

United States Department of the Interior  
National Park Service

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JUN 12 2015

# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

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 Commercial Hotel  
other names/site number Granite Stage Stop, Burt Hotel, Creston House; 5CF.155

### 2. Location

street & number 43255 County Road 397 N/A not for publication  
city or town Granite N/A vicinity  
state Colorado code CO county Chaffee code 015 zip code 81228

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  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  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  local

A.W.P. Deputy State Historic Preservation Officer 6/11/15  
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:

- 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): \_\_\_\_\_

Joe Wilson H. Beall 7.27.15  
Signature of the Keeper Date of Action

Commercial Hotel  
Name of Property

Chaffee, Colorado  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	1	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	1	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/Hotel  
COMMERCE/TRADE/Specialty Store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/Single Dwelling  
DOMESTIC/Secondary Structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

OTHER: Pioneer Log  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: STONE  
walls: WOOD/Log  
WOOD/Weatherboard  
roof: METAL  
other: \_\_\_\_\_  
\_\_\_\_\_

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### Narrative Statement of Significance

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary

The ca. 1867-ca. 1895 Granite Stage Stop/Commercial Hotel is located in the historic mining community of Granite in northern Chaffee County 0.9 miles south of the Lake County line. The property lies on the east bank of the Arkansas River in the eastern part of Granite along the west side of gravel County Road 397. The L-shaped stage stop/hotel is situated near the center of the 0.19-acre parcel with a one-story log livery stable/blacksmith shop to the north and a one-story frame shed to the south (Photographs 1 through 4). Behind the buildings to the west the land slopes to the railroad tracks and the Arkansas River. The property possesses a high degree of historic physical integrity and is an excellent example of Pioneer Log construction. The period of significance extends from ca. 1867 to 1911.

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#### Elaboration

The roughly rectangular parcel covers 0.19 acres, measuring 152' north-south and 79' east-west. The L-shaped hotel lies near the center of the property facing east. A stone path leads to its entrance and large blue spruce trees stand at its northeast and southeast corners. Small white rocks are placed next to the foundation north and south of the entrance. Adjacent to the south wall of the east-west wing are planting beds outlined with pieces of quartz. A gravel parking area on the inside of the ell is accessed from the county road and has a low railroad tie wall to the south. There is a short wood walkway and a metal pump near the southeast corner of the north-south wing of the hotel. Along the county road south of the driveway entrance is a screening hedge of shrubs with an aspen tree near the center.

The yard south of the hotel and parking area is covered in grass and forbs and contains an east-facing shed (Map Reference 3) south of the hotel and an adjacent propane tank. A 1993 water well head (no cover) is located near the southeast corner, and a garden area with a single metal clothesline post occupies the southwest corner.<sup>1</sup> Metal posts linked by a wire cable mark the south parcel boundary, while a vertical board fence runs along the west property line and terminates at the northwest corner of the livery/blacksmith. A rectangular log building (Map Reference 2) lies north of the hotel. Between the buildings is a large firewood pile. Metal posts linked by wire cables follow the north property line and parallel the county road in front of the log building.

A formal archaeological survey of the property has not been completed. The current owner has found various artifacts, including bottle fragments (purple, blue-green, and clear), crockery fragments, metal can lids, old wood, square nails, bolts, toys, metal hinges, bottle caps, a silver spoon, tool parts, telephone insulators, railroad spikes, buttons, animal bones, and marbles. A 4' diameter depression about 8' south of the propane tank may be a privy pit.<sup>2</sup> Based on the above information, the property appears to possess archaeological potential and should be considered when planning future ground disturbing activities within the area.<sup>3</sup>

The three resources within the 0.19-acre nominated area are discussed below. Two are assessed as contributing and one noncontributing.<sup>4</sup>

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<sup>1</sup> Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. Although now under the same ownership, the livery stable/blacksmith shop is located on a separate legal parcel from the house.

<sup>2</sup> Bruce E. Miller, email to Thomas H. Simmons, 10 December 2014.

<sup>3</sup> The Commercial Hotel is very likely also eligible under Criterion D, but additional investigation beyond the scope of this nomination preparation is needed. No surveys focused on historic archaeology have been conducted, but archaeological potential may reside in identification of discrete features, such as former privy pits or trash middens. Such potential should be considered when planning future ground-disturbing activities within the area.

<sup>4</sup> No building permits, manuscript Census returns with street addresses, or city directories with street addresses are available for Granite. Construction dates and uses for buildings within the district were obtained from newspaper articles

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## Contributing Resources

### ***Commercial Hotel, Map Reference 1, ca. 1867-ca. 1895, Building (Photographs 5 through 12)***

The L-shaped log and frame building (45' x 45') (Map Reference 1) rests atop a stone foundation and consists of a front gabled roof east-west wing intersected at its southwest corner by a side gabled roof north-south wing. The roofing is standing seam metal, the eaves overhang the walls, and there is a metal pipe chimney. All windows are wood sash and have plain wood surrounds unless otherwise noted. The building is described below by its principal components: the east-west wing; north-south wing; and the shed roofed section.

*East-West Wing.* The ca. 1867-76 one-and-a-half-story east-west wing is the oldest part of the building. The façade (east) of the wing is clad with board-and-batten siding and has a central entrance with a cottage-style wood door with three lights and a plain board surround. Two-over-two light double-hung sash windows with stacked lights flank the entrance on the first story. Two one-over-one light double-hung sash windows are aligned above on the upper story. The south wall of the east-west wing has board-and-batten siding and toward the front displays a horizontal sliding metal frame window with a wood surround with a wide lintel board with angled ends. Toward the west end of the wall is an inset entrance with a paneled and glazed door surmounted by a transom. The door faces a concrete stoop. Adjacent on the west are paired six-light windows with a shared lintel board with angled ends.

The first story of the rear (west) is obscured by the one-story shed roofed addition. The west gable face is clad with board-and-batten siding and contains two one-over-one light double-hung sash windows. The north wall of the east-west wing appears to consist of two separate historic periods of log construction. The west portion of the wall is composed of round logs with V notches, while the east portion has large hewn square logs with visible adze marks and V notches. The west section contains a three-over-one light window near its center and an entrance filled with vertical boards at its east end. The east section is blank. The upper walls are clad with board-and-batten siding. There is a small stained glass window with the image of a columbine at the center of the wall under the eaves.

*North-South Wing.* Based on examination of historic photographs, the intersecting one-and-a-half-story side-gabled north-south wing was erected between 1890 and 1895.<sup>5</sup> The east wall is clad with board-and-batten siding and the foundation is covered in concrete. There is a vertical six-light window at the north end of the wall in what may have been a doorway. The window has a lintel board with angled ends like those of the south wall of the east-west wing mentioned above. Farther south is an entrance with a similar lintel board and a wood paneled and glazed door with six lights. Toward the south end of the wall is a band of three six-light windows with a similar lintel. There is a shed roof dormer with board-and-batten siding and a six-light window on the east roof slope. A tall metal chimney pipe is on the roof south of the dormer.

The south wall of the north-south wing is composed of round logs with square notches and wide daubing. The gable face is clad with board-and-batten siding and has a central four-light window. The west wall of the north-south is composed of round logs with daubing; the ends of the second floor joists are visible along the upper part of the wall. Toward the center of the first story is a tall two-over-two-light double-hung-sash window with a plain board surround. Aligned above on the roof is a shed roof dormer with a six-light window. The first story of the north wall is obscured by the one-story shed roofed addition. The north gable face is clad with board-and-batten siding and contains a four-light window. The northeast corner of the wing intersects the southwest corner of the east-west wing.

