

**TOWN OF SAGUACHE
AND COCHETOPA CORRIDOR
HISTORIC RESOURCES SURVEY, 2000**

Survey Report

Front Range Research Associates, Inc.
Denver, Colorado

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COCHETOPA CORRIDOR
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Survey Report

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COVER: The Gotthelf and Tarbell Mercantile store (right) and warehouse (left) on 4th Street in Saguache is shown in this c. 1909 view. SOURCE: Saguache Public Library, photographic collection, Saguache, Colorado.

I. INTRODUCTION

The purpose of the Cultural Resources Inventory for the Saguache/Cochetopa Pass Heritage Corridor Project was to work with the community to identify and document selected historic resources and evaluate the eligibility of resources in the Town of Saguache and along the Cochetopa Corridor. Front Range Research Associates, Inc., Denver, Colorado, conducted this project for the County of Saguache, Colorado, with input from the local community. An initial component of the survey project was to conduct an inventory of archival sources relating to the history of the survey area and prepare a report summarizing the archival materials available. That document is included in this survey report as the section entitled "Archival Sources." The historic resources surveyed were selected for their historical and architectural significance, accessibility, and owner interest. Colorado Historical Society survey forms were prepared for each resource included in the intensive survey and a survey report, this document, was completed summarizing the results of the project. The survey project resulted in the documentation of thirteen resources: eight in the Town of Saguache and five along the Cochetopa Corridor. A potential historic district and ten individual resources eligible to the National and/or State registers were identified (see "Results" section of this report). A separate component of the project, completed by Jackie W. Powell, Preservation Planner, was to develop a draft long-range plan for the continuing inventory and protection of historic sites. Ms. Powell's report was filed as an independent document. Kevin Black of the Colorado Historical Society Office of Archaeology and Historic Preservation provided training in archaeological survey methods for local residents as a separate component of the project. All products of the project were provided to the County of Saguache and to the Colorado Historical Society. The project was completed between February 2000 and March 2001.

The data resulting from this project will assist preservation planning within the county and was intended as the first phase of an on-going preservation program. The project was funded in part by a grant from the State Historical Fund of the Colorado Historical Society to Saguache County (number 00-M1-045). The County of Saguache Administration Department partially-funded and supervised the project, assisted by members of the Project Advisory Group. Funding was also provided by the U.S. Forest Service. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publication **Colorado Cultural Resource Survey Manual** (volumes I and II). Architectural classifications of buildings are based on the Society's 1983 publication **A Guide to Colorado Architecture** and the lexicon for architectural styles provided by the survey manual.

II. PROJECT AREA

This section provides a description of the general area of the survey and a verbal description of the boundaries of the surveyed areas, as well as the legal location of the surveyed areas and the total number of acres surveyed.

Description of General Area

Saguache,¹ the county seat of Saguache County, is located in the south-central part of the state in the central part of the county. Saguache County occupies a portion of the San Luis Valley, a fertile agricultural area between the Sangre de Cristo Mountains on the east and the San Juan Mountains on the west. Saguache Creek and Cochetopa Pass divide the Cochetopa Hills from the La Garita Mountains. Saguache is the fifth largest county in Colorado, embracing an area of 4500 square miles. The county was carved from part of Costilla County in 1866. Eight of the surveyed historic resources are located within the Town of Saguache, while five are located along the Cochetopa Corridor west of the town. Figure 1 shows the general location of all of the resources surveyed during the project.

Town of Saguache Resources

Within the Town of Saguache, surveyed resources were located along 4th Street, the principal commercial street of the community, along the two blocks from Denver Avenue on the north to Christy Avenue on the south (See Figure 2). Within the town, streets form a grid, with numbered streets running north-south and named avenues aligned east-west. Lots face onto 4th Street, and there are no alleys behind the properties. Odd numbered addresses are on the west side of north-south streets and even-numbered addresses on the east side; for east-west avenues, odd-numbered addresses are on the south side while even-numbered addresses are on the north side. Due to project funding limitations, only selected properties were surveyed within the above area.

The above survey area is located within Township 44 North, Range 8 East, Section 7, Northeast Quarter of the Northwest Quarter, New Mexico Principal Meridian. The survey area embraced a total of four urban acres.

Cochetopa Corridor Resources

The locations of historic resources surveyed within the Cochetopa Corridor are shown in Figure 1. The surveyed resources in the corridor cover a total of 457 rural acres. The locations of these resources are shown on a U.S.G.S. map (or maps) accompanying each survey form. The legal locations of each resource is indicated as follows: John Lawrence House (5SH1905),

¹Saguache is an Indian word meaning "blue water."

Township 44 North, Range 7 East, Section 3, Southwest Quarter of the Southwest Quarter; Saguache Guard Station, (5SH1907), Township 45 North, Range 5 East, Section 20, Southeast Quarter of the Southeast Quarter; Cochetopa Livestock Dipping Vat, (5SH1909), Township 45 North, Range 5 East, Section 30, Northwest Quarter of the Northeast Quarter; and the Garcia Homestead/Gotthelf Ranch (Coleman Ranch), (5SH1906), Township 44 North, Range 7 East, Section 12, Northwest Quarter of the Southwest Quarter, New Mexico Principal Meridian.

The Cochetopa Stock Driveway is a 48.1-mile long linear resource. It is included in parts of the following townships: Township 44 North, Ranges 7 and 8 East; Township 45 North, Ranges 2 through 6 East; Township 46 North, Range 2 East; and Township 47 North, Range 2 East, New Mexico Principal Meridian. The survey form for the driveway includes portions of eight USGS maps.

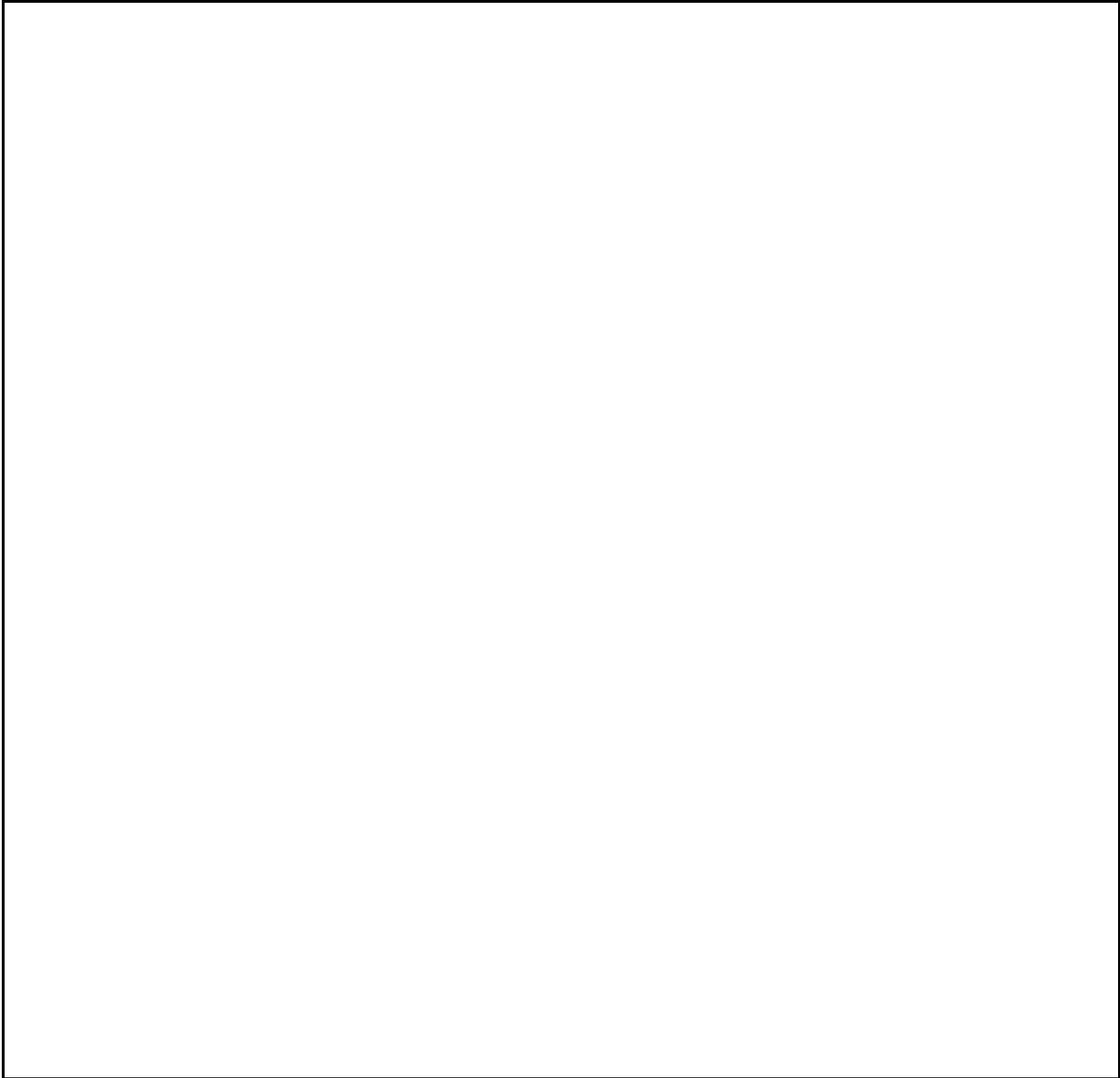


FIGURE 2. Surveyed historic resources (shaded and identified by state identification numbers) within the Town of Saguache are shown on this extract of a town base map.

III. HISTORIC CONTEXT

The Setting

Saguache,² the "northern gateway to the San Luis Valley" and the county seat of Saguache County, is located in the south-central part of the state in the central part of the county. Saguache County occupies the northern portion of the San Luis Valley, a level, fertile agricultural area between the Sangre de Cristo Mountains on the east and the San Juan Mountains on the west. Saguache, the fifth largest county in Colorado, was carved from parts of Costilla County in 1866. The Town of Saguache has an elevation of 7,800', while surrounding mountains have many peaks over 14,000'. Cochetopa³ Pass (10,032'), in a section of relatively low mountains (the Cochetopa Hills) to the west of town, historically provided an easy crossing from the Rio Grande Valley over the Continental Divide into the Gunnison River Valley. Saguache Creek flows from the mountains west of Saguache easterly through the valley, passing just south of the town.

Early Inhabitants and Visitors

The Rio Grande National Forest Saguache Ranger District reports that there is evidence of prehistoric Native American use of the Cochetopa Hills area dating from 3,000 B.C. to A.D. 500 and late prehistoric/historic stage cultures from A.D. 500 to 1881 A.D. The Ute people established themselves as the primary inhabitants of the area as 1300 A.D. Trails west of present-day Saguache were established and utilized by the indigenous peoples and later adopted by explorers, trappers, traders, and emigrants.⁴

When French lands west of the Mississippi became part of the Spanish empire in 1762, Spanish New Mexicans began to take an interest in the area to the north. An exploring party led by Don Juan Maria de Rivera in 1765 to search for minerals in southwest Colorado returned by crossing Cochetopa Pass (known to the Spanish as "El Puerto") into the San Luis Valley. The North Fork of the Spanish Trail to California ran from Espanola, New Mexico through the San Luis Valley, past the present site of Saguache, and over Cochetopa Pass.⁵ Trappers and traders

²Saguache is an Indian word, which has been translated in a variety of ways, including "blue water," "blue earth," and "water at the blue earth."

