

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Edgerton House  
other names/site number Teachout Building, 5GN1500

### 2. Location

street & number 514 W. Gunnison Avenue [N/A] not for publication  
city or town Gunnison [N/A] vicinity  
state Colorado code CO county Gunnison code 051 zip code 81230

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  nationally  statewide  locally.  
(See continuation sheet for additional comments [ ].)

[Signature] State Historic Preservation Officer February 24 1998 Date  
Signature of certifying official/Title  
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 [ ].

[Signature] Signature of the Keeper 4-1-98 Date  
Edson W. Beall  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Edgerton House  
Name of Property

Gunnison/CO  
County/State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

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

N/A

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

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

DOMESTIC/hotel  
COMMERCE/restaurant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

Other: balloon frame  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Granite  
walls Wood  
\_\_\_\_\_  
roof Aluminum  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

Edgerton House

Gunnison/CO

Name of Property

County/State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**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)

Commerce

Architecture

**Periods of Significance**

1881-1931

**Significant Dates**

1881

1898

**Significant Person(s)**

(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Teachout, Harlow

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Edgerton House

Gunnison/CO

**Name of Property**

**County/State**

**10. Geographical Data**

**Acreage of Property** less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 13 331560 4267580  
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Sue Lucas (Edited by S. Doggett)

organization n/a date 11/19/97

street & number 3833 Bristol Drive telephone 405-739-6217 (wk)

city or town Norman state Oklahoma zip code 73072

**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 Sue Lucas

street & number 3833 Bristol Drive telephone 405-447-4751

city or town Norman state Oklahoma zip code 73072

**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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EDGERTON HOUSE  
Gunnison County, CO

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**DESCRIPTION**

The 1881 Edgerton House remains at its original location along Boulevard, once considered to be West Gunnison's main commercial street, between North York and West Gunnison Avenue. Its height of 43 feet makes it a highly visible feature. Nearby properties are primarily residential, mixed with a scattering of commercial enterprises.

The Edgerton House property, shaded by several cottonwood trees, includes three contributing buildings on a parcel of land measuring 75 x 120 feet: a boarding house/hotel, a lunch counter/cafe, and a privy. Wood fencing, installed in the late 1980s, is found on the east and north.

The boarding house/hotel closed in 1931, and the lunch counter/cafe operated between 1898 and 1929. During subsequent years, the property has undergone very few alterations, and it has generally served as a residence. Although the buildings range from fair to deteriorating in condition, the property retains integrity in terms of location, setting, design, workmanship, materials, feeling, and association.

**Boarding House/Hotel**

This two story building, with an attic, is in fair condition and has a rectangular floor plan measuring 73 x 29 feet. It is supported on a rubble foundation of locally quarried granite which has been augmented by a post and pier foundation. The balloon framing remains plumb and unaltered. The original, weathered clapboard siding is still in place. In 1989, the side gabled roof was covered with red corrugated aluminum that replaced asphalt shingles that were installed at an unknown date. Brick chimneys pierce the roof toward the north and south ends. Windows retain much of their original glass and are primarily four-over-four, wood framed double hungs

On the south facade, the first floor includes six single and one paired window. Single doors are found toward the west and east. Five single windows are at the second floor level. Between the floors, a trace of the painted words "Edgerton House" is barely visible.

On the east, there is an enclosed entry porch that was constructed sometime between 1899 and 1920. Its shed roof is asphalt shingled, and insulation, four windows, and a new door on the east were added in 1991. Three evenly spaced single windows are on the second floor, and one is centered in the gable end. Similar fenestration exists on the west wall. On the north, seven single windows exist at the first and second levels.

On the interior, the first floor included a kitchen, six bedrooms, a formal parlor and a guest sitting room. The walls were insulated with newspaper and decorated with green or brown painted wainscot and a decorative wallpaper. The ceilings were also wallpapered. In 1991, when a furnace was added, some walls were reconfigured, and new insulation and drywall was installed in the eastern portion.

