

**United States Department of the Interior
National Park Service**

For NPS use only

received **DEC 19 1984**

date entered **JAN 18 1985**

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Cokedale Historic District

and/or common Cokedale Historic District

2. Location *Roughly bounded by Church, Maple, Pine, Elm and Spruce Sts.*

street & number (see attached map and buildings list) n/a not for publication

city, town Cokedale n/a vicinity of

state Colorado code 08 county Las Animas code 071

3. Classification

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

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Las Animas County Clerk & Recorder

street & number

city, town _____ state _____

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The town of Cokedale is located along Reilly Creek, a tributary of the Purgatoire River, approximately eight miles west of Trinidad, in Las Animas County. The former coal camp is situated one mile north of the point where Reilly Creek empties into the Purgatoire at the west end of Lake Trinidad. Low hills form the western boundary of the town, while a large slack pile of coal tailings, created during the coal mining era, creates the eastern boundary. Colorado Highway 12 bisects the site, cutting the town proper and sites of former coal mine and washing buildings off from the extensive remnants of the coke ovens that were an integral part of the town's industry.

The area is part of the extensive Raton Basin coal field, a region characterized by vast quantities of recoverable coal. Mining has centered along the eastern outcrop boundary near Trinidad and the more deeply dissected stream channels of the Purgatoire River drainage area to the west, including Reilly Creek.

The town, which dates to 1906, consists of ninety-six houses, several public buildings and a number of coal mine-related sites in Reilly Canyon. A triple row of houses, anchored by the major public buildings at each end, parallels Reilly Creek. A second grouping of houses follows a small arroyo that empties into the creek at right angles from the west, thus creating a reverse "L" street plan.

Virtually all of the structures in Cokedale were built in 1906 and 1907, the American Smelting & Refining Company having developed the town as a complete community of worker housing to serve the mine, washer and coke ovens on Reilly Creek. All original structures, save for two wood frame buildings moved from a long-demolished group of similar houses, are constructed of coke cinderblock, covered with a heavy pebble dash stucco. Six prototype house plans were utilized by the camp's architect, resulting in groups of identical three, four, five, six and eight room housing types. (The two-story, eight-room duplex houses were demolished in 1947.) A 12 by 12 foot standard room dimension was used in designing the houses: "L shape" three-room houses were characterized by a livingroom, kitchen and bedroom; square four-room houses had two bedrooms; "L shape" five-room houses had three bedrooms; and rectangular six-room houses were larger by way of addition of a diningroom. (See sketch plans.) Roofs are pyramidal or hipped, corresponding to the square, "L" and rectangular house plan shapes, with shed-type porch roofs extending from them at the front and rear doors of each house. These roof shapes and materials remain as the common unifying elements among contributing buildings in the Cokedale District, representing a vernacular style often found in the coal mining camps of southern Colorado around 1900.

When mining operations at Cokedale ceased in 1947, houses and some public buildings were sold to individuals for use as either permanent or seasonal homes. Houses have thus survived, although many have been remodeled and particularly the smallest types, added to in the ensuing years. Stucco has been reapplied in many cases, porches redesigned, enclosed or replaced and window and door configurations altered. However, the majority of structures reflect the original uniformity that marked the camp's architecture. While some houses have been lost through demolition or neglect, archaeological remains can be found of many of them. Early maps and photographs also assist in establishing the relationship of these non-extant buildings to the intact portions of the town.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1906 **Builder/Architect** James Murdoch : Architect

Statement of Significance (in one paragraph)

The Cokedale Historic District represents a significant example of a company-owned coal camp and is associated with the coal mining and coking industry that served as the predominant basis of the southern Colorado economy around 1900. While most similar coal camps were dismantled as mines ceased operation in the Las Animas-Huerfano district beginning after World War I, Cokedale continued to thrive as a company town until 1947. It was long heralded as a "model" camp, with housing, educational and recreational facilities provided for its inhabitants by their employer, the American Smelting and Refining Company. Most of the houses and public and commercial buildings have survived essentially intact, with few contemporary intrusions, to become the most representative remaining such town in Colorado.

Cokedale was constructed beginning in 1906 by the Carbon Coal and Coke Company, a subsidiary of the American Smelting and Refining Company, as a town to house workers, along with their families, who were employed in the nearby mine and coke ovens. Described at the time as a model camp, it represented AS & R's philosophy of providing a healthy and desirable living environment for families of its miners and coke oven workers.

Coal mining and coking was a major contributor to the Colorado economy at the beginning of the twentieth century. General William J. Palmer's Denver and Rio Grande Railroad and its competitors had demanded coal and steel in increasing quantities during the great railroad building decades after 1870. The Colorado Fuel and Iron Company, Victor American Fuel and other major concerns evolved from smaller ventures to serve the growing appetites of the railroads for rails, steel and coal. The El Moro coke ovens, and mine at Engleville, both near Trinidad, were developed by Palmer in the late 1870s, and the corporation that would become CF & I expanded its exploration and development of coal fields statewide in the ensuing years. Competitor John Osgood also developed coal properties in the Trinidad district, and in Gunnison County near Crested Butte. By 1903, the merged interests of Osgood and the CF & I operated numerous mines (and in some sites, hundreds of coke ovens) at El Moro, Sopris, Tabasco, Berwind, Primero, Starkville, Segundo, Tercio and Walsenburg, all near Trinidad, as well as Cardiff, Redstone and Crested Butte on the Western Slope of the Rockies.

Smaller coal companies operated mines in northern Colorado -- in Boulder, Weld, Larimer and Grand counties -- but the most productive and lucrative fields, especially for coking coal, were in the CF & I dominated district near Trinidad. In 1893, the year the state of Colorado was counted as sixth largest in coal production nationally, the Trinidad district accounted for 42% of CF & I's total coal output; ten years later the ratio had risen to 52%. Despite increasing labor strife and fluctuating prices in the national coal markets, the Trinidad area remained an attractive investment opportunity: by 1901, John D. Rockefeller, Sr. and several fellow Eastern financiers had gained control of CF & I.

9. Major Bibliographical References

Barton, Holly, Cokedale: 1907-1947, Anatomy of a Model Mining Community, privately published, 1976.

Beshoar, Barron B., Out of the Depths, Denver Trades & Labor Assembly, Denver, Colorado, 1942. (see continuation sheet)

10. Geographical Data

Acreeage of nominated property approximately 450
Trinidad West

Quadrangle name Trinidad West

Quadrangle scale 1:24000

UTM References

A

1	3
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5	3	4	1	0	0
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4	1	1	1	3	4	5
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 Zone Easting Northing

B

1	3
---	---

5	3	4	3	2	5
---	---	---	---	---	---

4	1	1	0	6	8	0
---	---	---	---	---	---	---

 Zone Easting Northing

C

1	3
---	---

5	3	4	0	0	0
---	---	---	---	---	---

4	1	1	0	0	0	0
---	---	---	---	---	---	---

D

1	3
---	---

5	3	3	2	2	0
---	---	---	---	---	---

4	1	1	0	0	0	0
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E

1	3
---	---

5	3	3	4	2	0
---	---	---	---	---	---

4	1	1	0	3	4	5
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F

1	3
---	---

5	3	3	3	8	0
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4	1	1	1	3	6	0
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G

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H

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Verbal boundary description and justification

(see map #1 and continuation sheet)