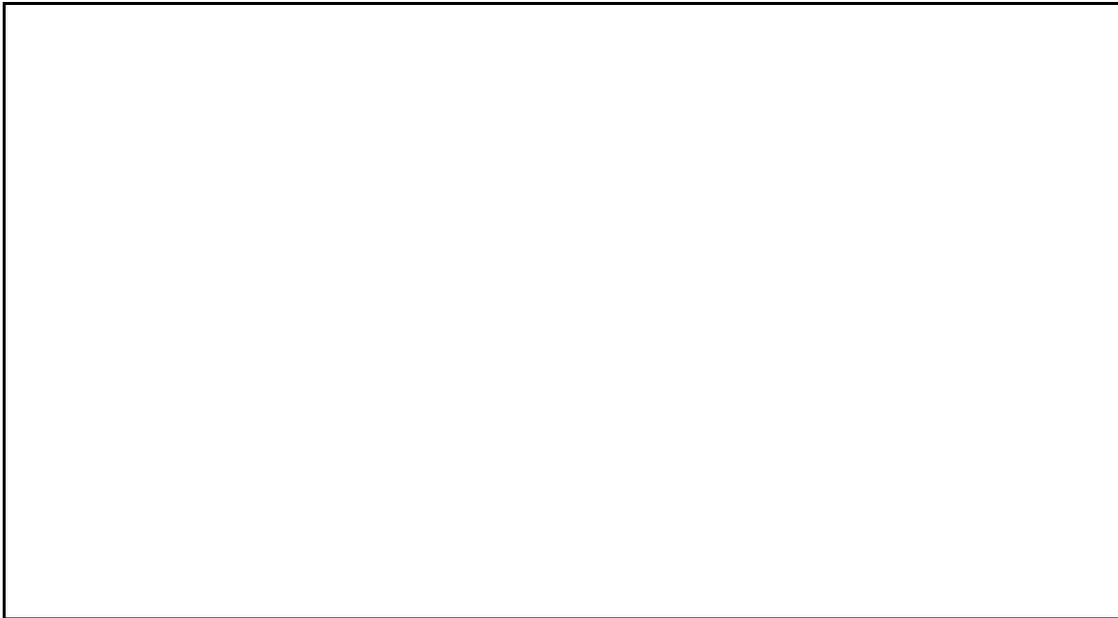
³According to Don and Jean Griswold, Cochetopa is a Ute word which means "pass of the buffalo." See Don and Jean Griswold, *Colorado's Century of "Cities"* (Denver: Smith-Brooks Printing Co., 1958), 228.

⁴Rio Grande National Forest, Saguache Ranger District, "Cochetopa Hills Area Heritage Resource Background."

⁵Virginia McConnell Simmons, *The San Luis Valley: Land of the Six-Armed Cross*, 2nd ed., (Niwot, Co.: University Press of Colorado, 1999), 26-27; Ron Kessler, *The Old Spanish Trail North Branch* (Santa Fe: Sunstone Press, 1998); Rio Grande National Forest, summarizing Louise Hoyt, "The Forgotten Road," Spring 1968, Unpublished manuscript on file at Rio Grande National Forest; and summary of information on Cochetopa Pass in the Colorado Inventory of Historic Places, Colorado Historical

utilized the San Luis valley during the 1820s and 1830s and traveled over Cochetopa Pass into the Gunnison Valley. Among the trappers and traders who traveled through the area were Antoine Leroux and Antoine Robidoux. Virginia Simmons states that traders and Indians camped together several times on Saguache Creek about twenty miles from the present-day town, a popular Ute camping area. She reports that the Ute name for the camp, "Saguguachipa," which meant "blue water," was shorted to Saguache by traders.⁶

In 1848, the San Luis Valley became a part of the United States through the treaty of Guadalupe-Hidalgo, ensuring its exploration by interested Americans. Lt. Edward F. Beale and Gwinn Harris Heap investigated the valley in 1853, traveling over Cochetopa Pass, and noting that it was one of two routes the Utes frequently traveled going to and from the valley. Also in 1853, Capt. John W. Gunnison's expedition traversed the valley and surveyed the Cochetopa Pass while searching for a central rail route through the San Juans.⁷



This early photograph of the Saguache Crescent Building, 3__ 4th Street, illustrates its representation of early false front commercial architecture and its division into brick and frame facades. SOURCE: Denver Public Library, Western History and Genealogy Department, photographic collection, image number X-13450, Denver, Colorado.

Society; Simmons, 33.

⁶Simmons, 47, 49; and Rio Grande National Forest, summary of Marshall Sprague, **The Great Gates** (Boston: Little, Brown, and Co., 1964); Ron Kessler, **The Old Spanish Trail North Branch** (Santa Fe: Sunstone Press, 1998).

⁷Simmons, 70; Kessler, 159.

Early Settlement in Saguache County

Many early historians of the area contended that the first settlement in the future Saguache County was along Kerber Creek near Villa Grove in 1865 by members of Company I, First Regiment of Colorado Volunteers, who traveled north from Ft. Garland after their discharge from the army. This view is disputed by Janet S. Williams, who asserts that the first settlement in the area had been established by Mexican-Americans by 1860. Early Anglo-American settlers, such as Loren Jenks and his wife and George Neidhardt, who located on a ranch near Villa Grove in 1865, found the Cotton Creek area already settled by Mexican-American families, including the Duran, Martinez, Valdez, Casias, and Trujillo families.⁸

In the spring of 1866, Nathaniel Russell came north from Conejos with Mexican laborers and established a homestead (E1/2 E1/2 Section 12, Township 44 North, Range 7 East). Russell was an Irish immigrant who came to Colorado in 1859 looking for gold and spent the winter of 1860-61 in Conejos. Mustered out of the army at Fort Garland following the Civil War, he took up a 160-acre homestead on bottomland along Saguache Creek and convinced friends to do the same, eventually buying out their claims. The lands became part of Russell's N Lazy R Ranch. Russell's friends Fred Walsen and Christian F. Stollsteimer also located homesteads in the area.⁹

Saguache County was created in December 1866 from part of Costilla County. The bill creating the county was prepared by John Lawrence, who worked as an interpreter for the Spanish-speaking members of the territorial legislature. The new county attracted the attention of potential settlers, and during the following year men such as J.B. Woodson, John Lawrence, Otto Mears, John Evert, W.J. Godfrey, and E.R. Harris also moved up from Conejos and settled along the creek near present-day Saguache.¹⁰

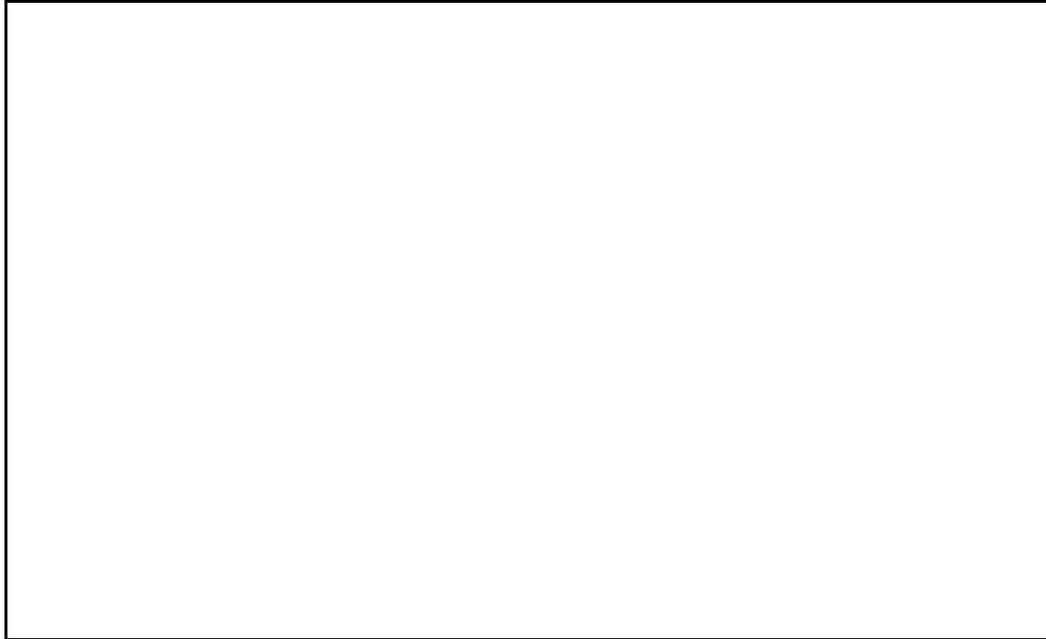
Pioneer Otto Mears was attracted to the Saguache Valley by the fertility of the soil and because of business opportunities available. He claimed a homestead on Saguache Creek with the intention of growing wheat and building a flour mill. As Historian Phil Goodstein judges, "Otto Mears' life was one from which legends are made." Born about 1850 and orphaned at the age of four, Mears was sent to live with family members in New York and then California in 1851. During the California gold rush he pursued a variety of occupations before joining the Union army in 1861 after becoming a naturalized citizen. Mears was sent to New Mexico, where he dealt principally with Navajo unrest. After leaving the army, he stayed in Santa Fe, working for

⁸Janet S. Williams, "A Meeting of Cultures in the Colorado Frontier," Manuscript on file at the Saguache County Library. The Spanish presence in the area is also recorded in a **Saguache Crescent** article on 6 October 1977, which noted that "an ancient arastra...was found on the north fork of the Carnero Creek, some 20 miles from Saguache."

⁹Saguache County Museum, **Images of the Past**, vol. 1, (Saguache, Co.: Saguache County Museum, 1996), 3 [hereinafter referred to as **Images of the Past**, vol. 1]; Bureau of Land Management, General Land Office Records, Land Patents; **Pueblo Chieftain**, 20 September 1987; Clara Ellis Williams, "An Old Timer's Story of Early-Day Saguache," newspaper article from the W.D. Carroll Scrapbook in the files of Adams State College Library.

¹⁰In 1893, a small section of Saguache County was split off and became part of the newly-created Mineral County. **Images of the Past**, vol. 1, 3.

the Jewish mercantile firm of Elsberg and Amberg, and later became a partner in a general store. In 1865, he joined forces with Isaac Gotthelf, who was also a member of the New Mexico Jewish merchant community, and relocated to Conejos. In partnership with Maj. Lafayette Head, Mears erected the first sawmill and gristmill in southern Colorado, hoping to supply Fort Garland and mining camps. Goodstein states that Mears was motivated to stake out 1,280 of farmland in order to grow the necessary wheat for his mill. Mears relentlessly promoted southwestern Colorado, in 1874 founding a newspaper in Saguache, the **Chronicle**, to boast of the area's riches. The Mears' adobe residence, on the present site of the Saguache County Courthouse, was a long-time landmark.¹¹



The Gotthelf and Tarbell Mercantile Company at 301 4th Street in Saguache (successor to Gotthelf and Mayer) was one of the largest mercantiles in the San Luis Valley during the early twentieth century. SOURCE: Saguache Public Library, photographic collection, Saguache, Colorado.

