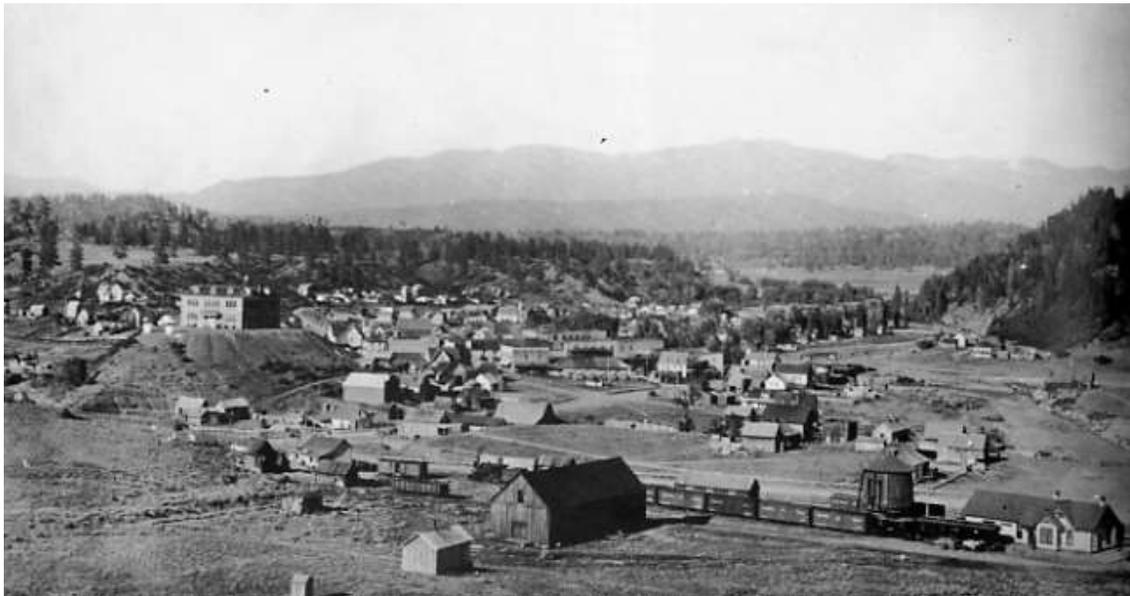


**Historic Buildings Survey
#2
Pagosa Springs, Colorado**

2004

CLG grant number CO-03-013



Cultural Resource Planning

Historic Buildings Survey Pagosa Springs, Colorado

2004

Prepared for:

Town of Pagosa Springs
Planning Department
PO Box 1859
Pagosa Springs, Colorado 81147
(970) 264-4151

Historic Preservation Board
Chairman-Shari Pierce
Vice Chair - Karen Cox
Treasurer - Gary Fairchild
Secretary - Glenn Raby
At Large - Maggie Dix-Caruso

Tamra Allen, Town Planner

Prepared by:

Jill Seyfarth
Cultural Resource Planning
PO Box 295
Durango, Colorado 81302
(970) 247-5893
October, 2004

CLG grant number CO-03-013

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Introduction

Background/Purposes

The Town of Pagosa Springs, Colorado, is in the process of identifying and recording the community's cultural resources. The Town completed a survey of 100 resources in 2002, and has identified an additional 50 resources for survey. The purpose of this survey is to record and investigate the identified 50 resources and to develop a database for future planning projects. The survey data will assist preservation planning activities within the town and will help the community make decisions about development affecting their cultural resources. Data provided on the survey forms will assist the Town's Historic Preservation Board in assessing the integrity and relative historic significance of a structure under consideration for a local historic landmark designation.

The Town obtained a Certified Local Government grant (#CO-03-013) to finance the survey. The activity which is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, 1849 C Street, N.W., Washington, D.C. 20240.

Project Description

The survey consists of an intensive survey of 50 parcels within the Town limits. The sites were selected by the Town's Historic Preservation Board, based on the age of the structure and the perceived potential for historic significance. The surveyors completed a total of 50 survey forms.

The Town of Pagosa Springs supervised and coordinated the project under the direction of Tamra Allen, Town Planner. *Cultural Resource Planning*, Jill Seyfarth, Principal, contracted with the Town in February of 2004 and completed the project in September 2004. The survey was conducted following the guidelines of the Colorado Historical

Society Office of Archaeology and Historic Preservation's *Colorado Cultural Resource Survey Manual*.

Research Design

The objective of the survey was to document identified properties and provide a preliminary evaluation of their eligibility for the National Register of Historic Places. The primary goal in obtaining this research objective was to gather data related to helping determine the significance, or relative importance, of a resource. This data includes information specific to the property as well as the identification of local influences, such as economic trends or natural settings.

A file search at the Colorado Historical Society, a preliminary field visit, and the surveyor's familiarity with the area caused expectations that the survey would primarily contain historic structures dating after 1885. Most of the structures were anticipated to be residential.

Since the survey combines a collection of individual unrelated properties, the survey area was defined on a map indicating the individual lots to be inventoried. A temporary number was assigned to each property, which was later assigned a State site number. Figures 1 and 2 illustrate the survey area.

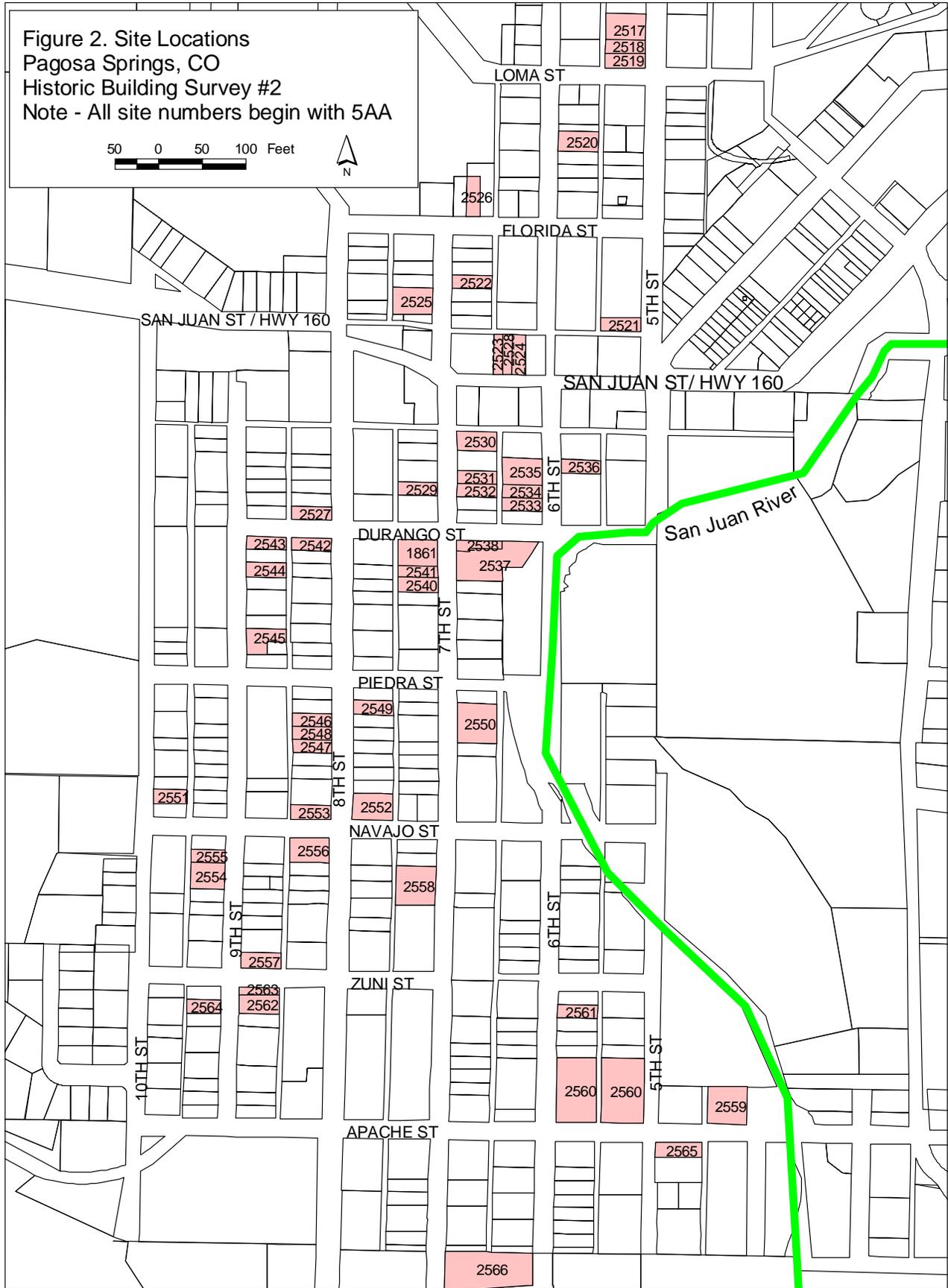
Major archival materials identified for use include:

