

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

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

For NPS use only
received **DEC - 9 1983**
date entered

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

1. Name

historic Fisher-Zugelder House and Smith Cottage
and/or common Fisher-Zugelder House and Smith Cottage

2. Location

street & number 601 North Wisconsin Street n/a not for publication
city, town Gunnison n/a vicinity of
state Colorado code 08 county Gunnison code 051

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 checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Howard and Narcissa Channell
street & number 601 North Wisconsin
city, town Gunnison n/a vicinity of state Colorado 81230

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorders Office/Gunnison County Courthouse
street & number 200 East Virginia Avenue
city, town Gunnison state Colorado 81230

6. Representation in Existing Surveys

title Colorado Inventory of Historic Places has this property been determined eligible? yes no
date July, 1983 federal state county local
depository for survey records Colorado Historical Society, 1300 Broadway
city, town Denver state Colorado 80203

7. Description

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

Describe the present and original (if known) physical appearance

The Fisher-Zugelder House and Smith Cottage dominate the surrounding area because of their imposing sandstone block construction. This massiveness is tempered by intricate stone carvings and wood embellishments.

These structures are located on three corner lots in north-central Gunnison. The area is typically residential, generally composed of single family dwellings with few multiple occupancy units and rentals. The property is in Gunnison's First Addition wherein lot sizes are 25' X 125'. The lots, there were four until 1962, run east and west, comprising a site which is approximately 100' X 150', including a 24' strip of city right-of-way on the south and east. Originally on the site's north-west corner there stood a barn which was razed circa 1958.¹

The most complex structure on the property is the Fisher-Zugelder House; it is a two story, gabled, sandstone, residential building. The house is comprised of two distinct parts, as if separate simple gabled structures were consolidated; there is, in fact, a common stone wall between the two sections. The main, two story portion is on an east/west axis and measures 23' X 25'; the less dominant, single story component is on a north/south axis, measures 15' X 25', and is off-set to the south, creating an irregular "L" plan.

Originally, the main house was partitioned into several small rooms. The downstairs living area consisted of a stairwell hall, a formal parlor, and a dining room. The single story part was divided into a kitchen and a study. The upstairs consisted then, as it does now, of two bedrooms; a bathroom was added later.

On the far west portion of the site, next to the alley sits the Smith Cottage. It is a sandstone, single-storied, simple gabled structure on a north/south axis. It too is a residential building, but it is much less complex, being comprised of a single stone rectangle measuring 18' X 25' and having a shed-type frame addition on the northern secondary facade. Initially, this addition housed a kitchen, while the stone portion was partitioned at mid-point into a living room and a bedroom.³

Both houses exhibit a dominating vernacular flavor in their detail. Each has a simple floor plan made up of one or two rectangles. Ashlar stone walls are broken infrequently with minimal bays. These walls are double-layered with a dead-air space between and are a consistent eighteen inches thick. They are laid in an interesting combination of a one height ashlar pattern on the most visible sides, an uncoursed, roughly squared pattern on the least visible portion, and even an uncoursed fieldstone form high on the north wall of the main house.⁴ In addition, the design simplicity is further represented by 2" X 4", 2" X 6", and 2" X 8" rough-cut floor joists and rafters, with native, white-wood plank flooring throughout both residences. The stone walls have an interior base of mud plaster with a coating of lime plaster; partiti on walls are lath and plaster on rough-cut 2" X 4" studs. The buildings also has sawdust ceiling insulation and pegged sash frames.

This simple local interpretation, however, is tempered by European revival forms, undoubtedly brought to Gunnison by westward expansion and by numerous architectural guides and books available during this period.

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 type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1880-1881 **Builder/Architect** Frederick Zugelder -- builder

Statement of Significance (in one paragraph)

The primary significance of the Fisher-Zugelder House and Smith Cottage lies in that they were some of the first elaborate and permanent residences constructed in Gunnison. Further, they represent a unique transitional vernacular architectural form, typical of Gunnison's development.

Being the first stone residences built in Gunnison,¹ the houses were erected beginning in October of 1880² and were complete in June of 1881.³ As described in Bonanza Victorian, Colorado mining town development generally fell into four phases: exploration, settlement, camp, and town.⁴ Gunnison's progress follows the model. The camp and town phases described by the author are most pertinent to the Fisher-Zugelder House and Smith Cottage.