Many details relating to the founding of Saguache are known due to the diligence of John Lawrence, who kept a diary of his life after settling in the area in 1867. Lawrence, who was born in St. Louis in 1835 and came to Colorado in 1859, drew up the bill that created Saguache County from parts of Lake and Costilla counties in December 1866, and in partnership with

¹¹Ruby G. Williamson, **Otto Mears: Pathfinder of the San Juan** (Gunnison: B&B Printers, 1981), 17; Phil H. Goodstein, **Exploring Jewish Colorado** (Denver: Rocky Mountain Jewish Historical Society, 1992), 137-138; **Images of the Past**, vol. 1, 17; **Rocky Mountain News**, 18 October 1874, 4; Clara Ellis Williams, "An Old Timer's Story of Early Day Saguache." Ruby Williamson also reports that another resident of Saguache Creek when Mears arrived was H.R. Prior, an Englishman, who received remittances of large amounts of money from his homeland. She contends that Prior provided much of the capital to establish a mercantile business in a building on Mears' homestead.

James B. Woodson he established a ranch near the Saguache River, about three miles above Russell's ranch, where he planted crops and dug an irrigation ditch. Lawrence erected an adobe house which stands today on County Road Z. Lawrence was a patrón, who assisted his renters in filing claims, building houses, and acquiring agricultural supplies in exchange for a share of the crops they produced. Janet Lecompte reports that Lawrence and his partner Woodson laid out a plaza and some streets at their ranch in the summer of 1872, but that their planned development never became a reality. Lawrence became a strong promoter of Saguache after its creation, campaigned for its selection as county seat, and traveled to Denver to file its incorporation papers. Lawrence served the community in a variety of offices, including county assessor, territorial representative in 1867-68, school superintendent, road overseer, county judge, state representative, and mayor of Saguache. Lawrence, who died in 1908, was so intimately connected with the development of the town that he is known as "the father of Saguache" today.¹²

Nathaniel Russell, Captain Charles Kerber, and Prudencio Garcia were appointed county commissioners of the new county on 11 February 1867. John Lawrence arrived in Saguache with the appointments in June of that year, and the first meeting of the commissioners was held on 18 June 1867. Edward Harris was then appointed county clerk and recorder, Otto Mears became treasurer, John Lawrence was chosen assessor, and John Evert and A. Moran were selected as judges. No school superintendent or sheriff was yet nominated. On 13 August 1867, the first election in the area was held in a cabin, attracting fifty voters. The same officials were elected, with the exception of J.B. Woodson, who replaced Russell. John Lawrence was elected territorial representative, and John Evert became the first county sheriff. Lawrence and other residents talked of establishing a townsite on Russell's ranch, where the post office was located in July 1867, but the concept was not realized for several years.¹³

The Great Ute Treaty of 1868 removed the San Luis Valley and the central Rockies from the domain of the Utes and provided them with a reservation extending from just west of present-day Gunnison westward to the Utah border. As part of this agreement a southern Indian agency was to be moved from Conejos, where Lafayette Head was agent, to the Los Pinos River. However, the Uncompahgre Utes refused to travel farther than the area of Cochetopa Pass and the agency was established there, with a tributary of Cochetopa Creek (about fifty miles from Saguache) renamed "Los Pinos" to meet the specifications of the treaty even though it was outside the reservation. In 1874, the agency was moved to the Uncompahgre River as a result of the Brunot Treaty and the name "Los Pinos Agency" was transferred to the new location."¹⁴

Before the agency was completed in 1869, the Utes camped at places near the Saguache River, such as John Lawrence's ranch and that of William Godfrey, while waiting for annuities to be distributed. Chief Ouray was a frequent visitor to Saguache and was mentioned frequently in

¹²Janet Lecompte, "John Lawrence of Saguache," *Colorado Magazine* (Spring Summer 1978): 133-160.

¹³*Saguache Crescent*, 1902, reprint, in Saguache County Library Scrapbook; *Images of the Past*, vol. 1, 4; Lecompte, 144.

¹⁴J. Donald Hughes, *American Indians in Colorado* (Boulder: Pruett Publishing Co., 1977), 63-64.

John Lawrence's diary. Clara Ellis Williams, pioneer of the Saguache area, recalled that "Ouray was a true friend to the early settlers. . . ." However, early settlers feared violence from other groups of Utes, and Williams reported that Nathaniel Russell had constructed an old adobe corral or fort for protection against Ute hostility.¹⁵

Otto Mears and Isaac Gotthelf established the first mercantile in Saguache, but had difficulty of acquiring supplies due to lack of transportation systems in the area. While freighting goods over Poncha Pass in 1867, Mears encountered former Territorial Governor William Gilpin, who encouraged him to build a system of roads. Mears received a territorial charter to build a toll road over Poncha Pass, which was completed in 1871. In 1874, Mears reported the completion of the San Juan Wagon Road, a 112-mile route which was described as the most direct route to the San Juan mines. Mears later expanded his roadbuilding to areas beyond Saguache and earned the name "Pathfinder of the San Juans."¹⁶

Isaac Gotthelf was born in Germany in 1844 and settled in Santa Fe in 1859, where he worked in a general store. He moved to Costilla in 1866 and to Saguache three years later. With funds he had amassed in his previous ventures, Gotthelf ordered a supply of goods from Marshall Field in Chicago and with partner Otto Mears opened the first store in Saguache. Gotthelf also acquired a ranch and carried on an extensive business with the Los Pinos Agency through a branch store. In 1878, he and Leopold Mayer founded the Gotthelf and Mayer Mercantile Company, which was one of the most successful businesses in Saguache during the nineteenth century. At the height of its business, five clerks were employed under the direction of Manager P.B. Bertchy. The partners also established the Saguache County Bank in a section of their store, later erecting a separate building. Isaac Gotthelf became one of the most prominent businessmen and civic leaders in Saguache. He represented the area in the state legislature for two terms (1876 and 1878), was a county commissioner, served as a member of the courthouse board, and was a trustee of the state normal school.¹⁷

¹⁵Clara Ellis Williams, "An Old Timer's Story of Early Day Saguache;" Lecompte, 141-142.

¹⁶Goodstein, **Exploring Jewish Colorado**, 137-138; **Rocky Mountain News**, 18 October 1874, 4; **San Luis Valley Historian**, 30(1998): 10; Frances McCullough, "The Barlow and Sanderson Stage Line in the San Luis Valley," **San Luis Valley Historian**, 30(1998): 10; Michael D. Kaplan, "The Toll Road Building Career of Otto Mears, 1881-1887," **Colorado Magazine** 52(Spring 1975): 154.

¹⁷**Images of the Past**, vol. 1, 15-16; **Saguache Crescent**, 1 April 1973.

The Saguache County Courthouse, completed in 1910 at 4th Street and Christy Avenue, was designed by Denver architect John J. Huddart. It replaced an 1881 building which was destroyed by fire in 1910. SOURCE: "County Court House, Saguache, Colorado," postcard by Stanger, undated, in the authors' personal collection, Denver, Colorado.

The principal crop for early settlers of the Saguache area was wheat, and flour was in high demand among pioneers. The Saguache Flour Mill was developed by Enos and Preston Hotchkiss on the Saguache River about a mile from the present site of Saguache in 1873. The mill produced flour fine enough to be sold in the mining camps and attracted considerable demand, operating for more than fifty years. Hay from the Saguache area was also sold to the mining camps for feed, and a variety of livestock was raised in the county, which also required hay production. The severe winter of 1876-77 introduced winter feeding of animals to the area and increased the demand for hay. In 1882, the **Rocky Mountain News** noted that "the crops raised in this county are of superior quality, with a large yield and including nearly all vegetation grown in the state."¹⁸

Founding of Town of Saguache

On 7 February 1874, the Saguache Town Company was organized, and the company filed its articles of incorporation on 20 February 1874.¹⁹ Officers and trustees of the town company included: D. Heimberger, president; David Downer, secretary; D. Herbert Dunn, treasurer; and R.H. Jones, H.K. Prior, S.W. Hodding, I. Gotthelf, A.W. Settle, trustees. Land for the townsite,

¹⁸Simmons, 208; Tracey T. Daily, "Saguache Flour Mill," National Register Nomination, 12 November 1976; Lecompte, 138 and 146; **Rocky Mountain News**, 25 December 1882, 12.

¹⁹The first town in the area had been established by Absalom Pumphrey at Milton, about a mile south of the present site of Saguache. The land in that vicinity was found to be marshy and not adequate for a townsite.

which included 110 acres, was donated by seven ranchers: A.W. Settle, Otto Mears, Nathaniel Russell, E.R. Harris, Prudencio Garcia, Enos Hotchkiss, and R.H. Jones. Surveyor I.S. Rowell platted the town with streets running east and west. The company set deadlines for the construction of buildings in the town which varied according to structure size and cost. One hundred lots were given away to settlers, who were required to erect buildings valued above a set minimum amount. By 25 February, it was reported in Denver that "a town has been laid out at Saguache for a trading point, and over forty buildings have already been contracted to be erected by the first of June, costing not less than \$250 each."²⁰

Cottonwood trees were to be planted by lot owners. The town company ordered one hundred trees in May, and irrigation ditches were constructed so that the trees could be watered. Isaac Gotthelf oversaw the planting of trees and construction of ditches, with water taken from Nathaniel Russell's water right. By August, fifteen business houses had been erected, and the construction of a school and church was being contemplated. Carpenters Frank Townsend, J.M. White, and S.H. Tucker had arrived in Saguache two years earlier to take advantage of the building boom. In October 1874, the **Rocky Mountain News** reported that "public spirited citizens have. . . built up a city at Saguache, which promises to rival in growth, wealth, character of its people, buildings and business many of its older and more pretentious sister cities."²¹

Early buildings in Saguache were principally erected of adobe and log. The first post office was erected of adobe and had no floor. The first county courthouse was a plain adobe building which had been owned by Nathaniel Russell and had only two or three rooms. The building served a variety of purposes in the early years. County meetings were held in the building, the rooms on the south were used for judicial proceedings, and rooms on the north held school rooms for some students during 1876-77.²² In November 1875 an interesting description of Saguache was provided:

It is wholly unlike Colorado's other new towns in that the flimsy frame business and dwelling houses generally occupied at first are the exception here. The substantial-looking lead-colored "doby" structure has been the style most in vogue thus far, an admirable clay in the neighborhood furnishing the material. Taken in connection with several fine brick blocks, these low, thick-walled buildings give the place an air of age and long-established stability, quite at

²⁰A.R. Pelton, **The San Luis Valley** (Denver: Carson-Hurst-Harper, 1891, reprint, Antonito, Co.: All Valley Printing, 1998), 30; **Images of the Past**, vol. 1, 20-21; Janet S. Williams, "A Meeting of Cultures on the Colorado Frontier," Manuscript on file at Saguache County Library; **Rocky Mountain News**, 25 February 1874, 4; Lecompte, 144.

²¹**Rocky Mountain News**, 25 August 1874, 2; Clara Ellis Williams, "An Old Timer's Story of Early-Day Saguache;" **Rocky Mountain News**, 18 October 1874, 4.

