

RS 0880 41210

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 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.



1. Name of Property

Historic name: Wagon Wheel Gap Hot Springs Resort

Other names/site number: 4UR Guest Ranch/5ML.22

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1 Goose Creek Road

City or town: Creede State: Colorado County: Mineral

Not For Publication: n/a Vicinity:

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

Applicable National Register Criteria:

X A B X C D

<u>Dr. Shelby K. Norton</u>		<u>8/27/19</u>
Signature of certifying official/Title:		Date
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.		
Signature of commenting official:		Date
Title :	State or Federal agency/bureau or Tribal Government	

Wagon Wheel Gap Hot Springs Resort
Name of Property

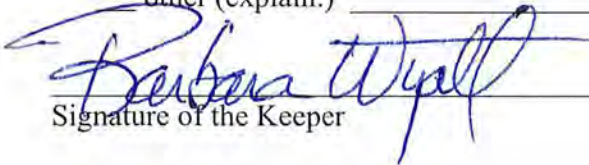
Mineral, Colorado
County and State

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:)


Signature of the Keeper

9-26-19

Date of Action

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

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>14</u>	<u>12</u>	buildings
<u> </u>	<u> </u>	sites
<u>4</u>	<u>3</u>	structures
<u>1</u>	<u> </u>	objects
<u>19</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTH CARE/Resort
DOMESTIC/Hotel

Current Functions

(Enter categories from instructions.)

HEALTH CARE/Resort
DOMESTIC/Hotel

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Rustic
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Mission

Materials: (enter categories from instructions.)

Foundation Stone, concrete

Walls Wood, stucco

Roof Asphalt, metal

Principal exterior materials of the property: Wood

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Narrative 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 Description of the District

The Wagon Wheel Gap Hot Springs Resort, known today as the 4UR Guest Ranch, is located eight miles southeast of Creede, Colorado, in Mineral County. It is one-and-a-half miles south of the well-known geographic landmark of Wagon Wheel Gap. The resort sits on the eastern edge of the Creede Caldera, which is one of a chain of collapsed volcanoes that erupted more than 30 million years ago in the San Juan Mountains.

Goose Creek Road, a graded dirt road from Wagon Wheel Gap at Colorado State Highway 149, provides the only vehicular access to the resort. The road travels a little more than a mile south from Highway 149 to the guest ranch entry. The road continues from this point to access the Wagon Wheel Gap Fluorspar Mine and Mill (5ML.252; National Register listed April 22, 2019). The fluorspar mine and mill are located on the east side of Goose Creek.

The district is located on the west side of Goose Creek, which is a tributary of the Rio Grande River. The lodging and spa area is spread across a gently eastward-sloping hillside at an average elevation of 8500', while the barn and corrals sit slightly lower in elevation on the level bench that is adjacent to the creek. Pierce Creek, a small stream, runs through the resort to join Goose Creek. Spruce-fir forests with scattered aspens and cottonwoods characterize the upper-most elevations, while willows line the edges of the both Goose Creek and Pierce Creek.

The historic district boundaries extend 1630' north-south and 1410' east-west, encompassing an area measuring about thirty-one acres. The entire historic district contains thirty-four resources, including twenty-six buildings, seven structures and one object. Of these, there are nineteen contributing resources, including fourteen buildings, four structures and one object.

General Development History

Initially developed in the 1870s, the original facilities provided rudimentary lodging accommodations and soaking pools. The Wagon Wheel Gap Improvement Company purchased the resort in late 1800s, and constructed extensive improvements between 1902 and 1905. These improvements established the overall rustic character and layout of the guest facilities that remains today. The subsequent owners, Arthur and Geneva Sharpe, acquired the property in 1945 and made some changes to adapt to changing public tastes. They changed the name of the resort to the 4UR Ranch, constructed a new lodge in 1948, and had log siding applied to a number of the buildings as part of orienting the resort toward a more rustic, outdoor-activity program based on the idea of a Western experience. The Sharpes sold the resort to Denver-based attorney, Allan R. Phipps, in 1959. The Phipps family continued the Sharpes' western-oriented program and added tennis courts (which are no longer extant). They also took the

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

historic bath house out of service and installed an outdoor pool that has since been replaced by the current Little Medicine Spa complex. While the historic bath house has been taken out of service, the building remains and is used for storage, as a maintenance facility, and as an artist studio. The current owners purchased the 4UR in 1972. Under their ownership, most of the historic buildings have been maintained. A few buildings have been remodeled or replaced over time, and new buildings have been constructed, but the feeling of historic and rustic lodging presides.

Summary of Contributing Resources

As previously noted, there are nineteen contributing resources in the district, including fourteen buildings, four structures, and one object. They are listed in the summary chart below.

Summary Chart of Contributing Resources

Resource Name	Resource Type	Construction Date(s)
Lodge	Building	1948, addition ca.1960
Bell	Object	ca. 1948
Ice/Cold-Storage House	Building	ca. 1902
Ranch Store	Building	ca. 1902
Laundry	Building	ca. 1902
Powder Mag/ Owner's Cabin	Building	ca. 1902/ additions 1948, 1970s, 1980s
Hot Spring Holding Pool	Structure	ca. 1902
Bath House	Building	ca. 1902
Amethyst Cottage	Building	ca. 1902
Holy Moses Cottage	Building	ca. 1902, alterations 1999
Palmer House	Building	ca.1902, addition 1960
Hatchery Pond ¹	Structure	ca.1906
Hatchery Shed A	Building	ca. 1902
Hatchery Shed B	Building	ca. 1902
Garden Shed	Building	ca. 1902
Barn	Building	ca. 1902
Feed Shed	Building	ca. 1940
Corrals	Structure	ca. 1940
Resort Drive	Structure	pre-1902, 1906, paved ca. 1968

¹ Water rights associated with water storage structures within the nomination boundary are owned by the property owner. Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination.

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

Summary of Non-contributing Resources

There are twelve non-contributing buildings and three non-contributing structures in the district. They are listed in the summary chart below. These resources were either constructed or substantially altered after the period of significance (1902-1959). They include one historic (ca. 1902) cottage that was remodeled using historically compatible materials, a substantially remodeled staff residence building, four residential buildings and a garage constructed after 1985, the former hatchery building (which was extensively remodeled into a residence for the ranch wrangler), the new pool, laundry, fitness and spa buildings (which were constructed together in 2012 as the Little Medicine complex), and a storage shed constructed after the period of significance. Two other structures — the horse arena and a round pen— were also constructed in the 2000s.

Summary Chart of Non-Contributing Resources

Resource Name	Resource Type	Construction Date(s)
Commodore Cottage	Building	ca. 1902, rebuilt 1988
Molly Ess Cottage	Building	2015
Homestake	Building	1985
Bird’s Nest	Building	1902 or 1948, altered ca.2000
Garage	Building	ca. 1985
Little Medicine Pool	Structure	2012
Little Medicine Guest Laundry	Building	2012
Little Medicine Fitness Facility	Building	2012
Little Medicine Spa	Building	2012
North Star	Building	2001
The Hideout	Building	2001
Ranch Wrangler’s Home/former Fish Hatchery	Building	ca. 1906, altered 1950s and 1970s
Storage Shed	Building	2000
Horse Arena	Structure	ca. 2000
Round Pen	Structure	2015

Detailed Description

For descriptive purposes, the property can be divided into two areas: a lodging/bath houses area, and a fish hatchery/barn area. In the lodging/bath houses area, a guest-services complex forms a core, which is surrounded by widely dispersed lodging and recreation buildings. The guest services complex contains the Lodge (with an associated dinner bell), Ice/Cold-storage House with an associated storage shed, Laundry, Ranch Store, a building for staff housing known as the Bird’s Nest, and an owner’s residence known as the Powder Mag/Owner’s Cabin (with an

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

associated freestanding garage). The complex is surrounded by widely dispersed lodging buildings (the Amethyst, Holy Moses, Commodore and Molly Ess Cottages), three owner's homes known as the North Star, Hideout and Homestake, a recreation hall called the Palmer House, the spa/bath house/pool/guest laundry complex called Little Medicine, a swing set and slide play area (located next to the Little Medicine) and the historic bath house (with its associated hot springs holding pool), which now functions as a maintenance and office building. The cottages are separated by more than 100' from the guest services core by two large grass lawns, providing privacy and enhanced views in all directions. The cottages are named after local mines. Concrete sidewalks connect the Molly Ess Cottage, the Holy Moses Cottage and the Palmer House with the Lodge.

The fish hatchery/ barn area is located to the south and east of the lodging/bath houses area. It contains the Ranch Wrangler's Home (converted former fish hatchery building), sheds that were once associated with the Hatchery, Hatchery Pond, barn with its associated corrals, Horse Arena, Round Pen, and Feed Shed.

The buildings are accessed via a drive that winds through the resort. Much of the drive is a 10'-wide asphalt surface. It extends southwest from Goose Creek Road for about 1250' to the Lodge, where the route splits to access the Amethyst Cottage to the east, and to the west to reach the Ice/Cold-storage House, Birds Nest, Laundry, the north side of the Powder Mag/Owner's Cabin, and the Garage. The Resort Drive transitions from asphalt to a graded dirt surface as it proceeds west from the Garage to the Homestake Cabin, and then on to the land beyond the resort buildings. A dirt road spur branches off of the graded surface at the Homestake Cabin and travels generally south to access the Molly Ess Cottage, Holy Moses Cottage, and Palmer House.

A short asphalt spur extends south from the Lodge to the Commodore Cottage before connecting with a graded dirt road connecting to the fluorspar mill and mine located to the east, and to the land to the west and south beyond the resort buildings. Another graded dirt drive extends from the asphalt drive to the front of the Historic Bathhouse and then to the road connecting to the fluorspar mine.

A ca. 1950 wood fence (See Photo 23 and Site Map) with two rails encompasses the resort area on the north and west sides, and on parts of the south and east sides. The upper set of rails is supported by the crossed stakes, while the lower set is nailed to one of the stakes.

Contributing resources will be described first, followed by non-contributing resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

CONTRIBUTING RESOURCES

Lodge- 1948 and ca. 1960 addition, Contributing Building (Photos 2-4; Site Map location 1)

The Lodge was designed by the Colorado Springs architectural partnership of Charles Thomas and Gordon Sweet. It replaced an older facility that had been built in the 1870s.² The Lodge contains the guest check-in, kitchen, dining, and bar/social area, along with administrative offices. It is one-story and measures 70' x 74'. The original plan for the building was an almost square form that was slightly longer than wide, but an addition along the south side of the building (probably constructed when the Phipps owned the property in the 1960s) has created a footprint that is slightly wider than long. The foundation is poured concrete. Locally sourced decorative stone is set in the concrete on parts of the exposed foundation on the front (east) and south sides. Siding made from logs that have been squared on three sides clads the walls. The logs have no corner notching and extend at the corners at the front entry, and at points on the south and west walls. The roof is a front-gable form with green asphalt shingles. About a third of the east wall has a front-projecting gable and wall that defines the east-facing front entry. Pairs of round log purlins project under the eaves on the front and rear. A square red-brick chimney is on each of the north and south slopes of the roof. The addition along the south side of the building has a shed roof. A large composite wood deck abuts the south wall at the east end.

The front, or east, side is accessed via four poured-concrete steps leading onto a poured-concrete deck that has a bench made of half round logs. A glazed paneled wood door with a wood screen door is located at the main entry and at the entrance to the bar, which is located to the south of the main entry. A fixed single-light picture window with simple wood trim flanks either side of the bar door. To the north of the northern picture window is a group with one large fixed window in a wood frame flanked by casement windows with fixed lights above the casements and thin metal sashes. Two groups of three casement windows located under a fixed light with thick metal sashes are located at the north end of the east wall. A wood vent is located in the front gable end and a carved wood panel stating "4UR" is located in the second gable end over the main entry.

The south side of the lodge has a wood-frame sliding glass door that opens onto the deck. A five-light window with thick wood sashes and including three fixed and two hopper windows, is west of the glass door. To the west of this window are two large fixed single-light picture windows with simple wood trim that each flank a nine-light window with thin metal sashes. The lights in the nine-light window are arranged in a pattern of eight lights surrounding a large center picture window. The lights flanking either side of the center window are casement sashes. The lower center light is an awning window. The west side has two nine-light windows matching the configuration of the window on the south wall, a large single-light fixed window with simple wood trim and two three-light horizontally oriented windows with vinyl sashes that are roughly located where the original plans had specified two one-over-one-light windows. The two vinyl-sash windows have a fixed center light, flanked by side sliding lights. A small shed-roof enclosed extension abuts the west wall to create a small storage area. It has an X-braced wood door on the north side. A ventilation hood extends from the wall.

² The older facility was a hip-roof two-story building that was remodeled in about 1902.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

The north side has a porch with a concrete floor sheltered by the roof eaves. There are two entries on the north side, each with a single wood glazed door with wood screen door. At the west end of the north wall, two horizontally oriented three-light vinyl sash windows matching those on the west side flank one of the two doors. A two-over-two-light single-hung window and a pair of four-over-four-light double-hung windows, all with wood sashes, are on either side of the other door along the western half of this side.

The interior is divided into four main areas. The guest check-in area is in the front near the main entry; a small bar that opens onto the deck is along the south side; a large dining room with a prominent stone fireplace with inset tiles and views to the west is in the rear; and the kitchen and administration office are located along the north side. Floors are mostly carpeted (except in the kitchen areas), walls are wood paneled, and the ceiling is acoustic tile.

Alterations

A shed-roof addition was constructed on the south side of the building, probably soon after the Phipps family bought the resort (1959). The addition employed log wall siding that matches the original. The composite wood deck located off the southeast corner of the building was added some time in the past 30 years and probably replaced an older deck that may have been installed when the shed roof addition was constructed. The horizontally-oriented vinyl windows on the west and north sides replaced one-over-one-light windows, sometime after 1988. It is not known what the original window material was. The replacement windows located on the east wall to the north of the entry mimic the original design of three vertical lights under a horizontal light, but have wider sashes. On the interior, the original fireplace and wood paneling remain. The building retains much of its original integrity in terms of design, materials and workmanship. The shed-roof addition to the south is well integrated with the original building in terms of form and materials.

Dinner Bell- ca. 1948, Contributing Object (Photo 3; Site Map location 2)

A cast iron dinner bell is located 35' south of the Main Lodge, on the lawn. It measures 5' x 5' and sits on a poured-concrete foundation. No markings were found on the bell to identify the maker or production date. Photographs and current owner memories indicate it has been in this location for more than 30 years, and probably was part of the 1948 development of the Lodge.

Ice/Cold-storage House- ca. 1902, Contributing Building (Photo 5; Site Map location 3)

The Ice/Cold-storage House is 21' x 79' and is built into the hillside next to and north of the Lodge, where it is easily accessed from the Lodge's kitchen. The Ice/Cold-storage House has a long narrow generally L-shaped form, and a hip asphalt-shingle roof with a shed-roof dormer on the south roof slope. There are wood vents on each of the north and south slopes of the hip roof. The rafter tails under most of the roof eaves are beveled, but gutters located on the south side obscure this detail. Most of the building is one-story with a taller section at the east end, which extends five feet south of the rest of the building, and also has a hip roof. The Ice/Cold-storage House is constructed on a foundation made of a mixture of rock cobbles and concrete, and mostly has log siding with corner boards, except that a section at the farthest western end of the building has walls that are mortared rock. The north side of the Ice/Cold-storage House abuts the

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

hillside so that only a low poured-concrete wall rises above the grade, except at the taller section located at the east end, which has log siding. A rectangular opening on the north wall of the taller section provides a way to load ice into the building from the north side. The opening has a wood sill and wood side-hinged shutters. A screened rectangular opening, presumably for ventilation, is located above the ice loading window. The south side has six door openings. In order from west to east, the opening located in the rock portion has no door, the next opening has a flush wood door, the next opening has a flush wood door and a screened rectangular unglazed opening located next to the door, the next opening has a vertical wood board door, and the next opening had no door because the door had been temporarily removed from the opening for maintenance. The sixth and eastern-most opening is located in the tall portion of the building and had no door because the door had been temporarily removed for maintenance. A screened rectangular unglazed opening is located next to this opening. A rectangular vent located under the eaves is also above this eastern-most opening. The west wall has an opening in the stone wall that is now covered with boards. The east side of the Ice/Cold-storage House has a small four-lite fixed wood sash window.

Alterations

The building's form and openings do not appear to have changed, but some of the doors were probably replaced over time. The log siding was probably applied in about 1948 to match the look of the new Lodge. It is still used for cool and cold storage, although ice is no longer loaded into the building. The building retains much of its integrity in terms of materials, design, and workmanship.

Ranch Store- ca. 1902, Contributing Building (Photo 6; Site Map location 4)

The Ranch Store is located about 1' to the east of the Ice/Cold-storage House. It is a one-story rectangular building with a hip roof with small-shed roof extensions to the east and the north. The date of the extensions to the east and north are not known. The Ranch Store measures 21' x 19', and sits on a poured-concrete foundation. The walls are horizontal log siding with corner boards. The roof is asphalt shingle. Beveled rafter tails are under the eaves. Within the shed-roof extension on the east, the south side has a three-panel wood door with a single light in the upper third of the door. To the west of this entry is a door opening with wood screen door, and a four-light fixed wood window. A carved wood sign saying "The Wagon Wheel Gap" is mounted on the wall to the east of the opening. The opening is accessed via double-loaded wood steps, which have a carved wood sign on the stair rail stating "Ranch Store." The east side has a pair of four-light fixed wood windows, and a door opening with a wood screen door. A carved wood sign stating "Public Phone" is also on this side near the southeast corner of the building. The north side has a fixed window and a rectangular screened opening. The Store sells supplies to guests and no longer has a public phone.

Alterations

Log siding was probably applied to replace the original wood shingles soon after the adjacent Lodge was built in 1948.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Laundry- ca. 1902, Contributing Building (Photo 9; Site Map location 5)

This one-story building is located about 50' northwest of the Ice/Cold-storage house and has a 20' x 30' rectangular floor plan, and a hip roof with asphalt shingles. Beveled rafter tails are under the eaves. The building sits on a cobble foundation, supplemented by poured concrete. Three of the four walls are clad with log siding that was probably applied after 1948. The fourth side on the rear (north) has the original wood shingle cladding. There are corner boards. A single paneled wood door with glazing and a pair of paneled wood doors are on the front, or south, side. They are accessed via wood steps that climb to a wood deck. A four-over-four-light double-hung wood window is on each of the east and west sides, and two more four-over-four-light double-hung wood windows are on the north side. A 1902 utilities plan identifies this as a storage building. The current use is the in-house laundry facility.

Alterations

As noted, the building received new log siding on three of the four walls. It appears the window openings and the windows are unchanged. The pair of doors replaced a single door that is visible in a photograph dating to the early 1900s (Historic Photo 3). The date of this replacement is unknown. Wood steps and a wood deck were constructed at an unknown date on the south side of the building, replacing the original configuration of separate stairs leading to each door.

Powder Mag/Owner's Cabin- ca. 1902, with 1948, 1970s, 1980s additions; Contributing Building (Photos 10-11; Site Map location 6)

The Powder Mag/Owner's Cabin is located about 45' west-northwest of the Lodge. The oldest part of this one-story building is a small cabin with a rectangular footprint (with the long dimension oriented east-west). It is known as the Powder Mag and dates to 1902 or earlier. It is visible in Historic Photo 3. In 1948, Arthur and Geneva Sharpe added the front-gabled residence to the west and south of the Powder Mag, known as the Owner's Cabin, and connected the two buildings. Subsequent owners, the Leavells, added on to the building at least twice (in the late 1970s and in the 1980s), including the west projecting addition, which created a cross gable roof line, and the north projecting front-gable-roof addition located at the rear. The resulting one-story building has an irregular, roughly T-shaped footprint and a cross gable roof with additional gable projections to the sides and rear, a mix of window types and different types of horizontal wood walls. The building measures 84' x 52' overall and sits on a foundation consisting of a mix of rubble, concrete block, and poured concrete. The roof is covered with asphalt shingles. A square brick chimney is located on the west slope of the front gabled roof.

The oldest part of the building (the Powder Mag) has horizontal log siding with corner boards and a side gable roof with a south-facing front. The front (south) side of the Powder Mag has a porch with a shed roof supported by peeled log posts on a wood floor. A wood flush door and wood screen door open onto the porch. Two side-sliding one-light wood sash windows are also on this side on either side of the door.

The Owner's Cabin abuts the west side of the Powder Mag. It has log siding with logs that are shaped on three sides and extend at the corners, in a manner similar to the nearby Lodge, which was constructed in the same year. The gable roofed extension to the west of the Owner's Cabin

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

is believed to have been added in the 1970s. A side-gable addition at the rear (north side) of the Owner's Cabin was added in the 1980s to accommodate additional family members. The rear addition has horizontal log siding with corner boards. The front, or south side, of the Owner's Cabin has a front-gable porch with a wood floor, accessed by wood steps on the east side of the porch. A wood glazed door with a wood screen door opens onto the porch. There are two one-over-one-light wood sash windows on the porch, and two large wood framed fixed windows on the south wall to the west of the porch area. The west wall has a group of windows consisting of a fixed large central window flanked by one-over-one-light single-hung wood sash windows. The group is located on the west end of the cross gable. There are also two pairs of one-over-one-light wood sash windows. One pair is north of the cross-gable wing and the other pair is south of the cross-gable wing. The north wall of the rear addition has a glazed wood door with a metal screen door located under a projecting gable roof, and three one-over-one-light metal sash single-hung windows. A horizontally oriented one-by-one-light window and a pair of four-light windows (either fixed or possibly side sliding) are on the north side of the Powder Mag wing of the building. The east side has a pair of one-over-one-light windows located in the portion of the wall that is north of the Powder Mag, and a single one-over-one-light window located in the portion of the wall that is south of the Powder Mag. The building is an owners' residence.

Alterations

The building form changed from a rectangle to an irregular footprint with the construction of the front gable section in 1948, during the period of significance (1902-1959). Further additions were constructed on the west side of the front gable section to create a cross gable roof in the 1970s, and the north end of the front-gable section in the 1980s, but the south end of the front-gable section, with its porch and windows, were not changed. The log siding and windows remain from the 1948 construction. The building remains in the original location, and still functions as it was historically used. It retains integrity of location, setting and association. The building retains sufficient integrity of materials, workmanship, design and feeling through use of compatible materials on the more recent additions and the relatively small scale of the additions to the side and rear.

Hot Spring Holding Pool- ca. 1902, Contributing Structure (Photo 12; Site Map location 7)

The holding pool is located 290' south of the Lodge and 80' west of the Historic Bathhouse. It measures 8' x 18'. It was constructed to allow the emerging water from the hot spring to cool before it was piped to the Bath House. It is prominent in historic photographs of the bath house and was probably constructed concurrent with the bath house. It is partially surrounded by a metal pipe-rail set in poured concrete and decorated with pieces of fluorspar set into the concrete.

Alterations

Historic photos show the pool was surrounded by wood fencing that no longer remains, and that some of the pipe rail has been removed.

Bath House- ca. 1902, Contributing Building (Photos 12-16; Site Map location 8)

Measuring 44' x 130' and rectangular in form, the bath house is located 165' southeast of the lodge. It was designed by prominent Colorado Springs architect, Thomas MacLaren. It has two

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

stories and a basement and a poured-concrete foundation with stucco finished walls. The building has a hip roof with green asphalt shingles. A curvilinear parapet with a concrete coping extends above the roof line of the wall dormers located at the north and south ends. Beveled rafter tails are under the eaves. Three rectangular stucco-clad chimneys, with a decorative relief pattern at the top of each, extend from the roof. The two chimneys on the west side have decorative metal scroll supports. Four dormers with hip roofs and wood shingle walls are located on the east side of the roof. The central two dormers have six-over-six-light single-hung wood windows. The other two dormers do not have windows. A rectangular skylight is located near the roof ridge on the east side. It provides light to an interior octagonal stained-glass skylight within the ceiling of the lobby.

Unless otherwise noted, all of the windows are one-over-one-light and single-hung with wood sashes and tooled concrete sills. Pairs and groups of windows are separated by ornately tooled, beveled concrete pilasters. The front faces west and has an arcaded recessed porch with five arches that provides access to a central, large paneled-wood door with a round window, set within an arched multi-light surround. Three one-over-one-light windows and a round window are on either side of the door. The glazing is no longer in place in the round windows. The porch retains part of its original wood floor at the entry. The remainder of the porch floor is missing. A low balustrade made of rectangular wood boards is in four of the five arches, with the central arch providing access to the front door. On either side of the recessed porch within the west wall are two groups of three windows each.

The north side of the building has two pairs of windows and two vertical wood vents. The south side has a round multi-light window in the curvilinear face of the wall dormer and located above four windows.

In order from south to north, the east side has a large garage door opening which has been cut into the wall and has a metal overhead garage door; a group of three windows, three individual windows, a wood door located below a transom opening that no longer contains a window and is filled in with a board, and two groups of three windows. A wood ramp with a wood railing near the entry has been constructed in front of the building to access the door. A concrete stairway to the basement level is also located on this side at about the center of the wall. A metal pipe railing is on two of the three sides of the basement stairwell. The stairs access a metal door.

Inside, the front entry consists of a large lobby with a high octagonal-shaped ceiling. An intact, elaborate, octagonal stained-glass skylight is located at the peak. Wood-paneled arched entries off the lobby lead to the former men's baths at the south and to the former women's baths at the north. Some of the walls from the baths remain in the building. The garage in the south end is located in area of the former men's plunge pool. Some of the other rooms are used for storage and studio/office space.

Alterations

Much of the original exterior detailing and some of the interior detailing, such the striking stained glass skylight remain intact. On the east side, the garage opening was probably installed

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

sometime between 1959 and 1972, when a new pool was constructed and this building was no longer used for bathing. A window opening located next to the metal basement door at the east side basement entry was filled in to address structural concerns, sometime after 2000. On the west side, some of the porch flooring was removed at an unknown date.

The building retains much of its original integrity in terms of materials, design, and workmanship. Character-defining Mission Style features are still evident, including the curvilinear parapets, arched entrance, round windows, arcaded recessed porch, and smooth stucco-coated walls.

Amethyst Cottage- ca. 1902, Contributing Building (Photo 18; Site Map location 9)

The Amethyst Cottage is a one-story rectangular building that measures 30' x 130'. It is located about 180' northeast of the Lodge. It has a hip roof with a front projecting gable roof at each end, and a hip-roof dormer on the front, or south, slope of the roof. A shed roof extends off the west end to cover a porch, and a small shed roof extends off the rear to cover a small rear entrance. The roof has asphalt shingles. Beveled rafter tails are visible under the deep eaves. A porch spans the front of the building between the gabled projections and is protected by the roof overhang. The porch has a wood deck and is accessed at two points by wood steps with wood railings. The walls, the low porch wall, and the porch supports are clad in wood shingles. Wood lattice obscures the area under the porch. While concrete blocks provide some foundation support at each end of the building, most of the foundation is a mix of rock and rock mixed with concrete, and the porch sits on poured-concrete piers. A small carved wood sign stating "Amethyst" is suspended below the eave above the western wood steps. Carved wood racks to hold fishing rods are mounted on the wall at each door.

The building contains eight guest rooms that each open onto the porch. Six entries are located in the south wall and two entries are located on the side walls of the front projecting gables. Each entry has a wood paneled door with glazing (translucent glass) and a wood screen door. Above each door is a transom opening that is now filled with a wood panel.

All of the windows in the building are metal or vinyl sash windows, and all windows have wood screens. On the front (south) side, there are six one-over-one-light single-hung windows; each of these windows is next to a door. There is a pair of one-over-one-light single-hung windows in the south wall of each of the front projecting gables. A side-sliding one-by-one-light window is also on this side at about the center of the wall.

The west side of the building has a shed-roof porch with a wood floor and a porch rail/bench made of logs split in half. The porch accesses a wood paneled door and screen door. A small one-over-one-light window and an attached small shed with shed roof are also on this side of the building. The shed's walls and door are clad with shingles. The north, or rear, of the building has ten one-over-one-light windows and a slab door.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Alterations

Changes to the building include the addition of the west side shed-roof porch, which occurred prior to 1972, the replacement of windows within the original openings (replacement date unknown but probably between 1980 and 1999), and filling in of the transoms. The interiors of the rooms have been continually updated and now have carpeted floors and modern bathrooms.

