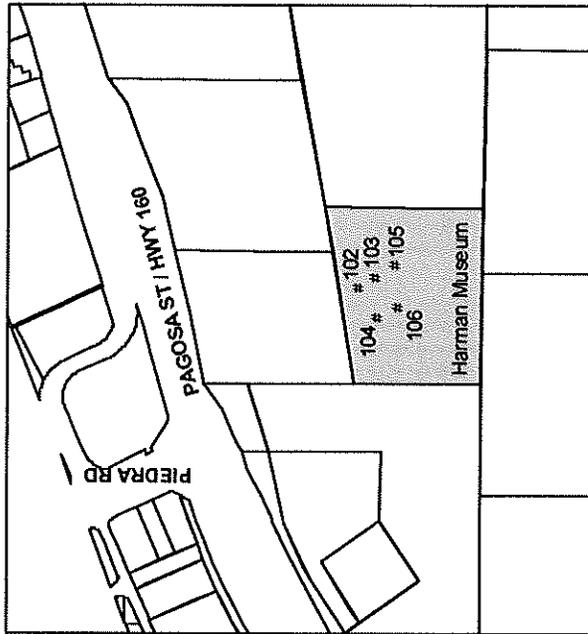



 Pagosa Springs Historic Building Survey
 Site Locations - Temporary ID #'s
 *Corresponding state site #'s are listed in the appendix

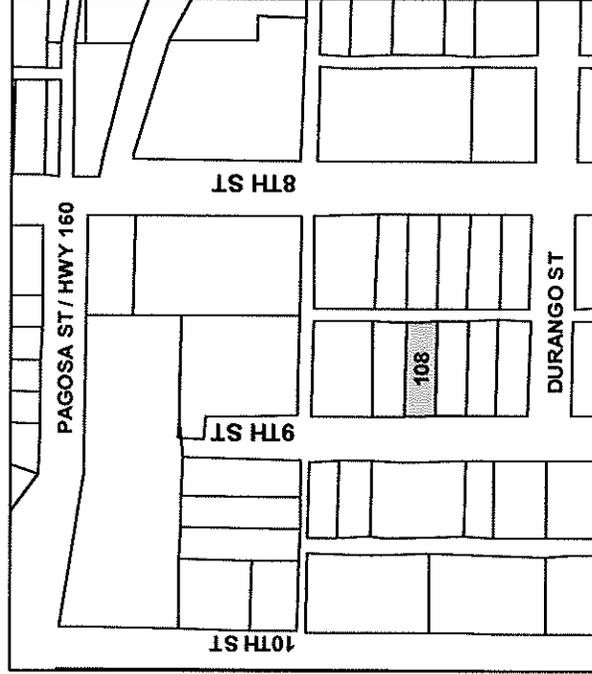
Surveyed Properties Listed By Temporary ID #		
TEMP ID#	STATE ID #	BLDG ADDRESS
1	5AA2360	457 LEWIS ST
2	5AA2281	421 LEWIS ST
3	VACANT	VACANT LOT
4	5AA2282	175 4TH ST
5	5AA2283	255 4TH ST
6	VACANT	279 4TH ST
7	5AA2284	408 LEWIS ST
8	5AA744	409 LEWIS ST
9	5AA2285	415 LEWIS ST
10	5AA2286	427 LEWIS ST
11	VACANT	VACANT
12	5AA2288	434 LEWIS ST
13	5AA2289	440 1/2 LEWIS ST
14	5AA2290	444 LEWIS ST
16	5AA2291	450 LEWIS ST
17	5AA2292	456 LEWIS ST
18	5AA2293	459 LEWIS ST
19	5AA2294	462 LEWIS ST
20	5AA743	468 LEWIS ST
21	VACANT	474 LEWIS ST
22	5AA742	475 LEWIS ST
23	5AA2295	480 LEWIS ST
24	5AA2296	482 LEWIS ST
25	5AA2297	486 LEWIS ST
26	5AA2298	425 LOMA ST
27	VACANT	N 4TH ST X
28	VACANT	N 4TH ST X
29	5AA2299	180 N 5TH ST
30	5AA2300	188 N 5TH ST
31	5AA2301	196 N 5TH ST
32	5AA2302	210 N 5TH ST
33	5AA2303	218 N 5TH ST
34	5AA2304	234 N 5TH ST
35	VACANT	250 N 5TH ST
36	5AA2305	258 N 5TH ST
37	5AA2306	266 N 5TH ST
38	5AA2307	274 N 5TH ST
39	5AA734	402 PAGOSA ST
40	5AA2308	408 PAGOSA ST
41	5AA735	414 PAGOSA ST
42	5AA736	418 & 422 PAGOSA ST
44	5AA737	426 PAGOSA ST
45	5AA737	432 PAGOSA ST
46	5AA2311	434 PAGOSA ST
47	5AA2310	438 PAGOSA ST
48	5AA2312	448 PAGOSA ST
49	5AA738	452 PAGOSA ST
50	5AA739	456 PAGOSA ST

Surveyed Properties Listed By Temporary ID #		
TEMP ID#	STATE ID #	BLDG ADDRESS
51	5AA740	460 PAGOSA ST
52	5AA2313	466 PAGOSA ST
53	5AA2314	468 PAGOSA ST
54	5AA2315	474 PAGOSA ST
55	5AA741	480 SAN JUAN ST
56	5AA2316	151 LEWIS ST
57	5AA2317	286 LEWIS ST
58	5AA2318	278 1ST ST
59	5AA2319	248 1ST ST
60	5AA2320	262 LEWIS ST
61	5AA2321	275 HERMOSA ST
62	5AA2322	162 LEWIS ST
63	5AA2323	121 LEWIS ST
64	5AA2324	202 LEWIS ST
65	5AA2325	232 LEWIS ST
66	5AA2326	263 LEWIS ST
67	5AA2327	446 LOMA ST
68	5AA2328	302 LEWIS ST
69	5AA2329	292 LEWIS ST
70	5AA2330	227 HERMOSA ST
71	5AA2331	169 HERMOSA ST
72	5AA2332	145 HERMOSA ST
73	5AA2333	245 HERMOSA ST
74	REMOVED	275 SAN JUAN ST
75	5AA745	214 PAGOSA ST
76	5AA2335	286 PAGOSA ST
77	5AA2336	274 PAGOSA ST
78	5AA2337	250 PAGOSA ST
79	5AA2338	250 HERMOSA ST
80	5AA2339	257 PAGOSA ST
81	5AA2340	243 PAGOSA ST
82	5AA2341	138 HERMOSA ST
83	5AA2342	239 PAGOSA ST
84	5AA2343	232 HERMOSA ST
85	5AA2344	226 HERMOSA ST
86	5AA2345	202 HERMOSA ST
87	5AA2346	292 PAGOSA ST
88	5AA2347	386 LEWIS ST
89	5AA2348	380 LEWIS ST
90	5AA2349	302 PAGOSA ST
91	5AA2350	209 PAGOSA ST
92	5AA2351	269 LEWIS ST
93	5AA2352	232 PAGOSA ST
94	5AA2353	238 PAGOSA ST
96	5AA2354	162 HERMOSA ST
97	5AA2355	174 HERMOSA ST
98	5AA2356	311 SAN JUAN
99	5AA2357	297 LEWIS ST

Surveyed Properties Listed By Temporary ID #		
TEMP ID#	STATE ID #	BLDG ADDRESS
100	5AA2358	303 LEWIS ST
101	5AA2359	362 PAGOSA ST
102	5AA2362	2560B W HWY 160
103	5AA2363	2560B W HWY 160
104	5AA2364	2560B W HWY 160
105	5AA628	2560B W HWY 160
106	5AA2365	2560B W HWY 160
107	5AA2334	138 PAGOSA ST
108	5AA2287	164 S. 9TH ST
109	5AA2368	216 PAGOSA ST
1501	5AA2366	443 LEWIS ST
1502	5AA2367	445 LEWIS ST
1503	5AA2082	451 LEWIS ST



Note that the Harman Museum is located approximately 2 miles west of 9th St. on Hwy 160



Pagosa Springs Historic Building Survey
 Site Locations - Temporary ID #'s
 ID #'s 102-106 Harman Museum Property
 ID # 108 Bldg moved from Methodist Church (Hemauer)