²²Clara E. Williams, "An Old Timer's Story of Early-Day Saguache;" Lecompte, 148; **Images of the Past**, vol. 1, 4.

variance with its brief history.²³

A description of the town's early adobe buildings is also provided by Fred B. Agee and Joseph M. Cuenin in their history of the Cochetopa National Forest. They report that the houses built by the first American settlers in the area were patterned on those of the early Mexican residents:

. . . they were made of adobe brick with dirt roofs. Most of the early houses had walls from eighteen inches to two feet thick and the walls were extended about four feet above the flat roofs, so that they could be used in case of necessity as forts for protection against any marauding parties of Indians. Two of those old houses, one on the I.L. Gotthelf ranch [Coleman Ranch] and the other on the Gotthelf & Noland ranch, just west of Saguache still stand and are used as dwellings. The upper part of the walls have been removed to the level of the roofs, but they still have much the appearance of small forts.²⁴

Not all buildings in early Saguache were adobe, however. Some buildings rivaled commercial blocks being erected in much larger cities. The large, Italianate style Dunn Block was built at 323-325 4th Street, reflecting the early architectural sophistication of the town. The building was owned by D. Herbert Dunn, who moved to the Saguache area in 1870 and established a ranch known as Willowdale, as well as acquiring other land. The **Rocky Mountain News** reported in 1876 that the Odd Fellows of Saguache had dedicated new lodge rooms in the Dunn Block, which were described as "a hall, of which almost any lodge in Colorado might well feel proud. It is in the second story of Dunn's brick block . . . The main hall is richly carpeted, the windows are draped with beautiful curtains, a chandelier and side lamps will furnish abundant light, and altogether it is one of the finest rooms in southwestern Colorado." The building subsequently housed one of Saguache's most prominent businesses, the Means and Ashley Mercantile, known for its huge selection of goods.²⁵

In the 1870s, Saguache served as the supply center and stopping place for prospectors and teamsters heading for the San Juan country. Virginia Simmons reports that a significant amount of the "tons of mining equipment, supplies, and ore in and out of the San Juan mines" passed through Saguache and over Cochetopa Pass. Growth in business translated into diversity in the commercial district. On 8 September 1874, Saguache was selected as the county seat, winning the honor over Milton and La Loma (which lost by eight votes). By 1874, the town included a newspaper, saloons, groceries, a mercantile, a blacksmith, a meat market, a restaurant, a hardware store, a hotel, livery stables, a saw and grist mill, and such trades and professions as lawyers, a shoemaker, a jeweler, a carpenter, a stonecutter and bricklayer, a music teacher, and

²³**Rocky Mountain News**, 20 November 1875, 2.

²⁴Fred B. Agee and Joseph M. Cuenin, comp., **History of Cochetopa National Forest** (Salida, Colo.: Salida Mail, 1924), not paginated.

²⁵Saguache County Assessor records; Sanborn Insurance Maps; Cecil Hall, "Spring 2000 Walking Tour;" **Rocky Mountain News**, 4 June 1874 and 7 July 1876; **Saguache Chronicle**, 6 August 1880; **Images of the Past**, vol. 3, 41-42.

milliners and dressmakers.²⁶

Although some residents felt there were too few students for a school, Lawrence and Woodson had established School District 1 in 1871 and started a school on their ranch the following year.

A school at the Samuel Ashley place in 1874 was taught by Thomas Ellis and later a Miss Wall. Subsequently, a private tutor was hired by the local residents, with school conducted in the Ashley residence. In 1880, a school was erected in Saguache, a two-story brick building with a belltower. The school had four rooms: one on the upper story for the high school students, and three downstairs rooms to accommodate grades one through eight. In 1901, a frame high school was erected, which burned down in 1906 and was replaced the following year.²⁷

Throughout Colorado, connection to a railroad was considered a major factor in the viability of a newly established town. As early as 1867, investigations of the possibility of a rail route over Poncha Pass had been explored, but no actual work was undertaken. The Pueblo and Arkansas Valley Railroad Company incorporated in March 1875 with plans to extend rails to Saguache and Del Norte. The Canon City & Saguache Railway Company also projected a line to the town in 1877. Neither railroad became a reality. In the case of Saguache, however, this lack of railroad connections benefitted the toll road companies operated by citizens such as Otto Mears.

An advertisement in the **Saguache Crescent** in 1876 announced that the Saguache and San Juan Wagon Toll Road was complete, and was the only route that was open year-round to the San Juans. By the time the inability to attract a railroad began affecting Saguache's status as a freighting center, the town had evolved into a supply center for the surrounding agricultural community.²⁸

In the spring of 1878, cattlemen on the east side of the valley stopped two large herds of sheep from migrating into the area from New Mexico. By the following year, however, sheep had established a foothold in the area, with prominent settlers such as Isaac Gotthelf raising sheep. In subsequent years, sheepraising continued to gain prominence, with large operations, such as that of Dr. I.L. Gotthelf in the early twentieth century, encompassing huge flocks.

²⁶Simmons, 194; and **Images of the Past**, vol. 1, 21-22.

²⁷Simmons, 208; Lecompte, 148.

²⁸**Saguache Crescent**, 15 April 1876; Lecompte, 147; Janet S. Williams; and Simmons, 205.

The Saguache Hotel, built by local investors to "put Saguache on the map," was constructed in 1910 and received a ten-room addition on the north about 1920. SOURCE: Florence Gellatly Means, **But What, My Dear, Do You Know About Hotels?**, cover.

The 1880 U.S. Census, the first to record a population for Saguache, counted 325 people in the town. An elaborate two-story brick courthouse completed in 1881 had county offices on the first floor and a court room on the second. By that date, Saguache was the hub of a thriving agricultural area and the supply center for mining and livestock operations. In 1884, the **Rocky Mountain News** described the town:

Its surroundings are almost purely agricultural and pastoral, while its location has made it of easy access from the mines of the hills above. It has had and still retains a good reputation as a business center. It may be counted among the reliable towns of the country and liable at any time to become a booming trade center.²⁹

Crofutt listed the agricultural production of the area the following year, citing the raising of large quantities of hay, wheat, and vegetables, in addition to the principal occupation of raising sheep and cattle. Ranching grew in importance in the northern San Luis Valley, with homesteads gradually consolidated into larger agricultural operations. Crofutt reported that the town still consisted principally of adobe and log buildings, together with a few "good brick and stone buildings for business purposes, and a few good wooden private residences."³⁰

The town more than doubled in population during the 1880s, with a population of 660 recorded in 1890. Saguache's facilities included livery stables, banks, a school, churches, and restaurants. By 1891, the town included three churches, several fraternal organizations, two newspapers (the **Colorado Weekly Herald** and the **Saguache Crescent**), and two hotels. In that year the layout of the town was described:

The principal avenues, which run east, west, are lined with stately and growing cottonwoods, and give the town somewhat the appearance of a grove. Irrigating ditches, filled with clear, sparkling water from the Saguache Creek, flow on either side of the avenues.³¹

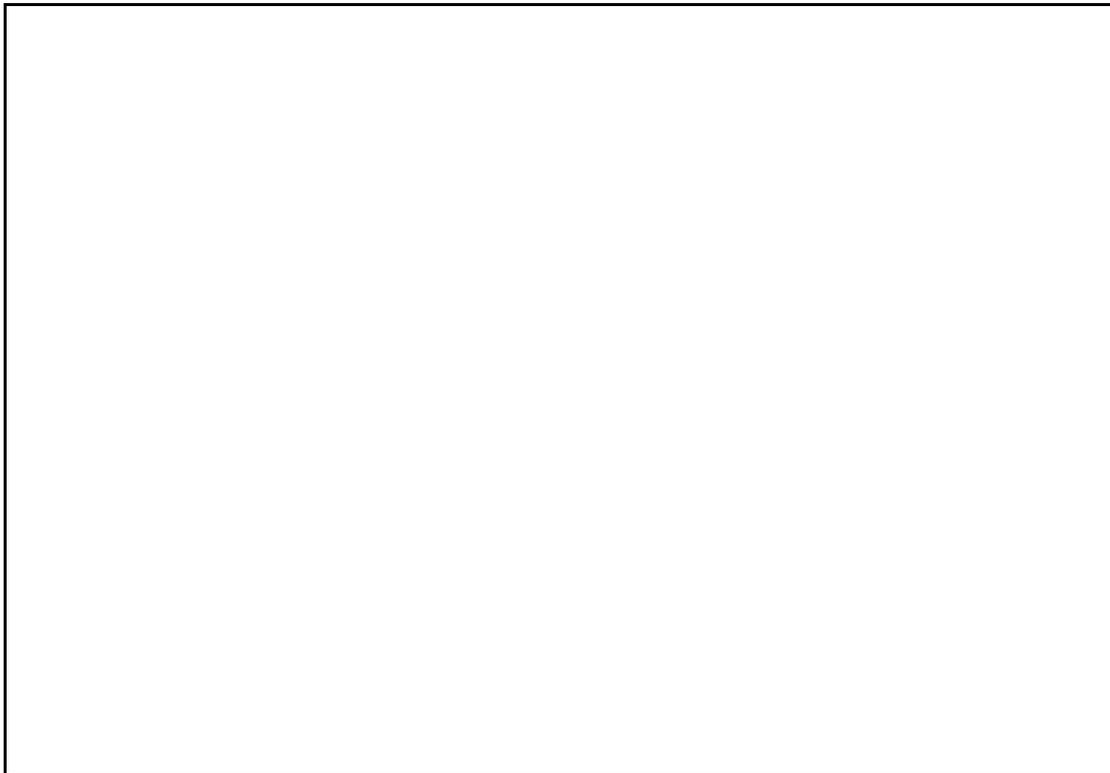
²⁹**Rocky Mountain News**, 1 January 1884, 10.

³⁰George A. Crofutt, **Crofutt's Grip-Sack Guide** (Omaha, Ne.: Overland Publishing Co., 1885; reprint, Boulder: Johnson Books, 1981), 138.

³¹A.R. Pelton, **The San Luis Valley**, 30, 31.

By 1897, Saguache was eighteen miles from the nearest railroad, but connected to that terminus by daily stage lines and a just-completed telephone line. The community was served by four churches: Catholic, Baptist, Methodist, and Presbyterian. Fraternal lodges included the Odd Fellows, Masons, and Woodmen. The town's status as a supply center continued, with offerings such as the Saguache County Bank, the Saguache County Abstract Company, the Saguache County Telephone Company, bakers, a barber, a billiard hall, the Saguache Pharmacy, a taxidermist, and two physicians.³²

The population of Saguache dropped dramatically by 1900, descending to 389, a total only slightly higher than that of 1890. The principal reason for the decline was presumably the nationwide depression which started in 1893 and profoundly affected silver mining states such as Colorado and impacted all sectors of the economy. By 1910, the town had recovered sufficiently to record a population of 620 persons. The decade was a prosperous one, and the period before World War I represented a significant era of construction for Saguache.



Horace Bailey "Boss" Means erected this substantial residence in Saguache, designed by Denver architect John J. Huddart. Means served as mayor, bank organizer, county commissioner, and president of the local

³²**Images of the Past**, vol. 1, 23 and 24.

cattlemen's association. SOURCE: Denver Public Library, Western History and Genealogy Department, photographic collection, image number X-13451, Denver, Colorado.