Holy Moses Cottage- ca. 1902, alterations 1999, Contributing Building (Photo 29; Site Map location 18)

This building is located 290' west of the Lodge. It measures 29' x 75'. In 1999-2000, the building was raised up to install a foundation, and rehabilitated using new materials that were similar to the historic. Original openings were maintained. Windows all appear to be metal or vinyl sash. The one-story hip roofed building is rectangular in form with small extensions off the east and west ends that also have hip roofs. A shed roof extends to the rear. The roof material is asphalt shingle. Beveled rafter tails are under the eaves. Walls are clad with wood shingles. The building is on a poured-concrete foundation that is coated in stucco.

The front faces east and is accessed via a set of wood steps located at either end of a wood porch. The porch has peeled log roof supports and a porch railing/bench constructed of shaped logs on log posts. There are two pairs of two-light double-hung windows at each end and four one-over-one-light double-hung windows, each next to a door. Five wood paneled doors with wood screens open onto the porch. Each door is under a rectangular wood panel that would have been the transom in the original doorway. A small carved wood sign stating "Holy Moses" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

A glazed, four-light wood paneled door with a wood screen door opens out onto a wood-floored porch on the north and south ends of the building. These doorways also have rectangular wood panels above the door, representing former transoms. The porches at the north and south end have peeled log roof supports and half round porch rails. The rear has six one-over-one-light double hung windows and a flush door. The building provides guest accommodations.

Alterations

Historic Photographs show that prior to 1927, there was a large wing on this building, which was removed at an unknown date. Historic photographs show this building from a distance, but it appears the porch historically had a balustrade, and that chimneys extended from the roof. While it has been altered, the building retains historic integrity of location, setting, feeling and association, in that it has not been moved and continues to function as guest lodging. It retains adequate historic integrity in design, materials and workmanship in the rectangular form with a hip roof, details such as the original openings with transoms, and beveled rafter tails and wood shingle wall material.

Palmer House (Other name: Casino) - ca. 1902, addition 1960, Contributing Building (Photos 20-22; Site Map location 10)

Located 170' southwest of the Lodge, and between the Lodge and the Holy Moses Cottage, the Palmer House was built sometime between 1902 and 1905. It is a 25' x 75' one-story

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

rectangular building, and was originally called the Casino. It housed a dance hall, pool table, and a large fireplace. The building has a hip roof with small hip-roof extensions to the north and to the west, asphalt shingles, and beveled rafter tails. A rectangular addition with a gable roof was added to the south end when the Phipps family owned the ranch in the 1960s. A large external rock chimney is located against the west wall of the west hip-roof projection. The original building sits on a dry-laid rock foundation, while the addition sits on a poured-concrete foundation. A large deck constructed of composite wood extends to the east from the east side. Wood shingles clad the walls of the original building; the addition has horizontal board siding with exposed board ends at the corners and on the east and west walls.

The north side hip-roof projection features the formal entry via a five-panel wood door located within a small wood porch with wood rail and balustrade that makes up the west third of the projection. An elliptical window with four keystones (similar to an œil-de-boeuf window) is also located on the north wall directly below the eave and to the east of the entry steps. Two four-over-four-light double-hung windows with wood sashes are located on the west wall on either side of the western projection with the stone chimney. Two fixed single-light wood sash windows are also located on the side walls (facing north and south) of the western projection. The west wall of the shed-roof addition has a vertical plank door and a two-light side-sliding metal window. The east wall of the original building has two four-over-four-light double-hung wood sash windows. They flank a pair of contemporary glazed wood doors that open onto the deck. The east wall of the addition has a wood dutch door, a glazed wood door, and a two-light side-sliding metal window. A four-over-four-light double-hung wood sash window is on the south wall of the original building, to the west of the addition. The south wall of the addition has no openings.

The interior of the original building retains the original large open room with a stone fireplace and the hardwood flooring.

Alterations

Alterations to the building include the removal of a vented cupola from the roof ridge at an unknown date. The cupola is visible in historic photos from before 1948, but the specific date of its removal is unknown. A screened porch was added sometime between 1906 and 1926. The porch extended across the east side of the building, roughly where the large deck (which was installed some time after 1980) is located today. The doors opening onto the deck from the east wall may have been replaced at the same time as, or after, the installation of the current deck. As previously mentioned, the addition to the south was constructed in the 1960s. The building is still used as a recreation hall.

Hatchery Pond- ca. 1906, Contributing Structure (Photo 23; Site Map location 11)

The Pond is located about 490' southeast of the Lodge, and is south of the Historic Bath House. It measures about 110' x 160'. It holds water from the Pierce Creek drainage impounded by an earthen dam. The first fish were stocked in the pond in 1906. The pond is no longer stocked. No alterations are evident.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Hatchery Shed A- ca. 1902, Contributing Building (Photo 24; Site Map location 12)

This 8' x 8' shed is one of three sheds located close to the hatchery. It may have provided auxiliary support to the hatchery. It is now used for storage. It has no foundation and the walls are clad in split unpeeled logs arranged in a herringbone pattern, divided by vertical logs. The roof is a pyramidal hip roof with asphalt shingles and exposed rafter tails. A five-panel wood door is on the east side and a four-light wood sash awning window is on the north side.

Alterations

It appears unaltered.

Hatchery Shed B- ca. 1902, Contributing Building (Photo 24; Site Map location 13)

This 8' x 12' shed is one of three sheds located close to the hatchery that may have provided auxiliary support to the hatchery. It is now used for storage. It has no foundation and the walls are clad in wood shingles. The roof is a hip roof with asphalt shingles and exposed rafter tails. All of the windows have wood sashes. A four-panel wood door and a fixed single-light window are on the south side and a two-light fixed window is on the north side.

Alterations

It appears unaltered.

Garden Shed- ca. 1902, Contributing Building (Photo 25; Site Map location 14)

This 24' x 30' shed is one of three sheds located close to the hatchery that may have provided auxiliary support to the hatchery. It is now used for storage of gardening supplies and tools. The roof is a hip roof with a shed roof extension on the north side. The roof has asphalt shingles. The shed has no foundation. Three walls have split unpeeled logs arranged in a herringbone pattern, divided by a vertical log, as seen on Hatchery Shed A. The north side has a wall of vertical peeled logs. A small shed-roof addition is on the south side. The addition has horizontal lap siding and two fixed, single-light wood sash windows. Large side-hinged wood doors are on the east and west sides, and a large tractor or automobile size door opening is on the south side.

Alterations

The date of the shed roof addition is unknown, but the aged appearance of the wall materials suggests the addition is not much newer than the rest of the shed. Otherwise the shed appears unaltered.

Barn- ca. 1902, Contributing Building (Photos 26-27; Site Map location 15)

The barn is about 570' southeast of the Lodge. It measures 33' x 130'. The north section is a rectangular form with a hip roof and the longer south section is a narrower rectangle with a hip roof. The roof has asphalt shingles. Two gable-roof wall dormers and a hip-roof dormer are on the east slope of the roof. A single gable-roof wall dormer and a hip-roof dormer are on the west slope. Painted sheet metal clads the walls of the dormers. There are beveled rafter tails under the eaves. A square brick chimney extends from the west roof slope at the north end of the narrower south section. The barn walls have split unpeeled logs arranged in a herringbone pattern and divided by vertical logs. Above the herringbone pattern, the upper third of the walls has vertical

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

unpeeled logs. A single course of horizontal unpeeled logs wraps around the barn at the base of the herringbone pattern. The barn sits on a poured-concrete foundation.

All of the windows are wood except for the north side of the building, which has metal or vinyl windows. In order from east to west, the north side has two four-over-four-light double-hung windows and a single-light fixed window. The first floor of the west side, in order from north to south, has a six-light fixed window, a pair of large side-hinged wood doors that have vertical boards in the bottom half and diagonal boards in the top half, a four-over-four-light double-hung window, a wood door made of vertical wood boards, four four-light fixed windows, a glazed wood door located under a horizontally oriented three-light fixed window, and three four-light fixed windows. The hip-roof dormer on the west side has a pair of square four-light fixed windows and the gable roof wall dormer has a two-light glazed wood door located under an extended beam that probably supported a pulley attachment to lift hay into the barn.

In order from south to north, the east side has four four-light fixed windows, a vertical wood panel door, three four-light fixed windows, a four-over-four-light double-hung window, a four-light fixed window, a single-light fixed window, a four-light fixed window and a single-light fixed window. A glazed wood door is located in each of the gable roof wall dormers. One door has a single lite and the other has four lights. The doors are under extended beams that probably supported a pulley attachment to lift hay into the barn. A four-light fixed window is in the hip roof dormer. The south side has two square four-light fixed windows with a horizontally oriented three-light fixed window between them.

Inside, the north section has a poured-concrete floor with evidence of a floor drain. This area was used as a dairy but now stores tack. The southern section has an aisle with individual stalls on either side for the horses, with grains bins and a chute from the hayloft. The barn currently shelters the horses and tack.

Alterations

One window on the east side was replaced by the vertical wood panel door sometime after 1919. The two single-light fixed windows on the east wall are visible in a photo from the late 1910s or early 1920s but older historic photos do not clearly show if these two windows were in place before that time. The windows on the north side are probably replacements (date unknown) within the original openings.

Feed Shed- ca.1940, Contributing Building (Photo 28; Site Map location 16)

Located at the south edge of the corrals south of the barn, this 10' x 35' shed is used to hold feed for the horses. It has a corrugated metal shed roof, peeled log supports and vertical log walls on three sides. It is open to the east.

Alterations

It appears unaltered.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Corrals- ca. 1940, Contributing Structure (Photos 27-28; Site Map location 17)

A series of corrals measuring about 120' x 100' abuts the south end of the barn for the horses. They are mostly made of squared wood posts with five rails made from logs. Most of the gates are metal. The earliest aerial photography illustrating the corral layout dates to 1998 and shows the layout has not changed since that time. Although it is difficult to determine if and how the corrals have been altered over time before 1998, it appears the same types of materials have been used over time.

Resort Drive- pre-1902, alterations 1906, paved ca. 1968, Contributing Structure (Photos 1, 7, 19, 33; see Site Map for location)

A 10'-wide asphalt Resort Drive extends southwest from Goose Creek Road for about 1250' to the Lodge, where the route splits to access the Amethyst Cottage to the east, and to the west to reach the Ice/Cold-storage House, Bird's Nest staff housing, Laundry, the north side of the Powder Mag/Owner's Cabin, and the Garage. The Resort Drive transitions to a graded dirt surface as it proceeds west from the Garage about 370' to the Homestake Cabin and then on to the land beyond the resort buildings. A dirt road spur extends about 700' to access the Molly Ess Cottage, Holy Moses Cottage, and Palmer House.

South of the Lodge, a short asphalt spur extends from the main drive to the Commodore Cottage before connecting with a graded dirt road connecting to the fluorspar mill and mine located to the east, and to the land to the west and south beyond the resort buildings. Another graded dirt drive extends from the asphalt drive to the front of the Historic Bathhouse and then to the road connecting to the fluorspar mine.

The Resort Drive does not have formal design features, but a low one-rail stake and rider fence lines the edges of parts of the paved section (Photo 36).

Alterations

Historic photographs show that most of the current drive layout was in place by 1926. Segments of the drive were first paved within the past fifty years.

NON-CONTRIBUTING RESOURCES

The resources listed below are considered non-contributing because they were either constructed or significantly altered after the period of significance.

Commodore Cottage- ca. 1902, rebuilt 1988, Non-Contributing Building (Photo 30; Site Map location B)

This building is located 125' south of the Lodge. Measuring 36' x 87', the Commodore Cottage was completely dismantled and rebuilt in 1988, retaining the original footprint and replacing original materials with similar ones. The one-story building has a rectangular form and a hip asphalt shingle roof with boxed eaves. A small gable-roof dormer with a pair of one-over-one-light single-hung windows is on the front (east) slope of the roof. Two gable-roof projections at either end of the building also extend toward the front. Small hip-roof porches extend from the

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

north and south ends. A small shed roof extension on the rear protects an entry. The walls are clad in wood shingles. The building sits on a poured-concrete foundation. Rocks are pressed into the concrete in the exposed foundation walls on the front and sides. The front is accessed via central wood stairs leading to a recessed porch with a wood floor and peeled log roof supports. Wood lattice obscures the area under the porches. A low wood rail is at the edge of the porch. A small carved wood sign stating "Commodore" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

Six wood paneled doors open from the rooms onto the porch. All doors have wood screens and each door sits below a wood paneled rectangle where a transom would have been historically. Windows all appear to be metal sash. There are four pairs of one-over-one-light double-hung windows on the porch and a group consisting of a fixed light window flanked by one-over-one-light double-hung windows in each of the gable-roof projections. The hip roof porches located at the ends of the building are each accessed via wood stairs and have wood floors and peeled log supports matching the front of the building. The wood rails on the side porches are split logs. A wood door with a screen door opens onto the porch and a one-over-one-light double-hung window is located on each end. The doorways each have the wood paneled rectangle representing the historic transom matching those on the front. The rear has six small one-over-one-light single-hung windows and a flush wood utility door. The building provides guest lodging. A carved wood statue of a fisherman is located in front of the Commodore Cottage (see Photo 30; Site Map location C). It measures 9' x 3 1/2' and is carved from the stump of a cottonwood tree that was removed during the rehabilitation of the building in 1988.³

A historic photograph from about 1906 (Photo H5) shows the porch had a balustrade, and the building was originally built as a plain rectangle with neither the hip-roof porches on the north and south ends, nor the front projecting gables. The southern porch appears in undated photographs and postcards that are estimated to have been produced in the late 1910s or the 1920s. Two small gables have been removed from the north and south ends (presumably when the hip roof porches were added). The building originally had three chimneys (no longer extant) and a small gable on the east slope of the roof was probably remodeled into the extant dormer. While the building is compatible with the historic setting, the extent of alterations after the period of significance renders it non-contributing.

Molly Ess Cottage- 2015, Non-Contributing Building (Photo 31; Site Map location D)

The Molly Ess is located 620' west of the Lodge and is northwest of the Holy Moses Cottage. It is the farthest west building at the resort. Constructed in 2015, this new guest cottage is rectangular in form with a hip metal roof. It measures 31' x 78'. Smaller hip-roof porches extend from the ends of the building. A shed roof extends west from the rear of the building to cover another screened porch. Walls are clad with wood shingles. The building sits on a poured-concrete foundation. The front faces east and is accessed via wood steps and a concrete ramp with metal railing. A recessed porch runs across the front of the building and the guest rooms are

³ Per National Register guidance, this non-contributing statue is not included in the count of non-contributing resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

accessed from the porch. Windows are all four-over-four-light double-hung and all doors have wood screens. A small carved wood sign stating "Molly Ess" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

Homestake- 1985, Non-Contributing Building (Photo 32; Site Map location E)

This residence was constructed in the late 1980s by Charles Leavell (owner) to be used for visiting friends. It is located about 480' west of the Lodge and is northeast of the Molly Ess. It measures 28' x 70' and has an L-shaped form and a side-gable entry. The foundation is poured concrete and the roof is ribbed metal. The front (or west) side, the north side and most of the south side have log siding with narrow corner boards. A large stone chimney is also on the south side. The east side has lapped horizontal wood siding and a large screened porch on a stone and concrete wall. Windows are one-over-one, single-hung. Some windows have metal sashes and others have wood sashes. The two-car addition that forms the L at the west end of the house was built after 2000. Homestake is now an owner's residence.

Bird's Nest (Other names: Pest House, Servants Quarters)- 1902 or 1948, altered ca. 2000, Non-Contributing Building (Photos 7, 8; Site Map location F)

Located about 65' north of the Lodge, this building measures 20' x 60'. It's not clear if it was constructed in about 1948, when the Sharpes owned the property, or if the building is the same building labeled "Servant's Quarters" in a ca. 1902 utilities plan and also visible in photographs taken around that time (see historic photo H3). The extant building is in the same location, and has the same one-story rectangular form with a side gable roof as the older building, but the current roof material, locations and numbers of openings, and window types are different.

The extant Bird's Nest has horizontal log siding with corner boards and sits on a combination of concrete piers and cobbles. A new ribbed metal roof was installed after 2000. The front faces south and has a single, centered, entry. The entry is accessed via wood stairs to a wood porch with a shed roof supported by peeled wood posts. A carved wood sign stating "Bird's Nest" is mounted on the wall above the door. The door is paneled wood and has a wood screen door. Unless otherwise noted, the windows are metal or vinyl clad. The south side has three pairs of single-hung, one-over-one windows and a pair of single-hung one-over-one windows partially filling in an older window opening. The west side has a one-over-one-light wood window in the gable end and a vinyl clad three-light horizontally oriented window with a fixed central light flanked by sliding lights. The wood one-over-one window in the west gable end may be the only remaining original window. The rear, or north side has a one-over-one-light and two vinyl clad three-light horizontally-oriented windows. Another of the horizontally-oriented three-light windows is on the east side. If this is the older (ca. 1902) building, the log siding replaced or covered older siding. It is staff housing. Due to changes completed after the period of significance (a metal roof and windows that are different from original openings) and lack of ability to verify the historic configuration and materials of this building, it considered non-contributing.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Garage- ca. 1985, Non-Contributing Building (Photo 7; Site Map location G)

This building measures 20' x 21'. It is located across the drive and to the north of the Owner's Cabin/Powder Mag owner's residence. It was constructed in the 1980s in conjunction with an addition to the adjacent Owner's Cabin/Powder Mag. It is a one-story front-gable garage. It has lapped horizontal wood siding, corner boards and sits on a poured-concrete foundation. It has two garage openings on the south side and asphalt shingles in the gable end.

Little Medicine Pool-2012, Non-Contributing Structure (Photo 33; Site Map location H)

The pool is part of the pool and spa complex which is located 200' east of the Lodge. The complex is in the same general location as the pool installed by the Phipps family sometime between 1959 and 1972. The complex was designed by Dallas architect Robert H. Clark. The pool measures about 22' x 44'. The pool area is enclosed by buildings on two sides (the south and east sides) and by a low shingle-clad wall with a wood rail balustrade on the other two sides.

Little Medicine Guest Laundry- 2012, Non-Contributing Building (Photo 33; Site Map location H)

The building measures 14' x 16' and is part of the Little Medicine complex designed by Dallas architect Robert H. Clark. The building sits on a poured-concrete foundation and has wood-shingle-clad walls. Asphalt shingles are on the side gable roof, which extends to abut the adjacent Fitness building. Multi-light windows and a glazed wood door are on this building.

Little Medicine Fitness Facility- 2012, Non-Contributing Building (Photo 33; Site Map location H)

The Fitness building measures 16' x 56' and is part of the Little Medicine complex designed by Dallas architect Robert H. Clark. The building sits on a poured-concrete foundation and has wood-shingle walls. Asphalt shingles are on the side-gable roof, which slightly overlaps the adjacent Laundry building. Multi-light windows and pairs of multi-light French doors located under transoms are used on this building and throughout the complex.

Little Medicine Spa-2012, Non-Contributing Building (Photo 33; Site Map location H)

The building measures 38' x 61'. It is part of the Little Medicine complex designed by Dallas architect Robert H. Clark and contains the hot springs pool. The building sits on a poured-concrete foundation and has wood-shingle walls. The building has a rectangular footprint and a side gable roof, with a small side gable extension on the west end. A large cross-gable roof extends north toward the pool area to provide a covered access to the building. Asphalt shingles are on the roof. Multi-light windows and pairs of multi-light French doors located under transoms are used on this building and throughout the complex.

North Star- 2001, Non-contributing Building (Photo 34; Site Map location I)

Just across the drive and to the south of the Little Medicine complex is the North Star, which was constructed in 2001. The North Star is an owner's residence measuring 39' x 45'. It is a two-story building with a rectangular form on a poured-concrete foundation. It has a hip roof with asphalt shingles and beveled rafters. Three gabled dormers, each with wood-shingle walls and a pair of four-light windows are on the west and south sides. An exterior stone chimney is on the north

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

side. Windows are primarily pairs and/or groups of four-light or six-light windows. The North Star and the Hideout are roughly located on (and replaced the site of) a tennis court installed by the Phipps family in the 1960s or 1970s.

The Hideout- 2001, Non-contributing Building (Photo 34; Site Map location J)

The Hideout is located just west of the North Star. It is a two-story residential building with a two-car garage on the first floor and guest quarters on the second floor. It measures 24' x 32'. It has a front gable asphalt shingle roof with a shed roof dormer on the south side, two hip roof dormers on the north side and beveled rafter tails. Garage doors are located on the west side of the building and a multi-light door is on the east side. Windows are individuals and grouped six-light windows.

Ranch Wrangler's Home (formerly Fish Hatchery) - ca. 1906, altered ca.1950, 1970, Non-Contributing Building (Photo 35; Site Map location K)

The Ranch Manager's home is 435' southeast of the Lodge. It is located south of the Historic Bath House. Built as a hatchery, this building was originally smaller and had a hip roof. It is now 30' x 49' and has a side-gable corrugated metal roof. It was converted into the Ranch Wrangler's residence in the 1950s. It has been extensively remodeled to the point where none of the original form or materials remains. The current building is a rectangular form with small front gable projections on the front and on the side. The projections each provide an enclosed entry into the house. The walls are clad in horizontal lap siding with corner boards and the building sits on a cobble foundation. An exterior square chimney, clad in horizontal lap siding, is on the north side. The cladding may have been part of a remodel in the 1970s. An exposed gable end on the west side suggests the older building's size. Seams in the siding on the north and south walls suggest the older wall dimensions. All windows are metal or vinyl clad. They are mostly three-light side-sliding windows. The front faces north and has a newly constructed (2018) enclosed entry with a multi-light French door, and two fixed windows. A pair of one-over-one-light windows and one of the three-light sliding windows are also on this side. The east side has two of the three-light windows, and a glazed door; a four-light window is located on the south wall of the east extending enclosed entry. The south side has two three-light windows, two one-over-one-light windows and a two-light window. The west side has a two-light and a three-light window. While this building no longer resembles its original appearance, it remains in the original setting and location in very close proximity to the pond used to raise trout. Due to extensive alterations after the period of significance, the building is non-contributing.

Storage Shed near the Ice/Cold-Storage House - 2000, Non-Contributing Building (Photo 5; Site Map location L)

The shed was constructed to hold recycling bins. It measures 8'x 10'. It has an asphalt-shingle shed roof, horizontal log siding to match the nearby Ice/Cold-storage house, and two paneled wood doors.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Horse Arena- ca. 2000, Non-Contributing Structure (Photo 1; Site Map location M)

Located north of the barn and across the road leading to the fluorspar mill and mine, the 50' x 150' arena was constructed after 2000 and is used for riding and showing horses. It is enclosed by a two-rail wood fence.

Round Pen- 2015, Non-Contributing Structure (Photo 1; Site Map location N)

The 100'-diameter pen is located east of the barn and is used for horses. It is enclosed by a six-rail metal fence.

CHARACTER-DEFINING FEATURES

The Wagon Wheel Gap Hot Springs Resort, or 4UR Guest Ranch, presents a cohesive feeling of a rustic lodging area. While none of the buildings are identical, they share common architectural elements associated with the Rustic architectural style. Almost all of the buildings are one-story with either hip or gabled roofs with green asphalt shingle roofing and exposed rafter tails, many of which are beveled. Most buildings have either wood shingle or horizontal log siding, and multi-light operable windows with screens. All of the residential buildings have porches. Natural materials predominate. Locally sourced rock is present on chimneys and exposed foundations. Peeled split logs are used for porch rails and seating. Building locations are dispersed to maximize the views and enhance appreciation of the landscape.

It appears that the 1902 plan was to clad the agriculturally-related buildings, including the barn and the hatchery and their related sheds, in a distinctive herringbone pattern of unpeeled split logs, while wood shingles were used on the walls of the lodging-related buildings and the Palmer House (Casino). When the old lodge was replaced by new construction in 1948, the owner chose to use horizontal wood log siding for the new lodge and for the Owner's Cabin. The other buildings in the lodge core complex were probably also clad in log siding at around this time. The Laundry building still has its original shingle siding on the rear (north) side. New construction and rehabilitation projects have incorporated wood and stone materials and multi-light windows compatible with those used in the 1902-05 construction work, with an emphasis on maintaining shingles on the old buildings and using shingles on the new buildings.

The exceptions to the sense of Rustic style architecture are the fish hatchery and the historic bath house. The fish hatchery, now the Ranch Wrangler's home, was extensively altered in the 1950s and 1970s to convert the building into a residence. It is separated from most of the lodging area by the historic bath house. The bath house was built as part of the 1902-1905 construction work, and is designed in the Mission style. This style may have been selected to distinguish the building, which was open to the public, from the lodging area for overnight guests.

INTEGRITY

The 4UR Guest Ranch has historic integrity in terms of location, association, setting, design, materials, workmanship, and feeling.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

The district has integrity of location and association because the buildings are all in their original locations, and the resort facilities have continuously provided the same experiences (lodging, hot springs bathing, outdoor activities-primarily horseback riding and fishing) since its establishment in the 1870s. The improvements in the district provide a clear association with lodging via the historic cottages, with hot springs via the baths, with horseback riding via the horse barn, corrals, feed shed and arena, and with fishing via the fishing tackle racks attached to the lodging and the former hatchery pond.

Integrity of setting is clear as the district's geology and topography are intact, and the rural setting and the spatial relationships between the buildings remain unchanged. While new buildings and clusters of buildings (Little Medicine Facilities and the North Star/ Hideaway residences) have been added to the resort, they are broadly spaced and have each been sited more than 100' away from the closest historic building, maintaining the original sense of privacy.

While some of the buildings have been added to or rehabilitated, they mostly retain integrity of design in terms of proportion, ornamentation, and materials. Integrity of materials is evident in the original building materials throughout the district. Materials related to the rustic character of the district include the extensive use of wood in the form of shingles, log siding, and local rock. Various evidence of workmanship remains intact, including the beveled rafter tails on the earliest buildings, herringbone-pattern split log siding on the barn and associated sheds, and the Mission style historic bathhouse with intricately tooled detailing of the windows and curvilinear parapets.

Alterations made within the period of significance tell the story of the evolution of the resort. The extant Lodge, for instance, was constructed in the same location as the previous lodge and represents the evolution of the Resort's operations from a health-oriented hot springs to an outdoors-activity-oriented, western experience. New construction and alterations conducted after the period of significance are consistent with the rustic and rural architectural character of the district. At least two lodging cottages located at the west side of the resort were removed at unknown dates before 1980. The Molly Ess Cottage was constructed in 2015 at roughly the location of one of these removed buildings, while the other building site is now part of the open grassy field that is located between the resort buildings. Wood walkways are evident in historic photographs taken before 1948. They were removed at an unknown date. Concrete sidewalks and the drive now provide the internal circulation. All of the physical features combine to provide historic integrity of feeling in that the district conveys a historic sense of rural recreation in the mountains of Southwest Colorado in the first half of the twentieth century.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and 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.)

- 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

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION
ARCHITECTURE

Period of Significance

1902-1959

Significant Dates

1905

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Thomas MacLaren

Charles Thomas and Gordon Sweet

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Statements of Significance

Summary of Statements

Under Criterion A, the Wagon Wheel Gap Hot Springs Resort is significant at the local level in the area of Entertainment/Recreation for its association with the early development of tourism in Mineral County, Colorado. The period of significance begins in 1902, with the earliest remaining improvements from the initial commercial development of the hot springs resort. The period extends through the 1940s and 1950s, when the Sharpe family made changes to the buildings and to the name of the resort to reflect the changing public preferences away from a health-oriented hot springs resort towards one offering an old-west nostalgia and outdoor recreation. The period of significance ends in 1959, reflecting the completion of the re-orientation to a western outdoors resort by the Sharpes.

The resort is further significant under Criterion C at the local level in the area of Architecture as a strong representation of the Rustic style, which was deliberately applied and adapted over time to almost all of the buildings in the resort complex. Characteristics of Rustic style as seen in the district include extensive use of natural materials, buildings with low-scale forms with hip or gable roofs, broad open porches, wood shingle or log siding, cobble and rock foundations and chimneys, multi-light windows and paneled wood doors. Early examples of the Rustic style, using rough-hewn materials, are seen in conjunction with later examples from the 1940s and '50s that use materials more uniform in size and surface; many of the earlier buildings were re-sided to be uniform with buildings constructed in the mid-twentieth century.

