

United States Department of the Interior  
National Park Service

JUN 28 1989

NATIONAL REGISTER

National Register of Historic Places  
Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

**A. Name of Multiple Property Listing**

Metal Mining and Tourist Era Resources of Boulder County

**B. Associated Historic Contexts**

Early Settlement and Community Development in the Mountain Region of Boulder County (1858-1910)

Recreation and Tourism in Boulder County's Mountain Region (1900-1935)

**C. Geographical Data**

The boundaries of Boulder County, Colorado including the towns of Gold Hill, Eldora, Wallstreet, Salina, Ward, Jamestown and Sunshine and excluding the corporate entities of Boulder and Longmont.

See continuation sheet

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Barbara Sudler

Signature of certifying official

6-15-89

Date

State Historic Preservation Officer

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland

Signature of the Keeper of the National Register

8/3/89

Date

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## E. Statement of Historic Contexts

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Discuss each historic context listed in Section B.

### INTRODUCTION

The Boulder County Metal Mining Multiple Property nomination is a collection of districts and buildings that illustrate the communities associated with the metal mining industry context in the mountain region of Boulder County, Colorado from 1858 to 1910. These resources later evolved into communities associated with the 20th century recreation and tourism context in Boulder County. The mining of precious metals was an important influence on the growth, economy and social development of the county, as well as the state, during the late nineteenth and early twentieth centuries. This multiple property nomination is a partial inventory of the historical and architectural resources that represent the building and development that occurred in the county during this important period of Colorado's history.

This nomination contains nine individual nominations consisting of two districts, two commercial buildings, three schools and two churches that exemplify the formation and evolution of the population centers associated with metal mining. The nomination also includes a discussion of the twentieth century development of the tourist industry in these historic mining communities, its influence on the historic buildings and the later development that occurred there. Later submissions will include the significant mine structures, sites and complexes associated with the industrial development of precious metal mining context in the region.

Boulder County is located in north central Colorado. The county contains 753 square miles and three distinct geographic zones: the plains, the foothills and the mountains. The mountain region, part of the Colorado Rockies, is in the westernmost area of the county and includes elevations rising to 14,000 feet. A number of waterways drain this area. Flowing from sources near the Continental Divide, the rivers and streams create deep canyons and ravines as they make their way to the plains below. Within the range of altitudes found within this mountain region there are many types of terrain and vegetation and a variety of birds and animals.

Although the settlement of Boulder County began during the late 1850s, the mountain region remains sparsely developed and essentially rural in character. The federal government owns much of the land as part of the Roosevelt National Forest and Rocky Mountain National Park. There are however, a number of small communities found in the mountains. For the most part, these towns and population clusters are found along the roadways, which parallel the streams. Most of the enclaves are vestiges of earlier, larger settlements that grew up in association with the spread of precious metal mining in the county in the late 1800s. Today they exist as residential communities consisting of a handful of homes and an assortment of abandoned or converted historic buildings. In addition to these historic mining communities, western Boulder County also contains some modern development, mostly isolated houses and some scattered commercial operations.

### EARLY SETTLEMENT AND COMMUNITY DEVELOPMENT OF THE MOUNTAIN REGION OF BOULDER COUNTY (1858-1910)

The discovery of gold in the mid-nineteenth century in Colorado was the main impetus for the settlement of the state, particularly for its mountain region. The 1858 gold strike by the William Russell party on Dry Creek, near Cherry Creek and the

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South Platte River, brought thousands of gold seekers to Colorado. As the prospectors followed the tributaries of the Platte River westward into the Rocky Mountains, the area that is present-day Boulder County became one of the first areas of settlement associated with precious metal mining. The interest in this area was related primarily to discovery of a gold placer deposit on January, 1859, in Boulder Canyon by a group organized by Captain Thomas Aiken. Word of the gold along a small creek named Gold Run quickly brought throngs of wintering prospectors from the Denver area. Soon numerous diggings and encampments were established along the waterways of the Boulder County mountain region. During the next months, additional discoveries in Boulder, Clear Creek and Gilpin counties enticed a steady flow of men to the region. With the growth of the population and the construction of homes and other rudimentary buildings during 1859, the transformation of the mountain wilderness was begun.

Settlement associated with the initial gold rush and early placer mining in Boulder County, like other areas in the state, tended to be short-lived. These first settlements consisted primarily of temporary structures such as tents or very simple log buildings. Little physical evidence, if any, remains from this early period of history because of the non-permanent nature of the construction and the tendency of the prospectors to move abruptly when new discoveries of precious metals were made. One of the surviving examples of this type of settlement is the mountain community of Gold Hill. The town was initially established during the first months of 1859 after the Gold Run strike was followed by numerous lode discoveries in the surrounding mountains. Its population grew rapidly and within a year it contained over 1,000 residents. However, Gold Hill declined almost as quickly as it had grown. A fire in 1860 destroyed most of the settlement's tents and first buildings. During the next year, as the easily accessible gold was depleted, the population dwindled to a handful.

During the 1860s there was minimal settlement activity or growth in the existing communities of Boulder County. However, the Caribou silver strike at the close of the decade, followed by the 1872 discovery of tellurium at Gold Hill ushered in an important new period of community development for the county's mountain region. Tellurium is a rare conglomerate of gold and silver with a very high assay value. For example, five tons from the Red Cloud Mine near Gold Hill produced gold and silver valued at \$200 to \$400 per ton. Reports of this rich find brought large numbers of prospectors back to mountains and mines in the vicinity of the Gold Hill Settlement. As the 1870s progressed, the initial tellurium discovery was supplemented by a series of small gold strikes in other areas of Boulder County. This steady supply of precious metal ores, coupled with the improvements made in the extraction techniques and refining processes, brought increased interest in and prosperity for the mining operations of the county. The renewed mining activity resulted in an accelerated development of the mountain region during the last decades of the nineteenth century.

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During the late 1800s, Colorado gained national recognition as its mineral production generated millions of dollars. Investors, eager to share in this wealth, poured large sums of money into the state. With this influx of capital, metal mining began to develop into a full scale industry. Exploration activities were stepped up. Earlier random methods of prospecting were replaced with systematic surveys based upon an understanding of geology and scientific methods. Mining operations became sophisticated as capitalistic business practices and an assortment of personnel became commonplace. This expansion and the evolution of the mining activities was directly expressed in the growth of the communities in Boulder County during this time. As numerous new mines were opened, settlements like Salina, Sunshine, Magnolia, and Eldora were established. In the older camps, like Gold Hill, Jamestown and Ward, the populations also grew and building began again.

Improved access to the remote mountain locations was an important component of the development of the metal mining industry and its related communities during this period. In Boulder County, a variety of transportation improvements were made during the late 1800s to bring people to the high altitude mines and towns and also to transport the precious ores to refineries and markets. As part of this effort, many of the early mountain trails were converted to roadways and stage coach service was initiated to Gold Hill. Numerous plans also were made for the construction of railroad lines into the mountain region. Many of these efforts were short lived because of financing problems or difficulties with construction up the steep and rough terrain. However, in other instances, railway service was provided and the location of these lines proved to be an important determinant of the pattern of growth as well as the survival of many of the mining settlements. Without links to the outside, some of the mines and early towns were abandoned. Others grew as the access enabled the town to become a supply or transportation center or the provision of cheap rail service improved the economics of running selected mining complexes.