*Shed Roofed Component.* It is unclear when the one-story shed roofed section of the building was constructed. Based on an examination of historic photographs, it does not appear to be present in an 1890-95 photograph of the building. This section of the building features board-and-batten walls with a one-over-one-light double-hung-sash window at the south end of its west wall. The north wall contains a wood slab door at its west end.

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and published histories; historic photographs; interviews with local residents; and County Clerk and Assessor records. In some cases, probable construction dates are presented as a range of years or before or after a certain year.

<sup>5</sup> Given its configuration and placement, it is possible the north-south wing may have been moved to its current location in the early 1890s. Granite experienced a serious fire in 1893 that might have prompted the relocation as a means of expanding the existing hotel.

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*Interior.* The east-west wing contains a living room area inside the main entrance. At the west end of the living room stairs access the upper level. Farther west a kitchen is located to the south and a dining room to the north. The shed roof component to the west contains two north-south oriented utility areas. The upper level of the east-west wing contains two bedrooms at its east end, a bedroom in the northwest corner, and a bathroom in the southwest corner. A small partial crawl space is present under the west part of the building.<sup>6</sup>

The first story of the north-south wing is mostly open, with a mud area inside the entrance and a kitchen along the north wall. A wood stove is present at the southeast corner. A central staircase accesses the second floor. The upper level contains a bedroom and bathroom, with a sleeping loft above. This wing has a three-quarter basement accessed by inside stairs. It contains a hand-dug well which was filled in with rocks ca. 1991. A braced tunnel extends from the basement westward, perhaps once providing an exterior access to the cellar under the north-south wing of the hotel.

***Livery Stable/Blacksmith Shop, Map Reference 2, pre-1880, Building, Photographs 13 through 15 (recorded previously under site 5CF.150)***

This one-story rectangular (41.5' X 21') log building is located north of the hotel and faces east toward the street. The building rests atop a concrete perimeter foundation. The walls are composed of square-hewn logs with visible adze marks with daubing; the logs have V-notched corners. The front gabled roof is clad with corrugated metal roofing with a ridge cap; the eaves slightly overhang the walls and have metal gutters.

The front wall (east) displays double, slightly off-center, horizontal plank doors with large metal strap hinges. A narrow concrete apron is in front of the doors, which have vertical planks at the outer edges. The gable face is clad with vertical boards and at the center has a lantern light and an ornamental skull with antlers. The shadow outline of a sign once present above the doors is still visible.

The south wall contains a two-part horizontal window with a projecting board sill at the east end and toward the center has an entrance with a vertical plank door. The rear (west) contains an off-center opening filled with vertical planks. The gable face is clad with vertical boards. The north wall is blank. Near the center of the north wall logs are joined with lap joints.

**Noncontributing Resource**

***Shed, Map Reference 3, pre-1970, Building, Photographs 16 and 17***

The rectangular, one-story shed has vertical board walls and a front gabled roof with metal roofing (standing seam on the north roof slope and corrugated on the south roof slope) and close eaves. The front (east) contains a vertical board door at the north end that has a metal knob and a wood threshold. The part of the wall farther south is covered with panels of corrugated metal. The south wall is covered with sections of corrugated metal. There are antlers and a lantern on the gable face. The west and north walls are clad with vertical boards and have no openings. The building is shown in a 1970 newspaper photo. The building is assessed as noncontributing since it could not be determined if it was present within the nominated area during the period of significance.

**Alterations**

The windows on the front of the east-west wing of the hotel building are pre-1974 replacements in original openings. The small window opening on the north wall of the east-west wing is also shown in a 1974 photograph. The shed roof dormers on the east and west slopes of the north-south wing of the hotel were constructed after 1895 and appear to be historic; the east dormer is shown in a 1974 survey photograph. In the first half of the twentieth century (possibly 1930s or 1940s) the building was clad with rolled asphalt siding resembling brick; still shown in 1974, it was removed after that date. An old Assessor appraisal card indicated the interior was remodeled in 1996, a fact confirmed by the current owner. The hand-dug well in the basement was filled in with rocks ca. 1991 when the new well was drilled. The current owner reports portions of the building reflect repairs following fires, including reinforced roof trusses in the east-west attic and logs of the

<sup>6</sup> Bruce E. Miller, Pueblo, Colorado, email to Thomas H. Simmons, 10 December 2014. The interior was not accessible for examination during field work. The current owner, Bruce E. Miller, provided the description.

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lower east and north walls of the north-south wing “replaced with crude sawn 4X4” timbers which appear to be old.”

The wood picket fence shown in an 1895 photograph is no longer present. Based on historic photographs, the metal post and cable fence was installed after 1974, probably in the late 1970s or early 1980s. Apparent alterations to the livery stable/blacksmith shop include the removal after 1974 of a commercial sign above the front double doors. The paired windows on the south wall may be replacements in an original opening. The shed has no known alterations.

**Integrity**

The territorial-era hotel building displays a remarkably high degree of historic physical integrity, looking much as it did in an 1895 photograph, which shows the current L-shaped footprint. The building retains integrity of location, setting, design, materials, workmanship, feeling, and association.

**Location**

The property has excellent integrity of location in terms of the period of significance. The buildings are in their original locations, as confirmed by historic photographs.

**Design**

The hotel building displays a high degree of integrity of design, including its L shape, board-and-batten and log construction, and façade fenestration, as confirmed by historic photographs of the town and the building. The incorporation of board-and-batten siding over logs appears to have been a deliberate design decision to raise the outward appearance of the hotel above that of a crude log building and appeal to guests with a more stylish façade. Apparent design changes to the north-south wing include: the addition of the small shed dormers to the east and west roof slopes and changes to the fenestration of the east wall (the 1895 photograph appears to show four tall windows). The dates of the changes are unknown, but occurred prior to 1974. In 1996 the interior was remodeled, according to an Assessor appraisal card, and the current owner confirms there is little if any historic fabric remaining. The livery stable building retains its simple rectangular plan and log walls. A concrete perimeter collar has been added around the foundation. A 1978 photograph of the livery building showed a sign reading “Sunflower Shoes” (or “Sunflower Shop”) above its double doors on the east wall; the sign is no longer present.

**Materials**

The builders used locally available materials and employed regional building techniques in the construction of the buildings. The log and board-and-batten wall materials originally employed remain in place, as do many of the foundation stones. The application of rolled asphalt resembling brick in the 1930s or 1940s (now removed) may have served to protect the board-and-batten siding, an important and somewhat unusual feature of the hotel’s design. The hotel roof is now clad with metal standing seam roofing.

**Workmanship**

The workmanship displayed on the buildings appears pragmatic with no ornamentation. Logs are joined at corners with V and square notches. Some logs in both buildings display adze marks, reflecting a greater level of effort and skill than solely utilizing round logs.

**Setting**

The property possesses excellent integrity of setting, located in a small historic mining community in the upper Arkansas River drainage, with unchanged presence and alignment of the river, railroad, and Main Street (County Road 397). Town fires in 1893, 1897, and 1939 have destroyed most of Granite’s commercial buildings along Main Street, thereby diminishing the sense of a commercial area with a streetwall of buildings, while increasing the importance of this representative of Granite’s early days.

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### **Feeling**

The nominated area retains excellent integrity in the aspect of feeling. The alignment of the buildings toward Main Street, the construction materials and techniques, and the scale and design of the buildings convey their use as components of a nineteenth century hotel in a mining community of Colorado.