- County property records
- Local genealogical society records
- Local historical society records
- Historic photographs
- Newspaper archives
- Limited oral interviews
- Information volunteered by the public

Addresses in Pagosa Springs are rarely used and often do not match the legal street address given in the County Records. Parcel numbers were consistently accurate and provided the necessary location information in place of street addresses. Historical (up to current day) directories do not include address references and were not expected to be particularly useful. Sanborn Fire Insurance Maps were of limited value as they are only available for 1910 and 1919 and only for the commercial core.

Historic contexts for the Pagosa Springs area are discussed in the Colorado Historical Society Resources Planning Protection Process *Colorado Plateau Country Historic Context* by Michael B. Husband (1984). Themes applicable to this area include Recreation, Tourism Roots and Development 1865-1945; Automobiles and Their Impacts 1890-1945; Logging 1870-1933. Paul O'Rourke's *Frontier in Transition, A History of Southwestern Colorado* (1980) provides additional historical background. The Colorado Historical Society's updated archaeological context document for the Southern Colorado River Basin (Lipe et al 1999) provided additional background material.

Figure 2. Site Locations
 Pagosa Springs, CO
 Historic Building Survey #2
 Note - All site numbers begin with 5AA



Survey Methodology

The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation's *Colorado Cultural Resource Survey Manual*. The project included an intensive survey of all 50 properties. All properties were selected by the Pagosa Springs Historic Preservation Board and identified in list format by Assessor's Parcel Number. The properties were chosen because they are more than 50 years old, and local knowledge indicated potential to yield additional historical information.

Each building was described, photographed, researched, and mapped. Sites were recorded on Colorado Historical Society *Colorado Cultural Resource Survey Architectural Inventory* forms. USGS topographic maps were used to define the project area. This final report explains the survey findings, reviews the general historical development of Pagosa Springs, and discusses any properties considered "field eligible" for the National Register of Historic Places. The report and copies of each survey form will be provided to the Pagosa Springs Planning Department, as well as to the Colorado Historical Society per the terms of the project contract.

Cultural Resource Planning (CRP), of Durango, Colorado conducted the survey and research, in partnership with *Information Services* (IS), of Durango, Colorado, Donna K. Graves, Principal. IS prepared computerized databases, mapping and tables. CRP completed all photography and prepared the report. Rebecca Austin, PhD., conducted Archuleta County Assessor's Abstract research. Archuleta County personnel, particularly in the Assessor's, Treasurer's and Building Maintenance departments gave valuable assistance. The staff of the Colorado Historical Society provided guidance regarding research and evaluations of properties for National Register eligibility.

CRP met with the Pagosa Springs Historic Preservation Board on May 27, 2004. Each property owner received a letter informing them of the survey and inviting them to respond to CRP with any information they would like to share about the history of their property. Survey work was conducted in May-June of 2004. Each property was reviewed in the field and its location was verified on the base map. Property owners and tenants encountered during the survey were very helpful in providing whatever information they had about their property.

A file search conducted at the Colorado Historical Society in November of 2004 revealed three survey reports for projects conducted within the Pagosa Springs town limits. The three reports include the previously mentioned survey conducted in 2001-2002, and:

- An Intensive Cultural Resource Inventory along US Highway 160 Through Pagosa Springs (Colorado Department of Transportation, 2002), and
- An Intensive Cultural Resource Survey of the Town of Pagosa Springs' Proposed Riverwalk Extension (Muukui-ci Cultural and Environmental Services 2003).

Surveyed sites included the sites recorded as part of the historic building survey conducted within the Town limits in 2002, and various sites that are located within the town limits, but not within the same part of town as the sites included in this survey. The only previously recorded site that is also scheduled for this survey is the Rio Grande and Pagosa Northern Railroad depot (5AA1861) which was recorded in 1995. The data from the previous site form was incorporated and expanded upon, using the originally assigned Smithsonian identification number. New Smithsonian numbers as provided by the Colorado Historical Society were assigned to the newly recorded resources.

The surveyors took photographs of each property during the field review. All photographs are black and white four by six inch prints on resin-coated paper from thirty-five millimeter negatives. Photographs were labeled using archivally acceptable foil-backed labels containing identification (temporary and Smithsonian) numbers, film roll and negative and photo direction information, location and date information. Negatives were stored in archival sleeves in a three-ring notebook accompanied by a photo log. Photographs were sleeved in two-pocket plastic sheets as specified by the Colorado Historical Society.

The USGS Pagosa Springs 7.5 minute quadrangle map (1964) was used to locate the survey areas. UTM data was produced via a Garmin WAAS-enabled GPS Unit, and verified through the software program *TOPO 2! -National Geographic Society*. Site maps incorporated AutoCAD data from the Archuleta County Assessor's database.

Research for the project was conducted in Durango, Pagosa Springs and Denver, Colorado. The Fort Lewis College Center of Southwest Studies in Durango was consulted for transcripts of oral histories, archaeology reports, census data, newspaper articles, and Colorado Business Directories. The Animas Museum in Durango provided historic directories, cemetery records and photographs. The Pagosa Springs Ruby Sisson Library was the source of extensive county genealogical records, historic maps, historic publications, and newspapers. The San Juan Historical Society provided historic photographs and publications. The Denver Public Library and the Library of the Colorado Historical Society were consulted for historic photographs, business directories and miscellaneous ephemera.

Various books provided histories of the Pagosa Springs area. They are *Pagosa Country, The First Fifty Years*, by John Motter (1984); and *Logging Along the Denver and Rio Grande*, by Gordon S. Chappell (1971). Florence Lister's *In the Shadows of the Rocks* (1994) provides background on the archaeology of the area. The Daughters of the American Revolution published a useful four-volume compendium of local (Durango-Pagosa-Silverton-Mancos) stories between 1942 and 1961 called *Pioneers of the San Juan Country*. The San Juan Historical Society has published a series of local recollections and genealogy in Archuleta County called *Remembrances*.

Architectural styles were applied using the lexicon provided by the Colorado Historical Society's survey manual and guidance from the *Society's A Guide to Colorado Architecture*. Terms from the manual's various lexicons were used whenever required.

Construction dates and ownership histories were determined primarily using the “Block Books”, or abstracts of assessments, of the Archuleta County Treasurer’s Office. These records, which list annual ownership and assessments for improvements, were available for the period from 1885 to 1935. The records of the Archuleta County Assessor’s Office were used for construction dates for structures built after 1935. Since street addresses were not printed in any of the Pagosa Springs directories until the 1980s, historic directories were of little use. The Sanborn Fire Insurance maps were consulted but the maps were only produced in 1910 and 1919, and only covered the commercial core of the community.

Archival research was conducted April 2004 through August of 2004. Following the survey, CRP met with the Town’s Historic Preservation Board to go over the preliminary results.

All site form data was compiled in a database (Lotus Approach 97) for analysis and mapping uses. The software connects the data to a template replicating the format of a state inventory form and printed out as a final site form. The site forms, photograph materials, maps and final report were provided to the Town of Pagosa Springs and to the Colorado Historical Society.