Metal mining was plagued with many problems, including fraudulent investment schemes, the conflicting goals of Eastern stockholders and Western management, labor organizing and the depletion of accessible ores, but generally continued to grow throughout the state and in Boulder County during the late nineteenth and early twentieth centuries. Concurrent with the growth, the Colorado mining operations became increasingly technical and organizationally and financially complex. Mirroring this industrial evolution, and aided by the expansion of the transportation network during this time, the communities associated with metal mining also grew in size and the type and style of building became more diverse during the last decades of the 1800s.

Although some variations do occur, building and community development associated with the precious metal mining followed a general sequence of stages. As noted, in the initial stage the organization as well as the building within the settlement was

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rudimentary. Development was sparse and limited in scope. The pattern and location of building was influenced largely by the terrain or other natural features. Entire settlements and town plans often consisted of only three or four streets. Most of the buildings were concentrated along the main thoroughfare which led in and out of town. The majority of the original buildings in a settlement were dwellings. These early homes were modest in size, utilitarian and of log or lumber construction. Interspersed among the dwellings a few commercial establishments were also housed in simple wooden structures. Early businesses were geared to the predominantly male populations of the mining settlements and included saloons, general stores and food and lodging accommodations. Often times, a single commercial building housed a variety of enterprises.

The spread of precious metal mining brought wealth and people to the mountain communities of Boulder County during the late 1800s and the turn of the century. The development within the mining towns reflected this evolution as its early rudimentary structures were replaced with more substantial ones during this period. Also during this time the buildings became more diverse in their use, construction, style and appointments. The influx of families to the mining towns was probably the most important influence on the community development in the county and the state at this time. The arrival of women and children created a need for other facilities in addition to those required by the predominantly male populations. Families, as well as the different social and income groups associated with the stratification of the mining operations into various management and labor classes, also increased the demand for a more diverse assortment of goods and services. In response, numerous new structures were added to the communities to house speciality stores, offices, meeting places and as well as a wider variety of restaurants, lodging and entertainment establishments. The expansion of the number of commercial enterprises created distinct business districts in many of the mining towns. As growth continued, the pattern of separate land use began to appear or became more pronounced in other sections of the community. Frequently, industrial districts grew up around mine and mill complexes. Railroad and other transportation uses and buildings developed in association with the industrial districts. Separate residential areas also developed. Most were adjacent to the main street of the town. However, the location also reflected the early social order of the community. Not surprisingly, the homes of the higher income families were constructed in the more desirable areas of the settlement, away from the industrial activity or in the most scenic environs.

In addition to the development of different land uses, the types of buildings constructed within the metal mining communities also proliferated during the late 1800s and early 1900s in Boulder County. Many schools and churches were built during this period, providing evidence of the influx of the families and their civilizing influences on the communities. Also, public buildings began to appear during this period as governmental offices and/or municipal services became necessary for the

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growing populations. Even residential development became more varied. This was related, in part, to the availability of milled lumber and mass-produced building parts that were supplied by the railroads and the industries which sprang up to serve the mining operations. The diversification also was related, however, to changes which were occurring in the populations of the mining communities. Growth of the settlements and the increasing sophistication of the mining operations had brought people to the area with a variety of skills. This made the construction of larger or more elaborate housing possible. The wealth and the increasing social stratification of the population of the communities created a demand for houses that reflected the popular styles of the day as well as social position. As a result of these influences, housing became differentiated in size, construction and styling.

Like the early era of exploration and settlement of Boulder County, the founding and development of most communities established in the latter decades of the nineteenth and first decade of the twentieth centuries were tied to the location of mineral discoveries. This relationship, however, was not always a direct one. An increasingly common phenomenon during this time was creation of towns in an anticipation of a rich strike and an associated demand for development in the vicinity. The fate of these speculative communities varied considerably. Most of them never progressed beyond the planning stage as their economic reason for being never materialized. Others were more fortunate as discoveries were made to support the speculative land ventures. The experience of the majority of the settlements that were established in the late 1800s fell somewhere between these two extremes. Many enjoyed a limited period of growth as mines were "salted" or other hoaxes kept alive the hopes that mineral wealth would be forthcoming. Others sustained brief periods of mining prosperity and then turned to other forms of economic activity for their primary support. The community of Eldora provides a good example of metal mining towns of this category. The town was settled during the early 1890s following the discovery of ores in the Middle Boulder Creek Valley similar to that found in the rich 1891 Cripple Creek gold strike. Although no significant amounts of precious metals were found within its vicinity, Eldora continued to grow for over a decade as extensive promotional efforts, occasional strikes and the optimistic attitude of the town founders continued to lure prospectors to the area. As the true potential for precious metal mining was realized during the first decade of the twentieth century, Eldora's economy became oriented toward tourists who were brought to the area on a railroad line originally constructed to serve the area's mines. Thus, with Eldora we see an illustration of the influence of metal mining, even that which was anticipated or only limited in duration, for many communities of the mountain region of Boulder County.

The specific pattern of building in the different towns mirrored the ups and downs of the mines in their vicinity and this varied considerably. Additionally, the prosperity of many of these communities also was tied to many management and financial decisions

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made by the mining companies and their owners (often out-of-state). These economic considerations and, as discussed, the link with the transportation network, determined the course of development for most of the remote mining communities. Given these factors, plus the steady depletion of the ore reserves of the region, it is not surprising that growth was uneven, at best, and the life of the majority of the early metal mining communities of Boulder County did not continue into the twentieth century.

The date of 1910 was chosen for the end of the Settlement and Development context in Boulder County because even though mining in the county continued well into the twentieth century it was sporadic at best. The essential character and plans of the mining associated towns and their building types were established by 1910 and they changed very little after that date.

TOURISM AND COMMUNITY DEVELOPMENT IN THE MOUNTAIN REGION OF BOULDER COUNTY (1900-1935)

Tourism has played an important role in the development of Colorado's mountain region since the first days of exploration and settlement. Initially, interest in the area was stimulated by the early reports of trappers, government explorers and private travelers that were published in the eastern United States and Europe during the period 1840-1860. Although traveling for pleasure was yet to become a wide-spread practice, these accounts and the publicity surrounding the first gold and silver discoveries brought visitors to the Colorado mountains early in its settlement history. By the 1870s the development of services and facilities to support the vacation trade had become a distinguishable part of the growth and development of the region's economy.

