

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Colorado Salt Works
other names/site number Rollins, Lane, and Hall/5PA1478

2. Location

street & number 3858 U.S. Hwy. 285 [N/A] not for publication
city or town Hartsel [X] vicinity
state Colorado code CO county Park code 093 zip code 80449

3. State/Federal Agency Certification

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

Deborah A. Conroy 12/6/00
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 2/2/01
Signature of the Keeper Date

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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 Function

(Enter categories from instructions)

INDUSTRY/processing site

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE
AGRICULTURE/storage

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER

Materials

(Enter categories from instructions)

foundation
walls WOOD/weatherboard
roof WOOD/shingles
other STONE/sandstone

Narrative Description

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

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Colorado Salt Works, Park County, Colorado

Nothing, we fancy, could more delight or surprise a stranger, traveling over the virginal and somewhat lonesome Park, than to come suddenly upon these capacious and well built kettle-houses, drying and store-houses . . . nestled away in one of those secluded nooks with which the Park abounds.

--Ovando J. Hollister, 1867

The Colorado Salt Works is a significant historic industrial processing facility that operated from 1862 to about 1870 and includes two buildings which date to 1866. The Boundary and Sketch Maps (see pages 22 and 23) identify the boundary of the nominated area and the location of the buildings and other features. The historic resources of the Colorado Salt Works represent the development, operation, and decline of salt production in South Park during the period 1866-1870. The resources possess high integrity of setting, with most alterations to the buildings resulting from deterioration. The southern wing of the salt production building is in fair condition, while the eastern wing is deteriorated. The tall, stone chimney at the eastern end of the building collapsed in the mid-1990s. The associated barn is in good condition.

The Colorado Salt Works is located approximately nineteen miles south-southeast of Fairplay, Colorado, in the southern portion of South Park. Hall Butte lies three-quarters of a mile to the north, Mount Hall a half-mile southeast, and Antero Reservoir is about a mile-and-a-half to the northeast. The salt works is situated on Salt Creek at an elevation of nearly 9,000 feet; the land slopes gently from west to east. The property is located on the lands of the historic Salt Works Ranch (5PA346, separately nominated), less than a quarter-mile southeast of the ranch's headquarters complex. The L-shaped kettle house is located adjacent to a salt spring on the north bank of Salt Creek. The two-story industrial building exhibits a monitor roof which improved ventilation during the salt-making process, large openings for hauling in fuel and other supplies and removing manufactured salt, an upper story with substantial glazing which provided illumination and fresh air, and high quality mortise and tenon joints. The longer leg of the building is oriented somewhat southwest-northeast so that it roughly parallels the course of Salt Creek at that point. The rectangular barn is located approximately 500 feet west of the kettle house; its longer axis is oriented slightly northwest-southeast. A large pond is located just west of the barn.

The following section describes the buildings of the nominated property. The number following the building name is keyed to the sketch map (page 23) accompanying this nomination. The photograph number refers to photographs included as part of this nomination. Photographs are identified on the Sketch Map by a number enclosed in a circle.

Salt Works Kettle House and Drying and Storage Facility (Building 1, 1866, Charles L. Hall, Architect and Builder, Photographs 2, 3, 4, and 5). The Salt Works Kettle House is a massive L-shaped building with vertical board siding laid with square nails (See Figure 1). The long east-west

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oriented gabled section of the building (the kettle wing) is partially collapsed. On the west wall of this section is a boarded up window and large entrance flanked by boarded up windows, as well as an open window. This east-west section of the building was surmounted by a monitor roof which provided ventilation of gases through wooden louvers for the manufacturing process which occurred below. Portions of the monitor are still visible, as are louvered openings. The north wall has vertical board siding and a series of window and door openings. An historic photograph shows that the south wall of the building had a number of paired six-light windows. The south wall has a series of window openings on the upper wall. The interior displays log supports, wood pegged hand-hewn beams, and milled wood. Much of the roof is missing toward the east end. Large stones from the 50' chimney (which collapsed in the late 1990s) lie in a pile at the northeast corner. The base of the sandstone chimney is still intact, although somewhat eroded at the edges by cattle rubbing against it. South of the chimney, the water from the salt springs bubbles up through the ground.

A two-story northwest-southeast oriented gable roof wing used for drying, sacking, and storage intersects the Kettle House on the southwest. The west wall of the wing has an entrance near the northwest corner and a series of four evenly spaced window openings (without windows) south of the door on the first story. The second story features five evenly spaced, paired, six-light windows. The east wall has five paired six-light windows on the upper story. The first story of the east wall has a wide entrance at the south end, four windows, and a pedestrian door toward the north. The south wall has one window on each story. There is a set of stairs at the northwest corner of the first story. There are beams across the first story ceiling which have adze marks and some of the joists have bark on them. The log roof supports have wood pegs where they intersect with the joists. An historic architect recently examined the building and noted the overall quality of the building's construction, observing that "the workmanship of the mortise and tennon joints is of very high quality."¹

The number of windows in the building, which provided light for the industrial operations within, is particularly noteworthy for an 1866 building in a remote area of South Park. Some of the large pans and kettles from the building's interior are still present on the Salt Works Ranch property a short distance to the northwest, with a few used for livestock watering. One of the large kettles from the Salt Works was given to the Colorado Historical Society in the 1930s for its museum collection.

Salt Works Barn (Building 2, 1866, Charles L. Hall, Builder, Photograph 6). The barn was used in

¹Gary W. Higgins, historic preservation architect, to Karl Fanning, letter, Fairplay, Colorado, 11 September 2000.

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with front gable roof. The axis of the gable is oriented slightly northwest-southeast. The building has a wood shingle roof and overhanging eaves. The front (north) wall has center, hinged, double, vertical board doors flanked by large boarded up windows. There is a hay loft door in the upper gable with a vertical board hinged door and a diamond-shaped opening with louvers at the apex of the gable.² Flanking the hayloft door are two louvered openings. The east and west walls are clad with vertical boards and have no openings. There is a log foundation. The south wall is identical to the north. The interior has a large hay loft and squared support pillars. The interior features team stalls for horses.

LIST OF RESOURCES

Resource Number	Description	Year Built	Resource Type	Contributing Status
1	Salt Works Kettle House and Drying and Storage Building	1866	Building	Contributing
2	Salt Works Barn	c.1866	Building	Contributing

²The fenestration of this building's gable end is virtually identical to that of the Salt Works Ranch barn, a short distance to the west.

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.)

[X] 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.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

[] A owned by a religious institution or used for religious purposes.

[] B removed from its original location.

[] C a birthplace or grave.

[] D a cemetery.

[] E a reconstructed building, object, or structure.

[] F a commemorative property.