The camp phase in Gunnison began circa 1879 and continued until 1881. As mining interests grew in outlying areas, sawmills began operation and frame structures began to appear. Architecture, however, remained simple as tents and temporary structures from the settlement phase were gradually replaced. Social organization was manifest; city streets were plotted and city government was established.

During the camp phase, city fathers successfully formed a town committee and incorporation papers were drawn up. Those papers were filed in January of 1880. Thus, the newly incorporated city began its move into the town phase. Structures became more permanent and elaborate in nature. It was during the transition between camp and town phases that the Fisher-Zugelder House and Smith Cottage were constructed. That transition is exemplified in their architectural style.

As new industry developed in Gunnison to meet evolving demands, change occurred rapidly. One new industry, the quarrying of local sandstone, began in 1880 when deposits along the Gunnison River were utilized. Quarries owned by David Fisher,⁵ who was general manager of the Gunnison Stone Co. and Quarry, flourished. By July of 1880, Fisher advertised one hundred cords of cut stone for sale, including twenty-five fine sills. Because stone was Fisher's business, he decided to use this native material when building his home. He contracted with Frederick Zugelder, master mason, stonecutter, and contractor for the job.⁷ Zugelder arrived in Gunnison in 1879 from Rochester, New York. As a mason he found steady work.

Well respected in his field, Zugelder laid the door sills at the new Gunnison County Courthouse in 1881.⁸ After completion of the Fisher House and Cottage construction, Zugelder went on to build a number of fine masonry structures locally. His primary notability came in 1888 when he investigated a large granite deposit, later known as the Aberdeen Quarry, south of Gunnison. Samples of the excellent grey granite were sent to Denver for analysis. The granite was selected as the construction material for the Colorado State Capitol. Frederick Zugelder served as the quarrymaster on the project which employed hundreds.⁹

9. Major Bibliographical References

Blumenson, John. Identifying American Architecture. Nashville, TN.: American for State and Local History, 1977.

(continued)

10. Geographical Data

Acree of nominated property .21

Quadrangle name Gunnison

Quadrangle scale 1:24000

UTM References

A

1	3	3	3	1	9	7	5	4	2	6	8	3	9	6
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

Southeast corner of Block 59, Lots 13, 14, 15, Gunnison First Addition.

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 Tracey Thrasher Daily/Preservation Officer and Howard Channell/owner

organization City of Gunnison

date July 1, 1983

street & number 515 North Boulevard

telephone (303) 641-1951

city or town Gunnison

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 Sudley

title State Historic Preservation Officer

date 12/7/83

For NPS use only

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

for Allous Byers
Keeper of the National Register

Entered in the
National Register

date

1/5/84

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET Fisher-Zugelder House
and Smith Cottage ITEM NUMBER 6 PAGE 2

6. REPRESENTATION IN EXISTING SURVEYS

title The Historical Architecture of Gunnison, Gunnison County, Colorado.
A Review and Evaluation.

eligible? Yes

date 1981

depository Centuries Research, Inc. Montrose, Colorado

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Fisher-Zugelder House
CONTINUATION SHEET and Smith Cottage ITEM NUMBER 7 PAGE 2

In styling, the Italianate is dominant in the structures' detail. Local stone masons carved rope-like patterns in the label segmental arched windows and door lintels and extended sills; all of which are carved from clear, light sandstone. The Italianate style is also evident in the Fisher-Zugelder House's south-facing verandah. This 24' porch is flat roofed and square with a heavy bracketed cornice, highlighted by an ornate frieze.

The verandah detail and some interior detail are exactly repeated in several other Gunnison residences. The brackets and frieze are duplicated on other nearby porches, and the dominating interior feature of the Fisher-Zugelder House, the staircase, with its relatively ornate newel post and baluster, is precisely reproduced in at least one other local house. The frequency of these decorative details throughout town leads one to assume that the pieces were available through mail-order catalogues.