### **Association**

The hotel building has not been in commercial use since about 1911. It has since been used as a full-time or vacation residence, but the change in use has not altered the outward character of the building.

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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**

COMMERCE

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

ca. 1867 to 1911

\_\_\_\_\_

**Significant Dates**

ca. 1880-81

ca. 1890-95

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

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### Period of Significance (justification)

The period of significance for Criterion A is ca. 1867 to 1911 (from the approximate year the stage stop began operation through the last known year the hotel functioned). The period of significance for Criterion C is ca. 1867 to ca. 1895 (from the year the original part of the hotel was constructed to the year the north-south wing was added). Significant dates include: ca. 1880-81, when hotel operations began and ca. 1890-95, when the north-south wing was added.

### Criteria Considerations (justification)

None

### Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

### Summary

The Commercial Hotel is significant under Criterion A in the area of Commerce as one of the first buildings to provide services and accommodations for travelers in Granite. Believed to have been built ca. 1867-ca. 1895, the property served as a stage stop and hotel, beginning in Colorado's territorial era when Granite was an important mining town and stop on the way to Leadville. The property is also significant under Criterion C in the area of Architecture, representing Pioneer Log construction within the early mining community. Granite suffered three devastating fires that destroyed much of its early commercial architecture. The stage stop/hotel is a rare surviving example of the community's commercial buildings which once lined Main Street.

### Elaboration

#### Criterion A

The Commercial Hotel is believed first to have operated as a stage stop during the 1860s and 1870s on a stage road between Cañon City and Leadville traveled by the noted Barlow & Sanderson line. By about 1880-81 it evolved into the Commercial Hotel and played a vital role in the town's commerce by providing lodging and meals for commercial travelers and tourists, a function essential for a thriving community. By offering overnight accommodations and hot food, the early hotels made trips to such isolated areas less difficult, allowing them to attract more potential residents as well as important business visitors. The building continued to function as a hotel through at least 1911, providing a place for local citizens to hold meetings and special events and for visitors and travelers to seek respite. Hotel work constituted one of the few acceptable forms of employment for women, who found jobs managing the property, as well as working as maids, cooks, and waitresses. A pre-1880 log livery stable/blacksmith shop next door provided essential services for care, feeding, and storage of horses.

#### Criterion C

The hotel and the livery stable/blacksmith shop are further significant as intact examples of Pioneer Log construction. Although Granite boomed in the early 1860s and for several years was the county seat of Lake County, there are only a small number of early log buildings remaining in the community. The hotel building is notable for displaying walls facing Main Street clad with board-and-batten siding, reflecting an attempt to transcend the rugged frontier environment, while less visible walls are mostly log construction with V and square notching. The Commercial Hotel and its companion livery stable are further significant as rare surviving examples of the town's early commercial buildings. Fires in 1893, 1897, and 1939 destroyed most of Granite's commercial district along Main Street (County Road 397). Local historians June Shaputis and Suzanne Kelly, writing in 1982, identified only six other extant buildings dating to the early days, only one of which was commercial.<sup>7</sup>

<sup>7</sup> June Shaputis and Suzanne Kelly, comps. and eds., *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Company, 1982), 137. The other buildings were the school (5CF.153), a barn, the meeting hall (5CF.151), the Robinson boarding house, and "a couple log cabins." None have been listed in the State or National Registers.

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## The Development of Granite

Granite is the second oldest settlement in Chaffee County with placer gold discoveries in the area dating to 1859-60.<sup>8</sup> Charles Mater reportedly erected the first building in the future townsite in 1867, and the town received a post office in November 1868.<sup>9</sup> Granite became part of an established route of travel between Cañon City and Leadville and contained hotels, saloons, and stores by the late 1860s. The town was formally platted in 1869 and the *Rocky Mountain News* observed it was “gradually assuming a townlike appearance.”<sup>10</sup> Granite boomed between 1868 and 1879, serving as the county seat of Lake County before its eclipse by Leadville. An 1875 newspaper article observed, “The town, although quite small, has a large trade, the surrounding country, filled with ranchmen, stockmen, or miners, getting their supplies here.”<sup>11</sup> Granite also briefly served as the county seat of newly created Chaffee County in 1879, until Buena Vista claimed the honor in 1880.

The Denver, South Park & Pacific Railroad and the Denver & Rio Grande Railroad (D&RG) arrived in Granite in 1880, leading to a period of rapid development.<sup>12</sup> In 1885 *Croftutt's Grip-Sack Guide of Colorado* reported a population of about 100 and listed buildings including “a post office, several stores, a good depot building, one smelter, one stamp mill, and the Crestone hotel, and a score of private residences.” Croftutt described the town’s cycle of boom and bust, saying twenty years ago Granite had been “a busy mining town...then declined, revived again, then declined, now, it is on the ‘upward turn,’ owing somewhat to the fact of its being the nearest railroad station for the Aspen and Roaring Forks country.”<sup>13</sup> In 1887 the Colorado Midland Railway also reached Granite. The town’s prospects suffered following the Silver Panic and a fire in 1893, but new gold discoveries in 1896 renewed Granite, with “a scene of greater activity than at any time since the first discovery there of lode veins in 1864” and “a large number of men at work for wages.”<sup>14</sup> The prosperous period saw “six places in Granite where ‘grub’ is to be had and accommodation given to travelers,” and plans for a new saloon building.<sup>15</sup> Granite still had several businesses in the first two decades of the twentieth century.

## Construction and Operation of the Commercial Hotel

The hotel on this property appears in very early photos of the Granite, which show town buildings constructed of log without the false fronts visible in later views (see Figures 1 through 3). Available information suggests the original east-west portion of the building dates to between 1867 and 1876. Accounts in 1910 and 1936 reported the earliest building erected in Granite was the 1867 Charles Mater Store (now no longer extant). A ca. 1876 photograph of the town shows the east-west portion of the hotel building, leading to the conclusion it was constructed after the Mater Store in 1867 and before the 1876 photograph. In 1970, Vernon J. Diehl, then owner of the property, reported “when my wife and I bought this house it was described as the oldest in Granite. The rooms had been wallpapered with old newspapers dated 1878 and 1879.”<sup>16</sup> The building is

<sup>8</sup> E.R. Emerson, “History of Chaffee County,” 486, in O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin and Company, 1881).

<sup>9</sup> William H. Bauer, James L. Ozment, and John H. Willard, *Colorado Post Offices: A Comprehensive Listing of Post Offices, Stations, and Branches, 1859-1989* (Golden, Colorado: Colorado Railroad Museum, 1990), 65.

<sup>10</sup> *Rocky Mountain News*, 14 June 1869.

<sup>11</sup> *Colorado Springs Gazette*, 14 August 1875, 2.

<sup>12</sup> Kenneth Jessen, *Ghost Towns Colorado Style: Central Region*, vol. 2 (Loveland, Colorado: J.V. Publications, 1999), 422.

<sup>13</sup> George A. Croftutt, *Croftutt's Grip-Sack Guide of Colorado: A Complete Encyclopedia of the State*, 1885 edition reprint (Boulder, Colorado: Johnson Books, 1981), 99. “Crestone” was an apparent allusion to the nominated hotel building, actually named the Creston.

<sup>14</sup> *Chaffee County Republican*, 1 April 1896, 2.

<sup>15</sup> *Chaffee County Republican*, 22 April 1896, 2.