[] G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

[] preliminary determination of individual listing (36 CFR 67) has been requested

[] previously listed in the National Register

[] previously determined eligible by the National Register

[] designated a National Historic Landmark

[] recorded by Historic American Buildings Survey

[] recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

INDUSTRY

ARCHITECTURE

Periods of Significance

1866-c.1870

Significant Dates

1866

1870

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Hall, Charles L.

Primary location of additional data:

[X] State Historic Preservation Office

[] Other State Agency

[] Federal Agency

[] Local Government

[] University

[X] Other:

Name of repository:

Salt Works Ranch, 3858 U.S. Hwy 285, Hartsel, Colorado 80449

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Significance

The Colorado Salt Works is significant under Criterion A in the area of industry as the only salt production facility constructed in Colorado and is a rare, perhaps only, surviving example of an 1860s kettle and pan salt production facility in the United States. Salt was in high demand in that era as an element used in processing gold ores, and also for domestic and agricultural uses. Before the railroads arrived, salt had to be shipped overland by wagon from Missouri and brought prices as high as seven cents per pound in Denver and eight cents per pound in Central City. A barrel of salt sold for forty to fifty dollars and "a salt well was then as good as a gulch mine." While other salt springs existed in the state, the Colorado Salt Works was the only site ever improved with the erection of a salt works. The property was reportedly the second manufacturing facility established in the state.³ Native Americans were provided with salt as a government annuity. The facility was established in 1862 by Charles L. Hall, a prominent businessman, developer, and legislator, who bought a fledgling operation nearby. The salt works and Hall's associated ranch (nominated separately) were well-known landmarks during the early days of South Park and attracted a number of notable visitors. The facility's capacity was expanded in 1866 when the extant buildings were erected. The plant operated until about 1870, succumbing to litigation among the owners, the relatively high costs of operation, and the arrival of cheaper salt brought into the state by railroad.⁴

The property is also eligible under Criterion C as an example of the design and layout of an 1860s salt production facility that used kettle and pan technology to boil brine from a salt spring and a well to produce salt. Although the kettle house is in somewhat deteriorated condition, the facility is a rare, surviving example of such a resource.⁵ Professor Robert Hanneman, University of California-Riverside, who is preparing a history of the United States salt industry, observes that "it is very rare to find facilities from the early era (that is kettle and pan boiling) of salt production that can still be studied. In fact, I'm not aware of any other such site."⁶ The period of significance for the resource is 1866 to 1870, reflecting the construction dates of the resources and the period of operation of the works.

³Lipsey reports that LeRoy R. Hafen informed him that a cannon foundry in Denver was the first manufacturing facility. John J. Lipsey, *The Salt Works in Colorado's South Park* (Colorado Springs: J.J. Lipsey Western Books, 1959), 3.

⁴*Rocky Mountain News*, 10 November 1875, 2 and 1 January 1881, 8;

⁵Despite its state of deterioration, further study may reveal that the resource has potential for historic archaeological investigation which could answer questions about the early production of salt in Colorado.

⁶Robert E. Hanneman, University of California-Riverside, Department of Sociology, e-mail to Thomas H. Simmons, 31 August 2000.

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Founding of the Colorado Salt Works

The founder of the Colorado Salt Works and the nearby Salt Works Ranch was Charles L. Hall, who was born in Sherman, New York, in 1835, and moved with his parents to Jackson County, Iowa, in 1844. He attended Iowa College in Davenport, Iowa, until 1859, studying law and other subjects with plans to enter the ministry. In 1856, Hall became associated with a flour mill operation which proved to be unprofitable. In 1859, he traveled to Colorado and settled on Ralston Creek near present-day Arvada, where he started a stock farm, of which he soon disposed. In December 1859, he relocated to California Gulch (Leadville) and began prospecting and mining with some success.⁷

In the spring of 1861, Hall joined an ill-fated expedition with the intention of examining promising areas in the San Juan Mountains. The group became lost near Silverton, and some members died from the effects of starvation, exposure to severe weather, and illness. Hall became caught in a blizzard while hunting for food and wandered for fourteen days before meeting a party led by future Colorado governor Benjamin Eaton at Animas City (Durango). At the time of his rescue, Hall had reportedly lost 87 pounds, having subsisted by boiling his buckskin pants and boots for food. A member of Eaton's party was Mary Melissa Nye, who nursed Hall back to health and married him the following year.

In the spring of 1862, the Halls followed reports of significant gold discoveries to South Park. Charles Hall observed J.C. Fuller's boiler, which was producing salt south of Fairplay. Hall acquired Fuller's operation, and immediately made plans for the erection of a large salt production facility, the Colorado Salt Works. The vicinity had long been known for its salt marshes, where herds of animals gathered to drink and feed; Native Americans obtained salt; and Spanish, French, and American explorers and trappers camped. Early visitors called the area "Bayou Salade" or "Salt Bayou," referring to the salty waters.⁸

By April 1862, six-pound bags of table salt from Hall's enterprise were being sold through C.M. Smith and Company in Laurette (Buckskin Joe). In October, the operation was selling salt for six to seven cents per pound. Four sales of more than 2,000 pounds were made by December, with one sale of four thousand pounds.⁹ By September 1863, five kettles were in operation and between 800 to 1,000 pounds of salt were being produced daily. Mildred Hall McQuaid (Hall's daughter) reported that the kettles were transported from Missouri by ox or mule team. Salt from

⁷O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co. Historical Publishers, 1881), 340; Lipsey, 3; Mr. and Mrs. Charles L. Hall Collection, Colorado Historical Society.

⁸*Rocky Mountain News*, 10 November 1875, 2 and 1 January 1881, 8;

⁹*Denver Post*, 2 January 1939, 7B; *The Overland News*, September 1957, 1; Mr. and Mrs. Charles L. Hall Collection, FF 53, Colorado Historical Society.

