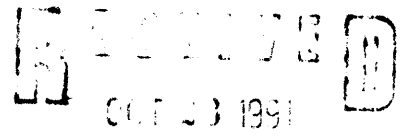


1740

NPS Form 10-900
(Rev. 8/86)
NPS/GHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. 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. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Mancos High School
other names/site number: 5MT 11432

2. Location

street & number: 350 Grand Avenue (N/A)not for publication
city, town: Mancos (N/A)vicinity
state: CO code: CO county:Montezuma code:083 zip code:81328

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
() private	(x) building(s)	<u>1</u>	<u>0</u>
(x) public-local	() district	<u> </u>	<u> </u>
() public-State	() site	<u> </u>	<u> </u>
() public-Federal	() structure	<u> </u>	<u> </u>
	() object	<u> </u>	<u> </u>
		<u>1</u>	<u>0</u>
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register	
<u>N/A</u>		<u>0</u>	

OCT 23 1991

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria.
() See continuation sheet.



October 15, 1991
Date

Signature of certifying official

State Historic Preservation Officer, Colorado Historical Society

State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

() entered in the National Register.
() See continuation sheet

Beth Boland

12/23/91

() determined eligible for the National Register. () See continuation sheet

() determined not eligible for the National Register.

() removed from the National Register.

() other, (explain:) _____

Signature of the Keeper

Date of Action

6. Functions or Use**Historic Functions**

(enter categories from instructions)

Education - SchoolSocial - Meeting HallRecreation and culture - auditorium**Current Functions**

(enter categories from instructions)

Education - Education and related
administration**7. Description****Architectural Classification**

(enter categories from instructions)

Georgian Revival**Materials**

(enter categories from instructions)

foundations concretewalls sandstoneroof wood - composition shingles

other _____

Describe present and historic physical appearance.

The Mancos High School is a two story square structure constructed in 1909. The gymnasium to the west is connected to the high school by a short, set-back corridor. A complete renovation was done in 1983 with great effort taken to keep the original look and at the same time to bring the building up to present school standards. The school is located in the Mancos School District campus which contains in addition to the High School and gym a Junior High School building, an elementary school building, a multi purpose building and playing field.

The outside walls are of masonry construction using hand cut sandstone that was quarried in the Mancos area. All windows and door headers are of the same hand cut sandstone. There are row locks of sandstone projecting about three inches out at each floor to break up the plain of the side walls.

The roof is 4-12 pitch, hip style with boxed eaves. On the roof at the front of the building is a bell tower that is pyramid shape with openings on all sides containing the bell from the old schoolhouse. There is one interior brick chimney on the east side of the roof.

The windows in the school have all been replaced with wood 1 over 2 sash windows for energy conservation. The original openings were kept so as to not change the original appearance of the building. Some windows on the first floor in the rear have been filled in. The original windows were 2 over 2 sash.

(x) See continuation sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Mancos High School

The main north entrance is slightly recessed. Two non original single doors are used with sidelights and two original lamps on each side. The entrance is accented with sandstone blocks that project about five inches out from the main wall. The center key stone has the date 1909 cut into it. Three large blocks above the entrance have "MANCOS HIGH SCHOOL" cut into them. A large Colorado Blue Spruce is on each side of the entrance.

Because the school is still in use, carpet is on all floors. The ceilings have been lowered to nine feet to allow new wiring and plumbing to be installed above. All hand rails on stairs, baseboards and facings on doors and windows are done in red oak wood.

When the new high school was constructed in 1909, the building measured 36 x 86 feet and was two stories high with a basement. In 1912, a fire in the heating plant damaged the basement and another fire in 1913 destroyed the roof. In 1920, a two story addition matching the original building was constructed onto the back of the school. It contained a gymnasium/auditorium and five classrooms. In 1954, a new gymnasium and 5 classrooms were constructed to the west of the high school and were connected by a two story addition set back from the front of the original building. In 1983, the interior of the school was remodeled to meet current educational standards.