Surveyed Properties Listed by State Number			
STATE ID #	BLDG ADDRESS	TEMP ID#	APN
5AA628	2560B W HWY 160	105	569915300038
5AA734	402 PAGOSA ST	39	569913304027
5AA735	414 PAGOSA ST	41	569913304024
5AA736	418 & 422 PAGOSA ST	42	569913304023,28
5AA737	426 PAGOSA ST	44	569913304029
5AA737	432 PAGOSA ST	45	569913304022
5AA738	452 PAGOSA ST	49	569913304031-038
5AA739	456 PAGOSA ST	50	569913304017
5AA740	460 PAGOSA ST	51	569913304016
5AA741	480 SAN JUAN ST	55	569913304012
5AA742	475 LEWIS ST	22	569913304010
5AA743	468 LEWIS ST	20	569913303014
5AA744	409 LEWIS ST	8	569913304002
5AA745	214 PAGOSA ST	75	569913402002
5AA2082	451 LEWIS ST	1503	569913304007
5AA2281	421 LEWIS ST	2	569913304005
5AA2282	175 4TH ST	4	569913304001
5AA2283	255 4TH ST	5	569913303023
5AA2284	408 LEWIS ST	7	569913303020
5AA2285	415 LEWIS ST	9	569913304003
5AA2286	427 LEWIS ST	10	569913304006
5AA2287	164 S. 9TH ST	108	569913314005
5AA2288	434 LEWIS ST	12	569913303018
5AA2289	440 1/2 LEWIS ST	13	569913303030
5AA2290	444 LEWIS ST	14	569913303017
5AA2291	450 LEWIS ST	16	569913303016
5AA2292	456 LEWIS ST	17	569913303015
5AA2293	459 LEWIS ST	18	569913304030
5AA2294	462 LEWIS ST	19	569913303025
5AA2295	480 LEWIS ST	23	569913303012
5AA2296	482 LEWIS ST	24	569913303028
5AA2297	486 LEWIS ST	25	569913303029
5AA2298	425 LOMA ST	26	569913303001
5AA2299	180 N 5TH ST	29	569913303010
5AA2300	188 N 5TH ST	30	569913303032
5AA2301	196 N 5TH ST	31	569913303031
5AA2302	210 N 5TH ST	32	569913303008
5AA2303	218 N 5TH ST	33	569913303007
5AA2304	234 N 5TH ST	34	569913303006
5AA2305	258 N 5TH ST	36	569913303004
5AA2306	266 N 5TH ST	37	569913303003
5AA2307	274 N 5TH ST	38	569913303002
5AA2308	408 PAGOSA ST	40	569913304026
5AA2310	438 PAGOSA ST	47	569913304020
5AA2311	434 PAGOSA ST	46	569913304021
5AA2312	448 PAGOSA ST	48	569913304019
5AA2313	466 PAGOSA ST	52	569913304015
5AA2314	468 PAGOSA ST	53	569913304014

Surveyed Properties Listed by State Number			
STATE ID #	BLDG ADDRESS	TEMP ID#	APN
5AA2315	474 PAGOSA ST	54	569913304013
5AA2316	151 LEWIS ST	56	569913110006
5AA2317	286 LEWIS ST	57	569913106013
5AA2318	278 1ST ST	58	569913109001
5AA2319	248 1ST ST	59	569913109004
5AA2320	262 LEWIS ST	60	569913106011
5AA2321	275 HERMOSA ST	61	569913409006
5AA2322	162 LEWIS ST	62	569913108007
5AA2323	121 LEWIS ST	63	569913110003
5AA2324	202 LEWIS ST	64	569913106027
5AA2325	232 LEWIS ST	65	569913106009
5AA2326	263 LEWIS ST	66	569913107006
5AA2327	446 LOMA ST	67	569913210002
5AA2328	302 LEWIS ST	68	569913105002
5AA2329	292 LEWIS ST	69	569913106014
5AA2330	227 HERMOSA ST	70	569913409019
5AA2331	169 HERMOSA ST	71	569913408005
5AA2332	145 HERMOSA ST	72	569913408003
5AA2333	245 HERMOSA ST	73	569913409005
5AA2334	138 PAGOSA ST	107	569913401009
5AA2335	286 PAGOSA ST	76	569913402011
5AA2336	274 PAGOSA ST	77	569913402009
5AA2337	250 PAGOSA ST	78	569913402014
5AA2338	250 HERMOSA ST	79	569913405011
5AA2339	257 PAGOSA ST	80	569913405006
5AA2340	243 PAGOSA ST	81	569913405005
5AA2341	138 HERMOSA ST	82	569913406012
5AA2342	239 PAGOSA ST	83	569913405004
5AA2343	232 HERMOSA ST	84	569913405014
5AA2344	226 HERMOSA ST	85	569913405015
5AA2345	202 HERMOSA ST	86	569913405019
5AA2346	292 PAGOSA ST	87	569913402012
5AA2347	386 LEWIS ST	88	569913301002
5AA2348	380 LEWIS ST	89	569913301001
5AA2349	302 PAGOSA ST	90	569913403007
5AA2350	209 PAGOSA ST	91	569913405002
5AA2351	269 LEWIS ST	92	569913107007
5AA2352	232 PAGOSA ST	93	569913402004
5AA2353	238 PAGOSA ST	94	569913402005
5AA2354	162 HERMOSA ST	96	569913406008
5AA2355	174 HERMOSA ST	97	569913406006
5AA2356	311 SAN JUAN	98	569913410009
5AA2357	297 LEWIS ST	99	569913107012
5AA2358	303 LEWIS ST	100	569913403001
5AA2359	362 PAGOSA ST	101	569913403003
5AA2360	457 LEWIS ST	1	569913304039
5AA2362	2560B W HWY 160	102	569915300038
5AA2363	2560B W HWY 160	103	569915300038

Surveyed Properties Listed by State Number			
STATE ID #	BLDG ADDRESS	TEMP ID#	APN
5AA2364	2560B W HWY 160	104	569915300038
5AA2365	2560B W HWY 160	106	569915300038
5AA2366	443 LEWIS ST	1501	569913304007
5AA2367	445 LEWIS ST	1502	569913304007
5AA2368	216 Pagosa Street	109	569913402003

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304039

- 1. Resource number: 5AA2360
- 2. Temporary Resource Number: 1
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: CITIZENS UTILITY CO
- 7. Building Address: 457 LEWIS ST
- 8. Owner name and address: CITIZENS UTILITY CO

457 LEWIS ST

PAGOSA SPRINGS

CO 81147

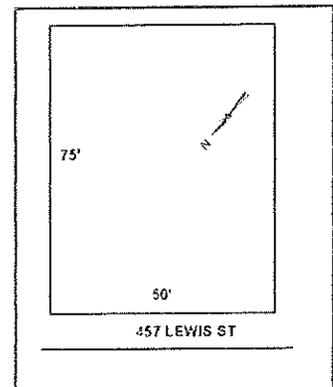
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321613 mN 4126373
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 10 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 50 X 75
- 16. Number of Stories: 1
- 17. Primary external wall material: Aluminum
- Secondary wall material CONCRETE BLOCK
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2360

Temporary Resource Number: 1

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: METAL

20. Special Features:

None

21. General Architectural Description See Below

One-story metal "Butler" (manufacture nameplate is still on the building) building with a concrete block and fieldstone veneer on the front façade. The front faces Lewis Street. The metal building is exposed on the sides. The entry is an aluminum frame commercial door surrounded by fixed windows.

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1950's Date of Construction - Actual:

Source of Information: Architectural style, Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels:

30. Location: Original Date of Move:

Resource number: 5AA2360

Temporary Resource Number: 1

HISTORICAL ASSOCIATIONS

31. Original use: Professional

32. Intermediate Use: Unknown

33. Current Use: Professional

34. Site Type: Utility Company Office

35. Historical Background-Property Owners of Record through 1935:

1890 J. Conless

1898 lot 10 Conless

1899 JP Conless

1902 Abraham and Mary Day lot 10

1910 Abraham and Mary Day

1913 Mary Day

1915 Mary Day

This building is a modern structure with no historical associations. In 1952 the owner of the property was Citizens Utilities.

36. Source of information: Archuleta County Records; Sanborne Maps 1910,1919

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

_____ A. Associated with events that have made a significant contribution to the broad pattern of our history;

_____ B. Associated with lives of persons significant in our past;

_____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

_____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

_____ Qualifies under Criteria Considerations A-G

X _____ Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2360

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 1

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Structure is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

The building is in good condition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 6,7 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304003

- 1. Resource number: 5AA2281
- 2. Temporary Resource Number: 2
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: DIAMOND DAVES
- 7. Building Address: 421 LEWIS ST
- 8. Owner name and address: LA QUEY INC
5804 CEDARWOOD
FARMINGTON NM 87402

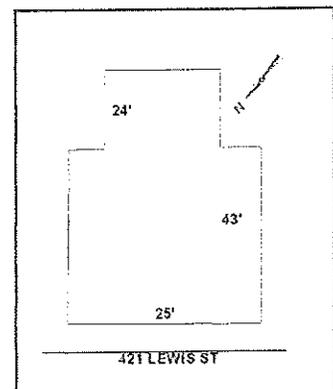
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321682 mN 4126447
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 S1/2 LOT 4 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 25 X 67
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material
- 18. Roof Configuration: CROSS GABLE

Building Plan View



Resource number: 5AA2281

Temporary Resource Number: 2

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ steel

20. Special Features:

None

21. General Architectural Description

One-story stucco building with a t-shaped floor plan and a metal roof. The foundation is indiscernible. The front has a front gable and faces northwest toward Lewis Street. It has two slightly off-center, flush, single-door doorways flanked by large display windows. The two display windows are of slightly different dimensions with the northern one a horizontal rectangle shape and the southern one a square. Concrete sills are located below the windows. Two wall mounted signs for "Diamond Dave's" pawnshop are located on the façade under the gable.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1902 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Sanborn Insurance Maps 1910

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: M.H. Insley or C.H. Freeman and A.D. Garvin

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels:

According to Abstracts of Assessment, a house was built on the lot in 1891. In 1902 a 2nd house was noted on the property. We do not know which one is the current building, which is shown on the 1910 Sanborn Map

30. Location: Original Date of Move:

Resource number: 5AA2281

Temporary Resource Number: 2

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Residence

- 32. Intermediate Use: N/A

- 33. Current Use: Specialty store

- 34. Site Type: Residence converted to a retail business

- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 J Clarke see attached
1891 MH Insley
1902 /2 CH Freeman and AD Garvin
1904 s/2 and AD Garvin
1905 s/2 Maud Garvin
1906 s/2 Maud Garvin
1907 s/2 Maud Garvin
1910 s/2 CE Moore
1913 S/2 CE Moore
1915 S/2 CE Moore
1925 S/2 RC Hill
1927 s/2 Newton and Hersch

36. Source of information: Archuleta County Records; Sanborne Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1896 Promotional brochure

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2281

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 2

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Does not qualify for National Register significance criteria due to extensive alterations to the exterior and uncertainty as to the original owner.