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the works was first sold in Denver in 1864. Between March and September 1864, the works sold salt at prices from eight to fourteen cents per pound, with several orders of more than two thousand pounds.¹⁰

Expansion of the Facility

By March 1864, Hall had convinced two wealthy investors to acquire partial interest in his industry: General George W. Lane, Superintendent of the Denver Mint and Assistant U.S. Treasurer of the Colorado Territory, and John Quincy Adams Rollins, who owned sizeable mining interests and after whom Rollinsville was named. The partnership was known as Rollins, Lane, and Hall, with Hall continuing as the resident overseer of the operation of the works. The success of the works persuaded the investors to expand the plant. Travel writer Bayard Taylor stopped overnight at the salt works in July 1866 and noted that, "in spite of the high price of labor, fuel, and supplies, the production of salt is now vigorously and successfully carried on; the capacity of the works will soon be doubled."¹¹

Construction expanding the works was underway in the summer of 1866. A new, L-shaped kettle house and a large barn were completed by December. The firm purchased eighteen large, 130-gallon kettles more than four feet in diameter and weighing about one-half ton each in which to boil the water. The kettles were ordered at a delivered cost of \$1,500 each. It was estimated that at least \$50,000 was spent on completion of the facility. Hall's daughter, Minnie, described him as the "architect as well as engineer" of the industrial plant. To assist in his efforts, Hall acquired a reference book or pamphlet on salt production and his partner Rollins may have visited salt manufacturing sites in the eastern United States. The partnership agreement of Rollins, Lane & Hall, dated November 1866, gave each partner a one-third share of all profits after payment of expenses and loans advanced by the partners.¹²

A 4 December 1866 report in the **Rocky Mountain News** stated that Rollins had come to Denver from the "Park Salt Works...bringing a sample of the salt made in the new kettle-house, which was completed and started up last Thursday." The article noted that the brine at the Salt Works site contained one-half pound of salt for each gallon of water. A thirty-foot-wide open cistern was constructed at the location of the main salt spring, and the brine ran through a trough to the kettle

¹⁰Mr. and Mrs. Charles Hall manuscript collection, Colorado Salt Works and Rollins, Lane, and Hall account books, 1862 and 1864, file folders 53 and 55, Colorado Historical Society, Denver, Colorado. The Minnie Hall Murphy account states that the kettles came from a foundry in Denver.

¹¹Bayard Taylor, *Colorado: A Summer Trip* (Niwot, Colorado: University Press of Colorado, 1989; orig. pub. New York: G.P. Putnam and Son, 1867), 139.

¹²One of the huge kettles was donated to the Colorado Historical Society by the Hall family in 1935. See, *Denver Post*, 18 December 1935.

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house with its tall stone smokestack (See Figure 1). Inside the kettle house were a reservoir where the water came from the trough and a tank which fed the brine from the reservoir to the pans and kettles where the salt was boiled down. A two-story wing for dripping, drying, sacking, and storing the salt was attached to the kettle house.¹³ The building and an associated barn were described as "double-boarded." The barn and an adjoining hayrick were said to house seventy to eighty tons of "the best wild hay that ever grew." Seven hundred cords of wood were on hand for fuel. Other buildings at the Salt Works Ranch included Hall's dwelling, a boarding house, a sawmill with a steam circular saw, the earlier log salt works, and smaller structures.¹⁴

Former Territorial Governor John Evans, in a December 1866 address to the Denver Board of Trade, noted that "extensive salt works are in operation in the South Park, supplying the home demand for the article, and capable of a production equal to any probable increase in the future demand."¹⁵ Ovando J. Hollister described the facility in his 1867 book *The Mines of Colorado*:

Some twenty miles below Fairplay, extensive salt works were erected in 1866, by Rollins, Hall & Lane. The brine is rich and boils up all over an acre of ground, flowing off quite a stream. There is practically no limit to it, and consequently no limit to the amount of salt that may be furnished by these, the appropriately named, "Colorado Salt Works." They now furnish all of the article used in the Territory.¹⁶

The collection of buildings was described as "Altogether, quite a little town to burst on the eye in the solitude of South Park." The salt works, according to LeRoy Hafen, was the second manufacturing plant in Colorado.¹⁷

In 1867, about fifty tons of salt were produced each month. In May 1867, Lincoln and Strickler, Denver agents for the Colorado Salt Works, provided a specimen sack of salt to the *Rocky Mountain News*, which reported that "it is white and of superior quality." In late June of that year, thirty wagons were being loaded at the facility with salt for the Denver market. A *Rocky Mountain News* account reported that the works was producing fifty tons of salt per month and opined that

¹³The cistern and trough are no longer extant. The smokestack has collapsed into a pile of stone.

¹⁴*Rocky Mountain News*, 4 December 1866, 3 July 1867, 1; and 23 October 1955; *The Overland News*, September 1957, 1; Lipsey, 3 and 16; and Mr. and Mrs. Charles L. Hall Collection, FF 38 and 44, Colorado Historical Society. The log salt works building is no longer extant; it is unclear if it was used after construction of the new building.

¹⁵*Rocky Mountain News*, 4 December 1866, 2.

¹⁶Ovando J. Hollister, *The Mines of Colorado* (New York: Arno Press, 1973; orig. pub. Springfield, Mass.: Samuel Bowles and Co., 1867), 283.

¹⁷Lipsey, 3.

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"they are not improved to one-tenth of their capacity."¹⁸ Another report of the same period noted that a new twenty-five mile trail from Georgetown to the Hepburn Ranch on the South Platte was being scouted by Commodore Decatur to accommodate efficient delivery of salt for chloridizing ores.¹⁹ Virginia McConnell Simmons wrote that much of the salt produced was used in processing ore, with some sent over Kenosha Pass to the refinery of the Whale Mine in Hall Valley (in which Charles Hall had an interest) and some shipped over the Park Range to Georgetown. In June 1868, Hall told the newspaper that the facility was producing four thousand pounds of salt daily; in late June, a train of twelve wagons arrived in Denver from the Colorado Salt Works.²⁰

An artesian borer was used in July 1868 in an attempt to find the spring at its strongest point in order to reduce evaporation costs. The salt works was not actively operating at that time, but it had the reported capability of producing 4,000 to 5,000 pounds of salt daily, or about 800 tons annually. An article in the *Rocky Mountain News* observed that the operators of the works "have never had any trouble yet in disposing of all they could make as fast as made." The writer suggested that "perhaps a change in the plan from condensing by fire to evaporating by sun, would be advantageous," and hoped that the works would "be kept in operation at some rate, and there is little doubt they will."²¹

The facility was reportedly still operating in August 1869.²² In October 1869, Persifer Frazer, Jr., of Ferdinand V. Hayden's Geological and Geographical Survey of the Territories, visited the Colorado Salt Works. He reported that "these salt works are quite extensive and costly. The springs are two in number, but the brine is not abundant or strong." Frazer, a mining engineer and metallurgist, provided this description of how the works operated:

... [The water from the salt spring] is collected in a box and conducted through a small channel to the buildings. These are two in number, the one in which the kettles are placed forming a long wing at the extremity of the other....

In the long wing are one hundred sixteen large boiling kettles, and eight iron evaporating pans.

The spring water is first run into the kettles and heated. When the water has acquired a high temperature, it is drawn off into the first of two large evaporating pans, (eleven by twenty-eight feet,) and allowed to evaporate. The sulphate of lime

¹⁸*Rocky Mountain News*, 3 July 1867, 1.

¹⁹*Colorado Miner*, 27 June 1867, 3.