The 1905 historic bath house located within the district is also a good example of both the Mission style and the work of master architect Thomas MacLaren. Characteristics of the style as seen on the bath house include curvilinear parapets, an arched entrance, round windows, arcaded porch, and smooth stucco coated walls. The period of significance for Architecture begins in 1902, with the completion of the first buildings on the grounds known to exhibit Rustic style characteristics, and ends in 1959, by which time the new lodge was constructed and log siding had been applied to a number of the buildings to provide a unified appearance.

Narrative Statements of Significance

Criterion A-Entertainment/Recreation

The district is a very good representation of an early hot springs resort that evolved from a health-oriented attraction into an outdoor-recreation resort, mirroring general trends in Colorado tourism; the district is the only hot springs resort to have developed in Mineral County. Initially established in 1876, the Wagon Wheel Gap Hot Springs Resort also offered outdoor recreation including horseback riding, hunting, and fishing. Although a study of the history of tourism in the state is yet to be published, Colorado historians point to the development of hot springs, along with the lure of hunting, fishing, and other outdoor activities, as the earliest and most

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

enduring tourist attractions in the state, offering amenities already familiar to those who frequented hot springs resorts in Europe and the Eastern United States.⁴

A search of operating hot springs in Colorado revealed thirty-one listings, spread throughout the state.⁵ The closest springs are located about 65 miles to the east at Joyful Journey Hot Springs in the San Luis Valley in Saguache County, and about 60 miles to the west on the opposite side of Wolf Creek Pass in Pagosa Springs, in Archuleta County. Four of the listed hot springs began operating before the Wagon Wheel Gap resort, though none are located in Mineral County: Hot Sulphur Springs, ca. 1840 (Grand County); Indian Springs, ca. 1863 (Clear Creek County); Cottonwood Hot Springs, 1864; and Mt. Princeton Hot Springs, 1867 (both Chaffee County).

After World War II, as tourism moved away from the health orientation of hot springs towards nostalgia for the “Old West” and greater appreciation of the environment, the Wagon Wheel Gap resort owners changed the resort’s name and shifted their focus to emphasize an outdoor western experience filled with horseback riding, fishing, hiking, and other outdoor enjoyment in a rural mountain setting, while still offering the hot springs as an amenity.

An outdoor-activity-based tourism sector developed in the late-nineteenth and early-twentieth centuries from early homesteads and ranches in the Upper Rio Grande Valley of Mineral County. Prospectors and others travelled the toll roads along the Rio Grande River, linking Lake City with supply towns in the San Luis Valley. They travelled with their own conveyances or on the Barlow and Sanderson stagecoaches that made several runs daily. A hotel opened at Wagon Wheel Gap along the toll road in about 1871. Martin Van Buren Wason provided some of the first lodging along the Rio Grande River and north of Wagon Wheel Gap on the ranch he homesteaded in 1871.

By the mid-1870s, tourist activities, including horseback riding, hunting, fishing, and outdoor picnics, were thriving along the Rio Grande. Most lodging was offered in the form of a guest room at a ranch or at small hotels that were part of stage stops along the road. Beginning in 1883, seven years before Nicholas Creede’s discovery of high-grade silver brought on a silver rush, the Denver & Rio Grande Railroad transported eager tourists into the area as far north as the depot at Wagon Wheel Gap (about a mile northeast of the Wagon Wheel Gap resort). The railroad was extended to the new town of Creede in 1891.

Although the hotel at Wagon Wheel Gap no longer exists, a few of the early lodging facilities are still operating out of the historic ranches or stage stops. Unlike the Wagon Wheel Gap Hot Springs Resort, the extant lodging facilities were never originally intended to be resorts, and they offer lodging and activities related to the outdoors on a somewhat small scale that is usually part of the larger ranching operation. They include the Wason Ranch, a ranch homesteaded in 1871

⁴ Carl Ubbelohde, Maxine Benson, Duane A. Smith, “A Colorado History” (Boulder, Pruett Publishing Company, Seventh Edition, 1995), P. 85 and William Wyckoff, “Creating Colorado: The Making of a Western American Landscape, 1860-1940” (New Haven, Yale University Press, 1999), P. 82.

⁵ “31 Colorado Hot Springs: A Quick Guide,” colorado.com, <https://www.colorado.com/articles/31-colorado-hot-springs-quick-guide> (accessed August 1, 2019)

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

that now offers the 1875-era home for rent, along with lodging in modern cabins that were constructed within the past 50 years. Other cabins on the property date to 1908 but are not in use.

Other similar operations in the area include the following:

- The Soward Ranch, a cattle ranch homesteaded in 1886 that later had a commercial fishery and which began offering cabins for rent in the early 1930s to meet demand for recreational fishing in the area;
- The RC Guest Ranch, a ranch established in 1882 which offers lodging in nine log cabins that date back to the early 1900s;
- Freemons Ranch, a working ranch from the late 1880s located on the site of a former stagecoach stop that offers modern ranch cabins and outfitting;
- Broadacres Ranch, a ranch established in 1892 with lodging provided in modern cabins;
- Antlers Rio Grande Lodge, which has a lodge building that dates to the late 1800s, cabins dating to the 1930s, and a modern RV park; and
- Cottonwood Cove, opened in 1946 and which includes heavily modified cabins as well as camping and RV sites

Unlike the Wagon Wheel Gap Hot Springs Resort, most of these lodging facilities developed as a supplement to a ranching operation and are often run by the ranching family at a small scale; none feature hot springs. Wagon Wheel Hot Springs Resort provided some of the earliest tourist facilities in Mineral County and retains a good level of integrity related to that historic development.

Criterion C-Architecture

Unlike much of the other tourist lodging offered in the county that arose from ranching operations and thereby used existing Pioneer Log buildings, the Wagon Wheel Gap resort developed exclusively as a resort with a more sophisticated building stock. Except for the historic Mission-style bath house and the remodeled fish hatchery, all of the buildings and structures on the grounds of the resort exhibit character-defining features of the Rustic style, including low-scale forms with hip or gable roofs, broad open porches, wood shingle or log siding, cobble and rock foundations and chimneys, multi-light windows and paneled wood doors. Natural materials dominate.

As the resort evolved over time, different applications of the Rustic style were employed. The earliest expressions of the Rustic style are seen in the oldest, agricultural-related buildings (the barn and three large sheds, built between 1902-1905), which have locally-harvested unpeeled and split logs arranged in a herringbone pattern on the walls; the oldest residences and the

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

recreation center (now known as the Palmer House) were also built in the 1902-1905 period and have wood shingle-clad walls. The more recent historic buildings (1948-1959) used materials associated with the Rustic style of that era, such as log siding; alterations during this time included replacing some of the earlier wood shingle walls with log siding. Remodels and alterations made after the period of significance do not detract from the district because they use materials (such as wood shingle wall cladding) and forms (such as low, hip roof buildings with screened porches) consistent with the established Rustic style architectural character of the district.

The ca. 1902 Bath House was designed by the renowned architect Thomas MacLaren and is representative of his work. Born in 1863 in Scotland, MacLaren was educated at the Royal Academy of Art in London. He immigrated to Colorado Springs in 1894, primarily for his health. MacLaren was known for his proficiency in applying European styles, including Classical, Gothic, and Italian Renaissance. He was also recognized for his use of the Mission style.

MacLaren designed numerous public and private buildings in the Mission style that have been listed in the National Register of Historic Places. These buildings include the 1920 Inez Johnson Lewis School (National Register listed 11/3/1988, 5EP.1106); the 1917 Durango High School, designed with Charles E. Thomas (National Register listed 10/20/2001, 5LP.3443); buildings located on General Palmer's Glen Eyrie home (National Register listed 4/21/1974 and amended boundary 12/20/2016, 5EP.189); and buildings on the El Pomar Estate (National Register listed 11/22/1995, 5EP.377), including the 1916 Chauffeur's Cottage (designed with Charles E. Thomas) and the 1917 Gardener's Cottage and Gate Lodge (designed with Thomas D. Hetherington).

The Bath House is a good representation of the Mission style, as seen in its curvilinear parapets, arched entrance, round windows, arcaded porch, and smooth stucco coated walls. While a garage door has been installed on one wall of the building, a small basement level window has been filled in and part of the porch floor has been removed, the remainder of the building retains original architectural details and the form of the building is unchanged.

Historic Background

The district's legacy of more than 140 years of continuous operation as a commercial hot springs and outdoor recreation resort stems from the local geology. This portion of the San Juan Mountains formed from at least fifteen volcanoes that slowly built up and collapsed about thirty million years ago. Boiling-hot temperatures still heat the ground water and create hot springs on either side of Goose Creek.

Goose Creek drains into the Rio Grande River which, along with the surrounding mountains, was home for Ute Indians who travelled the land, hunting animals and gathering native plants. A well-worn trail connected the springs to the thermal waters at Pagosa Springs. The Utes called

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

the Pagosa waters “Big Medicine” and the Goose Creek spring “Little Medicine”.⁶ The Navajo, Apache, and Comanche also visited to trade, hunt, and raid, and perhaps to partake of the waters.

Others also came to the springs. Jacob Fowler, a 58-year-old trapper and trader, travelled up the Rio Grande River in 1822, just a few months after Mexico assumed control of the region by winning independence from Spain. Fowler and a fellow Cincinnati, a 34-year-old former banker named Hugh Glenn, obtained permission from the Mexican authorities in Santa Fe to trap along the Rio Grande. Glenn stayed in Taos while Fowler and a small party of men headed north up the river. Fowler recorded his amazement in his diary at what looked to him like smoke covering the valley, but was actually steam from the hot springs laying low over the meadows on a cold winter day on March 12, 1822.⁷

The Wagon Wheel Gap Hot Springs Company

The mineralization associated with the volcanic action also attracted aspiring miners. Long after Jacob Fowler’s visit, and well after Mexico ceded the region to the United States in the 1848 Treaty of Guadalupe Hidalgo, three prospectors named Charles Godwin, Henry Henson, and Albert Mead laid claim to 240 acres encompassing the hot springs and the land extending along Goose Creek. Their claims, filed in September of 1872, came a year after the three had staked out two silver veins, which would be developed as the Ute and Ulay Mines near what would become Lake City. The partnership sold the silver claims in 1876.

With a new fortune in their hands, the would-be miners may have realized there were other ways to make a living that did not require back-breaking work with a pick ax. Traffic had picked up in their remote part of the San Juan Mountains as more prospectors and settlers followed the trail up the Rio Grande drainage toward Lake City and beyond. A stage stop was built at Wagon Wheel Gap in 1874 and a post office was established in 1875.

The trio formed the Wagon Wheel Gap Hot Springs Company and filed their incorporation papers with the Colorado Secretary of State on October 17, 1877, with \$60,000 in capital based on 600 shares of stock and operations headquartered in Del Norte.⁸ Their leader was Henry Henson, who served as the first state senator to represent the San Juan District when Colorado became a state in 1876. Other investors included Adair Wilson, John L. McNeil, and Herman Schiffer, all prominent men in southwestern Colorado. Wilson was a well-known attorney in Del Norte and Durango. McNeil established and ran numerous banks, including The Bank of San Juan in Del Norte, The First National Bank of Durango and The Carbonate Bank of Leadville. Schiffer partnered with his brother in banks and general mercantile stores in several towns including Del Norte, Lake City, and Durango.

By 1876, a log bath house had been erected at the springs. A two-story wood frame hotel was added the next year and by the spring of 1878, Job C. McClelland was running the operation.

⁶ Ernest Ingersoll, *The Crest of the Continent*. (Chicago: R.R. Donnelly and Sons, 1885), p. 173.

⁷ Jacob Fowler with Elliot Coules, editor, “The Journal of Jacob Fowler”. Accessed online in May, 2018 at <https://archive.org/stream/cu31924028907446>. P. 124.

⁸ Colorado State Archives, Articles of Incorporation.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

The new development raised interest across Colorado. The *Rocky Mountain News* reported at least four different times in 1877 on the new hot springs attraction and the company.

McClelland charged \$2 to \$3 a day, or \$10 to \$12 a week, for the use of three pools and a private bath. Customers could also breathe the vapors or drink waters from the springs. Hot springs were thought to cure many ailments and the mineral contents of the waters were posted and advertised. The hot springs, which were known as the Wagon Wheel Gap Hot Springs (not to be confused with the Hotel located one-and-a-half miles away at the Wagon Wheel Gap stage stop), offered one of its pools solely for people suffering from communicable diseases. A second pool was featured for people with indigestion. Charles Dennison's 1879 book entitled "Rocky Mountain Health Resorts" offered this assessment:

The springs are three in number, with passable bathing and boarding accommodations... the first spring tabulated is purgative, being impregnated with sulphate of soda... These waters boil up in an oval, natural basin, seven by eleven feet along its two axes, at a temperature of 150° and are utilized for bathing purposes. The other spring is hot soda, pure, bright, sparkling and pleasant to the taste; yet its extreme alkalinity naturally prevents its use as a continual beverage. These waters have already gained a local reputation for their specific effect upon aggravated cases of rheumatism and skin diseases; No. 3 is especially recommended, I am told, for diseases of the kidneys, and No. 2 is used for liver complaints and general debility. With the extension of the Rio Grande Railway to Del Norte, the general public will have a better opportunity of testing their curative properties.⁹

As noted in Dennison's passage, the hot springs promoters eagerly awaited the coming of the railroad. General William Jackson Palmer started the Denver & Rio Grande Railroad (D&RG) in Denver in 1870, with plans to connect Denver to Mexico. The railroad encountered numerous delays and re-routings, but by 1881, the tracks extended from Del Norte to South Fork, Colorado, and reached Wagon Wheel Gap in 1883. The great silver discoveries near what would become Creede had not yet happened, so the railroad revenue was limited to tourists at the hot springs, local ranchers, and stalwart travelers planning to take a stage or wagon ride from Wagon Wheel Gap over rough roads towards Lake City.

General Palmer and the Wagon Wheel Gap Improvement Company

The extension to Wagon Wheel Gap eased the way for travelers and brought the investment of General Palmer, an energetic and prolific developer of all things that might support his railroad. Palmer was a veteran at creating towns and resorts. "Improvement companies" headed by a railroad official were formed to purchase land and plat a townsite with a depot at the core. Palmer's improvement companies created a string of towns along the route of the D&RG, including Colorado Springs, Manitou Springs, a townsite located just south of Pueblo (known as South Pueblo), Alamosa, Salida, and Durango. Well aware of the burgeoning health-tourism industry of the time, Palmer successfully founded and promoted Colorado Springs as a healthy

⁹ Charles Dennison, *Rocky Mountain Health Resorts* (Boston, Massachusetts: Houghton 1879), p. 42.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

climate for tuberculosis sufferers who could travel there by train and partake of the fresh air and numerous nearby springs. It was not surprising that Palmer appreciated the potential of Wagon Wheel Gap's hot springs.

Palmer and a partner named James K. Caird acquired the holdings of the Wagon Wheel Gap Hot Springs Company, along with the land surrounding the hot springs resort, in 1881 and 1882.¹⁰ While Job McClelland ran the resort, Palmer had other issues to occupy him. In 1883, the year the railroad arrived in Wagon Wheel Gap, Palmer was forced out of the presidency of the D&RG.

In 1889, citing minimal revenues from South Fork and Wagon Wheel Gap, the D&RG halted service at Del Norte. For a few years, patrons of the hot springs had to arrive via horse or wagon until silver was discovered just north of Wagon Wheel Gap in 1891, and the town of Creede roared into life, inspiring a return of train traffic.

In the meantime, Palmer's close friend and former business associate at the railroad, William A. Bell, partnered with Thomas J. Fisher and John E. Lundstrom to create the Wagon Wheel Gap Improvement Company. The Articles of Incorporation were filed on February 9, 1889. The venture was capitalized with \$100,000 and based in Colorado Springs.¹¹ On March 12, 1891, Palmer and Caird sold their property to the Improvement Company for \$50,000.¹²

On paper the property had changed hands, but the reality seemed to be that Palmer was still in charge. Little changed at the hot springs until 1901 when the *San Juan Prospector* reported on November 11, 1901, that Palmer had recently engaged an engineer named "Mr. Reed" and an architect to develop plans. An article in the *Prospector* followed on April 12, 1902, stating "[a]t present over 100 men and 25 teams are employed, and the improvements underway will probably cost not less than \$100,000... six cars of cement and 100,000 feet of native lumber have already been placed on the ground."¹³

The work continued through 1902. A contractor named R. J. Verner of Colorado Springs was hired to remodel the 1877 hotel. Construction may have continued for a couple more years, as the workers were limited by the remote location and the constraints of winter at a location above 8000'. When it was over and the dust had settled, the Wagon Wheel Hot Springs Resort was a completely updated complex with new facilities: a remodeled main hotel; rustic cottages; an impressive Mission-style bath house designed by prominent Colorado Springs architect Thomas MacLaren; recreation hall (or casino); large barn for both dairy cattle and horses; and a fish hatchery, which supplied the resort's waters for fishing by guests. The fish hatchery was stocked

¹⁰ Caird, a Scottish textile baron may never have set foot in the United States, but he was part of Palmer's substantial network of British investors. Caird was a major sponsor of Sir Ernest Shackleton's ill-fated Antarctic expedition of 1914-16. The six surviving members of that expedition made an 800 nautical mile trip to safety in a small boat named for Caird.

¹¹ Colorado State Archives. Articles of Incorporation.

¹² Deed originally filed in Rio Grande County before Mineral County was created; currently on file in the Rio Grande County Courthouse in Book 46, Page 25.

¹³ *San Juan Prospector*, April 12, 1902.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

for the first time on July 19, 1906, as noted in a penciled notation on a board that was removed from a wall of the hatchery building during a recent remodel.

The resort produced a booklet proclaiming its wonderful facilities in 1906, featuring photographs of the newly completed bath house. An accompanying description said baths could be taken in separate men's and women's pools, or in private rooms with individual tubs. Access to the pool cost 50 cents and a private tub cost a quarter more. The brochure detailed the mineral content of the waters and advised which waters were best for drinking. Hygiene, fresh food, an on-site dairy, pure air, and clear water were highlighted, including a discussion of the water and ice taken from their high-elevation reservoir (which is located about a mile west of the resort, outside of the nomination boundary). The booklet also extolled the excellent fishing and the recreation hall — called the Casino — where dancing and a pool table were offered, along with a lovely area to sit by the fireplace and socialize. The new cottages received some mention too, noting that about two-thirds of the guests occupied the cottages, while the remainder stayed in the hotel.

The *San Juan Prospector* was impressed and reported on September 22, 1906 that "...[t]he improvements at Wagon Wheel Gap are well worth seeing and could the original locators [see them, they] would gaze in astonishment at what General Palmer and his wealth have done..."¹⁴

The local papers regularly reported on the local and prominent visitors to the resort, including the following thorough description from 1905 of the delighted attendees at the quarterly meeting of the San Luis Valley Medical Association:

Dr. Biles tendered the banquet which was prepared by manager Bergey of the hotel, after which Dr. Biles chartered both pools at the bath house and his guests experienced a treat seldom afforded on such occasions... When the buss [sic] drove up to convey the crowd to the depot in time to take the guests to the train to their homes, a sigh of regret issued from every mouth that the day of enjoyment was over and as the team started, in answer to the question "What's the matter with Dr. Biles?" they shouted, and the towering cliffs echoed and re-echoed through the canon and ore mountains, "He's all right."¹⁵

Ellwood Bergey managed the newly refurbished resort. Born in Ohio in 1868, Bergey's life story before he came to Colorado Springs in 1900 is not known. At the resort, he oversaw additional improvements to the property, including a new road, which was designed and developed by Shrive B. Collins in 1906 and 1907. Collins had grown up in nearby Del Norte and graduated from the Colorado School of Mines in 1901.

The road project may have provided Collins with an introduction to a promising mining prospect on the hillside next to the resort that Collins would develop into the American Fluorspar Mine (5ML.252; eligible to the National Register per Colorado SHPO with a nomination currently under consideration). The road also was one of General Palmer's last projects. Palmer was

¹⁴ *San Juan Prospector*, September 22, 1906.

¹⁵ *Creede Candle*, August 19, 1905.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

thrown from his horse and broke his back while riding near his Colorado Springs home a week before the *Prospector* published its glowing 1906 article. Palmer remained paralyzed until he died in 1909. He left most of his property surrounding the resort to the Improvement Company.

The American Fluorspar Mining Company

The same thermal activity that brought tourists to the Wagon Wheel Hot Springs Resort also formed the fluorspar deposits on the slopes east of Goose Creek. Fluorite crystals occur in a range of colors. Dark purple or violet crystals are easily confused with purple quartz (called amethyst), which is commonly found in association with gold and silver veins in the hard rock country of the San Juan Mountains. One of the wealthiest mining claims in the Creede Mining District was named the Amethyst (located in 1891), after the quartz located near the veins.

About ten miles south of the Amethyst, W.D. Wilson and William Bader thought they had located purple quartz on the slopes above Goose Creek, a tributary of the Rio Grande River near Wagon Wheel Gap. They filed their Sierra Vista claims in 1909, but they never patented their claims.

Collins began working the prospect, which he named the Colorado Fluorspar Mine, in 1913. He entered into a ten-year lease with the Wagon Wheel Gap Improvement Company and set to work with a handful of mining partners, including Bert Hosselkus and Dan Phillips, to work on and around the unpatented claims that were located next to the Wagon Wheel Gap Improvement Company properties.

That year, the partners shipped 5,000 tons of minimally processed ore to Colorado Fuel and Iron (CF&I) in Pueblo, mostly to be used as flux in producing steel.¹⁶ The miners transported their ore by wagon to the Wagon Wheel Gap Depot (5ML.23, built 1883, National Register listed September 27, 1976) for shipment on the Denver & Rio Grande Railroad. The operation was incorporated under the name of the American Fluorspar Mining, Leasing and Transportation Company (American Fluorspar) in 1917.¹⁷

American Fluorspar purchased most of the mine property and the resort from the Wagon Wheel Gap Improvement Company, for \$75,000 in April of 1918. American Fluorspar used the additional land for grazing livestock. The Colorado Bureau of Mines State Mining Inspector wrote in his May 2, 1919 report, "...the once beautiful grounds surrounding the springs are now covered with cattle and sheep."¹⁸ The report also noted several cottages for the married miners were on the property. The mine operated intermittently until 1924.

The resort continued under the management of Bergey, with a few changes in the 1920s. Ellwood Bergey and his family had a residence in Colorado Springs by 1920, which was probably their winter home. The *Creede Candle* noted that Collins was spending time at his farm

¹⁶ James B. Copeland and Mark A. Vendl, "The Wagon Wheel Gap Fluorspar Mine" *The Mining History Journal* Volume 18 (2011), p. 50.

¹⁷ Ibid, p. 50.

¹⁸ Colorado State Bureau of Mines Report for Wagon Wheel Gap, May 2, 1919. Colorado State Archives.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

near Del Norte; although Collins must have also spent time at Wagon Wheel because the *Candle* reported on May 6, 1922, he was planting over 100 acres of lettuce at the resort.

Wagon Wheel Gap Fluorspar Mine

The years 1924 and 1925 saw some quick real estate transfers precipitated by the sale of the mine to CF&I. The Pueblo-based steel manufacturing company had leased the fluorspar mine in 1924. A flurry of land exchanges between the Wagon Wheel Gap Improvement Company, the American Fluorspar Company, and what appears to be a holding organization called the Spar Ranch Company, resulted with Ellwood Bergey — who was a partner in all of the companies — owning the resort while CF&I acquired the mine on July 29, 1925 for \$49,442.29.¹⁹ As part of the sale, Shrive Collins was allowed to reside at a cottage on the property until the end of 1924. CF&I renamed the mine workings the Wagon Wheel Gap Fluorspar Mine.

Except for a few years of low production, and three years during the Depression when the operation shut down (1932-33 and 1938) the mine and mill prospered, shipping up to 8,610 tons in its peak year.²⁰

In 1950, CF&I determined it could purchase fluorspar more cheaply from Mexico and that it might be prudent to reserve their fluorspar deposit for future use.²¹ They closed the mine in July after shipping a total of 118,023 tons since they began mining in 1924.

The 4UR Ranch Resort

Ellwood Bergey operated the Resort until close to his death in 1943. He and his wife were living in the Antlers Hotel in Colorado Springs near the end of his life according to the 1940 census.

Another couple from Colorado Springs, Arthur and Geneva Sharpe, purchased the resort from Bergey's widow. They opened for their first season in 1944 and recorded the deed of sale on February 8, 1945. Arthur was an English professor at Colorado College who grew up in Colorado Springs, where his father, Arthur Sr., was the president of the Exchange National Bank.

The Sharpes shepherded the historic resort into the modern age. In the mid-1900s, people no longer sought out the hot springs for their health, and nostalgia ran high for an idealized historical west, complete with cowboys and ranching. The Sharpes responded with some changes. They changed the name from the Wagon Wheel Hot Springs to the Wagon Wheel Ranch and registered a brand "4UR" for a small amount of cattle. The brand represented the four "U"s that make up the Ws in Wagon Wheel. Soon after that, they changed the name of the ranch to the 4UR after a dispute with a neighboring property owner as to who owned the right to use the Wagon Wheel name.

¹⁹ James B. Copeland and Mark A. Vendl, "The Wagon Wheel Gap Fluorspar Mine" *The Mining History Journal* Volume 18 (2011) P. 50-51.

²⁰ Ibid and Harry Aurand, "Fluorspar Deposits of Colorado", *Colorado Geological Survey Bulletin 18*, (1920): 62.

²¹ Lee Scamehorn, *Mill and Mine: The CF&I in the Twentieth Century* (Lincoln, Nebraska:University of Nebraska Press,1992) p. 172.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

Rates for two rooms cost \$32.50 a night. With the emphasis shifting from hot springs to riding, fishing, and guiding, the Sharpes hired Ed Wintz in 1953 as their hand. Ed worked on the property for fifty years. During his tenure, the fish hatchery was converted to his residence.

In 1948, the Sharpes replaced the Victorian-era style hotel with a new lodge, designed by the Colorado Springs architectural partnership of Charles Thomas and Gordon Sweet. Interestingly, Thomas had worked with Thomas MacLaren — the architect of the resort's historic bath house — from 1907 to 1917. Thomas and Sweet's new lodge design featured the use of log siding in vogue for "rustic" buildings at the time. The Sharpes also built a home for themselves in the same style and eventually re-sided the old wood shingle walls of the buildings in the lodging core complex with half-log siding. Geneva struggled with health problems that made it necessary to live closer to medical help and at a lower altitude. The Sharpes reluctantly sold the property to Allan R. Phipps in 1959.²²

The Phipps family knew the property quite well, as Allan's father, Lawrence, owned the La Garita Ranch, located to the east between Wagon Wheel Gap and South Fork. Lawrence had made a fortune in the steel industry at a young age and moved to Colorado when he was in his thirties. He served in Congress as a senator from Colorado from 1919-31 and, along with his wife, was very active in investment businesses and social causes. Their sons, Allan and Gerald, are well-known for purchasing the Denver Broncos in 1964 at a time when it appeared the team would move to Atlanta. Allan also had many other causes. He was extensively involved in the development of the Winter Park Ski Area. He was a Rhodes Scholar who received a law degree from the University of Denver in 1937, and he practiced law for the Denver Tramway Company. He served as a trustee at the Denver Museum of Natural History for fifty-four years and served on the boards of many other non-profits in the Denver area.

Phipps and his wife, Clara, made few changes to the resort, but maintained the operation as the Sharpes had done. In fact, in the first years that they owned the 4UR, they merely substituted their names for the Sharpes on a couple of the resort's brochures. They constructed new indoor and outdoor pools (roughly at the location of the current Little Medicine Spa) and discontinued use of the historic bath house during their time. They also installed a tennis court at roughly the location of the current Hideaway and North Star. The Phipps charged daily rates up to \$20 a room, and weekly stays cost \$145, with unlimited horseback riding from Monday through Saturday.

In 1972, Clara and Allan sold the ranch to a partnership brought together by Charles Leavell. Born February 26, 1911, in El Paso, Texas, and graduated from Stanford in 1933 with a degree in electrical engineering, Leavell founded and developed the C. H. Leavell Company, a successful El Paso-based construction company. With projects throughout the country, Leavell's company was ranked in 1967 among the ten largest international construction and engineering companies in the United States. He married Shirley Terrell, also from El Paso, in 1937. They owned numerous ranching enterprises in Texas, New Mexico, Montana, and Colorado, in addition to the 4UR.