The westward expansion of the railroads greatly accelerated the national and state development of tourism. Due to the transportation improvements and promotional efforts made by the railroad companies, the incidence of vacation travel grew rapidly during the latter half of the nineteenth century. With the spread of the rail network through the Colorado Rockies in the late 1800s and early 1900s, many remote mountain locations became linked with population centers throughout the country. To generate the visitors needed to sustain the tourist operations, the appeal of mountain vacationing was marketed aggressively. Noted journalists and professional photographers were hired to advertise the rugged beauty, pleasant climate and recreational and sporting possibilities of the region. Supporting the national efforts, local boards of trade, chambers of commerce and the newspapers of Colorado also heavily promoted the region's attractions and the many opportunities to experience the adventure of the "Wild West." As competition among the transportation companies became stiffer, travel became cheaper, and greater attention was paid by the rail companies to enhancing the tourist's enjoyment of the travel. By the turn of the century the price of rail excursion had become such that a middle class family could afford a scenic mountain vacation. As a result,

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vacationing gained in popularity and a steady stream of visitors was attracted to the high country of Colorado during this time.

In addition to the mining activities, the development of the mountain region of Boulder County was greatly influenced by the spread of the tourist frontier during the late nineteenth and early twentieth century. In the late 1800s vacation travel brought hundreds of people to the county. Some of these early-day vacations combined prospecting with outdoor activities such as hunting, hiking or picniking. Once exposed to precious metal mining and, presumably convinced of the potential for discovering great wealth, a number of these visitors returned to settle in the mining towns of the region. The importance of tourism grew in the twentieth century as the mining economy declined and local residents began to search for alternative livelihoods. The tourist potential represented by the mountain location, the availability of transportation and the distinctive natural and man-made features of the mining settlements did not go unnoticed by the entrepreneurs and merchants who lived in the region. Consequently, during the 1900s the economics of many of the metal mining communities shifted to tourism.

The building and development which occurred in Boulder County's mountain communities during the first decades of the twentieth century had little impact on the form and character of settlement that had been established during the earlier mining period. With the transition to a tourist economy, the existing buildings of most towns continued to be used in much the same way as they had been. Some of the early commercial establishments such as hotels, stores and saloons continued to operate. Miner's log cabins were converted to seasonal residences, the rudimentary form and lack of conveniences of the cabins were considered part of their rustic charm. In areas successful in attracting a substantial tourist trade, various mining era commercial, industrial and institutional buildings also were converted to tourist housing or recreational uses. Additionally, some new construction, primarily lodging facilities and tourist cabins, also occurred in the more popular vacation spots such as Gold Hill and Eldora. The more commonplace development at this time, however, was the abandonment or demolition of buildings that occurred as the populations of the county's early mining centers dwindled.

The increase in automobile tourism was a major component of the growth of the county's tourist trade during the period 1910-1935. The improvement of the roads that served the Colorado mountains was successful in attracting large numbers of vacationing travelers to the region. Specialized automobile facilities such as service stations, motor courts, roadside parks and picnic grounds began to appear throughout the state. In Boulder County it was not only the out-of-state tourists who came to enjoy the mountains. Many people from Denver rented cabins for a weekend, one or two weeks or even a whole summer with the father commuting to work or coming up for the weekends.

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This seasonal influx of visitors brought a measure of prosperity for some of the early metal mining communities of the county. For other towns, the vacation trade simply slowed the process of decline.

The Great Depression in the 190s brought to a halt the growth of the tourist industry in the county, state and nation. As the economic conditions severely curtailed vacation travel, construction and development within the mountain communities came to a standstill. The development of tourism had ended by 1935 and there was very little tourist related construction in the county after that year. Consequently, the period of significance has been ended at 1935. With the loss of their seasonal population, most of the metal mining communities became virtual ghost towns until after World War II.

The context for the Industrial Development of Precious and Base Metal Mining in Boulder County (1860 - 1920) is yet to be developed following a completed survey of the Boulder County mines.

It is anticipated that this context, property types, registration requirements and individual mine nominations will be submitted at a later date.

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## F. Associated Property Types

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I. Name of Property Type VERNACULAR DOMESTIC DWELLING

### II. Description

This property type consists of the vernacular style wood dwellings that were constructed as part of the nineteenth century settlement and the nineteenth and early twentieth century development of the precious metal mining communities in Boulder County. These houses were the first buildings to be constructed by the gold seekers and early settlers who came to the area during the latter half of the 1800s. This property type continued to be the most prevalent form of building within these communities throughout the course of their development prior to World War II. As a result, vernacular dwellings are the largest category of cultural resources associated with metal mining in Boulder County. They are the most ubiquitous cultural resource associated with this important historic influence because vernacular dwellings were constructed in all areas of the county, in communities of

### III. Significance

Vernacular dwellings are significant as the largest single category of historic and architectural resources that remain to represent the local development of precious metal mining within Boulder County. Much of their importance is related to their intactness compared to the other historic buildings and structures that were constructed in the county as part of the development of the metal mining industry in the late nineteenth and early twentieth centuries. The age of these houses, their location and relative distribution are important manifestations of the pattern of settlement and growth in the mountain region. Additionally, their numbers and differences in form and methods of construction provide an excellent representation of the periods of economic prosperity and decline which the area experienced. The houses of the metal mining communities also are significant for their representation of the pioneer and historic vernacular building traditions of Colorado. Within Boulder County, there are individual buildings, as well as various communities that clearly illustrate the kind of building and community development that occurred as part of the settlement and early growth of the county. Additionally, due to their

### IV. Registration Requirements

To qualify for listing in the National Register of Historic Places, a property in this category should retain those features that have been described as characteristic of the Pioneer Log, the Vernacular Frame and its stylistic variation, the Vernacular Victorian House. To possess integrity, the original method of construction and exterior materials of the dwelling should be evident. Minor changes to the floor plan or initial design are to be expected as additions and the expansion of the living space was a natural part of the evolution of these structures. Additions, however, should be clearly discernible, limited in size and constructed over fifty years ago to minimize their impact upon the house's integrity. Original openings for windows and doors should be intact. For Vernacular Victorian houses, the detailing that represents the workmanship characteristics of its period of construction should be evident and undisturbed by later modification. In judging the integrity of collections of vernacular dwellings, original location is important. However, with individual buildings this is less important, as early buildings were frequently moved within settlements or to other communities. Finally, the setting of these houses should be relatively undisturbed as this is an important component of the feeling and association that these early dwellings possess.

See continuation sheet

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See continuation sheet for additional property types

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## DESCRIPTION: Continued

of all sizes and during all periods of development. They are also the most intact and, in many cases, the only historic resource remaining from this significant era in many mountain areas of Boulder County.

While some variation does exist among the vernacular dwellings of the county, the houses share several common features that distinguish the vernacular building traditions of Colorado. These characteristics include:

- A design related to the function of providing shelter, rather than stylistic dictates.
- Simplistic plans, forms and massing.
- Use of indigenous building materials, primarily log and milled lumber and occasionally stone.
- Construction by the occupant or a non-professional builder.
- Rudimentary construction methods.