The exterior of the high school building still retains a great deal of original integrity. Even though the windows were replaced, the wood materials and openings remain the same. The connecting addition between the high school building and the gymnasium has minimal impact since it is set back from the front of the original building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally () statewide (x) locally

Applicable National Register Criteria (x) A () B (x) C () D
 Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)	Period of Significance	Significant Dates
<u>Social History</u>	<u>1920 - 1941</u>	<u>1920</u>
<u>Architecture</u>	<u>1909</u>	<u>1909, 1920</u>

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Craftsman Management Service - 1983

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Mancos High School meets criterion A for its significance in the social history of Mancos. The building, the first high school constructed in Montezuma County, was not only an important educational facility, but was also used as a community meeting place after the gymnasium/auditorium was constructed in 1920. The auditorium was site of many events such as basketball games, public meetings, church services, adult extension classes, theatrical performances and musicals. The building also meets Criterion C for its architectural significance for its distinctive design and exterior construction of local sandstone blocks.

The high school has social significance because the 1920 gymnasium/auditorium was used by the whole community. Several decision making public meetings were held in the auditorium which had far reaching affects. For instance, in the 1930s a meeting was held to decide whether or not to build Jackson Gulch reservoir. The reservoir was completed in 1949 and has been the life blood of the whole valley. Another important public meeting was whether or not to consolidate with two other schools in the county which resulted in a resounding "no".

The gymnasium was used for basketball games, a very popular sport in Mancos which has had several championship teams. The extension classes held there for adults offered such subjects as home nursing, geology, first aid, agriculture, harness making and welding. Lyceums were performed here each year in the 1920s and featured such artists as instrumentalists, vocalists, orators and debaters. World War II bond rallies were held in the building as well as benefit dances and box suppers and holiday programs. The Mormon Church was very active in presenting musicals and operettas which were on stage at the high school in

(x) See Continuation Sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

Mancos High School

addition to community plays and PTA sponsored vaudevilles to raise funds for playground equipment. The school was used as a polling place from the 1920s until 1967 and the gym has been the scene of several funerals of prominent people in the community.

Mancos High School has architectural significance because it is a representative and relatively unaltered example of local stone building design and construction methods. The stones from a nearby quarry were hand cut by local workmen. Especially fine workmanship is seen in the headers over the windows and doors. There are other Mancos buildings constructed of the same stone, notably the George Bauer Bank building and the Wrightsman house. The local stone is also seen in the foundations of many Mancos buildings.

HISTORIC CONTEXT

The Mancos Valley began to be settled in 1876. In 1881 the town was born with a log school house, three settlers cabins and a store.

The settlers coming into the valley were prospectors looking for gold in the nearby La Plata mountains, followed by cattlemen, sawmillers and farmers. One distinction of Mancos is its near proximity to Mesa Verde National Park. The railroad came in 1894 which made Mancos a shipping center. The goods would then be freighted onto the west to Bluff, Utah and other points. Tourists came by railroad to Mancos and then made the trip to Mesa Verde by horseback with a guide. The years from 1895 to 1905 saw Mancos grow by leaps and bounds. During this period of time Mancos could boast of a bank, two hotels, several rooming houses, a newspaper, two restaurants, a milliner, a meat market, blacksmith shop, post office, barber shop, opera house, mercantile store, livery stable, a light plant, a feed store and others.

The first school was a log cabin built in 1878 and a three month term of school was held in the summer. The Mancos School District was organized in 1880-81. A two room frame building was built on land purchased from D. H. Lemmon for \$200 and the rest of the school grounds were donated by George Bauer. In 1888 a combination school and Union Hall were built. The lower floor was used for public gatherings and there were two classrooms on the upper floor. The next year the community room was cut up into classrooms. Bonds were approved in the sum of \$10,000 and in 1909 part of the present building was constructed. The building was 36'x86' with a basement and two stories. The basement contained the

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

Mancos High School

manual training room, suit room for the janitor, coal bins and a furnace room. The first and second stories contained two recitation rooms each, hall, stairway and the cupola at the top. A fire in 1912 came from the heating plant and damaged the basement, and fire again in 1913 burned off the roof down to the second floor.