43. Assessment of historical physical integrity related to significance:

Extensive alterations: probably originally a wood sided structure, the building is now covered in stucco. Original openings have been altered. Roof has been replaced with aluminum roofing. May have retained original building shape.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 16,17 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2281 Temporary Resource Number: 2

Building Address 421 LEWIS ST

Historical Background

It is likely the structure was built by Freeman and Garvin. Arnold Douglas Garvin was born in Hopkinton, Iowa in 1861 and went to Summitville, CO. in 1880. He moved to Pagosa Springs and married Maude Cade in 1890. He was Archuleta County's first Marshall in 1891, and advertised as a tourist guide. He also had the Little Parlor Saloon in 1891. Maude was the daughter of Mary & Peter Cade, who ran the San Juan Hotel. Freeman partnered with Deller in the Pagosa Meat Market. He was a cattle dealer and served terms as the county clerk and the county treasurer. The property passed to C.E. Moore of the Moore & Deller Light and Power Co. and to R.C. Hill, a cook at the Metropolitan Cafe. The building was noted as a residence on the 1910 and 1921 Sanborn Maps.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913304001

- | | |
|---|---|
| 1. Resource number: 5AA2282 | 2. Temporary Resource Number: 4 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: U.S. Post Office | 6. Current Building name: MOUNTAIN GREENERY
FLORAL |
| 7. Building Address: 175 4TH ST | |
| 8. Owner name and address: MARGUERITE L | HENDRICKS |
| | PO BOX 164 |
| | PAGOSA SPRINGS CO 81147 |

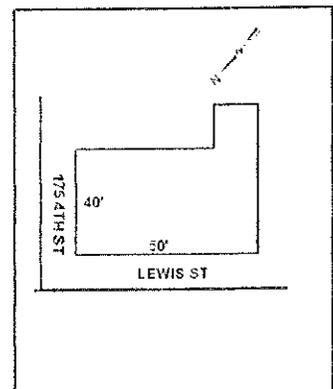
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|---------------|-------------------------|------------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone 13 | mE | 321706 | mN | 4126472 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: BLOCK 21 LOT 1 | | Addition PAGOSA SPRINGS | Year of Addition | 1883 |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 40 X 50
- 16. Number of Stories: 1
- 17. Primary external wall material: BRICK
- Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 4

19. Primary external roof material: ASPHALT

20. Special Features:

None

21. General Architectural Description See Below

This is a single- story buff brick commercial building. The building has an asphalt flat roof. The entryway faces NE onto 4th St. although the commercial facade with signage fronts on Lewis St. The Lewis St facade includes 4 aluminum framed display windows set off center to the NE side. A smaller single-paned fixed window is near the SW corner of the building. Assessors information indicates that that building is divided into a finished enclosed porch (182 sq. ft) forming a L-shape on the NE side; a residential/living area (672 sq.ft); a finished open porch (24 sq. ft.); and 1654 sq.ft of base commercial area.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant features.

24. Associated Buildings, features, objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1962

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: U.S. Post Office

Source of Information Historic Abstracts of Assessment, interviews with local residents

29. Construction History Date of additions/remodels: 1990

Built in 1962 to house the US Post Office. Remodel date per assessor's office records

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Post office

32. Intermediate Use:

33. Current Use: Specialty store

34. Site Type: Retail

35. Historical Background-Property Owners of Record through 1935:

- 1890 J Clarke
- 1891 MH Insley
- 1902 EW Lacy
- 1910 EW Lacy
- 1913 EW Lacy

The present building was constructed in 1962 to house the U.S. Post Office. It served as the post office until the mid 1990's, when it was sold into the private sector and converted into a gift shop.

1961-US Government

36. Source of information: Archuleta County Records;Pagosa Springs Sun; Interview with local residents

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2282

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 4

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Present building is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

Building is in good condition.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 22,23 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303023

- 1. Resource number: 5AA2283
- 2. Temporary Resource Number: 5
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 255 4TH ST
- 8. Owner name and address: JOSEPH G & DIANA M & EVELYN VALDEZ

PO BOX 183

RYE

CO 81609

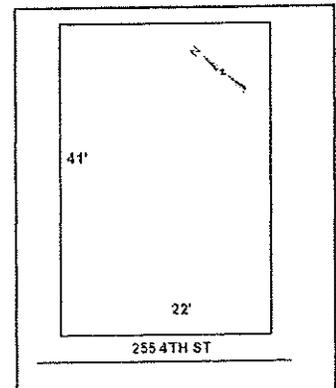
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321576 mN 4126520
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT B PORTIO Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 22 X 41
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2283

Temporary Resource Number: 5

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

None

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant features

24. Associated Buildings, features, objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1913

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1945

Assessors records provide an estimated construction date of 1913.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family residence

35. Historical Background-Property Owners of Record through 1935:

There are no tax assessment records for this property from 1891 to 1935, although the assessors office has provided an original construction date of 1913, with remodeling occurring in 1945.

It appears the lot was created at some time before 1952, when county records list Joe and Lillie Valdez as the owners.

36. Source of information: Archuleta County Records;

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2283

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 5

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No documented significant associations.

43. Assessment of historical physical integrity related to significance:

House has been remodeled and re-clad and does not convey its historical appearance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 28,29 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2283 Temporary Resource Number: 5

Building Address 255 4TH ST

Architectural Description

This is a single-story stucco building with an aluminum gable roof. The foundation is indiscernible. The front of the residence faces east and has two doorways: one is a flush, wooden door with an upper glass panel; the other is a flush plywood hollow core door. There is a vertical, rectangular fixed window between the doorways, and a panel of three square, fixed windows to the right of the plywood door; two of these are 2 over 2, and one is a single pane. The north side of the residence has 4 rectangular aluminum frame windows that are divided into three panes each. The west side has 1 rectangular aluminum framed window and a square fixed window centered on either side of a flush doorway.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303020

- 1. Resource number: 5AA2284
- 2. Temporary Resource Number: 7
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 408 LEWIS ST
- 8. Owner name and address: CONSTANCE K WILSON
PO BOX 1657
PAGOSA SPRINGS CO 81147

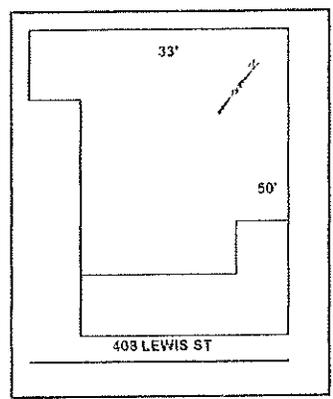
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321652 mN 4126510
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 1 S2/3 & L Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 33 X 50
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTALWood
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2284

Temporary Resource Number: 7

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ALUMINUM Steel

20. Special Features: See Below

Dormer, porch, balcony, fence

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

There is a small front yard enclosed by a modern wrought iron fence and a poured concrete retaining wall. The residence is elevated above the street level and is reached by a series of steps leading to the front entryway.

24. Associated Buildings, features, objects:

There is a vertical wood-sided shed (640 sq. ft.) on a poured concrete foundation on the west side of the property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 2000

Source of Information: Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Constance K. Wilson

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels:

This appears to be either a completely newly constructed residence, or a major (more than 90%) remodel and expansion of an existing structure.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Joseph Clark lot 2
- 1891 MH Insley-lot 1, Joseph Clark-lot2
- 1898 MH Insley-lot 1, JL O'Neal-lot2
- 1905 JA McCormick-lot 1, JL O'Neal-lot 2
- 1930 McCormick lot 1, JC Speelman lot 2
- 1931 McCormick lot 1, JC Speelman lot 2

Sanborn maps show a home was located on this lot in 1910 and 1919, but the current structure is either completely altered or a newer building. The historic structure was owned by James L O'Neal from 1896-1915. O'Neal, a Texas Ranger at the age of 14, moved to Pagosa Springs about 1890 and died here in 1929 at 83 years old. He owned a livery with Jewett Palmer. In 1930 J.C. Speelman bought the property. Speelman and his wife Nancy lived in the house. Speelman was janitor at the County Courthouse. The property was owned by Herman Willett in 1984 when it was sold to the current owner.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2284

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 7

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

New construction dating to 2000

43. Assessment of historical physical integrity related to significance:

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2284 Temporary Resource Number: 7

Building Address 408 LEWIS ST

Architectural Description

This building was very recently remodeled (2000) and has all new finish materials. This two-story residence has a front gable roof, is faced with horizontal wood siding, and is placed on a poured concrete foundation. The front faces east. The first story has a flush doorway flanked by side-lights, and centered between 2 rectangular windows (each divided into 16 panes). The south side of the first story has three irregularly spaced windows of various sizes. A finished open porch (114 sq. ft) wraps around the east and a portion of the south side (132 sq ft. - covered by a shed roof). The second-story has a balcony on the east side, a flush centered doorway and a full-length vertical window. On the south side of the second story the gable projects from the roof with an arched window in a small dormer.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304002