²⁰*Rocky Mountain News*, 20 May 1867, 4; 3 July 1867, 1; 9 June 1868, 4; and 24 June 1868, 4; Virginia McConnell Simmons, *Bayou Salado: The Story of South Park*, revised ed. (Boulder, Colorado: Fred Pruett Books, 1992), 209.

²¹*Rocky Mountain News*, 15 July 1868, 4.

²²*Rocky Mountain News*, 23 August 1869, 1.

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and other impurities are here separated from the brine, which is again drawn off into the remaining tanks. The finest grained salt is obtained from the second evaporating pan, which is eleven by nineteen feet. The six remaining pans are each five by nine feet.²³

The salt production firm, through John Q.A. Rollins, told Frazer that it employed from six to fourteen men and was considering constructing solar evaporating vats such as those used at Salina, New York. The cost of production there was given as \$15 to \$20 per ton versus a \$60 to \$100 per ton selling price, with "the miners and smelters getting it at the former price, both because they do not require it as pure as do the ranchmen, and also because their orders are invariably larger."²⁴

The salt works operated at some level until at least 1870. The 1870 U.S. Census of Industry indicated that the plant operated for seven months between June 1869 and June 1870, using five boiling blocks and six kettles to produce 750 bushels of salt with a value of \$4,600. B.E. Seymour recalls traveling over Weston Pass in 1870 to haul two bags of salt by horseback from the Salt Works to Charles Nachtrieb's store in California Gulch. In August 1875, the *Rocky Mountain News* observed that "of late years the works have been idle most if not all of the time." A November 1875 newspaper article stated that, with the arrival of railroads in Denver in 1870 and the rise of legal conflict over the works, "work lagged and finally the manufacture ceased altogether."²⁵

Decline of the Enterprise

Although initially very profitable, the Salt Works was unsuccessful in efforts to find stronger brine for more efficient production. Expenses associated with the manufacture of the salt probably rose as well, for, as nearby timber was exhausted, workers had to travel further afield to collect fuel for the facility. In addition, Denver received rail links to eastern supply centers in 1870, drastically reducing the transportation cost of cheaper salt from "the States." Dissent between the operating partners also played a role in the concern's demise.

In late 1868 or 1869, General Lane divested his interest in the plant, apparently disposing of his share to Rollins. The facility became entangled in a series of legal disputes over ownership

²³Ferdinand V. Hayden, *First, Second, and Third Annual Reports of the U.S. Geological Survey of the Territories for the Years 1867, 1868, and 1869* (Washington: Government Printing Office, 1873), 223. The figure of 116 kettles seems suspect; if correct, the kettles in question could not be the larger ones discussed earlier with a diameter of more than four feet.

²⁴Hayden, 223-24.

²⁵Lipsey, 21; *Rocky Mountain News*, 27 August 1875, 4 and 10 November 1875, 2; U.S. Bureau of the Census, *Products of Industry, Park County, Colorado, 1870*.

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between Rollins and Hall that dragged on for a number of years. Rollins had advanced most of the money necessary for completion of the 1866 improvement project, intending to be paid back from the proceeds. Rollins sued Hall for failing to let him see the company books, excluding him from the site, and mortgaging the land. Hall's mortgage was foreclosed upon, and the property temporarily came into the possession of Rollins and his son. In 1874, Rollins filed notice to apply for a patent for the land for its saline qualities. Hall countered by filing a cash entry homestead claim for the site for its agricultural properties, not for its mineral rights. A General Land Office administrative hearing about the claims in Fairplay lasted a number of weeks in the summer of 1875. A November 1875 newspaper report stated that "litigation has fastened its poisonous fangs on the [Salt Works] enterprise, and when the important question of ownership will be decided it is hard to tell." Hall eventually triumphed, receiving a patent for the land in June 1881.²⁶ George A. Crofutt, writing in 1885, noted that the legal contest had recently been decided, "now that the works are valueless, the litigants plucked, and the railroads have destroyed the rich prospects."²⁷

In 1880, the salt works was described as having long since ceased operation. A report noted, "the buildings are in an excellent state of preservation and could be turned to good account as a smelter or crushing establishment for ores." The apparatus used in the salt manufacturing process was still in the kettle house at that time. Given the good condition of the facility and the presence of the Denver, South Park and Pacific Railroad a half mile to the west, another group of investors was persuaded to attempt salt extraction in the early 1880s. The Colorado Salt Manufacturing Company was organized by Prof. J. Alden Smith of Boulder, Frank Hall of Denver, Leander Brink of Middleton, New York, and H.P. Lyon of Lake City in late 1882. Smith was Colorado State Geologist, while Hall was a former Territorial Secretary, journalist, and Adjutant General of the Colorado National Guard. In 1879, Smith and Hall had organized the Great Western Mining Agency to provide information on Colorado mines to eastern investors. Lyon planned to serve as the manager for the salt works operation.²⁸

The new company apparently leased the existing facility from Charles Hall and planned to sink new wells to reach the salt fountain and produce salt by evaporation. The *Fairplay Flume* reported in December 1883 that the facility "shipped its first car load of salt (in many years) on Tuesday. The

²⁶*Rocky Mountain News*, 27 August 1875, 4; Charles L. Hall, Cash entry Patent, Number 409, 1 June 1881. Rollins was no stranger to litigation. Francis B. Rizzari noted that "a paper could be written about his lawsuits alone. He was in and out of court many times and it was not unusual for him to be a plaintiff in one action while at the same time he was the defendant in another." See, Francis B. Rizzari, "The Most Energetic Man in the Whole World," *Denver Westerners Brand Book*, XXIX(June 1973), 370-71.

²⁷George A. Crofutt, *Crofutt's Grip-Sack Guide to Colorado* (Boulder, Colorado: Johnson Books, 1981; orig. pub. Omaha, Nebraska: Overhand Publishing Co., 1885), 48.

²⁸*Rocky Mountain News*, 29 July 1880, 6; *Fairplay Flume*, 7 December 1882; W. B. Vickers, *History of the City of Denver, Arapahoe County, and Colorado* (Chicago: O.L Baskin, 1880), 455-56.

