, Salida, CO.

Welker, E. Joyce, building owner, telephone interview by Fay Golson, 26 March 2011, notes in possession of FG, Salida, CO.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5CF.2635

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References

(Place additional UTM references on a continuation sheet.)

1 13 402096 4299782
Zone Easting Northing

2 _____
Zone Easting Northing

(NAD27)
3 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Lots 7,8,9 and 10 of Block No. 3, Town of Buena Vista, Chaffee County, Colorado, known by street and number as 414 East Main Street, Buena Vista, Colorado, assessor's schedule number: 327108403296.

Boundary Justification (Explain why the boundaries were selected.)

The nominated parcel includes land historically and legally associated with the Jacobs Building.

Jacobs Building
Name of Property

Chaffee County, CO
County and State

11. Form Prepared By

name/title Fay Golson (for property owner)
organization Historic Preservation Services date July 01, 2011
street & number 304 East 2nd Street telephone 719-539-2213
city or town Salida state CO zip code 81201
e-mail efayg@wildblue.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: The Jacobs Building
City or Vicinity: Buena Vista
County: Chaffee State: Colorado
Photographer: Fay Golson
Date of Photographs: September 2010 to May 2011
Digital files: Fay Golson, Salida, CO

Description of Photograph(s) and number:

CO_Chaffee County_Jacobs Building_0001	Site, looking north.
CO_Chaffee County_Jacobs Building_0002	Jacobs Building, south façade looking north.
CO_Chaffee County_Jacobs Building_0003	Jacobs Building, east façade looking west.
CO_Chaffee County_Jacobs Building_0004	Jacobs Building, west façade looking east.
CO_Chaffee County_Jacobs Building_0005	Jacobs Building, north façade looking south.
CO_Chaffee County_Jacobs Building_0006	Jacobs Building, addition, southeast corner looking northwest.
CO_Chaffee County_Jacobs Building_0007	Carriage House, east façade looking west.
CO_Chaffee County_Jacobs Building_0008	Carriage House, south façade looking north.
CO_Chaffee County_Jacobs Building_0009	Carriage House, west façade looking east.
CO_Chaffee County_Jacobs Building_0010	Restroom, north façade looking south.
CO_Chaffee County_Jacobs Building_0011	Restroom, south façade looking north.
CO_Chaffee County_Jacobs Building_0012	Garage/Workshop, southwest corner looking northeast.
CO_Chaffee County_Jacobs Building_0013	Brick Wall, north façade looking south.
CO_Chaffee County_Jacobs Building_0014	Patio, looking north.

Jacobs Building

Name of Property

Chaffee County, CO

County and State

CO_Chaffee County_Jacobs Building_0015	Jacobs Building, window detail, south façade.
CO_Chaffee County_Jacobs Building_0016	Jacobs Building, window detail, east façade.
CO_Chaffee County_Jacobs Building_0017	Carriage House, stone detail, southwest corner.
CO_Chaffee County_Jacobs Building_0018	Carriage House, interior, ceiling support.
CO_Chaffee County_Jacobs Building_0019	Jacobs Building, interior, boiler, basement.
CO_Chaffee County_Jacobs Building_0020	Jacobs Building, interior, wine rack, basement.

PHOTOGRAPH LOG – HISTORIC

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions.

<u>Photo No.</u>	<u>Photographic Information</u>
H001	Buena Vista Funeral, Denver Public Library, X7279, 1890.
H002	Buena Vista, Denver Public Library, X-6959, 1930s.
H003	Undertaker Parlor, Buena Vista Heritage Museum, photo #1966, undated.

ILLUSTRATIONS LOG

<u>Illustr. No.</u>	<u>Illustrations Information</u>
IL001	Property of J.F. Jacobs, Buena Vista, undated, in possession of Suzy Kelly, Buena Vista, CO.
IL002	Map of Buena Vista, lithograph, 1882, Denver Public Library

SKETCH MAPS

<u>Map No.</u>	<u>Map Information</u>
M001	USGS Topographic
M002	Jacobs Building Site Plan, in possession of F. Golson
M003	Photo Log, in possession of F. Golson
M004	Sanborn Fire Insurance, University of Colorado, Sanborn Fire Insurance Map Collection 1890
M005	Sanborn Fire Insurance Map, Denver Public Library 1929

DOCUMENTS

<u>Doc. No.</u>	<u>Doc. Information</u>
D001	Window Vintage Verification, Letter, Older than Dirt Construction LLC, in possession of F. Golson

ENVIRONMENT

Jacobs Building
Name of Property

Chaffee County, CO
County and State

Property Owner:

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

name Cheryl and William Mehaffey
street & number 33950 Vista Verde telephone 719-395-4162
city or town Buena Vista state CO zip code 81211