- 1. Resource number: 5AA744
- 2. Temporary Resource Number: 8
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: RAYS HAIR CARE
- 7. Building Address: 409 LEWIS ST
- 8. Owner name and address: RAYMOND L MARTINEZ

PO BOX 44
PAGOSA SPRINGS CO 81147

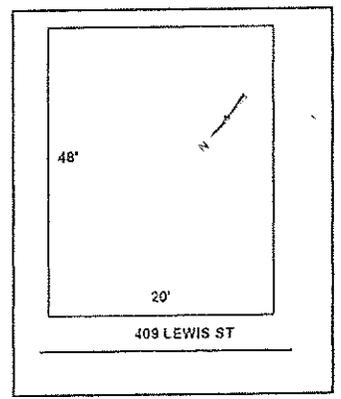
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321695 mN 4126461
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 20 X 48
- 16. Number of Stories: 2
- 17. Primary external wall material: Vertical WOOD
Secondary wall material Horizontal wood
- 18. Roof Configuration: GABLE

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Specialty store

32. Intermediate Use:

33. Current Use: Specialty store

34. Site Type: Service business

35. Historical Background-Property Owners of Record through 1935:

This building was previously recorded in May 1981 by the Four Corners Research Commission (FCRC). At that time it was known as the Hiested Bldg, and housed the Game Room. A photo from ca. 1880 shows a log structure covered with frame in this location that may have served as the Fort Lewis paymasters quarters (FCRC), but the log structure is not the current structure on the site. Either Joseph Clarke or William Kester built the present structure in 1902, which changed hands twice until it came under the ownership of Myrtle De Motte in 1910. Myrtle (nee Webmar) married Reverend McKenzie De Motte in 1898. They moved to Pagosa Springs in

1890	Joseph Clarke
1902	Joseph Clarke n/2, William Kester s/2
1904	Joseph Clarke n/2, Dick Huff s/2
1909	Dr Belleleinrichs n/2, George D Hang s/2
1910	Belle Lacey n/2, Myrtle DeMotte s/2
1912	Belle Lacey n/2, Myrtle DeMotte s/2
1913	Belle Lacey n/2, Myrtle DeMotte s/2
1923	Belle Lacey n/2, Myrtle DeMotte s/2

1905 where he served as the Minister of the Methodist Church periodically until 1919. She was very active in community interests. In 1952 the property was owned by Warren and Dora Christie.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 100 Years of Pagosa Springs

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA744

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 8

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Lacks documented significant associations to be considered eligible for national register criteria.

43. Assessment of historical physical integrity related to significance:

Remodelling to the front of the structure includes some new siding, windows.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304005

- 1. Resource number: 5AA2285
- 2. Temporary Resource Number: 9
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: CENTURY TEL
- 7. Building Address: 415 LEWIS ST
- 8. Owner name and address: ADVALOREM TAX DEPT

P.O. BOX 4065
MONROE LA 71211

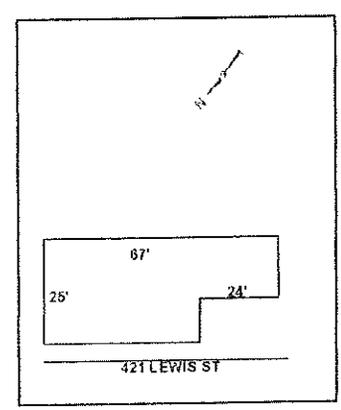
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321672 mN 4126437
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 3, N23.5' L Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 25 X 67
- 16. Number of Stories: 1
- 17. Primary external wall material: CONCRETE BLOCK
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Temporary Resource Number: 9

19. Primary external roof material: ALUMINUM Steel

20. Special Features:

None

21. General Architectural Description

This L-shaped, single-story commercial building is constructed of concrete block, and has an aluminum side gable roof with a shed roof addition to the south. The foundation is indiscernible. The facade is recessed under an open porch supported by 4 pillars. This modern styled building includes a series of 4 plate glass display windows (1 over 1), and a flush glass single entryway. Signage facing Lewis St. is "CenturyTel".

22. Architectural style/building type: No style

23. Landscaping or special setting features:

A planter runs the length of the front windows. A small courtyard is formed by the L-shape and enclosed by a modern wood fence.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1950

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels:

CMU building materials are consistent with estimated construction date of 1950 provided by assessors office.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Communications facility

32. Intermediate Use:

33. Current Use: Communications facility

34. Site Type: Utility-telephone-office

35. Historical Background-Property Owners of Record through 1935:

- 1890 J Clarke
- 1891 MH Insley
- 1902 n/2 John Bruner, s/2 CH Freeman and AD Garvin
- 1904 n/2 John Bruner and Hatcher, s/2 and AD Garvin
- 1905 n/2 EE Hatcher, s/2 Maud Garvin
- 1906 n/2 EE Hatcher, s/2 Maud Garvin
- 1907 n/2 JD Keith, s/2 Maud Garvin
- 1910 n/2 Myrtle DeMotte, s/2 CE Moore
- 1913 n/2 Myrtle DeMotte. S/2 CE Moore
- 1915 n/2 Myrtle DeMotte. S/2 CE Moore
- 1925 n/2 Myrtle DeMotte. S/2 RC Hill
- 1927 n/2 Myrtle DeMotte, s/2 Newton and Hersch

This 1950's or 1960's building is clearly not the building shown on the 1919 Sanborn map. In 1952, the owner of the building was the Pagosa Springs Telephone Company.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919;

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2285

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 9

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

Building is in good condition.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 18,19 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304006

- 1. Resource number: 5AA2286
- 2. Temporary Resource Number: 10
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: UNITED METHODIST CHURCH THRIFT SHOP
- 7. Building Address: 427 LEWIS ST
- 8. Owner name and address: COMMUNITY METHODIST CHURCH
PO BOX 300
PAGOSA SPRINGS CO 81147

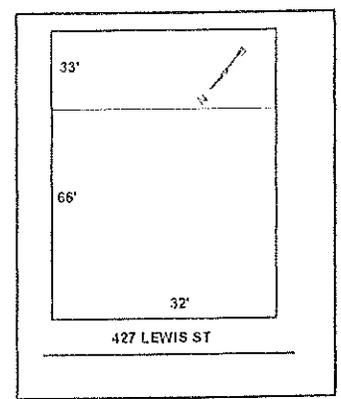
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321664 mN 4126428
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 5 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 99 x 32
- 16. Number of Stories: 2
- 17. Primary external wall material: Aluminum
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Specialty store

32. Intermediate Use:

33. Current Use: specialty store

34. Site Type: Retail

35. Historical Background-Property Owners of Record through 1935:

- 1890 Joseph Clarke
- 1910 Joseph Clarke
- 1912 Knights of Pythias Lodge
- 1920 A Sullenberger
- 1923 Sullenberger and Rumbaugh
- 1927 Sullenberger and Rumbaugh e/2
- 1933 Chas Rumbaugh

The Methodist Thrift Shop occupied this building after 1994. The original thrift store was started in 1973, and located in a small rented house across the street from the Methodist Church. In 1974 the store moved to the downstairs level of the Pagosa Hotel, then owned by Joe Lister. In 1989, the store was relocated to the old San Juan Supply Building (468 Lewis St). The first record of construction at this site is associated with Charles Rumbaugh in 1927. Rumbaugh had many business interests, including the Metropolitan Hotel, the Liberty Theater, and the Pagosa Telephone Co. He was also a State Senator.

36. Source of information: 100 Years of Pagosa Springs Methodists; Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Abstracts of assessment.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 10

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks documented significant associations to be considered eligible for National Register Criteria. Building may be less than 50 years old.

43. Assessment of historical physical integrity related to significance:

Metal clad structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 14,15 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION **APN 569913303018**

- 1. Resource number: 5AA2288
- 2. Temporary Resource Number: 12
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: Community United Methodist Church
- 6. Current Building name: COMMUNITY UNITED METHODIST CHURCH
- 7. Building Address: 434 LEWIS ST
- 8. Owner name and address: COMMUNITY UNITED METHODIST CHURCH
PO BOX 300
PAGOSA SPRINGS CO 81147

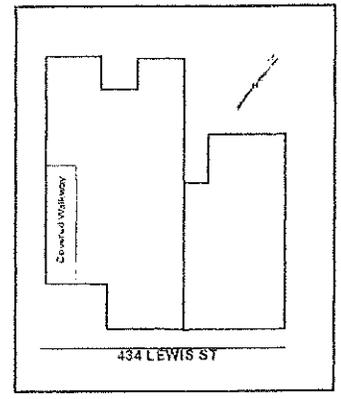
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321604 mN 4126463
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOTS 5-6-7 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : appx 120 X 160
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material
- 18. Roof Configuration: other

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Church
- 32. Intermediate Use:
- 33. Current Use: Church
- 34. Site Type: Church
- 35. Historical Background-Property Owners of Record through 1935: See Attached
 - 1890 Hoover lot 5,CD Scase lots 6-7
 - 1896 Methodist Church lot 5, CD Scase lots 6-7
 - 1898 Methodist Church lot 5, Charles Albright lot 6,CD Scase lot 7
 - 1902 Methodist Church lot 5,EH Chase lot 6,J Allen Johnson lot 7
 - 1906 Methodist Church lot 5,EH Chase lot 6,J Sparks Merc. lot 7
 - 1907 Methodist Church lot 5-6,J Sparks Merc. 7
 - 1909 Methodist Church lot 5-6,J Sparks Merc. 7
 - 1910 Methodist Church lot 5-6,J Gertrude Dowell 7
 - 1913 Methodist Church lot 5-6, J Gertrude Dowell 7
 - 1915 Methodist Church lot 5-6, J Gertrude Dowell 7

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; 100 Years of Pagosa Springs Methodists

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2288

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 12

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 6,7 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2288 Temporary Resource Number: 12

Building Address 434 LEWIS ST

Architectural Description

This stucco-faced building is irregularly shaped, and is composed of a two-story building (addition/1986) adjoined on the SW side by a single story building (church/1968). The complex faces SE onto Lewis St. The foundations are indiscernible.