On 2 March 1910, the 1881 county courthouse was destroyed by fire. The **Saguache Crescent** reported that almost the entire populace responded to the fire alarm, but since the courthouse was so far from the town hall where the fire apparatus was stored, the fire had time to burn unhampered before the engine and hose arrived. The courthouse was replaced in the same year by a \$36,110 two-and-a-half-story brick building in the Classical Revival style designed by Denver architect John J. Huddart.³³

In 1910, local investors, including Horace Bailey "Boss" Means, W.T. Ashley, Dr. O.P. Shippey, and George Curtis, erected a new hotel on the site of an older building, the American House. Means later acquired the interests of the others and operated the hotel until his death in 1926. Means was born in Indiana in 1855 and came with his parents to Saguache in 1875. He formed a partnership with his brother George which raised cattle and acquired land. Horace Means became one of the town's most prominent citizens, serving several terms as mayor, organizing the First National Bank and serving as its president, and completing four years as county commissioner. He was also president of the Saguache Cattle Growers Association and a director of the San Luis Valley Dairy Association. Means reportedly built the fine two-story brick hotel to "put Saguache on the map." About 1920, an addition was constructed on the north, increasing the hotel's capacity by ten rooms.³⁴

The prosperity of the town was also evident in the new facade completed for the Saguache County Bank. The bank started as a private enterprise in the back of the Gotthelf and Mayer Mercantile and moved to a modest one-story brick building at 311 4th Street before 1886. In 1913, the bank's board of directors solicited bids for a \$7,500 remodeling of the building. Denver architect John J. Huddart was selected to design the new facade and contractor M.J. Kenney, also of Denver, completed the construction. The Denver Terra Cotta Company produced the new front, which included cast stone, limestone, and marble. The American Sash and Door Company of Denver fabricated the glass for the new facade, including stained glass ornamentation. The Classical Revival frontispiece included columns supporting a pediment and made the small building one of the most distinguished in town.³⁵

Another architectural gem was added to the town's built environment in 1915, when a two-story

³³**Saguache Crescent**, 2 March 1910; Saguache County Museum, **Images of the Past**, vol. II, (Saguache, Co.: Saguache County Museum, 1998), 11.

³⁴Florence Gellatly Means, **But What, My Dear, Do You Know About Hotels?** (Castro Valley, Ca.: Greenridge Press, 1992); **Images of the Past**, vol. II, 20-21; Cecil Hall, "Spring 2000 Walking Tour of Main Street," on the Saguache Library Website; Saguache County Assessor records; **Saguache Crescent**, 12 June 1919 and 22 April 1965.

³⁵Margaret Finnerty, "History of 311 Main Street," **Saguache Crescent**, 7 November 1974; **Saguache Crescent**, 17 March 1966, 23 June 1977, 15 March 1979; Adams State College, Colorado Room, Saguache Clipping File; Saguache County Museum, **Images of the Past**, vol. III, (Saguache, Co.: Saguache Museum, 2000), 9-11; **Saguache Chronicle**, 6 August 1880.

H-shaped brick elementary school with Mediterranean style influences was designed by Denver architects Manning and Frewen and erected by contractor T.J. Faires. The school reportedly operated with separate classes for the first and second grades, dividing those whose were Spanish-speaking from those who spoke English. After two years, the children were believed to have learned enough English to succeed in combined classes. The school was utilized for more than half a century before becoming part of the county facilities. A Saguache County High School was built in 1907 and torn down in 1967.³⁶

A new Saguache Town Hall to replace an 1874 adobe building had been proposed as early as 1908. The new Town Hall, completed in 1915, was designed by Denver architect Harry W.J. Edbrooke. The Saguache County Lumber Company served as contractor. The \$4,000 building featured red brick walls twelve inches thick. In 1916, C.W. Briggs completed an addition to the north end of the building to house the town's fire engine.³⁷

The First National Bank erected a fine new building at 400 4th Street in 1915. The bank had been founded by Dallas Stubbs, Horace B. Means, and Adam Shellabarger, among others. Some local historians speculate that the institution was started in competition between rival mercantile operators Horace Means and Isaac Gotthelf. In 1927, the two banks consolidated, forming the Saguache County National Bank, reportedly the only bank in the San Luis Valley to survive the Great Depression.³⁸

Automobiles impacted the built environment of Saguache by the 1910s. In 1916, the first Model T agency in the northern San Luis Valley was erected at 501 3rd Street in Saguache. Charles Coleman was the original owner of the agency, and the building was later utilized as a garage, followed by other automotive agencies.³⁹

Another important event which occurred before World War I was the arrival of Mary and Charles Ogden in Saguache. Charles Ogden had worked on a variety of newspapers in Wisconsin before moving to Colorado in 1910. In Colorado, he met and married Mary, and they lived in several towns in the southern part of the state and in New Mexico before moving to Saguache. The Ogdens acquired the **Saguache Crescent** newspaper in 1917 and their descendants continue to operate the paper today. Following the death of Charles in 1935, daughter Marie became the editor, assisted by her mother and sister, Irene. Marie's husband, Robert Coombs, became publisher. Following his death in 1979, their son, Dean, became publisher and, in 1992, owner. The **Crescent** states that it is the last hot metal newspaper being

³⁶Daniela A. Caro, "Saguache Elementary School," National Register nomination form, 12 May 1993; **Images of the Past**, vol. II, 12. The school served the town's elementary grades until 1967 and later served the County Social Services Department and the Senior Center.

³⁷**Images of the Past**, vol. 1, 30.

³⁸**Saguache Crescent**, 7 November 1974, 17 March 1966, 23 June 1977; **Pueblo Chieftain**, 17 March 1966; Adams State College, Colorado Room, Saguache Clipping File; **Images of the Past**, vol. 3, 9-12; Saguache County Assessor records.

³⁹**Pueblo Chieftain**, 20 August 1978, 11A.

printed in Colorado.⁴⁰

Population growth continued through the post-World War I period. The 1920 U.S. Census recorded 948 people, while 1,010 persons were residing in Saguache in 1930. In 1935, Florence Means took over the operation of the Saguache Hotel, which was then in disrepair. Mrs. Means felt that the hotel was a vital component of the town. She reopened the restaurant and fixed up the rooms, turning it into a financial success "with total hospitality and great warmth." When the Means family moved to Pueblo in 1938, the building was sold in exchange for \$5,000 and the titles to three buildings in town.⁴¹

By 1940, 1,219 citizens were counted in the town. Saguache gained an entertainment venue when the Ute Theater was created in a remodeled garage on 4th Street in the late 1940s by Rose Labart. In 1939-40, the Saguache Ranger Station of the Rio Grande National Forest was built at the corner of 5th Street and Christy Avenue.

Population figures decreased slightly in 1950, to 1,024, and declined further, to 722, by 1960. The town's population appears to have stabilized during the 1990s: in 2000, the community's population was 578, versus 584 in 1990. During the same period the county's population rose by 28.1 percent for a 2000 total of 5,917.

⁴⁰**Saguache Crescent**, 5 July 1976, 4 January 1979, 11 January 1979, 8 April 1982, 20 August 1987; Saguache Library Scrapbooks; **Pueblo Chieftain**, 19 November 1984; **Images of the Past**, vol. 1, 28-30.

⁴¹Florence Means; **Images of the Past**, vol. II, 20-21; **Saguache Crescent**, 22 April 1965; Saguache Library Scrapbooks.

IV. RESEARCH DESIGN

The survey objectives and proposed scope of the project, summary of the file search and previous work in the area, and research questions and expected results are contained in this section.

Scope of Work

The purpose of the 2000-2001 Saguache/Cochetopa Corridor Historic Resources Survey was to work with the community to identify and record significant historic resources. The scope of work called for surveying eleven resources, seven in town and four along the corridor; the surveyors actually documented thirteen resources, eight in the town and five along the corridor.

The project called for a reconnaissance survey of the town and the corridor to identify possible resources for inclusion in the intensive survey. The resources were to be selected by the Project Advisory Group in consultation with the consultants. An intensive level survey of all selected resources was to follow. The buildings were to be described, photographed, and researched, with Colorado Historical Society Architectural Inventory forms completed for historic buildings. A summary of archival resources relating to the project area was to be compiled. Public meetings with the community were to be held to discuss the project and identify significant resources and sources of information. The project also called for the completion of USGS topographic maps outlining the project area, a survey map showing the surveyed buildings' locations and the boundaries of any potential historic districts, and a final report (this report) explaining the survey findings. The evaluation of any potential National Register districts identified within the survey area was also to be addressed on the forms and summarized in the final report.

File Search/Previously Recorded Resources

A file search at the Colorado Historical Society Office of Archaeology and Historic Preservation completed on 18 January 2000 revealed that one resource included in the survey, the Saguache Hotel (5SH384) had been previously surveyed. For this project, the hotel was re-evaluated using a current Architectural Inventory Form (CHS Number 1403) with expanded research and architectural description sections included. The state identification number originally assigned to the hotel was carried over to the new form. New state identification numbers for the 2000-2001 survey included the range from 5SH1898 through 5SH1909. No resources within the surveyed area are currently listed on the National or State registers, and there is no local register program.

Research Questions and Expected Results

Saguache is situated within the Colorado Southern Frontier culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3

provides a framework to identify and record historic resources of the state and gives direction for analyzing the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls and Carroll Joe Carter, **Colorado Southern Frontier Historic Context**. That report identifies a series of sequential themes based on socioeconomic periods of development.

Research questions concern the nature and integrity of selected historic resources included in the survey. Primary questions about the resources include the ability of the historic resources to convey their character during the historic period and the degree to which the resources still represent the social, educational, spiritual, and civic activities of the residents. Whether any resources are closely associated with prominent persons is a topic of research. The varieties of architectural styles and construction materials, the quality of craftsmanship reflected, and examples of the work of architects and builders within the area are significant questions. The cohesiveness of areas of potential historic districts representative of periods of development, historical themes, and/or stylistic examples is to be examined. The influence of the natural landscape and local building materials on construction is another topic for inquiry. The impact of modernization efforts and development pressures in recent years is an important question.

Based on the results of the file search and other preliminary historical research and reconnaissance surveys, it was expected that the resources on 4th Street in Saguache would be primarily commercial in nature, while the resources along the corridor would primarily be agriculture-related.

V. METHODOLOGY

This section describes when the survey was conducted and by whom, the type of survey, and a discussion of methods used to identify and record the resources.

Date of Survey and Project Participants

The historic resources survey began on 1 February 2000 and was completed in March 2001. Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic resources survey for the County of Saguache Administration Department. R. Laurie Simmons and Thomas H. Simmons performed fieldwork, conducted historical research, attended community meetings, and prepared the survey forms and final report. Mr. Simmons also prepared the maps and graphics and developed the computer data base. Susan Medville assisted with project research. Dale Heckendorn, of the Colorado Historical Society Office of Archaeology and Historic Preservation, reviewed National and State register evaluations. Peggy McIntosh, County Administrator, represented the county in its supervisory role. The Project Advisory Group (PAG) assisted with the coordination, direction, and supervision of the project. A list of members who attended the community meeting on 15 May 2000 is provided as an Appendix to this report. Pat Hills and Rebie Collins represented the PAG in organizing community meetings and providing suggestions regarding the methodology and sources of information. Rebie Collins and Peter Peterson of the PAG participated in the reconnaissance tour of the corridor.

Type of Survey

This project combined both initial reconnaissance and intensive survey work. As the project was considered the initial phase of an on-going preservation program, a limited budget was devoted to the historic resources survey. Resources were to be surveyed within the town and along the Cochetopa Corridor. The consultants conducted a reconnaissance of Saguache and determined that an excellent collection of historic buildings with substantial integrity existed along the town's main commercial thoroughfare, Fourth Street. The consultants produced a list of buildings identified during the reconnaissance as suggested resources for survey. The list was examined and revised by the PAG, which selected seven resources to be documented. The PAG identified historic resources to be considered for survey along the corridor. A reconnaissance tour of the corridor to examine those resources with members of the Project Advisory Group and the consultants was conducted on 15 May 2000. At the community meeting following the reconnaissance tour, four resources along the corridor were selected for survey by community members.

Preliminary Research and Field Work

Following the selection of historic resources to be surveyed, an intensive survey of the

properties was conducted in May and June 2000. The field work included the examination of buildings for design elements, building materials, building conditions, plans, settings, and alterations. Resources were photographed, and the location of each resource was verified on a base map. Sketch maps of properties including more than one building were completed. The route of the stock driveway was driven, with photographs taken at various points along the trail.