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 Ron Emrich

organization Preservation Consultant date July 31, 1984

street & number 1555 South Grant telephone (303) 778-9253

city or town 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 Barbara Sudler

title State Historic Preservation Officer date 12-4-84

For NPS use only

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

Beth Grosvenor date 1/18/85
 Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
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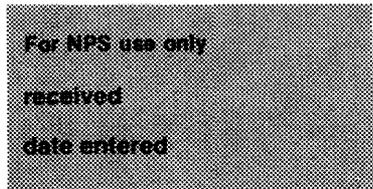
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date entered

Continuation sheet Cokedale Historic District Item number 4 Page 2

- | | | |
|---------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------|
| A-1 Henry Williams
4921 Harvard
Amarillo, TX 79109 | A-16 Bacilio Garcia
PO Box 236
Cokedale, CO 81032 | B-12 Thomas Vigil
PO Box 264
Cokedale, CO 81032 |
| A-3 Robert W. Baker
Cokedale, CO 81032 | A-17 Floyd Duran
H-7 PO Box 273
Cokedale, CO 81032 | B-13 John Barnhill
Cokedale, CO 81032 |
| A-4 Carmella T. Martinez
PO Box 193
Cokedale, CO 81032 | A-18 Catherine Costa
Cokedale, CO 81032 | B-14 Frank Saccomano
Cokedale, CO 81032 |
| A-5 Lazaro Espinoza
5070 W. Virginia
Denver, CO 80219 | A-19 J. Richard Watson
F-9 PO Box 242
Cokedale, CO 81032 | B-15 Ray J. Hottinger
%Hurtado
PO Box 255
Cokedale, CO 81032 |
| A-6 James J. Massarotti
233 E. Main
Trinidad, CO 81082 | B-2 Tony Massarotti
H-13 931 Nevada
Trinidad, CO 80182 | B-16 Tillie Espinoza
220 S. Vrain St.
Denver, CO 80219 |
| A-7 Anna Massarotti
PO Box 227
Cokedale, CO 81032 | B-3 Doug Holdread
PO Box 293
Cokedale, CO 81032 | B-17 M.H. Bell
H-5 PO Box 272
Cokedale, CO 81032 |
| A-8 Cipriano Vigil
B-7 PO Box 306
Cokedale, CO 81032 | B-4 Joseph Saccomano
B-8 PO Box 225
Cokedale, CO 81032 | B-18 Christine Zimmer
PO Box 283
Cokedale, CO 81032 |
| A-9 Roger Hamel
202 Sagebruch Dr.
Amarillo, TX 79108 | B-5 David Steinhoff
PO Box 294
Cokedale, CO 81032 | C-1 Paul Renken
Rt. 4 Box 41
Amarillo, TX 79119 |
| A-10 Frank Wojtylka
A-12 Cokedale, CO 81032 | B-6 John/Dwayne Baca
7816 Sherman
Denver, CO 80221 | C-2 Leland Smith
727 South Bend Blvd.
Edmond, OK 73034 |
| A-13 Charles Malven
135 Sarah
San Antonio, TX 78222 | B-9 Louis Guzzo Jr.
1500 Hudson #6
Redwood City, CA 94061 | C-3 Irene Phelan
PO Box 10012
Farmington, NM 87499 |
| A-14 Victor Burton
PO Box 302
Cokedale, CO 81032 | B-10 Horace Hurtado
H-20 PO Box 316
H-21 Cokedale, CO 81032 | C-4 Arthur Thompson
1810 Broadmoor
Amarillo, TX 79106 |
| A-15 Arthur L. Robison
C-8 PO Box 138
Geismar, LA 70734 | B-11 Ernest Duran
627 Windy Way
Pueblo. CO 81005 | C-5 Harry Hennigh
PO Box 275
Cokedale, CO 81032 |

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- | | | | | | |
|------|-------------------------------------------------------------------------|------|-----------------------------------------------------------|------|-------------------------------------------------------------|
| C-6 | Town of Cokedale
Cokedale, CO 81032 | F-13 | Nellie Gold
PO Box 245
Cokedale, CO 81032 | H-1 | Ann Howard
PO Box 702
Elk City, OK 73644 |
| E-1 | Richard Bell
Cokedale, CO 81032 | F-14 | Bette H. Arguello
Cokedale, CO 81032 | H-3 | Tyson Shelton
504 N. Van Buren
Elk City, OK 73644 |
| E-2 | George Dostal
Cokedale, CO 81032 | F-15 | David Mraz
% Century Savings
Trinidad, CO 81082 | H-4 | Lois Meiers
6311 NW 34th
Bethany, OK 73008 |
| E-3 | Gordon Sutton
Cokedale, CO 81032 | G-4 | John Currie | H-6 | Arthur Brokenbek
308 Savannah Dr.
Tyler, TX 75703 |
| F-1 | Trinidad National Bank | G-5 | PO Box 313
Cokedale, CO 81032 | H-8 | Joseph Roberts
1007 Longview Dr.
Fort Lupton, CO 8062 |
| G-1 | 125 N. Commercial St.
Trinidad, CO 81082 | G-6 | Yvonne Dalton
8432 W. 79th Ct.
Arvada, CO 80004 | H-9 | William Kishman
Rt. 1 Box 37
Weston, CO 81091 |
| F-3 | Lawrence E. Woodward II
PO Box 216
Cokedale, CO 81032 | G-7 | Joann Peck
1108 - 10th St.
Penrose, CO 81240 | H-10 | William Vogel
PO Box 1798
Lake Havasu, CA 9236 |
| F-6 | Anthony Paradiso
1138 Nickerson
Trinidad, CO 81082 | G-8 | Bonnie J. Moore
1633 N. Woodland
Amarillo, TX 79107 | H-11 | Clayton Haslee
3211 S. Pennsylvani
Englewood, CO 8110 |
| F-7 | Ed Seymour
3726 Fountain Terr.
Amarillo, TX 79106 | G-9 | Ernest Malovich
30201 Rainbow Hill
Golden, CO 80401 | H-12 | Randall Rivers
Rt. Box 238F
Trinidad, CO 81082 |
| F-8 | Bob Jones
% Phillips Petroleum
PO Box 1567
El Dorado, AK 71730 | G-10 | Paul Nieto
PO Box 266
Cokedale, CO 81032 | H-14 | Frank J. Dinka
Cokedale, CO 81032 |
| F-10 | John L. Bostick
3308 S. Tylor
Amarillo, TX 79109 | G-14 | Virgil Saracino
PO Box 233
Cokedale, CO 81032 | H-15 | Leroy Johnson
PO Box 267
Cokedale, CO 81032 |
| F-11 | Adrian Graham
4219 W. 38th
Amarillo, TX 79109 | G-16 | Leo Kopp
4915 Plains Blvd.
Amarillo, TX 79106 | H-17 | Jessie Bennett
Bloomfield, MO 6382 |
| F-12 | John Johnson | G-17 | Elmer/Loretta Scott
Cokedale, CO 81032 | | |
| G-12 | PO Box 267 | | | | |
| G-13 | Cokedale, CO 81032 | | | | |
| H-16 | | | | | |

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H-18 Brycie Dalton
%Vanguard Properties
155 S. Madison #222
Denver, CO 80209