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salt is fine in quality and apparently pure in its manufacture.... Park county salt will probably drive all other kinds out of the market." Such optimism proved short-lived, for six weeks later the newspaper reported that "the manufacture of salt is reported a failure, after all. The cost of making the salt left no margin of profit, and the business has been abandoned in the South Park."²⁹

The Colorado Salt Works in Later Years

The Halls concentrated on ranching and other interests as the prospects for salt production faded. Their ranch had long been a popular stopping place on an early road from Colorado Springs and Denver to Leadville and Fairplay, and they were famous for their hospitality. Profits from mining investments in South Park enabled Hall to build a new main house at the ranch in 1872. The house was described in 1875 as "the finest residence in the park."³⁰

Charles L. Hall became involved in a variety of enterprises after the salt works declined. He was elected twice to the territorial legislature and served three years as Park County Commissioner. In the winter of 1878, the Halls moved to Leadville, where Mr. Hall had a varied career as a mine operator, developer, an organizer and supervisor of a gas light plant, and a state legislator representing Lake County. About 1880, the family moved to Denver, where their children attended school. In Denver, Hall was a developer of the Windsor Hotel and an investor in railroads and real estate. He also became a director of the Pueblo Gas and Electric Company. When Charles Hall died in 1907, he owned about forty mines in Colorado and New Mexico. Mrs. Hall had passed away in Denver in 1899.³¹

The salt works buildings fell into disuse and became part of the ranch landscape after Hall's departure. Initially, a son, Charles A. Hall, took over operation of the ranch. Minnie and Mildred Hall inherited the ranch and Mildred Hall's husband, Tom McQuaid, turned the Salt Works Ranch into the headquarters of a vast cattle empire. For many years, the Colorado Salt Works barn was used for storage, while the kettle house and lower floor of the drying and salt storage area served as a shelter for cattle. Cattle rubbing against the base of the stone chimney weakened the structure, and it blew down in a windstorm in the mid-1990s.³²

²⁹*Fairplay Flume*, 14 December 1882, 27 December 1883, and 7 February 1884.

³⁰*Rocky Mountain News*, 15 July 1868, 4; 23 October 1955; *Pueblo Chieftain*, 13 September 1971, 4A; *The Overland News*, September 1957; and *Weekly Rocky Mountain News*, 1 September 1875, 3; General Land Office, Land Entry Files, Colorado Office, Fairplay/Leadville, Cash Entry No. 409, Record Group 49, Box 1010, National Archives.

³¹Lipsey, 5-6, 8; Mr. and Mrs. Charles L. Hall Collection, Colorado Historical Society; *Rocky Mountain News*, 10 November 1875, 2; Baskin, 340.

³²*Denver Post*, 24 October 1968, 81; Tag Fanning, Interview by R. Laurie Simmons, 10 August 2000.

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Salt Works in National Perspective

Research was undertaken to determine if other salt works that employed kettle and pan technology were still standing in other states. Professor Hanneman, cited earlier, noted that "most early communities of producers of this type have long since completely disappeared; in a few cases, salt production has continued where there were early enterprises of this type, but all of the historical facilities have disappeared." National Register listings for the western states were searched for any resource having "salt works" or "salt" in its name. No resources similar to the Colorado Salt Works were located in the listings. Salt works once existed at Oneida, Idaho, and Cambria, Wyoming, but neither location now has standing buildings. No buildings associated with the Scioto, Ohio, salt works are extant. The Salt Museum near Syracuse, New York, (the heart of the American salt industry) is housed in a building constructed in 1933 from ruins of salt blocks and warehouses. No original structures remain. This preliminary research suggests that the Colorado Salt Works may be a unique historical resource nationally.³³

³³Hanneman; Eugene H. Walker, "Oneida Salt," *Idaho Yesterdays* 6 (Fall 1962): 11; Emmett A. Conway, Sr., "The Scioto Salt Springs and the Scioto Salt Works," Jackson, Ohio, February 1977 and e-mail to Thomas H. Simmons, 11 August 2000; Valerie Bell, Curator, Salt Museum, Onondaga County Parks, e-mail to Thomas H. Simmons, 31 August 2000; Anna Miller Museum, Newcastle, Wyoming, telephone interview, 30 August 2000.

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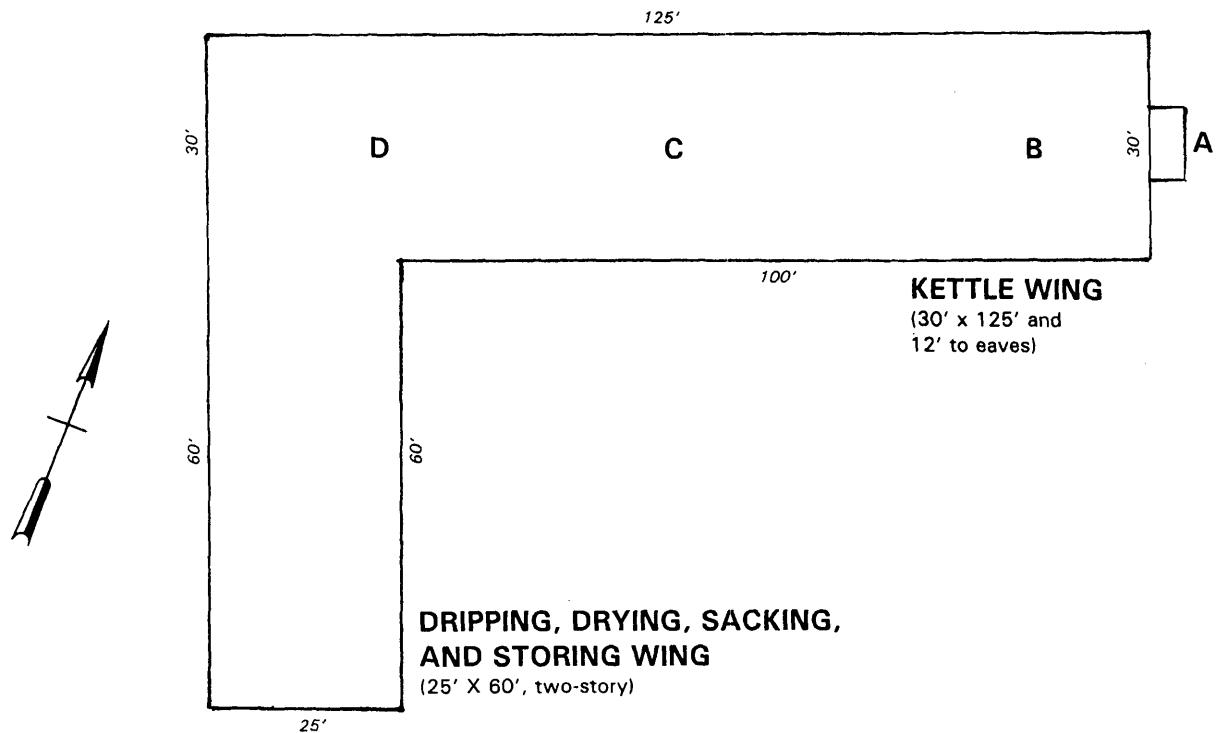


Figure 1. Layout of Kettle House. This sketch is based on a 4 December 1866 description of the Salt Works published by the *Rocky Mountain News*, with the approximate locations of components identified as follows: A, 50-foot stone chimney; B, Twelve pans of no. 12 iron (4.5' X 9'); C, Two pans of boiler iron (1 - 10.5' X 19' and 1 - 10.5' X 28') and one reservoir (8' X 16'); and D, area to be filled with cast iron kettles.