Photography

Project photography was completed in May and June 2000, with at least one black and white photograph prepared for each resource surveyed. Global positioning system equipment was used to determine photographic positions along the stock driveway. All prints were four-by-six inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified with computer labels produced from the project database, indicating Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative. Negatives were placed in archival sheets and a photographic log (sorted by street address and by roll and frame number) was prepared.

Mapping

Annotated USGS maps for the individual survey forms and a general project map of the survey area were prepared, as was a detailed survey map for resources in the town. USGS quadrangle maps covering the areas surveyed include: Saguache (1967), Lake Mountain NE (1967), Laughlin Gulch (1967), Lake Mountain (1967), Trickle Mountain (1967), North Pass (1991), Cochetopa Park (1967), and Razor Creek Dome, CO (1979). The acreage of the survey area was manually computed from the USGS maps. A hardcopy map of the town showing building outlines was obtained from the Town of Saguache.

Construction Dates

Construction dates of historic buildings were determined from Saguache County Assessor appraisal cards, Sanborn maps of the town, historic photographs, newspaper accounts, field examination, other reports, and walking tours. Sanborn map coverage existed for the commercial resources in Saguache and included the years 1886, 1890, 1898, 1904, and 1920.

Historic and Current Ownership

Information on historic uses of buildings within the survey area was derived from Sanborn fire insurance maps and published accounts. Current information on ownership came from the Saguache County Assessor real estate appraisal cards.

Community Participation

A Cochetopa Heritage Area Project Advisory Group (PAG) was formed to provide direction,

information, and advice for the project. A list of PAG members who attended the workshop on 15 May 2000 is included as an appendix to this report. The workshop was an evening potluck dinner and meeting held at the Mountain Valley School in Saguache. At the meeting, local residents discussed their questions and concerns regarding the direction of planning and preservation efforts related to the project with Preservation Planner Jackie Powell. Tom and Laurie Simmons discussed the survey methodology and Mr. Simmons presented a slide show with historic photographs of buildings in Saguache. The PAG selected buildings from a list of potential properties to be surveyed produced by the consultants.

A second evening meeting was held at Mountain Valley School in Saguache on 19 June 2000. Tom and Laurie Simmons reported on the progress of the survey and answered questions relating to the survey methodology. A workshop on preservation and planning issues was led by Jackie W. Powell.

Preparation of Forms and Report

After completion of the field survey, Colorado Historical Society Architectural Inventory Forms were prepared for the buildings surveyed and for the livestock dipping vat. A Colorado Historical Society Management Data Form and Linear Component Form were completed for the livestock driveway.

The Colorado Historical Society provided Smithsonian identification numbers for each property, which are included on forms and photographs. Only the Saguache Hotel had a previous survey number. New identification numbers spanned the range from 5SH1898 to 5SH1909 inclusive.

The styles assigned to each building are those accepted by the Colorado Historical Society and are discussed in the booklet **A Guide to Colorado Architecture** published by that organization, and are also based on the lexicon provided for styles in the **Colorado Cultural Resource Survey Manual, volume II**. Survey photographs were labeled and attached to forms utilizing acid-free envelopes.

All of these survey products, together with the final report, were submitted to the Preservation Advisory Group and the Colorado Historical Society State Historic Preservation Office. The Colorado Historical Society transfers the information generated on the inventory forms into its state-wide data base and houses an original copy of the forms, report, and project maps.

Acknowledgements

A number of individuals assisted the surveyors in identifying, recording, and obtaining information about the historic resources. Members of the community and the Project Advisory Group shared information and enthusiasm for the history and buildings of Saguache and the

Cochetopa Corridor. The surveyors would like to thank Pat Hillis, principal of Mountain Valley School, who hosted the meetings and coordinated communication between the PAG and the consultants. Rebie Collins, local rancher, also coordinated communication, assisted in organizing meetings, and conducted the reconnaissance tour of the Cochetopa Corridor. Ms. Collins generously shared her life-long knowledge of the history of resources in the area. Peter Peterson of Saguache also participated in the reconnaissance tour and provided useful information about the historic resources.

Local rancher Ed Nielsen allowed access to the Saguache Guard Station, answered questions, provided information, and showed the consultants the original site of the building. Mr. Nielsen also provided information about the livestock driveway and other historic resources in the area. Margaret Finnerty conducted a tour of the Saguache Museum, indicated sources of information, and answered questions. The publications of the museum provided extensive information about local resources. The staff of the Saguache Library also provided much useful information about the historic buildings of the area. The library's scrapbooks and the walking tour with Cecil Hall on its website were of immense value. Vince Spero of the Rio Grande National Forest provided copies of studies conducted in the area. Les Joslin, author of a book about Forest Service ranger stations, provided information about how to find the history of the Saguache Guard Station.

VI. ARCHIVAL SOURCES

Research Repositories

The project included the task of contacting various libraries and museums in southern Colorado and in the Denver area to determine what holdings they might possess of relevance to the history of the Town of Saguache and the Cochetopa Pass corridor. The sites are discussed below by location, with a brief description of the extent and nature of the information held, hours, and contacts (current as of summer and fall, 2000). The sites of most relevance to the historic buildings survey were found to be located in Saguache and Denver.

Saguache

Saguache Public Library

702 Pitkin Ave.

P. O. Box 448

Saguache, CO 81149

Hours: M-Th, 10-5:30

T, Th 7-9pm

F 1-5; Sa 9-1

Contact: Charlotte McKee

Telephone: 719-655-2551

Web Site: <http://slv.org/saguachelibrary>

The library has history scrapbook albums put together by Saguache clubs which have historic photographs and numerous newspaper clippings (dated and undated). One of the albums has information on buildings. Other holdings include a few oral histories; a copy of Helen Kepner's *Bonanza*; Virginia Simmons's *Land of the Six-Armed Cross*; some articles written by Cecil Hall; and a copy of the diary of John Lawrence.

The library has a web site which has an excellent virtual tour of 4th Street in Saguache, with photographs of buildings and building histories written by Cecil Hall, a longtime resident who knows quite a bit about the area. The library has a quilt sewn in the 1930s which has buildings of Saguache depicted on it, as well as information about the quilt.

Saguache County Museum

405 8th St. (US Hwy. 285)

P.O. Box 569

Saguache, Colorado 81149

Hours: Open June 1 through Labor Day 10-5 and by appointment.

Contacts: Virginia Southerland, 719-655-2278; 719-256-4272. Mary Morfitt, 719-655-2604; 719-655-2278

The Saguache County Museum, located in an 1880s adobe house once used as a courtroom and a school, has displays relating to the history of the Saguache area, including many items from local families. The museum has photograph albums and a scrapbook of clippings. A number of historic photographs of Saguache and vicinity are mounted on the walls of the museum. The museum also has a miscellaneous collection of books, including general histories. The museum has a series of publications, *Images of the Past*, available for sale, as well as copies of some issues of the *San Luis Valley Historian*. Other offerings include displays of arrowheads and tours of the historic Saguache jail.

Mountain Valley School District RE-1
403 Pitkin Avenue
P.O. Box 127
Saguache, Colorado 81149
Contact: Pat Hillis
Telephone: 719-655-2578
Fax: 719-655-2875

The school has a few photographs of the school.

Saguache Ranger District
Rio Grande National Forest
Saguache, Colorado 81149
Contact: Vince Spero
Telephone: 719-852-6242

The Forest Service office maintains documents and reports relating to cultural resource studies conducted on the lands managed by that agency.

Del Norte

King's Daughters and Del Norte Public Library
790 Grand Ave.
Del Norte, Colorado 81132
Hours: M, T, W, F 1-5pm; Th 10am-8pm
Telephone: 719-657-2633

The librarian at this small, community facility reports they do not have original source material on Saguache or the Cochetopa corridor.

Rio Grande County Museum and Cultural Center
580 Oak St.
Del Norte, CO 81132

*Hours: June-Sept., M-F 10-5 and Sa. 1-4.
Oct.-Mar., M-F, 11-4.*

*Contact: Mark Allison
Telephone: 719-657-2850*

The museum opened in 1967 and displays collections of historical artifacts from the region. The library has copies of *San Luis Valley Historian*, *San Luis Valley Illustrated*, and Sam Bingham's *The Last Ranch*. Some oral histories of residents of the Saguache area are also filed here.

Alamosa

*Adams State College
Nielsen Library, San Luis Valley Room
1st and Edgemont
Alamosa, Colorado 81102
Hours: By appointment.
Telephone: 719-587-7781
Website: <http://www.library.adams.edu/>
Catalogue: <http://www.carl.org>*

Forms of material include books; business records; clippings; letters; maps; and photographs. The library's Colorado Collection contains newspaper clippings about Saguache, many from the *Pueblo Chieftain*. The library also has the following books: Mrs. Eugene Williams's *Early Days of Saguache and Vicinity*; *Recipes and Stories of Early San Luis*; and *Otto Mears: His Life and Times*.

Gunnison

*Western State College
Savage Library
600 N. Adams St.
Gunnison, Colorado 81231
Hours: When classes are in session
M-F 7:30am-11pm
Sa 11am-6pm; Su 11am-10pm
Telephone: 970-943-2053
Website/
Catalogue: <http://mail2.western.edu/lib/Welcome.html>*

The library's holdings include books, newspaper clippings, oral histories, and reports. Books include: Helen Anderson's *Bonanza!*; Sam Bingham's *The Last Ranch*; Margaret Devereux's *Just Don't Panic*; John F. Dwire, *A Brief History of Sargents, Colorado*. A research paper by

Louise Hoyt, "The Forgotten Road," provides a history of Highway 114. The library also has files of biographical information and information relating to ranches in Saguache County.

Salida

Salida Museum

406 1/2 W. Rainbow Blvd.

Salida, CO 81201

Hours: Mid-May through mid-Sept.; call for specific hours

Telephone: 719-539-4602

The museum, established in 1954, features local history and exhibits implements of mining, farming, ranching, and other occupations. The museum has a collection of historic photographs.

Salida Regional Library

405 E. Street

Salida, Colorado 81201

Hours: M-TH 9am-8:30pm; F, Sa 9am-5:30pm

Telephone: 719-539-4826

The library has a Colorado history section consisting of books on the state's history. The photographic collection includes views of Salida. No original source materials on Saguache or the Cochetopa corridor were reported.

Monte Vista

Carnegie Public Library

120 Jefferson St.

Monte Vista, Colorado 81144

Hours: M, W, F 10am-5:30pm; T, Th 10am-9pm; Sat 10am-4pm

Telephone: 719-852-3931

This small community library reported that they had no holdings of original source materials relevant to Saguache or the Cochetopa corridor. The library does have a collection of the *Monte Vista Journal* newspaper.

Monte Vista High School Library

Monte Vista, Colorado 81144

Hours: M-F, when classes are in session

Telephone: 719-852-3586

No original materials pertinent to Saguache or the Cochetopa corridor were reported in the

collection.