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Jacobs Building

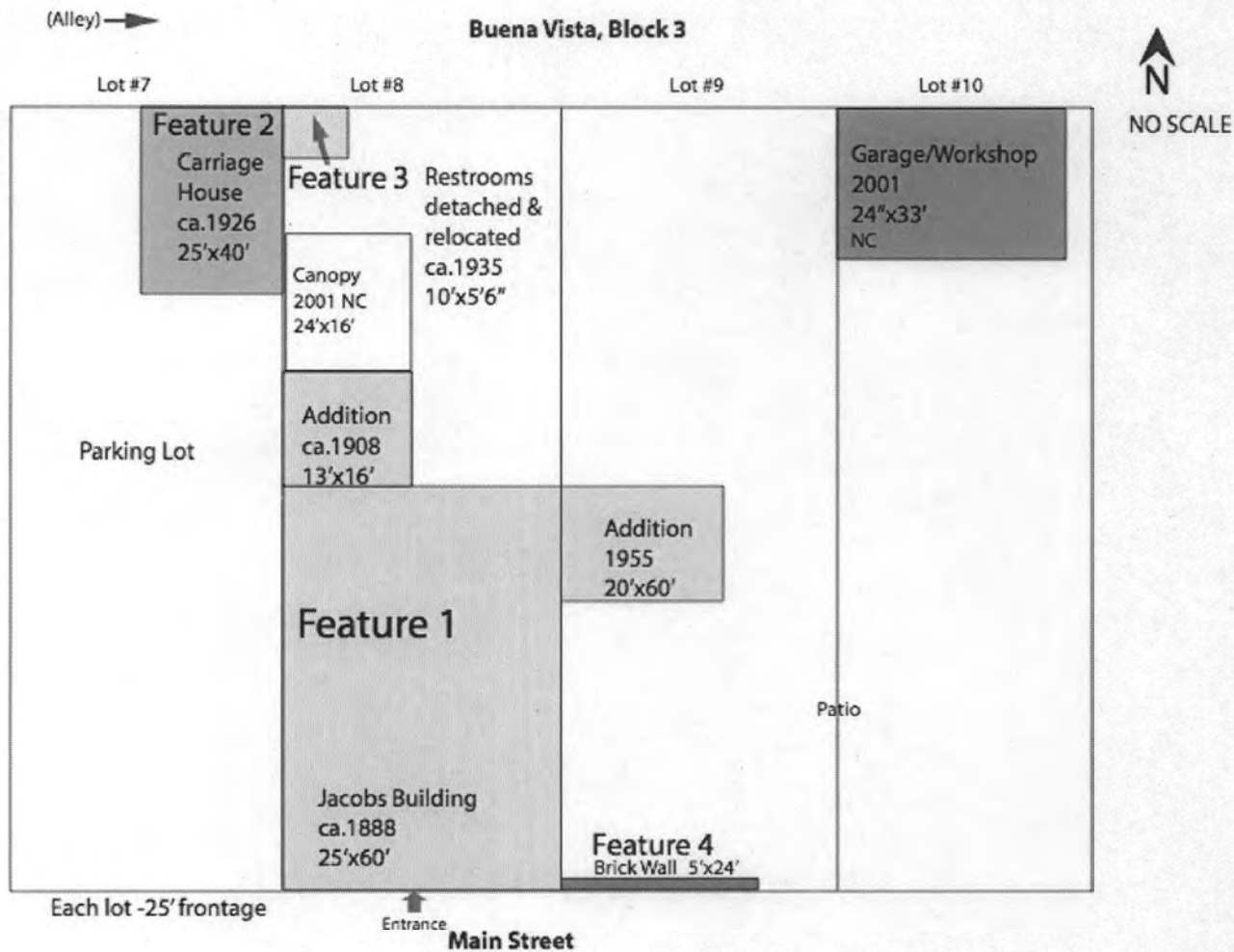
Name of Property

Chaffee County, CO

County and State

Sketch Map M002

Site Plan

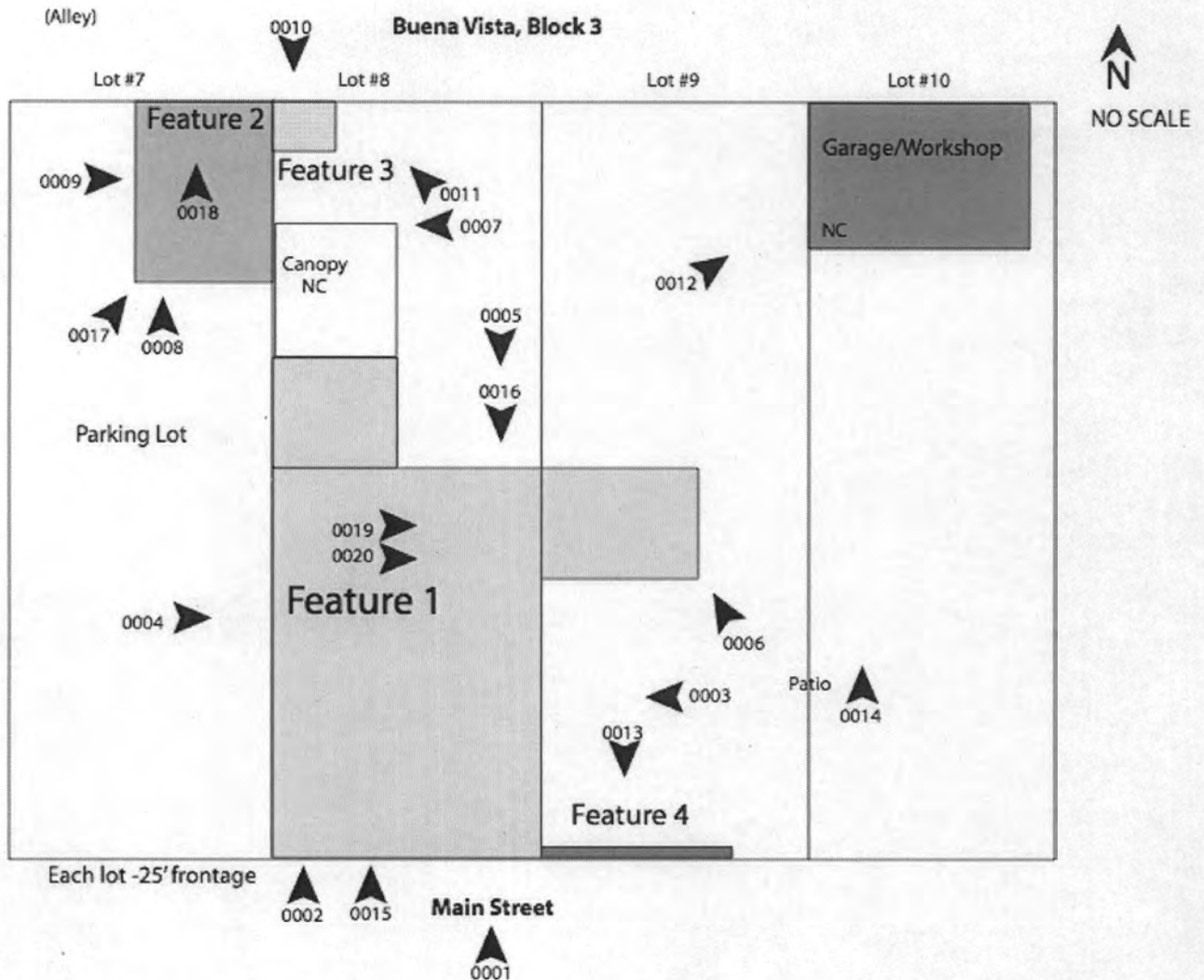


Jacobs Building
Name of Property

Chaffee County, CO
County and State

Sketch Map M003

Photo Log