The church, built in 1968, has a shallow pitched front gable roof with a one-story shed roof addition in front of the gable. There are 2 entryways with modern double aluminum doors via the shed roof addition. There are 6 large, vertical aluminum windows spaced evenly between the entryways. Near the SE corner of the church are 3 grouped leaded glass pointed windows that were preserved from an older Methodist church. An asphalt shingle-covered octagonal spire/tower, with four 3-light windows, projects above the church. A covered walkway accesses a modern metal door on the SW side of the building.

A large addition adjoins the north side of the church. The NE corner of the addition has a recessed, single door entry covered by a porch with shed roof that extends around the corner of the building and along the NW side of the complex. On the front of the addition, there are 3 narrow vertical fixed windows, 1 on the ground floor, and 2 in the second story. The façade is embellished with a stylized crucifix and individually mounted letters reading "Community Methodist". Two shed roofs, rising from either side of the building at different pitches join to create the roofline.

Construction History

- 1896- The Methodist Church acquired the deed to Lot 5 on Lewis St.
- 1897- The First Methodist Episcopal Church is built. The building cost \$1700 and seated 150.
- 1901- The parsonage is built.
- 1903- The church acquires the deed to Lot 6 on Lewis St. from Edmund Chase.
- 1907- The church building was enlarged during the summer. A fire on Dec. 17 destroyed the upper part of the building.
- 1908- The church building is rebuilt during the summer and was dedicated on Oct. 18.
- 1916- A new parsonage is started.
- 1967- The church acquired the deed to Lot 7 on Lewis St. from Daily and Fern Hott.
- 1968- A new church was built on the old parsonage site.
- 1977- The church acquired the Sally Hill home on Mesa Heights for \$47,000 to serve as the parsonage.
- 1986- An addition including 5 classrooms and a larger Fellowship Hall and kitchen was completed.
- 1987- A new chapel, seating 16, was completed.

Historical Background

Various Methodist Sunday School classes were held in the Pagosa Springs area starting in 1879, but the first Methodist minister to preach was Reverend Henry Harpst in 1892. In 1894 a visiting pastor counted 18 members of the Methodist faith. By 1897 the congregation had grown large enough to build its first church. Several prominent Pagosa Springs citizens sat on the various building and finance committees, including Jewett Palmer, Gean Gross, WM Taylor, CH Freeman and AD Archuleta. The congregation prospered with their new church, constructing a parsonage in 1901. By 1903 the membership had grown to 60 people. The Methodist congregation was active in community affairs. A public library was located in the church building in the early 1900's. The Ladies Aid Society of the church published a souvenir booklet praising the community and the involvement of Methodists. During the Depression, the church opened its doors to other congregations who had not been able to maintain their buildings, offering community worship. The congregation continued to grow to 180 by 1980 and remains a vital part of the Pagosa Springs community.

Temporary Resource Number: 13

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

21. General Architectural Description

This residence is a modular building with a gable aluminum roof, and a second-story addition with an aluminum shed roof. It is placed atop a raised concrete retaining wall in an alleyway overlooking Lewis St (facing SE). The facade is vertical wood siding trimmed with a stone veneer at the juncture of the building and the retaining wall. The entryway fronts onto a wooden deck that is partially covered by the roofline. There are 2 horizontal aluminum sliding windows flanking the left side of the entry. The second-story addition contains two adjacent horizontal aluminum sliding windows, and is topped by a shed roof. It also has vertical wood siding.

22. Architectural style/building type: Modular

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1989

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels:

The building appears to have been placed on the lot in 1989 per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

no record 1891-1935

County records do not show existence of this lot until approximately 1952. The subdivision plat for the property was not available in the county records. The modular unit is probably no more than 15 years old.

36. Source of information: Archuleta County Records

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2289

Temporary Resource Number: 13

Architectural Inventory Form- page 4 of 4

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Structure is a relative new modular unit.

43. Assessment of historical physical integrity related to significance:

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 16,17 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893



5699-133-03-030

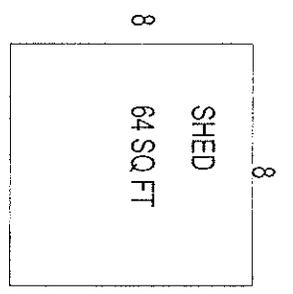
Site # SRA 2289

PAG SPGS BLK 19 POR LOT B

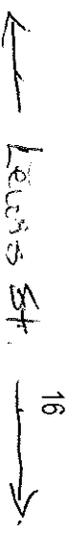
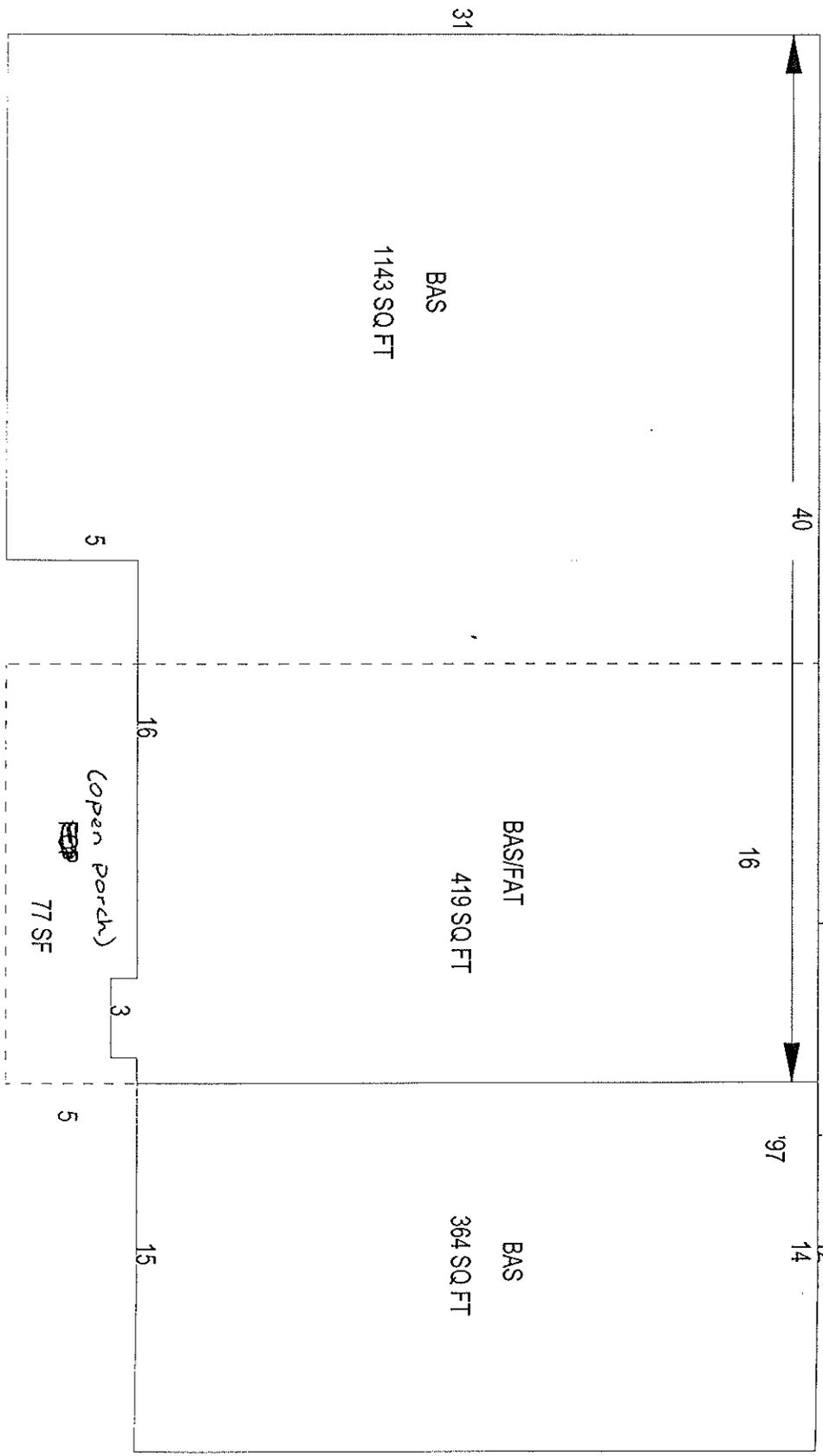
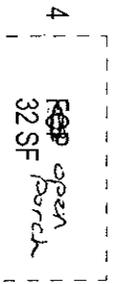
Temporary # 13

100% 11-19-97 RG

440 1/2 Lewis St.



