

United States Department of the Interior
National Park Service



759

National Register of Historic Places Registration Form

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 Pine Hall
other names/site number Granite Community Building/5CF.151

2. Location

street & number 43145 County Road 397 N/A not for publication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 X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local

Holly K. Norton Deputy State Historic Preservation Officer 9/23/16
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):
For Edison H. Beall 11.7.16
Signature of the Keeper Date of Action

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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	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	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
0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

SOCIAL/Civic

COMMERCE/TRADE/Specialty Store

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
OTHER: Commercial/False Front

Materials
(Enter categories from instructions.)

foundation: _____

walls: WOOD/Weatherboard

roof: METAL

other: CONCRETE

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Physical Description

(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 one-story, wood false-front Pine Hall is located in the historic community of Granite, Colorado, in the vicinity of 1859 gold discoveries at Cache Creek and later mining activity. Granite, located sixteen miles north of Buena Vista and seventeen miles south of Leadville, is situated at the northern end of Chaffee County. Established in a narrow, high-mountain valley at an elevation of 9,012', Granite rose as a community serving miners and local ranching families and became a stop along an important travel route to Leadville, Aspen, and other mining camps. The small, isolated town experienced several boom and bust cycles and suffered fires that destroyed much of its historic building stock. Although several false fronts once stood in Granite, the rectangular Pine Hall is the only local survivor of the property type and an important reminder of the area's history. Like most of the remaining properties, Pine Hall faces the gravel County Road 397, just east of U.S. Highway 24, railroad tracks, and the Arkansas River, all of which importantly influenced the town's development. In the distance to the east and west tower the rugged mountains of the Sawatch and Mosquito ranges (Photograph 1). Within this setting, Pine Hall maintains a high level of historic integrity conveying its historic character.

Elaboration

The one-story, wood-frame Pine Hall has a false-front façade on the east side (Photograph 2). The remainder of the rectangular (30' X 20') building is covered by a front-gabled roof with overhanging eaves and corrugated metal roofing. There is a concrete collar along the foundation on all sides. The tall front wall is clad with horizontal drop siding terminated by corner boards and metal coping at the top. A center entrance contains a four-panel wood door flanked by tall two-over-two-light double-hung wood sash windows with plain wood surrounds. All windows of the building are historic. The door has a metal door knob and a metal lockplate with decorative molding. Wood boards form a low stoop in front of the door.¹ Pieces of metal patch small sections of the false front.

The north, west, and south walls are clad with vertical boards (8"-10"-wide and 1"-thick) and battens with beveled edges applied over widely spaced 2" X 4" framing. Horizontal boards are nailed to the framing on the interior (see Figure 5).² The north displays two widely separated six-over-six-light double-hung wood sash windows with white-painted wood frames and plain wood surrounds (Photographs 3 and 4). The north roof slope features a metal stovepipe. The rear (west) wall has a center entrance with a four-paneled wood door and a wood storm door with eight lights above a panel (Photographs 5 and 6). Flanking the entrance are four-over-four-light double-hung wood sash windows. A raised wood deck with steps at the north end extends the width of the rear wall. The deck rests on a railroad tie base.³ Adjacent to the south end of the deck is a sloping area of land containing the entrance to the cellar, whose opening is covered with wood boards. The south wall displays a narrow horizontal window with paired six-light windows in a white-painted wood frame toward the west end (Photographs 7 through 9).

Interior. The interior is divided into a living room opening onto the dining room and kitchen, two bedrooms, and a bathroom. Figure 4 shows the interior layout in 1996. The interior walls are horizontal board (previously

¹ The stoop appears in a 1974 photograph; its exact date of construction is unknown.

² Michael Ediger, the current owner, documented the structure in 1996 before undertaking remodeling and believes it bears some resemblance to vertical plank construction. See, Stephen B. Jordan, "The Uncommon Technique of Plank Construction," *Old House Journal* (May-June 1993):36-41.

³ The deck was present in 1974; its exact date of construction is unknown. Some deteriorated materials have been replaced since 1992.

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covered with wood panels; now covered with fire-rated drywall).⁴ Some wallpaper dating to about the 1920s found on walls toward the back of the building is covered by this drywall. Between the two walls is a pocket formed by an original framework of vertical and horizontal pieces of wood, with the vertical framing members very widely spaced. In removing nonhistoric ceiling tiles the current owner uncovered a tongue-and-groove ceiling.

A cellar (approximately 10' X 10') lies under the west end of the building. The current owner reports the walls are shored with vertical boards. The cellar has a beam (the owner believes it is log) down the center of the east-west axis, with vertical log posts supporting the beam. The posts rest on 12" X 12" wood slabs. The floor is dirt and there are wood boards on the walls. There is a hand-dug well in the cellar.⁵ The cellar contains shelves on which the owner found such items as canning jars, a miner's helmet and vest, parts of a butter churn, and three cans of rutabagas canned by the Chaffee County Relief Committee in 1934.⁶

Immediate Setting. The building is set back from the road, and the level front yard is partially enclosed with a low fence of metal posts connected with cable. The fence continues along the north property line; to the north is the National Register-listed Commercial Hotel (5CF.155, NRIS.15000460, listed 2015). There is a wood utility pole northeast of the building. The yard displays grasses, forbs, small rock chips, pebbles, and small fragments of wood and glass. A small planting bed north of the entrance is outlined with pieces of red granite. Large shrubs are at the southeast corner of the house and shrubs extend along the front of the northeast quadrant of the yard and south of the house. The land next to the building is slightly built up on the north side and lichen-covered rocks border a planting bed. An old 9'-long segment of 2'-diameter wood flume wrapped in wire lies north of the building near the north property line (Photograph 11).⁷ The rear (west) yard is enclosed by a low board-and-post fence on the west and south; the fence continues along the west end of the adjacent hotel property (Photograph 10). The land drops off to the west behind the fence to the level of the railroad tracks and the river. Construction materials are stored along the south and west fences.