Survey Area

Legal Descriptions

The cumulative survey area encompasses approximately 5.74 acres. The survey targeted individual properties that are scattered throughout the west and southwest portion of Pagosa Springs. The survey occurred at scattered individual properties within an area bordered by 317 North 5th Street on the north and 610 Pierce Street on the south. The western-most boundary was 366 South 10th Street and 602 South 5th Street was the eastern-most boundary. The sites parameters are defined by the parcel lines as described in the Archuleta County Records.

The survey area is located within Sections 13, 23, and 24 of Township 35 N, Range 2W, New Mexico Principal Meridian, Pagosa Springs, Archuleta County, Colorado. Figures 1 and 2 illustrate the survey area.

Physical Setting

The Town of Pagosa Springs is located in southwest Colorado at the intersection of State Highways 160 and 84. In 2000 the census counted 1,597 people in Pagosa Springs and 9,898 people in Archuleta County. Pagosa Springs is the county seat and the largest community in the county. The Town covers eight square miles and is expanding to the west in a somewhat linear fashion, along U. S. Highway 160.

Pagosa Springs sits near the base of the San Juan Mountains at an elevation of 7,079 feet on either side of the San Juan River. Thermal springs, for which the Town is named, are common in the area. At this elevation, the Town's average growing season is a fairly short 90-95 days. The Town is in a pine-Douglas fir forest that at one time was dominated by towering Ponderosa pines with an herbaceous understory. Gambel oak, fruit-bearing shrubs and a wide variety of grasses characterize this biotic community and many of these species survived the impact of urban development. A riparian community lines portions of the San Juan River as it passes through town.

The streets of Pagosa Springs were platted as part of the United States Government's development of the land and are mostly oriented NE-SW in a grid pattern, interrupted by natural topographic features including the San Juan River, and the hills on the north side of town. City blocks are generally square, consisting of lots measuring either 150 by 50 feet or 125 by 50 feet. Street addresses were inconsistent and appear to be rarely used to identify locations, both historically and today.

Historic Development of Pagosa Springs

Some of the earliest human activities in Colorado have been documented in the lands around Pagosa Springs. Archaeologists trace these original Colorado people to the Paleoindian Period. The Paleoindian Period is further divided into an early and late episode. Two sites containing projectile points from the late Paleoindian period and one

site with an indeterminate Paleoindian point have been located in the high country of Archuleta County. The two identifiable points are from the late Paleoindian Period, placing them some time between 10,700 and 7,550 years ago (Lipe and Pitblado, 1999, p.102). Writing in the Colorado Historical Society's archaeological context document for the Southern Colorado River Basin (Lipe et al 1999), Bonnie Pitblado suggests that the people of those times traveled a wide range of southern Colorado and lived on a varied diet including large animals such as sheep and antelope, smaller game including rabbits and fish, and foraged vegetation such as seeds and grasses. It is possible that these people passed through the area that would one day become Pagosa Springs in their travels along the San Juan River.

The remains of people attributed to Archaic (7500 B.C.-500B.C.), Basketmaker (500B.C.-750 B.C.) and Pueblo periods have all been identified in Archuleta County and the surrounding areas, with the most prominent remnants at Chimney Rock. Studies of the Chimney Rock area, the Navajo Reservoir district and areas along the Piedra River drainage have identified populations from the Pueblo I (750-900 A.D.) and Pueblo II (900-1150 A.D.) periods that slowly migrated up the river drainages (Lister, 1999). Chimney Rock contains more spectacular evidence of influx by Chaco people in the late 1000s and early 1100s.

By the 1200s, however, these early residents of the region had left. What caused their exodus to the south remains a significant question for archaeological research. While it is fairly clear that these people did not "mysteriously disappear", but instead migrated south toward the Pueblos of the Rio Grande, the reason for their departure is not so obvious. Commonly accepted theories are tied to environmental issues.

Archaeological studies theorize that the first Utes to migrate into the Mesa Verde region may have arrived as early as 1100 (Lipe et al 1999), but the archaeological evidence is so scant that much more work needs to be done in this area before any definitive statements can be made. More traditional theories propose that the Utes were in the area by 1500. We know from historical accounts that the Utes occupied the region by the beginning of European exploration into the area.

The region lured many explorers in search of gold, silver and other opportunities for wealth. Juan De Onate brought Spanish settlers to the Rio Grande Valley in 1598. The Spanish were driven from the area by the Pueblo peoples in 1680. In 1692 Diego De Vargas was appointed governor of New Mexico and restored Spanish control. Spanish settlers began moving north from the Santa Fe area into the Chama River Valley in 1695. Spanish settlers traveled north to settle in the San Luis Valley by the 1840s, but very few people ventured north of the Chama toward the Pagosa Springs area. Between 1761 and 1765, Juan Maria de Rivera led expeditions into the area from New Mexico in search of gold and silver. In 1776, Fathers Dominguez and Escalante traveled close to Pagosa Junction in search of a route from Santa Fe to the California missions. Much of their route later became the Old Spanish Trail, which was used between 1830 and 1840 by Santa Fe traders on their way to California.

The Pagosa Springs area was part of Mexico until the Treaty of Guadalupe Hidalgo ended the Mexican War in 1848. As part of the Treaty, Mexico ceded its northern holdings, including much of what was to become part of Colorado.

In search of an appropriate route between Santa Fe and Utah, the federal government sponsored the Army Corps of Topographic Engineers expedition of 1859. Led by John Macomb the expedition retraced some of the route of the Spanish Trail and resulted in the first documented visit to Pagosa Springs. Macomb wrote of visiting the hot springs in his report in 1859, using a Ute term, *Pagosa*, which means boiling water. Worn trails from all directions converged on the springs when they were first observed by the explorers.

The discovery of gold and the rush to the Front Range in 1859 had some impact on the remote southern Rockies. Charles Baker, seeking gold, traveled from Abiquiu, New Mexico via Pagosa Springs on his way to the Silverton area in 1860. He soon became a partner in the development of a wagon road connecting the mineral rich mountains around Silverton with the supply centers to the south in New Mexico, via the Pagosa hot springs. Prospectors in search of gold traveled through the area, and Baker's road became a major travel way into the San Juan Mountains. Although diminished by the Civil War in the 1860s, mineral exploration continued and the United States Government worked to establish its holdings firmly in these potentially valuable gold and silver fields.

After the Civil War, the United States Government negotiated a series of treaties with the Utes to further Federal control of lucrative minerals. The Brunot Treaty in 1873 opened six thousand acres of formerly Ute land to the United States. The Pagosa Hot Springs were included in the property passed from the Utes to the United States. In 1877, President Hayes set aside a one square mile area around the hot springs as a townsite for future development. The first settlers in the Pagosa area arrived in the 1870s. Some came from the New Mexico Territory to the south, and others arrived from the east and Europe.

Escalating conflicts with the Utes caused the creation of Camp Lewis, under the jurisdiction of Fort Garland. Camp Lewis was built along the San Juan River in 1878. A six-mile square area around the original 1-mile townsite was declared a military reservation for the post. In its short tenure, the post graduated to fort status and provided protection to new settlers to the area. It was a safe haven along the road from Santa Fe to Silverton.

With the first buildings completed in October of 1878, Camp Lewis opened with 22 men and one officer, Captain Hartz. The 100 or so forward-looking initial settlers had already established a post office, and the area's first sawmill was cutting boards by the time the army arrived. On January 18, 1879, Captain Francis F. Dodge assumed command and by February, there were 213 men at the post. Lieutenant Cornish took command in August.

Since the Fort was located on the west side of the river, the area's first businesses established on the east side of the river. The new community was optimistic. With an army post for safety, a therapeutic hot springs with the potential to lure tourists, and a location along the wagon route connecting Santa Fe to the bustling mining community of

Silverton, the Pagosa Springs area was poised for development. Homesteaders came to ranch and farm and entrepreneurs set up businesses to serve the new residents. The Colorado Business Directories of 1882, 1883, and 1884 reported 250 people lived in this as-yet unincorporated community.