²² The deed was recorded on November 24, 1959; Mineral County Clerk's Office.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

The Leavells acquired the idle and vacant fluorspar mine complex from CF&I in 1982 (surface rights) and 1986 (mineral rights). They converted the old miners' lodging into staff housing, and have kept the mill and mining complex relatively unchanged. In a partnership, the Leavell family continues to operate the 4UR under the management of Shirley and Charles's children and grandchildren.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

9. Major Bibliographical References

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

- “31 Colorado Hot Springs: A Quick Guide,” colorado.com,
<https://www.colorado.com/articles/31-colorado-hot-springs-quick-guide> (accessed
August 1, 2019)
- Aurand, Harry. “Fluorspar Deposits of Colorado,” *Colorado Geological Survey Bulletin 18*.
(1920).
- Colorado Geological Survey. Mineral Waters of Colorado. Denver: Eames Brothers State
Printers, 1920.
- “Colorado State Bureau of Mines Biennial Reports”. Reports from 1913-1926.
- Copeland, James B. and Vendl, Mark A. “The Wagon Wheel Gap and Fluorspar Mine,” in *The
Mining History Journal*, Volume 18. (2011), pp. 49-65. Available online at
www.mininghistoryassociation.org/journal. Accessed June 5, 2018.
- Dennison, Charles. Rocky Mountain Health Resorts. Boston, Massachusetts: Houghton, 1879.
- Evans, Max. This Chosen Place: Finding Shangri-La on the 4UR. Niwot, Colorado: University
of Colorado Press, 1997.
- Fell, James E. and Twitty, Eric. “The Mining Industry in Colorado” Multiple Property
Documentation Form. Washington, D.C., Department of the Interior, 2008. On file with
History Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.
- Fowler, Jacob and Elliot Coules, editor. “The Journal of Jacob Fowler”. Accessed online at
<https://archive.org/stream/cu31924028907446>, in May, 2018
- Horn, Jonathon C. “Sound Democrat Mill and Mine and Silver Queen Mine” 5SA.1537 National
Register Nomination. Washington, D.C., Department of the Interior, 2015. On file with
History Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.
- Ingersoll, Ernest. The Crest of the Continent. Chicago: R.R. Donnelly and Sons, 1885.
- Scamehorn, H. Lee. Mill and Mine, The CF&I in the Twentieth Century. Lincoln, Nebraska:
University of Nebraska Press, 1992.
- Ubbelohde, Carl, Maxine Benson, and Duane A. Smith. A Colorado History. Boulder, Colorado:
Pruitt Publishing Company. Seventh Edition, 1995.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Wyckoff, William. Creating Colorado: The Making of a Western American Landscape, 1860-1940. New Haven, Connecticut: Yale University Press, 1999.

Newspapers:

The Creede Candle 1917, 1921, 1922

The Rocky Mountain News 1876, 1877

The San Juan Prospector 1891, 1901, 1905, 1906

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: _____

Historic Resources Survey Number (if assigned): 5ML.22

10. Geographical Data

Acreage of Property 31 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983*

A. Zone: 13 S	Easting: 338622	Northing: 4179846
B. Zone: 13 S	Easting: 338736	Northing: 4179826
C. Zone: 13 S	Easting: 338734	Northing: 4179611
D. Zone: 13 S	Easting : 338767	Northing: 4179400
E. Zone: 13 S	Easting: 338641	Northing: 4179339
F. Zone: 13 S	Easting: 338298	Northing: 4179610
G. Zone: 13 S	Easting: 338319	Northing: 4179683
H. Zone: 13 S	Easting: 338574	Northing: 4179686

*Coordinates provided by Google Earth

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

The boundary of the district is shown as a solid white line on the accompanying map and encompasses all of the resources within the district as described in Section 7. The property is a contiguous block of land in an irregular polygon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the district was drawn to include the extent of the improvements installed for the guest resort area with its associated buildings, structures, and objects, following existing

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

fence lines when reasonably possible. The north and northeast boundaries follow a line between the edge of the dirt road and the fencing of the resort. The western most boundary was drawn to incorporate a gate along the fence line as it crosses the western dirt road. The southwest boundary was drawn along a gate on the dirt road that exits to the south. The boundary excludes the nearby improvements related to the neighboring fluorspar mine.



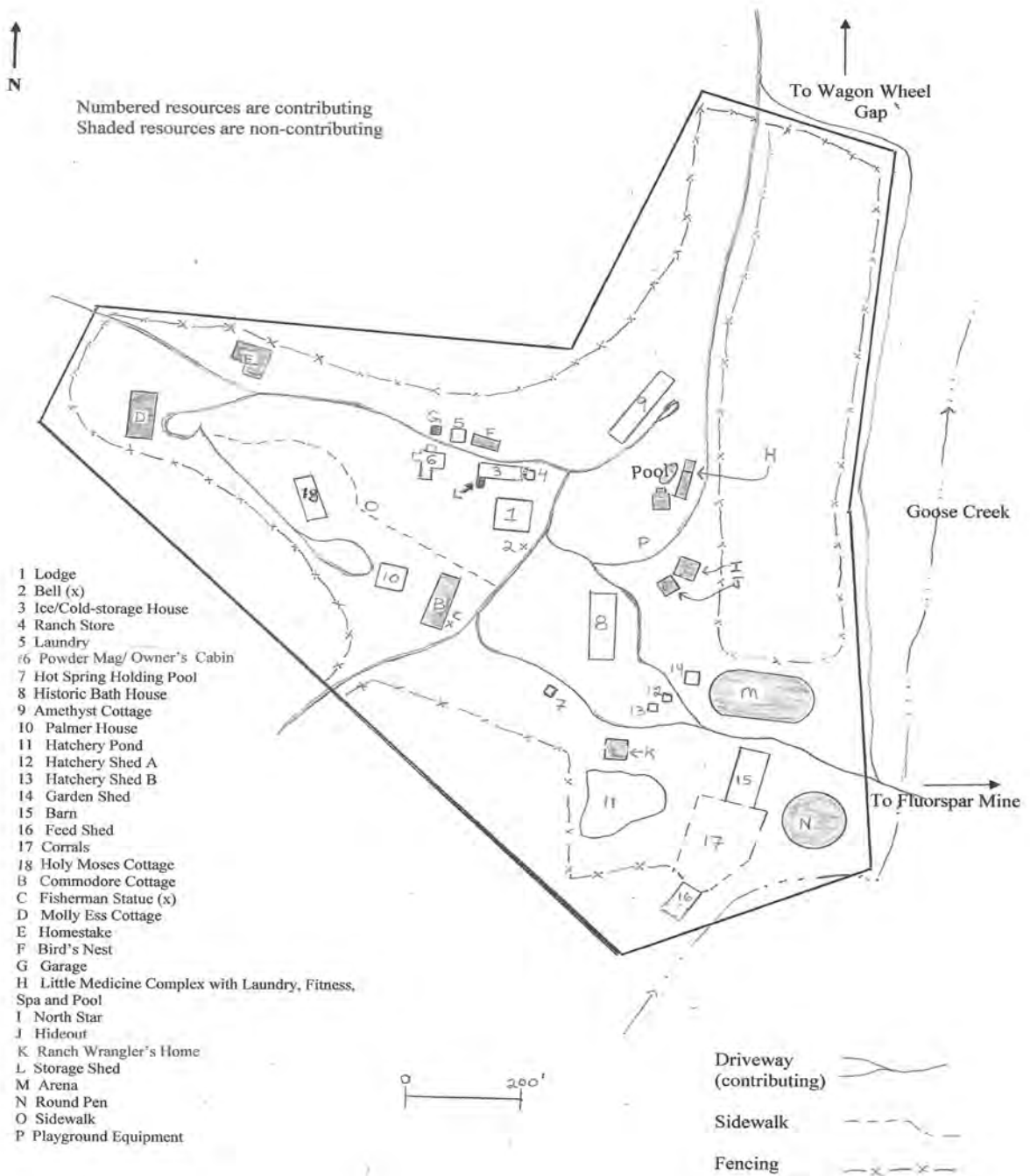
Boundary Map

11. Form Prepared By

name/title: Jill Seyfarth (for property owner)
organization: _____
street & number: PO Box 295
city or town: Durango state: CO zip code: 81302
e-mail jillseyfarth@gmail.com
telephone: 970-247-5893
date: January 21, 2019

Wagon Wheel Gap Hot Springs Resort
 Name of Property

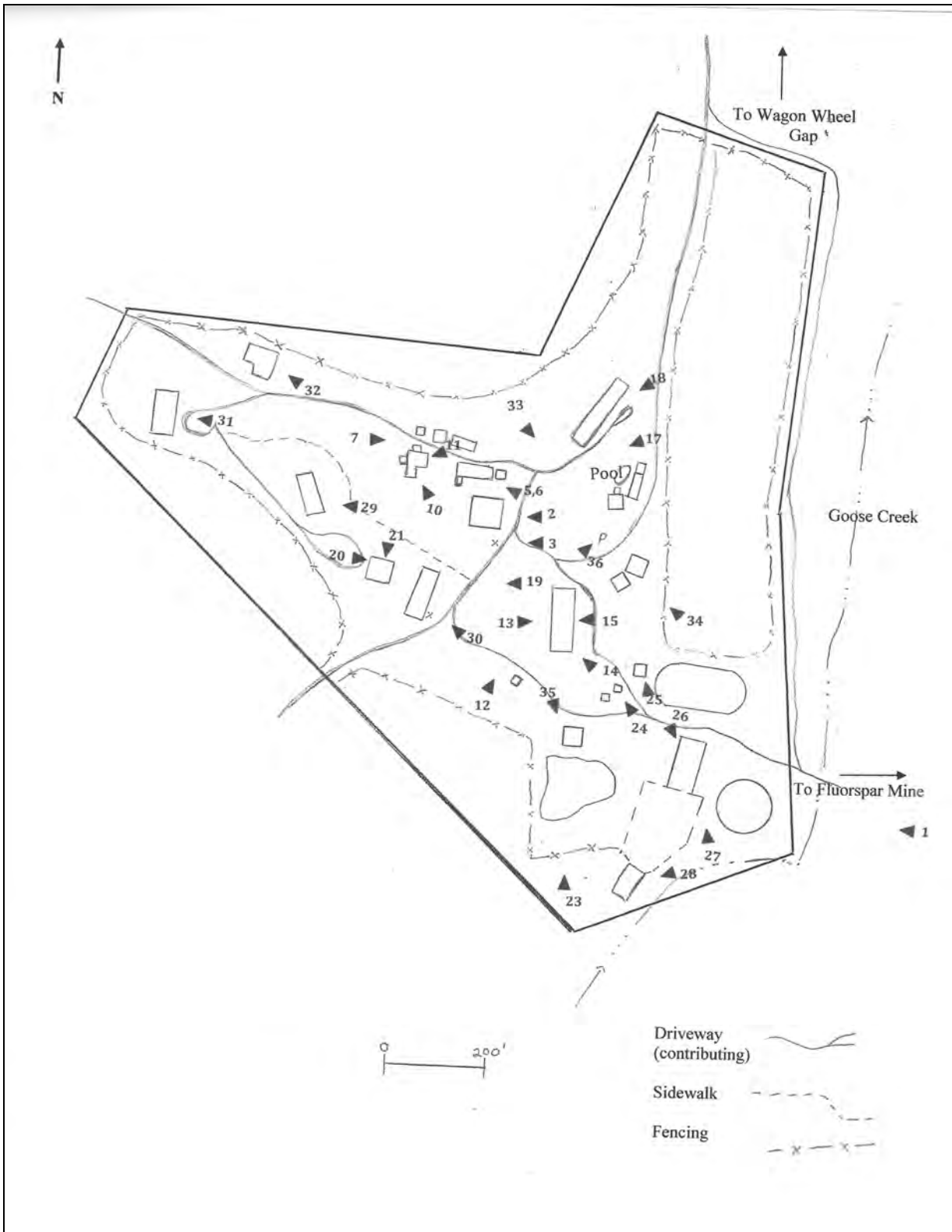
Mineral, Colorado
 County and State



Site Map – Showing All Resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

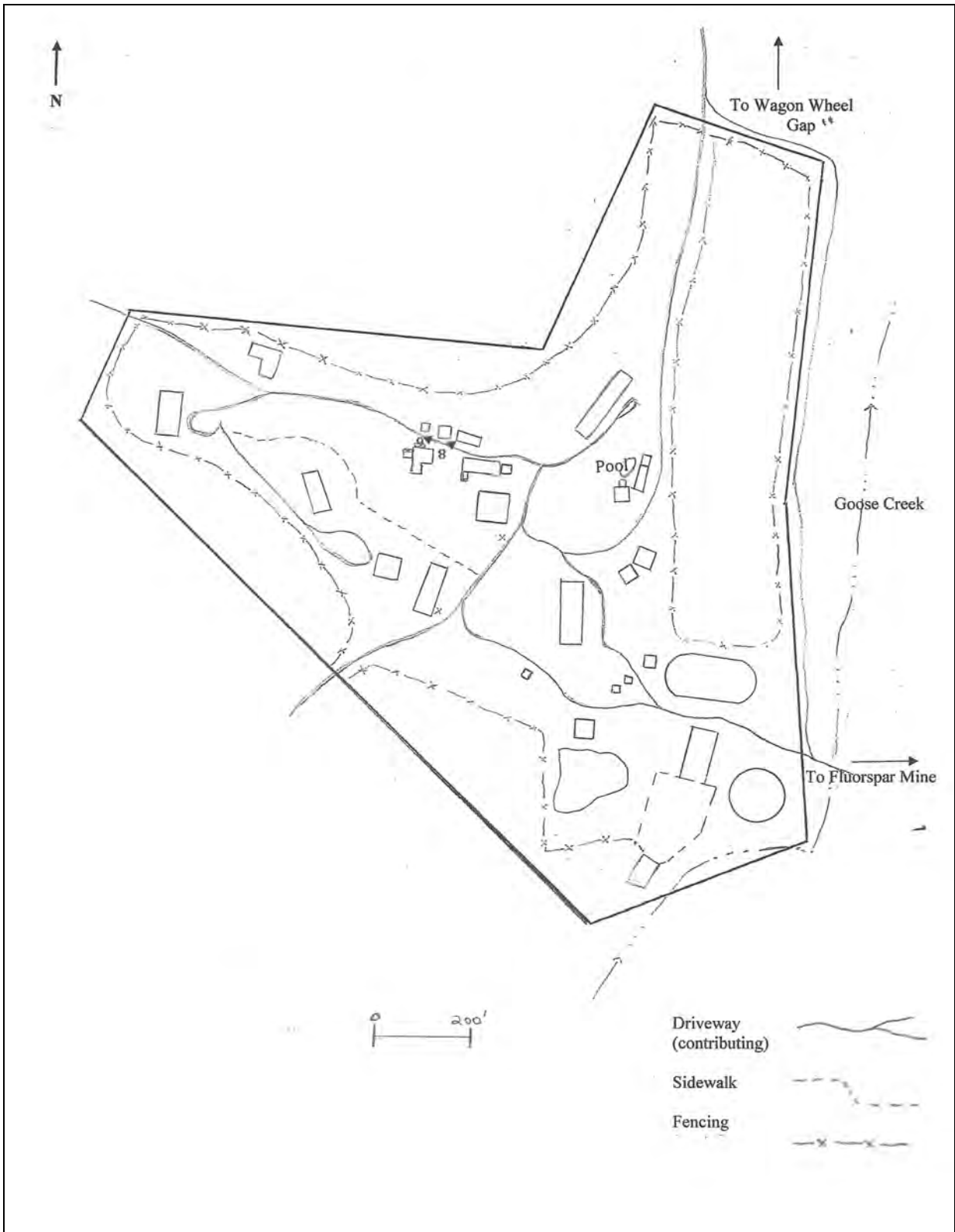
Mineral, Colorado
County and State



Photograph Locations Map 1.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



Photograph Locations Map 2, Showing Photos 8 and 9.

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

Photograph Log

The following information pertains to all photograph numbers:

Name of the Property: 4UR Resort
City or Vicinity: Creede
County: Mineral State: Colorado
Photographer: Jill Seyfarth
Date of Photographs: April 19, 2018
Negatives: Jill Seyfarth, Durango, Colorado

Photo No.	Photographic Information
1	Overview of the resort area as seen from the mine. Looking west. The fish hatchery pond is to the far left. The barn and corrals/arenas are east of the pond. The historic bath house is in the center. Lodging is to the right (north) and to the west of the bath house. Some of the drive and the new sidewalks near the lodging is visible.
2	Front of the Lodge. Looking west.
3	The dinner bell and the south side of the Lodge. Looking northwest.
4	Interior of the Lodge with the fireplace. Looking north.
5	Ice/Cold-Storage House south side. The non-contributing shed is to the left of the Ice/Cold-Storage House. Looking northwest.
6	Ranch Store front (south) and east sides. Looking northwest.
7	Looking east down the drive toward the lodging services complex. Left to right on the left side of the drive are the (non-contributing) Garage, the Laundry and the (non-contributing) Bird's Nest. The Powder Mag/Owner's Cabin is on the right.
8	Bird's Nest (non-contributing) front and west side. Looking north.
9	Laundry front and west side. Looking north.
10	The Powder Mag/Owner's Cabin front side. Looking northwest.
11	The Powder Mag/Owner's Cabin rear side. Looking southwest.
12	Hot Spring. Looking northeast at the Historic Bath House, with Hot Spring Holding Pool in the foreground.
13	Historic Bath House front, or west, side. Looking east.
14	Historic Bath House east and south sides. Looking northwest.
15	Historic Bath House window with tooled concrete detail. Looking west.
16	Historic Bath House ceiling window in the entry. Looking up.
17	View towards the Lodge (center, background) with the Amethyst Cottage on the right and the Little Medicine (non-contributing) Complex on the left. Looking west.
18	Amethyst Cottage front and east sides. Looking northwest.
19	View from the drive towards the Lodge with the Commodore Cottage to the left and the Palmer House to the rear. The Holy Moses Cottage is obscured by the

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Photo No.	Photographic Information
	large evergreen tree in the center of the photo. Looking west.
20	The Palmer House, formerly called The Casino. Looking east at the west side.
21	The north entry into the Palmer House (formerly called the Casino). Looking south.
22	Interior of the Palmer House (formerly called the Casino) showing the fireplace. Looking west.
23	Overview, showing the Lodge in the center and Fish Hatchery Pond with fencing in the front right. The Commodore and the Palmer House are front left. Looking northwest.
24	Two sheds that were formerly part of the Fish Hatchery operation. Shed A is to the rear and the right. Shed B is in the foreground and to the left. Looking northwest.
25	Garden Shed that was formerly associated with the Fish Hatchery. Looking northwest.
26	Barn with herringbone pattern half log walls. Looking southeast at west and north walls.
27	Barn with associated corrals. Looking north.
28	Feed Shed located south of the barn and corrals. Looking southeast.
29	Holy Moses Cottage. Rebuilt in 1999. Looking northwest at the south and east sides.
30	Non-contributing Commodore Cottage and Fisherman Statue. Rebuilt in 1988. Looking northwest at front (east) and south sides.
31	Non-contributing Molly Ess Cottage. Constructed 2015. Looking west at east side.
32	Non-contributing Homestake Cottage. Built in the late 1980s. Looking northwest at east side.
33	Non-contributing Little Medicine Spa Complex. Built in 2012. Left to right are the Laundry, Fitness and Spa Buildings next to the pool. Looking southeast at north and west sides.
34	Non-contributing North Star & Hideout. Built in 2001. Looking northwest at east and south sides.
35	Non-contributing Ranch Wrangler's Home (formerly the Fish Hatchery). Extensively remodeled in the, 1950s, the 1970s and after. Looking southeast.
36	Playground Equipment installed after 1990. Low fence next to the drive. Looking northeast.

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

Historic Photograph and Images Log

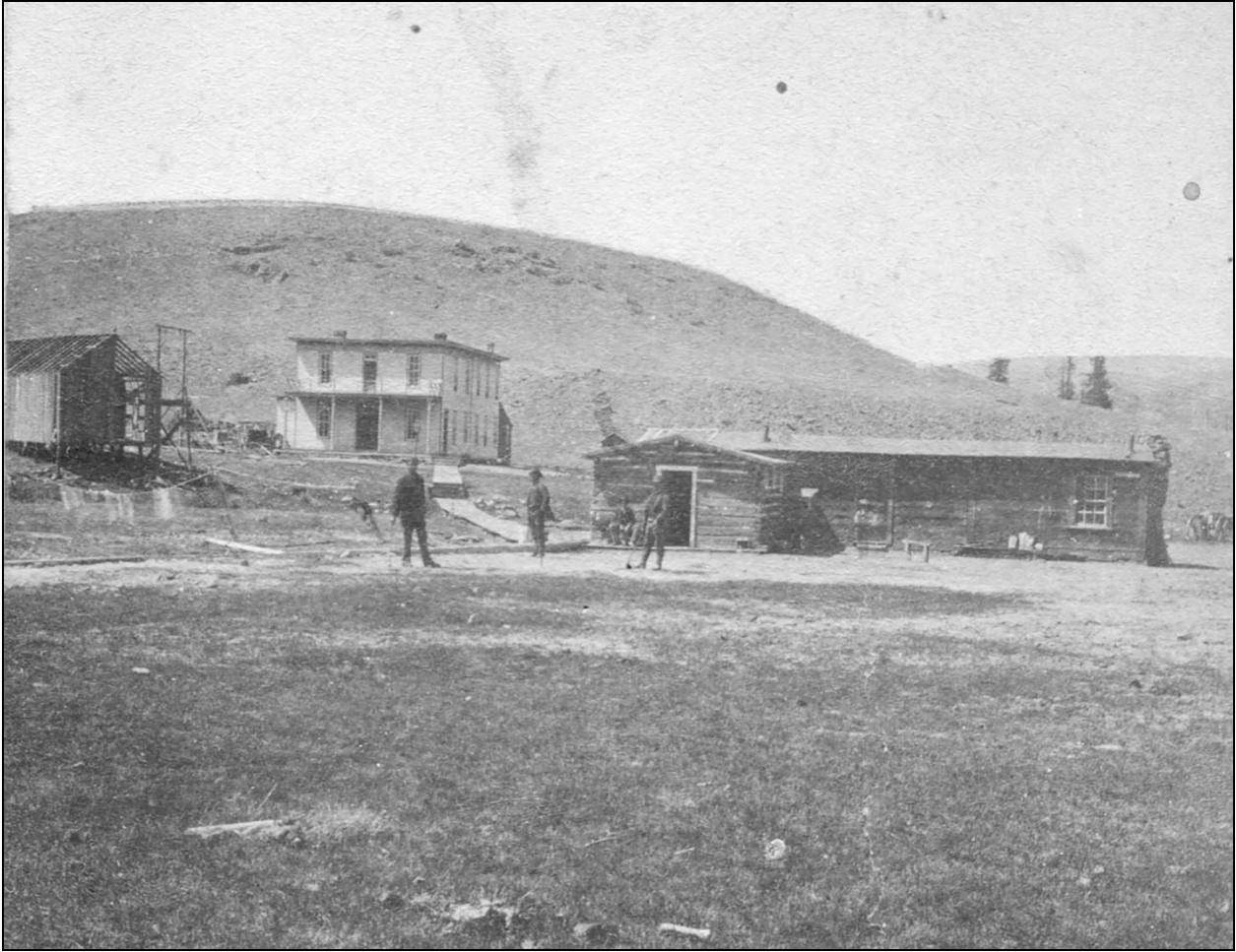
Photo No.	Photographic Information
H1	Undated photograph of early bath house and lodge, probably taken about 1900. None of these buildings remain. Courtesy 4UR Ranch.
H2	View from the mine, looking west, taken in 1926 by EE Burchard. Extant buildings include the barn at the left, with the hatchery pond and building behind it. The historic bath house is at the center and the Commodore Cottage is behind and to the left of the bath house. The Palmer House is behind the Commodore. The current Lodge replaced the large two-story building located behind and to the right of the bath house. The Laundry and Bird's Nest are to the right and slightly uphill of the Lodge. The Amethyst Cottage is located on the right. USGS Photo EF1318.
H3	Undated photograph looking northeast. Shows the Palmer House (constructed in 1905) in the foreground and the Laundry and Bird's Nest buildings in the background at the left. The Ice /Cold-storage House and the building that would be part of the Owner's Cabin/Powder Mag is also visible. The Lodge in the center of the photo was replaced in 1948. Denver Public Library/History Colorado Photo CHS.X5212.
H4	Excerpt from a 1906 promotional brochure for the Resort, showing the new bath house and holding pool. Courtesy 4UR Ranch.
H5	The Commodore Cottage as it appeared in the 1906 promotional brochure for the Resort. Courtesy 4UR Resort.

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.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H1. Undated photograph of early bath house and lodge, probably taken about 1900. None of these buildings remain. Courtesy 4UR Ranch.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H2. View from the mine, looking west, taken in 1926 by E.E. Burchard. Extant buildings include the barn at the left, with the hatchery pond behind it and the hatchery building to the right of the pond. The historic bath house is at the center and the Commodore Cottage is behind and to the left of the bath house. The Palmer House is behind the Commodore. Part of the building located behind the Palmer House was torn down at an unknown date. The remainder of the building is the Holy Moses. The front gable, multi-story building to the right of the Holy Moses was probably a lodging building and is no longer standing. The current Lodge replaced the large two-story building located behind and to the right of the bath house. The Laundry and Bird's Nest are to the right and slightly uphill of the Lodge. The Amethyst Cottage is located on the right. USGS Photo EF1318.

Wagon Wheel Gap Hot Springs Resort
Name of Property

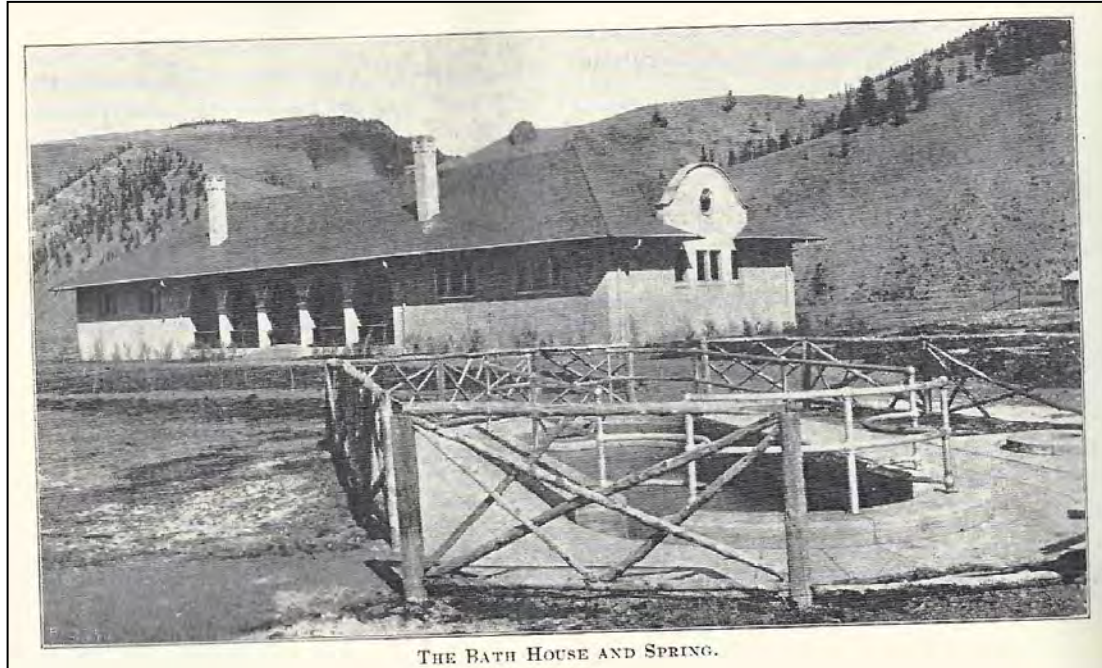
Mineral, Colorado
County and State



H3. Undated photograph looking northeast. Shows the Palmer House (constructed in 1905) in the foreground and the Laundry and Bird's Nest buildings in the background at the left. The Ice House and the building that would be part of the Owner's Cabin/Powder Mag is also visible. The Lodge in the center-right of the photo was replaced in 1948. Denver Public Library/History Colorado Photo CHS.X5212.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H4.

Excerpt from a 1906 promotional brochure for the Resort, showing the new bath house and holding pool. Courtesy 4UR Resort.