ENVIRONMENT

Jacobs Building

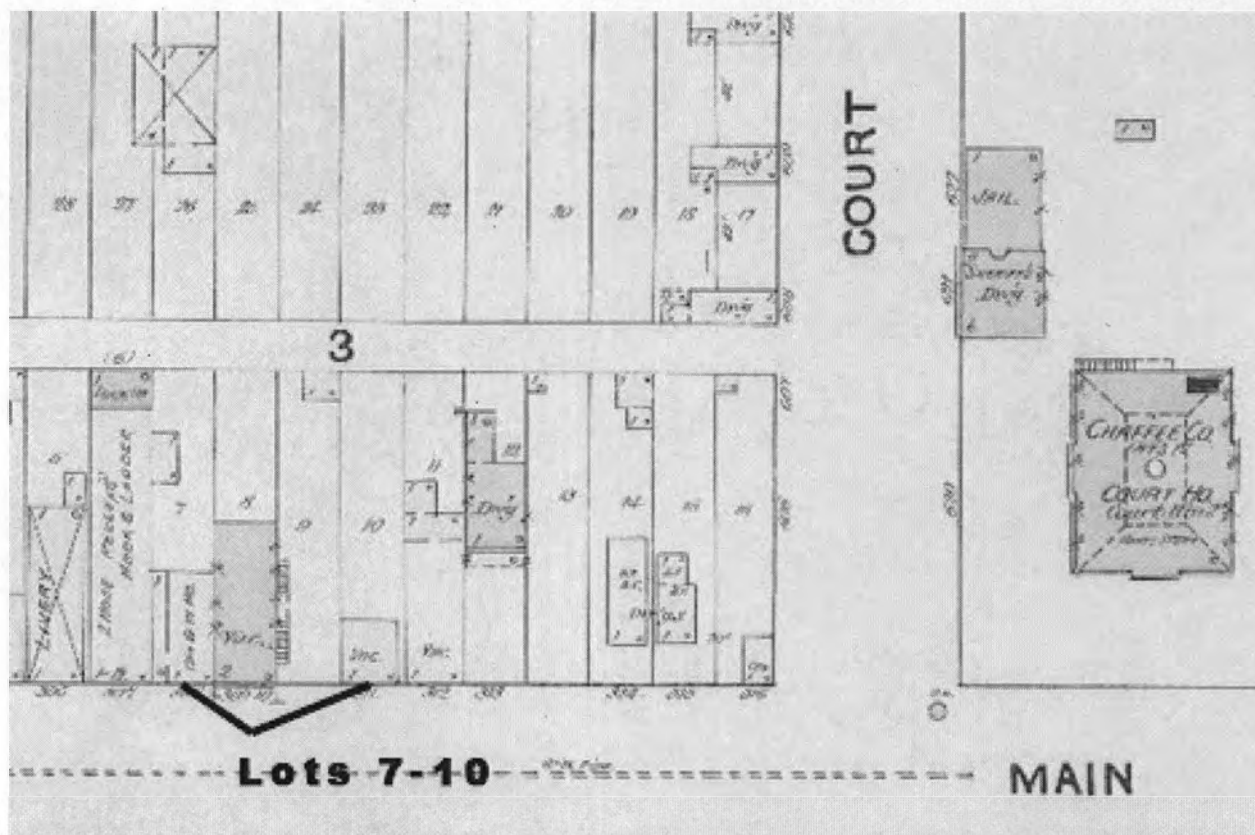
Name of Property

Chaffee County, CO

County and State

Sketch Map M004

Sanborn Fire Insurance Map 1890



Jacobs Building

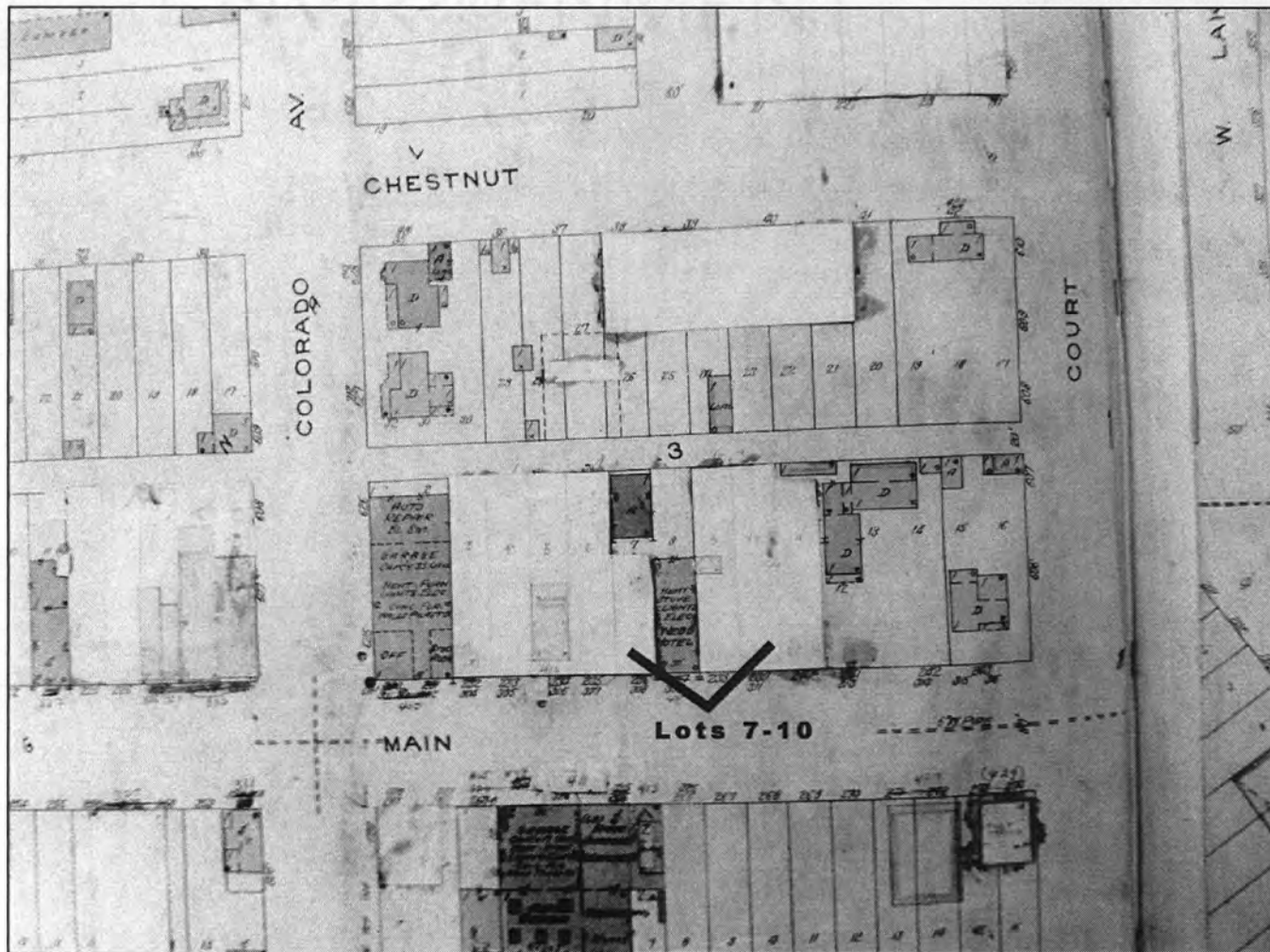
Name of Property

Chaffee County, CO

County and State

Sketch Map M005

Sanborn Fire Insurance Map 1929