<sup>16</sup> James Rowe, Granite Stage Stop and Station, 5CF.155, Granite, Chaffee County, Colorado, 14 August 1974, in the files of History Colorado, Denver, Colorado; *Granite Mining Journal*, 12 September 1910; Joe F. Maro as told to Richard Carroll, “Reminiscences of the Granite Mining District,” *Colorado Magazine* 13 (1936): 138; *Pueblo Chieftain*, 14 December 1970, 4A. A previous owner, James Rowe, filled out a survey form in 1974 calling this the “Granite Stage Stop and Station.” He indicated the building was “definitely in use from 1861 on. The stage route [went] to Dayton and Leadville

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referred to as a historic stage station and hotel by former owner James Rowe and by local historians June Shaputis and Suzanne Kelly, who asserted: "The original stage-stop building, enlarged, became the Commercial Hotel..."<sup>17</sup> Historian Virginia McConnell Simmons supports this view, stating "the Commercial Hotel was the stage station from which adventurers departed" in the 1880s.<sup>18</sup>

### ***The Stage Station Era***

Historian Alan Robinson, who has studied the stage roads from Buena Vista to Leadville, indicates: "The early history of transportation in the Upper Arkansas region is nowhere more clearly evidenced than in the constricted canyon which connects the wide valley north of Buena Vista through Granite to the next wide spot north at Hayden Flats."<sup>19</sup> Robinson indicates the Cañon City to Leadville route, which included Granite, began in the 1860s and was "basically a Barlow and Sanderson line, which offered the early commercial connection up the Arkansas River from Pueblo before railroads arrived in the mountains."<sup>20</sup> Barlow and Sanderson has been called Colorado's most-enduring and important stage empire. The route was created in 1866 by Bradley Barlow and Jared L. Sanderson, who had participated in the Santa Fe Trail trade.

Robinson states the lands near the river were the easiest to traverse, and the improved Leadville Stage Road was built here from 1875 to 1880 for those traveling from Cañon City to Leadville. Stage stations were constructed about fifteen to twenty miles apart, representing "the distance a team of horses could reasonably last."<sup>21</sup> In 1880 Frank Fossett cited Granite as possessing a stage station located 108 miles from Cañon City. A trip to the mining town by stage cost \$13.50 in that year.<sup>22</sup> Robinson notes after the D&RG arrived in Salida and Leadville in 1880, the larger stage lines gradually became obsolete. Smaller local stage lines in the Granite area continued to operate into the early decades of the twentieth century, but it is not certain which stage line or lines utilized this building in the 1870s.

Based on later newspaper articles, the earliest known operator of an early stage station/lodging facility in this building was H.M. Burt. Henry M. Burt, his wife Hellen M. [sic], and four children resided in Granite at the time of the 1880 Census. Mr. Burt listed his occupation as liveryman. Born in New York in 1840, Burt lived with his family in Afton, Illinois in 1870 and moved westward during the succeeding decade to Missouri and Iowa. The 1880 *State Business Directory* 1880 showed H.M. Burt operating a hotel and livery stable in Granite. In November 1880 the *Rocky Mountain News* reported: "Rogers & Co., late of Crescent, Iowa, have purchased and reopened the old Burt House" in Granite.<sup>23</sup> Another article in the same month noted: "The old Granite stage house changed proprietors and changed its name to the Creston."<sup>24</sup>

### ***Evolution to a Hotel***

Colorado State Business Directories for the 1880s list several hotels in Granite. The largest was the Granite Hotel or Granite House, a two-story false front building further south on the east side of Main Street.<sup>25</sup> Rogers' Creston Hotel is not listed in the State Business Directories of the early 1880s, but it appears the ca. 1880-81

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and later to Aspen. It is the only building remaining in Granite known to have been in existence at the time of the Cache Creek boom."

<sup>17</sup> Rowe, "Granite Stage Stop and Station;" Shaputis and Kelly, *A History of Chaffee County*, 137.

<sup>18</sup> Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley* (Boulder, Colorado: Pruett Publishing Company, 1990), 139.

<sup>19</sup> Alan Robinson, "The Stage Road from Canon City to Leadville," *Central Colorado Magazine*, September 2008).

<sup>20</sup> Robinson, "The Stage Road from Canon City to Leadville."

<sup>21</sup> Robinson, "The Stage Road from Canon City to Leadville."

<sup>22</sup> Frank Fossett, *Colorado, Its Gold and Silver Mines : Farms and Stock Ranges, and Health and Pleasure Resorts : Tourist's Guide to the Rocky Mountains* (New York: C. G. Crawford, 1880), 25.

<sup>23</sup> *Rocky Mountain News*, 10 November 1880, 3.

<sup>24</sup> *Rocky Mountain News*, 2 November 1880, 3.

<sup>25</sup> The Granite House was destroyed in a fire in 1939.

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period marked the evolution of the building from a stage stop to a hotel.<sup>26</sup> George Crofutt alluded to the Crestone Hotel (a misspelling of Creston) in Granite in his 1885 guide to Colorado.<sup>27</sup>

The hotel received a new proprietor in 1885. In March of that year the *Buena Vista Democrat* reported, "T.B. Graham will open a hotel at Granite at once."<sup>28</sup> He apparently renamed it the Commercial, since in September of that year the *Chaffee County Times* wrote: "Tommy Graham is not happy. Everybody has not yet found out that the Commercial sets the best table of any hotel in Granite."<sup>29</sup> Graham and his wife were born in Pennsylvania, he in about 1834 and Belle Graham in about 1840. Thomas Graham lived in Buena Vista by 1880 and worked as a saloonkeeper and mail contractor before entering the hotel business. The Grahams had a daughter, Belle, who taught in Buena Vista public schools in 1886 and later married Washington Allridge. In 1885 Thomas Graham operated the Granite & Twin Lakes Stage Line (see Figure 4), suggesting the property still was associated with staging.<sup>30</sup> Graham was listed as a hotel proprietor in Granite in the 1886 Colorado *State Business Directory*, when the town bustled with the hauling of freight to Aspen. A newspaper article reported "new buildings are going up fast and the Commercial House and the Granite House are unable to cope with the large number of passengers arriving on the four daily stages."<sup>31</sup>

In January 1887, the Grahams, who had apparently been renting the property, purchased it from Emma L. Crouty. The couple immediately defaulted on transaction and Crouty won a judgment to regain the property.<sup>32</sup> The Grahams moved to Leadville and operated hotels in that city, including the Hotel Hutchinson and Hotel Graham in the late 1880s and early 1890s. Mr. Graham, who died in Leadville in 1893 from pneumonia, was described as "one of the earliest residents of Cloud City" and "a respected citizen and honest man."

Eli and Rebecca Barrett became the next hotel proprietors, continuing to operate it as the Commercial Hotel. The Barretts were natives of England, born about 1846, who married in Halifax, Nova Scotia. Their daughters, Rose and Lillie, were born in Nova Scotia in 1876 and 1877. The family lived in Nevadaville, Colorado, by 1880, with Eli working as a miner. The Barretts moved to Granite in the same year, and in 1883-84 Eli Burritt [sic] was listed in the *State Business Directory* as a mining superintendent. In 1885 the Barretts went into the lodging business, with the *Chaffee County Times* reporting: "William Robbie has sold the Willard Hotel building to Mr. Barrett, a lucky miner who has lately made a sale and intends to try his hand keeping a hotel."<sup>33</sup> The Willard was another hotel in Granite.