Alterations

The building has not received any additions. A wood deck was built on the rear side and a small stoop of wood planks was added in front of the front door by 1974. A 1974 photograph shows the front of the building with the same appearance as today, although the windows were boarded up at that date. The current owner, who purchased the property in 1992, indicates he has not replaced the roofing. He has noticed that the north roof slope corrugated metal appears to be older than that on the south slope. The rear storm door was added after 1992. Metal coping was added about 2015 along the top of the false front wall to keep out bats.

Integrity

Pine Hall displays a high level of integrity of location: it has been in its original location since its construction in 1896. The setting retains a high level of integrity, with the railroad tracks, the Arkansas River, and U.S. Highway 24 to the east; historic buildings to the north and south; and the remainder of the community on the hillside to the east. The design of the building is unchanged. The building has a high level of integrity of materials: all of its windows and siding are original. At an unknown date a corrugated metal roof replaced the original wood shingle roof to provide protection from harsh high-altitude weather and fire. The building displays its original workmanship, most notable in the construction of the false front. The building still conveys integrity of feeling as a nineteenth-century component of a small mountain mining town. As much of the town's historic building stock was lost to fires in 1893, 1897, and 1939, Pine Hall provides a direct link to the history of Granite, retaining integrity of association. The building's historical and architectural significance combine with its high level of historic physical integrity to make it eligible for listing in the National Register.

⁴ County officials required the current owner to cover the interior planks with drywall because of fire concerns since the house is so close to the south property line.

⁵ Only real property, not water rights (per 365 CFR 60.6), is the subject of this nomination.

⁶ Michael Ediger, Lawrence, Kansas, Interview by Thomas H. Simmons, 31 May 2016.

⁷ The flume segment is unrelated to the history of this property. The current owner acquired the flume from a neighbor and moved it to his property after 1992.

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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

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

ca. 1896-1901

Significant Dates

N/A

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. 1896-1901 for its importance in the area of Social History, when it served as a community hall for Granite. After its construction ca. 1896 it was the only building in town to serve as a place for community gatherings until construction of a church that assumed that function in 1901. The period of significance for Criterion C is ca. 1896, the date of the building's construction.

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 ca. 1896 Pine Hall possesses a local level of significance under National Register Criterion A in the area of Social History for its association with historic activities in Granite and Criterion C for Architecture for embodying distinctive physical characteristics of a building type, period, and method of construction: the false-front building type found commonly in nineteenth-century Colorado mining towns and other frontier areas, but now increasingly rare. Pine Hall was conceived of and erected by longtime Granite residents August and Elizabeth Pine as a center for community social activities in the isolated mountain town. An 1896 boom in development in Granite resulting from gold discoveries in the area brought renewed life to the town, and the Pines arranged for construction of the building as a gift to the community in which they were pioneers and had prospered. The building served as an early community center that hosted all types of social activities and events, such as marriages and christenings, funerals, political meetings, school entertainments, religious services, horse shows, and almost every other type of public occasion. Pine Hall thus played a vital role in the social life of the community.

Pine Hall is the only remaining intact representative of false front type construction that typified Granite's built environment in the nineteenth century. Distinctive elements of the building type displayed by Pine Hall include the tall, wood false-front façade with symmetrical fenestration; multi-light wood windows; gabled roof rectangular building behind the façade; and walls exhibiting drop siding and board-and-batten siding. Historic photographs show a number of false-front buildings in Granite, but three historic fires subsequently destroyed most of them. The period of significance under Criterion A is ca. 1896 -1901, beginning when the building was erected as a center for community activities and ending when its role as such was supplanted by the construction of the Granite Union Church.⁸ The period of significance under Criterion C is ca. 1896, representing the building's likely year of construction.

Summary History of Granite

The Granite area was settled as the result of important placer gold discoveries on Cache Creek beginning in 1859. After a period of retrenchment during the Civil War, the local population steadily increased. The booming community served as the county seat of immense Lake County from 1868 until Leadville surpassed it in 1879.⁹ In 1869 the *Rocky Mountain News* reported that Granite boasted about sixty houses. 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."¹⁰ In 1879-80 Granite also briefly served as the county seat of newly created Chaffee County until Buena Vista claimed the honor. An 1885 report indicated the community contained a post office, several stores, a depot, smelter, stamp mill, hotel, and about twenty private houses.

The town's fate followed a boom and bust cycle. The late 1870s and 1880s were extremely busy with mining development, freighting and staging, and construction of the Denver & Rio Grande (D&RG) and Colorado Midland railroads through the area. Granite resident Joe Mero, a nephew of Elizabeth Pine, reported the town

⁸ *Granite Mining Journal*, 21 December 1901.

⁹ Dayton, a settlement in Lake County, previously served as county seat.

¹⁰ *Colorado Springs Gazette*, 14 August 1875, 2.

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reached its “heyday” in the 1880s with a population of six hundred when it served as the D&RG shipping point for Aspen and during construction of the Midland.¹¹ A gradual decline followed, exacerbated by impacts of the Panic of 1893 and a fire that year. Renewed mining activity in 1896 brought new residents and improvements, including Pine Hall. The *Salida Mail* found Granite livelier in that year than “anytime since its great boom in 1868.” The newspaper asserted the improvements were being undertaken by “people who believe in the camp.”¹²

The town experienced a disastrous 1897 fire that destroyed a large portion of the business district; the *Salida Mail* described it as “almost entirely destroyed.”¹³ A 1901 article in the *Granite Mining Journal* indicated the businesses of the town still included grocery stores, hotels, lodging houses, clothing and dry goods stores, saloons, drug stores, notion stores, a news stand, meat markets, a blacksmith shop, a barber shop, and two railroad depots. The newspaper also described “an elegant school building and one of the finest churches in the country” and featured a photograph of Pine Hall (see Figure 1).¹⁴ Departure of an English mining syndicate conducting major placer operations in the area resulted in a large loss of jobs for Granite residents in the early 1900s. The company’s operations had polluted the Arkansas River, affecting the water of three counties.¹⁵ The 1935-36 *Chaffee County Directory* listed one business, the Nisja Granite Store, and emphasized the area’s scenery, fresh air, fishing, and “health-building properties.”¹⁶ During the Great Depression, a number of men pursued placer mining and panning on the Arkansas River.¹⁷ A fire in 1939 resulted in more destruction of historic buildings. Pine Hall is the last survivor of the false-front-type buildings that once were common in Granite.