Jacobs Building
Name of Property

Chaffee County, CO
County and State

Historic Photographs



H001

Jacobs Building
Name of Property

Chaffee County, CO
County and State

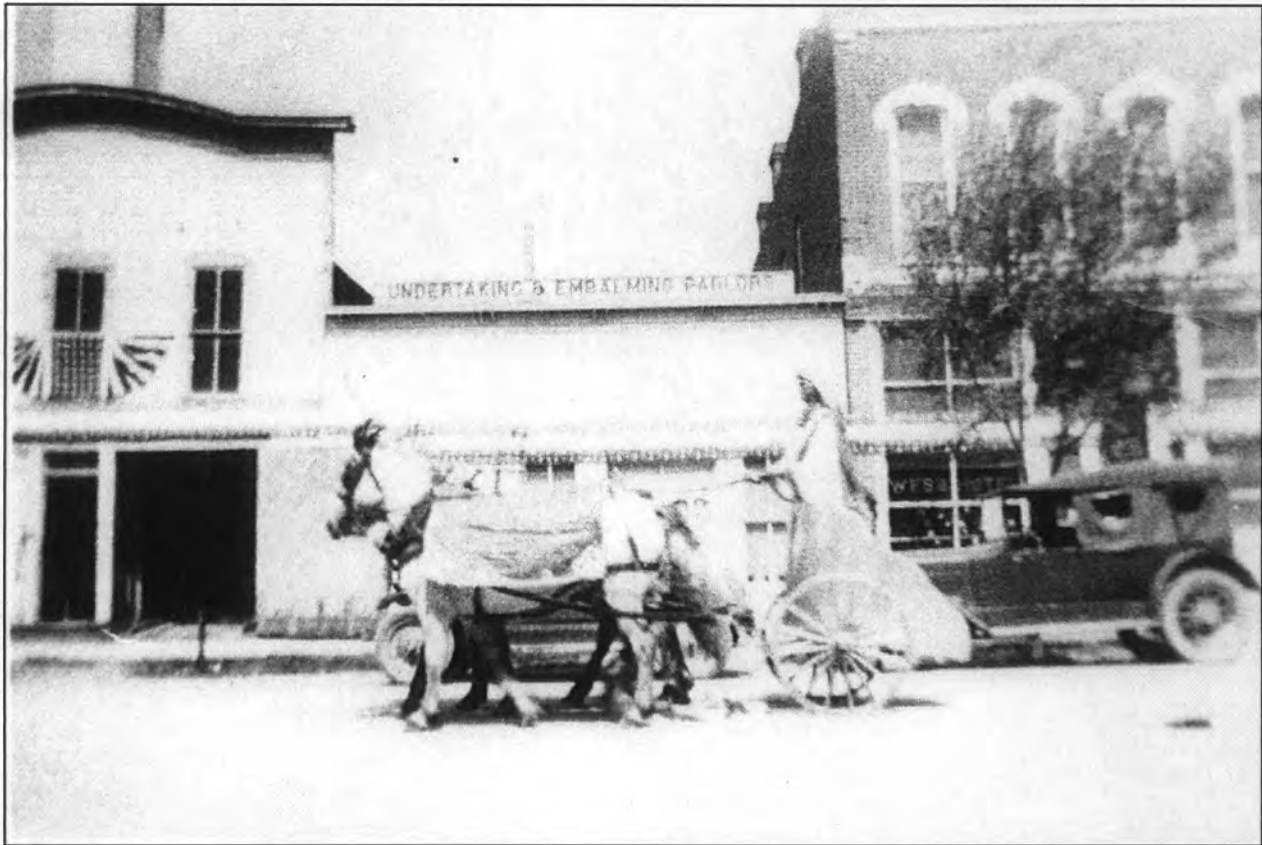


H002

ENVIRONMENT

Jacobs Building
Name of Property

Chaffee County, CO
County and State

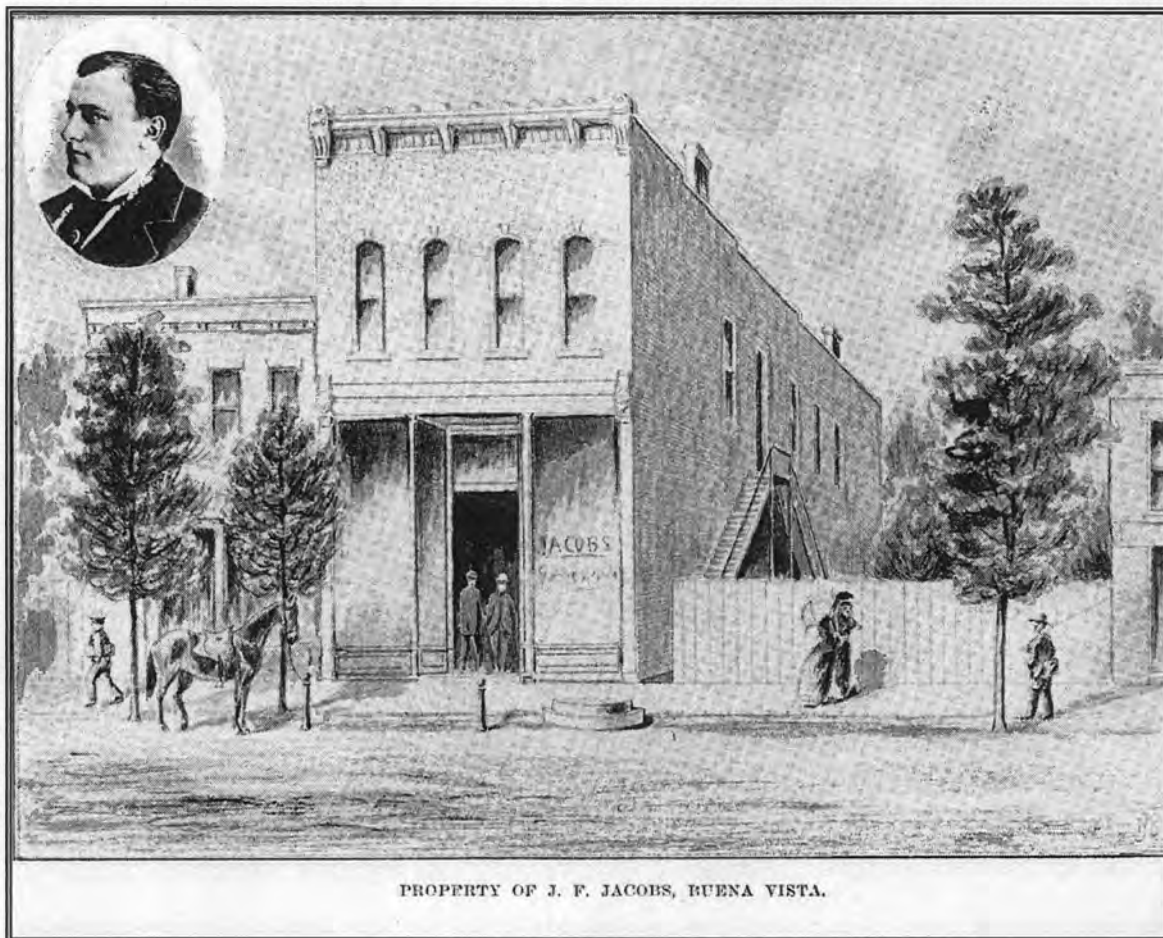


H003

Jacobs Building
Name of Property

Chaffee County, CO
County and State

Illustrations



IL001
Jacobs Building

Jacobs Building
Name of Property

Chaffee County, CO
County and State



IL002
Buena Vista Map 1882

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Jacobs Building

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Chaffee

DATE RECEIVED: 11/10/11 DATE OF PENDING LIST: 12/02/11
DATE OF 16TH DAY: 12/19/11 DATE OF 45TH DAY: 12/26/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000946

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12.22.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CO- CHAFFEE COUNTY- JACOB BUILDING-0001