The Barretts became owners of this building sometime after January 1887. The 1889 *State Business Directory* and an 1892 article identified Eli Barrett as the proprietor of the Commercial Hotel.<sup>34</sup> He and his wife, Rebecca, were proprietors of the hotel, with Mrs. Barrett assuming many of the duties when Mr. Barrett conducted other business. The Barretts added the north-south wing to the hotel sometime between 1890 and 1895; it is not known if it was built on site or moved from another location.<sup>35</sup>

In an 1895 publication about the central Colorado mining region, F. Jay Manning glowingly described "Barrett's Commercial Hotel":

<sup>26</sup> F. Jay Manning, *Leadville, Lake County, and the Gold Belt: Its Mineral and Natural Resources* (Denver: Manning, O'Keefe & DeLashmutter, 1895), 126. F. Jay Manning discussed the Commercial Hotel in Granite in a book published in 1895 and indicated hotel operations at the location began fourteen years earlier.

<sup>27</sup> Crofutt, *Crofutt's Grip-Sack Guide of Colorado*, 99.

<sup>28</sup> *Buena Vista Democrat*, 12 March 1885, 4.

<sup>29</sup> *Chaffee County Times* (Buena Vista), 17 September 1885, 2.

<sup>30</sup> *Chaffee County Times* (Buena Vista), 10 September 1885, 4.

<sup>31</sup> Unidentified newspaper clipping (possibly *Mountain Mail*), reprinting 27 April 1886 article, in Pat Bradbury Holton, "History of Granite, Colorado," 8 August 1999, in the files of the Family History Library, Salt Lake City, Utah.

<sup>32</sup> *Buena Vista Democrat*, 10 February 1887, 3.

<sup>33</sup> *Chaffee County Times* (Buena Vista, Colorado), 17 September 1885, 2.

<sup>34</sup> *Great Divide*, 6 (January 1892): 94.

<sup>35</sup> Evidence for the 1890-95 range is provided by historic photographs (see Figures 5 and 6). The north-south wing is not shown in Figure 5, which was taken after 1890, when the D&RG railroad tracks received a third rails to accommodate both standard and narrow gauge trains. The wing is present in the 1895 photograph of the hotel shown in Figure 6.

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No better hotel accommodations are afforded in Granite than those supplied by the Commercial. Everything about the place is neat, clean and pleasant, and the table is supplied with the best the market affords. Mrs. Barrett, the proprietor, gives everything her personal supervision, and commercial men and tourists will find it to their advantage to stop there.<sup>36</sup>

Rooms cost \$1.50 a day in 1895. A photograph in the Manning publication showed the hotel with its present L-shaped configuration and board-and-batten cladding (see Figure 6). A September 1896 news article indicated that some men boarded monthly at the hotel (see Figure 7).<sup>37</sup>

The Barretts also had many mining interests in the area, including the Jersey Lily, the Commercial, the R.H. Barrett lodes, the Newbridge group, the Poor Man's Chance placer, the Rabbit claim, and the Jack Rabbit claim.<sup>38</sup> The 1896 *Colorado State Business Directory* listed Mrs. R.H. Banett [sic] as hotel operator in Granite. The following year she joined her husband in Cripple Creek, where he was employed as the foreman of an area mine. Rebecca Barrett died in 1897 of "prolonged apoplexy" at Cripple Creek, but she was buried in the Granite cemetery alongside her three children who had passed away previously. The *Chaffee County Republican* noted "the [funeral] attendance was very large and the mourning was sincere and great."<sup>39</sup> Eli continued working as a gold miner and lived with his daughter, Rose, in Teller County.

In 1898, members of the Barrett family sold the property to Peter and Marie Giebfried for \$1,000. Mrs. Emma Mitchell, a widow, operated the Commercial House by 1900, when she was cited as a hotelkeeper in the U.S. Census (see Figure 8). Emma Mitchell, born in England in November 1847, immigrated to the United States in 1883. She and her husband, Alfred D. Mitchell, had four children; two were still living in 1900. Mrs. Mitchell's twelve-year-old son, Lewis J. went to school and lived with her at the hotel in 1900, along with nine male boarders and a female servant. The boarders' occupations included several miners, a surgeon, a liquor dealer, a carpenter, a blacksmith, and a station engineer.<sup>40</sup>

Other owners of the property during Emma Mitchell's operation of the hotel included Henry Fantoli (1901), who also owned the livery stable/blacksmith shop; Charles H. Metcalf (1902), also owner of the livery stable/blacksmith shop; and Julius Hoffman (1910), also owner of both buildings. Emma Mitchell ran the hotel until at least 1910, the last year the establishment was listed in the *Colorado State Business Directory*. In September 1910, the *Granite Mining Journal* described her hotel as "one of the most popular places in the vicinity, always the best of rooms in connection with an elegant table service."<sup>41</sup> The 1911-12 *Salida City Directory* included Granite and a listing for the Commercial Hotel with Mrs. M. Costans, proprietor. No commercial listings for the building appear in subsequent State Business Directories or other local directories.

### Later Uses of the Property

After the hotel era, the building served as a single family dwelling, possibly with boarders, and, later, as a second or vacation home. Julius Hoffman owned the property until 1915. John Nisbet then purchased it, and it remained in the Nisbet family until 1939. Born about 1860 in California, Nisbet and his wife Frances (1856-1919) lived in Granite in 1910. Mr. Nisbet was a miner and farmer in the area for many years. Frances Nisbet died in 1919, and Mr. Nisbet married Marie T. Nisbet (1884-1979) by 1930. By 1935-36 only two nonresidential listings appeared for Granite in the *Chaffee County Directory*: the Granite Store and the post office. John Nisbet died in 1937, at which time he was called "an old-time resident of Granite."<sup>42</sup> Marie Nisbet sold the property in November 1939 to Lydia A. Beery.<sup>43</sup>

<sup>36</sup> Manning, *Leadville, Lake County, and the Gold Belt*, 126.

<sup>37</sup> *Chaffee County Republican* (Buena Vista, Colorado), 16 September 1896.

<sup>38</sup> Manning, *Leadville, Lake County, and the Gold Belt*, 126.

<sup>39</sup> *Chaffee County Republican* (Buena Vista, Colorado), 7 April 1897 2.

<sup>40</sup> U.S. Census Bureau, Census of Population, manuscript returns, Chaffee County, Colorado, 1900.

<sup>41</sup> *Granite Mining Journal*, 12 September 1910.

<sup>42</sup> *Salida Daily Mail*, 27 August 1937, 6.

<sup>43</sup> U.S. Census Bureau, Census of Population, manuscript returns, Chaffee County, Colorado, 1910 through 1930; Chaffee County Clerk and Recorder, town lot books and general records, Salida, Colorado.