In this nomination for Boulder County there are at least three basic subtypes of the Vernacular Domestic Dwelling: the Pioneer Log, Vernacular Frame House and Vernacular Victorian, that are associated with the development of metal mining. These subtypes are differentiated primarily by the use of specific construction materials and techniques. Additionally, each subtype is related generally to a particular period of development for the metal mining communities. However, it should be noted that some overlapping does occur and examples of the construction of each subtype can be found throughout the late nineteenth and early twentieth centuries.

## Subtype: PIONEER LOG

This subtype includes the first permanent dwelling to be built in Colorado as part of the initial settlement, beginning in 1858. Log houses continued to be constructed in the county throughout the 1800s and the 1900s as well. Logs, which were readily available from the thickly forested mountain region, were a natural choice for early buildings, particularly when compared to the difficulty of transporting other building materials to the remote locations of the mining settlements. The ease of erecting the basic log structure, plus its solid construction, which was well suited to the harsh climate at the higher mountain elevations, were other important reasons for its popularity. In addition to these practical considerations, the rustic appearance of the Pioneer Log house also contributed to its appeal. Blending in with its mountain surrounding, log construction continued to be popular even after other building alternatives became available.

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Although it was an early and common building form, only a limited number of Pioneer Log dwellings were constructed in Boulder County due to the small size of the first mountain settlements and the transient nature of the early mining populations. Over the last century a considerable number of the original log buildings also have been lost. This attrition has occurred as buildings have been dismantled for their logs, incorporated into newer, larger structures or deteriorated from weathering and other natural processes. Today, only a handful of scattered examples and small collections of log houses remain in Boulder County and around the state to represent this early period of Colorado history.

The use of logs as the primary building material and for the structural support of the dwelling is the distinguishing feature of this property subtype. The Pioneer Log structure was built of logs notched at each end and placed horizontally on top of each other. Logs were finished in a variety of fashions. The simplest were left round retaining the bark, some had the bark stripped, others were hewn to improve the fit of the logs and to give the structure an appearance similar to traditional housing. The manner of hewing, (split and hewn, hewn on two sides or hewn on four sides to make a square) varied according to the skill, time and predilection of the builder. Another variation incorporated log slabs, waste from the milling of logs for mine and railroad construction, into the early log buildings.

The logs were held together by various systems of corner notching. Common patterns include: V-notching, saddle notching, full, half or compound angle dovetail; tenon or square notching; half and diamond notch. Once again, the system used depended upon the abilities of the builder and the time available for construction in addition to the type of logs used. Spaces between the logs were filled with wood, stone, plant materials, clay, animal hair or a combination of materials. The most common method involved the use of short split boards, placed at angles between the logs and held together with a mud and grass mixture. Chinking was not permanent and continually had to be replaced. Consequently, the original chinking in older log structures has been replaced with concrete or other more permanent materials.

Initially roofs were constructed of earth, tree limbs, canvas, wood boards, tar paper or sheet metal. These were later replaced with wood or composition shingles or other modern roofing materials. The gable roof was the most common shape because of the relative simplicity of its construction. A 45 degree pitch was typical with both side and front gable orientations. Most log houses lacked foundations and were constructed directly on the ground. Some of the early log structures were moved, and foundations were laid for them at their subsequent locations.

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Pioneer Log houses were laid out in simple shapes, dictated by the inherent constraints of the log structural system. Square or rectangular plans were the most common, created through the erection of one or more pens, the basic unit of log construction. In Boulder County small, one-story log structures predominate with only a few notable exceptions. Most dwellings include porches, which are simply raised floors with a roof connected to the main house, supported by log posts. Shed-like additions were common to the basic layout of these dwellings. Doors and windows were limited in number and size in log structures, as openings required more complicated construction or cuts in the log walls that could weaken them. Almost all log houses contain fireplaces or stoves for heating. Gable end brick and stone chimneys were common, although their placement and the location of the metal stove pipes vary.

Subtype: VERNACULAR WOOD FRAME

The Vernacular Wood Frame house is the most common form of historic architecture found in Colorado and in Boulder County. Frame structures that lack any distinguishing stylistic features or detailing have been constructed steadily since the 1860s. In the metal mining communities, the appearance of houses clad with sawn lumber is an important part of the settlement's evolution into a permanent town. As these communities grew during the late 1800s and early 1900s, many variations of this basic housing type were built throughout the mountain region. Today a large number of these historic dwellings remain. Although many have had some changes with time as a group the Vernacular Frame House represents the best remaining intact link with the early mining history of Boulder County.

Dwellings included in this property subtype are wooden buildings constructed with braced-frame or, more commonly, balloon frame structural systems. The skeletal frames of these houses are covered with a variety of wood cladding systems including plank siding, clapboard, horizontal overlapping boards, vertical board and batten and shingles. Another kind of siding frequently used in the mountain areas of Boulder County was millwaste, the log slabs taken from the log exterior during milling. This type of sheathing was plentiful, relatively inexpensive and gave a structure a rustic appearance similar to the Pioneer Log House. Accordingly, it has been a popular building material in the mountain region since the late 1800s.

The plan of the Vernacular Wood Frame House is quite simple. Structures are laid out in square, rectangular and, on occasion, L-plans. Modifications to these basic shapes occurred with the construction of porches or small, shed-like additions. Later modifications to these houses include the enclosure of porches with windows. The majority of buildings in this subtype in Boulder County have gabled roofs with variations of front, side and intersecting gables. On square plan dwellings, hipped roofs also are common. The size of the house is usually quite small with one or one-and-one-half stories.

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The main variation among the Boulder County Vernacular Frame Houses relates to the number and arrangement of openings. Windows are typically rectangular, double-hung sash arranged in a functional manner reflecting the interior layout of the house. No ornamentation was found on the window surrounds, although shutters were often used to provide protection from the elements. Dormer windows were also common on vernacular dwellings. Many shed dormers were added after the original construction of a house to expand or better utilize the attic space under the roof.

Like the windows, doors were functional elements without architrave detail or embrasure. Single leaf wood doors with multiple panels predominated. Many include glass in the upper half of the door. Simple entry porches or small hoods were constructed on some dwellings. Others had entrances that opened directly onto a small stoop or the street. An interesting variation in the Boulder County houses of this subtype is the different placement of the entrances relative to the street. As a group there is no consistency in their arrangement. This variation is related to the lack of uniformity in the placement of the houses on their lot and differences in the orientation of the structures to the street. This haphazard arrangement is characteristic of rural development and typical of the building within the mountain mining communities. Uniformity in the setbacks and relationship of structures to one another are aspects of development which usually did not occur until local building regulations were established. A less formal, but equally important influence was the construction of sidewalks and the paving of streets. Without these considerations, the locations of buildings were determined by such things as the terrain, location of water and gardening or animal husbandry needs. The result was considerable differences in their placement and variety in the location of the entrances of the early houses.