H5. The Commodore Cottage as it appeared in the 1906 promotional brochure for the Resort. Courtesy 4UR Resort.













RANCH STORE

THE HIGH WHEEL GAP

PUBLIC PHONE





























































National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/27/2019 Date of Pending List: Date of 16th Day: Date of 45th Day: 10/11/2019 Date of Weekly List: 9/30/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/26/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORY *Colorado*



June 10, 2019

Joy Beasley
Keeper of the National Register
National Park Service
National Register Program
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Ms. Beasley:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Wagon Wheel Gap Hot Springs Resort (5ML.22) in Mineral County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on May 17, 2019. 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 Wagon Wheel Gap Hot Springs Resort 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
National and State Register Coordinator
(303) 866-4683
erika.warzel@state.co.us

Enclosures

CDs (2)
Signature Page

WWW.HISTORYCOLORADO.ORG

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203

4210

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 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.



1. Name of Property

Historic name: Wagon Wheel Gap Hot Springs Resort

Other names/site number: 4UR Guest Ranch/5ML.22

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1 Goose Creek Road

City or town: Creede State: Colorado County: Mineral

Not For Publication: n/a Vicinity: X

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

Applicable National Register Criteria:

X A B X C D

Returned

<u>Dr. Kelly K. Norton</u>	<u>28 May 2019</u>
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Returned

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>14</u>	<u>12</u>	buildings
<u>4</u>	<u>3</u>	sites
<u>1</u>		structures
<u>19</u>	<u>15</u>	objects
		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

HEALTH CARE/Resort
DOMESTIC/Hotel

Current Functions

(Enter categories from instructions.)

HEALTH CARE/Resort
DOMESTIC/Hotel

Returned

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Rustic
LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Mission

Materials: (enter categories from instructions.)

Foundation Stone, concrete

Walls Wood, stucco

Roof Asphalt, metal

Principal exterior materials of the property: Wood

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Narrative 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 Description of the District

The Wagon Wheel Gap Hot Springs Resort, known today as the 4UR Guest Ranch, is located eight miles southeast of Creede, Colorado, in Mineral County. It is one-and-a-half miles south of the well-known geographic landmark of Wagon Wheel Gap. The resort sits on the eastern edge of the Creede Caldera, which is one of a chain of collapsed volcanoes that erupted more than 30 million years ago in the San Juan Mountains.

Goose Creek Road, a graded dirt road from Wagon Wheel Gap at Colorado State Highway 149, provides the only vehicular access to the resort. The road travels a little more than a mile south from Highway 149 to the guest ranch entry. The road continues from this point to access the Wagon Wheel Gap Fluorspar Mine and Mill (5ML.252; National Register listed April 22, 2019). The fluorspar mine and mill are located on the east side of Goose Creek.

The district is located on the west side of Goose Creek, which is a tributary of the Rio Grande River. The lodging and spa area is spread across a gently eastward-sloping hillside at an average elevation of 8500', while the barn and corrals sit slightly lower in elevation on the level bench that is adjacent to the creek. Pierce Creek, a small stream, runs through the resort to join Goose Creek. Spruce-fir forests with scattered aspens and cottonwoods characterize the upper-most elevations, while willows line the edges of the both Goose Creek and Pierce Creek.

The historic district boundaries extend 1630' north-south and 1410' east-west, encompassing an area measuring about thirty-one acres. The entire historic district contains thirty-four resources, including twenty-six buildings, seven structures and one object. Of these, there are nineteen contributing resources, including fourteen buildings, four structures and one object.

General Development History

Initially developed in the 1870s, the original facilities provided rudimentary lodging accommodations and soaking pools. The Wagon Wheel Gap Improvement Company purchased the resort in late 1800s, and constructed extensive improvements between 1902 and 1905. These improvements established the overall rustic character and layout of the guest facilities that remains today. The subsequent owners, Arthur and Geneva Sharpe, acquired the property in 1945 and made some changes to adapt to changing public tastes. They changed the name of the resort to the 4UR Ranch, constructed a new lodge in 1948, and had log siding applied to a number of the buildings as part of orienting the resort toward a more rustic, outdoor-activity program based on the idea of a Western experience. The Sharpes sold the resort to Denver-based attorney, Allan R. Phipps, in 1959. The Phipps family continued the Sharpes' western-oriented program and added tennis courts (which are no longer extant). They also took the

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

historic bath house out of service and installed an outdoor pool that has since been replaced by the current Little Medicine Spa complex. While the historic bath house has been taken out of service, the building remains and is used for storage, as a maintenance facility, and as an artist studio. The current owners purchased the 4UR in 1972. Under their ownership, most of the historic buildings have been maintained. A few buildings have been remodeled or replaced over time, and new buildings have been constructed, but the feeling of historic and rustic lodging presides.

Summary of Contributing Resources

As previously noted, there are nineteen contributing resources in the district, including fourteen buildings, four structures, and one object. They are listed in the summary chart below.

Summary Chart of Contributing Resources

Resource Name	Resource Type	Construction Date(s)
Lodge	Building	1948, addition ca.1960
Bell	Object	ca. 1948
Ice/Cold-Storage House	Building	ca. 1902
Ranch Store	Building	ca. 1902
Laundry	Building	ca. 1902
Powder Mag/ Owner's Cabin	Building	ca. 1902/ additions 1948, 1970s, 1980s
Hot Spring Holding Pool	Structure	ca. 1902
Bath House	Building	ca. 1902
Amethyst Cottage	Building	ca. 1902
Holy Moses Cottage	Building	ca. 1902, alterations 1999
Palmer House	Building	ca.1902, addition 1960
Hatchery Pond ¹	Structure	ca.1906
Hatchery Shed A	Building	ca. 1902
Hatchery Shed B	Building	ca. 1902
Garden Shed	Building	ca. 1902
Barn	Building	ca. 1902
Feed Shed	Building	ca. 1940
Corrals	Structure	ca. 1940
Resort Drive	Structure	pre-1902, 1906, paved ca. 1968

¹ Water rights associated with water storage structures within the nomination boundary are owned by the property owner. Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination.

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

Summary of Non-contributing Resources

There are twelve non-contributing buildings and three non-contributing structures in the district. They are listed in the summary chart below. These resources were either constructed or substantially altered after the period of significance (1902-1959). They include one historic (ca. 1902) cottage that was remodeled using historically compatible materials, a substantially remodeled staff residence building, four residential buildings and a garage constructed after 1985, the former hatchery building (which was extensively remodeled into a residence for the ranch wrangler), the new pool, laundry, fitness and spa buildings (which were constructed together in 2012 as the Little Medicine complex), and a storage shed constructed after the period of significance. Two other structures — the horse arena and a round pen— were also constructed in the 2000s.

Summary Chart of Non-Contributing Resources

Resource Name	Resource Type	Construction Date(s)
Commodore Cottage	Building	ca. 1902, rebuilt 1988
Molly Ess Cottage	Building	2015
Homestake	Building	1985
Bird's Nest	Building	1902 or 1948, altered ca.2000
Garage	Building	ca. 1985
Little Medicine Pool	Structure	2012
Little Medicine Guest Laundry	Building	2012
Little Medicine Fitness Facility	Building	2012
Little Medicine Spa	Building	2012
North Star	Building	2001
The Hideout	Building	2001
Ranch Wrangler's Home/former Fish Hatchery	Building	ca. 1906, altered 1950s and 1970s
Storage Shed	Building	2000
Horse Arena	Structure	ca. 2000
Round Pen	Structure	2015

Detailed Description

For descriptive purposes, the property can be divided into two areas: a lodging/bath houses area, and a fish hatchery/barn area. In the lodging/bath houses area, a guest-services complex forms a core, which is surrounded by widely dispersed lodging and recreation buildings. The guest services complex contains the Lodge (with an associated dinner bell), Ice/Cold-storage House with an associated storage shed, Laundry, Ranch Store, a building for staff housing known as the Bird's Nest, and an owner's residence known as the Powder Mag/Owner's Cabin (with an

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

associated freestanding garage). The complex is surrounded by widely dispersed lodging buildings (the Amethyst, Holy Moses, Commodore and Molly Ess Cottages), three owner's homes known as the North Star, Hideout and Homestake, a recreation hall called the Palmer House, the spa/bath house/pool/guest laundry complex called Little Medicine, a swing set and slide play area (located next to the Little Medicine) and the historic bath house (with its associated hot springs holding pool), which now functions as a maintenance and office building. The cottages are separated by more than 100' from the guest services core by two large grass lawns, providing privacy and enhanced views in all directions. The cottages are named after local mines. Concrete sidewalks connect the Molly Ess Cottage, the Holy Moses Cottage and the Palmer House with the Lodge.

The fish hatchery/ barn area is located to the south and east of the lodging/bath houses area. It contains the Ranch Wrangler's Home (converted former fish hatchery building), sheds that were once associated with the Hatchery, Hatchery Pond, barn with its associated corrals, Horse Arena, Round Pen, and Feed Shed.

The buildings are accessed via a drive that winds through the resort. Much of the drive is a 10'-wide asphalt surface. It extends southwest from Goose Creek Road for about 1250' to the Lodge, where the route splits to access the Amethyst Cottage to the east, and to the west to reach the Ice/Cold-storage House, Birds Nest, Laundry, the north side of the Powder Mag/Owner's Cabin, and the Garage. The Resort Drive transitions from asphalt to a graded dirt surface as it proceeds west from the Garage to the Homestake Cabin, and then on to the land beyond the resort buildings. A dirt road spur branches off of the graded surface at the Homestake Cabin and travels generally south to access the Molly Ess Cottage, Holy Moses Cottage, and Palmer House.

A short asphalt spur extends south from the Lodge to the Commodore Cottage before connecting with a graded dirt road connecting to the fluorspar mill and mine located to the east, and to the land to the west and south beyond the resort buildings. Another graded dirt drive extends from the asphalt drive to the front of the Historic Bathhouse and then to the road connecting to the fluorspar mine.

A ca. 1950 wood fence (See Photo 23 and Site Map) with two rails encompasses the resort area on the north and west sides, and on parts of the south and east sides. The upper set of rails is supported by the crossed stakes, while the lower set is nailed to one of the stakes.

Contributing resources will be described first, followed by non-contributing resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

CONTRIBUTING RESOURCES

Lodge- 1948 and ca. 1960 addition, Contributing Building (Photos 2-4; Site Map location 1)

The Lodge was designed by the Colorado Springs architectural partnership of Charles Thomas and Gordon Sweet. It replaced an older facility that had been built in the 1870s.² The Lodge contains the guest check-in, kitchen, dining, and bar/social area, along with administrative offices. It is one-story and measures 70' x 74'. The original plan for the building was an almost square form that was slightly longer than wide, but an addition along the south side of the building (probably constructed when the Phipps owned the property in the 1960s) has created a footprint that is slightly wider than long. The foundation is poured concrete. Locally sourced decorative stone is set in the concrete on parts of the exposed foundation on the front (east) and south sides. Siding made from logs that have been squared on three sides clads the walls. The logs have no corner notching and extend at the corners at the front entry, and at points on the south and west walls. The roof is a front-gable form with green asphalt shingles. About a third of the east wall has a front-projecting gable and wall that defines the east-facing front entry. Pairs of round log purlins project under the eaves on the front and rear. A square red-brick chimney is on each of the north and south slopes of the roof. The addition along the south side of the building has a shed roof. A large composite wood deck abuts the south wall at the east end.

The front, or east, side is accessed via four poured-concrete steps leading onto a poured-concrete deck that has a bench made of half round logs. A glazed paneled wood door with a wood screen door is located at the main entry and at the entrance to the bar, which is located to the south of the main entry. A fixed single-light picture window with simple wood trim flanks either side of the bar door. To the north of the northern picture window is a group with one large fixed window in a wood frame flanked by casement windows with fixed lights above the casements and thin metal sashes. Two groups of three casement windows located under a fixed light with thick metal sashes are located at the north end of the east wall. A wood vent is located in the front gable end and a carved wood panel stating "4UR" is located in the second gable end over the main entry.

The south side of the lodge has a wood-frame sliding glass door that opens onto the deck. A five-light window with thick wood sashes and including three fixed and two hopper windows, is west of the glass door. To the west of this window are two large fixed single-light picture windows with simple wood trim that each flank a nine-light window with thin metal sashes. The lights in the nine-light window are arranged in a pattern of eight lights surrounding a large center picture window. The lights flanking either side of the center window are casement sashes. The lower center light is an awning window. The west side has two nine-light windows matching the configuration of the window on the south wall, a large single-light fixed window with simple wood trim and two three-light horizontally oriented windows with vinyl sashes that are roughly located where the original plans had specified two one-over-one-light windows. The two vinyl-sash windows have a fixed center light, flanked by side sliding lights. A small shed-roof enclosed extension abuts the west wall to create a small storage area. It has an X-braced wood door on the north side. A ventilation hood extends from the wall.

² The older facility was a hip-roof two-story building that was remodeled in about 1902.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

The north side has a porch with a concrete floor sheltered by the roof eaves. There are two entries on the north side, each with a single wood glazed door with wood screen door. At the west end of the north wall, two horizontally oriented three-light vinyl sash windows matching those on the west side flank one of the two doors. A two-over-two-light single-hung window and a pair of four-over-four-light double-hung windows, all with wood sashes, are on either side of the other door along the western half of this side.

The interior is divided into four main areas. The guest check-in area is in the front near the main entry; a small bar that opens onto the deck is along the south side; a large dining room with a prominent stone fireplace with inset tiles and views to the west is in the rear; and the kitchen and administration office are located along the north side. Floors are mostly carpeted (except in the kitchen areas), walls are wood paneled, and the ceiling is acoustic tile.

Alterations

A shed-roof addition was constructed on the south side of the building, probably soon after the Phipps family bought the resort (1959). The addition employed log wall siding that matches the original. The composite wood deck located off the southeast corner of the building was added some time in the past 30 years and probably replaced an older deck that may have been installed when the shed roof addition was constructed. The horizontally-oriented vinyl windows on the west and north sides replaced one-over-one-light windows, sometime after 1988. It is not known what the original window material was. The replacement windows located on the east wall to the north of the entry mimic the original design of three vertical lights under a horizontal light, but have wider sashes. On the interior, the original fireplace and wood paneling remain. The building retains much of its original integrity in terms of design, materials and workmanship. The shed-roof addition to the south is well integrated with the original building in terms of form and materials.

Dinner Bell- ca. 1948, Contributing Object (Photo 3; Site Map location 2)

A cast iron dinner bell is located 35' south of the Main Lodge, on the lawn. It measures 5' x 5' and sits on a poured-concrete foundation. No markings were found on the bell to identify the maker or production date. Photographs and current owner memories indicate it has been in this location for more than 30 years, and probably was part of the 1948 development of the Lodge.

Ice/Cold-storage House- ca. 1902, Contributing Building (Photo 5; Site Map location 3)

The Ice/Cold-storage House is 21' x 79' and is built into the hillside next to and north of the Lodge, where it is easily accessed from the Lodge's kitchen. The Ice/Cold-storage House has a long narrow generally L-shaped form, and a hip asphalt-shingle roof with a shed-roof dormer on the south roof slope. There are wood vents on each of the north and south slopes of the hip roof. The rafter tails under most of the roof eaves are beveled, but gutters located on the south side obscure this detail. Most of the building is one-story with a taller section at the east end, which extends five feet south of the rest of the building, and also has a hip roof. The Ice/Cold-storage House is constructed on a foundation made of a mixture of rock cobbles and concrete, and mostly has log siding with corner boards, except that a section at the farthest western end of the building has walls that are mortared rock. The north side of the Ice/Cold-storage House abuts the

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

hillside so that only a low poured-concrete wall rises above the grade, except at the taller section located at the east end, which has log siding. A rectangular opening on the north wall of the taller section provides a way to load ice into the building from the north side. The opening has a wood sill and wood side-hinged shutters. A screened rectangular opening, presumably for ventilation, is located above the ice loading window. The south side has six door openings. In order from west to east, the opening located in the rock portion has no door, the next opening has a flush wood door, the next opening has a flush wood door and a screened rectangular unglazed opening located next to the door, the next opening has a vertical wood board door, and the next opening had no door because the door had been temporarily removed from the opening for maintenance. The sixth and eastern-most opening is located in the tall portion of the building and had no door because the door had been temporarily removed for maintenance. A screened rectangular unglazed opening is located next to this opening. A rectangular vent located under the eaves is also above this eastern-most opening. The west wall has an opening in the stone wall that is now covered with boards. The east side of the Ice/Cold-storage House has a small four-lite fixed wood sash window.

Alterations

The building's form and openings do not appear to have changed, but some of the doors were probably replaced over time. The log siding was probably applied in about 1948 to match the look of the new Lodge. It is still used for cool and cold storage, although ice is no longer loaded into the building. The building retains much of its integrity in terms of materials, design, and workmanship.

Ranch Store- ca. 1902, Contributing Building (Photo 6; Site Map location 4)

The Ranch Store is located about 1' to the east of the Ice/Cold-storage House. It is a one-story rectangular building with a hip roof with small-shed roof extensions to the east and the north. The date of the extensions to the east and north are not known. The Ranch Store measures 21' x 19', and sits on a poured-concrete foundation. The walls are horizontal log siding with corner boards. The roof is asphalt shingle. Beveled rafter tails are under the eaves. Within the shed-roof extension on the east, the south side has a three-panel wood door with a single light in the upper third of the door. To the west of this entry is a door opening with wood screen door, and a four-light fixed wood window. A carved wood sign saying "The Wagon Wheel Gap" is mounted on the wall to the east of the opening. The opening is accessed via double-loaded wood steps, which have a carved wood sign on the stair rail stating "Ranch Store." The east side has a pair of four-light fixed wood windows, and a door opening with a wood screen door. A carved wood sign stating "Public Phone" is also on this side near the southeast corner of the building. The north side has a fixed window and a rectangular screened opening. The Store sells supplies to guests and no longer has a public phone.

Alterations

Log siding was probably applied to replace the original wood shingles soon after the adjacent Lodge was built in 1948.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Laundry- ca. 1902, Contributing Building (Photo 9; Site Map location 5)

This one-story building is located about 50' northwest of the Ice/Cold-storage house and has a 20' x 30' rectangular floor plan, and a hip roof with asphalt shingles. Beveled rafter tails are under the eaves. The building sits on a cobble foundation, supplemented by poured concrete. Three of the four walls are clad with log siding that was probably applied after 1948. The fourth side on the rear (north) has the original wood shingle cladding. There are corner boards. A single paneled wood door with glazing and a pair of paneled wood doors are on the front, or south, side. They are accessed via wood steps that climb to a wood deck. A four-over-four-light double-hung wood window is on each of the east and west sides, and two more four-over-four-light double-hung wood windows are on the north side. A 1902 utilities plan identifies this as a storage building. The current use is the in-house laundry facility.

Alterations

As noted, the building received new log siding on three of the four walls. It appears the window openings and the windows are unchanged. The pair of doors replaced a single door that is visible in a photograph dating to the early 1900s (Historic Photo 3). The date of this replacement is unknown. Wood steps and a wood deck were constructed at an unknown date on the south side of the building, replacing the original configuration of separate stairs leading to each door.

Powder Mag/Owner's Cabin- ca. 1902, with 1948, 1970s, 1980s additions; Contributing Building (Photos 10-11; Site Map location 6)

The Powder Mag/Owner's Cabin is located about 45' west-northwest of the Lodge. The oldest part of this one-story building is a small cabin with a rectangular footprint (with the long dimension oriented east-west). It is known as the Powder Mag and dates to 1902 or earlier. It is visible in Historic Photo 3. In 1948, Arthur and Geneva Sharpe added the front-gabled residence to the west and south of the Powder Mag, known as the Owner's Cabin, and connected the two buildings. Subsequent owners, the Leavells, added on to the building at least twice (in the late 1970s and in the 1980s), including the west projecting addition, which created a cross gable roof line, and the north projecting front-gable-roof addition located at the rear. The resulting one-story building has an irregular, roughly T-shaped footprint and a cross gable roof with additional gable projections to the sides and rear, a mix of window types and different types of horizontal wood walls. The building measures 84' x 52' overall and sits on a foundation consisting of a mix of rubble, concrete block, and poured concrete. The roof is covered with asphalt shingles. A square brick chimney is located on the west slope of the front gabled roof.

The oldest part of the building (the Powder Mag) has horizontal log siding with corner boards and a side gable roof with a south-facing front. The front (south) side of the Powder Mag has a porch with a shed roof supported by peeled log posts on a wood floor. A wood flush door and wood screen door open onto the porch. Two side-sliding one-light wood sash windows are also on this side on either side of the door.

The Owner's Cabin abuts the west side of the Powder Mag. It has log siding with logs that are shaped on three sides and extend at the corners, in a manner similar to the nearby Lodge, which was constructed in the same year. The gable roofed extension to the west of the Owner's Cabin

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

is believed to have been added in the 1970s. A side-gable addition at the rear (north side) of the Owner's Cabin was added in the 1980s to accommodate additional family members. The rear addition has horizontal log siding with corner boards. The front, or south side, of the Owner's Cabin has a front-gable porch with a wood floor, accessed by wood steps on the east side of the porch. A wood glazed door with a wood screen door opens onto the porch. There are two one-over-one-light wood sash windows on the porch, and two large wood framed fixed windows on the south wall to the west of the porch area. The west wall has a group of windows consisting of a fixed large central window flanked by one-over-one-light single-hung wood sash windows. The group is located on the west end of the cross gable. There are also two pairs of one-over-one-light wood sash windows. One pair is north of the cross-gable wing and the other pair is south of the cross-gable wing. The north wall of the rear addition has a glazed wood door with a metal screen door located under a projecting gable roof, and three one-over-one-light metal sash single-hung windows. A horizontally oriented one-by-one-light window and a pair of four-light windows (either fixed or possibly side sliding) are on the north side of the Powder Mag wing of the building. The east side has a pair of one-over-one-light windows located in the portion of the wall that is north of the Powder Mag, and a single one-over-one-light window located in the portion of the wall that is south of the Powder Mag. The building is an owners' residence.

Alterations

The building form changed from a rectangle to an irregular footprint with the construction of the front gable section in 1948, during the period of significance (1902-1959). Further additions were constructed on the west side of the front gable section to create a cross gable roof in the 1970s, and the north end of the front-gable section in the 1980s, but the south end of the front-gable section, with its porch and windows, were not changed. The log siding and windows remain from the 1948 construction. The building remains in the original location, and still functions as it was historically used. It retains integrity of location, setting and association. The building retains sufficient integrity of materials, workmanship, design and feeling through use of compatible materials on the more recent additions and the relatively small scale of the additions to the side and rear.

Hot Spring Holding Pool- ca. 1902, Contributing Structure (Photo 12; Site Map location 7)

The holding pool is located 290' south of the Lodge and 80' west of the Historic Bathhouse. It measures 8' x 18'. It was constructed to allow the emerging water from the hot spring to cool before it was piped to the Bath House. It is prominent in historic photographs of the bath house and was probably constructed concurrent with the bath house. It is partially surrounded by a metal pipe-rail set in poured concrete and decorated with pieces of fluorspar set into the concrete.

Alterations

Historic photos show the pool was surrounded by wood fencing that no longer remains, and that some of the pipe rail has been removed.

Bath House- ca. 1902, Contributing Building (Photos 12-16; Site Map location 8)

Measuring 44' x 130' and rectangular in form, the bath house is located 165' southeast of the lodge. It was designed by prominent Colorado Springs architect, Thomas MacLaren. It has two

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

stories and a basement and a poured-concrete foundation with stucco finished walls. The building has a hip roof with green asphalt shingles. A curvilinear parapet with a concrete coping extends above the roof line of the wall dormers located at the north and south ends. Beveled rafter tails are under the eaves. Three rectangular stucco-clad chimneys, with a decorative relief pattern at the top of each, extend from the roof. The two chimneys on the west side have decorative metal scroll supports. Four dormers with hip roofs and wood shingle walls are located on the east side of the roof. The central two dormers have six-over-six-light single-hung wood windows. The other two dormers do not have windows. A rectangular skylight is located near the roof ridge on the east side. It provides light to an interior octagonal stained-glass skylight within the ceiling of the lobby.

Unless otherwise noted, all of the windows are one-over-one-light and single-hung with wood sashes and tooled concrete sills. Pairs and groups of windows are separated by ornately tooled, beveled concrete pilasters. The front faces west and has an arcaded recessed porch with five arches that provides access to a central, large paneled-wood door with a round window, set within an arched multi-light surround. Three one-over-one-light windows and a round window are on either side of the door. The glazing is no longer in place in the round windows. The porch retains part of its original wood floor at the entry. The remainder of the porch floor is missing. A low balustrade made of rectangular wood boards is in four of the five arches, with the central arch providing access to the front door. On either side of the recessed porch within the west wall are two groups of three windows each.

The north side of the building has two pairs of windows and two vertical wood vents. The south side has a round multi-light window in the curvilinear face of the wall dormer and located above four windows.

In order from south to north, the east side has a large garage door opening which has been cut into the wall and has a metal overhead garage door; a group of three windows, three individual windows, a wood door located below a transom opening that no longer contains a window and is filled in with a board, and two groups of three windows. A wood ramp with a wood railing near the entry has been constructed in front of the building to access the door. A concrete stairway to the basement level is also located on this side at about the center of the wall. A metal pipe railing is on two of the three sides of the basement stairwell. The stairs access a metal door.

Inside, the front entry consists of a large lobby with a high octagonal-shaped ceiling. An intact, elaborate, octagonal stained-glass skylight is located at the peak. Wood-paneled arched entries off the lobby lead to the former men's baths at the south and to the former women's baths at the north. Some of the walls from the baths remain in the building. The garage in the south end is located in area of the former men's plunge pool. Some of the other rooms are used for storage and studio/office space.

Alterations

Much of the original exterior detailing and some of the interior detailing, such the striking stained glass skylight remain intact. On the east side, the garage opening was probably installed

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

sometime between 1959 and 1972, when a new pool was constructed and this building was no longer used for bathing. A window opening located next to the metal basement door at the east side basement entry was filled in to address structural concerns, sometime after 2000. On the west side, some of the porch flooring was removed at an unknown date.

The building retains much of its original integrity in terms of materials, design, and workmanship. Character-defining Mission Style features are still evident, including the curvilinear parapets, arched entrance, round windows, arcaded recessed porch, and smooth stucco-coated walls.

Amethyst Cottage- ca. 1902, Contributing Building (Photo 18; Site Map location 9)

The Amethyst Cottage is a one-story rectangular building that measures 30' x 130'. It is located about 180' northeast of the Lodge. It has a hip roof with a front projecting gable roof at each end, and a hip-roof dormer on the front, or south, slope of the roof. A shed roof extends off the west end to cover a porch, and a small shed roof extends off the rear to cover a small rear entrance. The roof has asphalt shingles. Beveled rafter tails are visible under the deep eaves. A porch spans the front of the building between the gabled projections and is protected by the roof overhang. The porch has a wood deck and is accessed at two points by wood steps with wood railings. The walls, the low porch wall, and the porch supports are clad in wood shingles. Wood lattice obscures the area under the porch. While concrete blocks provide some foundation support at each end of the building, most of the foundation is a mix of rock and rock mixed with concrete, and the porch sits on poured-concrete piers. A small carved wood sign stating "Amethyst" is suspended below the eave above the western wood steps. Carved wood racks to hold fishing rods are mounted on the wall at each door.

The building contains eight guest rooms that each open onto the porch. Six entries are located in the south wall and two entries are located on the side walls of the front projecting gables. Each entry has a wood paneled door with glazing (translucent glass) and a wood screen door. Above each door is a transom opening that is now filled with a wood panel.

All of the windows in the building are metal or vinyl sash windows, and all windows have wood screens. On the front (south) side, there are six one-over-one-light single-hung windows; each of these windows is next to a door. There is a pair of one-over-one-light single-hung windows in the south wall of each of the front projecting gables. A side-sliding one-by-one-light window is also on this side at about the center of the wall.

The west side of the building has a shed-roof porch with a wood floor and a porch rail/bench made of logs split in half. The porch accesses a wood paneled door and screen door. A small one-over-one-light window and an attached small shed with shed roof are also on this side of the building. The shed's walls and door are clad with shingles. The north, or rear, of the building has ten one-over-one-light windows and a slab door.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Alterations

Changes to the building include the addition of the west side shed-roof porch, which occurred prior to 1972, the replacement of windows within the original openings (replacement date unknown but probably between 1980 and 1999), and filling in of the transoms. The interiors of the rooms have been continually updated and now have carpeted floors and modern bathrooms.