Early History of the Site

The current owner of Pine Hall, Michael Ediger, and other previous residents of Granite believe an earlier building on this site may have burned.¹⁸ Mr. Ediger found evidence of a fire during his work on the property. Chaffee County Clerk records indicate Francis E. Hayden sold this property and additional lots to Charles Mater in 1880 for \$500. An 1875 newspaper article noted Hayden operated the Granite Hotel. The 1880 U.S. Census indicated Hayden was a Lake County ranchman born in Indiana in 1837. He married Sarah M. Hayden in 1874 and later cited his occupation as “landlord” and “own income.” Hayden died on 31 October 1918 and was buried in Granite.

It appears that pioneer merchant Charles Mater owned this property until 1884, although August Pine, discussed below, was involved in ownership transfers in the early 1880s. Mater was an important early resident of Colorado who moved to California Gulch (in the future Leadville area) from Kansas in 1860. He established a mercantile at Cache Creek and one at Cañon City.¹⁹ Joe Mero, another pioneer of the area, described a building known as Mater’s store (located on the opposite side of the street from Pine Hall and no longer extant) as the first commercial building in Granite, built about 1867. By the mid-1870s Mater was described as “an old settler,” the postmaster, and one of the “principal merchants” in Granite.²⁰ He kept “a large store, consisting of everything required by the miners and other settlers.”²¹ By 1877 he operated stores in Granite and the booming Leadville and also invested in mining prospects. Mater moved his business interests to Leadville in 1878 and soon owned two stores, as well as operations in Malta, Oro, and Big Evans, Colorado.

¹¹ Joe F. Mero, as told to Richard Carroll, “Reminiscences of Granite Mining District,” *Colorado Magazine*, 13(July 1936)4: 140.

¹² *Salida Mail*, 28 April 1896.

¹³ *Salida Mail*, 25 May 1897.

¹⁴ *Granite Mining Journal*, 21 December 1901.

¹⁵ *Salida Mail*, 29 March 1904.

¹⁶ *Chaffee County Directory*, 1935-36.

¹⁷ Mero, “Reminiscences of Granite Mining District,” 140.

¹⁸ Michael Ediger, Lawrence, Kansas, Telephone interview by Laurie Simmons, 19 February 2013. Mr. Ediger, the current owner of the building, was told by local historians James and Georgia Rowe that a previous building on the site burned. He reports he found evidence of a fire during his work on the property.

¹⁹ *Rocky Mountain News*, 13 November 1867, 2.

²⁰ *Colorado Springs Gazette*, 14 August 1875, 2.

²¹ *Rocky Mountain News Weekly*, 20 September 1876, 4.

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In 1879 the *Fairplay Flume* described Mater's Leadville store as carrying "the heaviest stock of groceries and provisions, boots and shoes, hardware and mining supplies in the city."²²

Construction and Early Use of the Building

In December 1901 the *Granite Mining Journal* described the businesses operating in Granite and their histories. The newspaper indicated Pine Hall was erected about "six years ago" by August and Elizabeth Pine, and Chaffee County records indicate Mrs. Pine acquired the property in 1896, resulting in the estimated date of construction of 1896. In that year Elizabeth purchased the property from J.B. Outcalt, a carpenter.²³ The *Granite Mining Journal* reported the Pines constructed the nominated building to serve as a center for community activities, and it held "funeral services, marriages and christenings, religious services and political meetings, school entertainments and horse shows, and in fact about everything but prize fights."²⁴ The Pines lived in a frame house next door to the north that is no longer standing. The article indicated these activities were held in the building before completion of the Granite Union Church in 1901.²⁵ A photograph of the community hall and the Pine residence, with Elizabeth Pine standing in front, was included in the report (see Figure 1).²⁶

August Pine was born near Paris, France, on 3 November 1828, and immigrated to the United States in 1843 with his parents.²⁷ In April 1856 he married Elizabeth Mero Amireau, a French-Canadian born in Ontario in April 1837, who had come to America at the age of two. After a brief time living in New York August and Elizabeth moved to Wisconsin, where he operated a smelter. He later entered the brewery business in Dubuque, Iowa. The family then returned to Wisconsin, and August operated a second smelter. In 1872 the family then traveled west to Denver and the following year settled in Leadville, where he was engaged in placer mining in California Gulch. The Pines resided in the Granite area by 1873.²⁸

While living in Granite, August Pine actively pursued mining, achieving substantial success. In 1879 he served as foreman of the Gaff Placer Mining Company and manager of the Cache Creek placers. Three years later he participated in sinking the shaft of the Clarice Mine on Lost Cañon Mountain and was affiliated with the Lost Cañon placer claim. Pine and his nephew, Joseph Mero, began work on their Belle of Granite Mine, described by the *Buena Vista Democrat* in 1884 as "a most excellent property."²⁹ The two ran an arrastra to produce between five and eight ounces of gold each week. In 1895 Pine and his partners sold bonds associated with the Belle of Granite to the Granite Gold Exploration syndicate of London in 1895, receiving substantial payment, with a royalty of 20 percent from all bullion extracted.³⁰ An 1899 newspaper article indicated the Belle of Granite had produced more than \$50,000 and was "one of the best showing properties in the district," with "a splendid plant of machinery."³¹ A 1900 article in the *Salida Mail* reported the Belle of Granite was owned by August Pine, Joseph F. Mero, and Mrs. Minnie Shaul (Pine's daughter) and leased to the Belle of Granite Mining Company, which was working it as fast as men and machinery would permit, averaging fourteen ounces of gold per ton.³² The Occidental Development Company of Boston leased the mine in 1902.³³

The 1900 U.S. Census still listed the Pines living in Granite, with seventy-one-year-old August employed as a miner. The census indicates Elizabeth Pine was the mother of six children, but only two were alive in 1900. The Pines' thirty-four-year-old son, Eugene, lived with them and worked as a miner. Their 41-year-old widowed daughter, Minnie L. Shaul, also lived with them. Elizabeth Pine died on 7 March 1903, when she was described

²² *Fairplay Flume*, 30 October 1879, 4.