As part of their continual use, the Vernacular Frame Houses were frequently altered. In addition to the changes already noted the more recent installation of storm windows and doors are common and do not detract significantly from the historic architectural character of the buildings. Other modifications that more adversely affect their integrity include installation of modern siding materials, replacement of the original windows and doors with modern ones of different proportions, and the construction of oversized dormers or large additions.

Subtype: VERNACULAR VICTORIAN

This property subtype consists of a small group of vernacular dwellings that were constructed in the Boulder County metal mining communities during the turn of the century. They are similar in plan, shape and materials to the Vernacular Frame House. The distinguishing characteristic of this subtype is the embellishment of the

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building's facade with Victorian detailing. The most common decorations are different shapes of shingling arranged in patterns on the building exterior, wooden gable ornaments and turned porch columns. Bay, Palladian and other decorative windows, popular during the Victorian era, also were used. While these buildings lack sufficient detailing to classify them as a particular architectural style, their simple embellishments do set them apart from other dwellings within the Vernacular Frame House category. Their ornamentation represents an attempt to make them fashionable according to popular taste during their period of construction. As such, the Vernacular Victorians are an important manifestation of the aspirations of some residents of the historic metal mining communities to create civilized towns complete with stylish neighborhoods. Additionally, their limited numbers provide insight into the social and economic make-up of these early communities through their representation of the few who could afford or desired a fashionable home.

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remote locations and the depressed conditions of their local economy, many of these dwellings are completely unchanged. Therefore they are important because they represent some of the best preserved examples of an indigenous architecture that is rapidly disappearing in Colorado.

Consequently, the Vernacular Domestic structures found in many of the metal mining communities in Boulder County are eligible for listing in the National Register of Historic Places under the significance category of ARCHITECTURE because they represent the distinctive characteristics of an important period of development in the county's and state's history. Additionally, they embody the distinguishing features of an early method of construction used throughout the mountain regions of Colorado. In the towns, many of these structures lack individual distinction, however, they gain significance as a collection of dwellings that remain from the early days of mining. These collections possess similarities in age, use, materials and construction. They are important entities that represent the historic character of much of western Boulder County.

Selected houses and groups of vernacular dwellings are also significant relative to EXPLORATION/SETTLEMENT because of their illustration of the location and sequence of development of the first population centers of Boulder County and the state. Additionally, some of these structures and groups may qualify for listing in the National Register under INDUSTRY as their construction was part of the evolution and support of the precious metal mining industry, a major economic influence on the area and Colorado. Certain buildings within this property type also might possess significance because of their association with individuals prominent in metal mining. While other types of structures or the actual mine operations might serve as a better illustration of the contribution of these individuals, in many cases, the dwellings are all that remain to represent them.

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(Vernacular Commercial Building)

## VERNACULAR COMMERCIAL BUILDINGS

## Description:

This property type includes the various kinds of buildings that were constructed to house commercial activities and business services within the precious metal mining communities of Boulder County. The development of commercial enterprises was a major part of the growth of the nineteenth century settlements of Colorado. The discovery of gold created a demand for a wide array of goods and services within the mountain region. The growing number of prospectors needed food and other supplies. Placer and early hydraulic mining activities were relatively unsophisticated but still required tools and building materials for their construction and operation. Commercial construction began almost immediately after the initial Gold Run strike, as merchants set up shops, saloons and eating houses to serve the predominantly male population of the mining district. With growth and the diversification of the populations within the mining communities, this evolution was reflected in the proliferation of more and different kinds of commercial establishments.

According to early accounts, commercial construction began in 1859, although no known structures dating from that period remain. The first commercial structures appeared along the main thoroughfares of the mining camps. Typically, these early buildings housed more than one enterprise. Most contained retail establishments on the first floor. Upper stories held offices, meeting halls and lodging. The general store was the first and the most ubiquitous commercial concern constructed in mining camps. Saloons ranked a close second. Hotels and boarding houses also were common as there was a continual need for temporary lodging. During the late 1800s in the more prosperous communities of Boulder County, the mining and railroad companies constructed offices and various facilities. To serve the growing populations of these towns speciality shops, restaurants and cultural facilities also appeared during the turn of the century, as did gambling halls and brothels.

Like its domestic counterpart, the Vernacular Commercial Building was relatively simple in its construction. Its form was determined by functional requirements rather than stylistic dictates. The various construction methods and materials used in the historic commercial construction followed a pattern that was similar to the evolution of the early homes in Boulder County.

The first commercial buildings in the county's mining community were made of log. Crudely constructed, most were intended only as temporary quarters for the business they housed. Most of these log structures were

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similar in form and appearance to the log houses built during the same time. Commercial log buildings were generally larger in size, however, than the log dwellings. Almost all of the original log commercial establishments were modified through time. Some were expanded and clad in wood siding. Others were replaced with frame structures. As a result, there are only a limited number of examples of this historic commercial building form within Boulder County and the state.

Frame commercial buildings appeared relatively early in the history of most mining communities because the demand for lumber generated by the mines and railroad companies made sawn lumber widely available in the mountain region during the latter half of the 1800s. As commercial construction tends to use the most modern materials and methods available, wooden commercial structures quickly superseded log ones in numbers and popularity. The frame commercial buildings of the late nineteenth and early twentieth centuries were usually rectangular in plan with a gabled roof. One, two and, occasionally, three stories high, the commercial buildings were usually the largest structures in their communities. Many of the smaller commercial establishments even attached false fronts to their buildings to give themselves a more imposing appearance. These fronts, typical of Western construction, also provided advertising space for the merchant's products and services.

The specific features of the frame commercial buildings varied somewhat according to their uses. Retail establishments typically contained a first floor storefront with an indented central doorway flanked by large display windows. Large porches were a distinctive feature of most hotels, saloons and eating establishments. Warehouse, barns and livery stables had large doors and a limited number of windows. Despite this variety, the early commercial buildings shared a common lack of ornamentation and detailing.

During the turn of the century in the more affluent communities of Boulder County, the prosperity of many local mine owners was reflected in the construction of company buildings for offices or support facilities for their mining operations. These buildings were typically substantial, and included brick or stone as well as the more common frame construction. These building materials had become available during the last decades of the nineteenth century, as rail service reached selected mountain mining communities. This commercial construction, like the other development that occurred during this period, made many of the county's mining communities appear more permanent. This appearance was deceiving, however, as most mining operations were unable to sustain profits sufficient to support the buildings they had constructed. As a consequence, many mining company buildings changed hands frequently as

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fortunes were made and lost in the mines nearby. Others were converted to different uses as the economic base of the mining communities changed or disappeared.

## Significance:

Vernacular Commercial Structures are historically significant at the local level because of their physical representation of the development that occurred as part of the spread of precious metal mining in Boulder County during the late nineteenth and early twentieth centuries. Although there are fewer commercial buildings than vernacular dwellings, the early commercial structures are equally important in their representation of the economic influences, social composition and physical form of the early mining community in the county. Specifically, selected commercial structures are significant under EXPLORATION/SETTLEMENT as their age, location and use tell much about the initial efforts and people who settled the mountains of Boulder County. This property type also is significant under COMMERCE through its representation of the typical commercial concerns and the associated building that is distinctive to the historic mining communities of the county. Finally, as a collection, these buildings are significant under ARCHITECTURE because they exhibit the features characteristic of the late 1800s and early 1900s vernacular building tradition of Colorado.