8



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Professional
- 34. Site Type: Residence converted into an office building
- 35. Historical Background-Property Owners of Record through 1935:

1890 PW Claypool
 1892 Claypool and Macht
 1909 Claypool and Macht
 1910 Ethel Sparks
 1912 Julia Patterson
 1913 Julia Patterson
 1915 Julia Patterson
 1916 Julia Patterson
 1924 Hattie Patterson
 1925 Helen Johnson
 1931 Helen Johnson

Built while under the ownership of Ethel Sparks, the building quickly passed to Julia Patterson. Julia moved to La Veta, CO with her family as part of a colony from Georgia that came west in 1871. She married Bryce Patterson when she was 16, and they came to Pagosa Springs in 1904 after making a fortune from owning and selling the Champion Mine in Silverton, CO.. They operated the Arlington Bath House and Hotel until 1936. Helen and Phillip Johnson lived in the house after the Pattersons. Phillip was the Archuleta County Clerk, the Clerk of the District Court, and the County Judge at various times in his life.

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

The building lacks the documented significant associations to be considered eligible under national register criteria.

43. Assessment of historical physical integrity related to significance:

The original location, setting, design, materials, workmanship, feeling and association of this building is still relatively intact. The roof has been replaced, and the porch has a new concrete floor, but the remainder of the original structure is in good condition. The property may retain a level of significance appropriate to the state or local historic register, based on its association with the proprietor of the locally important Arlington bath house and hotel; and based on the use of ornamental concrete block in a foursquare design building (per Statewide multiple property listing for ornamental concrete block buildings in Colorado 1900-1940)

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

Alterations to roof and to front porch.

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2290 Temporary Resource Number: 14

Building Address 444 LEWIS ST

Architectural Description

This two-story foursquare style office building has a hipped aluminum roof. The foundation appears to be of concrete block. The façades of all visible sides are composed of smooth concrete block, with one course of rock-faced block at the base of the 1st story, and at the base of the 2nd story. Quoining at the corners of the building is defined by alternate courses of smooth and rock-faced block. There is a finished, open porch with a hipped roof supported by 4 Doric columns on a poured concrete base. The porch has a small gable with shingle ornamentation centered over the entry. The front entryway is a wooden, single, centered door with an oval, beveled glass window. Two vertical windows with transoms flank the front door. A small wooden sign hangs under the porch gable noting "Law Offices-Jerry F. Venn".

The 2nd story has 3 evenly spaced vertical 1 over 1 windows centered on the façade. Horizontal decorative wood panels are applied to the walls between the windows under the eave panels. Concrete sills support these windows, as well as those in the 1st story. The north and south facades are identical with 2 vertical windows evenly spaced on each of the 2 stories. The wood trim panels under the eaves continue around the visible sides of the building.

An addition of horizontal wood siding was under construction at the rear of the building while the building was being surveyed.

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Church
- 32. Intermediate Use:
- 33. Current Use: Specialty store
- 34. Site Type: Retail
- 35. Historical Background-Property Owners of Record through 1935:

1890 Walter Weidell
 1910 Walter Weidell
 1915 Alice Galbreath
 1929 Hettie Hill
 1932 Adventist Church

No improvements were assessed on this property before 1935. The Adventist Church was built on this property in 1932, and would have been exempt from taxes. The 1932 San Juan Basin Directory lists A.C. Long as the Pastor, but none of the subsequent directories list him or a Seventh Day Adventist Church. The Church existed at least until 1941. The property was owned by the 7th Day Adventists in 1952. The property was the site of Alley Hardware beginning after 1952. Alley Hardware was started in a location on Pagosa Street in 1927 by George Alley, who moved to Pagosa Springs in 1923, worked at Hersch Mercantile until he started his own store. He died in 1979.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years Motter);1932 San Juan Basin Directory; Pagosa Springs Sun 1/1952;Remembrances Vol 5 San Juan

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

No evidence of historical materials due to aluminum siding, modern metal framed windows and entry. Building is in good condition.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913303015

- | | |
|-------------------------------------|---|
| 1. Resource number: 5AA2292 | 2. Temporary Resource Number: 17 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: COLORADO LAND TITLE |
| 7. Building Address: 456 LEWIS ST | |
| 8. Owner name and address: ROBERT W | PTOLEMY |
| | |
| PO BOX 197 | |
| DURANGO | CO 81302 |

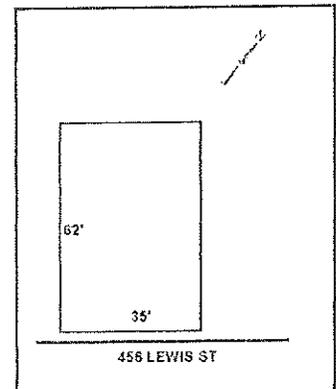
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|---------------|-------------------------|------------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone 13 | mE | 321563 | mN | 4126420 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: BLOCK 19 LOT 10 | | Addition PAGOSA SPRINGS | Year of Addition | 1883 |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : appx 35 x 62
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
- Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ALUMINUM Steel

20. Special Features:

21. General Architectural Description

One-story building finished in synthetic stucco with flat roof on an indiscernible foundation. The property has recently been remodeled (post 1990) and exhibits all modern features and finishes. The front faces southeast and consists of two vinyl-clad sets of windows with decorative trim placed symmetrically across the façade. A simple cornice tops the façade. A projecting sign is located at the center of the façade. The entry to the building is located at the corner of the structure, on the south side, and is marked by a cloth fixed awning and three concrete steps rising from the sidewalk along the front (street) side. The south side has 4 symmetrically aligned windows.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

Parking lot to the south. No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1949

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown, possibly George Alley

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1992

Construction and remodel dates per Assessor's data, and is consistent with purchase of property in 1992 by the current owner.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Unknown

32. Intermediate Use: Unknown

33. Current Use: Profesional office

34. Site Type: Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 FM Rodgers
- 1902 Jose Lacombe
- 1905 J A McCormick
- 1910 J A McCormick
- 1912 Carrie McCormick

No improvements were assessed on this property before 1935. The current owner purchased the property in 1992 from the George Alley estate, whose Alley Hardware was located next to this property in the 1950's.

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 17

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

The site lacks significant associations to be considered eligible for National Register criteria.

43. Assessment of historical physical integrity related to significance:

Recent (ca 1992) remodel obscures any historic features of the original building. The current structure is in good condition.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304030

- 1. Resource number: 5AA2293
- 2. Temporary Resource Number: 18
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: FS DEVELOPMENT
- 7. Building Address: 459 LEWIS ST
- 8. Owner name and address: ADOBE INVESTMENT LTD

PO BOX 609
PAGOSA SPRINGS CO 81147

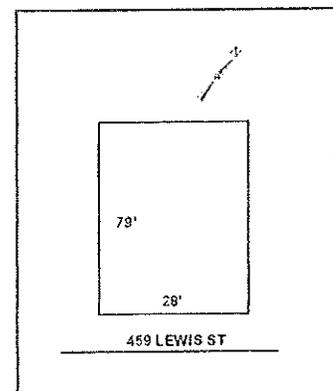
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321621 mN 4126524
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 11 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 28 X 79
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 18

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description

This one-story rectangular modular building is composed of stucco on an indiscernible foundation. The aluminum roof is flat with a 3-stepped parapet at each of the 4 corners. The façade facing NW onto Lewis St. has 2 horizontal sliding aluminum framed windows centered in the building. A wall mounted sign indicates that this building is "FS Development". The SW façade has 2 flush, single entry modern doors at either end of the building, and 2 horizontal sliding aluminum framed windows centered in the building. This façade is covered by a shed roof porch/walkway supported by 7 posts with 2 rails along the lower portion. There is also a small gable in the porch roof.

22. Architectural style/building type: Modular

23. Landscaping or special setting features:

Parking area on SW side of building, low shrubs along Lewis St. facade.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1992

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels:

Modular placed on the lot in 1992.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Financial Institution

32. Intermediate Use:

33. Current Use: Professional

34. Site Type: Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 J Clarke
- 1891 AC Van Dyne
- 1905 AC Van Dyne
- 1910 AC Van Dyne
- 1930 Charles Day

Current building may have served as offices for Citizens Bank before it became the offices of FS Development.

36. Source of information: Archuleta County Records;

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2293

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 18

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Modern (post 1990) modular building.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 4,5 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303025

- 1. Resource number: 5AA2294
- 2. Temporary Resource Number: 19
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: RIO CHAMA PETROLEUM
- 7. Building Address: 462 LEWIS ST
- 8. Owner name and address: RIO CHAMA PETROLEUM INC

PO BOX 3027
PAGOSA SPRINGS CO 81147

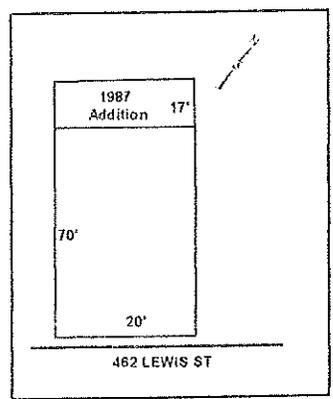
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321552 mN 4126409
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 11 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 20 x 87
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material
- 18. Roof Configuration: FLAT

Building Plan View



Resource number: 5AA2294

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 19

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property has been altered extensively from its origins as a livery.