²³ *Denver City Directory*, 1874.

²⁴ *Granite Mining Journal*, 21 December 1901.

²⁵ The church building is not in the History Colorado Compass database; its status is unknown.

²⁶ *Granite Mining Journal*, 21 December 1901.

²⁷ *Leadville Herald Democrat*, 13 February 1909; U.S. Census, 1870-1900.

²⁸ *Leadville Herald Democrat*, 13 February 1909.

²⁹ *Buena Vista Democrat*, 7 August 1884, 4.

³⁰ *Leadville Herald Democrat*, 24 November 1895.

³¹ *Salida Mail*, 5 December 1899.

³² *Salida Mail*, 5 June 1900.

³³ *Engineering and Mining Journal*, 73(1903).

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as “among the earliest pioneers of Granite” and “generous and kind and ever ready to help those in need.” Her obituary in the *Leadville Herald Democrat* noted, “She has lived there since the place was settled and was beloved and respected”³⁴ After his wife’s death, August Pine moved to Leadville with his children and passed away on 12 February 1909. The *Herald Democrat* reported he was a “pioneer resident of Granite,” whose body was shipped on the Colorado Midland Railway to his former home of Granite because “he wanted to be buried in the little cemetery near which he lived for so many years.”³⁵

Later Uses of Pine Hall

After Pine Hall’s community functions moved to the church built in 1901, the building served different purposes. In 1974 Pine Hall owner Louise Rowe filled out an Office of Archaeology and Historic Preservation (OAHP) Inventory Data Form indicating the building was “once a saloon, or ‘sample room’, it is the only false front building remaining in Granite. The name ‘Candy Kitchen’ is still faintly visible.”³⁶

By the time of the 1930 U.S. Census the James R. and Lavina I. Moore family resided in the building. James Moore was born on 11 August 1885 in Omaha, Nebraska, and moved to Colorado in 1913. He wed Lavina McLeod, who was born in Hebron, Nebraska, on 6 September 1893. The couple lived in Colorado Springs with their daughter, Irene, at the time of the 1920 U.S. Census. The 1930 census recorded Mr. Moore’s occupation as “gold miner.” A second daughter, Bonnie, had arrived in 1924. The family also provided lodging for a boarder: twenty-six-year-old Kathleen O’Rourke, who taught at the Granite School. At the time of the 1940 U.S. Census, Lavina Moore lived in Granite with her daughter Bonnie, who was a student. Lavina Moore rented a house and indicated she worked as a seamstress at a Work Projects Administration sewing room. James Moore owned and lived in Pine Hall, which he valued at \$250. He worked as a placer miner and stated he was employed twenty-two weeks in 1939.

Pine Hall’s current owner, Michael Ediger, reports that “there was a family named Moore that lived there [in the building], probably in the 1930s or so. They had two daughters. One of them married Glen Paddock.” Mr. Ediger also notes: “Jim Rowe [who owned the property before Ediger] said that the place had once been a candy store and ice cream parlor I’ve been told that Mrs. Moore used to make ice cream for the town folks, and I did uncover what appears to be a hand written ice cream recipe in the dirt of the cellar floor, which gives credibility to this part of the story. Mr. Rowe also told me that he had found an old copper still in the cellar when he acquired the place, suggesting that other commodities as well may have been produced there at some point.”³⁷

Ann Odovny, whose family has lived in Granite for several generations, recalls the Moore family living in the building.³⁸ Longtime Granite resident Jody Dudley recalls local people referring to the building as “the storefront.”³⁹ In 1954 Lavina Moore gave James R. Moore a quit claim deed to Pine Hall. Lavina Moore died in Pueblo on 29 December 1964. James Moore moved to Arvada in 1953 and died on 9 April 1965.⁴⁰

James P. and Georgia Louise Rowe (both now deceased) acquired this building and the hotel to the north from James Moore in the 1960s and moved to Granite from Colorado Springs. The Rowes developed an interest in the history of Granite and completed OAHP Inventory Data Forms for Pine Hall and the Commercial Hotel in 1974. In October 1992 the Rowes sold the property to the current owner, Michael L. Ediger of Lawrence, Kansas. He serves as the associate director of the international students program at the University of Kansas. Mr. Ediger states that his father came to work at a school held in the Mt. Princeton Hotel for troubled youths in the late 1940s or early 1950s and he became fond of the area. The Kansas family vacationed in Colorado,

³⁴ *Leadville Herald Democrat*, 8 March 1903.

³⁵ *Leadville Herald Democrat*, 15 February 1909.

³⁶ Louise Rowe, Inventory Data Form: “Candy Kitchen, Granite (5CF.151),” 14 August 1974. On file with OAHP, History Colorado. The form did not specify the location of the “Candy Kitchen” painted sign.

³⁷ Quotes in this paragraph contained in letter from Michael Ediger, Lawrence, Kansas, to Chaffee County Heritage Area c/o GARNA, 2 January 2012.

³⁸ Ann Odovny, Phoenix, Arizona, telephone interview by R. Laurie Simmons, April 2016.

³⁹ Jody Dudley, Telephone interview by Laurie Simmons, April 2016.

⁴⁰ James R. Moore Obituary, <http://www.findagrave.com> (accessed 1 May 2016).

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often staying at the Love Ranch. Michael Ediger purchased the false front property with the idea of providing a place for his father and family to enjoy vacations.⁴¹

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Mountain Mail and its successor, Salida Mail. 1880-1905.

Naegele, Kent. Granite, Colorado. Interview by Tom and Laurie Simmons. 22 April 2016.