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Figure 2. Colorado Salt Works, 1870s. This view of the kettle house and barn (extreme left) in the 1870s was a stereo-photograph (view northwest). SOURCE: Lipsey, 10.

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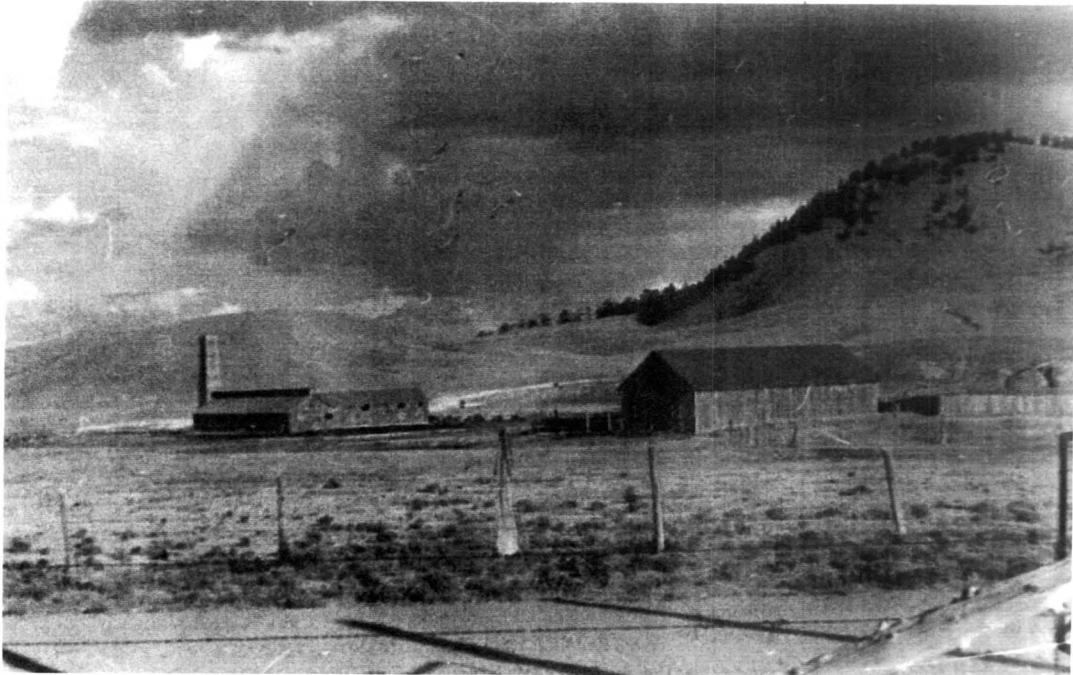


Figure 3. Colorado Salt Works, 1939. The Kettle House (left) and Barn (right) are shown in this circa 1939 view southeast from County Road 78. SOURCE: Salt Works Ranch, photographic collection.

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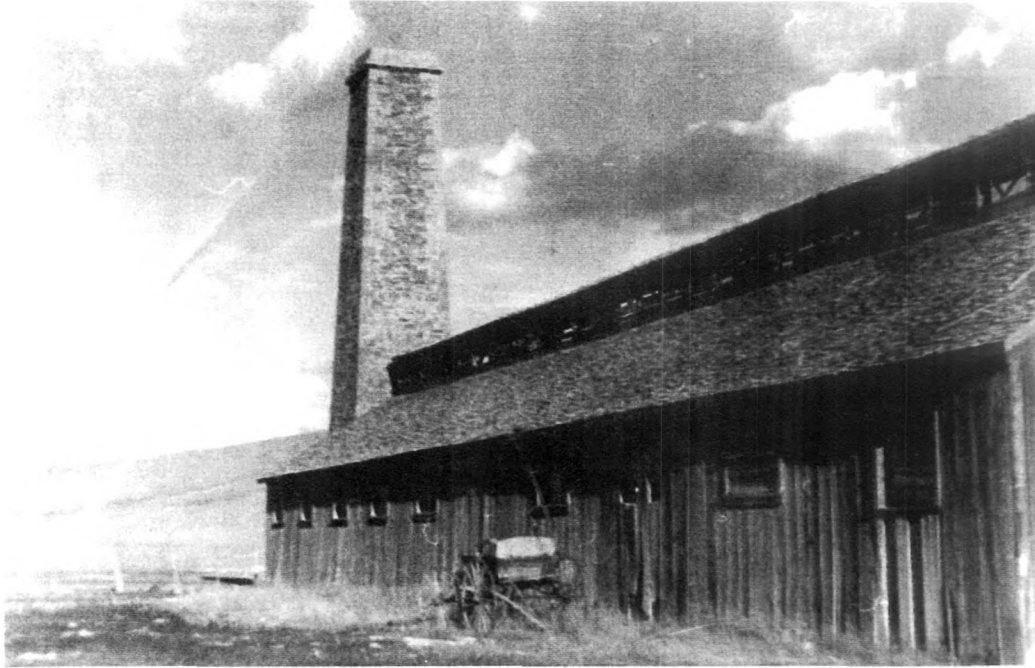


Figure 4. Kettle House. The east end of the Kettle House with its towering 50-foot chimney is shown in this circa 1939 view. SOURCE: Salt Works Ranch, photographic collection.

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Figure 5. Kettle House Interior. The interior of the Kettle House is shown in this undated photograph labeled on the reverse as "evaporating trays in salt works at South Park." SOURCE: Denver Public Library, Western History and Genealogy Department, image number 4089, Denver, Colorado.

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Western Styles, February 1995, 44-47 + .

Name of Property

County/State

10. Geographical DataAcreage of Property 33 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

A. Zone 13	Easting 417990	Northing 4311990	B. Zone 13	Easting 418450	Northing 4311990
C. Zone 13	Easting 418140	Northing 4311590	D. Zone 13	Easting 417740	Northing 4311590

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared Byname/title R. Laurie Simmons and Thomas H. Simmons, historiansorganization Front Range Research Associates, Inc. date 1 September 2000street & number 3635 West 46th Avenue telephone (303) 477-7597city or town Denver state CO zip code 80211**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Salt Works Ranch Partnershipstreet & number P.O. Box 26 telephone (719) 687-3066city or town Hartsel state CO zip code 80449

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

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

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Boundary Description

The nominated area is delineated on the included Boundary Map and is wholly within Polygon ABCD. The nominated area consists of the following described tract of land lying in unincorporated Park County, Colorado:

Township 13 South, Range 76 West, 6th Principal Meridian

Section 6: That portion of the Northwest Quarter of the Northwest Quarter lying northwesterly of Salt Creek

Township 13 South, Range 77 West, 6th Principal Meridian

Section 1: That portion of the Northeast Quarter of the Northeast Quarter lying easterly of former County Road 78.