CO-CHAFFEE COUNTY- JACOBS BUILDING-0002



CO-CHAFFEE COUNTY- JACOBS BUILDING-0003



CO. CHAFFEE COUNTY. JACOBS BUILDING. 0004



CO. CHAFFEE COUNTY. JACOBS BUILDING - 0005



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0006



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0007



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0008



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0009

RDBOARD
ONLY

ANGEE
OF SHAWANO
RECYCLING



CO. CHAFFEE COUNTY - JACOBS BUILDING. 0010



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0011



CO-CHAFFEE COUNTY - JACOBS BUILDING - 0012



A NEW Fall Menu
Please go to back to be Seated in

CO. CHAFFEE COUNTY - JACOBS BUILDING - 0013



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0014



CO. CHAFFEE COUNTY - JACOBS BUILDING - 0015



CO-CHAFFEE COUNTY - JACOBS BUILDING - 0016



CO. CHAFFEE COUNTY. JACOBS BUILDING. 0017



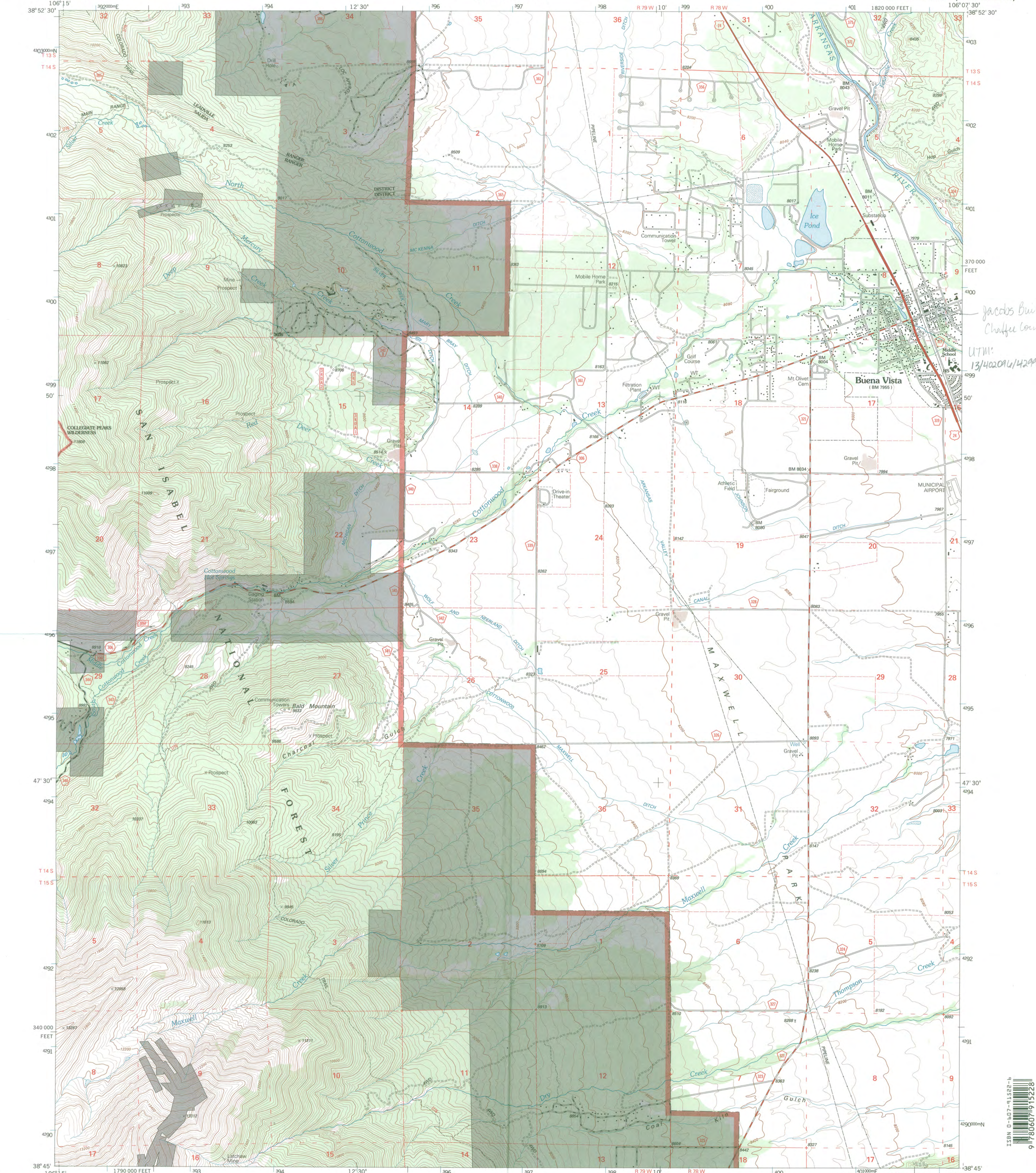
CO. CHAFFEE COUNTY - JACOBS BUILDING - 0018