N-2 Harmon McGhee
PO Box 234
Cokedale, CO 81032

H-19 Vernon Williams
139 Borgel Road
Sealy, TX 77474

N-5 Christine Zimmer
PO Box 283
Cokedale, CO 81032

K-1 Gay Riley, et al
PO Box 204
Bon Carbo, CO 81024

Pump House School
Town of Cokedale
Cokedale, CO 81032

L-1 David Paulich
108 Spruce Dr.
Montrose, CO 81401

Washer, Round Bin, Larry Bin, etc.
John Kosovich
PO Box 33
Bon Carbo, CO 81024

L-2 Ollie M. Turner
897 Fern St.
Anaheim, CA 92801

Machine Shop (bldg.)
Floyd Chavez
PO Box 11
Weston, CO 81091

L-4 Bradley J. Serazio
Rt. 1 Box 424
Trinidad CO 81081

Coke Ovens Slack Pile
Tom Konogeris, et al
% Anna J. Floyd
62 Stanford Avenue
Pueblo, CO 81005

L-5 Gladys Davis
Cokedale, CO 81032

Ice House Stables
Gene Bond
Cokedale, CO 81032

L-6 Robert Gibson
PO Box 246
Cokedale, CO 81032

L-7 John Kosovich
PO Box 33
Bon Carbo, CO 81024

M-1 Robert Tapia
Cokedale, CO 81032

M-2 Archdiocese of Pueblo
M-3 (Roman Catholic)
Pueblo, CO

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The important focal buildings remain as anchors to the camp, including the school, post office (former Mercantile), boarding house and mine office. Other important features of the town's original landscape that remain include the entire street system, the coal slack pile across the County Road, and much of the original landscape plantings. Few modern buildings intrude within the town limits, allowing the camp to continue reflecting the general visual appearance of 1906.

The following are representative example of houses, the important public structures and mine buildings sites located in the Cokedale District (numbers correspond to those on Map #1).

28. Constructed in 1906 of cinderblocks fashioned from coke dust produced in the district, this four-room house is representative of all the original single family dwellings in Cokedale. The pyramidal roof, originally shingled with wood, extends forward in a shed-type form, supported by square wood posts, to shelter the front porch. Unpainted pebble dash stucco covers the coke block. Wood framed, four by four windows provide light to the interior rooms, which conform to the modular room dimensions of 12 by 12 feet that make up all six prototype house plans in the camp. Interior walls were heavily plastered, with plain wood picture moulding and door and window casings.

54. A large, two-story hip roofed house, originally the Mine Office, this structure is L-shape in plan, with a covered front porch and an enclosed side porch that first served as the pay window area for the miners. A single story addition extends the "L" to the west. The pebble dash stucco walls remain unpainted, as they were originally.

57. Across Church Street from the Mine Office, the hip-roofed Bath House, sited on a steep hill, is characterized by a high stone basement, where the barbershop entrance originally existed, and two upper level openings, reached by outside steps leading to the showers area. The roof is topped by a small wood cupola. Nothing remains of the interior plumbing system, or the rope and pulley mechanism that allowed miners to store their street clothes in baskets suspended from the ceiling.

58. The two-story, hip-roofed Boarding House is marked by seven identical bays of double hung windows and a broad wood porch at the north end of the street facade. Twenty two rooms, most on the second story, provided homes for bachelor miners, who shared meals in the large main floor diningroom. Several families still share this large house.

69. Like the Boarding House across Elm Street, the Mercantile is a long, rectangular, two-story structure, with gabled roof and three small dormers on each of the long sides. The primary entrance, on the south end, is marked by a recessed entry door, topped by a multi-light arched window in the gable, and reached by a broad flight of stone steps. A mezzanine level with turned wood railings rings the two-story interior space, where groceries, dry goods, produce and meats were purveyed to camp residents until 1947.

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102. Located several hundred yards beyond the developed end of Elm Street, the two-story School retains its unpainted pebble dash wall surfaces and its hipped roof topped by a wood cupola or belfry. The double entry doors are surmounted by a classical pediment inscribed "Public School." Serving as a community center and Protestant chapel as well as school, the first floor classrooms are augmented with a large second story auditorium which served also as a basketball court.

105. Originally constructed to store ice for domestic refrigeration and beers for the miners, the Ice House has an asymmetric gable roof, with a contemporary adobe brick and glass addition to the south. Original loading doors remain on the rear wall of the structure.

108. The abandoned Machine Shop, although deteriorating, retains its massive gable roof with monitor extending the length of the roof ridge. Many of the large, double-hung windows remain intact, piercing the corrugated metal sheathed walls.

113. The ruins of the Larry Bins, a part of the coal washing facility, are dramatically visible to passing motorists on Highway 12. The concrete posts and beams, in a triple row, represent the lowest level of a four-story wood structure where washed coal was dropped into small rail cars and transported down the valley to the coke ovens.

116. The abandoned and deteriorating Coke Ovens sweep dramatically along the curve of Reilly Creek on the southern edge of the district. The concrete walls, with their regularly spaced arched openings, create two rows of double sided units, between which the Denver & Rio Grande railroad cars passed to load the burned coal for transport to El Paso. The brick beehive ovens behind the walls are collapsed, but remain remarkably identifiable.

The Cokedale Historic District, consisting of 117 buildings and sites, is a significant example of the company built and operated coal camp that was prevalent from the late 1880s in Colorado, and particularly in the booming Trinidad district. Cokedale represents the most cohesive and intact of the state's remaining coal camps, due to the almost complete lack of modern intrusions, relatively few inappropriate alterations, and retention of important public structures.

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The contributing structures in the district:

<u>Site(s) #</u>	<u>Name</u>	<u>Location</u>
5LA5782.001 - .007;.009-.015	Houses	Maple Street
5LA5782.019 - .023; .025	Houses	Maple Street
5LA5782.027-.028; .030 - .032	Houses	Maple Street
5LA5782.034 - .035; .038 - .039	Houses	Maple Street
5LA5782.040;.042;.019	Houses	Church Street
5LA5782.020; .021	Church Buildings	Church Street
5LA5782.022	Garage	Church Street
5LA5782.047 - .053	Houses	Pine Street
5LA5782.054	Mine Office	Elm Street
5LA5782.057	Bath House	Elm Street
5LA5782.058	Boarding House	Elm Street
5LA5782.061 - .075	Houses	Elm Street
5LA5782.078 - .083	Houses	Elm Street
5LA5782.084 - .085	Houses	Spruce Street
5LA5782.087 - .096	Houses	Spruce Street
5LA5782.098 - .100	Houses	Spruce Street
5LA5782.044	House	Church Street
5LA5782.102	School	No address
5LA5782.103	Pump House	"
5LA5782.104	Stables	"
5LA5782.105	Ice House	"
5LA5782.106	Site of eight room, two story duplex	"
5LA5782.107	Oil House	"
5LA5782.108	Machine Shop	"
5LA5782.109	Fan House	"
5LA5782.110	Settlement Tank(site)	"
5LA5782.111	Round Bin	"
5LA5782.112	Coal Washer(site)	"
5LA5782.113	Larry Bins(ruins)	"
5LA5782.114	Conveyor foundations(ruins)	"
5LA5782.115	Slag Pile	"
5LA5782.116	Coke Ovens(ruins)	"
5LA5782.117	Reservoir #1	"

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The non-contributing structures in the district:

5LA5782.008	House	Maple Street
5LA5782.016 - .018	Houses	Maple Street
5LA5782.024	House	Maple Street
5LA5782.026	House	Maple Street
5LA5782.029	House	Maple Street
5LA5782.033	House	Maple Street
5LA5782.036 - .037	Houses	Maple Street
5LA5782.041	House	Church Street
5LA5782.043 - .044	Houses	Church Street
5LA5782.045 - .046	Houses	Pine Street
5LA5782.055	Doctor's House	Church Street
5LA5782.056	Mobile Home	Church Street
5LA5782.059 - .060	Houses	Elm Street
5LA5782.076 - .077	Houses	Elm Street
5LA 5782.086; .097; .101	Houses	Spruce Street
5LA5782.067	House	Elm Street

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The rich coal district attracted another group of financiers as well: the American Smelting & Refining Co., a merger of numerous smelting interests that had been acquired by Daniel Guggenheim and members of his family in 1901. The superior quality of Trinidad coal, its low ash, sulphur and phosphorus content and excellent coking qualities made it ideal fuel for the giant AS&R smelters in El Paso and Mexico. Exploration of the region led to discovery and purchase of a rich seam in Reilly Canon, a mile above the Purgatoire Valley where Starkville, Sopris, Primero and Segundo were already shipping out huge quantities of coal and coke for CF&I. The Reilly Creek output was intended solely for consumption at AS&R smelters; none was to be sold on the open market.