Local expectations suffered under a series of setbacks, starting with the railroad. The Denver and Rio Grande Railroad (D&RG) planned to build a connection between Alamosa and the mineral rich mines in the Silverton area. The new Pagosa boosters watched their hopes go up in the smoke of the railroad engine in 1881 as the new route bypassed their town to the south. Townspeople had to rely on daily stagecoach service to provide a bumpy 20-mile connection to the railroad.

Another major blow came when Fort Lewis moved 80 miles west to a location near Hesperus. Increasing conflicts with the Utes, and the federal government's desire to protect access to the mines motivated the move. The growing population in the D&RG's new town of Durango also spurred the move to a location closer to more people. By 1882, the Fort's buildings had been abandoned, forcing the community to rely on its agricultural and tourism potential.

1885 was a pivotal year for the community. The region was part of Conejos County, a huge jurisdiction in southwest Colorado. State representative, Jose Manuel Archuleta, championed a bill to carve a new county out of this vast territory, which subsequently was named Archuleta County in his honor. 1885 was also the year that Pagosa Springs actually "went public".

The Federal Government had commissioned Benjamin Smith to survey and plat a townsite on its reserved one square mile property in 1883. The Government auctioned off 400-500 of the lots in 1885 for up to \$50 each, although these lots did not include the hot springs. It appears that Henry Foote of Del Norte had obtained the forty acres of property around the hot springs in 1875. He received a patent on his claim in 1883, and promptly sold the land to a partnership of local entrepreneurs (J.L.Byers, John Conover, and A.C. VanDyne) who formed the Pagosa Springs Company and managed the hot springs until 1910. The Springs Company built the landmark wood bathhouse with the spire between 1890 and 1892.

Fresh on the heels of the creation of the new town and county came the first school district. In 1885, the area that had been Conejos County School District #5 became Archuleta County School District #1. A new schoolhouse was constructed at the corner of Third and Lewis Streets. F.A. Byrne was the first County Superintendent and Lulu Schwenk was the first teacher. The district had 66 students by the end of 1886.

Other trappings of "city life" began to appear in Pagosa Springs. The first permanent newspaper, The Pagosa Springs News, started printing in 1890. A literary society was formed in 1891, followed by numerous social organizations, such as the Woodmen of the World and the International Order of Odd Fellows. Organized church services were held at various locations, while congregations struggled to raise money for buildings. An 1892

newspaper item notes the first collection of library books available to the public. In 1897, Welch Nossaman raised funds and built a telephone line connection between Pagosa Springs and the outside world via a connection with the lumber town of Edith.

In 1891, the Federal Government opened the six-square-mile military reservation around the Townsite for sale and the newly enlarged town incorporated on a 38 to 26 vote. The first trustees town were:

John L. Dowell-Mayor

C.H. Freeman

C.H. Harpst

M.A. Patrick

J. C. Strawn

A.J. Lewis

C.D. Scase

By the time the Town incorporated, many of the businesses had moved over to the west side of the river to occupy the area abandoned by Fort Lewis. Historic photos show wood frame, false front buildings lining Pagosa Street before the beginning of a long and sad series of devastating fires that periodically destroyed large parts of the Town. Fires in 1893, 1894, 1904, 1919, 1921, 1923 and 1942 ruined various buildings in the commercial area. (Note: these dates were noted during research of Pagosa Springs and do not include every single fire that destroyed a building in town. They are listed here to convey an idea of the frequency of fires.) The Town responded by passing an ordinance in 1921 requiring permits for the construction of structures and that building exterior walls be “constructed of either brick, stone or concrete”.

On the positive side of this devastation was the economic boost experienced in rebuilding and new construction. A.A. Putnam’s brickyard opened in 1891. The thriving lumber industry that was developing in the dense ponderosa pine forests surrounding Pagosa Springs contributed to the establishment of four lumber mills in the region, and provided a large employment base. Pagosa Springs based operations suffered because they lacked a railroad to transport lumber out. Gordon Chappell, in his *Logging Along the Denver and Rio Grande* (1971) points out that a local market did exist, however, for the production of ties for the ever-expanding railroads. Early railroad ties were not treated and had to be replaced every five to ten years. Chappell sites an advertisement placed by A.D. Archuleta for railroad tie cutters to provide 130,000 ties for the Denver and Rio Grande.¹

Alexander T. Sullenberger and John and Samuel Biggs operated the biggest lumber operations near Chama, where the timber could be transported on the Denver and Rio Grande Railroad. Both lumber companies were established in the mid 1880s and had managed to emerge from the silver crash and depression of the second half of the 1890s, with intentions to build a railroad connection to Pagosa Springs. Sullenberger actually made good on that promise. His operating headquarters in Pagosa Junction was located

¹ Chappell postulated that without a railroad to transport the ties, the lumber was floated down the San Juan River to Juanita.

on the route of the Denver and Rio Grande Railroad. His timber interests were spreading north. Sullenberger made the logical connection in anticipation of work to the north. In 1899, his Rio Grande and Pagosa Northern Railroad contracted with the Denver and Rio Grande to develop the railroad, which, after much anticipation and anxiety in Pagosa Springs, connected the community to Pagosa Junction in 1900.

Sullenberger's lumber company extended railroad spurs northward and connected to an additional sawmill (Mill No.2) in Dyke in 1903. While the cutting crews marched north and farther away from the mill at Pagosa Junction, Sullenberger made plans to move the facility to his land located just south of Pagosa Springs. (The Town's Sports Complex is now located on the site of the former sawmill). In late 1905 and early 1906, the mill was built and franchises were obtained for Pagosa Lumber to lay tracks through the town of Pagosa Springs towards promising stands of timber.

The railroad sealed any question of Sullenberger's mogul status. Not only did he corner the freighting market in and out of Pagosa Springs, but he guaranteed transportation for his own ventures, which included a coal mine located outside of town, the lucrative mail contract and, of course, the lumber business. He invested in numerous Pagosa businesses and built a hotel, which was managed by his son-in law.

Pagosa Springs also prospered. The 1900 population was 400. The railroad connection to the outside world accomplished through the Rio Grande and Pagosa Northern Railroad simplified transportation of freight, livestock and people. Asa Poor was the first depot agent; and a mail contract was instigated in November. On November 14, 1900 the first cattle were shipped out. In 1906 the Denver & Rio Grande took over the railroad company, operating it as their Pagosa Branch. The first water plant and the first electric plant were built in 1901, prompting the Town to replace the gas streetlights installed in 1895 with arc lights in 1902. Sidewalks were installed in 1900. The Town contracted with F.A. Collins in 1901 to drill the first hot water well, and granted a franchise to David Fitton for a local telephone company using the line strung along the recently installed telephone poles. The Hilltop Cemetery was created in 1901. The first public library facility was opened in the basement of the Methodist Church in 1907. When the Church building burned in December of that year, the library was removed and reinstated after the building was restored in 1909.

Other commercial ventures strengthened the local economy. Edgar Biggs expanded from lumber to oil exploration, participating in a small oil boom in 1901. The first bank opened in 1901. When its parent bank in Denver floundered in 1908, and the local bank closed, it was quickly replaced in the same year by a second bank, the Citizens Bank of Pagosa Springs. In 1910 Owen Boyle purchased the Pagosa Hot Springs in a tax sale and managed the struggling attraction until 1924.

All seemed bright for Pagosa Springs in the spring of 1911. The New Era Newspaper crowed that the Town's population was 669, an increase of 302 in 10 years, and when the population of South Pagosa Springs was included, the total population rose to almost 1000.

A new player in Pagosa's development came to that year. The San Juan National Forest, which had originally encompassed vast terrain located roughly between Dolores and the San Luis Valley, had been established in 1905 with a supervisor's office in Monte Vista. The Forest Service initiated management of timber and grazing on the vast federal holdings of the area.

