

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUL 19 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Osgood-Kuhnhausen House ~~SPT443E~~
and/or common Carina's Cottage

2. Location

street & number 0642 Redstone Boulevard ^{BLVD} n/a not for publication
city, town Redstone n/a vicinity of
state Colorado code 08 county Pitkin code ~~08~~ 097

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

Winnick
8/27/83

4. Owner of Property

name Carina Sander
street & number 0142 Peachblow Lane
city, town Basalt n/a vicinity of state Colorado 81621

5. Location of Legal Description

courthouse, registry of deeds, etc. Pitkin County Recorder's Office
street & number 506 East Main Street
city, town Aspen state Colorado

6. Representation in Existing Surveys

title Historic Sites Inventory of Colorado has this property been determined eligible? yes no
date Ongoing federal state county local
depository for survey records Colorado Historical Society--Preservation Office
city, town Denver state Colorado

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

This one-story frame miner's cottage of 1901 construction is located in Redstone in a very picturesque setting along the Crystal River. The town is linear in plan, laid out to the immediate east of the Crystal River, with housing built on either side of Redstone Boulevard. The Kuhnhausen House is at the north end of the street, with the historic Redstone Inn (listed in the National Register) at the opposite south end.

The modest dwelling is almost square in configuration and is topped by a pyramidal roof. The facade is characterized by a double window at the north end, with an entrance and another bay at the south bay sheltered by a gabled porch. The double supports of the portico and banisters on the side of the porch form part of the inset benches.

Another prominent feature which distinguishes the house is stickwork in the porch gable and around all sides of the building under the eaves forming a continuous frieze space relieved by segmentally-arched panels over each opening.

The house, which originally contained 800 square feet of space, has experienced little alteration from its original appearance. An addition was built in 1940 off the rear (east) of the house. The only other change is the metal roof, added in 1981.

On the back of the lot is a frame one-car garage, constructed around 1930.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1901 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Kuhnhausen House is significant as one of few remaining examples of cottages constructed by John Osgood, president of Colorado Fuel and Iron Company (CF & I), for his married mine workers employed at coal mines in the vicinity of Redstone. Of the thirty-three CF & I company towns planned by Osgood, few remain. Redstone is perhaps one of the best preserved examples remaining not only of workers' housing, but also of homes designed for mine managers and supervisors.¹ The Kuhnhausen residence, therefore, can be said to be illustrative of a lifestyle for a large segment of miners employed in this important surviving company town.

J. C. Osgood, born in Brooklyn, New York, first visited Colorado in 1882 when the officers of the Chicago Burlington & Quincy Railroad sent him to investigate coal resources. After reportedly visiting every operating coal mine in the state, he settled in Colorado and organized the Colorado Fuel Company which combined with another company to become the Colorado Fuel and Iron Company (CF & I) headed by Osgood from 1892 to 1903.²

CF & I acquired large bodies of coal lands in the Crystal River Valley and in Coal Creek. Activity began in Redstone shortly after the panic of 1893. It was chosen as the site for producing coke from Coalbasin coal and for transferring coal in narrow gauge cars (running from Coalbasin to Redstone) to standard gauge cars for shipment in Carbondale. Redstone was constructed at one time (1890s to 1902) by one man (Osgood's builder) as a company mining town. Separate housing was provided for bachelors, who were housed at Redstone Inn, and married miners. Approximately eighty-five cottages were built for marrieds, using the same basic design to keep costs as low as possible.³

The cottages were built in two phases (1901-1902) along a north-south boulevard (between the river and steep slope). Houses for managers were located higher on the hillsides to the east of the Redstone Boulevard on larger, steeper lots. Construction techniques of the Victorian period, along with Osgood's European tastes, budget, and natural constraints, highly influenced the design of the Redstone area's buildings. Osgood's philosophy of providing homes for workers was influenced by English mining towns and English Tudor elements.⁴

Although the larger buildings (Redstone Inn and the stone Manor House) best illustrate the Tudor influence, the cottages also incorporate Tudor elements. The homes were constructed as fairly uniform wooden boxes with about seven hundred square feet interior floor area, flat ceilings and one-story height. All used western (or platform) framing; most had either stone or post and pier foundations (using flat rocks rather than concrete piers). While standard trim was still heavily relied

9. Major Bibliographical References

"Historic Preservation Guidelines for Redstone and Crystal River Valley." 1980.
Information provided by Dieter Sander. Personal correspondence, April 12, 1983.

10. Geographical Data

Acreeage of nominated property .2
Quadrangle name Redstone

Quadrangle scale 1:24000

UTM References

A

1	3	3	0	7	0	3	8	4	3	3	9	6	8	5
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

The property occupies Lots 76 and 76A of the Redstone Subdivision (Revised Plat) and is roughly 50'x 160' in size.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Dieter Sander / Gloria Mills

organization /Colorado Preservation Office date January 1983

street & number 0142 Peachblow Lane/1300 Broadway telephone 927-3427

city or town Basalt /Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Babara Sudler

title State Historic Preservation Officer (Acting) date July 11, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 8/18/83

J. Delores Byers
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
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Kuhnhausen House, Pitkin County, Colorado
Continuation sheet

Item number 8

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upon to frame ends of the individual boards around doors, windows, and vertical edges of the buildings, added costlier gingerbread and decorative trim (which still survives on the Kuhnhausen House) hinted at the superiority of the structures.⁵

The Kuhnhausen House was owned by Osgood and his family until 1945, renting it during that period to company miners. (Osgood died in 1926, survived by his third wife Lucy. It was not until 1945 that Lucy MacDonald sold for the first time some of the original cottages--many of which were demolished to make room for new structures.) The record shows that L. R. (Lucy) MacDonald conveyed on June 19, 1945 title of the property to Harry Arthur Kuhnhausen. Two months later in August 1945, Kuhnhausen sold the residence to Fred J. Potter for the same price. Potter thereafter evidently married and put the house in his and his wife's name in 1946. In 1950 Kuhnhausen and his wife Helen repurchased it from Potter.⁶

¹Although it may be possible that a small district exists in Redstone, the Kuhnhausen House is outside the area of concentration, separated by newer structures associated with Redstone's more recent tourism industry.

²"Historic Preservation Guidelines for Redstone and Crystal River Valley."

³Ibid.

⁴Ibid.

⁵Ibid.

⁶From information provided by the present owner. Personal correspondence, April 12, 1983.