At the time the building was built the Mancos School District RE-6 had eight one room schools in the district. With a new building the students from the one room schools were transported into town where a better quality of education was available. The transportation consisted of a horse drawn school wagon, other students came by horseback or on foot.

The stone school building was built by local people who did the excavations, the masonry, the carpentry, plastering and plumbing and hand cut the sandstone blocks. In 1954 the high school was remodeled with several additional classrooms added and a new gymnasium was added to the school campus. The cost of the gymnasium and remodeling was \$140,000. As the years passed it became apparent that a new facility was needed to update the standard of education.

Some citizens in the school district wanted a new building in a different location, which would have meant more land would have to be purchased as well as construction of a new building, however, there were those individuals that loved this old sandstone building and believed it could be made into an efficient modern school building. In 1983 the architectural firm of The Craftsman Management Service was contracted to do the remodeling of the building. They concurred that the building was sound and consequently the old sandstone building was remodeled into a modern building without changing the outward appearance. The educational facilities rank with any modern school. The high school building is one of five buildings that make up the Mancos School District campus. The other buildings that have been added over the years are the Elementary School Building, the Multi-Purpose Building, the Gymnasium and the Junior High School.

9. Major Bibliographical References

Ellis, Fern D., Come Back to My Valley, Cortez Printer, 1976.

Freeman, Ira S., A History of Montezuma County, Johnstown Publishing Company, Boulder, 1958.

(x) See continuation sheet

Previous documentation on file (NPS):

- () preliminary determination of individual listing (36 CFR 67) has been requested
- () previously listed in the National Register
- () previously determined eligible by the National Register
- () designated a National Historic Landmark
- () recorded by Historic American Buildings Survey # _____
- () recorded by Historic American Engineering Record # _____

- Primary location of additional data:
- () State Historic Preservation Office
 - () Other State agency
 - () Federal agency
 - () Local government
 - () University
 - (x) Other

Specify Repository:

Jean Bader, personal file

10. Geographical Data

Acreeage of property: under one acre

UTM References

A 1|2 7|3|9|8|6|0| 4|1|3|6|4|4|0|
 Zone Easting Northing

B | | | | | | | | | | | |
 Zone Easting Northing

C | | | | | | | | | | | |
 Zone Easting Northing

D | | | | | | | | | | | |
 Zone Easting Northing

() See continuation sheet

Verbal Boundary Description

(X) See continuation sheet

Boundary Justification

(X) See continuation sheet

11. Form Prepared By

Name/Title: Jean Bader
 Organization: Montezuma County Historical Society Date: May 20, 1991
 Street & Number: 10453 CR 42 Telephone: (303) 533-7964
 City or Town: Mancos State: CO Zip Code: 81328

JUL 23 1991

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 2

Mancos High School

Julio Archuleta, Superintendent, Mancos High School

Charles Mitchell, past School Board Member, Mancos School District RE-6

Montezuma County Assessor's Office

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 10 Page 1

Mancos High School

VERBAL BOUNDARY DESCRIPTION

Beginning at a point at the northwest corner of the gymnasium building, proceed directly west 135 ft. to the east curb line of Beech Street; thence north to the southeast corner of Beech and Grand Avenue; thence east along the north curb line of Grand Avenue for 352 ft.; thence south for 108 feet 3 1/2 inches to the northeast corner of the Mancos High School building; thence south 110 feet along the east wall, with a jog around the east entrance enclosure, to the southeast rear corner of the small rear addition; thence 36 feet to the southwest corner of the small rear addition; thence north 13 feet, 5 inches to the south rear wall of the high school; thence 43 feet, 2 inches west to the southwest corner; thence 26 feet, 3 inches north to the south wall of the new connection to the gym; thence 50 feet west to the east wall of the gym; thence 21 feet south to the southeast rear corner of the gymnasium; thence west 87 feet, 5 inches along the south rear wall to the southwest corner; thence north 118 feet, 10 inches to the point of beginning at the northwest corner of the gymnasium.