The permanent camp at Reilly Creek, where first a tent colony had stood during the early stages of mine development, was under construction by autumn of 1906. Prototype workers' house plans, as well as the camp store, boarding house, school and mine office, were designed by Denver architect James Murdoch. Following the example of neighboring CF&I camps at Sopris and Primero, the architect designed three, four, five, six and eight room house types, each with standard room dimensions, roof shapes and window and door configurations. Cinderblocks made from coke and cement rose from foundations of sandstone quarries nearby to form walls of all camp buildings, save for a group of 18 frame houses near the site of the to-be-constructed coke ovens. A heavy pebble dash stucco, left unpainted, covered all masonry structures. Between each pair of houses in the rear yards was a faucet that provided purified domestic water. Outhouses lined the alleys between house rows, for the dwellings had no indoor plumbing. Electricity was provided to each house by the Company. Red-stained board fences marked the boundaries of yards, which the Company landscaped and encouraged tenants to maintain. House rents were low -- \$2.00 per month per room -- and remained constant for 40 years.

A camp store, owned by the Company but leased to the Leo Gottlieb family to operate, was constructed across from the Bath House, where miners showered following their shifts. Nearby were the Boarding House, a hotel for single miners who lived and dined together, and the Mine Office. The camp superintendent and doctor were provided with homes that were variations on the largest worker's house prototype. By the summer of 1907, the substantial town at Reilly Creek, which had been named Cokedale, was complete. More than 1,500 people would live in camp when the coke ovens were completed and fired.

Like their counterparts at CF&I and later Victor-American, the managers of AS&R regarded their role as paternal. The company executives hoped that young men growing up in Cokedale would wish to remain and work for the Company as adults. In fact, in many families, several generations worked for AS&R in the valley. The new camp was expected to contribute to the sense of well being that persuaded workers to stay. It was a model mining camp, with exceptionally sanitary living conditions in an age when most miners lived in squalor, and adequate services and facilities for the town's inhabitants. The building and maintenance standards at Cokedale were frequently cited as worthy examples for similar towns that were to be developed in North America.

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Daniel Guggenheim, testifying before a federal Industrial Relations Commission hearing in 1915, described his views on the corporation's responsibilities to its employees:

I do not think there can be too much legislation along humanitarian lines. Surely no man who has been successful can be happy when he realizes the conditions of the workers. We must see that the worker not only gets sufficient wages but also gets some of the comforts and luxuries of life. I have always felt that way.

Guggenheim was not alone in his recognition of the importance of worker satisfaction for higher productivity -- and labor peace. The other major southern Colorado coal producer, CF&I, responded to increasing worker dissatisfaction with living and working conditions after 1900 as well. Primero was developed in 1901 as a model community, providing educational and recreational facilities for workers' families and a progressive health care system. At Sopris, the wood shanties that had housed the miners in early years were replaced by substantial concrete block structures with running water nearby. However, CF&I's commitment to social, recreational and health concerns was short-lived and living conditions problems persisted in most camps in the southern Colorado fields.

Significantly, it was the relatively consistent AS&R policies regarding worker welfare, and slightly higher wages, that prevented extensive participation in the general miners' strike of 1913-1914 in Cokedale. While more than 20,000 miners and their families left the CF&I and Victor American camps in the Trinidad district, striking for better wages and living conditions, few walked out at Cokedale. The mine remained open. Deteriorating living conditions in the Berwind Canon, Purgatoire and Walsenburg camps were noted by strikers as indication of the companies' lack of commitment to worker welfare. At Cokedale, union organizing efforts proved less successful, however, and the camp remained distant from the tragic labor war at nearby Ludlow in April, 1914.

Inhabitants described the Cokedale camp as the "best in the district," for the Company continued to maintain the houses and buildings, encouraged pride among its tenants, and offered a good education to the youngsters and recreation for people of all ages. As the Company had hoped, a cradle-to-grave sense of contentment and loyalty became established, which contributed to the town's survival after closure of the mine and ovens in 1947.

Constant price fluctuations in the coal markets brought boom and bust cycles to the camps in Colorado. Mines closed and reopened, layoffs and short work weeks were common, and temporary workers, living in temporary housing, were hired frequently in busy periods. The coke ovens at Redstone, a camp constructed by John Osgood as a model, Alpine-inspired village, remained open less than a decade. The town deteriorated quickly thereafter. CF&I's experiments in industrial sociology were brief; the structures at

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Primer, Soprano and other camps were moved or demolished for scrap when the mines closed, the cleared land often sold to private owners.

Sustained demand for the entire output of the Cokedale ovens at its own smelters encouraged AS & R to maintain the camp and motivate its workers to remain through the Second World War. Inevitably, however, economic and transportation problems brought the announcement of closure of the mine at Bon Carbo and the ovens at Cokedale in 1947. Sale of the camp and mine buildings to a Denver salvage broker was quickly followed by efforts of the townspeople, many of whom had lived contentedly in camp for decades, to purchase their homes and the public buildings. Thus, the majority of the houses and major commercial structures remained, even as the mine and coal washing buildings were dismantled, leaving foundations and ruins. Incorporation of the town followed in 1948, the residents self-governed for the first time in 40 years.

The perception of the residents of Cokedale, and the entire Trinidad district, that the camp was a desirable place to live and work, coupled with a company philosophy differing from the theories prevalent in the area, created an environment in which Cokedale could remain intact. Pride in home ownership and no redevelopment pressure on the isolated community has prevented inappropriate intrusions or substantial alteration of existing structures. The town remains as the best example of an intact coal camp in Colorado.

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Hon. John Johnson, Mayor, Cokedale, Colorado May 19, 1984

Mr. Robert Tapia, Cokedale, Colorado, May 19, 1984

Mr. Charles Smith, Trinidad, Colorado, May 21, 1984

Mr. Ralph Marsh, Trinidad, Colorado, June 14, 1984

Mr. Richard Compton, Trinidad, Colorado, July 12, 1984

Mr. Victor Burton, Cokedale, Colorado, July 12, 1984

Drawings

James Murdoch, Denver, Colorado, original architect's drawings.