Odozny, Anne. Phoenix, Arizona. Telephone Interview by R. Laurie Simmons. April 2016.

Rocky Mountain News. 13 November 1867, 2; 27 February 1868, 4; 28 September 1873, 2.

Rocky Mountain News Weekly. 20 September 1876, 4.

⁴¹ Michael Ediger, Lawrence, Kansas, Telephone Interview by R. Laurie Simmons, 19 February 2013.

Pine Hall
Name of Property

Chaffee, Colorado
County and State

Rowe, Louise. 42145 CR 397, Granite, Colorado/5CF.151. Colorado Inventory Data Form. 1974. On file with Office of Archaeology and Historic Preservation, History Colorado, Denver, Colorado.

Shaputis, June. Chaffee County Burials. <http://files.usgarchives.net/co/chaffee/cemeteries/granitnz.txt>. Accessed 28 January 2013.

U.S. Census of Population. Manuscript returns. Chaffee and Lake Counties, Colorado, 1860-1940.

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.151

10. Geographical Data

Acree 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>39.044473</u>	<u>-106.265048</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

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

OR

UTM References

NAD 1927 or NAD 1983

1	<u>13</u>	<u>390524</u>	<u>4322473</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The nominated area, shown on the included to-scale map, consists of Lot 26, Granite, Chaffee County, Colorado.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the entire parcel historically associated with the building.

Pine Hall
Name of Property

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11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, Historians (for property owner)
organization Front Range Research Associates, Inc. date 3 May 2016 (rev. 24 June 2016)
street & number 3635 W. 46th 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 _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

Pine Hall
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Photograph Log

Name of Property: Pine Hall
City or Vicinity: Granite
County: Chaffee State: Colorado
Photographer: Thomas H. Simmons
Date Photographed: April 2016

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

- 1 of 11, view west, overview of Pine Hall (lower center next to road), with the railroad tracks, Arkansas River, U.S. Highway 24, and the Sawatch Range beyond
- 2 of 11, view west, front (east wall)
- 3 of 11, view southwest, front and north wall
- 4 of 11, view south, north wall
- 5 of 11, view east-southeast, north and rear (west wall)
- 6 of 11, view east, rear (west wall)
- 7 of 11, view northeast, rear and south wall
- 8 of 11, view north, south wall
- 9 of 11, view northwest, south wall and front
- 10 of 11, view south, rear of the property with building to east (left) and construction materials along wood fence to south and west
- 11 of 11, view west, segment of wood flume wrapped with wire near north property line (delineated by the metal post and cable fence)

Historic Figure Log

- 1 of 5, Pine Hall is to the left and the Pine residence (no longer standing) is to the right in this 1901 view south-southwest. Elizabeth Pine stands in front of the house. Courtesy of *Granite Mining Journal*, 21 December 1901.
- 2 of 5, This 1974 view west shows the front of Pine Hall. Courtesy J. Rowe photograph, 7 June 1974, Louise Rowe, Inventory Data Form, 5CF.151, 14 August 1974, History Colorado, Denver, Colorado.
- 3 of 5, This southwest view shows Pine Hall at the extreme left. The buildings to the right are the Commercial Hotel and livery stable (5CF.150). Courtesy of History Colorado, survey form photograph, 5CF.150, 1974.
- 4 of 5, Interior layout of the cabin. Courtesy of Michael Ediger, July 1996.
- 5 of 5, Wall construction detail, showing widely spaced framing members, vertical exterior boards, and horizontal interior boards. Courtesy Michael Ediger, July 1996.

Pine Hall
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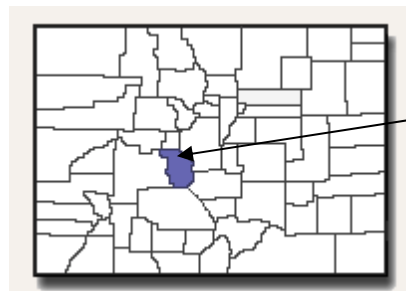
Figures