43. Assessment of historical physical integrity related to significance:

Original structure is not evident due to new storefront, stucco covering, and new windows.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 14,15 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

V. HISTORICAL ASSOCIATIONS

31. Original use: Specialty store

32. Intermediate Use: Specialty store

33. Current Use: Business

34. Site Type: Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 Cooper and Brubley
- 1891 Palmer and Hallett
- 1894 Jewell or Jewett Palmer
- 1898 J L O'Neal
- 1910 J L O'Neal
- 1913 JL O'Neal
- 1915 JL O'Neal
- 1926 JL O'Neal
- 1931 JL O'Neal

The structure was built by Jewett Palmer. Palmer was born in Cleveland, Ohio in 1853 and moved to Denver in 1867. He came to Pagosa Springs in 1890 with his wife Estella Patton. He built the livery in 1894, and advertised in 1895. However, by 1900 he was listed in the census as a saloon keeper. James L. and Missouri Keith O'Neal moved to Pagosa Springs in about 1890. J.L O'Neal was born in Dublin, Texas in 1847 and joined the Texas Rangers at the age of 14. The O'Neals took over the livery in 1898. In 1952, the property was owned by George Alley. The property is associated with the building to the south, which served as an agricultural supply store.

36. Source of information: Archuleta Cnty Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (Motter); Skinners 1921 Directory; 1900 Census; San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2294 Temporary Resource Number: 19

Building Address 462 LEWIS ST

Architectural Description

One-story flat roofed stucco structure on an indiscernible foundation. The front faces southeast and consists of recessed single door entry located at the north end of the storefront and large commercial display windows to the south of the entry. The entry has a single aluminum-framed glass door with a transom. A stucco band running across the top of the storefront defines the cornice. Adjoining the storefront to the north is an arched façade that provides an arched entryway to the parking lot on the north side of the building. The north façade of the building extends to the rear property line and has 2 rectangular and one round window, all of which are fixed and are have reflective glass. The south façade abuts another building.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303014

- 1. Resource number: 5AA743
- 2. Temporary Resource Number: 20
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: MORGAN & MORGAN
ELECTRIC GARAGE CO.
- 6. Current Building name:

SANDERS
- 7. Building Address: 468 LEWIS ST
- 8. Owner name and address: GERALD R

PO BOX 1620
PAGOSA SPRINGS CO 81147

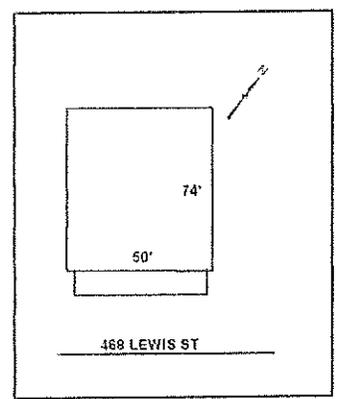
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321540 mN 4126395
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 12 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 80 X 50
- 16. Number of Stories: 1
- 17. Primary external wall material: CONCRETE BLOCK
Secondary wall material Decorative Concrete Block
- 18. Roof Configuration: FLAT

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Gas Station
- 32. Intermediate Use: Specialty Store
- 33. Current Use: Professional
- 34. Site Type: Office
- 35. Historical Background-Property Owners of Record through 1935:

- 1890 A.Hang
- 1910 A.Hang
- 1916 Moore and Morgan
- ⇒ 1918 Moore and Morgan
- 1919 Jule Macht
- 1923 Jule Macht
- 1925 CO Dunagan
- 1927 CO Dunagan

Ralph Morgan moved to Pagosa Springs with his family from Missouri in 1900, at the age of 7. He married Mayme Chapson in 1916. He built the Electric Garage which operated from 1918 into the 1920s. In 1925, it was purchased by C.O. Dunagan, who also owned the City Garage on San Juan Street, and who later had an automobile dealership. In the 1930s the building became the San Juan Supply, providing agricultural supplies, and was run by Gladys Schoonover. Paul Decker and Virginia Selby Decker were both children of pioneering Archuleta County families became partners in the San Juan Supply business for more than 30 years, up into the 1980's. This property was previously recorded in 1981.

- 36. Source of information: see attached

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Temporary Resource Number: 20

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property has received too many alterations to be considered eligible under the National Register criteria. Openings have been changed and new openings have been added.

43. Assessment of historical physical integrity related to significance:

The original location, setting, design, materials, workmanship feeling and association of this building is still relatively intact. The windows have been altered, new openings have been created on the side of the building and the shed roof walkway has been added to the structure, but the structure still exhibits the concrete block. The property may retain a level of significance appropriate to the state or local historic register, based on the use of ornamental concrete block in a commercial building (per Statewide multiple property listing for ornamental concrete block buildings in Colorado 1900-1940)

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

 Contributing Noncontributing

46. If the building is in existing National Register district, is it:

 Contributing Noncontributing**VIII. RECORDING INFORMATION**

47. Photo roll #: 1:7 Negative # 16,17: 6,7 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA743 Temporary Resource Number: 20

Building Address 468 LEWIS ST

Architectural Description

One-story flat roofed block building on what appears to be a concrete block foundation. The block on the front façade is rock faced, to emulate stone. The sides and rear facades are smooth faced block. The front faces southeast and contains a recessed entry flanked by two large horizontal windows, each of which is divided into three vertical panes. The windows have concrete lintels and sills. The recessed entry contains a single, modern (ca 1999), wood multi-light door with a kickplate. The walls on either side of the door that traditionally contained display windows are filled in with barn wood. A single wood door is located at the south end of the front façade. A corrugated metal shed roof across the front façade, supported by four squared posts, provides a covered walkway over the sidewalk in front of the building. A strip of dentil molding has been applied to the façade at the roofline. The south side of the building and the visible portions of the north and west sides have smooth block. The south side has an entry at the southwest corner of the building with a remodeled garage door and an aluminum frame door with barn wood decorative detailing. A single vertical metal window with decorative barn wood shutters is centered in the south wall. The occupants of the building said this window was a recent installation.

Sources of Information

Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory, 1932 San Juan Basin Directory, San Juan Historical Society Remembrances; 1981 FCRC cultural resource survey inventory form.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304010

- 1. Resource number: 5AA742
- 2. Temporary Resource Number: 22
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: ARLINGTON HOTEL
- 6. Current Building name: BEAR CREEK
- 7. Building Address: 475 LEWIS ST
- 8. Owner name and address: ADOBE INVESTMENT LTD

PO BOX 609
PAGOSA SPRINGS CO 81147

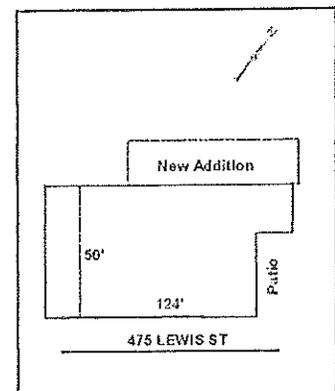
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321578 mN 4126338
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOTS 11-15 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 124 X 50
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Hotel/Resort

32. Intermediate Use:

33. Current Use: Business/Bar

34. Site Type: Originally a hotel and bathhouse;currently an office building and bar

35. Historical Background-Property Owners of Record through 1935: See Attached

- | | |
|---|---|
| 1890 J Clarke-lot 11-14, Voorhes-lot 15 | 1910 Rudy Flaugh-lot 12, Patterson, lots 13-16 |
| 1891 MH Insley-lot12,Joseph Clark-lot 13,AC Van Dyne-lot14, JH Voorhees-lots15-16 | 1915 Rudy Flaugh-lot 12, Patterson, lots 13-16 |
| 1898 MH Insley-lot12,Joseph Clark-lot 13,AC Van Dyne-lot14, Mrs MJ Ewell-lots 15-16 | 1918 Rudy Flaugh-lot 12, Patterson, lots 13-16 |
| 1899 MH Insley-lot 12, Joseph Clark-lot 13, AC VanDyne-lot14, JE Colton-lots 15-16 | 1926 Rudy Flaugh-lot 12, Whitney Newton lots 13-16 |
| 1902 Rudy Flaugh-lot 12, FH Buckles-lot 13, AC VanDyne-lot14, JE Colton-lots 15-16 | 1929 Rudy Flaugh-lot 12, David Hersch lots 13-16 |
| 1904 Rudy Flaugh-lot 12, FH Buckles-lot 13, FH Buckles-lot14, JE Colton-lots 15-16 | 1933 Rudy Flaugh-lot 12 Whit Newton lots 13-16 |
| 1905 Rudy Flaugh-lot 12, FH Buckles& Patterson, lots 13-16 | 1935 Rudy Flaugh-lot 12, Whit Newton and Dave Hersch lots 13-16 |

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1980 FCRC survey form

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA742

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 22

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

While this building has a clear connection to the development of the hot springs tourism industry in Pagosa Springs, it does not portray the original architectural design, materials and features that were present during its time as a bath house, and therefore does not meet the criteria for eligibility for the National Register.

43. Assessment of historical physical integrity related to significance:

The current iteration of the building does not portray the original architectural design, materials and features that were present during its time as a bath house.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 2,3,24,25 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA742 Temporary Resource Number: 22

Building Address 475 LEWIS ST

Construction History

First construction was a 2 story wood sided building on lot 13. In 1900 a \$3,500 addition was constructed. By 1910, construction on lot 14 included a wood sided bathhouse; and a 15- unit tent camping layout on lot 15. The present building was stuccoed over and transformed into Pueblo Revival Style sometime before 1970. Addition and remodel dates (1965/2001) per Assessor's data.