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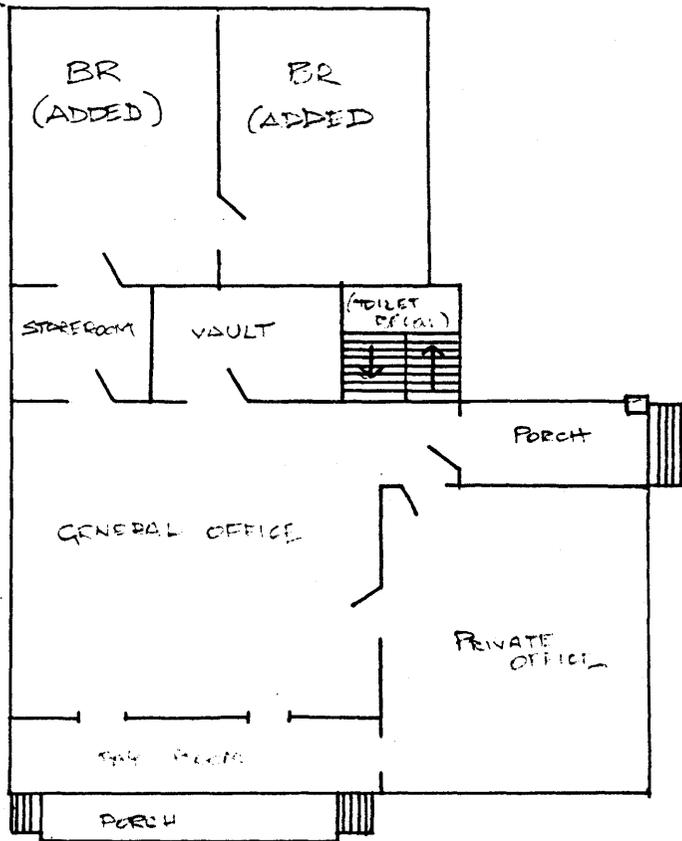
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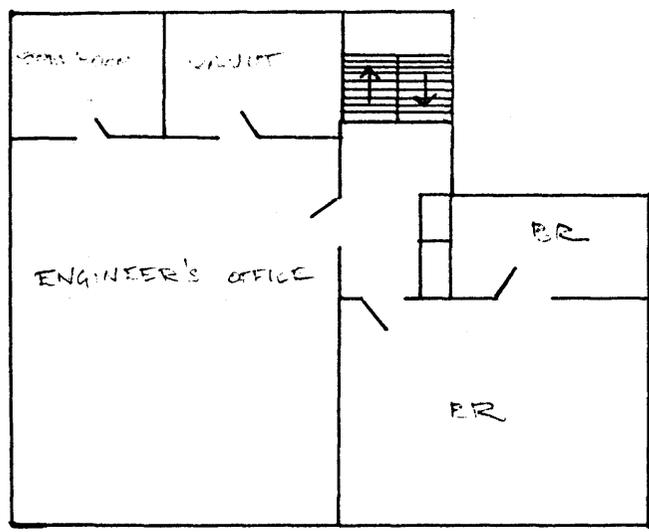
Page 2

From the Pump House Northeast, approximately 1,200 feet to the north edge of the Slack Pile; thence South and Southeast along the east boundary of the Slack Pile, in order to incorporate this significant element of the industrial history of the District; thence to the intersection of the south easement of the County Road and the west easement of Colorado Highway 12; then approximately 2,400 feet along the north bank of Reilly Creek, included as the source of water for both domestic and industrial uses in the camp, to a point opposite the south end of the Coke Ovens; then West-Northwest approximately 1,600 feet to a point west of the easement of Colorado Highway 12, to incorporate the site of the original Cokedale Mine opening; then returning Northeast to the ridge just behind the town, which runs in various directions to include all extant camp structures and industrial building sites and ruins; returning North to the point of origin at the Pump House.