Location Map from Google Earth



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

Latitude: 39.044473
Longitude: -106.265048
Image Date: 27 September 2013

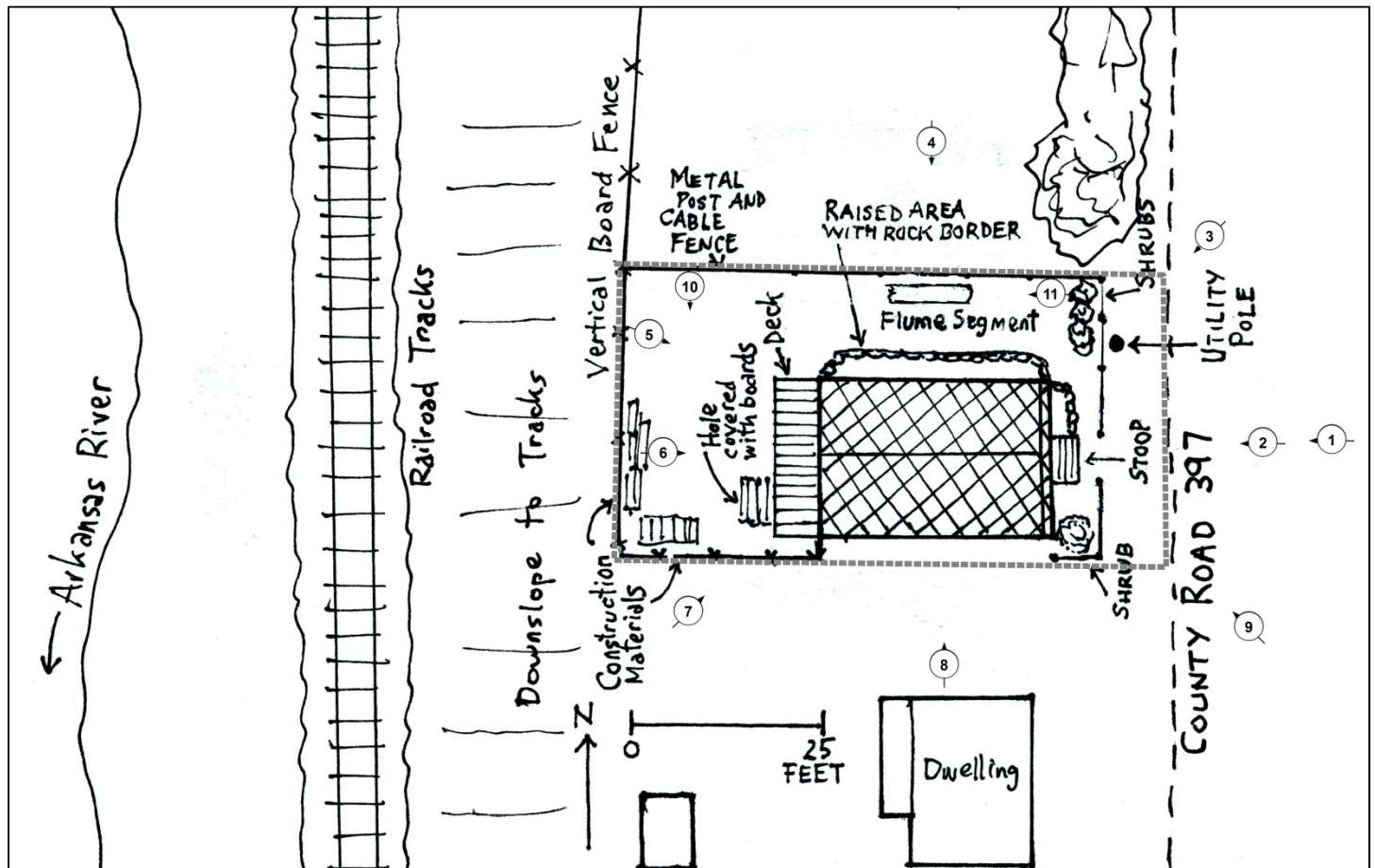


State Perspective:
Pine Hall

Pine Hall
Name of Property

Chaffee, Colorado
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Sketch Map



The dashed gray line is the boundary of the nominated area which follows the parcel boundary. Numbers in circles with arrows indicate photograph locations and camera directions.

Pine Hall

Chaffee, Colorado

Name of Property

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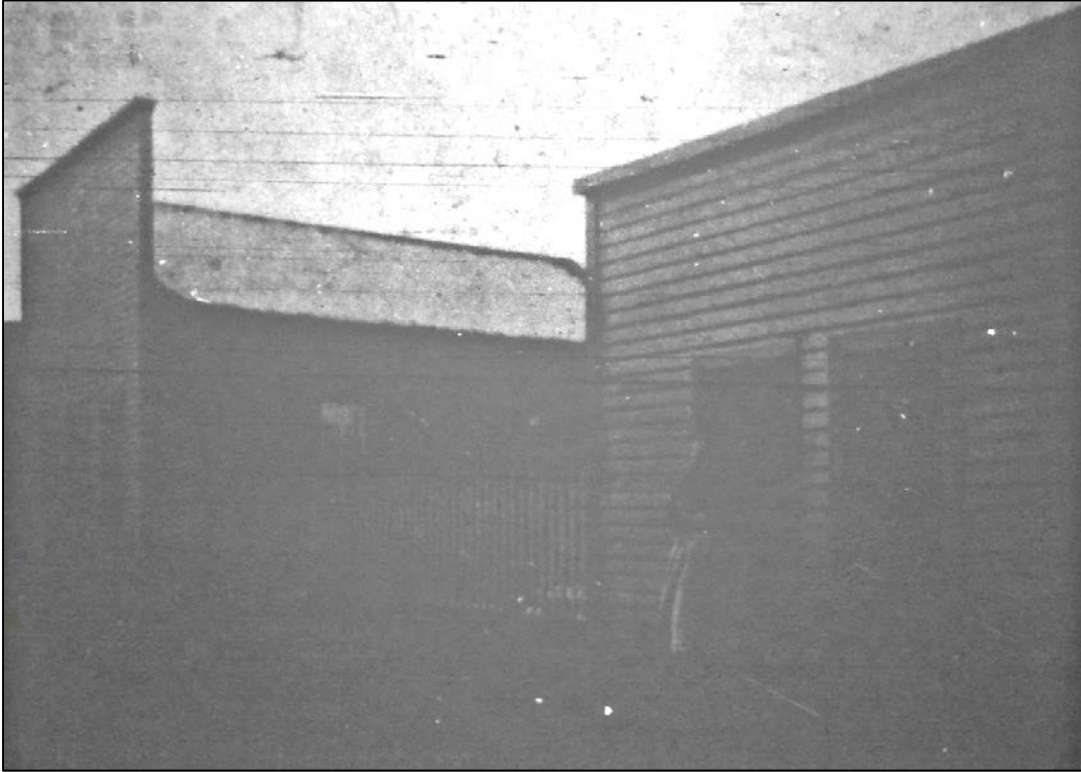


Figure 1. Pine Hall is to the left and the Pine residence (no longer standing) is to the right in this 1901 view south-southwest. Elizabeth Pine stands in front of the house. Courtesy of *Granite Mining Journal*, 21 December 1901.