(Vernacular Commercial Buildings)

## Registration Requirements:

To qualify for listing in the National Register a vernacular commercial building should have historic associations with Early Settlement and Community Development or Recreation and Tourism contexts. These buildings should retain recognizable elements of their commercial function and retain integrity of design, materials and setting. To have ARCHITECTURAL significance the property must have its original materials and distinguishing features intact. Modern alterations will diminish a building's integrity, but historic additions to the original plan are considered part of the building's history and evolution.

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VERNACULAR COMMUNITY INSTITUTIONAL BUILDINGS

Description:

Vernacular Community Institutional Buildings are properties associated with the societal development and cultural organization of the metal mining communities of Boulder County during the late nineteenth and early twentieth centuries. The category includes an assortment of buildings related to the historic mining town's primary community institutions: the school system, religious groups and selected social and civic organizations. While the buildings differ from one another in their specific use or function, they also share a number of common features.

Community buildings were relative latecomers to the Boulder County mining towns for several reasons. During the initial stages of development, the mining settlements were populated primarily by men. The rough frontier lifestyle of the early gold-seekers was reflected in the dearth of cultural facilities. Saloons, hotels, gambling halls and brothels were the social centers for the mining towns. Religious services, when available, were conducted by traveling ministers and held in tents or commercial buildings within the towns. Early club meetings, educational instruction or other types of socially "uplifting" activities were confined to the area homes.

During the late 1800s the circumstances in the mining communities changed as their populations grew and became more heterogeneous. An important component of this change was the influx of women and children to the mining camps. The different social and cultural needs of this group had important implications for the development of the settlements of the county's mountain region. The church, the social focus for most women of the nineteenth century, became increasingly important. Congregations were formally organized in a variety of denominations according to the cultural and ethnic composition of the local residents. Membership drives and fund raising began to acquire the means for the construction of church buildings. Church-sponsored functions with family activities became an increasingly prevalent alternative to the entertainment provided by the sporting houses and other notorious establishments of the settlement.

The establishment of formal school systems was another reflection of the social transformation of the mining communities during the late 1800s. The provision of a proper education for children was an early concern of the families that settled throughout the West, and Boulder County was no exception. Like the religious activity of this period, early schooling was informal. The instruction was often provided by an unpaid local woman,

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conducted in the children's or teacher's home and available as time permitted. When the size of the school age population warranted it, a formal school district was organized. In Boulder County more than two dozen districts were established in the latter half of the nineteenth century, each associated with a growing metal mining community. Under the auspices of these school districts teachers were hired and arrangements were made for classroom facilities and supplies. Some of the first elections within the mining communities were called to raise the money necessary for the operation of the schools. It often took many years, however, to amass the funds sufficient for the construction of a permanent school building.

The different community institutional buildings constructed during the turn of the century were simple in their design and construction, like all properties of the vernacular tradition. The structures were laid out in basic rectangular plans with gabled roofs of medium pitch. For the most part, schools and churches were distinguished with a central projecting entry vestibules. Both of these buildings also frequently contained belfries, open and enclosed. Most of the community buildings were constructed with stone foundations and frame exteriors, primarily clapboard. The existence of the foundation, as well as the use of a finished wall siding material, is indicative of the later period of construction for this property type. Windows were large, rectangular, double hung sash windows. Arranged in a functional manner, they were located primarily along the side elevations of the building. Access to the buildings was limited to the main entrance doors with an occasional side or rear exit. The entrance doors were both single and double leaf with multiple panels in a variety of configurations. Transoms and small ventilation openings also were common on the entry facade. Exteriors were austere, devoid of trim or ornamentation. The most common alteration to the community building was the attachment of additions. The size, age and location of these additions vary from one building to another.

Community buildings tended to be constructed in prominent locations within the metal mining communities of Boulder County. They were frequently located along the main thoroughfare or at the juncture of two important streets in a community. Some structures also were constructed on overlooks or elevated areas so that they could be seen throughout the town. Churches and social halls often were built as part of the commercial development within a town. Schools were located near residential areas. This pattern was not a consistent one, however, and variation occurred according to the size and terrain of the specific communities.

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(Vernacular Institutional Community Buildings)**Significance:**

This property type is locally significant for its representation of the social evolution of the metal mining communities of Boulder County. The period of development, various uses and limited numbers of the vernacular community buildings reveal much about the population and culture of an important era of Colorado's history. Specifically, the community buildings are significant under EXPLORATION /SETTLEMENT for their excellent representation of the social characteristics of the initial settlers to the area. Additionally, they are an important manifestation of the influence of the family on the development of the historic mining settlements. Selected buildings also may be significant in EDUCATION or RELIGION because they provide physical evidence of the spread and influence of formal education and organized religion on development of the mining settlements.

Vernacular Community Institutional Buildings are also significant for ARCHITECTURE because they clearly exemplify the simple, yet distinctive, styling that distinguished the early construction within the state. These buildings provide an excellent illustration of a form of building that was once common to many Colorado communities but is now disappearing. The similarities in the plan, design, materials and workmanship found in the different buildings of this property type attest to the pervasive influence of these vernacular traditions. Thus, the early community buildings of Boulder County's metal mining communities are important for their representation of this significant architectural force.

**Registration Requirements:**

To qualify for listing in the National Register, the historic function and the original design of buildings within this property type should be discernible, despite changes in use or later modifications. Within Boulder County there are a number of Vernacular Community Institutional Buildings that are virtually unchanged from their original construction. Consequently, buildings that have been altered significantly would not be eligible. Additions to the original plan of a building was common, however. Therefore, additions do not necessary detract from a building's integrity or significance, providing the addition is fifty years or older, is constructed of similar materials and is compatible in size and scale.

All aspects of integrity should be considering in assessing the eligibility of Vernacular Community Institutional Buildings. Like the Vernacular Commercial Buildings, the location of the early community buildings provides important information about the form of the early day mining community, so it

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should be unchanged. As with all architectural examples, the considerations of original design, materials and workmanship should be intact so that the building might accurately portray the features of the vernacular style which it represents. Finally, minimal disturbance to the setting is important, as this is an important aspect of the feeling and association generated by the resources of this property type.

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## ASSOCIATED PROPERTY TYPE - RUSTIC TOURIST DWELLING

## Description:

The most common property type associated with the twentieth century development of tourism in Boulder County's mountain region is the domestic dwelling. The construction of rustic tourist cabins was the main type of development to occur within the rural areas of the county and state during the period 1900 to 1935. In many ways, this building is similar to the construction that occurred during the nineteenth century. Like the Pioneer Log houses, the design of buildings within this property type is related to the provision of basic shelter and this is reflected in its simple, functional form. Initially, most tourist cabins were constructed with a rectangular or square lay-out, their floor plans consisting of only one or two rooms. Almost all were one story with gabled roofs of varying pitches. Wood was the predominant building material used. Field stone, and occasionally brick, was used for chimneys. Foundations were stone or non-existent. Roofs were covered with corrugated metal, wood shingle or tar paper.