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Lydia Beery was born on 4 August 1900 in Woodward, Oklahoma. Her husband, Harry Beery, was born in Kansas about 1896. The couple had a daughter, Lucille, born about 1923 in Kansas, and they were still living in that state at the time of the 1930 Census, with Harry identified as a farmer. They came to Chaffee County in 1934, and by 1940 lived at this property. Harry worked in placer mining. The family housed a lodger from South Dakota in 1940, Bert Kitterman, also active in the mining industry. Lydia Beery lived in Chaffee County from 1934 until her death in 1975.<sup>44</sup>

Lydia Beery sold the hotel and blacksmith shop in 1955 to Vernon J. and Mary Ethel Diehl. Mr. Diehl worked for the Pueblo Water Department. Later owners included James P. and Louise Rowe, who completed historic building survey forms for the buildings in 1974; Diana E. Crittenden; Thomas Carl and Kathryn E. Miller; and Northwest Bank of MN Nat. Assoc (see Figures 9 through 11). The current owners are Bruce C. and Beth K. Miller of Pueblo, Colorado. The Millers use the property as a vacation home.<sup>45</sup>

### Livery Stable/Blacksmith Shop

The historical associations of the log building north of the hotel are less clear cut. A previous owner, Louise Rowe, filled out a Colorado Historical Society Inventory Data Form in 1974 indicating the building was erected in the 1880s and "originally was used as a livery stable and blacksmith shop, and later as a store. Some local residents believe the livery/blacksmith shop provided services associated with the operation of the stage stop/hotel nearby. The building still bears the sign 'Sunflower Shop.'<sup>46</sup> Based on an examination of historic photographs of Granite, the building appears to have been built prior to 1880 (see Figures 3 and 5).<sup>47</sup>

In 1880, Henry M. Burt, who operated the hotel, also had a livery stable. Colorado State Business Directories list livery stables and blacksmith shops in Granite, but it is not known which were associated with this building: John Mundelin, blacksmithing (1880); C. Kirsch, blacksmith (1883-1884); William L. Bradburn, Joseph Proto, and Charles Rauch, all blacksmiths (1885); the Berry Brothers, A. Blors, Charles Rauch, and Charles Jeter, all blacksmiths (1886); Joe Proto, blacksmith (1889 and 1896); Mike Connors, blacksmith (1896-1899); and Wallace Mitchell, livery (1896). A 1910 article in the *Granite Mining Journal* indicated one blacksmith shop in town operated by Ben M. Eastman, the "Village Blacksmith," who had previously worked in Aspen. He was described as having "one of the most complete and best appointed blacksmith and wagon shops in the country."<sup>48</sup> During the 1910s, Chris Kirsch was the only blacksmith listed in State Business Directories for Granite.

Since at least 1901, the blacksmith/livery and hotel buildings generally have been under the same ownership.<sup>49</sup> Henry Fantoli, who became owner of the property in 1901, was listed as a blacksmith in the 1903 State Business Directory and a stage line operator in the 1906 directory. The building is now used for storage.

<sup>44</sup> *Mountain Mail* (Salida, Colorado), 16 April 1975, 1; U.S. Census Bureau, Census of Population, Chaffee County, Colorado, 1940.

<sup>45</sup> Chaffee County Clerk and Recorder, town lot books and general records, Salida, Colorado; Chaffee County Assessor, real property information, Salida, Colorado.

<sup>46</sup> Louise Rowe, Blacksmith and Livery Stable, 5CF.150, Granite, Chaffee County, Colorado, in the files of History Colorado, Denver, Colorado; *Pueblo Chieftain*, 14 December 1970, 4A. By contrast, a 1970 *Pueblo Chieftain* article reported the sign read "Sunflower Shoes" and indicated the building "had many uses during the history of Granite—general store, railroad warehouse and garage." These uses could not be confirmed given the lack of city directories or other sources. It is unclear if the sign once on the building for "Sunflower Shoes" or "Sunflower Shop" reflected an actual use within the building.

<sup>47</sup> The current owner believes this building was a livery stable erected about 1859. The Chaffee County Assessor provides a 1950 year built. The latter date seems unlikely based on the building's materials and building techniques.

<sup>48</sup> *Granite Mining Journal*, 12 September 1910.

<sup>49</sup> Chaffee County Clerk and Recorder, town lot books and general records, Salida, Colorado.

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**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.155

**10. Geographical Data**

**Acreage of Property** Less than one acre

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	<u>39.044792</u>	<u>-106.265077</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

OR

**UTM References**

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       NAD 1927 or  X  NAD 1983

1  13   390522   4322509   
Zone Easting Northing

3                       
Zone Easting Northing

2                       
Zone Easting Northing

4                       
Zone Easting Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated area, shown on the included to-scale map, consists of Lots 27 through 29, Granite, Chaffee County, Colorado.

**Boundary Justification** (explain why the boundaries were selected)

The boundary includes the entire parcel historically associated with the operation of the hotel and associated buildings.

**11. Form Prepared By**

name/title  R. Laurie Simmons and Thomas H. Simmons, Historians (for property owner)

organization  Front Range Research Associates, Inc.  date  30 January 2015 (Revised)

street & number  3635 W. 46<sup>th</sup> Avenue  telephone  303-477-7597

city or town  Denver  state  CO  zip code  80211

e-mail  frraden@msn.com  website  www.frhistory.com

**Property Owner:** (complete this item at the request of the SHPO or FPO)

name  Bruce C. and Beth K. Miller

street & number  318 West Pitkin Avenue  telephone       

city or town  Pueblo  state  CO  zip code  81004

**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 100 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.

**Additional Documentation**

Submit the following items with the completed form:

**Photographs**

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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### Photograph Log

Name of Property: Commercial Hotel  
City or Vicinity: Granite  
County: Chaffee State: Colorado  
Photographer: Thomas H. Simmons  
Date Photographed: October 2011 and September 2014

### Number, camera direction, description of photographs, and date photographed:

- 1 of 17, view northwest, overview of property from hill to east, showing hotel (behind blue spruce trees, livery stable/blacksmith to right, and shed to left. Main Street (County Road 397) lies in front of the buildings with the Arkansas River and U.S. Highway 24 in the background. September 2014.
- 2 of 17, view east, overview from U.S. Highway 24, showing the Arkansas River and railroad tracks in the foreground, the buildings of the property in the center (from left: livery stable/blacksmith shop, hotel, and shed), and the Granite School and other buildings on the hill to the east. September 2014.
- 3 of 17, view southwest, overview from County Road 397, with the livery stable/blacksmith shop to the right and the hotel to the left. September 2014.
- 4 of 17, view north-northwest, overview of south yard, with the shed to the left and the hotel to the right. September 2014.
- 5 of 17, view west, hotel front (east wall of east-west wing). September 2014.
- 6 of 17, view north, hotel, south wall of east-west wing. September 2014.
- 7 of 17, view west, hotel, east wall of north-south wing. September 2014.
- 8 of 17, view north-northwest, hotel, south and east walls of north-south wing and south wall of east-west wing; a corner of the shed is at the left. September 2014.
- 9 of 17, view north-northeast, hotel, west wall of north-south wing; note square notching on corner. October 2011.
- 10 of 17, view east-southeast, hotel, northwest corner overview showing relationship of the east-west and north-south wings and the shed roofed component. September 2014.
- 11 of 17, view south-southeast, hotel, shed roofed component and gable faces of wings. October 2011.
- 12 of 17, view southwest, hotel, north wall. September 2014.
- 13 of 17, view west, livery stable/blacksmith shop, front (east wall). September 2014.
- 14 of 17, view northwest, livery stable/blacksmith shop, front and south wall. September 2014.
- 15 of 17, view southeast, livery stable/blacksmith shop, rear and north wall. September 2014.
- 16 of 17, view northwest, shed, front (east) and south walls with south wall of the hotel's north-south wing in the background. September 2014.
- 17 of 17, view southeast, shed, rear and north wall, with garden area and clothesline post to the right. September 2014.

### Historic Figure Log

- 1 of 11, One of the earliest photographs of Granite (ca. 1864-77, view north-northeast) shows the town's log construction without false fronts. The hotel building (arrow) appears, without its north-

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south wing or rear one-story shed roof addition. The livery stable may be the log building to the north (left and back from the hotel). The photograph predates the 1880 arrival of the D&RG Railroad. Courtesy Denver Public Library, Denver, Colorado, image X-8753.