There is one design alteration and a few frame structures on the site. A shed-roofed dormer was added to the south side of the Fisher-Zugelder House circa 1930. Also, this house has a small, clapboard sided, shed-roofed, frame addition on the west side. Its origin is unknown, but it is presumed to be original. One, recently built, storage and woodshed sets apart from the stone structures and is temporary and portable.

The simple, local orientation of these buildings, similar to but unlike other stone structures in Gunnison, is moderated by European revival influences. The two effects combine to form a "transitional vernacular style." The massive strength and simplicity of native stone, combined with the intricate detailing of eastern and European influences, blend to form a visually pleasant unit.

1. Ken Opfer, personal interview, Gunnison, Co., June 1983.
2. C.A. Helmecke, personal interview with previous owner, 1978.
3. Howard Channell, personal observation, 1976.
4. Robert Packard, ed. Ramsey/Sleeper Architectural Graphic Standards, The American Institute of Architects, 7th edition: New York:, page 223.
5. C. Eric Stoehr, Bonanza Victorian, Albuquerque, N.M.: (U.N.M. Press, 1975.) pp 29-34.
6. John Blumenson, Identifying American Architecture, Nashville, TN. (American Assn. for State and Local History, 1977), p.31.
7. Ibid., p. 37.
8. C.A. Helmecke, personal interview, 1978.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Fisher-Zugelder House
CONTINUATION SHEET and Smith Cottage ITEM NUMBER 8 PAGE 2

Architecturally, the Fisher-Zugelder House and Smith Cottage are significant due to three basic features. First, the technique and materials of construction and detail are a reflection of Gunnison in 1880. Next, the homes became prototypes for future stone construction here until architectural styles altered. Finally, these houses are some of the few remaining early buildings which are relatively unaltered and retain their historical integrity.

The Fisher-Zugelder Smith construction reflects a number of factors which interplayed to produce the kind of architecture used in Gunnison's camp phase. The first of these factors was that early building had few impacts upon it from outside the area. Local builders used what they had and adapted it to local conditions to produce buildings representative only of this particular location. This type of construction, commonly called vernacular, exhibits itself in these houses primarily in the choice of sandstone, rough-cut frame timber, and simple forms.

The architectural transitions which occurred during the time of construction are indicated in these houses through the personal attention to craftsmanship and decorative detail by Frederick Zugelder. While basic vernacular architecture tends to be expedient and functional, the work of the builder goes beyond vernacular in these houses. One non-functional detail which illustrates this point is the hand chiseled corner work.

In addition to the above, local vernacular architecture was gradually changing as impacts from outside Gunnison were felt. These residences are perfect manifestations of this progress. The evolution of architectural style was the result of three factors: the availability of architectural building guides and catalogues,¹⁰ improved transportation, and the influx of eastern craftsmen.

In 1880, the Barlow and Sanderson Stage and Freight Co. began regular service to Gunnison.¹¹ Items from guides could now be ordered to dress up local architecture with fancy mail-order detail pieces. Thus, the use of European revival style trim pieces became popular and feasible. Mail order detail is seen in these homes in the elaborate verandah and stair detail.

Builders, like Frederick Zugelder, came to Gunnison as part of the westward expansion of the U.S. They brought with them techniques and concepts not based locally. The beautiful hand-carved motifs on the Italianate window and door lintels on both house and cottage are an interpretation, using local materials, of European Revival themes.

Architectural guides had impact on more than builders. A new middle-class of people had money to spend. They were interested in building permanent homes with form beyond function to display their taste and wealth. In 1880 and 1881, few homes of quality and style were built here. The grand stone houses became models for other stone buildings. Approximately six contemporary structures stand.

As evidenced by old photographs,¹² the modification of Gunnison's architecture between 1880 and 1885 was phenomenal. There was an almost total shift from vernacular architecture to building based on European revival themes. Thus, by 1883, houses like the submitted property were seldom built.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Fisher-Zugelder House

CONTINUATION SHEET and Smith Cottage ITEM NUMBER 8 PAGE 3

It is unfortunate that few contemporary buildings have survived. Of those that have, most have serious alterations. Boom town growth does not lend itself to the preservation of the old. The Fisher-Zugelder-Smith houses have survived Gunnison's changes. Perhaps that survival is due to their grandness and the permanence of the stone.