Log was the traditional material used for the tourist cabin in the mountains of Boulder County. Similar to the construction of the Pioneer Log Dwelling, rounded logs or those hewn square were used for the exterior cladding and also served as the structural support for the building's walls. One of the features that distinguishes the county's twentieth century log construction was the use of the more basic forms of corner notching such as the simple round lap or saddle joint. Additionally, nails were also used to hold the logs together. These methods reflect the difference in the construction requirements for the seasonal dwelling versus one used year round. It also is indicative of the decline in log construction skills which occurred locally and across the nation during the twentieth century.

Although many alternatives to logs became available during the twentieth century, this rustic material and construction method continued to be one of the most popular. As a consequence, the construction of log houses was not limited to one period. Instead it occurred throughout all periods of development for Boulder County's mountain communities, making it one of the region's most enduring architectural forms.

While logs were the most popular, millwaste was probably the most common material that was used to clad the tourist cabins of the 1900s. Millwaste was the slabs which were cut from the exterior of logs during milling. These slabs were cheap and plentiful. Used as siding and nailed to a wood frame, the

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millwaste approximated the appearance of a log cabin without the limitations of log construction. These log slabs also were used for the construction of additions, for the enclosure of porches or for residing log walls in need of repair. Milled lumber also was used for the exterior wall construction of the seasonal mountain dwellings of Boulder County, although not as frequently as logs or millwaste. Much of this lumber was finished in a rudimentary manner with a rough texture and its irregularities retained.

Unpainted, the boards soon weathered to resemble the other rustic materials used in the mountain communities. Rough planking was most typical, installed in a vertical board and batten lapped pattern and often in combination with millwaste. Simple horizontal lapped wall cladding also was used, as was square unpainted or stained shingles.

Like its design, the windows and doors of the Rustic Tourist Dwelling are simple, functional and lack stylistic treatment. Entrances to the house are generally found on the facade fronting the nearest street. This is not always the case, however. Like the arrangement of the houses on their lots, the placement of the main entrance was related to landforms, slope, views from the house as well as the builder's predilection. For the most part, windows are small and randomly placed, both singularly and in groups. Reflecting the seasonal use of these dwellings, many of the windows have functional shutters or fixtures on which large boards could be hung to cover the openings during the winter months. Trim for windows and doors usually consists of simple unmolded frames. Occasionally the frame is painted or constructed in a contrasting material like millwaste.

Porches are an important historic and architectural feature of the rustic tourist dwelling. This importance is related to the prominence of the porch in the design of the seasonal home as well as its representation of the larger influences which were shaping the development of the county's mountain communities during the twentieth century. Additionally, porch construction is another feature that distinguishes this property type from the Pioneer Log cabins. Log dwellings, built during the county's settlement and early mining period, were usually porchless. A few were constructed with simple stoops or small hoods protecting the door entrance. During the turn of the century and the early 1900s, as the leisure time use of the mountain dwellings became increasingly significant, the construction of porches became more widespread. For new homes built during this time, large front porches or ones that wrapped around the house became common. The size, appointments and prominent location of these porches reflected their importance in the use of the house. During this same time porches also were added to many of early log homes. These additions gave further expression to the changes that tourism was bringing to the county's mountain communities. The porches also gave the historic log structures an appearance similar to the twentieth century tourist dwellings.

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The enclosure of porches on the Rustic Tourist Dwelling also was characteristic of this property type and representative of the distinctive evolution of its form and use. Initially, many porches were open, platform-like structures. On some houses, particularly those located on the steep slopes, wire fencing was used for enclosure. With time, wooden roofs were constructed to shelter the porch. Unpeeled logs served as the porch supports on many. Smaller logs or tree branches were used for the railing. Others were left open or partially enclosed with a low wall constructed of logs, millwaste or other rustic materials. Screens also were installed on many porches during the 1920s and 1930s, although this was not as common in Colorado as it was in vacation communities in other areas of the country that required protection from insects, etc. Later screens were replaced or the open expanses of the porch were enclosed with windows, so that the porch could be used as another living area of the dwelling. These windows were often taken from other structures and installed in unique arrangements or combinations of styles and forms. More recent efforts use large panes of glass or modern materials to enclose the porch openings.

Porch enclosures were one of many alterations that were made to Rustic Tourist Dwellings during the twentieth century. Another common change was the construction of additions. Almost all buildings within this property type have had several additions made to their original lay-out. Adding a kitchen and bathroom was probably the most typical, as many of these early dwellings were constructed before indoor plumbing and sewer systems were available in the mountain towns. Others simply did not include these facilities because of their seasonal use. Due to the small size of many of these houses, additions also were constructed to increase the number of bedrooms or to expand the home's living area. For the most part, these additions were small, one room extensions attached in various locations.

**Significance:**

The Rustic Tourist Dwelling is significant because it is the most ubiquitous and intact historic and architectural resource associated with the twentieth century development of the mountain region of Boulder County. As in the earlier period of mining-related settlement and growth, the construction of houses was the primary form of building to occur in the county's mountain communities after the turn of the century. In many of these rural settlements, it also was the only kind of building that took place in the 1900s. Seasonal in use and rustic in appearance, these dwellings were an important part of the twentieth century evolution of the county's metal mining communities. In many ways, their construction was simply a continuation of the traditional building practices that had developed during the nineteenth century. As such, the tourist cabin made an important contribution to maintaining the distinctive form and character that distinguishes the mountain settlements of the county, state and region.

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The significance of the Rustic Tourist Dwelling also stems from the relative size of buildings within this category. Although the number of dwellings that were built during the period 1900 to 1935 is considerably less than the early residential construction that took place in the 1800s, the tourist dwellings represent the largest proportion of the historic building stock remaining in most of Boulder County's metal mining communities today. Additionally, these seasonal homes are usually the best maintained or often the only structures still in use in the historic mountain settlements.

Consequently, the Rustic Tourist Dwellings found in the mountain communities of Boulder County are eligible for listing in the National Register of Historic Places under the significance category of ARCHITECTURE because of their distinctive design, materials, construction and setting. These characteristics relate to their use and reflect their association with tourism, an important development force in the county and state. While many of these simple cabins lack individual significance, they gain importance as intact collections representing a popular regional form of building and an important era of history for the county, state and region.

Additionally, selected rustic tourist dwellings as well as several of the county's historic metal mining communities that contain intact collections of these buildings are significant relative to COMMERCE. This importance stems from their mountain location, seasonal use and distinctive form, all of which represent the development of tourism within the state and county. As the provision of services and facilities to support the tourist trade was an important part of the economic development of the state, resources that manifest the history and pattern of this development are deemed eligible for National Register listing.