Holy Moses Cottage- ca. 1902, alterations 1999, Contributing Building (Photo 29; Site Map location 18)

This building is located 290' west of the Lodge. It measures 29' x 75'. In 1999-2000, the building was raised up to install a foundation, and rehabilitated using new materials that were similar to the historic. Original openings were maintained. Windows all appear to be metal or vinyl sash. The one-story hip roofed building is rectangular in form with small extensions off the east and west ends that also have hip roofs. A shed roof extends to the rear. The roof material is asphalt shingle. Beveled rafter tails are under the eaves. Walls are clad with wood shingles. The building is on a poured-concrete foundation that is coated in stucco.

The front faces east and is accessed via a set of wood steps located at either end of a wood porch. The porch has peeled log roof supports and a porch railing/bench constructed of shaped logs on log posts. There are two pairs of two-light double-hung windows at each end and four one-over-one-light double-hung windows, each next to a door. Five wood paneled doors with wood screens open onto the porch. Each door is under a rectangular wood panel that would have been the transom in the original doorway. A small carved wood sign stating "Holy Moses" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

A glazed, four-light wood paneled door with a wood screen door opens out onto a wood-floored porch on the north and south ends of the building. These doorways also have rectangular wood panels above the door, representing former transoms. The porches at the north and south end have peeled log roof supports and half round porch rails. The rear has six one-over-one-light double hung windows and a flush door. The building provides guest accommodations.

Alterations

Historic Photographs show that prior to 1927, there was a large wing on this building, which was removed at an unknown date. Historic photographs show this building from a distance, but it appears the porch historically had a balustrade, and that chimneys extended from the roof. While it has been altered, the building retains historic integrity of location, setting, feeling and association, in that it has not been moved and continues to function as guest lodging. It retains adequate historic integrity in design, materials and workmanship in the rectangular form with a hip roof, details such as the original openings with transoms, and beveled rafter tails and wood shingle wall material.

Palmer House (Other name: Casino) - ca. 1902, addition 1960, Contributing Building (Photos 20-22; Site Map location 10)

Located 170' southwest of the Lodge, and between the Lodge and the Holy Moses Cottage, the Palmer House was built sometime between 1902 and 1905. It is a 25' x 75' one-story

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

rectangular building, and was originally called the Casino. It housed a dance hall, pool table, and a large fireplace. The building has a hip roof with small hip-roof extensions to the north and to the west, asphalt shingles, and beveled rafter tails. A rectangular addition with a gable roof was added to the south end when the Phipps family owned the ranch in the 1960s. A large external rock chimney is located against the west wall of the west hip-roof projection. The original building sits on a dry-laid rock foundation, while the addition sits on a poured-concrete foundation. A large deck constructed of composite wood extends to the east from the east side. Wood shingles clad the walls of the original building; the addition has horizontal board siding with exposed board ends at the corners and on the east and west walls.

The north side hip-roof projection features the formal entry via a five-panel wood door located within a small wood porch with wood rail and balustrade that makes up the west third of the projection. An elliptical window with four keystones (similar to an œil-de-boeuf window) is also located on the north wall directly below the eave and to the east of the entry steps. Two four-over-four-light double-hung windows with wood sashes are located on the west wall on either side of the western projection with the stone chimney. Two fixed single-light wood sash windows are also located on the side walls (facing north and south) of the western projection. The west wall of the shed-roof addition has a vertical plank door and a two-light side-sliding metal window. The east wall of the original building has two four-over-four-light double-hung wood sash windows. They flank a pair of contemporary glazed wood doors that open onto the deck. The east wall of the addition has a wood dutch door, a glazed wood door, and a two-light side-sliding metal window. A four-over-four-light double-hung wood sash window is on the south wall of the original building, to the west of the addition. The south wall of the addition has no openings.

The interior of the original building retains the original large open room with a stone fireplace and the hardwood flooring.

Alterations

Alterations to the building include the removal of a vented cupola from the roof ridge at an unknown date. The cupola is visible in historic photos from before 1948, but the specific date of its removal is unknown. A screened porch was added sometime between 1906 and 1926. The porch extended across the east side of the building, roughly where the large deck (which was installed some time after 1980) is located today. The doors opening onto the deck from the east wall may have been replaced at the same time as, or after, the installation of the current deck. As previously mentioned, the addition to the south was constructed in the 1960s. The building is still used as a recreation hall.

Hatchery Pond- ca. 1906, Contributing Structure (Photo 23; Site Map location 11)

The Pond is located about 490' southeast of the Lodge, and is south of the Historic Bath House. It measures about 110' x 160'. It holds water from the Pierce Creek drainage impounded by an earthen dam. The first fish were stocked in the pond in 1906. The pond is no longer stocked. No alterations are evident.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Hatchery Shed A- ca. 1902, Contributing Building (Photo 24; Site Map location 12)

This 8' x 8' shed is one of three sheds located close to the hatchery. It may have provided auxiliary support to the hatchery. It is now used for storage. It has no foundation and the walls are clad in split unpeeled logs arranged in a herringbone pattern, divided by vertical logs. The roof is a pyramidal hip roof with asphalt shingles and exposed rafter tails. A five-panel wood door is on the east side and a four-light wood sash awning window is on the north side.

Alterations

It appears unaltered.

Hatchery Shed B- ca. 1902, Contributing Building (Photo 24; Site Map location 13)

This 8' x 12' shed is one of three sheds located close to the hatchery that may have provided auxiliary support to the hatchery. It is now used for storage. It has no foundation and the walls are clad in wood shingles. The roof is a hip roof with asphalt shingles and exposed rafter tails. All of the windows have wood sashes. A four-panel wood door and a fixed single-light window are on the south side and a two-light fixed window is on the north side.

Alterations

It appears unaltered.

Garden Shed- ca. 1902, Contributing Building (Photo 25; Site Map location 14)

This 24' x 30' shed is one of three sheds located close to the hatchery that may have provided auxiliary support to the hatchery. It is now used for storage of gardening supplies and tools. The roof is a hip roof with a shed roof extension on the north side. The roof has asphalt shingles. The shed has no foundation. Three walls have split unpeeled logs arranged in a herringbone pattern, divided by a vertical log, as seen on Hatchery Shed A. The north side has a wall of vertical peeled logs. A small shed-roof addition is on the south side. The addition has horizontal lap siding and two fixed, single-light wood sash windows. Large side-hinged wood doors are on the east and west sides, and a large tractor or automobile size door opening is on the south side.

Alterations

The date of the shed roof addition is unknown, but the aged appearance of the wall materials suggests the addition is not much newer than the rest of the shed. Otherwise the shed appears unaltered.

Barn- ca. 1902, Contributing Building (Photos 26-27; Site Map location 15)

The barn is about 570' southeast of the Lodge. It measures 33' x 130'. The north section is a rectangular form with a hip roof and the longer south section is a narrower rectangle with a hip roof. The roof has asphalt shingles. Two gable-roof wall dormers and a hip-roof dormer are on the east slope of the roof. A single gable-roof wall dormer and a hip-roof dormer are on the west slope. Painted sheet metal clads the walls of the dormers. There are beveled rafter tails under the eaves. A square brick chimney extends from the west roof slope at the north end of the narrower south section. The barn walls have split unpeeled logs arranged in a herringbone pattern and divided by vertical logs. Above the herringbone pattern, the upper third of the walls has vertical

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

unpeeled logs. A single course of horizontal unpeeled logs wraps around the barn at the base of the herringbone pattern. The barn sits on a poured-concrete foundation.

All of the windows are wood except for the north side of the building, which has metal or vinyl windows. In order from east to west, the north side has two four-over-four-light double-hung windows and a single-light fixed window. The first floor of the west side, in order from north to south, has a six-light fixed window, a pair of large side-hinged wood doors that have vertical boards in the bottom half and diagonal boards in the top half, a four-over-four-light double-hung window, a wood door made of vertical wood boards, four four-light fixed windows, a glazed wood door located under a horizontally oriented three-light fixed window, and three four-light fixed windows. The hip-roof dormer on the west side has a pair of square four-light fixed windows and the gable roof wall dormer has a two-light glazed wood door located under an extended beam that probably supported a pulley attachment to lift hay into the barn.

In order from south to north, the east side has four four-light fixed windows, a vertical wood panel door, three four-light fixed windows, a four-over-four-light double-hung window, a four-light fixed window, a single-light fixed window, a four-light fixed window and a single-light fixed window. A glazed wood door is located in each of the gable roof wall dormers. One door has a single lite and the other has four lights. The doors are under extended beams that probably supported a pulley attachment to lift hay into the barn. A four-light fixed window is in the hip roof dormer. The south side has two square four-light fixed windows with a horizontally oriented three-light fixed window between them.

Inside, the north section has a poured-concrete floor with evidence of a floor drain. This area was used as a dairy but now stores tack. The southern section has an aisle with individual stalls on either side for the horses, with grains bins and a chute from the hayloft. The barn currently shelters the horses and tack.

Alterations

One window on the east side was replaced by the vertical wood panel door sometime after 1919. The two single-light fixed windows on the east wall are visible in a photo from the late 1910s or early 1920s but older historic photos do not clearly show if these two windows were in place before that time. The windows on the north side are probably replacements (date unknown) within the original openings.

Feed Shed- ca.1940, Contributing Building (Photo 28; Site Map location 16)

Located at the south edge of the corrals south of the barn, this 10' x 35' shed is used to hold feed for the horses. It has a corrugated metal shed roof, peeled log supports and vertical log walls on three sides. It is open to the east.

Alterations

It appears unaltered.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Corrals- ca. 1940, Contributing Structure (Photos 27-28; Site Map location 17)

A series of corrals measuring about 120' x 100' abuts the south end of the barn for the horses. They are mostly made of squared wood posts with five rails made from logs. Most of the gates are metal. The earliest aerial photography illustrating the corral layout dates to 1998 and shows the layout has not changed since that time. Although it is difficult to determine if and how the corrals have been altered over time before 1998, it appears the same types of materials have been used over time.

Resort Drive- pre-1902, alterations 1906, paved ca. 1968, Contributing Structure (Photos 1, 7, 19, 33; see Site Map for location)

A 10'-wide asphalt Resort Drive extends southwest from Goose Creek Road for about 1250' to the Lodge, where the route splits to access the Amethyst Cottage to the east, and to the west to reach the Ice/Cold-storage House, Bird's Nest staff housing, Laundry, the north side of the Powder Mag/Owner's Cabin, and the Garage. The Resort Drive transitions to a graded dirt surface as it proceeds west from the Garage about 370' to the Homestake Cabin and then on to the land beyond the resort buildings. A dirt road spur extends about 700' to access the Molly Ess Cottage, Holy Moses Cottage, and Palmer House.

South of the Lodge, a short asphalt spur extends from the main drive to the Commodore Cottage before connecting with a graded dirt road connecting to the fluorspar mill and mine located to the east, and to the land to the west and south beyond the resort buildings. Another graded dirt drive extends from the asphalt drive to the front of the Historic Bathhouse and then to the road connecting to the fluorspar mine.

The Resort Drive does not have formal design features, but a low one-rail stake and rider fence lines the edges of parts of the paved section (Photo 36).

Alterations

Historic photographs show that most of the current drive layout was in place by 1926. Segments of the drive were first paved within the past fifty years.

NON-CONTRIBUTING RESOURCES

The resources listed below are considered non-contributing because they were either constructed or significantly altered after the period of significance.

Commodore Cottage- ca. 1902, rebuilt 1988, Non-Contributing Building (Photo 30; Site Map location B)

This building is located 125' south of the Lodge. Measuring 36' x 87', the Commodore Cottage was completely dismantled and rebuilt in 1988, retaining the original footprint and replacing original materials with similar ones. The one-story building has a rectangular form and a hip asphalt shingle roof with boxed eaves. A small gable-roof dormer with a pair of one-over-one-light single-hung windows is on the front (east) slope of the roof. Two gable-roof projections at either end of the building also extend toward the front. Small hip-roof porches extend from the

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

north and south ends. A small shed roof extension on the rear protects an entry. The walls are clad in wood shingles. The building sits on a poured-concrete foundation. Rocks are pressed into the concrete in the exposed foundation walls on the front and sides. The front is accessed via central wood stairs leading to a recessed porch with a wood floor and peeled log roof supports. Wood lattice obscures the area under the porches. A low wood rail is at the edge of the porch. A small carved wood sign stating "Commodore" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

Six wood paneled doors open from the rooms onto the porch. All doors have wood screens and each door sits below a wood paneled rectangle where a transom would have been historically. Windows all appear to be metal sash. There are four pairs of one-over-one-light double-hung windows on the porch and a group consisting of a fixed light window flanked by one-over-one-light double-hung windows in each of the gable-roof projections. The hip roof porches located at the ends of the building are each accessed via wood stairs and have wood floors and peeled log supports matching the front of the building. The wood rails on the side porches are split logs. A wood door with a screen door opens onto the porch and a one-over-one-light double-hung window is located on each end. The doorways each have the wood paneled rectangle representing the historic transom matching those on the front. The rear has six small one-over-one-light single-hung windows and a flush wood utility door. The building provides guest lodging. A carved wood statue of a fisherman is located in front of the Commodore Cottage (see Photo 30; Site Map location C). It measures 9' x 3 1/2' and is carved from the stump of a cottonwood tree that was removed during the rehabilitation of the building in 1988.³

A historic photograph from about 1906 (Photo H5) shows the porch had a balustrade, and the building was originally built as a plain rectangle with neither the hip-roof porches on the north and south ends, nor the front projecting gables. The southern porch appears in undated photographs and postcards that are estimated to have been produced in the late 1910s or the 1920s. Two small gables have been removed from the north and south ends (presumably when the hip roof porches were added). The building originally had three chimneys (no longer extant) and a small gable on the east slope of the roof was probably remodeled into the extant dormer. While the building is compatible with the historic setting, the extent of alterations after the period of significance renders it non-contributing.

Molly Ess Cottage- 2015, Non-Contributing Building (Photo 31; Site Map location D)

The Molly Ess is located 620' west of the Lodge and is northwest of the Holy Moses Cottage. It is the farthest west building at the resort. Constructed in 2015, this new guest cottage is rectangular in form with a hip metal roof. It measures 31' x 78'. Smaller hip-roof porches extend from the ends of the building. A shed roof extends west from the rear of the building to cover another screened porch. Walls are clad with wood shingles. The building sits on a poured-concrete foundation. The front faces east and is accessed via wood steps and a concrete ramp with metal railing. A recessed porch runs across the front of the building and the guest rooms are

³ Per National Register guidance, this non-contributing statue is not included in the count of non-contributing resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

accessed from the porch. Windows are all four-over-four-light double-hung and all doors have wood screens. A small carved wood sign stating "Molly Ess" is suspended below the eave. Carved wood racks to hold fishing rods are mounted on the wall.

Homestake- 1985, Non-Contributing Building (Photo 32; Site Map location E)

This residence was constructed in the late 1980s by Charles Leavell (owner) to be used for visiting friends. It is located about 480' west of the Lodge and is northeast of the Molly Ess. It measures 28' x 70' and has an L-shaped form and a side-gable entry. The foundation is poured concrete and the roof is ribbed metal. The front (or west) side, the north side and most of the south side have log siding with narrow corner boards. A large stone chimney is also on the south side. The east side has lapped horizontal wood siding and a large screened porch on a stone and concrete wall. Windows are one-over-one, single-hung. Some windows have metal sashes and others have wood sashes. The two-car addition that forms the L at the west end of the house was built after 2000. Homestake is now an owner's residence.

Bird's Nest (Other names: Pest House, Servants Quarters)- 1902 or 1948, altered ca. 2000, Non-Contributing Building (Photos 7, 8; Site Map location F)

Located about 65' north of the Lodge, this building measures 20' x 60'. It's not clear if it was constructed in about 1948, when the Shanes owned the property, or if the building is the same building labeled "Servant's Quarters" in a ca. 1902 utilities plan and also visible in photographs taken around that time (see historic photo H3). The extant building is in the same location, and has the same one-story rectangular form with a side-gable roof as the older building, but the current roof material, locations and numbers of openings, and window types are different.

The extant Bird's Nest has horizontal log siding with corner boards and sits on a combination of concrete piers and cobbles. A new ribbed metal roof was installed after 2000. The front faces south and has a single, centered, entry. The entry is accessed via wood stairs to a wood porch with a shed roof supported by peeled wood posts. A carved wood sign stating "Bird's Nest" is mounted on the wall above the door. The door is paneled wood and has a wood screen door. Unless otherwise noted, the windows are metal or vinyl clad. The south side has three pairs of single-hung, one-over-one windows and a pair of single-hung one-over-one windows partially filling in an older window opening. The west side has a one-over-one-light wood window in the gable end and a vinyl clad three-light horizontally oriented window with a fixed central light flanked by sliding lights. The wood one-over-one window in the west gable end may be the only remaining original window. The rear, or north side has a one-over-one-light and two vinyl clad three-light horizontally-oriented windows. Another of the horizontally-oriented three-light windows is on the east side. If this is the older (ca. 1902) building, the log siding replaced or covered older siding. It is staff housing. Due to changes completed after the period of significance (a metal roof and windows that are different from original openings) and lack of ability to verify the historic configuration and materials of this building, it considered non-contributing.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Garage- ca. 1985, Non-Contributing Building (Photo 7; Site Map location G)

This building measures 20' x 21'. It is located across the drive and to the north of the Owner's Cabin/Powder Mag owner's residence. It was constructed in the 1980s in conjunction with an addition to the adjacent Owner's Cabin/Powder Mag. It is a one-story front-gable garage. It has lapped horizontal wood siding, corner boards and sits on a poured-concrete foundation. It has two garage openings on the south side and asphalt shingles in the gable end.

Little Medicine Pool-2012, Non-Contributing Structure (Photo 33; Site Map location H)

The pool is part of the pool and spa complex which is located 200' east of the Lodge. The complex is in the same general location as the pool installed by the Phipps family sometime between 1959 and 1972. The complex was designed by Dallas architect Robert H. Clark. The pool measures about 22' x 44'. The pool area is enclosed by buildings on two sides (the south and east sides) and by a low shingle-clad wall with a wood rail balustrade on the other two sides.

Little Medicine Guest Laundry- 2012, Non-Contributing Building (Photo 33; Site Map location H)

The building measures 14' x 16' and is part of the Little Medicine complex designed by Dallas architect Robert H. Clark. The building sits on a poured-concrete foundation and has wood-shingle-clad walls. Asphalt shingles are on the side gable roof, which extends to abut the adjacent Fitness building. Multi-light windows and a glazed wood door are on this building.

Little Medicine Fitness Facility- 2012, Non-Contributing Building (Photo 33; Site Map location H)

The Fitness building measures 16' x 56' and is part of the Little Medicine complex designed by Dallas architect Robert H. Clark. The building sits on a poured-concrete foundation and has wood-shingle walls. Asphalt shingles are on the side-gable roof, which slightly overlaps the adjacent Laundry building. Multi-light windows and pairs of multi-light French doors located under transoms are used on this building and throughout the complex.

Little Medicine Spa-2012, Non-Contributing Building (Photo 33; Site Map location H)

The building measures 38' x 61'. It is part of the Little Medicine complex designed by Dallas architect Robert H. Clark and contains the hot springs pool. The building sits on a poured-concrete foundation and has wood-shingle walls. The building has a rectangular footprint and a side gable roof, with a small side gable extension on the west end. A large cross-gable roof extends north toward the pool area to provide a covered access to the building. Asphalt shingles are on the roof. Multi-light windows and pairs of multi-light French doors located under transoms are used on this building and throughout the complex.

North Star- 2001, Non-contributing Building (Photo 34; Site Map location I)

Just across the drive and to the south of the Little Medicine complex is the North Star, which was constructed in 2001. The North Star is an owner's residence measuring 39' x 45'. It is a two-story building with a rectangular form on a poured-concrete foundation. It has a hip roof with asphalt shingles and beveled rafters. Three gabled dormers, each with wood-shingle walls and a pair of four-light windows are on the west and south sides. An exterior stone chimney is on the north

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

side. Windows are primarily pairs and/or groups of four-light or six-light windows. The North Star and the Hideout are roughly located on (and replaced the site of) a tennis court installed by the Phipps family in the 1960s or 1970s.

The Hideout- 2001, Non-contributing Building (Photo 34; Site Map location J)

The Hideout is located just west of the North Star. It is a two-story residential building with a two-car garage on the first floor and guest quarters on the second floor. It measures 24' x 32'. It has a front gable asphalt shingle roof with a shed roof dormer on the south side, two hip roof dormers on the north side and beveled rafter tails. Garage doors are located on the west side of the building and a multi-light door is on the east side. Windows are individuals and grouped six-light windows.

Ranch Wrangler's Home (formerly Fish Hatchery) - ca. 1906, altered ca.1950, 1970, Non-Contributing Building (Photo 35; Site Map location K)

The Ranch Manager's home is 435' southeast of the Lodge. It is located south of the Historic Bath House. Built as a hatchery, this building was originally smaller and had a hip roof. It is now 30' x 49' and has a side-gable corrugated metal roof. It was converted into the Ranch Wrangler's residence in the 1950s. It has been extensively remodeled to the point where none of the original form or materials remains. The current building is a rectangular form with small front gable projections on the front and on the side. The projections each provide an enclosed entry into the house. The walls are clad in horizontal lap siding with corner boards and the building sits on a cobble foundation. An exterior square chimney, clad in horizontal lap siding, is on the north side. The cladding may have been part of a remodel in the 1970s. An exposed gable end on the west side suggests the older building's size. Seams in the siding on the north and south walls suggest the older wall dimensions. All windows are metal or vinyl clad. They are mostly three-light side-sliding windows. The front faces north and has a newly constructed (2018) enclosed entry with a multi-light French door, and two fixed windows. A pair of one-over-one-light windows and one of the three-light sliding windows are also on this side. The east side has two of the three-light windows, and a glazed door; a four-light window is located on the south wall of the east extending enclosed entry. The south side has two three-light windows, two one-over-one-light windows and a two-light window. The west side has a two-light and a three-light window. While this building no longer resembles its original appearance, it remains in the original setting and location in very close proximity to the pond used to raise trout. Due to extensive alterations after the period of significance, the building is non-contributing.

Storage Shed near the Ice/Cold-Storage House - 2000, Non-Contributing Building (Photo 5; Site Map location L)

The shed was constructed to hold recycling bins. It measures 8'x 10'. It has an asphalt-shingle shed roof, horizontal log siding to match the nearby Ice/Cold-storage house, and two paneled wood doors.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Horse Arena- ca. 2000, Non-Contributing Structure (Photo 1; Site Map location M)

Located north of the barn and across the road leading to the fluorspar mill and mine, the 50' x 150' arena was constructed after 2000 and is used for riding and showing horses. It is enclosed by a two-rail wood fence.

Round Pen- 2015, Non-Contributing Structure (Photo 1; Site Map location N)

The 100'-diameter pen is located east of the barn and is used for horses. It is enclosed by a six-rail metal fence.

CHARACTER-DEFINING FEATURES

The Wagon Wheel Gap Hot Springs Resort, or 4UR Guest Ranch, presents a cohesive feeling of a rustic lodging area. While none of the buildings are identical, they share common architectural elements associated with the Rustic architectural style. Almost all of the buildings are one-story with either hip or gabled roofs with green asphalt shingle roofing and exposed rafter tails, many of which are beveled. Most buildings have either wood shingle or horizontal log siding, and multi-light operable windows with screens. All of the residential buildings have porches. Natural materials predominate. Locally sourced rock is present on chimneys and exposed foundations. Peeled split logs are used for porch rails and seating. Building locations are dispersed to maximize the views and enhance appreciation of the landscape.

It appears that the 1902 plan was to clad the agriculturally-related buildings, including the barn and the hatchery and their related sheds, in a distinctive herringbone pattern of unpeeled split logs, while wood shingles were used on the walls of the lodging-related buildings and the Palmer House (Casino). When the old lodge was replaced by new construction in 1948, the owner chose to use horizontal wood log siding for the new lodge and for the Owner's Cabin. The other buildings in the lodge core complex were probably also clad in log siding at around this time. The Laundry building still has its original shingle siding on the rear (north) side. New construction and rehabilitation projects have incorporated wood and stone materials and multi-light windows compatible with those used in the 1902-05 construction work, with an emphasis on maintaining shingles on the old buildings and using shingles on the new buildings.

The exceptions to the sense of Rustic style architecture are the fish hatchery and the historic bath house. The fish hatchery, now the Ranch Wrangler's home, was extensively altered in the 1950s and 1970s to convert the building into a residence. It is separated from most of the lodging area by the historic bath house. The bath house was built as part of the 1902-1905 construction work, and is designed in the Mission style. This style may have been selected to distinguish the building, which was open to the public, from the lodging area for overnight guests.

INTEGRITY

The 4UR Guest Ranch has historic integrity in terms of location, association, setting, design, materials, workmanship, and feeling.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

The district has integrity of location and association because the buildings are all in their original locations, and the resort facilities have continuously provided the same experiences (lodging, hot springs bathing, outdoor activities-primarily horseback riding and fishing) since its establishment in the 1870s. The improvements in the district provide a clear association with lodging via the historic cottages, with hot springs via the baths, with horseback riding via the horse barn, corrals, feed shed and arena, and with fishing via the fishing tackle racks attached to the lodging and the former hatchery pond.

Integrity of setting is clear as the district's geology and topography are intact, and the rural setting and the spatial relationships between the buildings remain unchanged. While new buildings and clusters of buildings (Little Medicine Facilities and the North Star/ Hideaway residences) have been added to the resort, they are broadly spaced and have each been sited more than 100' away from the closest historic building, maintaining the original sense of privacy.

While some of the buildings have been added to or rehabilitated, they mostly retain integrity of design in terms of proportion, ornamentation, and materials. Integrity of materials is evident in the original building materials throughout the district. Materials related to the rustic character of the district include the extensive use of wood in the form of shingles, log siding, and local rock. Various evidence of workmanship remains intact, including the beveled rafter tails on the earliest buildings, herringbone-pattern split log siding on the barn and associated sheds, and the Mission style historic bathhouse with intricately tooled detailing of the windows and curvilinear parapets.

Alterations made within the period of significance tell the story of the evolution of the resort. The extant Lodge, for instance, was constructed in the same location as the previous lodge and represents the evolution of the Resort's operations from a health-oriented hot springs to an outdoors-activity-oriented, western experience. New construction and alterations conducted after the period of significance are consistent with the rustic and rural architectural character of the district. At least two lodging cottages located at the west side of the resort were removed at unknown dates before 1980. The Molly Ess Cottage was constructed in 2015 at roughly the location of one of these removed buildings, while the other building site is now part of the open grassy field that is located between the resort buildings. Wood walkways are evident in historic photographs taken before 1948. They were removed at an unknown date. Concrete sidewalks and the drive now provide the internal circulation. All of the physical features combine to provide historic integrity of feeling in that the district conveys a historic sense of rural recreation in the mountains of Southwest Colorado in the first half of the twentieth century.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and 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.)

- 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

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION
ARCHITECTURE

Period of Significance

1902-1959

Significant Dates

1905

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Thomas MacLaren

Charles Thomas and Gordon Sweet

Returned

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Statements of Significance

Summary of Statements

Under Criterion A, the Wagon Wheel Gap Hot Springs Resort is significant at the local level in the area of Entertainment/Recreation for its association with the early development of tourism in Colorado. The period of significance begins in 1902, with the earliest remaining improvements from the initial commercial development of the hot springs. The period extends through the 1940s and 1950s, when the Sharpe family made changes to the buildings and to the name of the resort to reflect the changing public preferences away from a hot springs/health resort and towards an old-west nostalgia and outdoor recreation. The period of significance ends in 1959, reflecting the completion of the re-orientation to a western outdoors resort by the Sharpes.

The resort is further significant under Criterion C at the local level in the area of Architecture as a strong representation of the Rustic style, which was conscientiously applied and adapted over time to almost all of the buildings in the resort complex. Characteristics of Rustic style as seen in the district include extensive use of natural materials, buildings with low-scale forms with hip or gable roofs, broad open porches, wood shingle or log siding, cobble and rock foundations and chimneys, multi-light windows and paneled wood doors. The 1905 historic bath house located within the district is also a good example of both the Mission style and the work of master architect Thomas MacLaren. Characteristics of the style as seen on the bath house include curvilinear parapets, an arched entrance, round windows, arcaded porch, and smooth stucco coated walls. The period of significance for Architecture begins in 1902, with the completion of the first buildings on the grounds known to exhibit Rustic style characteristics, and ends in 1959, by which time the new lodge was constructed and log siding had been applied to a number of the buildings to provide a unified appearance.