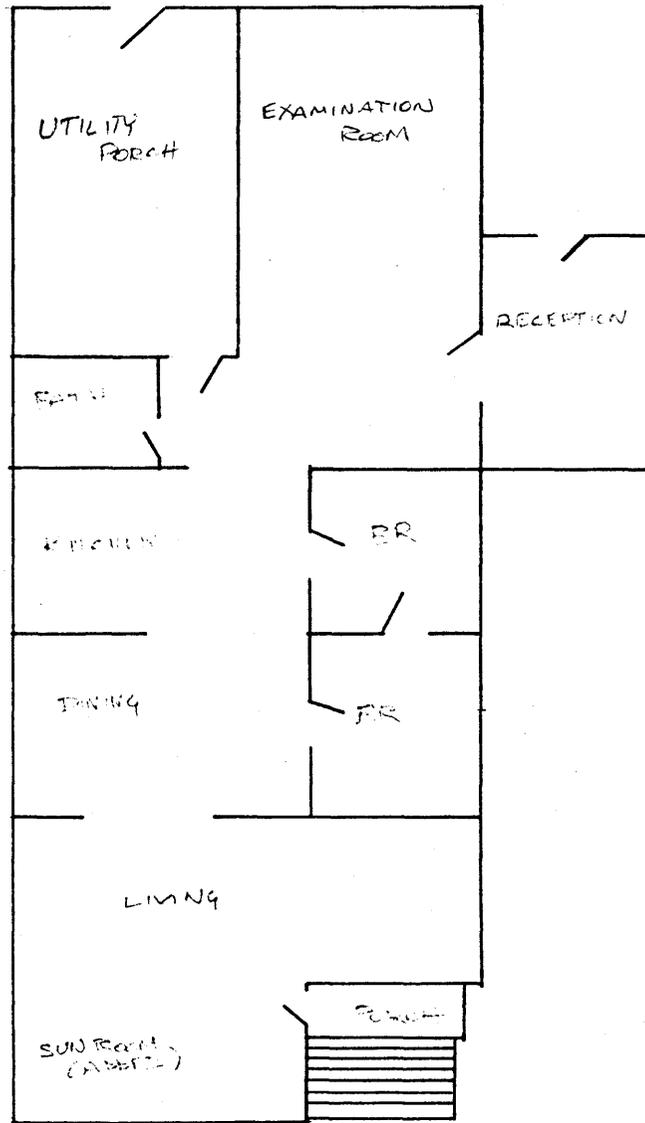
FIRST FLOOR PLAN

SECOND FLOOR PLAN



MINE OFFICE & ADDITION
 COKEDALE, COLORADO 1984

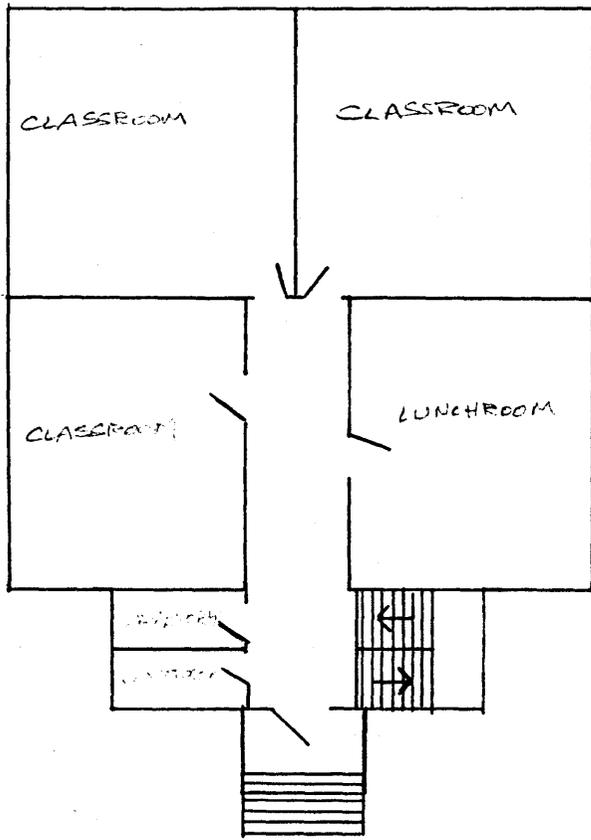
RON EMRICH
 NO SCALE



DOCTOR'S HOUSE : ADDITIONS
PLAN

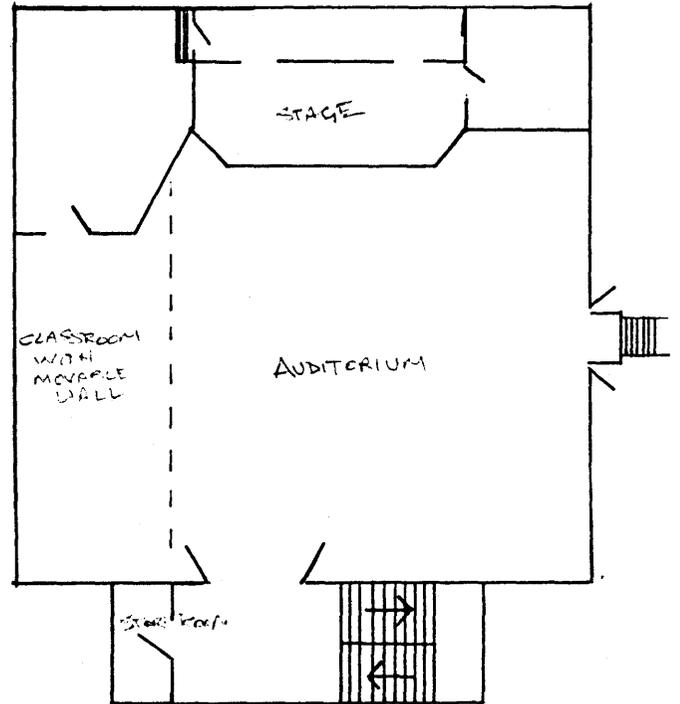
COKEDALE, COLORADO 1984

RON EMRICH
NO SCALE



FIRST FLOOR PLAN

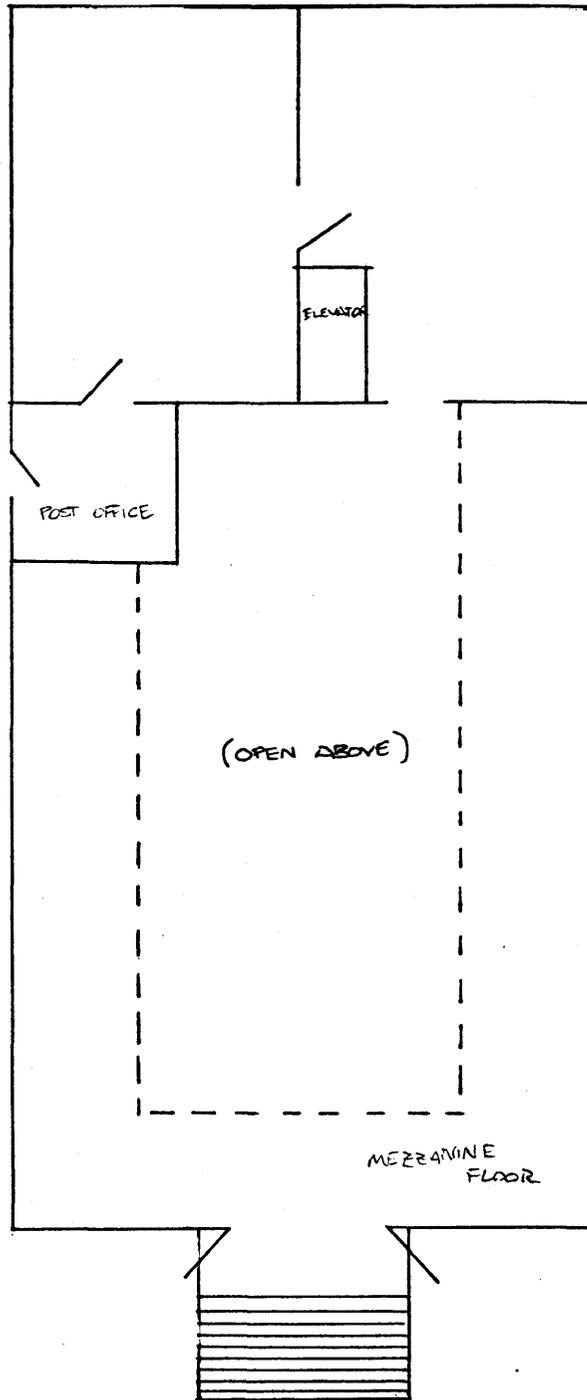
SECOND FLOOR PLAN



SCHOOL

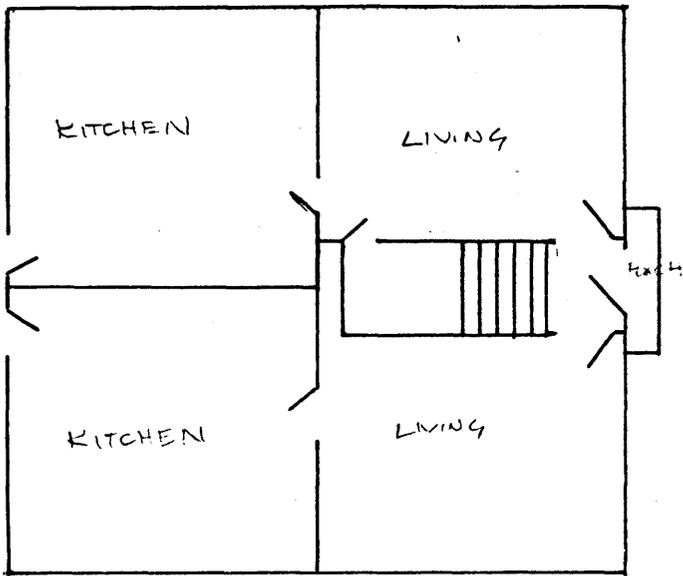
COKEDALE, COLORADO 1984

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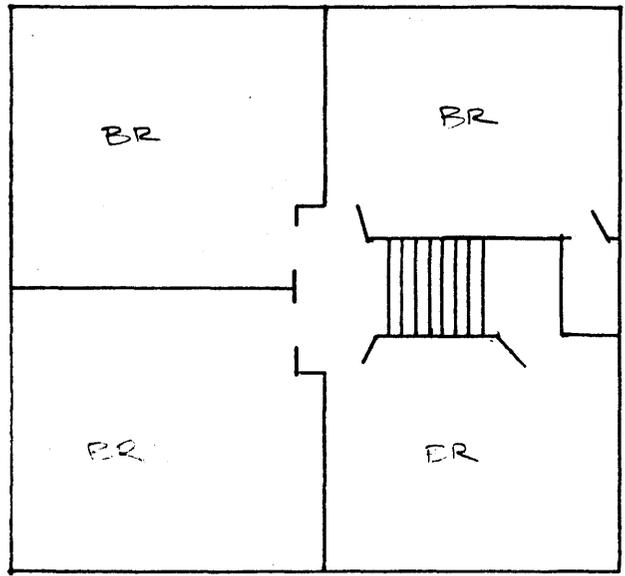