BOUNDARY JUSTIFICATION

The boundary was drawn to include the Mancos High School (the gymnasium is included because it is attached to the high school) and the open lawn area in front to include the historic setting of the high school. The boundary excludes the other school buildings to the southwest and the east because they are less than 50 years old.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 1
Mancos High School

The following information is the same for photographs 1 - 10.

Mancos High School
Mancos, Colorado, Montezuma County
Photographer: Katherine Sehnert
Date: March, 1990
Location of Negatives: Jean Bader, personal file

- Photo 1 North facade, recessed entrance, name and date, two original lamps
View SW
- Photo 2 Entrance and complete view of north facade
View SW
- Photo 3 Date and headers on front entrance and blocks cut in key lock manner
View S
- Photo 4 Cupola and hip style roof with short eaves
View SE
- Photo 5 View from northeast, showing an entrance and row lock protruding at each
floor to break plain of side walls, east facade
View SW
- Photo 6 South facade
View NE
- Photo 7 South facade showing 1954 remodeling and access to gym
View N
- Photo 8 North view showing entrance to gym
View NE
- Photo 9 Northwest corner showing headers over windows
View S
- Photo 10 Two windows showing headers on north facade
View S

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number Photo Page 2

Mancos High School

Photo 11 Historic Photo, 1920 north facade, west side with historic gymnasium addition, View SE

Photo 12 Historic Photo, 1909 east side and north facade of original building, View SE

Boundary Map
Map # 1

BL

OCT 23 1991



Grand Ave.