Boundary Justification

The nominated property encompasses the Colorado Salt Works processing building, barn, and salt spring and the area lying in between. The nominated area includes all of the resources directly associated with the operation of the salt works facility and includes acreage "that was associated with the property historically and conveys the property's historic setting."³² The boundary is defined where possible by visible geographic features.

³²National Park Service, *National Register Bulletin 16A, Guidelines for Completing National Register of Historic Places Forms* (Washington: National Park Service, 1991), 56.

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Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: Colorado Salt Works
City and State: Hartsel, Colorado vicinity
Photographer: Thomas H. Simmons
Location of Original Negatives:

Park County Administration Building
P. O. Box 220
Fairplay, Colorado 80440

Photograph Number	Camera Direction	Description of View and Date
1	Southeast	Overview of processing building (left) and its associated barn (right). Date: August 2000.
2	Southeast	Processing building, north and west walls. Date: August 2000.
3	East	Processing building (west wall). Date: August 2000.
4	Northwest	Processing building (east and south walls facing Salt Creek). Date: August 2000.
5	Southwest	East end of processing building with collapsed sandstone chimney in foreground. Date: August 2000.
6	Southeast	Barn. Date: August 2000.

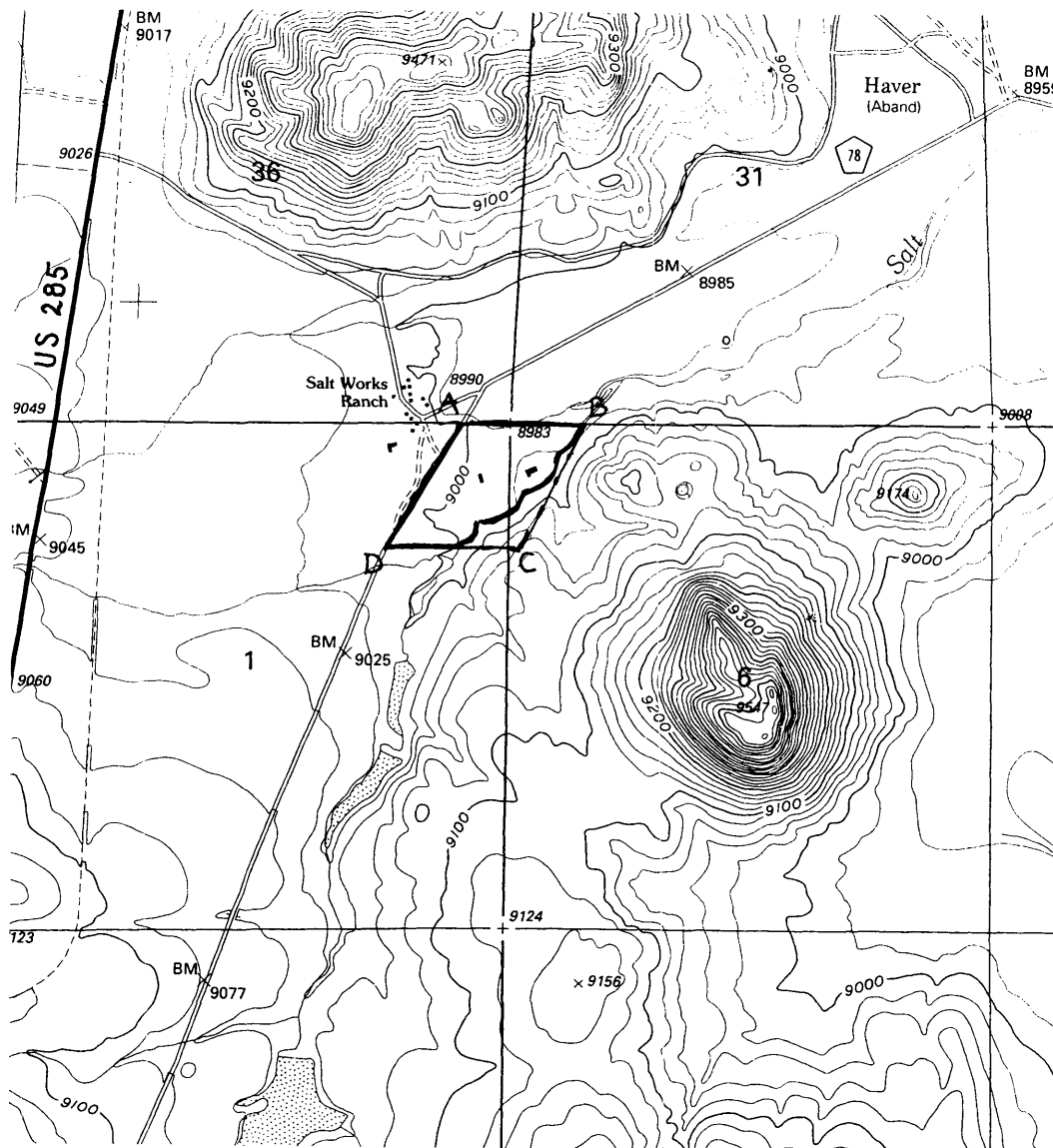
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BOUNDARY MAP--NOMINATED AREA



Extract of U.S. Geological Survey, "Antero Reservoir, Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1994). The boundary of the nominated area is shown. The area is wholly within Polygon ABCD which is defined by the UTM coordinates in Section 10.