Denver

Colorado Historical Society

Stephen Hart Library

1300 Broadway

Denver, Colorado 80203

Hours: Tu-Sa 10-4:30

Telephone: 303-866-3682

Website: <http://coloradohistory.org/Library/library.htm>

The library has an extensive collection of newspapers on microfilm, including the *Saguache Crescent*; historic photographs; directories, business records; manuscripts; and maps. Photographs of Saguache include views of: the museum opening, 1961; adobe church c. 1927; post card, 1899; courthouse, 1909; false fronts, early photo; Saguache Hotel; Main Street looking north; Christy Avenue looking east; baseball ground, 1890; Main Street, July 1912; first house in Saguache; overview photographs; Saguache 1880; a parade on Main Street; stage coach, 1924; the Saguache County jail; the first church in Saguache; the Gotthelf & Mayer Mercantile; men in front of a two-story false front building; the Saguache Flour Mill; the home of G.H. Robertson; a photo by D.W. Working, 1924; man in front of a flour mill; and a Saguache County CCC camp.

The library also has Civil Works Administration (depression-era) interviews for: Charles John Levin, Mrs. Robert Dillon, Samuel W. Hodding, John Lawrence, John W. Roush, and Laura Manson White. The library has WPA interviews and other information, including: "Notes From the Diaries of John Lawrence," "Notes Concerning the W.A. Noffsinger Family," "Notes Concerning Robert Buckley and Family," Notes Concerning James L. Hurt," "Samuel White Hodding from Byers Genealogy and Biography of Colorado," "A Partial Interview with John Levin Charles," "Land Claims Before the Survey," and "A Short Review of the Life and Activities of John Lawrence found in his Diaries."

The index to the *Colorado Magazine* published by the Colorado Historical Society contains a variety of references to Cochetopa Pass and to Saguache. Manuscript collections of possible relevance include: Otto Mears (#425) Charles Nachtrieb (#460); Clarence Herbert Nelson (#463); Robert Weitbrec (#662); Lydia Goodaker (#852); John W. Iliff (337); and John Lawrence (#377). Books include: Helen Anderson's *Bonanza*; and John Lawrence's *Diary*. Numerous manuscript collections with references to Saguache County are archived at the Historical Society.

Colorado Historical Society

Office of Archaeology and Historic Preservation

1300 Broadway

Denver, Colorado 80203

Hours: M-F 8-5

Telephone: 303-866-3395

Website: <http://coloradohistory-oahp.org>

The Colorado Historical Society also houses the Office of Archaeology and Historic Preservation. The office maintains survey forms and other information relating to some buildings in Saguache County. Survey forms typically contain a photograph(s), an architectural description, historical background, and an evaluation of the buildings significance. Copies of National and State register nominations for designated historic sites are also found in the office, as well as brochures on technical aspects of building preservation.

Denver Public Library

Western History and Genealogy Department

1357 Broadway

Denver, Colorado 80203

Hours: M-W 10-9

Th-Sa 10-5:30

Sun 1-5

Telephone: 720-865-1821

The Denver Public Library is one of the foremost research institutions in the country for historical materials on the trans-Mississippi West. Holdings includes books, maps, photographs, directories, manuscripts, U.S. censuses, Sanborn maps. Photographs include: a view of Denver Avenue, 1890; the *Saguache Crescent*, 1880s; Redmond's Stable, 1880s; the H.B. Means residence, 1910s; Saguache County Courthouse, 1910s; an avenue in Saguache, 1910s; Stockmen's Bar, 1901; Gotthelf and Mayer Mercantile, 1890s; Stockmen's Saloon, 1920; community garden at south end of 4th Street, 1915. Books include Paul F. Moloney, *Saguache: Profile of Tranquility*; Sam Bingham, *The Last Ranch*; Colorado State Board of Immigration, *Colorado: The San Luis Valley* (1923?); *The San Luis Valley* (1930?); *Saguache County and the northern San Luis Valley, Colorado* (c. 1908); Fred B. Agee and Joseph M. Cuenin, *History of the Cochetopa National Forest*; Colorado Land and Immigration Co., *The Great San Luis Valley*; and Stephen M. Voynick, *Riding the Higher Range: the Story of Colorado's Coleman Ranch*. Maps of the Cochetopa National Forest drawn in 1918, 1928, 1930 and 1940 are available, as well as a map of the Rio Grande National Forest, 1937. Manuscripts include Arthur L. Monk's Reminiscences; Decree Book, Water District No. 25; M. Tarver, "Slopes and Valleys of the Rocky Mountains." Copies of the *San Luis Valley Historian* are also available.

Boulder

University of Colorado

Norlin Library

Western Historical Collections

Campus Box 184
Boulder, Colorado 80309
Hours: M-F 10-5
Telephone: 303-492-7242

Forms of material include Sanborn Maps covering Saguache during the years 1886, 1890, 1898, 1904, and 1920, as well as manuscript collections, photographs, and books. Manuscript collections which have information relating to Saguache and Saguache County include: Hilda Cochran, Colorado State Federation of Women's Clubs, John Lawrence Diary (copy), Mexican-Americans in Colorado, Charles Tarbell, E.P. Eppich, and Charles Robert Ewing. Also available are Saguache newspapers: the *Saguache Chronicle* (1874-1886), the *Saguache Crescent* (1890-1900), and the *Saguache Democrat*.

Using Archival Sources for Historic Resources Research

The methodology for researching the historical background of buildings and ranches was discussed generally at the public meeting in June 2000. This section provides more information and examples of specific research sources.

Sanborn Fire Insurance Maps. Fire insurance maps were produced from the mid-nineteenth through mid-twentieth centuries for many towns and cities throughout the country. Coverage for the town of Saguache include the years 1886, 1890, 1898, 1904, and 1920. The maps include the most built up areas of towns and show individual building outlines, with uses (dwelling, commercial, industrial, etc.), materials (masonry, frame), stories, and utilities indicated. The maps provide information on the dates of construction, uses, and alterations to buildings of interest. Some Sanborn maps supply specific names for larger commercial businesses.

Other Historical Maps. Early U.S. Geological Survey maps (7.5', 15', or 30' scales) can provide information on the presence of buildings at the time the map was produced. Some larger or landmark buildings are identified, as well as ranches, roads, and railroads. Some towns have maps, other than Sanborn fire insurance maps, which show building outlines. Such maps are useful in determining dates of construction and alterations to buildings over time.

Historic Photographs. Historic photographs provide valuable information about the appearance of historic buildings, in terms of materials, window and door fenestration, and alterations over time. If properly dated, photographs can provide clues as to a building's date of construction. For commercial buildings, information on uses can be gleaned from signs on walls, windows, and above storefronts.

Manuscript Census Returns. Seventy-two years after the taking of a Census, the manuscript returns are made public. Unlike the statistical summaries produced at the time of each Census, the manuscript returns consist of the handwritten listings of Census enumerators and identify

inhabitants by name. While the information collected varies somewhat from Census to Census, it generally includes family relationship, year of birth, sex, state or country of birth, occupation, and so forth. In larger cities, street addresses are provided. The background information on a town's inhabitants can be a useful tool in historic buildings surveys. Manuscript census data is currently available on microfilm for Colorado counties for 1870, 1880, 1900, 1910, and 1920; the 1890 Census material was destroyed by fire. The Colorado State Census of 1885 is also available.

City Directories and State Business Directories. City directories, particularly if available for a range of years, are useful in tracing changes in residents for dwellings or changes in business uses. Such directories typically have a section arranged by street address listing occupants and then a biography section which provides more information on each occupant: full name, family members, and occupation for residential listings and, for business listings, the names of proprietors and perhaps some information about the nature of the firm. Many small towns, such as Saguache, do not have city directories; business listings by town appear in the *State Business Directory*, which began publication in the 1870s. The latter publication, however, does not supply specific street addresses for each listing.

Cemetery Indexes. Cemetery indexes can be useful in locating materials on persons associated with historic buildings. Such indexes, compiled from gravestones or cemetery records and arranged alphabetically, provide information on death dates. Local newspapers can then be researched around that date to locate the deceased's obituary. This is a very time-consuming process. Drawbacks include: death dates that specify only a year; the fact that not all deaths are observed in newspaper obituaries; and considerable variation in the amount and types of useful information included in obituaries. An index exists for Hillside Cemetery in Saguache.

Local Newspapers. Newspaper articles, line drawings, and photographs can often provide useful information for historic building surveys. The construction, appearance, and dedication of prominent public, commercial, and residential buildings were often covered in some detail as examples of the growth and progress of the community. Such articles often provide information on the architect, contractor, financial backer, and initial tenants of buildings. Obituaries (located through the use of cemetery indexes) can provide a great deal of information about the lives of residents of dwellings and proprietors of businesses. The problem with most local newspapers is that they are not indexed. Unless one has a specific date to research, it is very difficult and time-consuming to locate relevant articles, especially if the newspaper is available only on microfilm.

General Land Office Records. The General Land Office was the federal agency within the Department of the Interior which oversaw the removal of land from the public domain during the nineteenth and twentieth centuries. Patent records, organized by township, range, and section, tell how each parcel was removed from public ownership, and supply the name, acreage, date, and type of patent (cash, homestead, military, timber, etc.). Casefiles, available from the National Archives in Washington, can often provide much detailed data about the

settlement, construction of structures, and background information on the patentee.

County Records. Records maintained by the local county assessor and county clerk and recorder can also be helpful in researching historic buildings. Some county assessors retain older appraisal cards which contain historic photographs, building outlines, dates of construction, dates of additions or alterations, and names of prior owners.

VII. RESULTS

This section explains the findings of the survey, including the number of resources recorded, listings of the resources with addresses and site numbers, an assessment of National and State register eligibility, and recommendations for future work.

Number and Types of Resources Surveyed

The 2000 Historic Resources Survey of Saguache and the Cochetopa Corridor documented thirteen resources: eight in the Town of Saguache and five along the Cochetopa Corridor (See Table 1). The eight resources documented in the town were all commercial in function and were located along the main business thoroughfare of Saguache, Fourth Street. The historic usages of the buildings included: two banks, a newspaper office, a hotel, two mercantiles, a mercantile warehouse, and a saloon. The five resources of the corridor included the adobe dwelling of one of the town's founders, a historic ranch, a Forest Service guard station, a livestock dipping vat, and a livestock driveway.

Period of Construction

The dates of construction for the buildings in Saguache ranged from 1874 to 1915. The dates of construction for the buildings along the corridor ranged from the 1860s to about 1920.

Architectural Styles

Architectural styles for buildings within the town encompassed a variety of styles popular during the late nineteenth and early twentieth centuries, including: Italianate, False Front Commercial, Classical Revival, and Nineteenth and Twentieth Century Commercial. Along the corridor, the buildings surveyed included a linear plan adobe house, vernacular frame and log ranch buildings, a vernacular agricultural structure, and a guard station with a porch with Queen Anne influences.

Analysis of Historic District Potential

The survey of selected historic resources in the commercial district of Saguache identified a potential National Register historic district along Fourth Street. As only eight buildings in the area were surveyed, no exact boundaries were identified for the district. Specific boundaries and a complete survey of the resources along Fourth Street should be the task of future work. The historic district potential extends approximately from the site of the County Courthouse north to Denver Avenue, including all the lots facing Fourth Street. It is unknown whether there are any residential areas of the town which could logically be combined with the commercial district to form a larger district. That question should also be examined in future work.