Narrative Statements of Significance

Criterion A-Entertainment/Recreation

The district is a very good representation of an early hot springs resort that evolved from a health-oriented attraction into an outdoor-recreation resort, mirroring general trends in Colorado tourism. Initially established in 1876, the Wagon Wheel Gap Hot Springs Resort also offered outdoor recreation including horseback riding, hunting, and fishing. After World War II, as tourism moved away from the health orientation of the hot springs towards nostalgia for the “Old West” and greater appreciation of the environment, the resort owners changed the resort’s name and shifted their focus to emphasize an outdoor western experience filled with horseback riding, fishing, hiking, and other outdoor enjoyment in a rural mountain setting. Although a study of the history of tourism in the state is yet to be published, Colorado historians point to the development of hot springs, along with the lure of hunting, fishing, and other outdoor activities, as the earliest and most enduring tourist attractions in the state.⁴

⁴ Carl Ubbelohde, Maxine Benson, Duane A. Smith, “A Colorado History” (Boulder, Pruett Publishing Company, Seventh Edition, 1995), P. 85.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Criterion C-Architecture

Except for the historic Mission-style bath house and the remodeled fish hatchery, all of the buildings and structures on the grounds of the resort exhibit character-defining features of the Rustic style, including low-scale forms with hip or gable roofs, broad open porches, wood shingle or log siding, cobble and rock foundations and chimneys, multi-light windows and paneled wood doors. Natural materials dominate. Different applications of Rustic-style interpretations are evident. The oldest agricultural-related buildings (the barn and three large sheds, built between 1902-1905) have locally-harvested unpeeled and split logs arranged in a herringbone pattern on the walls; the oldest residences and the recreation center (now known as the Palmer House) were also built in the 1902-1905 period and have wood shingle-clad walls. The more recent historic buildings (1948-1959) feature log siding, and alterations during this time included replacing some of the earlier wood shingle walls with log siding. Remodels and alterations made after the period of significance do not detract from the district because they use materials (such as wood shingle wall cladding) and forms (such as low, hip roof buildings with screened porches) consistent with the established Rustic style architectural character of the district.

The ca. 1902 Bath House was designed by the renowned architect Thomas MacLaren and is representative of his work. Born in 1862 in Scotland, MacLaren was educated at the Royal Academy of Art in London. He immigrated to Colorado Springs in 1894, primarily for his health. MacLaren was known for his proficiency in applying European styles, including Classical, Gothic, and Italian Renaissance. He was also recognized for his use of the Mission style.

MacLaren designed numerous public and private buildings in the Mission style that have been listed in the National Register of Historic Places. These buildings include the 1920 Inez Johnson Lewis School (National Register listed 11/3/1988, 5EP.1106); the 1917 Durango High School, designed with Charles E. Thomas (National Register listed 10/20/2001, 5LP.3443); buildings located on General Palmer's Glen Eyrie home (National Register listed 4/21/1974 and amended boundary 12/20/2016, 5EP.189); and buildings on the El Pomar Estate (National Register listed 11/22/1995, 5EP.377), including the 1916 Chauffeur's Cottage (designed with Charles E. Thomas) and the 1917 Gardener's Cottage and Gate Lodge (designed with Thomas D. Hetherington).

The Bath House is a good representation of the Mission style, as seen in its curvilinear parapets, arched entrance, round windows, arcaded porch, and smooth stucco coated walls. While a garage door has been installed on one wall of the building, a small basement level window has been filled in and part of the porch floor has been removed, the remainder of the building retains original architectural details and the form of the building is unchanged.

Historic Background

The district's legacy of more than 140 years of continuous operation as a commercial hot springs and outdoor recreation resort stems from the local geology. This portion of the San Juan

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

Mountains formed from at least fifteen volcanoes that slowly built up and collapsed about thirty million years ago. Boiling-hot temperatures still heat the ground water and create hot springs on either side of Goose Creek.

Goose Creek drains into the Rio Grande River which, along with the surrounding mountains, was home for Ute Indians who travelled the land, hunting animals and gathering native plants. A well-worn trail connected the springs to the thermal waters at Pagosa Springs. The Utes called the Pagosa waters “Big Medicine” and the Goose Creek spring “Little Medicine”.⁵ The Navajo, Apache, and Comanche also visited to trade, hunt, and raid, and perhaps to partake of the waters.

Others also came to the springs. Jacob Fowler, a 58-year-old trapper and trader, travelled up the Rio Grande River in 1822, just a few months after Mexico assumed control of the region by winning independence from Spain. Fowler and a fellow Cincinnati, a 34-year-old former banker named Hugh Glenn, obtained permission from the Mexican authorities in Santa Fe to trap along the Rio Grande. Glenn stayed in Taos while Fowler and a small party of men headed north up the river. Fowler recorded his amazement in his diary at what looked to him like smoke covering the valley, but was actually steam from the hot springs laying low over the meadows on a cold winter day on March 12, 1822.⁶

The Wagon Wheel Gap Hot Springs Company

The mineralization associated with the volcanic action also attracted aspiring miners. Long after Jacob Fowler’s visit, and well after Mexico ceded the region to the United States in the 1848 Treaty of Guadalupe Hidalgo, three prospectors named Charles Godwin, Henry Henson, and Albert Mead laid claim to 240 acres encompassing the hot springs and the land extending along Goose Creek. Their claims, filed in September of 1872, came a year after the three had staked out two silver veins, which would be developed as the Ute and Ulay Mines near what would become Lake City. The partnership sold the silver claims in 1876.

With a new fortune in their hands, the would-be miners may have realized there were other ways to make a living that did not require back-breaking work with a pick ax. Traffic had picked up in their remote part of the San Juan Mountains as more prospectors and settlers followed the trail up the Rio Grande drainage toward Lake City and beyond. A stage stop was built at Wagon Wheel Gap in 1874 and a post office was established in 1875.

The trio formed the Wagon Wheel Gap Hot Springs Company and filed their incorporation papers with the Colorado Secretary of State on October 17, 1877, with \$60,000 in capital based on 600 shares of stock and operations headquartered in Del Norte.⁷ Their leader was Henry Henson, who served as the first state senator to represent the San Juan District when Colorado became a state in 1876. Other investors included Adair Wilson, John L. McNeil, and Herman Schiffer, all prominent men in southwestern Colorado. Wilson was a well-known attorney in Del

⁵ Ernest Ingersoll, *The Crest of the Continent*. (Chicago: R.R. Donnelly and Sons, 1885), p. 173.

⁶ Jacob Fowler with Elliot Coules, editor, “The Journal of Jacob Fowler”. Accessed online in May, 2018 at <https://archive.org/stream/cu31924028907446>. P. 124.

⁷ Colorado State Archives, Articles of Incorporation.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

Norte and Durango. McNeil established and ran numerous banks, including The Bank of San Juan in Del Norte, The First National Bank of Durango and The Carbonate Bank of Leadville. Schiffer partnered with his brother in banks and general mercantile stores in several towns including Del Norte, Lake City, and Durango.

By 1876, a log bath house had been erected at the springs. A two-story wood frame hotel was added the next year and by the spring of 1878, Job C. McClelland was running the operation. The new development raised interest across Colorado. The *Rocky Mountain News* reported at least four different times in 1877 on the new hot springs attraction and the company.

McClelland charged \$2 to \$3 a day, or \$10 to \$12 a week, for the use of three pools and a private bath. Customers could also breathe the vapors or drink waters from the springs. Hot springs were thought to cure many ailments and the mineral contents of the waters were posted and advertised. The hot springs, which were known as the Wagon Wheel Gap Hot Springs (not to be confused with the Hotel located one-and-a-half miles away at the Wagon Wheel Gap stage stop), offered one of its pools solely for people suffering from communicable diseases. A second pool was featured for people with indigestion. Charles Dennison's 1879 book entitled "Rocky Mountain Health Resorts" offered this assessment:

The springs are three in number, with passable bathing and boarding accommodations... the first spring situated is purgative, being impregnated with sulphate of soda... These waters boil up in an oval, natural basin, seven by eleven feet along its two axes, at a temperature of 150° and are utilized for bathing purposes. The other spring is hot soda, pure, bright, sparkling and pleasant to the taste; yet its extreme alkalinity naturally prevents its use as a continual beverage. These waters have already gained a local reputation for their specific effect upon aggravated cases of rheumatism and skin diseases; No. 3 is especially recommended, I am told, for diseases of the kidneys, and No. 2 is used for liver complaints and general debility. With the extension of the Rio Grande Railway to Del Norte, the general public will have a better opportunity of testing their curative properties.⁸

As noted in Dennison's passage, the hot springs promoters eagerly awaited the coming of the railroad. General William Jackson Palmer started the Denver & Rio Grande Railroad (D&RG) in Denver in 1870, with plans to connect Denver to Mexico. The railroad encountered numerous delays and re-routings, but by 1881, the tracks extended from Del Norte to South Fork, Colorado, and reached Wagon Wheel Gap in 1883. The great silver discoveries near what would become Creede had not yet happened, so the railroad revenue was limited to tourists at the hot springs, local ranchers, and stalwart travelers planning to take a stage or wagon ride from Wagon Wheel Gap over rough roads towards Lake City.

⁸ Charles Dennison, *Rocky Mountain Health Resorts* (Boston, Massachusetts: Houghton 1879), p. 42.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

General Palmer and the Wagon Wheel Gap Improvement Company

The extension to Wagon Wheel Gap eased the way for travelers and brought the investment of General Palmer, an energetic and prolific developer of all things that might support his railroad. Palmer was a veteran at creating towns and resorts. "Improvement companies" headed by a railroad official were formed to purchase land and plat a townsite with a depot at the core. Palmer's improvement companies created a string of towns along the route of the D&RG, including Colorado Springs, Manitou Springs, a townsite located just south of Pueblo (known as South Pueblo), Alamosa, Salida, and Durango. Well aware of the burgeoning health-tourism industry of the time, Palmer successfully founded and promoted Colorado Springs as a healthy climate for tuberculosis sufferers who could travel there by train and partake of the fresh air and numerous nearby springs. It was not surprising that Palmer appreciated the potential of Wagon Wheel Gap's hot springs.

Palmer and a partner named James K. Caird acquired the holdings of the Wagon Wheel Gap Hot Springs Company, along with the land surrounding the hot springs resort, in 1881 and 1882.⁹ While Job McClelland ran the resort, Palmer had other issues to occupy him. In 1883, the year the railroad arrived in Wagon Wheel Gap, Palmer was forced out of the presidency of the D&RG.

In 1889, citing minimal revenues from South Fork and Wagon Wheel Gap, the D&RG halted service at Del Norte. For a few years, patrons of the hot springs had to arrive via horse or wagon until silver was discovered just north of Wagon Wheel Gap in 1891, and the town of Creede roared into life, inspiring a return of train traffic.

In the meantime, Palmer's close friend and former business associate at the railroad, William A. Bell, partnered with Thomas J. Fisher and John E. Lundstrom to create the Wagon Wheel Gap Improvement Company. The Articles of Incorporation were filed on February 9, 1889. The venture was capitalized with \$100,000 and based in Colorado Springs.¹⁰ On March 12, 1891, Palmer and Caird sold their property to the Improvement Company for \$50,000.¹¹

On paper the property had changed hands, but the reality seemed to be that Palmer was still in charge. Little changed at the hot springs until 1901 when the *San Juan Prospector* reported on November 11, 1901, that Palmer had recently engaged an engineer named "Mr. Reed" and an architect to develop plans. An article in the *Prospector* followed on April 12, 1902, stating "[a]t present over 100 men and 25 teams are employed, and the improvements underway will

⁹ Caird, a Scottish textile baron may never have set foot in the United States, but he was part of Palmer's substantial network of British investors. Caird was a major sponsor of Sir Ernest Shackleton's ill-fated Antarctic expedition of 1914-16. The six surviving members of that expedition made an 800 nautical mile trip to safety in a small boat named for Caird.

¹⁰ Colorado State Archives. Articles of Incorporation.

¹¹ Deed originally filed in Rio Grande County before Mineral County was created; currently on file in the Rio Grande County Courthouse in Book 46, Page 25.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

probably cost not less than \$100,000... six cars of cement and 100,000 feet of native lumber have already been placed on the ground.”¹²

The work continued through 1902. A contractor named R. J. Verner of Colorado Springs was hired to remodel the 1877 hotel. Construction may have continued for a couple more years, as the workers were limited by the remote location and the constraints of winter at a location above 8000'. When it was over and the dust had settled, the Wagon Wheel Hot Springs Resort was a completely updated complex with new facilities: a remodeled main hotel; rustic cottages; an impressive Mission-style bath house designed by prominent Colorado Springs architect Thomas MacLaren; recreation hall (or casino); large barn for both dairy cattle and horses; and a fish hatchery, which supplied the resort's waters for fishing by guests. The fish hatchery was stocked for the first time on July 19, 1906, as noted in a penciled notation on a board that was removed from a wall of the hatchery building during a recent remodel.

The resort produced a booklet proclaiming its wonderful facilities in 1906, featuring photographs of the newly completed bath house. An accompanying description said baths could be taken in separate men's and women's pools, or in private rooms with individual tubs. Access to the pool cost 50 cents and a private tub cost a quarter more. The brochure detailed the mineral content of the waters and advised which waters were best for drinking. Hygiene, fresh food, an on-site dairy, pure air, and clear water were highlighted, including a discussion of the water and ice taken from their high-elevation reservoir (which is located about a mile west of the resort, outside of the nomination boundary). The booklet also extolled the excellent fishing and the recreation hall — called the Casino — where dancing and a pool table were offered, along with a lovely area to sit by the fireplace and socialize. The new cottages received some mention too, noting that about two-thirds of the guests occupied the cottages, while the remainder stayed in the hotel.

The *San Juan Prospector* was impressed and reported on September 22, 1906 that "...[t]he improvements at Wagon Wheel Gap are well worth seeing and could the original locators [see them, they] would gaze in astonishment at what General Palmer and his wealth have done...."¹³

The local papers regularly reported on the local and prominent visitors to the resort, including the following thorough description from 1905 of the delighted attendees at the quarterly meeting of the San Luis Valley Medical Association:

Dr. Biles tendered the banquet which was prepared by manager Bergey of the hotel, after which Dr. Biles chartered both pools at the bath house and his guests experienced a treat seldom afforded on such occasions... When the buss [sic] drove up to convey the crowd to the depot in time to take the guests to the train to their homes, a sigh of regret issued from every mouth that the day of enjoyment was over and as the team started, in answer to the question "What's the matter

¹² *San Juan Prospector*, April 12, 1902.

¹³ *San Juan Prospector*, September 22, 1906.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

with Dr. Biles?” they shouted, and the towering cliffs echoed and re-echoed through the canon and ore mountains, “He’s all right.”¹⁴

Ellwood Bergey managed the newly refurbished resort. Born in Ohio in 1868, Bergey’s life story before he came to Colorado Springs in 1900 is not known. At the resort, he oversaw additional improvements to the property, including a new road, which was designed and developed by Shrive B. Collins in 1906 and 1907. Collins had grown up in nearby Del Norte and graduated from the Colorado School of Mines in 1901.

The road project may have provided Collins with an introduction to a promising mining prospect on the hillside next to the resort that Collins would develop into the American Fluorspar Mine (5ML.252; eligible to the National Register per Colorado SHPO with a nomination currently under consideration). The road also was one of General Palmer’s last projects. Palmer was thrown from his horse and broke his back while riding near his Colorado Springs home a week before the *Prospector* published its glowing 1906 article. Palmer remained paralyzed until he died in 1909. He left most of his property surrounding the resort to the Improvement Company.

The American Fluorspar Mining Company

The same thermal activity that brought tourists to the Wagon Wheel Hot Springs Resort also formed the fluorspar deposits on the slopes east of Goose Creek. Fluorite crystals occur in a range of colors. Dark purple or violet crystals are easily confused with purple quartz (called amethyst), which is commonly found in association with gold and silver veins in the hard rock country of the San Juan Mountains. One of the wealthiest mining claims in the Creede Mining District was named the Amethyst (located in 1891), after the quartz located near the veins.

About ten miles south of the Amethyst, W.D. Wilson and William Bader thought they had located purple quartz on the slopes above Goose Creek, a tributary of the Rio Grande River near Wagon Wheel Gap. They filed their Sierra Vista claims in 1909, but they never patented their claims.

Collins began working the prospect, which he named the Colorado Fluorspar Mine, in 1913. He entered into a ten-year lease with the Wagon Wheel Gap Improvement Company and set to work with a handful of mining partners, including Bert Hosselkus and Dan Phillips, to work on and around the unpatented claims that were located next to the Wagon Wheel Gap Improvement Company properties.

That year, the partners shipped 5,000 tons of minimally processed ore to Colorado Fuel and Iron (CF&I) in Pueblo, mostly to be used as flux in producing steel.¹⁵ The miners transported their ore by wagon to the Wagon Wheel Gap Depot (5ML.23, built 1883, National Register listed September 27, 1976) for shipment on the Denver & Rio Grande Railroad. The operation was

¹⁴ *Creede Candle*, August 19, 1905.

¹⁵ James B. Copeland and Mark A. Vendl, “The Wagon Wheel Gap Fluorspar Mine” *The Mining History Journal* Volume 18 (2011), p. 50.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

incorporated under the name of the American Fluorspar Mining, Leasing and Transportation Company (American Fluorspar) in 1917.¹⁶

American Fluorspar purchased most of the mine property and the resort from the Wagon Wheel Gap Improvement Company, for \$75,000 in April of 1918. American Fluorspar used the additional land for grazing livestock. The Colorado Bureau of Mines State Mining Inspector wrote in his May 2, 1919 report, "...the once beautiful grounds surrounding the springs are now covered with cattle and sheep."¹⁷ The report also noted several cottages for the married miners were on the property. The mine operated intermittently until 1924.

The resort continued under the management of Bergey, with a few changes in the 1920s. Ellwood Bergey and his family had a residence in Colorado Springs by 1920, which was probably their winter home. The *Creede Candle* noted that Collins was spending time at his farm near Del Norte; although Collins must have also spent time at Wagon Wheel because the *Candle* reported on May 6, 1922, he was planting over 100 acres of lettuce at the resort.

Wagon Wheel Gap Fluorspar Mine

The years 1924 and 1925 saw some quick real estate transfers precipitated by the sale of the mine to CF&I. The Pueblo-based steel manufacturing company had leased the fluorspar mine in 1924. A flurry of land exchanges between the Wagon Wheel Gap Improvement Company, the American Fluorspar Company, and what appears to be a holding organization called the Spar Ranch Company, resulted with Ellwood Bergey—who was a partner in all of the companies—owning the resort while CF&I acquired the mine on July 29, 1925 for \$49,442.29.¹⁸ As part of the sale, Shrive Collins was allowed to reside at a cottage on the property until the end of 1924. CF&I renamed the mine workings the Wagon Wheel Gap Fluorspar Mine.

Except for a few years of low production, and three years during the Depression when the operation shut down (1932-33 and 1938) the mine and mill prospered, shipping up to 8,610 tons in its peak year.¹⁹

In 1950, CF&I determined it could purchase fluorspar more cheaply from Mexico and that it might be prudent to reserve their fluorspar deposit for future use.²⁰ They closed the mine in July after shipping a total of 118,023 tons since they began mining in 1924.

The 4UR Ranch Resort

Ellwood Bergey operated the Resort until close to his death in 1943. He and his wife were living in the Antlers Hotel in Colorado Springs near the end of his life according to the 1940 census.

¹⁶ Ibid, p. 50.

¹⁷ Colorado State Bureau of Mines Report for Wagon Wheel Gap, May 2, 1919. Colorado State Archives.

¹⁸ James B. Copeland and Mark A. Vendl, "The Wagon Wheel Gap Fluorspar Mine" *The Mining History Journal* Volume 18 (2011) P. 50-51.

¹⁹ Ibid and Harry Aurand, "Fluorspar Deposits of Colorado", *Colorado Geological Survey Bulletin 18*, (1920): 62.

²⁰ Lee Scamehorn, *Mill and Mine: The CF&I in the Twentieth Century* (Lincoln, Nebraska:University of Nebraska Press,1992) p. 172.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

Another couple from Colorado Springs, Arthur and Geneva Sharpe, purchased the resort from Bergey's widow. They opened for their first season in 1944 and recorded the deed of sale on February 8, 1945. Arthur was an English professor at Colorado College who grew up in Colorado Springs, where his father, Arthur Sr., was the president of the Exchange National Bank.

The Sharpes shepherded the historic resort into the modern age. In the mid-1900s, people no longer sought out the hot springs for their health, and nostalgia ran high for an idealized historical west, complete with cowboys and ranching. The Sharpes responded with some changes. They changed the name from the Wagon Wheel Hot Springs to the Wagon Wheel Ranch and registered a brand "4UR" for a small amount of cattle. The brand represented the four "U"s that make up the Ws in Wagon Wheel. Soon after that, they changed the name of the ranch to the 4UR after a dispute with a neighboring property owner as to who owned the right to use the Wagon Wheel name.

Rates for two rooms cost \$32.50 a night. With the emphasis shifting from hot springs to riding, fishing, and guiding, the Sharpes hired Ed Wintz in 1953 as their hand. Ed worked on the property for fifty years. During his tenure, the fish hatchery was converted to his residence.

In 1948, the Sharpes replaced the Victorian-era style hotel with a new lodge, designed by the Colorado Springs architectural partnership of Charles Thomas and Gordon Sweet. Interestingly, Thomas had worked with Thomas MacLaren — the architect of the resort's historic bath house — from 1907 to 1917. Thomas and Sweet's new lodge design featured the use of log siding in vogue for "rustic" buildings at the time. The Sharpes also built a home for themselves in the same style and eventually re-sided the old wood shingle walls of the buildings in the lodging core complex with half-log siding. Geneva struggled with health problems that made it necessary to live closer to medical help and at a lower altitude. The Sharpes reluctantly sold the property to Allan R. Phipps in 1959.²¹

The Phipps family knew the property quite well, as Allan's father, Lawrence, owned the La Garita Ranch, located to the east between Wagon Wheel Gap and South Fork. Lawrence had made a fortune in the steel industry at a young age and moved to Colorado when he was in his thirties. He served in Congress as a senator from Colorado from 1919-31 and, along with his wife, was very active in investment businesses and social causes. Their sons, Allan and Gerald, are well-known for purchasing the Denver Broncos in 1964 at a time when it appeared the team would move to Atlanta. Allan also had many other causes. He was extensively involved in the development of the Winter Park Ski Area. He was a Rhodes Scholar who received a law degree from the University of Denver in 1937, and he practiced law for the Denver Tramway Company. He served as a trustee at the Denver Museum of Natural History for fifty-four years and served on the boards of many other non-profits in the Denver area.

Phipps and his wife, Clara, made few changes to the resort, but maintained the operation as the Sharpes had done. In fact, in the first years that they owned the 4UR, they merely substituted their names for the Sharpes on a couple of the resort's brochures. They constructed new indoor

²¹ The deed was recorded on November 24, 1959; Mineral County Clerk's Office.

Wagon Wheel Gap Hot Springs Resort

Name of Property

Mineral, Colorado

County and State

and outdoor pools (roughly at the location of the current Little Medicine Spa) and discontinued use of the historic bath house during their time. They also installed a tennis court at roughly the location of the current Hideaway and North Star. The Phipps charged daily rates up to \$20 a room, and weekly stays cost \$145, with unlimited horseback riding from Monday through Saturday.

In 1972, Clara and Allan sold the ranch to a partnership brought together by Charles Leavell. Born February 26, 1911, in El Paso, Texas, and graduated from Stanford in 1933 with a degree in electrical engineering, Leavell founded and developed the C. H. Leavell Company, a successful El Paso-based construction company. With projects throughout the country, Leavell's company was ranked in 1967 among the ten largest international construction and engineering companies in the United States. He married Shirley Terrell, also from El Paso, in 1937. They owned numerous ranching enterprises in Texas, New Mexico, Montana, and Colorado, in addition to the 4UR.

The Leavells acquired the idle and vacant fluorspar mine complex from CF&I in 1982 (surface rights) and 1986 (mineral rights). They converted the old miners' lodging into staff housing, and have kept the mill and mining complex relatively unchanged. In a partnership, the Leavell family continues to operate the 4UR under the management of Shirley and Charles's children and grandchildren.

Returned

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

9. Major Bibliographical References

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

Aurand, Harry. "Fluorspar Deposits of Colorado," *Colorado Geological Survey Bulletin 18*. (1920).

Colorado Geological Survey. Mineral Waters of Colorado. Denver: Eames Brothers State Printers, 1920.

"Colorado State Bureau of Mines Biennial Reports". Reports from 1913-1926.

Copeland, James B. and Vendl, Mark A. "The Wagon Wheel Gap and Fluorspar Mine," in *The Mining History Journal*, Volume 18. (2011), pp. 49-65. Available online at www.mininghistoryassociation.org/journal. Accessed June 5, 2018.

Dennison, Charles. Rocky Mountain Health Resorts. Boston, Massachusetts: Houghton, 1879.

Evans, Max. This Chosen Place: Finding Shangri-La on the 4UR. Niwot, Colorado: University of Colorado Press, 1997.

Fell, James E. and Twitty, Eric. "The Mining Industry in Colorado" Multiple Property Documentation Form. Washington, D.C., Department of the Interior, 2008. On file with History Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.

Fowler, Jacob and Elliot Coules, editor. "The Journal of Jacob Fowler". Accessed online at <https://archive.org/stream/cu31924028907446>, in May, 2018

Horn, Jonathon C. "Sound Democrat Mill and Mine and Silver Queen Mine" 5SA.1537 National Register Nomination. Washington, D.C., Department of the Interior, 2015. On file with History Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.

Ingersoll, Ernest. The Crest of the Continent. Chicago: R.R. Donnelly and Sons, 1885.

Scamehorn, H. Lee. Mill and Mine, The CF&I in the Twentieth Century. Lincoln, Nebraska: University of Nebraska Press, 1992.

Ubbelohde, Carl, Maxine Benson, and Duane A. Smith. A Colorado History. Boulder, Colorado: Pruitt Publishing Company. Seventh Edition, 1995.