Pine Hall
Name of Property

Chaffee, Colorado
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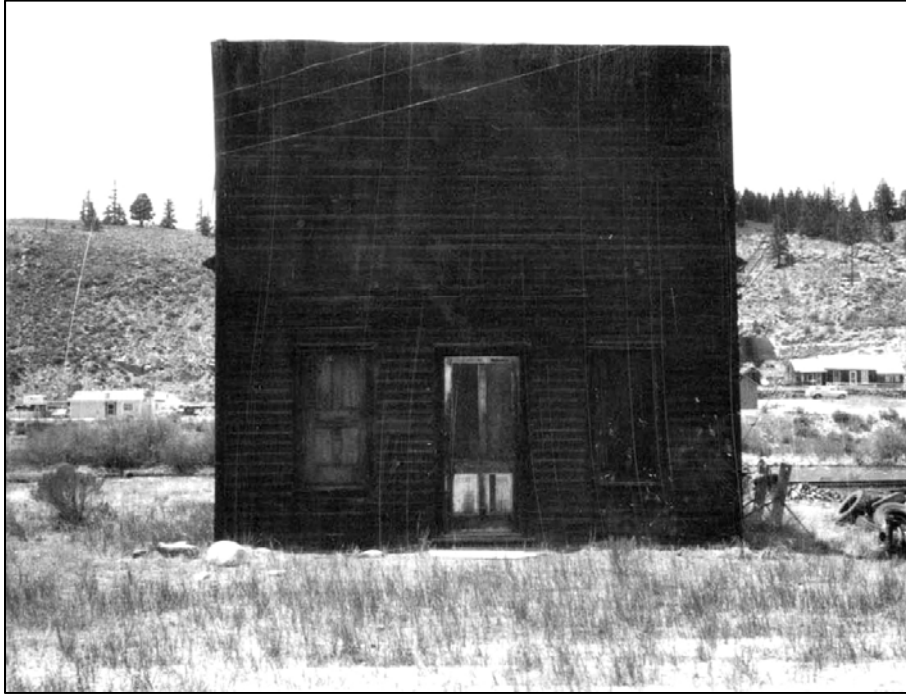


Figure 2. This 1974 view west shows the front of Pine Hall. Courtesy J. Rowe photograph, 7 June 1974, Louise Rowe, Inventory Data Form, 5CF.151, 14 August 1974, History Colorado, Denver, Colorado.

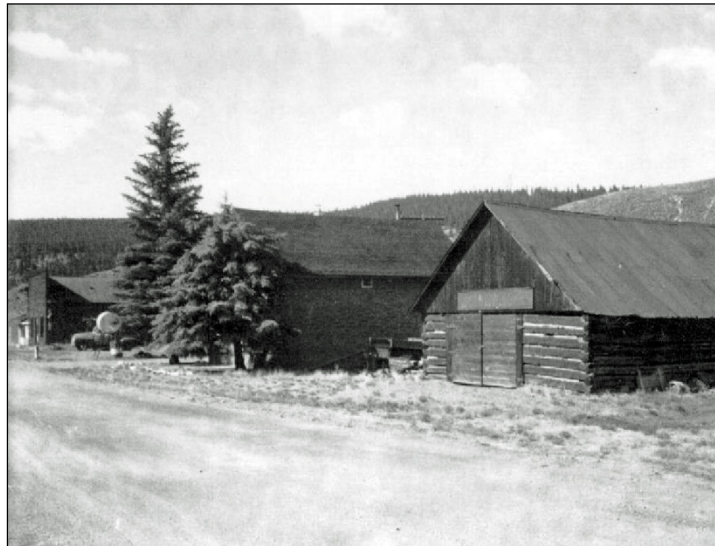


Figure 3. This southwest view shows Pine Hall at the extreme left. The buildings to the right are the Commercial Hotel and livery stable (5CF.150). Courtesy of History Colorado, survey form photograph, 5CF.150, 1974.

Pine Hall

Chaffee, Colorado

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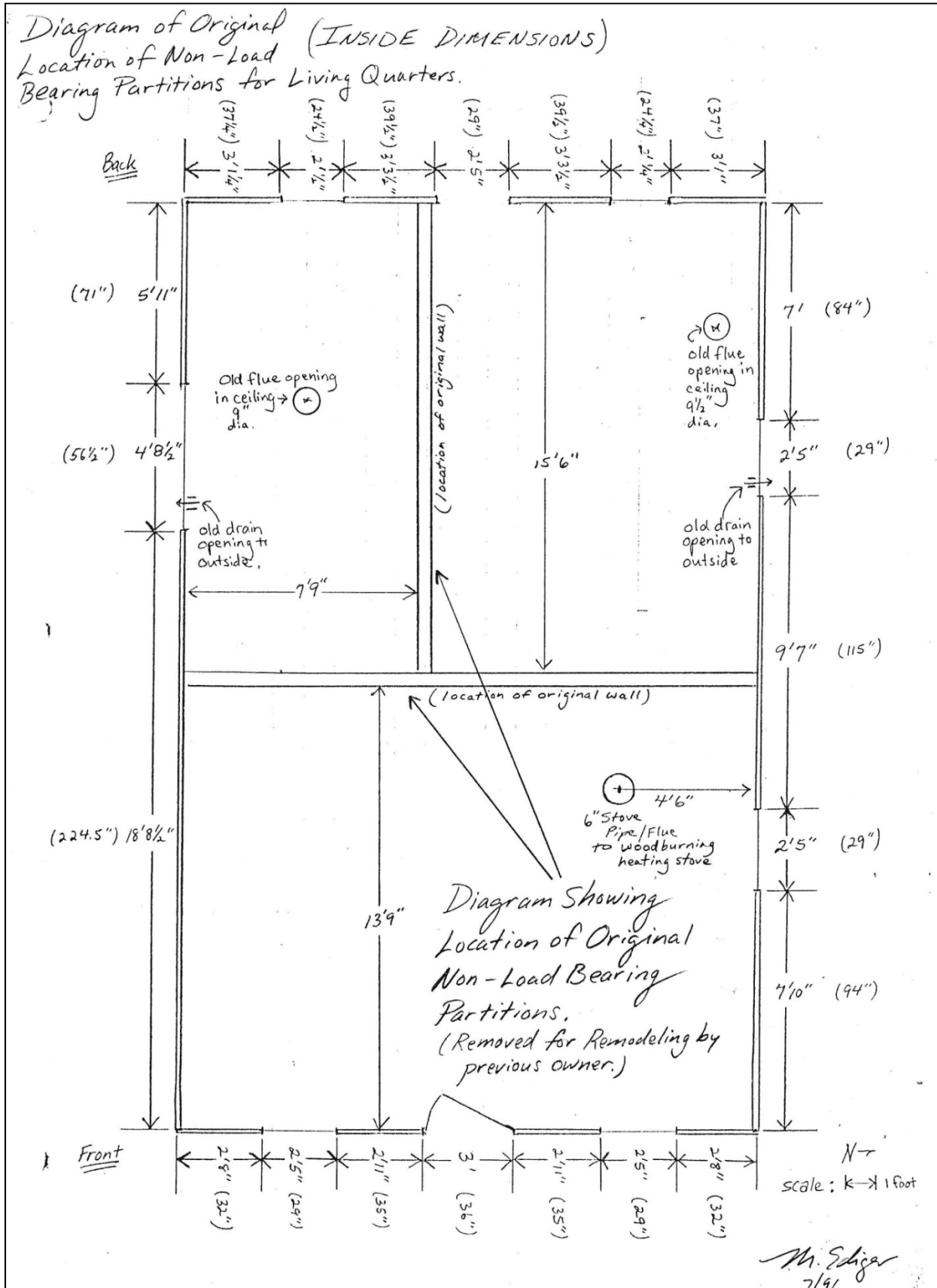