A new Rio Grande Forest was carved out of the San Juan Forest in 1908, maintaining the Monte Vista office as the headquarters for the Rio Grande Forest, and a Durango National Forest was split from the San Juan National Forest (SJNF) in 1911. New offices were set up in Durango for its namesake national forest. The remaining, now reduced, San Juan National Forest was headquartered in the Pagosa Springs area in 1911. The first known office was the ranger station now known as the Treasure Guard Station located about four miles east of town. Pagosa Springs remained the headquarters for the SJNF until 1920, when the Durango National Forest consolidated back into the SJNF and the main office was located in Durango. The United States Forest Service remains a major presence in the Pagosa Springs area, building roads, administering timber sales and grazing permits, and promoting recreation and cultural resource management.

Back to the fall of 1911, however, which was a season of unprecedented rainfall. Drenched with constant rain, all of the rivers flooded. Along with Pagosa Springs, Dolores, Rico, Durango, and every other settlement located near a river in Southwestern Colorado suffered massive devastation from flooding. On October 6, the San Juan River overflowed its banks and flooded Pagosa Springs. The flood took out the railroad and every bridge in the county. It destroyed the Town's water and electric works, and left over two feet of mud in Town Park. The railroad was able to recover by October 27, but electricity was not restored until November.

As it had done with numerous fires, the community rebuilt, and business continued, under the waning influence of A.T. Sullenberger, who sold his Pagosa Lumber Company in 1912 and moved to his ranch. The Pagosa Lumber Company was soon to end. In 1917, the Company closed its Pagosa mill, and moved on to Dulce area. Other lumbering operations continued in Archuleta County, but none would have the impact on Pagosa Springs as Sullenberger did. Although the lumber transportation demands were exhausted, the D&RG continued to operate the railroad for passenger and freight traffic. Townspeople may have been distracted a bit from the events at the sawmill by the opening of Wolf Creek Pass in 1916. Initially only open during the summer months, the new highway supplied the direct link between Pagosa Springs and Alamosa that the railroad had never provided. The new road offered a great opportunity for tourism and obtaining goods from the east. Pagosa merchant Dave Goodman remembered in Volume 3 of *Remembrances* "... in the middle of May, both the Pagosa Merchants and the Del Norte and Monte Vista merchants would donate enough money for a man for at least 2 days so they could shovel out the snow on Wolf Creek Pass so that tourist travel would not be impaired..." The pass did not remain open for year round travel until 1936.

Although present day residents of southwest Colorado still like to joke that the perpetual maintenance and repair required to keep that winding mountain road is a great source of job security, many an old timer in the region remembers they worked on Wolf Creek Pass during the Depression when jobs were hard to find.

The 1920s were prosperous times for Pagosa Springs, and saw the rebuilding of two important community structures. The school burned in 1925 and was replaced by the building that is now used as the middle school. A new courthouse was constructed in 1928, designed by well-known Denver architect Eugene Groves. Tapping their geothermal reserves, the new courthouse joined other Pagosa buildings² that were heated by the natural hot springs. The Pagosa Hot Springs, which were then called the Pagosa Baths, sold to John P. Lynne in 1924.

The Depression hit Pagosa Springs hard. With no factories or metals to contribute to the war effort, the local economy lagged. The burgeoning automobile tourism trade slowed to a trickle, and the lumber industry fell idle. Ranching was affected by falling prices for sheep and cattle. The railroad also came to an end in 1934. Continued improvement to the region's roads, and the increased use of the automobile eventually rendered the railroad obsolete. The 1939 population was 804.

Pagosa continued as a fairly quiet town through the 1930s and World War II. National franchises started to make their way into the community. The Hersch Mercantile affiliated with Piggly Wiggly. The auto garages began to advertise their associations with national gasoline companies. In 1938 the Archuleta Motor Company advertised that it would carry Texaco gasoline while their competition, the Moorehead Garage, was a Conoco affiliate. The Dunagan Motor Company signed on with Phillips Petroleum.

A further blow came in 1942 when yet another fire destroyed seven buildings in the heart of the downtown and damaged an eighth. The remodels from this fire define a major part of the present day architectural character along Pagosa Street. Another significant influence on the town's development occurred when the Denver and Rio Grande Railroad Company sold their numerous remaining holdings in the southwest part of town. These properties became available for development.

Thirteen million service men and women returned to their hometowns after World War II. The flush of new development for housing and the influx of new ideas brought new energy to Pagosa Springs. A January edition of the 1951 Pagosa Springs Sun recapped the busy year of 1950, noting new construction including the Baptist Church, the Masonic Hall, the High School Gym and a County Garage, and significant remodels of the Pagosa Hotel and the Citizens Bank. Tourism resurged in the 1950s, starting with the completion of the Red Ryder Fairgrounds in 1951. Wolf Creek's role in tourism was firmly established and even furthered when the first tow opened in 1955. New buildings

² Buildings with geothermal heat included the building now known as the Pagosa Hotel, the Adobe Building, Jackisch Pharmacy, and the previous building located at the current site of The Pagosa Springs Sun.

were built at the hot springs in 1955 and 1956, and the Chamber of Commerce opened a new welcome center.

In 1953, 12 sawmills were operating in Archuleta County. The lumber industry was the biggest participant in the local economy, closely followed by ranching and tourism. The United States Forest Service extension of the Piedra River Road allowed access to pristine stands of timber, resulting in the largest timber sale to up to that time. The timber reserves attracted a new company to town, the San Juan Lumber Company, who opened their mill in 1957.

Impacts of the outside world made their way to the area as polio vaccinations were offered, and residents debated the pros and cons of water fluoridation. Television came to Pagosa Springs in 1957, via a community effort to establish a translator.

Mesa Heights Subdivision, the first Federal Home Administration-qualified housing project was developed in 1956. The school population reached an all time high of 644. Pagosa Springs felt the growth. During the 1950's, the Town replaced the old water works with a new filtration and pumping system, constructed the first sewage treatment plant and widened Pagosa Street. A new Town hall and firehouse were completed in time for occupancy before the end of the decade.

The 1960s and 1970s began with more modern connections to the outside world, and foretold of the waning influence of the timber industry. Stevens Air Field underwent initial construction in 1960 at the former site of the Duke City Sawmill. Other signs of increasing tourism included the development of Lake Capote and the United States Forest Service project to complete archaeological studies of the Chimney Rock area in preparation to open the area to more public use. A luxury hotel opened at the hot springs and another Chamber of Commerce building opened to serve the traveling public.

The biggest impact on the Town's long term growth and economy started in April of 1969, when the Navajo Trail Corporation of Phoenix announced plans to develop a giant recreation community on the former Cal Perkins Ranch to the west of town. With celebrity partners including Art Linkletter and John Cameron Swayze, the new community named "Pagosa" initiated a \$26 million project on 26,000 acres.

Table 1 Pagosa Springs Population 1950-1990		
Year	Town	School
1950	1379	
1957		644
1960	1374	
1966		721
1970	1369	
1979		1000
1980	1386	
1990	1204	

While the tourism industry grew, the agricultural industries struggled. The giant San Juan lumber mill had no production in 1963-1964, and did not re-open until mid-1965. Livestock prices declined in the mid-1960s, affecting local profits. In 1978, the mill closed for good.

Pagosa Springs, however, received a decade long economic boost in the 1960s with the development of the Dam. Construction included road building, tunnels, and the actual dam work. Construction crews spent much of their time and money in Pagosa Springs.

The changes to the economic base showed in the Town's development. A zoning ordinance was adopted in 1964. The Dr. Mary Fischer Medical Center (now Clinic) was completed in 1961, and a new post office came to town in 1962. Two shopping centers were developed in the 1970's. The River Center, located at the east end of town catered to tourists with specialty shops and restaurants. The Pagosa Plaza located west of the traditional downtown and contained the Citizens Bank and the Circle Super.

In looking toward the future, Pagosa Springs resurrected a good idea from its past. In 1979, the Town received federal funding to start a geothermal program to distribute hot water to local properties. Once again the hot springs provided a benefit for the community.

Survey Results

Use

The survey recorded 49 single-family residential properties and 1 commercial structure (Mike's Bikes at 610 San Juan Street; 5AA2524). All of the structures were originally constructed as residences except for the Rio Grande and Pagosa Northern Railroad Depot (201 South 7th Street; 5AA1861) which was built in 1900 and converted into a residence some time after the railroad ceased operations, after 1935.