Table 1
SURVEYED HISTORIC RESOURCES, 2000

RESOURCE NAME	ADDRESS	STATE ID NUMBER
Saguache Hotel	415 4th St.	5SH384
Saguache Crescent	3__ 4th St.	5SH1898
First National Bank/Saguache County National Bank	400 4th St.	5SH1899
Saguache County Bank	311 4th St.	5SH1900
Dunn Block	325 4th St.	5SH1901
Bon Ton Saloon	315 4th St.	5SH1902
Gotthelf & Mayer Mercantile	301 4th St.	5SH1903
Gotthelf & Mayer Warehouse	305-07 4th St.	5SH1904
John Lawrence House	SCR Z	5SH1905
Garcia Homestead/Gotthelf Ranch (Coleman Ranch)	26600 SCR 46	5SH1906
Saguache Guard Station (USFS)	Colo. Hwy. 114	5SH1907
Cochetopa Stock Driveway	N/A	5SH1908
Cochetopa Livestock Dipping Vat	Colo. Hwy. 114	5SH1909

NOTE: The first eight resources above are located within the Town of Saguache; the remaining five are located along the Cochetopa Corridor.

Potential National Register Eligible Individual Resources

Eight resources were evaluated as potentially individually eligible to the National Register of Historic Places, and one resource may qualify with further research into its significance. The eligible buildings and structures are discussed below, followed by current photographs of each resource.

1. *John Lawrence House, County Road Z, 5SH1905, 1867-1870.* This building is significant for its association with the early development of the Saguache area, having been one of the first dwellings built along the Cochetopa Corridor and part of a successful ranch whose history reflects many of the significant patterns and events of the area's early history. The house is

significant for its association with John Lawrence, who had the dwelling built and lived here from its completion in 1870 until he moved into town in 1890. Lawrence, known as "the Father of Saguache," kept a diary which detailed the construction of this property and many important events which happened here and persons who visited. Lawrence was very influential in Saguache's history, having been a patrón, a translator for Spanish-speaking residents, roadbuilder, mayor of the town, school superintendent and board member, county judge, county assessor, county commissioner, and businessman. The building is also significant for its architecture, which, although somewhat altered, represents the linear plan adobe dwellings erected by the first settlers in the area. This type of housing is discussed in the National Register Multiple Property Listing "The Culebra River Villages of Costilla County, Colorado," under the "Vernacular Houses of the Rio Culebra Basin, 1851-1964" property type and subtype "Linear Plan."

2. *Cochetopa Livestock Dipping Vat, Colorado Highway 114, 5SH1909, circa 1910.* This structure is significant for its association with the history of livestock raising in the Cochetopa Corridor during the early twentieth century, and especially with the movement of livestock to and from summer pastures in the higher elevations to the west. The dipping vat was erected to prevent the spread of diseases from one stock-growing area to another, and was a means of treating the animals before the development of pour-on solutions. The dipping vat is also significant as an intact example of a rare form of ranching technology.

3. *Gotthelf & Mayer Mercantile, 301 4th Street, 5SH1903, 1880s.* This building is significant, together with its warehouse (see #4 below), for its association with the oldest and most successful mercantile establishment in Saguache. The business is notable for its ethnic history, having been operated by two German Jewish immigrants. Further research should be undertaken into whether the building was a meeting place for German Jewish residents of the Saguache area. The building is also notable for its architecture, which represents Nineteenth Century Commercial features, including a brick composition with corbelled cornice, storefront with metal columns, clerestory windows, and an inset entrance, segmental arch windows, and its long rectangular plan.

4. *Gotthelf & Mayer Mercantile Warehouse, 305-307 4th Street, 5SH1904, pre-1886.* This building is significant for its association with commerce and trade in Saguache, having been a component of the Gotthelf & Mayer Mercantile (see #3 above), one of the town's most significant commercial ventures. The building is also notable for having housed the wool grown by local ranchers during the period when sheepraising was popular in the region. The building is also significant for its architecture, which represents the frame commercial buildings with false fronts which were erected in small towns throughout Colorado during the nineteenth century.

5. *Saguache County Bank, 311 4th Street, 5SH1900, pre-1886.* The Saguache County Bank, the town's first bank, was established by Saguache such pioneers as Isaac Gotthelf and Leopold Mayer. The bank is significant for its association with the history of finance in Saguache and

for its architecture. The bank represents the work of Denver architect John J. Huddart, who was hired in 1913 to create an impressive new front for the building. Huddart designed a Classical Revival style terra cotta facade replete with columns, a pediment, and stained glass.

6. *Dunn Block, 323-325 4th Street, 5SH1901, 1874.* This building, one of the oldest in Saguache, is notable for its association with early businesses and fraternal organizations in Saguache. The first story housed the Means and Ashley Mercantile, one of the most successful businesses in Saguache, while the meeting hall on the second story served groups such as the Odd Fellows. The building is extremely significant for its architecture, which reflects the Italianate style in its vertical emphasis, quoins, and tall windows and entrances with arched hood molds. Further research should be conducted to determine the architect of this important building.

7. *Lowcks Barber Shop/Saguache Crescent, 3__ 4th St, 5SH1898, pre-1886.* One of the oldest buildings in Saguache, this frame, brick, and adobe building is associated with the commercial and business history of Saguache, and most notably for its association with the history of journalism in Saguache. The building has housed a newspaper since at least 1890, and is the long-time home of the Saguache Crescent, the state's last hot metal newspaper, which has been operating here since 1917. The building is also representative of the false front design and displays remarkable historic integrity.

8. *Saguache Hotel, 415 4th Street, 5SH384, 1910.* This building, constructed on the site of an earlier hotel by local investors, including Horace Means, W.T. Ashley, Dr. O.P. Shippey, and George Curtis, is significant as the most important hostelry in the town since its construction. The hotel served as a stopping place for tourists and a gathering place for the local community. The building is also significant as a type of architecture and includes a brick composition, hipped roof with widely overhanging eaves, shingled dormers, a wrap-around porch with square columns, and segmental arch windows.

One resource, the Cochetopa Pass Livestock Driveway requires further research which may indicate whether it is eligible to the National Register. The history and physical manifestations of the driveway should be compared to other similar trails, if any exist, in the state. The livestock driveway should be tied to specific sites which exemplify its history and use, such as corrals, stopping points, and views. The setting of the driveway appears to have excellent historic integrity.

Potential State Register Eligible Individual Resources

All of the buildings potentially eligible for the National Register are also potentially eligible for the State Register of Historic Places. In addition, two resources may be only eligible to the State Register:

1. *The Bon Ton Saloon, 315 4th Street, 5SH1902, pre-1886.* The Bon Ton Saloon is

potentially eligible for the State Register for its association with the history of commerce and trade in Saguache, especially for its function as an early saloon operated by Johnnie O'Neil. Further research should be undertaken to determine whether the current building reflects O'Neil's investment of profits into his business and the evolution of the building into a more substantial structure during his tenure. The building is also notable for its architecture, which, although somewhat altered, represents the Twentieth Century Commercial style through its brick composition with flat roof topped by decorative urns, contrasting brickwork and brick panels, cornice, and large display windows.

2. *The Garcia Homestead/Gotthelf-Coleman Ranch, 5SH1903, pre-1867.* This historic ranch was established as a homestead in the 1860s and is associated with the early history of the Saguache area, having reportedly been utilized as a temporary agency before the Los Pinos Indian Agency was completed. The main ranchhouse, which may date to the earliest period of the ranch, has been altered so that it no longer reflects its historic character. Most of the ranch buildings appear to date to the period of ownership by Dr. I.L. and Ruth Gotthelf. The ranch may qualify for State Register listing for its reflection of the evolution of a successful ranch and the variety of buildings associated with such an enterprise.

Other Resources

Two resources, the Saguache Guard Station and the First National Bank, are excellent candidates for a local landmark program. Because the guard station was moved from its historic setting, it would not qualify for the National Register unless it could be demonstrated to be the only extant example of the Forest Service guard stations erected during the early twentieth century which still maintains historic integrity. The guard station does have significant historical associations and has undergone few alterations. The bank also has significant historical associations, but has undergone some alterations. A local landmarking program would encourage preservation of these important buildings as part of the area's heritage.

John Lawrence House, County Road Z, 5SH1905, 1867-1870. Evaluated as potentially eligible to the National Register of Historic Places.

Cochetopa Livestock Dipping Vat, Colorado Highway 114, 5SH1909, circa 1910. Evaluated as potentially eligible to the National Register of Historic Places.

Gothelf & Mayer Mercantile, 301 4th Street, 5SH1903, 1880s. Evaluated as potentially eligible to the National Register of Historic Places.

Gotthelf & Mayer Mercantile Warehouse, 305-307 4th Street, 5SH1904, pre-1886.
Evaluated as potentially eligible to the National Register of Historic Places.

Saguache County Bank, 311 4th Street, 5SH1900, pre-1886. Evaluated as potentially eligible to the National Register of Historic Places.

Dunn Block, 323-325 4th Street, 5SH1901, 1874. Evaluated as potentially eligible to the National Register of Historic Places.

Lowcks Barber Shop/Saguache Crescent, 3__ 4th St, 5SH1898, pre-1886. Evaluated as potentially eligible to the National Register of Historic Places.

Saguache Hotel, 415 4th Street, 5SH384, 1910. Evaluated as potentially eligible to the National Register of Historic Places.

The Bon Ton Saloon, 315 4th Street, 5SH1902, pre-1886. Evaluated as potentially eligible to the State Register of Historic Places.

The Garcia Homestead/Gotthelf-Coleman Ranch, 5SH1903, pre-1867. Evaluated as potentially eligible to the State Register of Historic Places.

Recommendations

The surveyors recommend that the following tasks be completed in the future:

1. A complete survey of historic properties in the Town of Saguache should be undertaken to determine the extent of the historic district identified during this project. The district should then be nominated to the National Register of Historic Places, if local support for such a district exists. The survey should also identify individual buildings eligible to the National Register.
2. If no funding or local support exists for the larger survey proposed in item 1 above, then a National Register nomination should be pursued for the commercial district along Fourth Street discussed in this report if local support exists for that endeavor.
3. Individually eligible resources located outside the district should be nominated to the National Register. Properties identified above as eligible to the State Register should be nominated if further research clarifies their significance.
4. Further survey of historic resources along the Cochetopa Pass Corridor should be undertaken to identify and nominate all significant properties associated with the corridor.
5. The Town of Saguache or the County of Saguache should consider a preservation program to designate local landmarks and engage in other activities which would promote the restoration and preservation of the community's significant historic resources. The Saguache Guard Station and the First National Bank would be excellent candidates for local landmarking. The Town of Saguache should contact preservation organizations such as the Colorado Historical Society for advice about initiating a local preservation program.
6. Saguache/Cochetopa Corridor residents should be encouraged to contribute historic photographs, business records, maps, and other documents which shed light on the history of the community and its buildings to the museum or library for public access and research purposes. Public agencies should also be encouraged to donate documents to appropriate archival repositories which may be useful to future researchers of Saguache's built environment. Historic maps and county assessor real property appraisal cards (with photographs) are examples of such useful documents.

7. This survey report and the associated survey forms should be stored in a local repository such as the library or museum, where they will be preserved for future generations, and where the public may easily examine them.

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APPENDIX

MEETING PARTICIPANTS

Below is a list of participants at the Cochetopa Heritage Area Project Workshop, 15 May 2000.

Name	Address
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Frances Coleman	P.O. Box 196, Saguache, 81149
Skip Crowe	P.O. Box 99, Villa Grove
Peggy McIntosh	P.O. Box 655, Saguache 81149
Roy E. Archuleta	P.O. Box 354, Saguache, 81149
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Ed & Anne Nielsen	30755 Hwy. 114, Saguache, 81149
Vince Spero	Rio Grande National Forest
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Margaret Finnerty	P.O. Box 243, Saguache, 81149
Peter Garcia	P.O. Box 67, Saguache, 81149
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