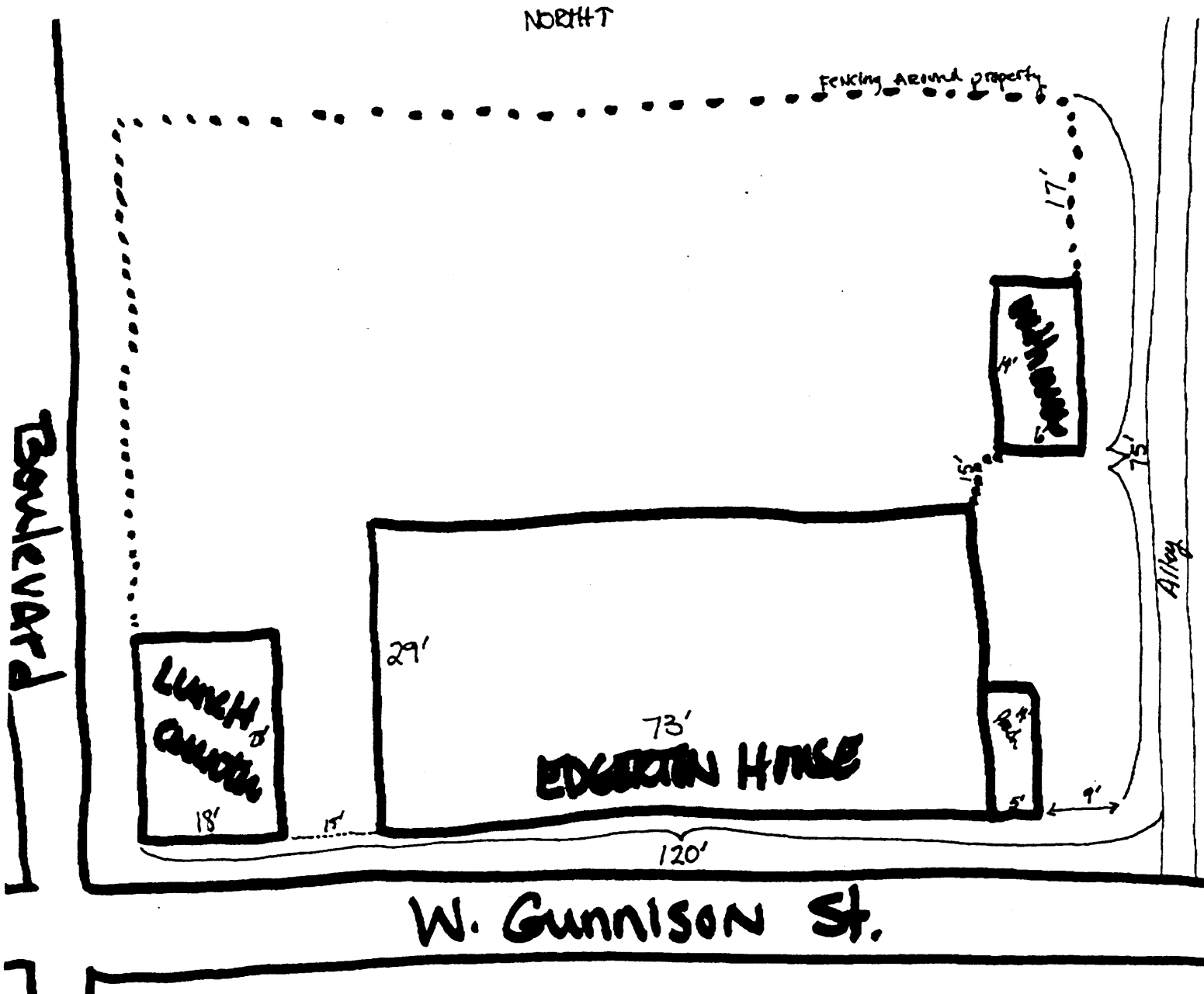
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EDGERTON HOUSE  
Gunnison County, CO

SITE PLAN



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A centrally located, closed stairway leads to the second floor, which has remained essentially untouched since the hotel closed in the early 1930s. A hallway, finished with 10' x 2" fir, tongue and groove, runs the length of the building. An original pan and chemical toilet, reputed to be the earliest interior toilet in Gunnison, remains in place. There are ten bedrooms that are similar in appearance and range in size from 10' x 11' to 14' x 11'. Each room retains the original lath and plaster walls, wallpaper, carpet and beds from the early operational days of the hotel.

The attic, which is accessed from a closed stairway originating in the toilet room, remains as one large space where the balloon framing is clearly visible.

**Lunch Counter/Cafe**

Located west of the boarding house/hotel, the 1898 lunch counter/cafe is a rectangular, one-story, wood frame building measuring 18' x 28'. It is twenty feet in height and is in deteriorating condition. The flat roof has partially caved in, and there is no foundation. The unpainted clapboard exterior walls are in fair to deteriorating condition.

On the west facade, two large window openings and a doorway with transom have been boarded. The painted words "Lunch Counter" are still visible on the wall above the doorway. A low wooden fence, installed at an unknown date, extends to the north. A door on the north apparently led to a small, no longer extant structure that housed a kitchen.

A door with transom on the east provided access to the boarding house/hotel. On the south, there is a garage-like opening with weathered, vertical wood doors that replaced the original paired window at an unknown date.

The one-room layout was accessed from the west, and consisted of a bar that spanned the length of the building, space for tables and chairs, and a wood stove for heating. Remnants of interior finishes which included a tin ceiling, wallpapered and wainscot walls, a fir floor, and fancily painted windows inscribed with "Boulevard Cafe and Quick Lunch" are still visible.

**Privy**

A circa 1881 four-seat privy is located just north of the boarding house/hotel, at the eastern edge of the property. It is in deteriorating condition. This simple wood building measures 6' x 14' and is ten feet in height. Walls are faced with a mix of vertical and horizontal wood siding. There is one small window opening on the south. The gabled roof retains some of its original weathered wood shingles. A center partition separates entrances to the two side-by-side toilet holes.