The survey took place in a stable residential area. For many of the properties, the Archuleta County Assessor's Abstracts of Assessment show the same owners and a continuum of ownership within the same family for many years. Seven of the structures were moved onto their current sites. The property owners who believed their homes had been moved onto the site usually had the impression that the homes either came from the communities located to the south of Pagosa Springs, such as Trujillo, or from the vicinity of the Pagosa Lumber Company which was located on the grounds of the current Pagosa High School. Most of the relocated structures are hipped roof box-shaped houses that would be relatively easy to transport.



Figure 3; These three hipped box houses may have been moved onto 610-622 San Juan Street from the old Pagosa Lumber Mill.

The majority of the survey area was located in and around the depot and track area for the Rio Grande and Pagosa Northern Railroad and north of the Pagosa Lumber Mill site. The railroad came to Pagosa Springs in 1900 with the primary purpose of transporting lumber and equipment for the Pagosa Lumber Company. A secondary, but locally cherished function was to provide a link to the Denver and Rio Grande Railroad that passed through Pagosa Junction some 20 miles to the south. Historic photographs of the depot in the

early 1900s show a small rail yard with the depot, a water tank, storage buildings and maintenance structures. A few houses are scattered around the depot, but development was sparse in part because the railroad company owned property throughout the neighborhood surrounding the depot. The railroad track ran at an angle to the neat grid of Pagosa's streets. Now, with almost no surviving railroad structures to keep it company, the depot sits slightly at odds with the other houses in the neighborhood.

The south end of the survey area is defined by the grounds of the Pagosa High School. This land was previously the location of the Pagosa Lumber Company Sawmill complex. None of the houses surveyed were located within the complex, but Alexander Sullenberger's house was located on property overlooking his sawmill and was included in the survey.

Construction Dates

The survey recorded structures with construction dates ranging from 1895 to 2004. The project was oriented toward obtaining information about previously unsurveyed buildings that were at least 50 years old. The resulting data should not be considered representative of the development trends of the entire community.

Most of the buildings were constructed in the early 1900s and the 1950s. The increase during the beginning of the 20th Century probably partially reflects the resulting prosperity from the opening of the Pagosa Lumber Mill in 1905. The 1950s saw expansive population growth in the region, and a resulting increase in housing demand. Abstracts of Assessment show that many of the houses in the survey were built on land that was owned by the railroad until the 1930s and 1940s. The railroad land would have just recently become available for the expanding Pagosa population in the 1950s.

Table 2 Construction Dates	
Era	#
1880s	0
1890-1899	1
1900-1909	9
1910-1919	9
1920-1929	2
1930-1939	9
1940-1949	7
1950-1959	12
1960-1969	0
1970-1979	0
1980-present	1
Total	50

Only one of the houses in this survey is undoubtedly older than the depot. It is located north of the railyard area at 157 7th Street (5AA2525) and dates to 1895. In the neighborhood of the depot, the house at 157 6th Street (5AA2535) was built soon after the depot and can be seen in the historic photographs. There is a possibility that the house that was moved onto 189 8th Street in the 1980s (5AA2527) was originally located near the depot. The current owner of the house was not exactly certain which lot the house had come from, but a house shown near the depot in the historic photograph appears similar to the one on 8th Street.

Exterior Building Finish Materials

The exterior finish materials used on buildings in this survey are mostly modern applications that are less than fifty years old. Wood siding was used on 21 of the 50 surveyed structures. Extensive use of wood is a logical extension of a town located in the heart of the timber market. The second most common finish treatment was stucco. Both wood and stucco finishes have been popular over time.

Of note is the house at 440 Apache (5AA2559), which has original lapped wood siding on the main house and stacked wood construction for the barn in the rear. This house was built in 1907. Another structure with original exterior finish is the house at 181 South 6th Street (5AA2533). The owner of this house believes the tin siding was brought by Santiago Martinez from Pagosa Junction. This house was built in 1913. Most of the other houses with metal siding had aluminum siding. A house entirely faced with local stone is located at 141 North 5th Street (5AA2521). It was built in 1936. Apparently at some time in the 1970s, the Town of Pagosa Springs embarked on a design theme to incorporate local stone in a low wall applied to the lowest 2 to 3 feet of the exterior walls of homes and businesses. This practice was popular and was observed on many of the homes in this survey and in the previous survey in 2001.

The previous historic building survey in Pagosa Springs revealed the use of ornamental concrete block on four buildings. No concrete block buildings were recorded in this survey.

Table 3 Exterior Building Finish Material

Finish Material	#	Time Span
Asbestos	2	1900,1920
Asphalt	1	1938
Log siding	1	1956
Metal siding	6	1905-2004
Wood		
Horizontal siding	8	1903-1943
Vertical siding	13	1908-1955
Stone	1	1936
Stucco	17	1895-1956
Tin	1	1913
Total	50	

Architectural Styles/Building Type

The Colorado Historical Society’s typology for architectural styles and building types was used to classify the structures in the survey. The greatest representation in the survey fell under the “No Style” category, which includes buildings that have no characteristics of a recognized architectural style or building form. Many of the “no style” buildings in the survey were rectangular front or side gable structures with a projecting gable located either at the entrance or at the rear.

The second largest representation was in the “Hipped Box” classification, which is a building type, rather than an architectural style. Hipped Box type buildings are simple one story square (or close to square) buildings with pyramidal hipped roofs. They may have a small covered entry or stoop, but they do not have porches. Hipped box homes are relatively less expensive to construct than gable roof buildings, because the roof configuration requires fewer long spanning rafters than gable roofs. This form of house is

apparently easy enough to move that it was used for railroad and lumber camps. As mentioned earlier, a number of the moved structures in Pagosa Springs are this style. The hipped box structure appeared early in Colorado history and is still built today.

An elaboration on the hipped box, the Classic Cottage is another building form as described in the Colorado Historical Society's "A Guide to Colorado's Historic Architecture and Engineering" (second edition 2003):

(The Classic Cottage) features an elongated hipped roof with central dormer, and front porch, often full-width, with thick porch posts or simplified Doric columns supporting the porch roof.....Popular between 1910 and 1930, the style was most commonly used in residential architecture, although occasionally seen on schoolhouses, train depots, or small institutional buildings. Building materials were almost always masonry, particularly brick, with a few rare wood frame examples. Ornamentation is generally limited to window surrounds and flared eaves on the dormer.

Five buildings in the survey have the Classic Cottage form.



Figure 4 An example of a classic cottage.

Two ranch type houses were identified in the survey. The ranch design originated in California in the 1930s, and surged in popularity in America after World War II. "Ranches" typically are asymmetrical one story buildings with shallow pitched roofs. The front façade is usually the longest, with a small front gable projection. Unlike older homes, the ranch type house directed family activities to the back yard.

Two buildings are constructed in styles that were popular during the Victorian era. The oldest building in the survey, located at 157 7th Street (5AA2525), was built in 1895. It has details typical of Victorian Era styles, but does not represent a particular style of the Victorian era. It is classified as a "Late Victorian" era style, which incorporates an L-

shaped plan with a front facing gable on the short end of the L and a front porch located along the long axis of the L.

The house at 157 South 6th Street (5AA2535) is an eclectic mix of various elements of Victorian era architectural styles. It is most closely associated with the Italianate style because of the centered square tower, but the rectangular elaborate framing around the windows and the extensive decorative shingles are more typical of Queen Anne.

One representative of the bungalow form is at the house at 141 North 5th Street (5AA2521). Bungalows gained popularity as Americans rejected the aesthetics of the Victorian era, and moved toward more simplified design that was more integrated with the natural environment. This house is constructed of native rock, furthering the relationship between the house and its environment.

The former Rio Grande and Pagosa Northern Railroad depot, located at 201 South 7th Street (5AA1861), has been converted into a residence. Telltale evidence of the depot remain in the general shape of the building (a long rectangle), the large openings that were once freight doors, and the shingles in the gable end on the north end of the building.