MERCANTILE
FIRST FLOOR PLAN
COKEDALE, COLORADO 1984

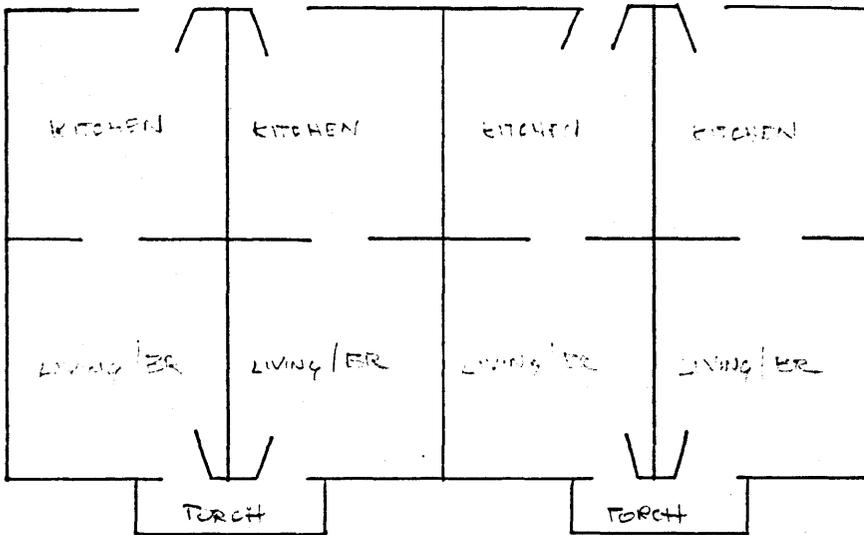
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FIRST FLOOR



SECOND FLOOR

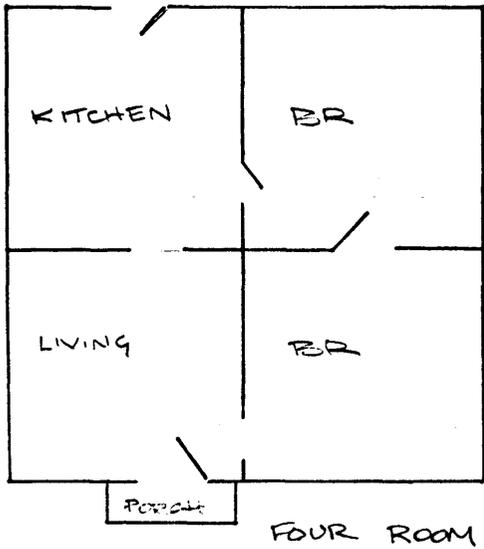


8 ROOM FOURPLEX

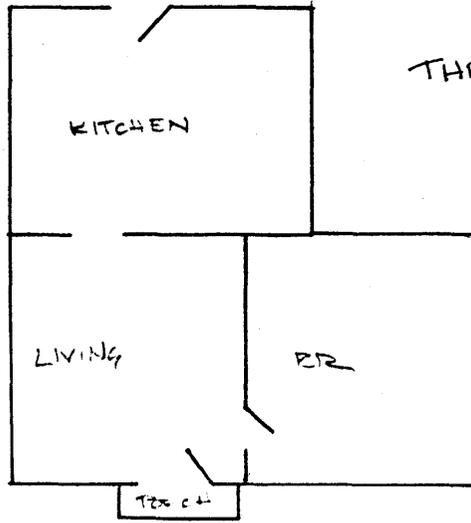
TWO STORY DUPLEX (TOP)
 "SINGLE MINER'S" FOURPLEX (BOTTOM)

COKEDALE, COLORADO 1984

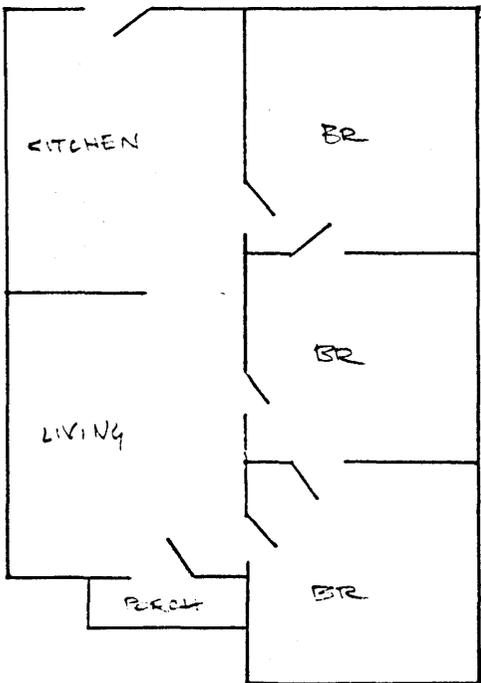
RON EMRICH
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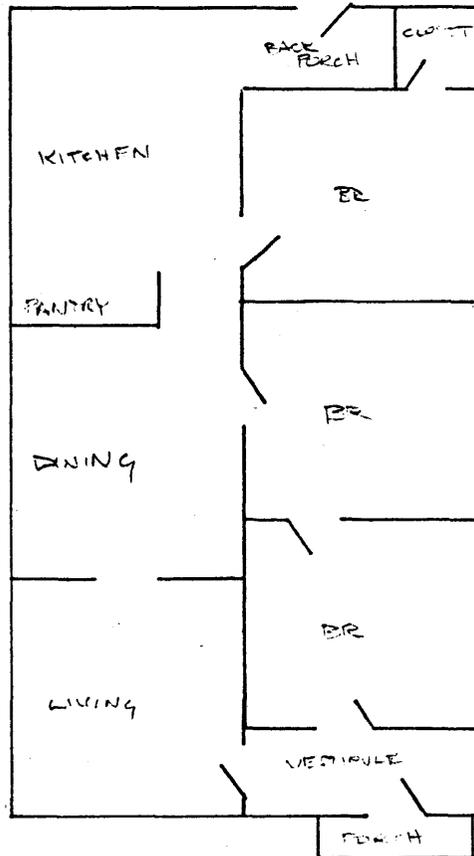
FOUR ROOM