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**SIGNIFICANCE**

**Criterion A - Commerce**

The 1881 Edgerton House is significant under Criterion A for its association with the early commercial development of the Colorado mountain community of Gunnison. It was built during a period of heightened excitement and activity when the mining boom of the 1880s reached the Gunnison Valley. At that time, a more permanent community began to develop, and a need arose for boarding houses and cafes.

The Edgerton House played an important role in the commercial history of the western portion of Gunnison. Loudin Mullin, a town founder owned a large portion of land in west Gunnison and sold three lots to Harlow Teachout, the builder of the Edgerton House. Mullin envisioned the west side of Gunnison as the city center and dreamed of building the "grandest hotel west of the Mississippi." (Zugelder) In 1884, Mullin fulfilled his dream by constructing the no longer extant, three-story brick La Veta Hotel near the Edgerton House.

Teachout's brother Allen purchased the Edgerton House shortly after its completion in 1882 and operated it as a boarding house for the men who worked on the construction of the La Veta Hotel. Mullin persuaded the Denver & Rio Grande Railroad (D&RG) to relocate its West Gunnison depot from 14th and Bidwell to the south end of the La Veta. As a result, the railroad tracks were laid within twelve feet of the Edgerton House.

In 1898, capitalizing on his property's proximity to the depot, Teachout erected a lunch counter/cafe just south of the boarding house/hotel. During its heyday, it was a favorite meeting place for locals and transients alike. Ledger books show that the customers included working class, sales, and business people, and vacationers from Texas, Oklahoma, and Kansas. The lunch counter/cafe's menu consisted of a variety of breakfast options, sandwiches for lunch, and pies and sweets for dessert.

The lunch counter/cafe operated successfully until business declined in 1929 when the D&RG moved their depot out of the La Veta hotel. The boarding house/hotel closed in 1931. The buildings remain virtually unchanged since the property ceased to function as a commercial enterprise in 1931, and the property is well able to convey its historic use.

**Criterion C - Architecture**

The property is also significant under Criterion C as a rare surviving local example of the utilization of balloon frame technology in the construction of commercial properties during the late 19th century building booms within Colorado's mountain communities. Although the buildings range from fair to deteriorating in condition, they retain sufficient integrity to illustrate their period and method of



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construction. The Edgerton House clearly reflects the characteristic simplicity of large balloon frame commercial buildings of the period.

As settlement moved westward across the country, the availability of standard sizes of sawn lumber, produced by an increasing number of sawmills during the second half of the 19th century, popularized balloon-frame construction. At the same time, the growing network of railroads began delivering sawn lumber to communities without access to local supplies.

In Gunnison, during the mining boom of the early 1880s, the local adoption of balloon frame technology facilitated the replacement of the tents and primitive shelters associated with early settlement, as well as the accommodation of the influx of new settlers.

By the end of the 1890s masonry replaced wood as the building material of choice, particularly for the construction of larger commercial buildings. Surviving commercial examples typical of the early boom periods, such as the Edgerton House, are increasingly rare resources.

**Historical Background**

In 1874, Sylvester Richardson, explorer and early founder of Gunnison, proclaimed the Gunnison Valley to be a future hub of great mining and agricultural possibilities. Two years later, the valley was organized into Gunnison County. Gradually, word of the riches of the Gunnison Valley reached far and wide, and by the "winter of 1879-80, Gunnison was known by prospectors all over the united states. Eastern newspapers were filled with reports of the new Leadville of the West..." (Vandenbushe 52).

During the construction boom, disagreements among town founders resulted in the splitting of Gunnison into east and west districts. Even though the D&RG initially located its depot on the west side of town, the east side's more prosperous backers ultimately won out and secured the eastern portion as Gunnison's commercial center.

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McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Sullenberger, Martha A. and Steven G. Baker. *The Historical Architecture of Gunnison, Gunnison County, Colorado, A Review and Evaluation, Vol. VI, Part II*. Montrose, Colorado: Centuries Research, Inc., 1981. (Copy on file at Colorado Historical Society)

Vandenbusche, Duane. *The Gunnison Country*. Gunnison, Colorado: B&B Printer, 1980.

Wallace, Betty. *Gunnison: A Short, Illustrated History*. Denver, Colorado: Sage Books, 1964.

\_\_\_\_\_. "West Town History Related by Edgerton House Proprietor," *Gunnison Times*, 26 May 1949.

Zugelder, Ann. *LaVeta Hotel, Its Construction, Operation and Demise*. Gunnison, Colorado: B&B Printer, 1990.

**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

Lots Ten (10), Eleven (11), and Twelve (12), in Block Twenty-Seven (27), according to the official plat of West Gunnison, Gunnison county, State of Colorado.

**Boundary Justification**

The boundary includes the three city lots historically associated with the property.

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**EDGERTON HOUSE**  
Gunnison County, CO

USGS MAP  
Gunnison, Colorado