Southeast corner

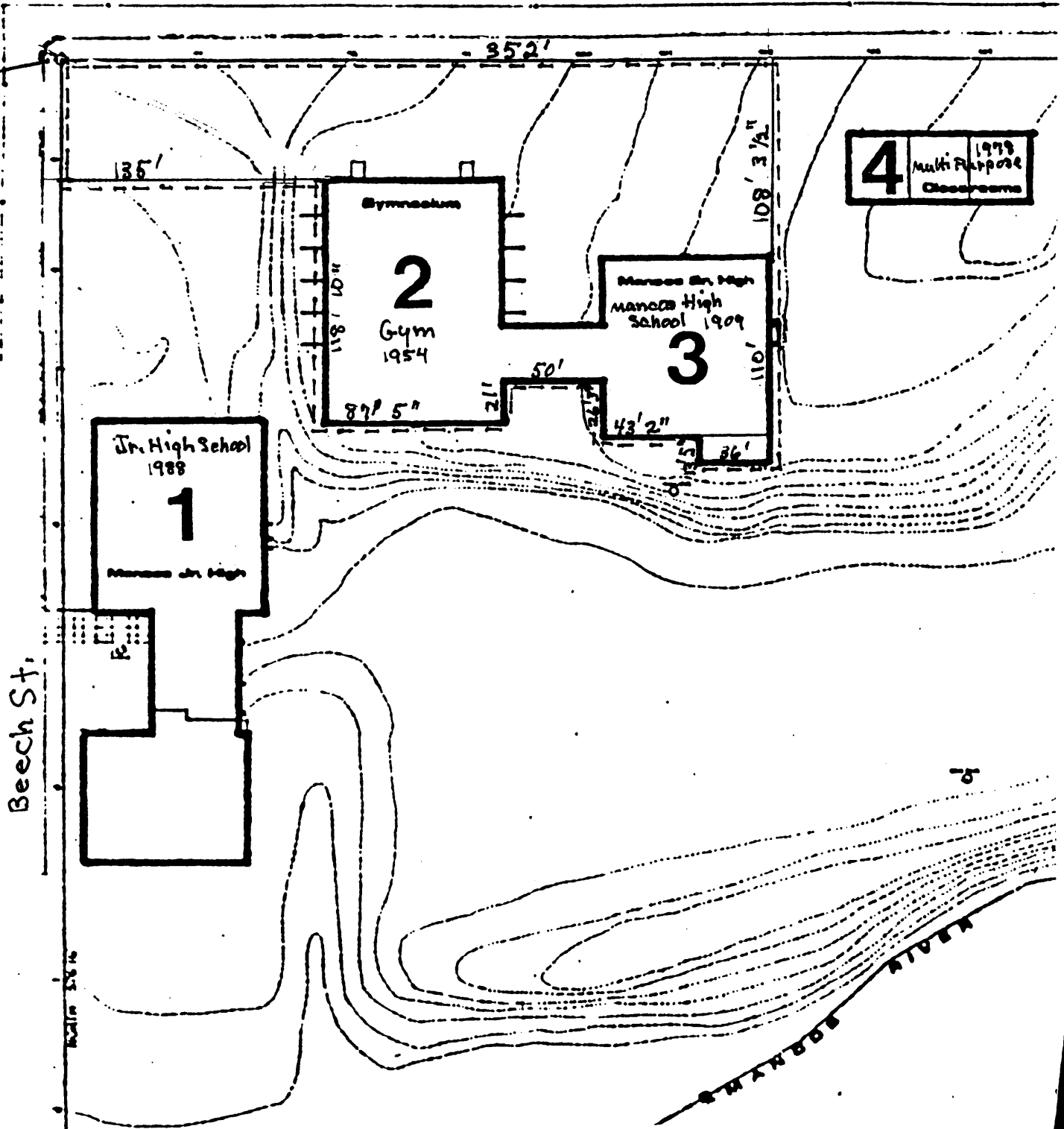


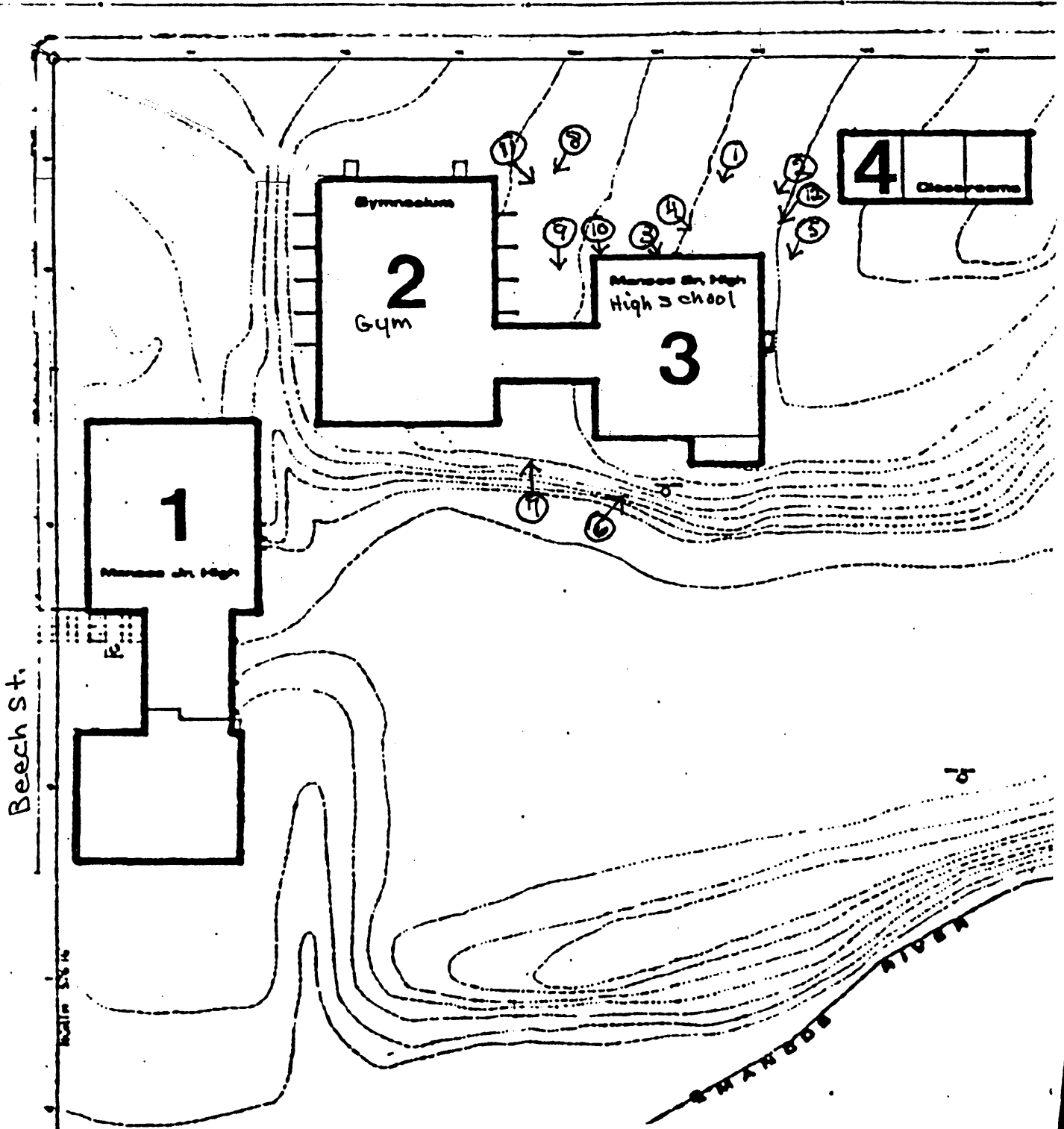
Photo Map
Map #2

BL

OCT 23 1991



Grand Ave.



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

DEC 9

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

AMENDMENT TO THE MANCOS HIGH SCHOOL NOMINATION

In order to include more of the historic setting of the Mancos High School the boundary description and justification have been revised.

10. Geographical Data

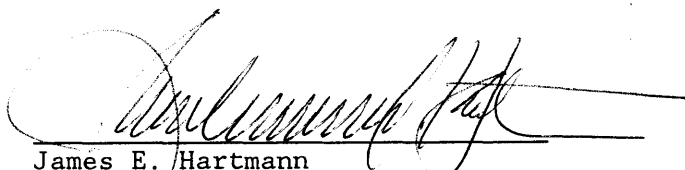
VERBAL BOUNDARY DESCRIPTION

Beginning at a point 5 ft. west of the northwest corner of the gymnasium building, proceed directly west 130 ft. to the east curb line of Beech Street; thence north along the east curb line of Beech to the southeast corner of Beech and Grand Avenue; thence east along the south curb line of Grand for 356 ft. 7 in.; thence south for 223 ft. 3 1/2 in. to a distance of 5 ft. south of the southeast rear corner of the small rear addition to the Mancos High School building; thence west for 226 ft. 7 in.; thence north to the point of beginning (POB) 5 ft. west of the northwest corner of the gymnasium.

BOUNDARY JUSTIFICATION

The boundary was drawn to include the Mancos High School (the gymnasium is included because it is attached to the high school), the open lawn area in front, and 5 feet from the east and west sides and the south rear in order to include a portion of the historic setting of the high school. The boundary excludes the other school buildings to the southwest and the east because they are less than 50 years old.

In addition, the materials section of Section 7. Description should omit wood and leave composition shingles as the exterior roofing material.