THREE ROOM



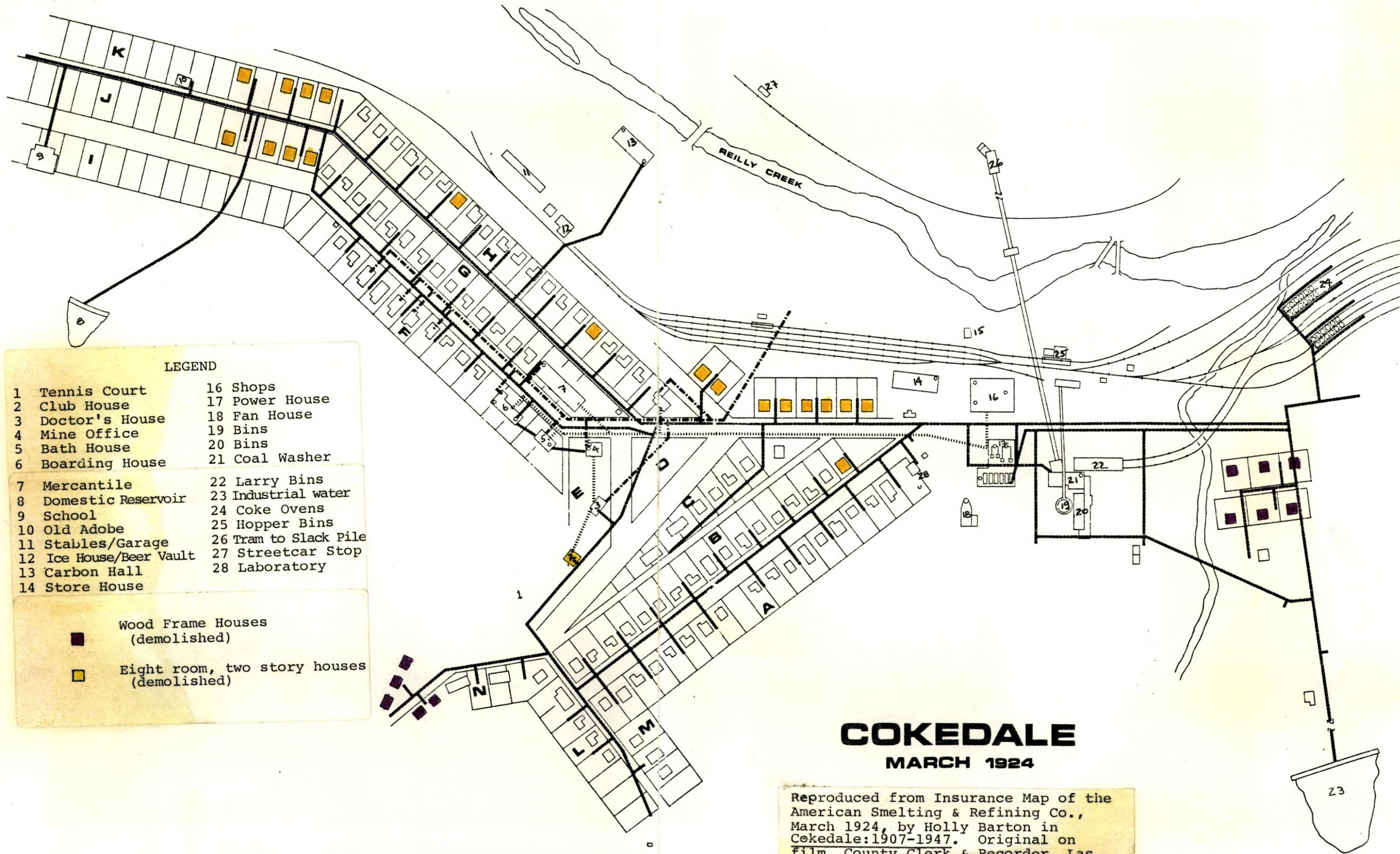
FIVE ROOM



SIX ROOM

SINGLE FAMILY HOUSE PLANS
 COKEDALE, COLORADO 1984

RON EMRICH
 NO SCALE



LEGEND

1 Tennis Court	16 Shops
2 Club House	17 Power House
3 Doctor's House	18 Fan House
4 Mine Office	19 Bins
5 Bath House	20 Bins
6 Boarding House	21 Coal Washer
7 Mercantile	22 Larry Bins
8 Domestic Reservoir	23 Industrial water
9 School	24 Coke Ovens
10 Old Adobe	25 Hopper Bins
11 Stables/Garage	26 Tram to Slack Pile
12 Ice House/Beer Vault	27 Streetcar Stop
13 Carbon Hall	28 Laboratory
14 Store House	

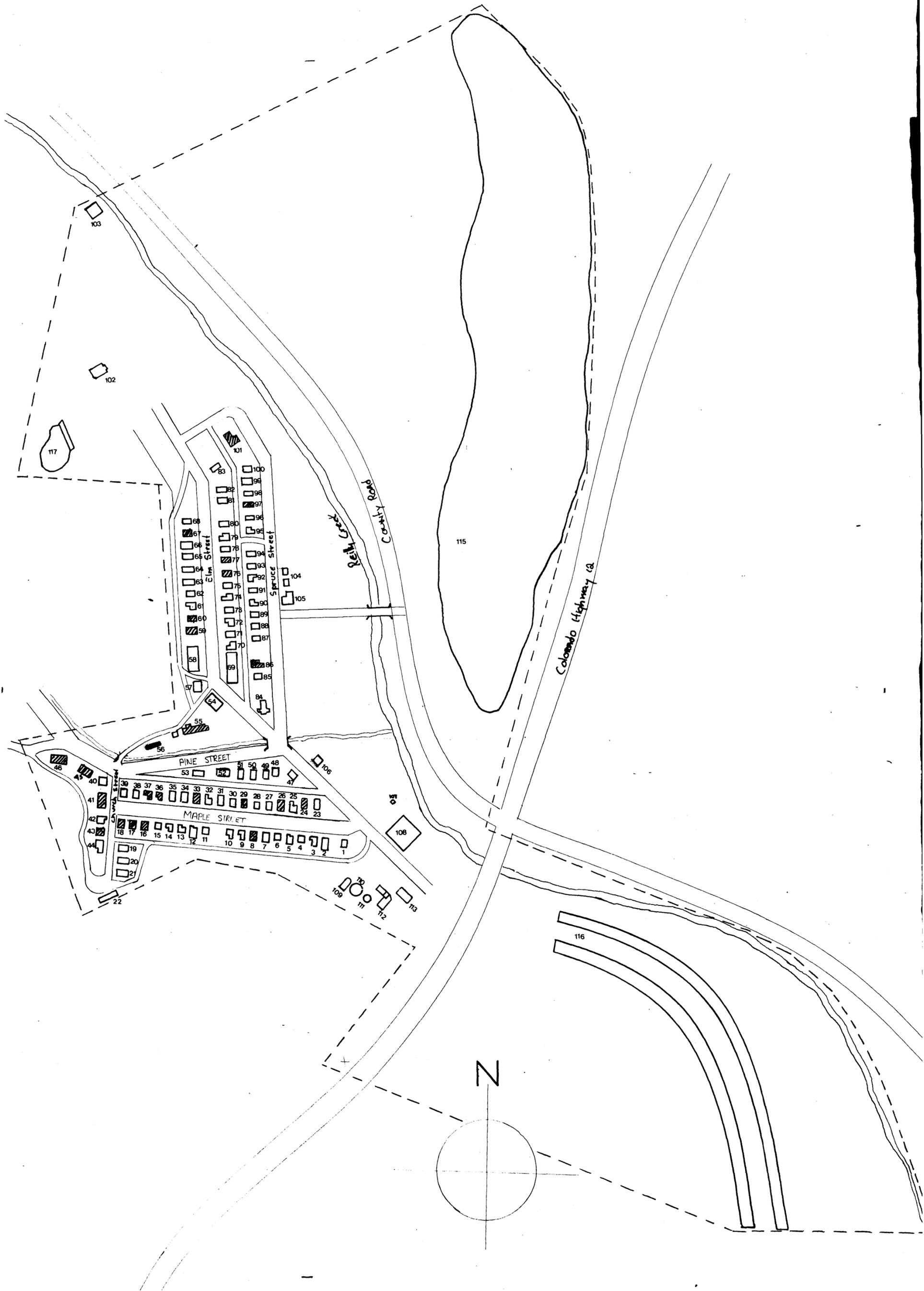
Wood Frame Houses (demolished)

Eight room, two story houses (demolished)

COKEDALE

MARCH 1924

Reproduced from Insurance Map of the American Smelting & Refining Co., March 1924, by Holly Barton in Cokedale: 1907-1947. Original on film, County Clerk & Recorder, Las Animas County, Colorado.



MAP #1

Cokedale Historic District
Las Animas County, Colorado

- Historic District Boundaries
- Contributing Buildings
- ▨ Non-contributing Buildings

COKEDALE, COLORADO

JULY 1984