Style	#	Time span
Bungalow	1	1936
Classic Cottage	5	1905-1918
Hipped Box	9	1900-1919
Late Victorian	1	1895
Modular	1	2004
No Style	29	1913-1956
Queen Anne	1	1903
Railroad Depot	1	1900
Ranch	2	1952,1955
Total	50	

Conclusions and Recommendations

The goals for the survey were:

- to document identified properties; and
- to provide a preliminary evaluation of the surveyed properties' eligibility for the National Register of Historic Places.

Documentation

The Colorado Historical Society standardized forms and terminology were used to develop a database of information pertaining to the identified properties. Survey forms, photographs, maps and this survey report will all be available on file at the Pagosa Springs Town Hall and the Colorado Historical Society.

The research relied heavily on an important data source in the form of the old abstracts of assessments that are located in the Archuleta County Courthouse. These records date from 1885 to 1935, are organized by lot number and provide a relatively easy way to determine the chain of ownership during those years. They were used in the previous survey with good results. Since the last survey was completed, the Archuleta County Treasurer's Office has located and organized the post 1935 abstracts. Unfortunately the post 1935 books are organized by owner's name, rather than by lot number, making it difficult to track the ownership of an individual lot over time after 1935.

National Register Eligibility

The survey revealed a number of properties with significant historical associations, but no properties were determined in the field to have the potential to meet the eligibility criteria for listing on the National Register of Historic Places. The National Register criteria require that a resource have at least one of the following:

- A strong association with a person, event or trend of historic importance; or
- Embody the distinctive characteristics of a type, period, or method of construction; or
- Represent the work of a master; or
- Possess high artistic values.

The resource must also have maintained a clear visual representation of how the property looked during the time of its significant historic association. In assessing whether a resource has the ability to accurately convey its historic significance, the National Register includes the following seven considerations.

Location-is the resource in its original location?

Design-are the character defining aspects of the original design clearly evident?

Setting-do the surroundings complement or detract from the sense of the historic setting?

Materials-are the original materials still intact? If original materials have been replaced, are the replacement materials similar in texture, proportion and finish to the original?

Workmanship-are the original evidences of workmanship (such as trim and detailing) still on the structure?

Feeling-does the resource convey the same sense it did historically?

Association-can the resource still be logically associated with the significant historic event, person or trend?

Many of the buildings reviewed during the survey convey a general sense of their historic associations, but they have either been remodeled or they have had a significant amount of original materials replaced, and they do not retain the finish, texture and proportions of the original materials. For instance, as is often the case in mountain towns, wood shingle roofs are often replaced with metal roofs, and siding or stucco is applied over the original finish materials. Other buildings may have retained most of their original qualities, but did not meet the criteria for significance

None of the properties surveyed were determined to meet the criteria for listing on the National Register of Historic Places. This assessment is based on the material collected during the survey. Additional information may come to light at some point that associates unaltered properties with important historic trends, or a structure may be carefully restored at some point in the future. The staff at the Colorado Historical Society can provide further guidance and direction for the consideration of properties for the National Register.

Local Register Eligibility

Some of the resources in Pagosa Springs are good candidates for the local, *Town of Pagosa Springs Historic Register*. Local registers tend to have a greater emphasis on the social history of the structure, and sometimes have supporting programs to help a property owner restore the structure's original look.

Listing a property on a register can raise awareness of the importance of the property and may qualify the property owner to apply for grants and tax credits. Pagosa Springs is a Certified Local Government, which means the Town can provide technical assistance, including help with state tax credit reviews. The Town's Planning Department can provide further information on this benefit.

An example of a property that might qualify for the Pagosa Springs Register is the Sullenberger home located at 610 Pierce Street (5AA2526). This house was built by Alexander T. Sullenberger, at the edge of his Pagosa Lumber Co. Sawmill site. Sullenberger lived here with his family until 1912, when he retired from the lumber business and moved to his ranch. Born on August 17, 1849, at Greesburg, Pa. Sullenberger began his professional life teaching school. On August 30, 1877 he married Cornelia Waters in Bucyrus, Ohio. They moved west and spent two years in Oregon,

before coming to the Pagosa area. With support of Denver area backers, he and brother in law R. E. Sloan and T. C. Graden developed lumber interests in the Chama area and then created the Pagosa Lumber Company. Sullenberger partnered with the Denver and Rio Grande Railroad to build the Rio Grande, Pagosa Springs and Northern Railroad to serve both his lumber needs and to provide freight and passenger service to Pagosa Springs which had been bypassed by the Denver and Rio Grande Durango-Alamosa branch. Sullenberger had many commercial interests including a hotel in Pagosa Springs, and the "Pagosa Springs Telephone Company". He also served as a county commissioner of Archuleta County. He died on July 1, 1922. In 1924, the property passed to Sullenberger's old business partner, Whitney Newton. Harland and Mary Pierce purchased the property in 1961. Mrs. Pierce still lives in the house.

This house has important historic associations in Pagosa Springs. It represents the only remaining remnant of the once-dominant Pagosa Lumber Company complex. It was also the home of A.T. Sullenberger from 1905 to 1912, while Sullenberger owned the Pagosa Lumber Company. The structure has been altered, including an addition to the north, changes to the windows and doors and the stucco application. The degree of changes would prevent the property from qualifying for the National Register of Historic Places, but would probably not prohibit listing on the local register, due to the very great importance of Alexander Sullenberger in the development of Pagosa Springs.

Recommendations

The survey is the first step in obtaining and organizing data about the historic buildings in the community. The survey work can help establish local historic themes and expand on knowledge of local historical figures. This information, in turn, can help in evaluating the relative historic importance of a property in Pagosa Springs.

The Town of Pagosa Springs has used survey data from previous work for interpretive and planning activities. As of the date of this report, the Historic Preservation Board is studying the possibility of creating a locally designated historic district. A plaque program is underway. Continuation of the public education and planning programs, using the data collected in the survey is strongly recommended.

Efforts to encourage property owners to place their historically important properties on the local register increase the opportunities to preserve these important historic resources. Incentives for properties on the local register could include:

- Recognition in a plaque or walking tour
- Technical assistance in applying for grants or preservation tax credits
- Assistance through local preservation specialty contractor's workshops
- Locally funded grant programs oriented toward preservation issues

As suggested in the report from the previous survey, the Town may also wish to post some of the information obtained via the survey on the Town's website and to consider development of a historic preservation plan. A historic preservation plan is useful tool for the Town in developing and prioritizing historic preservation program work and to

establish Town policies regarding the private and public sector development of historic properties, and the Town's role in heritage tourism.

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Appendix

- 1-Sites previously surveyed within the Pagosa Town Limits
- 2-Sites surveyed listed by state site number
- 3-Sites surveyed listed by street address

Previously Recorded Sites Located Within the Town of Pagosa But Not in the Survey Area	
STATE ID #	BUILDING ADDRESS
5AA734	402 PAGOSA ST
5AA735	414 PAGOSA ST
5AA736	418 & 422 PAGOSA ST
5AA737	426 PAGOSA ST
5AA737	432 PAGOSA ST
5AA738	452 PAGOSA ST
5AA739	456 PAGOSA ST
5AA740	460 PAGOSA ST
5AA741	480 SAN JUAN ST
5AA742	475 LEWIS ST
5AA743	468 LEWIS ST
5AA744	409 LEWIS ST
5AA745	214 PAGOSA ST
5AA1188	Hermosa St.
5AA1652	Hot Springs BLVD
5AA1855	USFS Rangers Residence
5AA1856	USFS Rangers Residence
5AA2041	Water Works
5AA2082	451 LEWIS ST
5AA2281	421 LEWIS ST
5AA2282	175 4TH ST
5AA2283	255 4TH ST
5AA2284	408 LEWIS ST
5AA2285	415 LEWIS ST
5AA2286	427 LEWIS ST
5AA2287	164 S. 9TH ST
5AA2288	434 LEWIS ST
5AA2289	440 1/2 LEWIS ST
5AA2290	444 LEWIS ST
5AA2291	450 LEWIS ST
5AA2292	456 LEWIS ST
5AA2293	459 LEWIS ST
5AA2294	462 LEWIS ST
5AA2295	480 LEWIS ST
5AA2296	482 LEWIS ST
5AA2297	486 LEWIS ST
5AA2298	425 LOMA ST
5AA2299	180 N 5TH ST
5AA2300	188 N 5TH ST
5AA2301	196 N 5TH ST