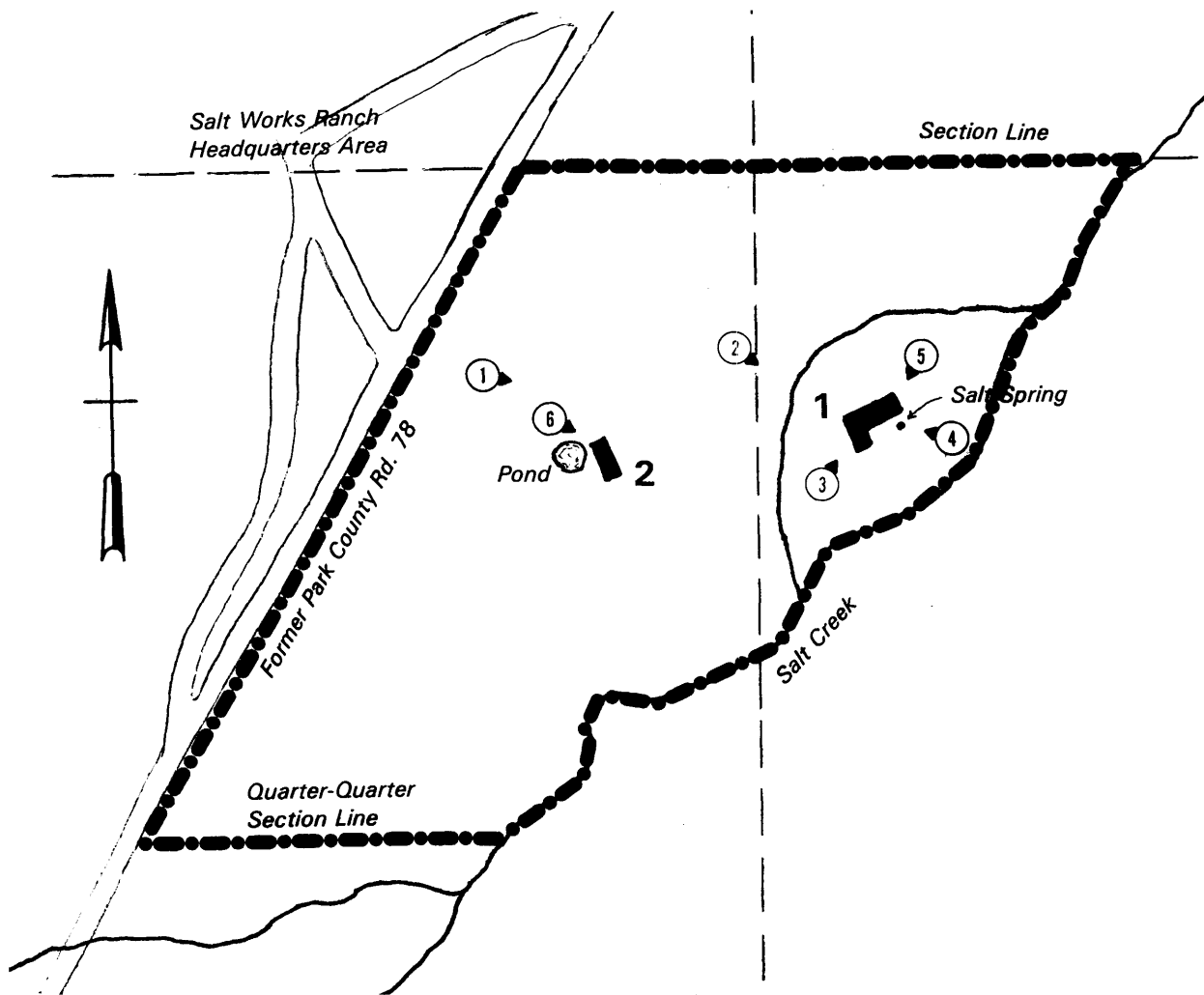
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SKETCH MAP



Numbers identify buildings in narrative. Photograph locations indicated by numbers in circles. Contributing resources are shaded black.

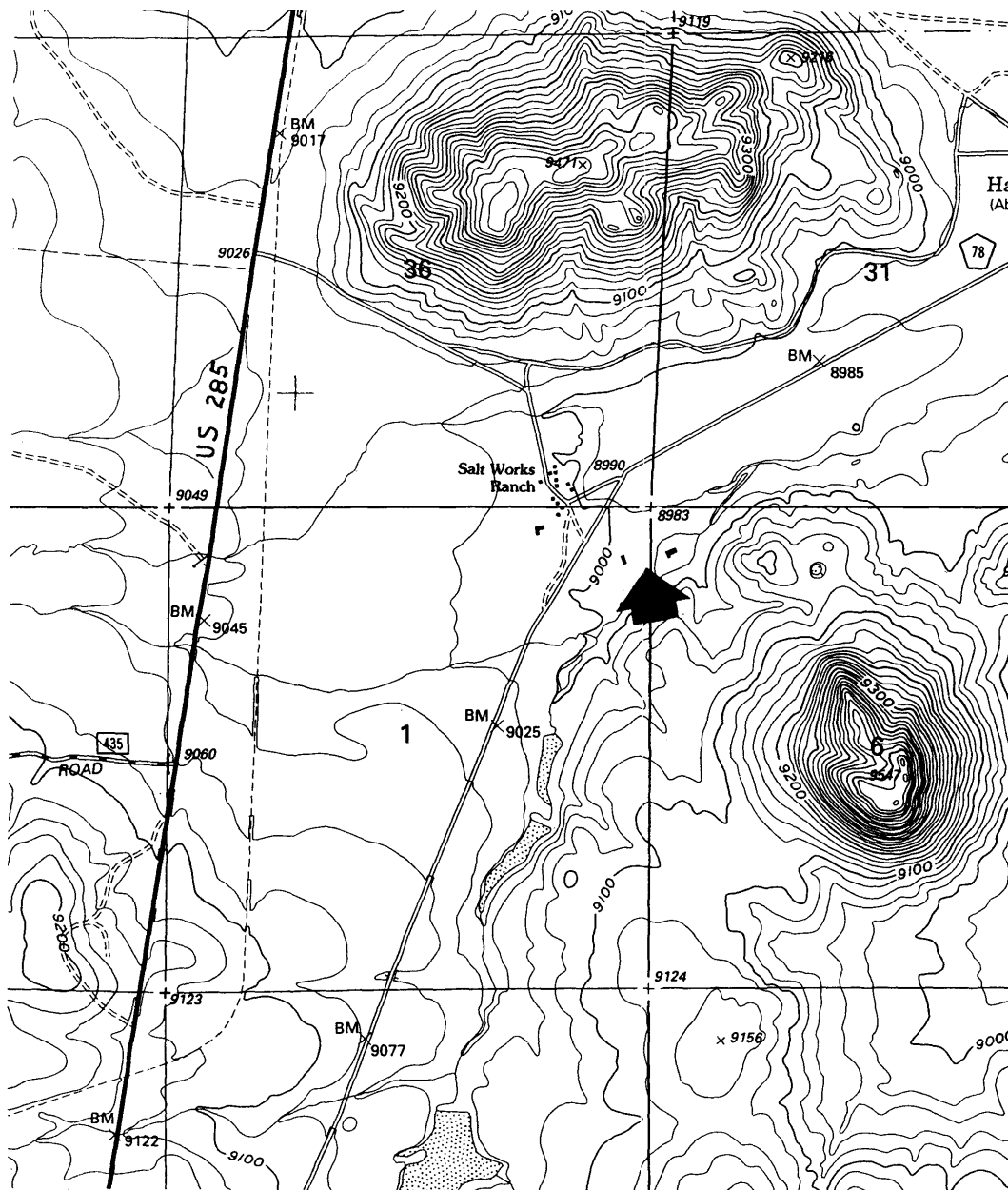
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USGS MAP



Extract of U.S. Geological Survey, "Antero Reservoir, Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1994).