Registration Requirements:

To qualify for listing on the National Register, a building within this property type should retain those physical features that have been described as characteristic for the Rustic Tourist Dwelling. To summarize: the building should be used as a living quarter or, if vacant, appear as if it was used for this purpose. Its original exterior wall construction should be intact or resided in a similiar rustic material. Building additions do not detract from the structure's integrity provided that they are distinguishable entities that are smaller in size or similiar in scale to the original portion of the house and constructed of rustic materials. The original openings for doors and windows must be intact. Enlargement of openings that destroy the original log construction seriously jeopardize a building's ability to represent this property type. However, other changes such as window or door replacements that maintain the original proportions or appearances are considered part of the natural evolution of the struture's form and character.

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(Vernacular Stone Buildings)

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VERNACULAR STONE BUILDING

Description:

There were very few 19th and early 20th century stone buildings in the mountain region of Boulder County that were associated with the mining communities. They tended to be commercial or institutional buildings rather than residential. The Sunshine School and the Wall Street Assay Office are two rare and therefore significant examples which are part of this nomination. The low cost and availability of wood are the most likely reasons for the rare occurrence of stone buildings in this part of the county. Both buildings are rectangular in plan. The stone varies in color from tans to pinks and the small rough cut blocks are random in size and coursing. Because of the difficulty and expense of adding compatible stone additions, both of these buildings are unaltered.

Significance:

Because this building type is so rare in Boulder County it has ARCHITECTURAL significance as a type. These buildings tend to be less often altered than the log and milled lumber buildings and are in better condition because they are more resistant to deterioration. The stone buildings are solid and impart a sense of permanence of community that their builders must have optimistically felt when they were originally constructed and also have significance under the category of EXPLORATION/SETTLEMENT.

Registration Requirements:

Stone buildings must be relatively unaltered and be associated with the late 19th and early 20th century mining communities in Boulder County for registration. Their setting should be intact, the original function should be readily apparent and the feeling and association with the history of the community in which they are found should be discernible.

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**G. Summary of Identification and Evaluation Methods**

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Discuss the methods used in developing the multiple property listing.

The Boulder County Metal Mining Historic and Architectural Resources Multiple Property Nomination was sponsored by the Colorado Historical Society (CHS), Office of Archaeology and Historic Preservation and the Colorado Mined Land Reclamation Bureau (MLRB). The basis for the nomination was a 1981 comprehensive survey, The Boulder County Historical Sites Survey, by Manuel Weiss. This survey was a cooperative undertaking by the U.S. Department of Interior, the Boulder Public Library Foundation and the Boulder County and City governments. Accordingly, the materials used to prepare this multiple property nomination were collected according to the "Secretary of the Interior's Standards and Guidelines for Identification and Evaluation."

In the fall of 1986 the CHS and the MLRB contracted with a consultant, Deborah Edge Abele, to prepare a multiple property nomination that consisted of the historic and architectural resources that best reflected the history and development of precious metal mining within Boulder County. Thus the county was the predetermined geographic area to which the nomination would correspond.

See continuation sheet

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**H. Major Bibliographical References**

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See continuation sheet

Primary location of additional documentation:

- State historic preservation office  
 Other State agency  
 Federal agency

- Local government  
 University  
 Other

Specify repository: \_\_\_\_\_

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**I. Form Prepared By**

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name/title Deborah Edge Abele, Consultant (Revised - Barbara Norgren)  
organization \_\_\_\_\_ date June, 1987 (August 1988)  
street & number P. O. Box 6367 telephone (303) 635-2065  
city or town Colorado Springs state CO zip code 80903

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The first step in the preparation of the nomination was a thorough review and analysis of the Boulder County Historic Site Survey report and cultural resource survey forms. This identified all the county's documented resources associated with metal mining. Research was then conducted in the following areas:

- (1) The architecture and construction methods for the building and structure types associated with metal mining.
- (2) Local, regional and state mining history.
- (3) The history of settlement and development within Boulder County and Mountain Region of Colorado from the mid-1800s until World War II.

The sources consulted as part of this supplemental study consisted of general and state history reference books, local history books and pamphlets, surveys of other areas associated with precious metal mining, mining histories and technical publications plus historic plats, maps, photographs and newspaper articles.

Following the initial research and review of the Boulder County survey forms and reports, the applicable historic contexts and their associated property types were preliminarily identified. The Colorado Mountains Historic Context by Steven Mehls, a 1984 publication of the Office of Archaeology and Historic Preservation, CHS, was used as the primary guide for organizing the information about metal mining into specific themes and periods of significance. The survey forms were then analyzed to determine the resources that should be included in the multiple property nomination to adequately represent the historic contexts and property types that had been selected as appropriate. Those resources that did not possess integrity or significance according to the National Register's criteria were eliminated.

The properties that appeared to be good candidates for inclusion in the multiple property nomination were then field checked. The purpose of these site visits was to:

- (1) Collect current information on the resource's condition and setting.
- (2) Photograph resource.
- (3) Reassess significance and integrity relative to the proposed content and organize construction of the multiple property nomination.

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After the field work was completed, a recommendation was made by the consultant to the CHS-OAHP and the MLRB staff concerning the contents, scope, organization and timing for the completion and submission of the component elements of the multiple property nomination, according to the accuracy of the survey data and need for further research and field reviews. These recommendations and the findings of the supplemental research and site visits were discussed. From these discussions the state staff and the consultant made the final selection of the relevant historic theme and the associated properties to include in the nomination based on:

- (1) The number and condition of the different historic and architectural resources that represented the various facets of metal mining within Boulder County;
- (2) The relative condition of these resources compared to one another and to similar resources within the state;
- (3) Threats to the associated resources;
- (4) Geographic representation of the county.

Additional research was conducted to gather specific information needed for the preparation of the multiple property nomination. Information was lacking for the dates of construction for many buildings within the county, so considerable effort was directed in determining and verifying accurate dates. To provide consistency, County Tax Assessor records were used to establish a preliminary date of construction. It was noted from the beginning that the use of the tax records posed some problems, as a 1932 fire in the Boulder County Courthouse destroyed all public information about the county's buildings that had been collected prior to that time. These records were reconstructed. However, there were many inaccuracies and data gaps in the information. Cross checks with other sources of information indicated that the tax records frequently erred, with their dates of construction considerably later than the actual construction date. The margin of error was typically five years and sometimes fifteen years. Nonetheless, these dates of construction were valuable in generally ascribing a period of significance for buildings and making comparisons among the resources, as all were equally affected by the dating errors. The dates of construction identified in the registration forms of the nomination are those found

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in the tax records adjusted for accuracy when additional information was available.

Another round of field visits was conducted to the resources selected for the nomination. The findings of the secondary research and field work were used to determine specific criteria for significance and integrity based upon the knowledge of the actual number and condition of the resources associated with applicable historic themes in Boulder County. This information was used to prepare the Boulder County Metal Mining and Associated Historic and Architectural Resources Multiple Property Nomination.

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