Previously Recorded Sites Located Within the Town of Pagosa But Not in the Survey Area

STATE ID #	BUILDING ADDRESS
5AA2302	210 N 5TH ST
5AA2303	218 N 5TH ST
5AA2304	234 N 5TH ST
5AA2305	258 N 5TH ST
5AA2306	266 N 5TH ST
5AA2307	274 N 5TH ST
5AA2308	408 PAGOSA ST
5AA2310	438 PAGOSA ST
5AA2311	434 PAGOSA ST
5AA2312	448 PAGOSA ST
5AA2313	466 PAGOSA ST
5AA2314	468 PAGOSA ST
5AA2315	474 PAGOSA ST
5AA2316	151 LEWIS ST
5AA2317	286 LEWIS ST
5AA2318	278 1ST ST
5AA2319	248 1ST ST
5AA2320	262 LEWIS ST
5AA2321	275 HERMOSA ST
5AA2322	162 LEWIS ST
5AA2323	121 LEWIS ST
5AA2324	202 LEWIS ST
5AA2325	232 LEWIS ST
5AA2326	263 LEWIS ST
5AA2327	446 LOMA ST
5AA2328	302 LEWIS ST
5AA2329	292 LEWIS ST
5AA2330	227 HERMOSA ST
5AA2331	169 HERMOSA ST
5AA2332	145 HERMOSA ST
5AA2333	245 HERMOSA ST
5AA2334	138 PAGOSA ST
5AA2335	286 PAGOSA ST
5AA2336	274 PAGOSA ST
5AA2337	250 PAGOSA ST
5AA2338	250 HERMOSA ST
5AA2339	257 PAGOSA ST
5AA2340	243 PAGOSA ST
5AA2341	138 HERMOSA ST
5AA2342	239 PAGOSA ST
5AA2343	232 HERMOSA ST
5AA2344	226 HERMOSA ST

**Previously Recorded Sites Located Within the Town of Pagosa But Not in
the Survey Area**

STATE ID #	BUILDING ADDRESS
5AA2345	202 HERMOSA ST
5AA2346	292 PAGOSA ST
5AA2347	386 LEWIS ST
5AA2348	380 LEWIS ST
5AA2349	302 PAGOSA ST
5AA2350	209 PAGOSA ST
5AA2351	269 LEWIS ST
5AA2352	232 PAGOSA ST
5AA2353	238 PAGOSA ST
5AA2354	162 HERMOSA ST
5AA2355	174 HERMOSA ST
5AA2356	311 SAN JUAN
5AA2357	297 LEWIS ST
5AA2358	303 LEWIS ST
5AA2359	362 PAGOSA ST
5AA2360	457 LEWIS ST
5AA2366	443 LEWIS ST
5AA2367	445 LEWIS ST
5AA2368	216 Pagosa Street

Surveyed Properties Listed By State Site Number		
STATE ID #	BLDG ADDRESS	TEMP ID#
5AA1861	201 S 7TH ST	23
5AA2517	317 N 5TH ST	1
5AA2518	311 N 5TH ST	2
5AA2519	303 N 5TH ST	3
5AA2520	242 N 6TH ST	4
5AA2521	141 N 5TH ST	5
5AA2522	164 N 7TH ST	6
5AA2523	622 SAN JUAN ST	7
5AA2524	610 SAN JUAN ST	8
5AA2525	157 N 7TH ST	9
5AA2526	634 FLORIDA ST	10
5AA2527	189 S 8th St	11
5AA2528	618 San Juan St.	12
5AA2529	173 S 7TH ST	13
5AA2530	140 S 7TH ST	14
5AA2531	164 S 7TH ST	15
5AA2532	172 S 7TH ST	16
5AA2533	181 S 6TH ST	17
5AA2534	173 S 6TH ST	18
5AA2535	157 S 6TH ST	19
5AA2536	156 S 6TH ST	20
5AA2537	218 S 7TH ST	21
5AA2538	202 S 7TH ST	22
5AA2540	227 S 7TH ST	24
5AA2541	219 S 7TH ST	25
5AA2542	203 S 8TH ST	26
5AA2543	202 S 9TH ST	27
5AA2544	218S 9TH ST	28
5AA2545	266 S 9TH ST	29
5AA2546	319 S 8TH ST	30
5AA2547	335 S 8TH ST	31
5AA2548	327 S 8TH ST	32
5AA2549	310 S 8TH ST	33
5AA2550	302 S 7TH ST	34
5AA2551	366 S 10TH ST	35
5AA2552	374 S 8TH ST	36
5AA2553	375 S 8TH ST	37
5AA2554	425 S 9TH ST	38
5AA2555	411 S 9TH ST	39
5AA2556	401 S 8TH ST	40
5AA2557	474 S 9TH ST	41
5AA2558	427 S 7TH ST	42
5AA2559	440 APACHE ST	43
5AA2560	510 APACHE ST	44

Surveyed Properties Listed By State Site Number		
STATE ID #	BLDG ADDRESS	TEMP ID#
5AA2561	510 S 6TH ST	45
5AA2562	510 S 9TH ST	46
5AA2563	502S 9TH ST	47
5AA2564	511 S 9TH ST	48
5AA2565	602 S 5TH ST	49
5AA2566	610 PIERCE ST	50

Surveyed Properties Listed By Address		
BLDG ADDRESS	STATE ID #	Temp #
317 N 5TH ST	5AA2517	1
311 N 5TH ST	5AA2518	2
303 N 5TH ST	5AA2519	3
242 N 6TH ST	5AA2520	4
141 N 5TH ST	5AA2521	5
164 N 7TH ST	5AA2522	6
622 SAN JUAN ST	5AA2523	7
610 SAN JUAN ST	5AA2524	8
157 N 7TH ST	5AA2525	9
634 FLORIDA ST	5AA2526	10
189 S 8th St	5AA2527	11
618 San Juan Street	5AA2528	12
173 S 7TH ST	5AA2529	13
140 S 7TH ST	5AA2530	14
164 S 7TH ST	5AA2531	15
172 S 7TH ST	5AA2532	16
S 6TH ST 181	5AA2533	17
173 S 6TH ST	5AA2534	18
157 S 6TH ST	5AA2535	19
156 S 6TH ST	5AA2536	20
218 S 7TH ST	5AA2537	21
202 S 7TH ST	5AA2538	22
201 S 7TH ST	5AA1861	23
227 S 7TH ST	5AA2540	24
219 S 7TH ST	5AA2541	25
203 S 8TH ST	5AA2542	26
202 S 9TH ST	5AA2543	27
218S 9TH ST	5AA2544	28
266 S 9TH ST	5AA2545	29
319 S 8TH ST	5AA2546	30
335 S 8TH ST	5AA2547	31
327 S 8TH ST	5AA2548	32
310 S 8TH ST	5AA2549	33
302 S 7TH ST	5AA2550	34
366 S 10TH ST	5AA2551	35
374 S 8TH ST	5AA2552	36
375 S 8TH ST	5AA2553	37
425 S 9TH ST	5AA2554	38
411 S 9TH ST	5AA2555	39
401 S 8TH ST	5AA2556	40
474 S 9TH ST	5AA2557	41
427 S 7TH ST	5AA2558	42
440 APACHE ST	5AA2559	43
510 APACHE ST	5AA2560	44

Surveyed Properties Listed By Address		
BLDG ADDRESS	STATE ID #	Temp #
510 S 6TH ST	5AA2561	45
510 S 9TH ST	5AA2562	46
502S 9TH ST	5AA2563	47
511 S 9TH ST	5AA2564	48
602 S 5TH ST	5AA2565	49
610 PIERCE ST	5AA2566	50