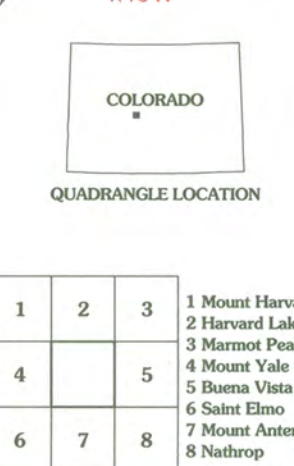
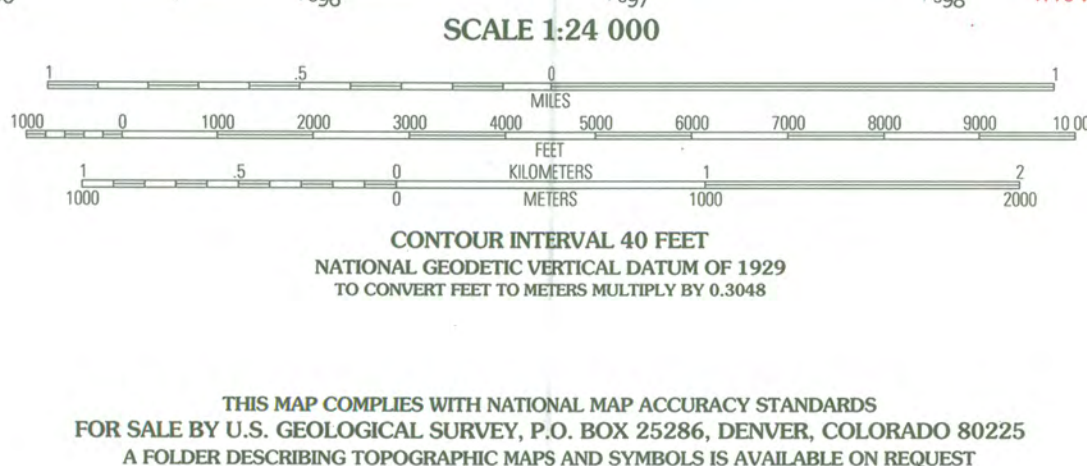
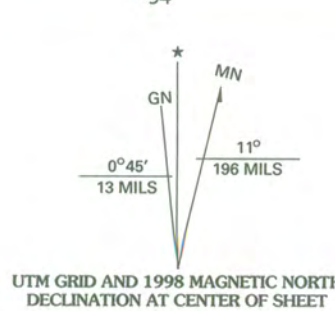
CO. CHAFFEE COUNTY - JACOBS BUILDING - 0019



CO. CHAFFEE COUNTY- JACOBS BUILDING- 0020



Produced by the U.S. Geological Survey
Revised by the U.S. Forest Service
Areas outside the National Forest System lands may not have been revised
Topography compiled 1975. Planimetry derived from imagery taken 1988
Public Land Survey System and survey control current as of 1996. Partial
field check by U.S. Forest Service 1994.
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks:
Colorado coordinate system, central zone (Lambert conformal conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 13
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are obtainable from National Geodetic Survey NADCON software
Non-National Forest System lands within the National Forest
holdings may exist in other National or State reservations
This map is not a legal land line or ownership document. Public lands are
subject to change and leasing, and may have access restrictions; check
with local offices. Obtain permission before entering private lands



HIGHWAYS AND ROADS	
Interstate	Primary highway
U.S.	Secondary highway
State	Light-duty road
County	Composition: Unspecified
National Forest, suitable for passenger cars	Paved
National Forest, suitable for high clearance vehicles	Gravel
National Forest Trail	Dirt
	Unimproved; 4 wheel drive
	Trail
	Gate; Barrier

BUENA VISTA WEST, CO
1994
NIMA 4761 I SW - SERIES V877

Jacobs Building

Name of Property

Chaffee County, CO

County and State

Documents



November 16, 2010

At the request of Fay Golson, I examined the building located at 414 East Main St. Buena Vista, Colorado, to give my opinion as to whether the existing windows were the original 1887 sashes and jambs, with particular emphasis on the front (south), 1st floor units.

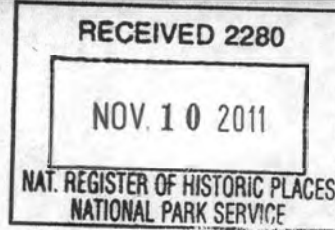
In my opinion the window configuration on the front, 1st floor, of the building is original. I base this on the following (photos attached):

- 1) The sashes are stopped against the original pilaster molding on 3 sides; the bottom stop/sill has been replaced as well as the skirting. This would not be unusual as these areas are most susceptible to the ravages of use and weather.
- 2) The matching of all molding profiles in the window sashes as well as the transom over the non-original doors.
- 3) The indication of numerous re-glazing's of the sashes in the lower portions of the windows. Because of a previous, and reversible, glass tinting, it was not possible to determine if any original glass remains.
- 4) Original rod stiffener, used to stiffen the center mullion.
- 5) Numerous paint layers.
- 6) The interior floor to ceiling configuration. My experience would indicate that front facade replacement usually coincided with the lowering of the interior ceilings to accommodate heating and electrical needs, as well as allowing for the installation of plate glass. There is no evidence of this.

Second floor windows all appear to be the original sashes and jambs, with the exception of the northwest window that has had the sashes removed and replaced with stained glass. I did note the removal of an original door on the east side of the building that was replaced with a new window in the original opening.

First floor windows appear to be original with the exception of 3 on the west side of the building. It appears that new wooden windows were installed in the original openings before the building was stuccoed.

Mike Perschbacher



October 20, 2011

Carol D. Shull
Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W., 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Jacobs Building, Chaffee County (5CF.2635).

The State Review Board reviewed the nomination at its meeting on September 30, 2011. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather L. Bailey
National & State Register Historian
(303) 866-4683
heather.bailey@state.co.us

Enclosures

Registration forms
USGS map
CDR
Photographs