2 of 11, This view northeast of Granite shows the hotel building (arrow). The photograph appears in Digerness, *The Mineral Belt*, vol. 1, 236, with an attributed date of 1876. Courtesy of Western History and Genealogy Department, Denver Public Library, Denver, Colorado, W.G. Chamberlain photograph, image number X-8752.

3 of 11, The hotel building (arrow) appears in this extract of an early image of Granite (view southeast). The livery stable building to the north is not shown, although smaller log buildings are located north and south of the hotel. Two identical copies of this view appear in the Denver Public Library photographic collection: X-8751, estimated date "about 1880" and X-19189, estimated date 1862-75. It is certainly pre-1880 since the tracks of the D&RG Railroad are not yet present. Courtesy of Western History and Genealogy Department, Denver Public Library, Denver, Colorado, image X-19189.

4 of 11, In addition to operating the Commercial Hotel in Granite Thomas Graham also ran a daily stage service between Granite and Twin Lakes. Courtesy of Chaffee County Times, 10 September 1885, 4.

5 of 11, The one-and-a-half-story east-west gabled roof portion of the hotel (arrow) and the one-story shed roof rear section are shown in this image (view north-northeast). Enlargement and examination of this 1890-95 image reveals vertical board-and-batten siding on the south wall. The north-south wing is not present. The log building to the north of the hotel appears to be present beyond and to the left of the hotel; if so, it seems to have a false front on the east. The railroad tracks in the picture have a third rail to accommodate standard gauge cars. The Denver & Rio Grande Railroad made this upgrade in 1890, suggesting the photograph dates to between 1890 and 1895, when the north-south section is shown in a photograph (see Figure 6). Courtesy of History Colorado, Denver, Colorado, image X-4937.

6 of 11, This ca. 1895 photograph (view west) shows the Commercial Hotel with today's L-shaped configuration and board-and-batten siding. Courtesy of Denver Public Library, Denver, Colorado, F. Jay Manning, *Leadville, Lake County, and the Gold Belt* (1895).

7 of 11, The dining room at Barrett's Commercial Hotel is shown in this ca. 1895 view. Courtesy of Denver Public Library, Denver, Colorado, F. Jay Manning, *Leadville, Lake County, and the Gold Belt* (1895).

8 of 11, The *Granite Mining Journal* published this advertisement for the Commercial Hotel in 1910, when Emma Mitchell was its proprietor. Courtesy of *Granite Mining Journal*, 12 September 1910.

9 of 11, The hotel building was clad with rolled asphalt siding resembling brick in 1974 (view west-northwest). Courtesy of History Colorado, survey form photograph, 5CF.155, 1974.

10 of 11, This southwest view shows the north building at the right with a signboard above the double doors. The hotel is to the left partially obscured by trees. Courtesy of History Colorado, survey form photograph, 5CF.150, 1974.

11 of 11, This undated Assessor photograph (view northwest) shows the hotel building in the late 1970s or 1980s. Courtesy Chaffee County Assessor, appraisal card, Salida, Colorado.

Commercial Hotel  
Name of Property

Chaffee, Colorado  
County and State

### Figures

#### Location Map from Google Earth

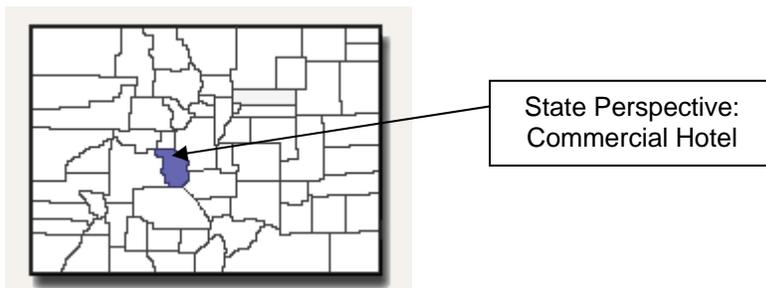


The labeled point indicates the location of the nominated resource, which has the following coordinates:

Latitude: 39.044792

Longitude: -106.265077

Image Date: 27 September 2013



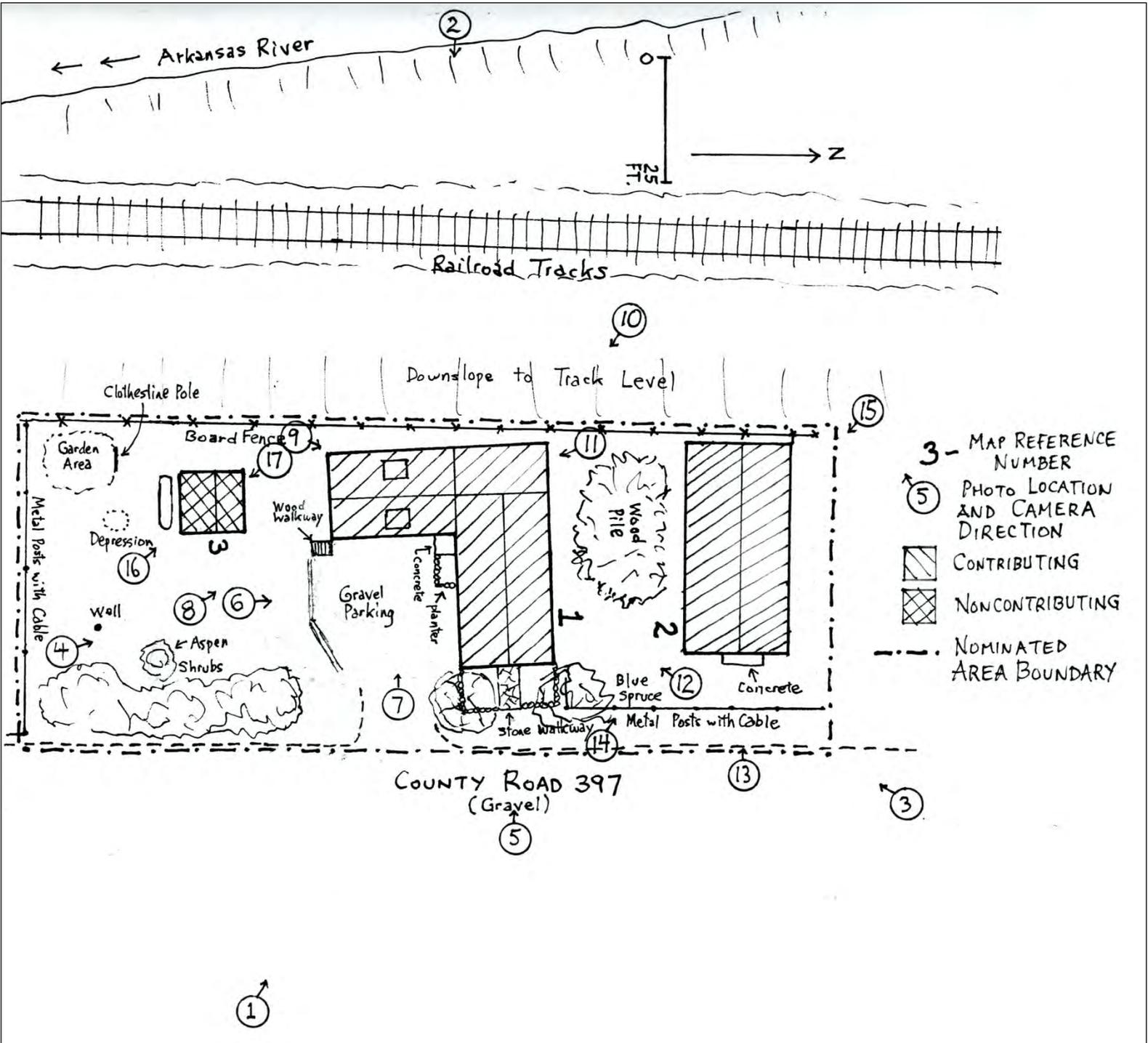
Commercial Hotel

Name of Property

Chaffee, Colorado

County and State

Sketch Map



Commercial Hotel

Chaffee, Colorado

Name of Property

County and State



Figure 1. One of the earliest photographs of Granite (ca. 1864-77, view north-northeast) shows the town's log construction without false fronts. The hotel building (arrow) appears, without its north-south wing or rear one-story shed roof addition. The livery stable may be the log building to the north (left and back from the hotel). The photograph predates the 1880 arrival of the D&RG Railroad. Courtesy Denver Public Library, Denver, Colorado, image X-8753.