Figure 4. Interior layout of the cabin. Courtesy of Michael Ediger, July 1996.

Pine Hall

Name of Property

Chaffee, Colorado

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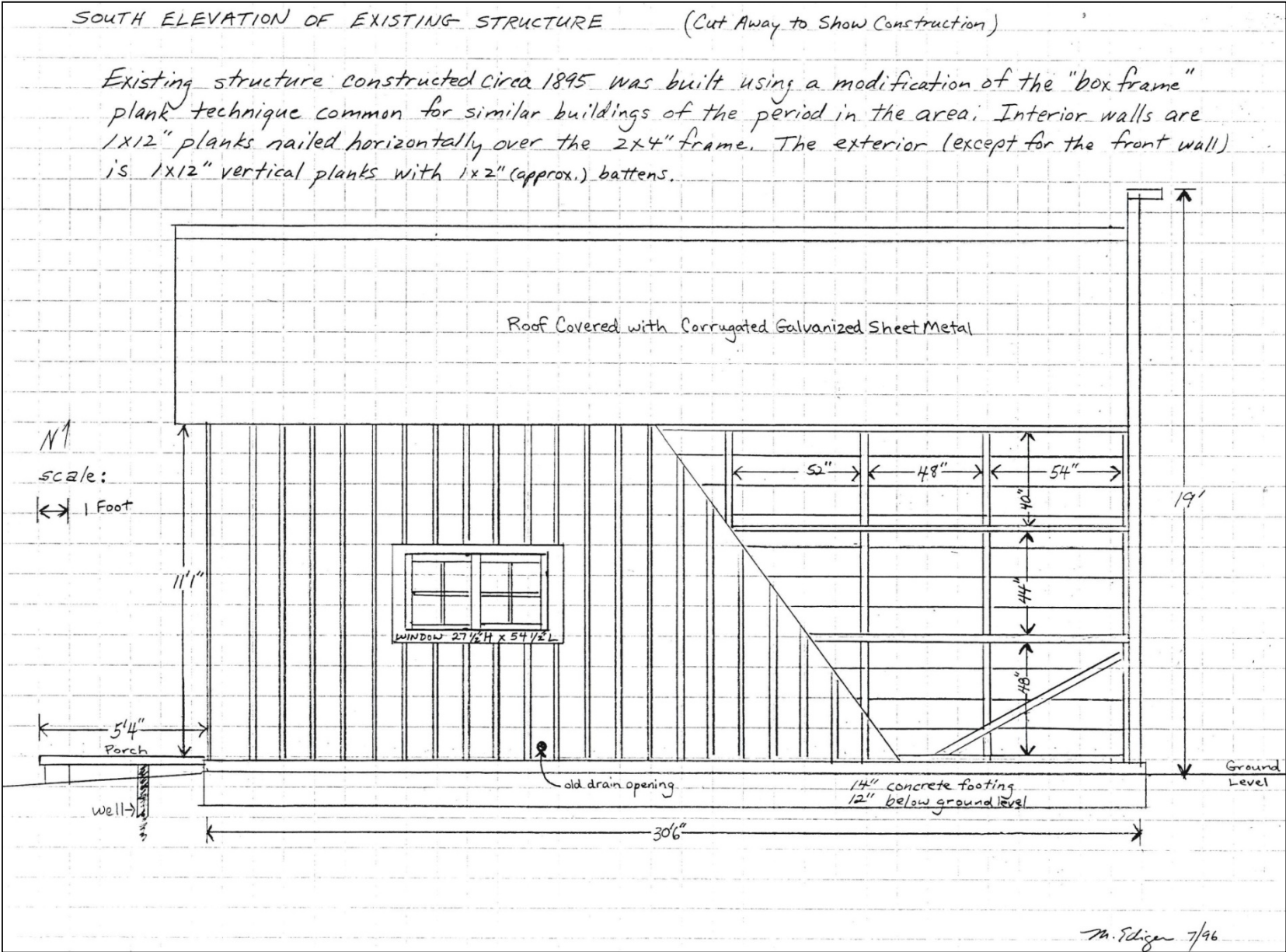


Figure 5. Wall construction detail, showing widely spaced framing members, vertical exterior boards, and horizontal interior boards. Courtesy Michael Ediger, July 1996.























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pine Hall
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Chaffee

DATE RECEIVED: 9/23/16 DATE OF PENDING LIST: 10/21/16
DATE OF 16TH DAY: 11/07/16 DATE OF 45TH DAY: 11/08/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000759

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 11.7.16 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.



HISTORY *Colorado*



September 23, 2016

Mr. J. Paul Loether
Deputy Keeper and Chief, NR and NHL Programs
National Register of Historic Places
1201 Eye Street, NW, 8th 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 Pine Hall (5CF.151) in Chaffee County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 16, 2016. 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 Pine Hall 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.

Sincerely,

Erika Warzel

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

Enclosures

CDs (2)
Signature Page

WWW.HISTORYCOLORADO.ORG

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203