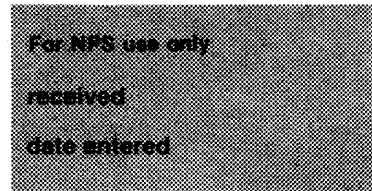
The last important person associated with the building of the site was Gunnison pioneer, David Smith, who owned the cottage. Smith was one of the earliest white settlers in the region, arriving from Virginia in 1875.¹³ He was appointed the first Gunnison County judge in 1876 by Governor John Routt, and held that position through the 1880's. Smith was much involved in local matters. He was influential in democratic politics and was instrumental in the founding of Episcopal Church meetings in Gunnison. When the congregation decided to build a church, identical sandstone to that found in Smith's Cottage and the Fisher House was chosen. The new church was built with similar technique, using a simple Gothic Revival style.

Being the first stone and among the oldest structures extant in Gunnison, the Fisher-Zugelder House and Smith Cottage represent several significant aspects of Gunnison's early development. Architecturally, the fine stone craftsmanship and construction depict a form and style indicative of Gunnison's camp days. Persons associated with the construction were instrumental in guiding the city, county, and state in architecture, politics, and community development.¹⁴ Materially, the stone is a reminder of the once flourishing quarry business which helped to move Gunnison into a lasting city.

1. Martha Sullenberger and Steven G. Baker, The Historical Architecture of Gunnison, Gunnison County, Co. A Review and Evaluation, (Montrose, Co.: Centuries Research, Inc., 1981.), p. 93.
2. Gunnison News, Oct. 23, 1880.
3. Gunnison Review, June 11, 1880.
4. C. Eric Stoehr, Bonanza Victorian: Architecture and Society in Colorado Mining Towns, Albuquerque, N.M.: (U.N.M. Press, 1975.), pp.10-17.
5. Gunnison Review, May 22, 1880.
6. Ibid., July 3, 1880.
7. Ann and Helen Zugelder, personal interviews, Gunnison, CO., April 1983.
8. Gunnison Democrat, Feb.9, 1881.
9. Wallace Moore and Lois Borland, "Quarrying the Granite for the State Capitol," Colorado Magazine, XXIV, (March 1947).
10. H. Anthony Crosby, Preservation Architect, National Park Service, Denver Federal Center, personal interview, Tincup, CO., May 1983.
11. Duane Vandenbusche, The Gunnison Country, (Gunnison, Co.: B&B Printers.) p.24.

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

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



Continuation sheet ^{Fisher-Zugelder House}
_{and Smith Cottage}

Item number 8

Page 4

12. Ibid. pp. 31,59,128,129,&137.
13. Gunnison Daily News Democrat, June 2, 1881.
14. The Zugelder family acquired the house in 1917. It remained in the Zugelder family until 1936 and is locally known as the Zugelder House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet Fisher-Zugelder House and
Smith Cottage Item number 9 Page 2

BIBLIOGRAPHY

Packard, Robert, ed. Ramsey/Sleeper Architectural Graphic Standards, 7th ed. The American Institute of Architects; New York.

Stoehr, C. Eric. Bonanza Victorian: Architecture and Society in Colorado Mining Towns. Albuquerque, N.M.: U.N.M. Press, 1975.

Sullenberger, Martha and Baker, Steven G. The Historical Architecture of Gunnison, Gunnison County, Colorado, A Review and Evaluation. Montrose, Colorado.: Centuries Research, Inc., 1981.

Vandenbusche, Duane. The Gunnison Country. Gunnison, Co.: B&B Printers Gunnison Inc., 1980.

Wiffen, Marcus. American Architecture Since 1780. Cambridge, Mass.: The M.I.T. Press, 1969.

Periodicals:

Colorado Magazine, xxiv. "Quarrying the Granite for the State Capitol."
Moore, Wallace, and Borland, Lois. 1947.