James E. Hartmann
State Historic Preservation Officer

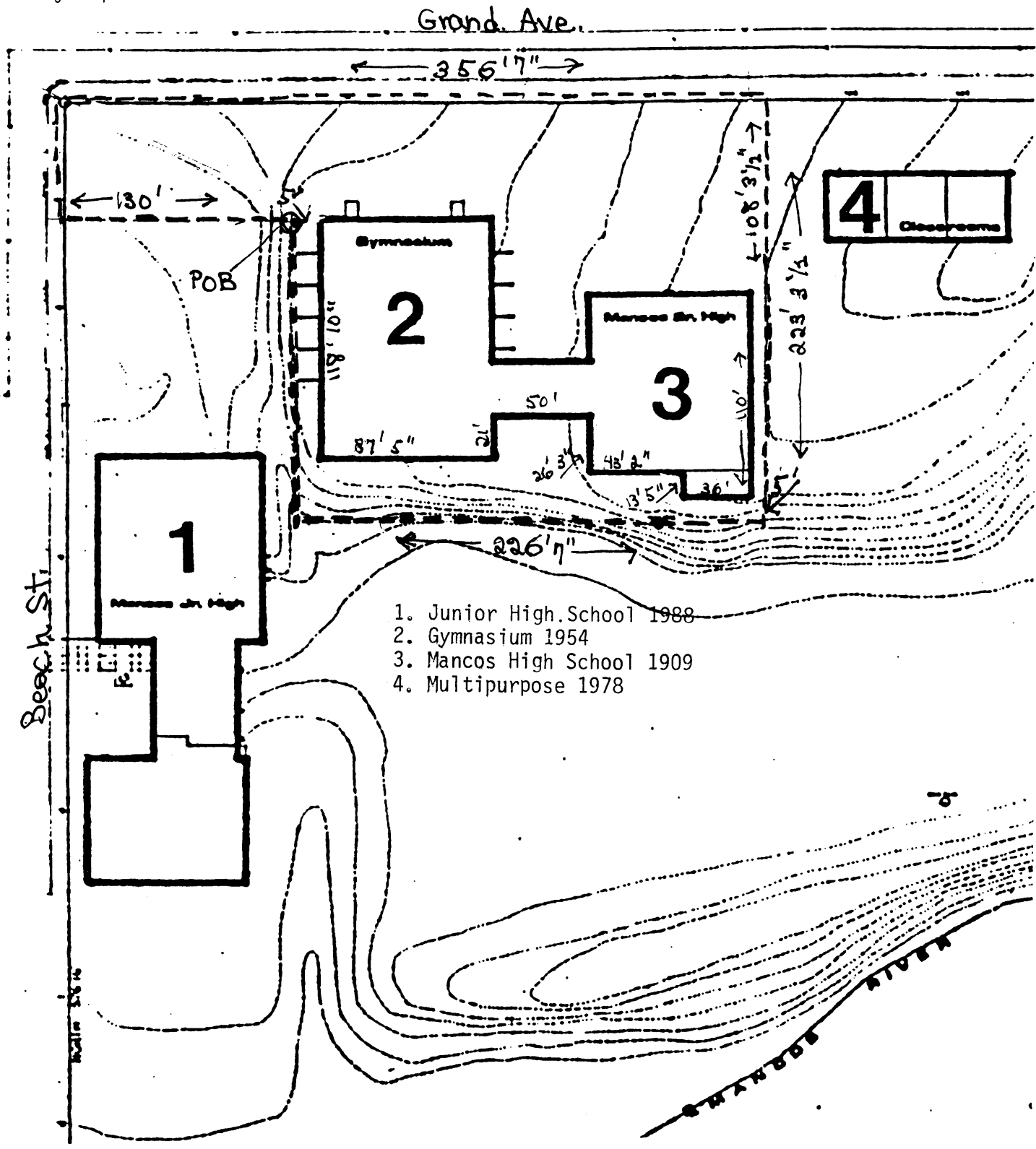
12/4/91
Date

MANCOS HIGH SCHOOL

MONTEZUMA COUNTY

Map #1

Boundary Map



- 1. Junior High School 1988
- 2. Gymnasium 1954
- 3. Mancos High School 1909
- 4. Multipurpose 1978