Newspapers:

The Creede Candle 1917, 1921, 1922

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

The Rocky Mountain News 1876, 1877

The San Juan Prospector 1891, 1901, 1905, 1906

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: _____

Returned

Historic Resources Survey Number (if assigned): 5ML.22

10. Geographical Data

Acree of Property 31 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983*

A. Zone: 13 S	Easting: 338622	Northing: 4179846
B. Zone: 13 S	Easting: 338736	Northing: 4179826
C. Zone: 13 S	Easting: 338734	Northing: 4179611
D. Zone: 13 S	Easting: 338767	Northing: 4179400
E. Zone: 13 S	Easting: 338641	Northing: 4179339
F. Zone: 13 S	Easting: 338298	Northing: 4179610
G. Zone: 13 S	Easting: 338319	Northing: 4179683
H. Zone: 13 S	Easting: 338574	Northing: 4179686

*Coordinates provided by Google Earth

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

The boundary of the district is shown as a solid white line on the accompanying map and encompasses all of the resources within the district as described in Section 7. The property is a contiguous block of land in an irregular polygon.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the district was drawn to include the extent of the improvements installed for the guest resort area with its associated buildings, structures, and objects, following existing fence lines when reasonably possible. The north and northeast boundaries follow a line between the edge of the dirt road and the fencing of the resort. The western most boundary was drawn to incorporate a gate along the fence line as it crosses the western dirt road. The southwest boundary was drawn along a gate on the dirt road that exits to the south. The boundary excludes the nearby improvements related to the neighboring fluorspar mine.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



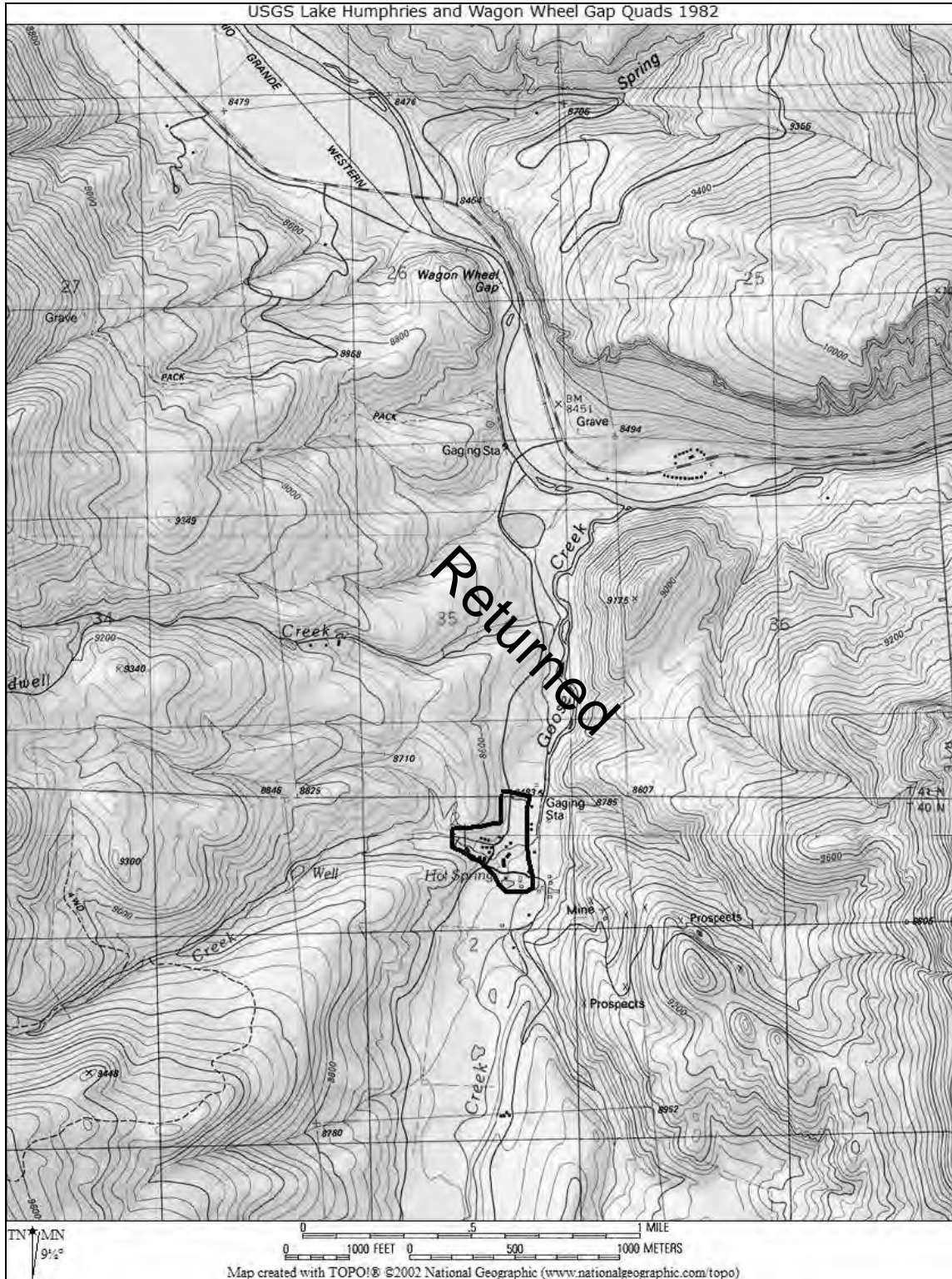
Boundary Map

11. Form Prepared By

name/title: Jill Seyfarth (for property owner)
organization: _____
street & number: PO Box 295
city or town: Durango state: CO zip code: 81302
e-mail jillseyfarth@gmail.com
telephone: 970-247-5893
date: January 21, 2019

Wagon Wheel Gap Hot Springs Resort
Name of Property

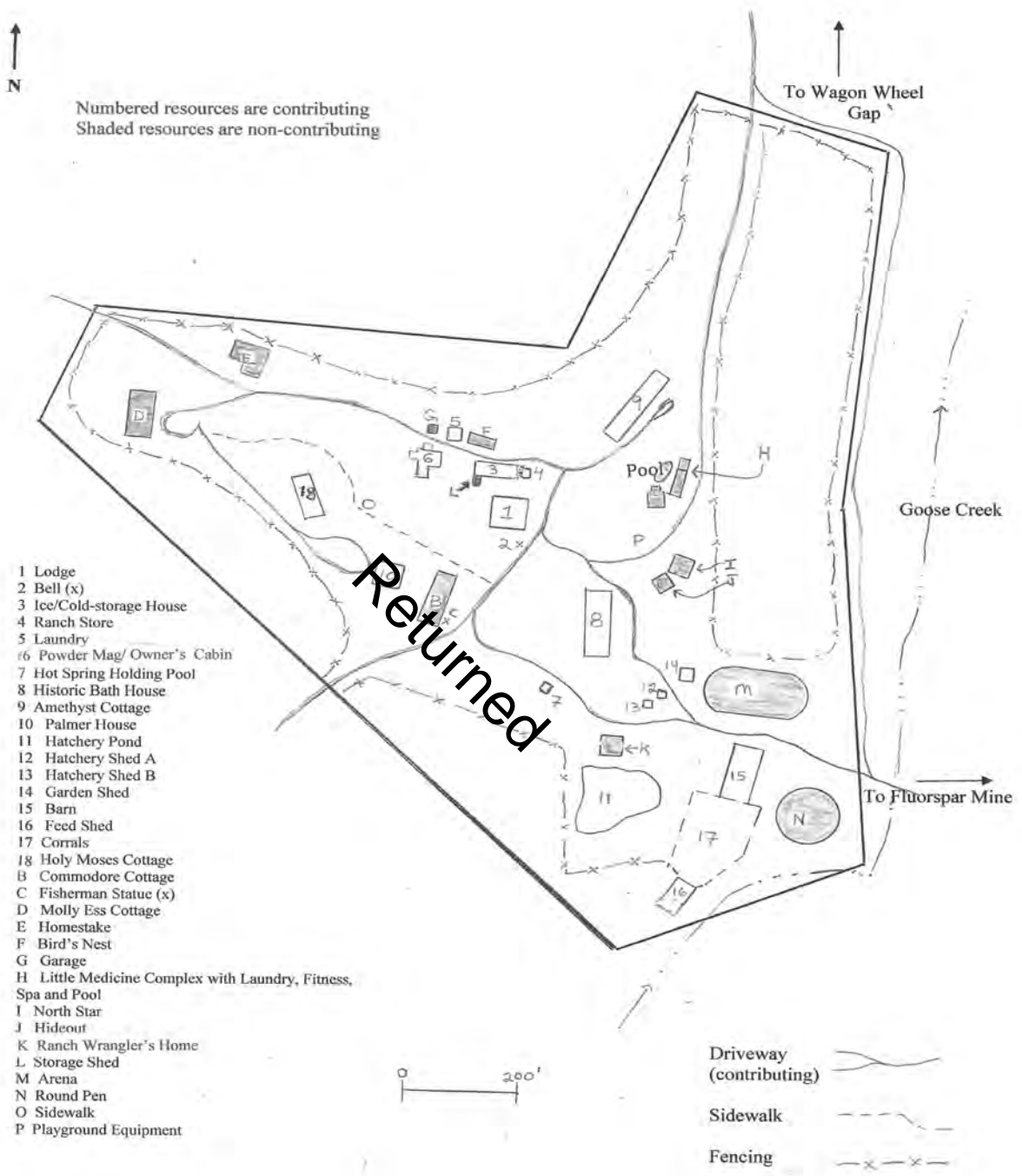
Mineral, Colorado
County and State



General Location of the District

Wagon Wheel Gap Hot Springs Resort
 Name of Property

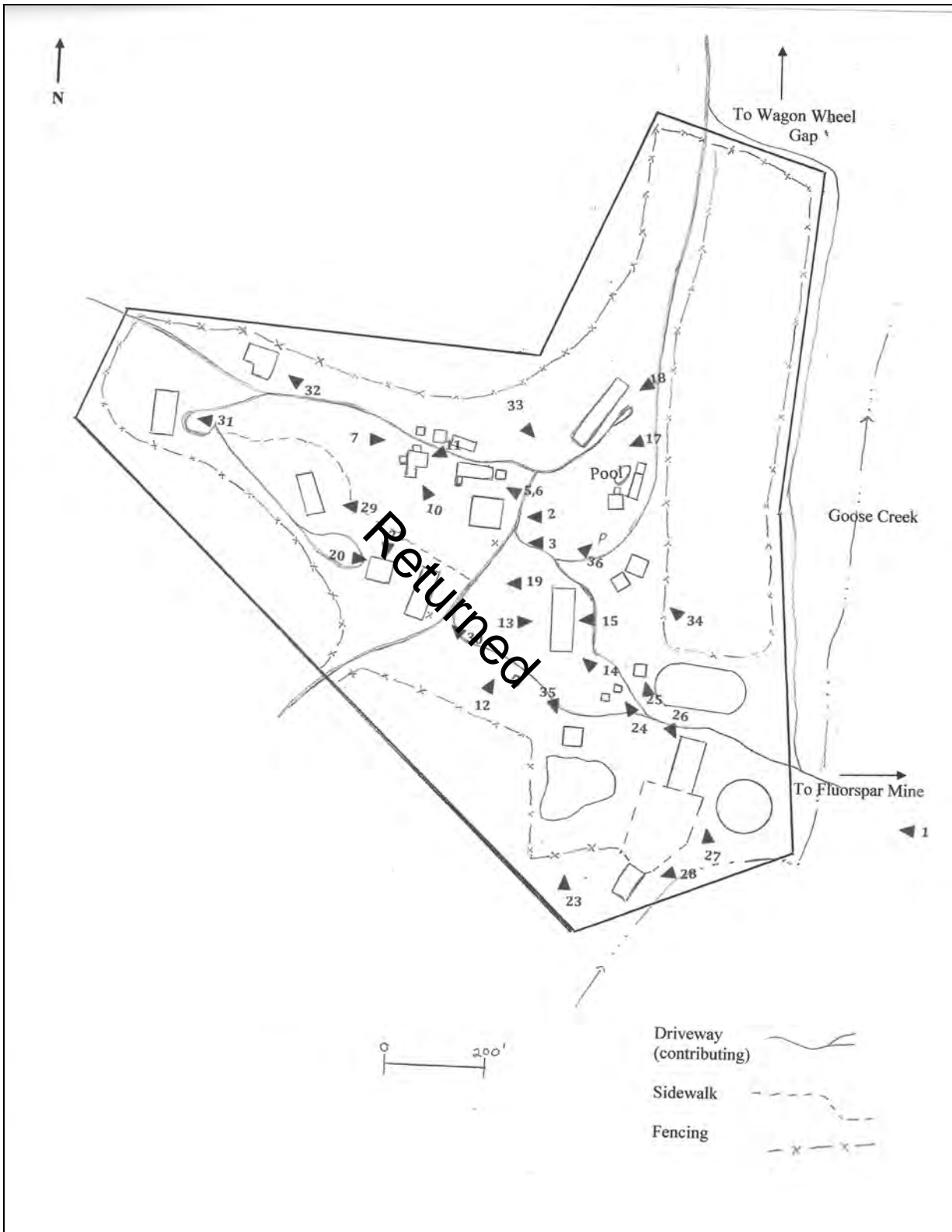
Mineral, Colorado
 County and State



Site Map – Showing All Resources.

Wagon Wheel Gap Hot Springs Resort
Name of Property

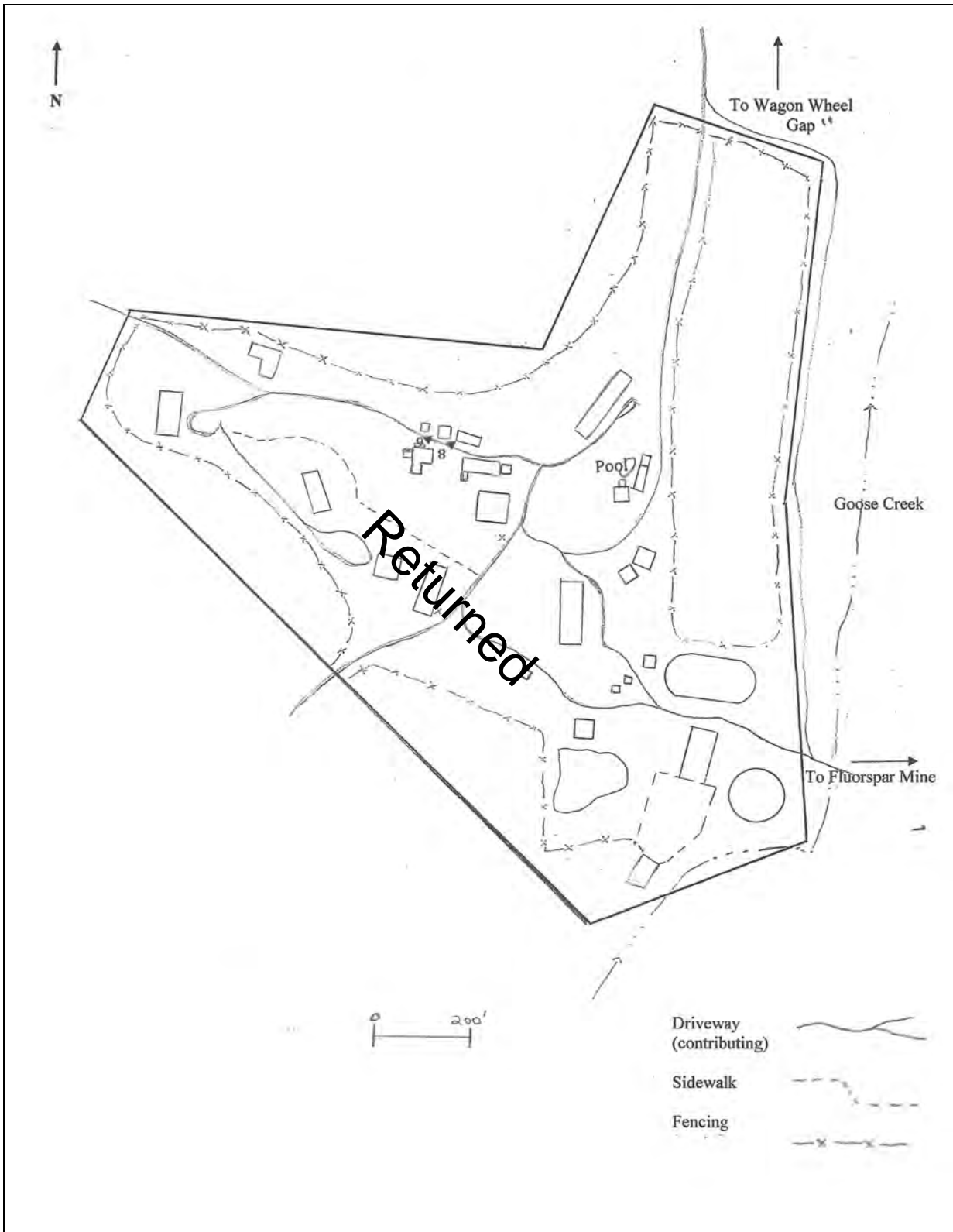
Mineral, Colorado
County and State



Photograph Locations Map 1.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



Photograph Locations Map 2, Showing Photos 8 and 9.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Photograph Log

The following information pertains to all photograph numbers:

Name of the Property: 4UR Resort
City or Vicinity: Creede
County: Mineral State: Colorado
Photographer: Jill Seyfarth
Date of Photographs: April 19, 2018
Negatives: Jill Seyfarth, Durango, Colorado

Photo No.	Photographic Information
1	Overview of the resort area as seen from the mine. Looking west. The fish hatchery pond is to the far left. The barn and corrals/arenas are east of the pond. The historic bath house is in the center. Lodging is to the right (north) and to the west of the bath house. Some of the drive and the new sidewalks near the lodging is visible.
2	Front of the Lodge. Looking west.
3	The dinner bell and the south side of the Lodge. Looking northwest.
4	Interior of the Lodge with the fireplace. Looking north.
5	Ice/Cold-Storage House south side. The non-contributing shed is to the left of the Ice/Cold-Storage House. Looking northwest.
6	Ranch Store front (south) and east sides. Looking northwest.
7	Looking east down the drive toward the lodging services complex. Left to right on the left side of the drive are the (non-contributing) Garage, the Laundry and the (non-contributing) Bird's Nest. The Powder Mag/Owner's Cabin is on the right.
8	Bird's Nest (non-contributing) front and west side. Looking north.
9	Laundry front and west side. Looking north.
10	The Powder Mag/Owner's Cabin front side. Looking northwest.
11	The Powder Mag/Owner's Cabin rear side. Looking southwest.
12	Hot Spring. Looking northeast at the Historic Bath House, with Hot Spring Holding Pool in the foreground.
13	Historic Bath House front, or west, side. Looking east.
14	Historic Bath House east and south sides. Looking northwest.
15	Historic Bath House window with tooled concrete detail. Looking west.
16	Historic Bath House ceiling window in the entry. Looking up.
17	View towards the Lodge (center, background) with the Amethyst Cottage on the right and the Little Medicine (non-contributing) Complex on the left. Looking west.
18	Amethyst Cottage front and east sides. Looking northwest.
19	View from the drive towards the Lodge with the Commodore Cottage to the left and the Palmer House to the rear. The Holy Moses Cottage is obscured by the

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State

Photo No.	Photographic Information
	large evergreen tree in the center of the photo. Looking west.
20	The Palmer House, formerly called The Casino. Looking east at the west side.
21	The north entry into the Palmer House (formerly called the Casino). Looking south.
22	Interior of the Palmer House (formerly called the Casino) showing the fireplace. Looking west.
23	Overview, showing the Lodge in the center and Fish Hatchery Pond with fencing in the front right. The Commodore and the Palmer House are front left. Looking northwest.
24	Two sheds that were formerly part of the Fish Hatchery operation. Shed A is to the rear and the right. Shed B is in the foreground and to the left. Looking northwest.
25	Garden Shed that was formerly associated with the Fish Hatchery. Looking northwest.
26	Barn with herringbone pattern half log walls. Looking southeast at west and north walls.
27	Barn with associated corrals. Looking north.
28	Feed Shed located south of the barn and corrals. Looking southeast.
29	Holy Moses Cottage. Rebuilt in 1999. Looking northwest at the south and east sides.
30	Non-contributing Commodore Cottage and Fisherman Statue. Rebuilt in 1988. Looking northwest at front (east) and south sides.
31	Non-contributing Molly Ess Cottage. Constructed 2015. Looking west at east side.
32	Non-contributing Homestake Cottage. Built in the late 1980s. Looking northwest at east side.
33	Non-contributing Little Medicine Spa Complex. Built in 2012. Left to right are the Laundry, Fitness and Spa Buildings next to the pool. Looking southeast at north and west sides.
34	Non-contributing North Star & Hideout. Built in 2001. Looking northwest at east and south sides.
35	Non-contributing Ranch Wrangler's Home (formerly the Fish Hatchery). Extensively remodeled in the, 1950s, the 1970s and after. Looking southeast.
36	Playground Equipment installed after 1990. Low fence next to the drive. Looking northeast.

Wagon Wheel Gap Hot Springs Resort
 Name of Property

Mineral, Colorado
 County and State

Historic Photograph and Images Log

Photo No.	Photographic Information
H1	Undated photograph of early bath house and lodge, probably taken about 1900. None of these buildings remain. Courtesy 4UR Ranch.
H2	View from the mine, looking west, taken in 1926 by EE Burchard. Extant buildings include the barn at the left, with the hatchery pond and building behind it. The historic bath house is at the center and the Commodore Cottage is behind and to the left of the bath house. The Palmer House is behind the Commodore. The current Lodge replaced the large two-story building located behind and to the right of the bath house. The Laundry and Bird's Nest are to the right and slightly uphill of the Lodge. The Amethyst Cottage is located on the right. USGS Photo EF1318.
H3	Undated photograph looking northeast. Shows the Palmer House (constructed in 1905) in the foreground and the Laundry and Bird's Nest buildings in the background at the left. The Ice /Cold-storage House and the building that would be part of the Owner's Cabin/Powder Mag is also visible. The Lodge in the center of the photo was replaced in 1948. Denver Public Library/History Colorado Photo CHS.X5212.
H4	Excerpt from a 1906 promotional brochure for the Resort, showing the new bath house and holding pool. Courtesy 4UR Ranch.
H5	The Commodore Cottage as it appeared in the 1906 promotional brochure for the Resort. Courtesy 4UR Resort.

Retained

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.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H1. Undated photograph of early bath house and lodge, probably taken about 1900. None of these buildings remain. Courtesy 4UR Ranch.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H2. View from the mine, looking west, taken in 1926 by E.E. Burchard. Extant buildings include the barn at the left, with the hatchery pond behind it and the hatchery building to the right of the pond. The historic bath house is at the center and the Commodore Cottage is behind and to the left of the bath house. The Palmer House is behind the Commodore. Part of the building located behind the Palmer House was torn down at an unknown date. The remainder of the building is the Holy Moses. The front gable, multi-story building to the right of the Holy Moses was probably a lodging building and is no longer standing. The current Lodge replaced the large two-story building located behind and to the right of the bath house. The Laundry and Bird's Nest are to the right and slightly uphill of the Lodge. The Amethyst Cottage is located on the right. USGS Photo EF1318.

Wagon Wheel Gap Hot Springs Resort
Name of Property

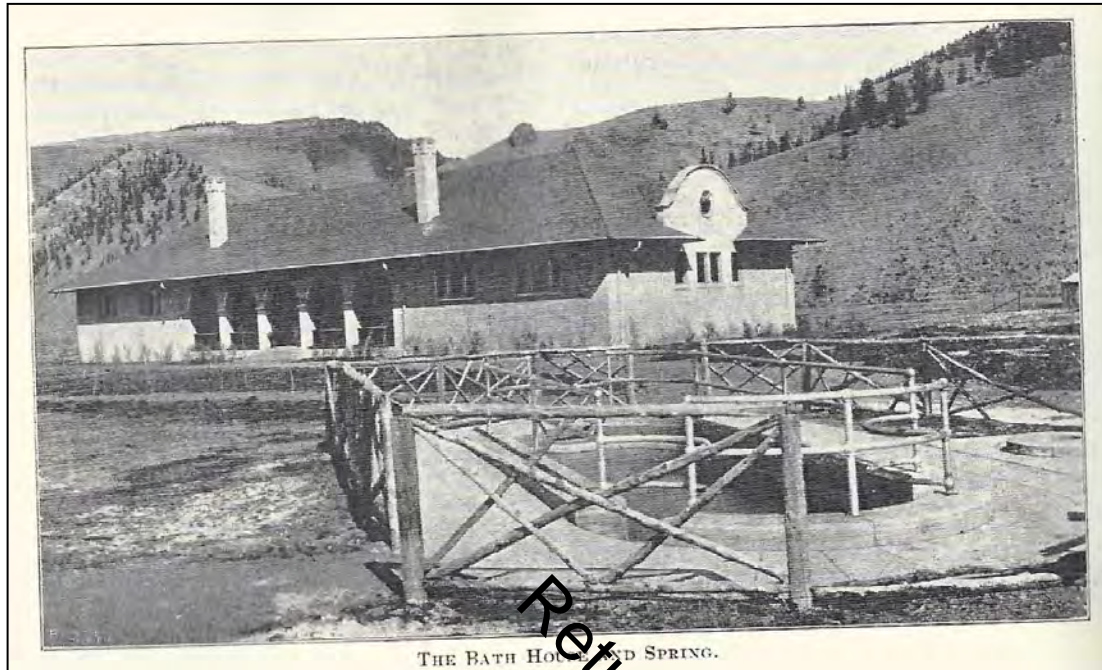
Mineral, Colorado
County and State



H3. Undated photograph looking northeast. Shows the Palmer House (constructed in 1905) in the foreground and the Laundry and Bird's Nest buildings in the background at the left. The Ice House and the building that would be part of the Owner's Cabin/Powder Mag is also visible. The Lodge in the center-right of the photo was replaced in 1948. Denver Public Library/History Colorado Photo CHS.X5212.

Wagon Wheel Gap Hot Springs Resort
Name of Property

Mineral, Colorado
County and State



H4.

Excerpt from a 1906 promotional brochure for the Resort, showing the new bath house and holding pool. Courtesy 4UR Resort.



H5. The Commodore Cottage as it appeared in the 1906 promotional brochure for the Resort. Courtesy 4UR Resort.

**United States Department of the Interior
National Park Service
National Register of Historic Places**

**Comments
Evaluation/Return Sheet**

Property Name: Wagon Wheel Gap Hot Springs Resort/4UR Guest Ranch
Property Location: Creede, Mineral County, Colorado
Reference Number: 100004210
Date of Return: 7/25/2019

Reason for Return

The nomination for the Wagon Wheel Gap Hot Springs Resort/4UR Guest Ranch is being returned because a historic context was not included in Section 8. The property was nominated under Criterion A for Entertainment/Recreation and under Criterion C for Architecture. The period of significance is 1902-1959, based on “the completion of the re-orientation to a western outdoors resort by the Sharpes” (page 28).

Nominated properties must be evaluated within a historic context. This property is considered locally significant, therefore the nomination needs to present the history of “hot springs resorts” and “outdoor-recreation resorts” in Mineral County and explain how this property relates to that history and architecture, and why it is significant within that context. A context (or contexts) and an evaluation within a context are missing. The evaluation should note other similar, extant resorts and explain why the 4UR Guest Ranch is significant.

The National Register database reveals that one resort is listed in Mineral County (Woods Lake Resort, Mineral County, 88001226) and a Google search reveals that some ten resorts exist today in Creede, with two, in addition to the 4UR Guest Ranch, noted as historic. This may or may not be helpful, but it seems to demonstrate that the 4UR Guest Ranch is not unique.

Entertainment/Recreation. Related to Criterion A, the ranch is considered “a very good representation of an early hot springs resort that evolved from a health-oriented attraction into an outdoor-recreation resort, mirroring general trends in Colorado tourism” (page 28). The nomination also states, “Although a study of the history of tourism in the state is yet to be published, Colorado historians point to the development of hot springs, along with the lure of hunting, fishing, and other outdoor activities, as the earliest and most enduring tourist attractions in the state” (page 28). Please explain the development of resorts in Mineral County and place the 4UR Guest Ranch in that context. A statewide context is not needed.

NPS/NRHP

Evaluation/Return Sheet

Property Name: Wagon Wheel Gap Hot Springs Resort/4UR Guest Ranch

Property Location: Creede, Mineral County, Colorado

Reference Number: 100004210

Date of Return: 7-25-19

Architecture. The property is also nominated under Criterion C for architectural significance, seemingly related to the “different applications of Rustic-style interpretations” evident. It is not clearly stated that this is the case or that modifications to older buildings to align them with the style is considered a significant transformation. Half of the discussion of Criterion C concerns the Mission Style Bath House and Thomas MacLaren who designed it (page 29). Other buildings designed by MacLaren listed in the National Register are mentioned and this is good, but the architecture of the district in its entirety is more important than this one building in the district. Please explain the significance of the Rustic style from the perspectives that are pertinent—perhaps quality, cohesion of the collection, or rarity.

If local contexts for resort development and architecture are presented and used to evaluate the property, it may be clear that the 4UR Guest Ranch is indeed locally significant and eligible for listing in the National Register.

Please contact me if you have any questions. I can be reached at barbara_wyatt@nps.gov or at 202-354-2252.



Barbara Wyatt, Historian
National Register and National Historic Landmarks Programs
National Park Service



HISTORY *Colorado*

August 27, 2019

Joy Beasley
Keeper of the National Register
National Park Service
National Register Program
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Dear Ms. Beasley:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Wagon Wheel Gap Hot Springs Resort (5ML.22) in Mineral County, Colorado.

The Wagon Wheel Gap Hot Springs Resort nomination was first forwarded in June 2019 after review by the Colorado Historic Preservation Review Board at its meeting on May 17, 2019. 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 nomination was returned to our office with comments from Barbara Wyatt dated July 25, 2019 (Reference Number 100004210). We believe the comments have been effectively addressed in this revised nomination.

The enclosed disk contains the true and correct copy of the nomination for the Wagon Wheel Gap Hot Springs Resort 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
National and State Register Coordinator
(303) 866-4683
erika.warzel@state.co.us

Enclosures
CDs (2)
Signature Page