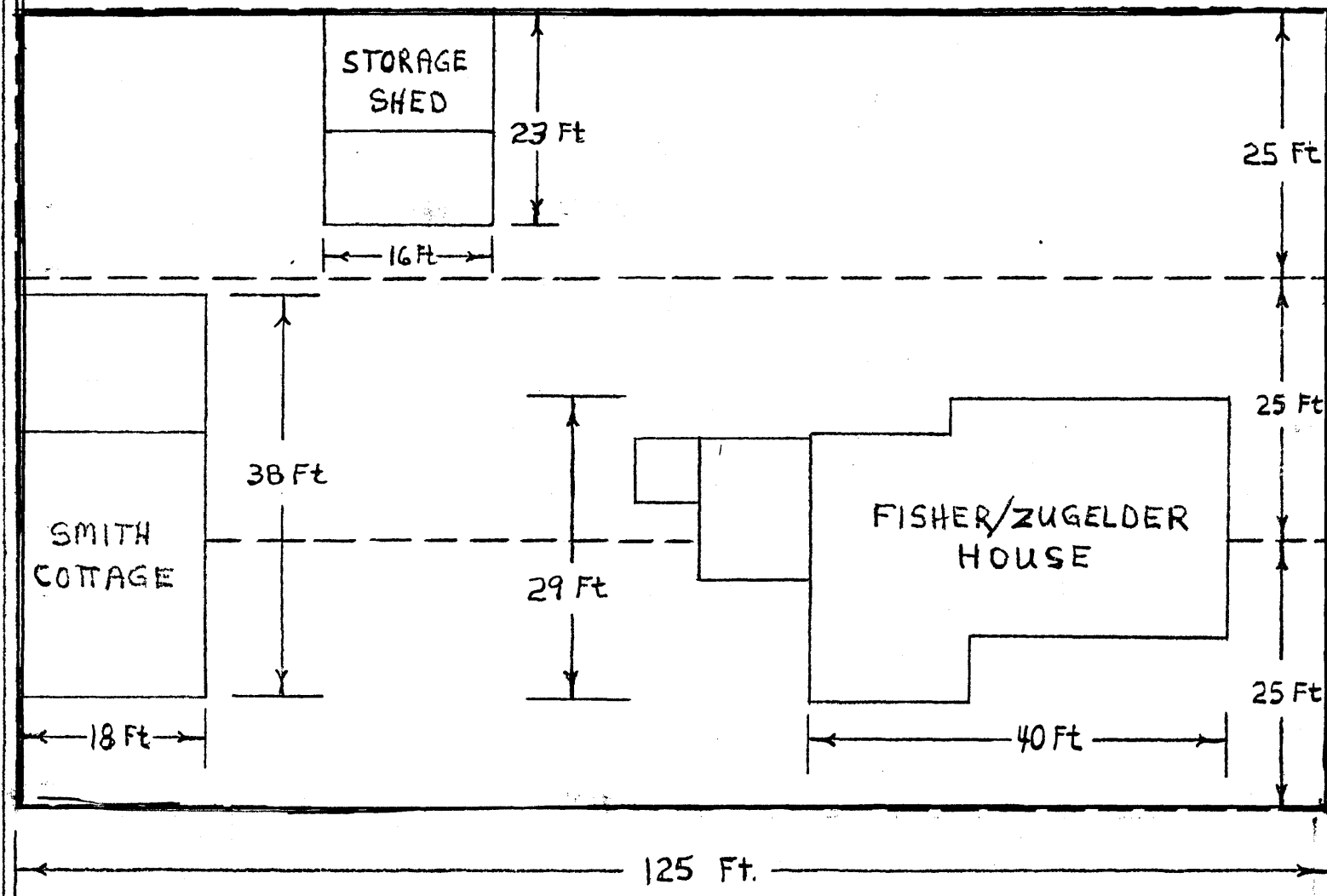
Gunnison Daily News Democrat, June 2, 1881.

Gunnison Democrat, Feb.9,1881.

Gunnison News. Oct.3, 1880.

Gunnison Review. May22, 1880 and June 11, 1880.

YUMA



GUNNISON
FIRST
ADDITION
BLOCK 59
LOTS
13, 14, 15

WISCONSIN
STREET

Fisher-Zuegelder House and Smith Cottage
Gunnison County, Colorado
Boundaries shown in red.

RUBY AVENUE

SCALE
1/16" = 1'