Figure 2. This view northeast of Granite shows the hotel building (arrow). The photograph appears in Digerness, *The Mineral Belt*, vol. 1, 236, with an attributed date of 1876. Courtesy of Western History and Genealogy Department, Denver Public Library, Denver, Colorado, W.G. Chamberlain photograph, image number X-8752.

Commercial Hotel

Chaffee, Colorado

Name of Property

County and State

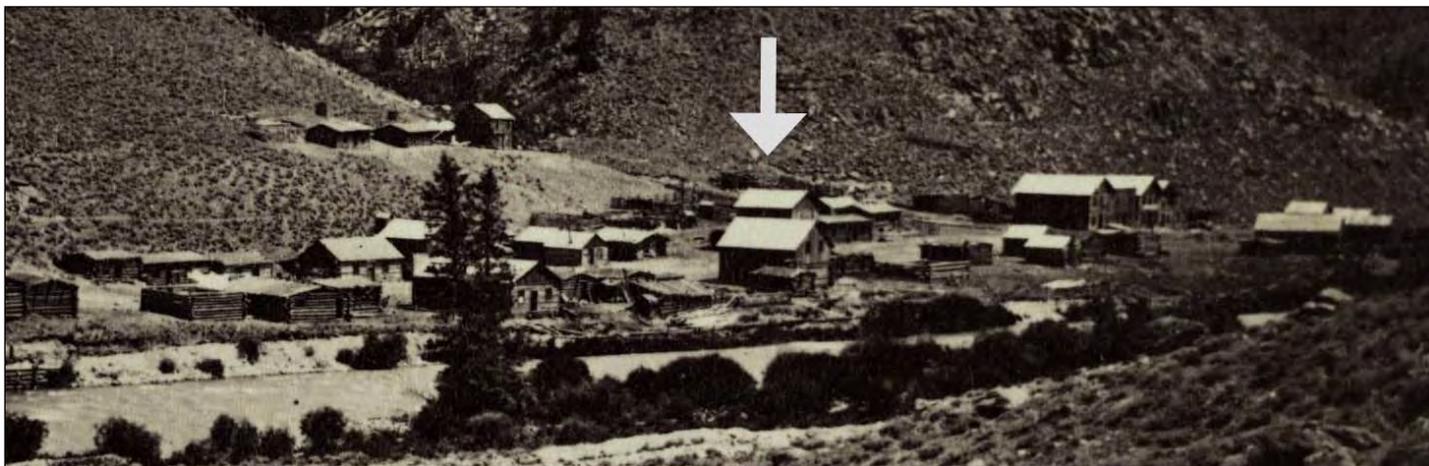


Figure 3. The hotel building (arrow) appears in this extract of an early image of Granite (view southeast). The livery stable building to the north is not shown, although smaller log buildings are located north and south of the hotel. Two identical copies of this view appear in the Denver Public Library photographic collection: X-8751, estimated date "about 1880" and X-19189, estimated date 1862-75. It is certainly pre-1880 since the tracks of the D&RG Railroad are not yet present. Courtesy of Western History and Genealogy Department, Denver Public Library, Denver, Colorado, image X-19189.

Granite & Twin Lakes  
**Stage Line**  
T. B. GRAHAM, PROP.  
Stage leaves Granite daily, connecting  
with morning Rio Grande trains, re-  
turning in time for afternoon trains for  
Leadville and Denver. 12

Figure 4. In addition to operating the Commercial Hotel in Granite Thomas Graham also ran a daily stage service between Granite and Twin Lakes. Courtesy of *Chaffee County Times*, 10 September 1885, 4.

Commercial Hotel

Name of Property

Chaffee, Colorado

County and State



Figure 5. The one-and-a-half-story east-west gabled roof portion of the hotel (arrow) and the one-story shed roof rear section are shown in this image (view north-northeast). Enlargement and examination of this 1890-95 image reveals vertical board-and-batten siding on the south wall. The north-south wing is not present. The log building to the north of the hotel appears to be present beyond and to the left of the hotel; if so, it seems to have a false front on the east. The railroad tracks in the picture have a third rail to accommodate standard gauge cars. The Denver & Rio Grande Railroad made this upgrade in 1890, suggesting the photograph dates to between 1890 and 1895, when the north-south section is shown in a photograph (see Figure 6). Courtesy of History Colorado, Denver, Colorado, image X-4937.

Commercial Hotel

Name of Property

Chaffee, Colorado

County and State



Figure 6. This ca. 1895 photograph (view west) shows the Commercial Hotel with today's L-shaped configuration and board-and-batten siding. Courtesy of Denver Public Library, Denver, Colorado, F. Jay Manning, *Leadville, Lake County, and the Gold Belt* (1895).



Figure 7. The dining room at Barrett's Commercial Hotel is shown in this ca. 1895 view. Courtesy of Denver Public Library, Denver, Colorado, F. Jay Manning, *Leadville, Lake County, and the Gold Belt* (1895).

Commercial Hotel

Chaffee, Colorado

Name of Property

County and State



Figure 8. The *Granite Mining Journal* published this advertisement for the Commercial Hotel in 1910, when Emma Mitchell was its proprietor. Courtesy of *Granite Mining Journal*, 12 September 1910.



Figure 9. The hotel building was clad with rolled asphalt siding resembling brick in 1974 (view west-northwest). Courtesy of History Colorado, survey form photograph, 5CF.155, 1974.

Commercial Hotel

Name of Property

Chaffee, Colorado

County and State



Figure 10. This southwest view shows the north building at the right with a signboard above the double doors. The hotel is to the left partially obscured by trees. Courtesy of History Colorado, survey form photograph, 5CF.150, 1974.



Figure 11. This undated Assessor photograph (view northwest) shows the hotel building in the late 1970s or 1980s. Courtesy Chaffee County Assessor, appraisal card, Salida, Colorado.











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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Commercial Hotel  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Chaffee

DATE RECEIVED: 6/12/15 DATE OF PENDING LIST: 7/07/15  
DATE OF 16TH DAY: 7/22/15 DATE OF 45TH DAY: 7/28/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000460

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 7-27-15 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.



RECEIVED 2280

JUN 12 2015

Nat. Register of Historic Places  
National Park Service

June 11, 2015

Mr. J. Paul Loether  
Deputy Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Commercial Hotel (5CF.155) in Chaffee County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on May 15, 2015. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination for the Commercial Hotel to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures

CDs (2)  
Signature Page

[WWW.HISTORYCOLORADO.ORG](http://WWW.HISTORYCOLORADO.ORG)

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203