Architectural Description

Stucco covered two story, L-shaped main building, flanked on both sides by a one-story wing and a walled courtyard to the south of the southern one-story wing. The building is a modern interpretation of Pueblo Revival style elements. The one-story building roofs are flat behind low parapets. Front façade faces northwest. On the first floor, the two-story façade has a single-door entry and three windows located under a shed clay-tile roof, supported by carved wood beams. A single -door entry is located at each of the one-story facades. All three doors are multi panel wood. The north one-story façade has a double-hung window, while the south one-story façade has two double-hung windows. The parapets of the one-story buildings step up toward the roof of the two-story building. The second floor has four symmetrically spaced arched window openings that are filled with rectangular casement windows topped by a half round fixed pane. Wood round "vigas" protrude from the façade above the windows. All of the front façade finishes, windows and doors appear to be new (within the past five years) although the window openings may be older. The courtyard is enclosed by a six-foot stucco wall and is accessed through an arched gateway. A two-story wing extending from the back of the main, two-story, building delineates the back wall of the courtyard. This wing has a line of round vigas on the second floor and a clay tile shed roof over the first floor. The north side of the building has a line of round "vigas" protruding near the roof of the one-story building, and three double-hung modern windows, as well as a single door entry on the one story façade. Behind the one-story façade, a two-story addition to the original two-story building was under construction (or remodel) during this building inventory. The new construction has arched windows on the second floor to match those on the front façade.

Historical Background

This property was the object of much speculation as can be seen from the numbers of owners over the period up to 1902. In 1902, Frank Buckles constructed a building that housed the OK Grocery and the Buckles and Schultz Hall. Frank Buckles came to Pagosa Springs from Arizona in 1899. He left the area in 1907. By 1910, the building had become the Arlington Hotel. Advertisements at that time showed a two story main building with a covered walkway on the south side leading to a bath house and separate "house tents". Rates were \$1.50 to \$2.50 per day. The spa had separate pools for men and women. J. Bryce Patterson partnered with Buckles by 1905 and by 1910 Patterson had sole possession of the property. Bryce and his wife, Julia, Patterson managed the Arlington from 1905 to 1936. Bryce was born in North Carolina in 1853. He moved to Colorado with his family in 1871. He married Julia Garren in La Veta, Colorado in 1879. They moved to Silverton, where they acquired the Champion Mine, which they sold in the late 1890's for \$200,000. They moved to Pagosa Springs before 1904. In 1926 the financial firm of Newton and Hersch obtained the property although Patterson remained the proprietor. Joseph Hersch took over the property after the Pattersons, changing the name to Los Banos. The property remained in his hands into the 1970's. Joseph Hersch was the second generation of Pagosa Springs' prominent and financially powerful Hersch family. Family operations included a mercantile (later to become a grocery), a hardware store and an investment company. Joseph was the president of Citizen's Bank. This property was surveyed in 1980 as part of the FCRC cultural resource survey.

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

There are small grassed areas on the south and west sides of the residence.

24. Associated Buildings, features, objects:

A wood frame shed with a gabled asphalt roof is located to the rear (NW) side of the residence.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1893 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: H.C. Cooper

Source of Information

28. Original Owner: H.C. Cooper

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1945, 1976

Remodel dates per Assessor's data.

30. Location: Original Date of Move:

Resource number: 5AA2295

Temporary Resource Number: 23

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use: Single dwelling/grocery store
- 33. Current Use: Single dwelling
- 34. Site Type: House
- 35. Historical Background-Property Owners of Record through 1935:

1890 Henry Avery
1892 HC Cooper
1894 HC Cooper
1898 HC Cooper
1902 HC Cooper
1905 HC Cooper
1910 OF Boyle
1912 WW Mullins
1913 OF Boyle
1915 OF Boyle

Historical Background

This residence was originally an adobe structure, probably built in 1893 by H.C. Cooper. Cooper was a cowboy who worked as a blacksmith for the Ute Agency in Ignacio, CO., though he also had a shop in Pagosa Springs. After a series of owners it passed to Charles and Richard DeVore (formerly of Lamar, CO.) in 1945, who had a grocery store downstairs, and lived upstairs. Richard DeVore married Violet Anderson in 1947 and this residence became their home. Richard (Dick) was the postmaster from 1951 to 1989, and Violet taught school in Pagosa Springs for 34 years.

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skippers 1921 Directory; Pagosa Sun Newspaper 1998

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Temporary Resource Number: 23

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

The original construction has been altered or clad in aluminum siding.

43. Assessment of historical physical integrity related to significance:

The original construction has been altered or clad in aluminum siding; the sense of the original construction is not present.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 18,19 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2295 Temporary Resource Number: 23

Building Address 480 LEWIS ST

Architectural Description

This residence is a two-story building with horizontal aluminum siding, with an aluminum cross-gable roof. It faces SE onto Lewis St. The SE entryway is composed of 1 single, recessed door centered in the one-story façade 3 steps above street level and built on a poured concrete foundation. There is a square, fixed, aluminum frame window placed to the right side of the entry. The entry appears to be a more recent addition to the building as it is a single-story, with a shallow pitch front gable aluminum roof. Set back from Lewis St. the SE façade is two-storied, with a steeply pitched gable metal roof under deep overhanging eaves. Below the eaves are 3 aluminum framed, horizontal sliding windows centered across the façade.

The SW facade has a centered doorway on the ground floor. There is a large rectangular aluminum frame window placed left of the ground floor entryway, and a shed roof addition over a doorway flanked by a small horizontal sliding window. The 2nd story of this façade is accessed by a wooden stairway with a small landing and safety rail. The wooden door is centered below the gable and flanked by 2 small, aluminum frame, sliding horizontal windows. Under the deep eaves there are carved corbels (these corbels do not appear under the gables).

The NE façade has 2 rectangular aluminum sliding windows placed under the 2nd story gable.

The building is a late Victorian vernacular design with modern additions and alterations.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913303028

- 1. Resource number: 5AA2296
- 2. Temporary Resource Number: 24
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: MCLENDON & LYNCH
- 7. Building Address: 482 LEWIS ST
- 8. Owner name and address: LEWIS STREET PARTNERSHIP

PO BOX 807
PAGOSA SPRINGS CO 81147

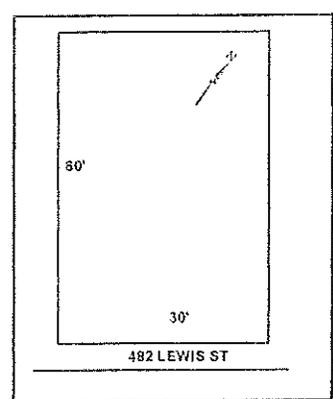
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321512 mN 4126351
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLCOK 19 LOT 15B Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 30 X 60
- 16. Number of Stories: 1
- 17. Primary external wall material: HORIZONTAL WOOD SIDING
Secondary wall material NONE
- 18. Roof Configuration: FRONT GABLE

Building Plan View



19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

False front

21. General Architectural Description

This one-story front gable rectangular office building has a modern, false front of horizontal wood (particle- board) siding, and a decorated cornice on the façade facing SE onto Lewis St. The foundation is indiscernible. The entryway is recessed, has a transom, and is offset to the left side of the building. There are 2 square windows, divided by a mullion into 2- 1/1 units. They are aluminum-framed windows, trimmed with wood, and evenly spaced across the façade. Decorative light fixtures (2) flank the windows. A projecting sign indicates "McClendon & Lynch". The NE façade has 2 small rectangular windows, aluminum framed, also trimmed with wood.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

There is a 6' high privacy fence on the NE side, which extends to the rear of the property.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1963 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1980

1980 remodel date provided by assessor. Current owners remodeled in 1990s.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Unknown

32. Intermediate Use: Specialty store

33. Current Use: Professional Office

34. Site Type: Accountants Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 Henry Avery
- 1892 HC Cooper
- 1894 HC Cooper
- 1895 HC Cooper
- 1897 HC Cooper
- 1899 HC Cooper
- 1910 OF Boyle
- 1912 OF Boyle
- 1915 OF Boyle
- 1920 James Carlin

The current owners purchased the building in 1992 and remodeled it. They could not remember the previous use but believe it may have been a restaurant. In 1952, the owner of the property was Odell Purcella. Previous use of the property may have included the blacksmith shop of HC Cooper, but none of that structure is evident from the current structure.

36. Source of information: Archuleta County Records; Interview with current owners; Sanborn Fire Insurance Maps 1910,1919.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2296

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 24

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Modern (ca. 1990) remodel. No evidence of a historic structure is visible.

43. Assessment of historical physical integrity related to significance:

Modern (ca. 1990) remodel. No evidence of a historic structure is visible.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

19. Primary external roof material: ASPHALT

20. Special Features:

Decorative cornice

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1946

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1980

Construction and remodel dates per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: unknown

32. Intermediate Use: specialty store

33. Current Use: Professional

34. Site Type: Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 Henry Avery
- 1892 HC Cooper
- 1894 HC Cooper
- 1895 HC Cooper
- 1897 HC Cooper
- 1899 HC Cooper
- 1910 OF Boyle
- 1912 OF Boyle
- 1915 OF Boyle
- 1920 James Carlin

This building was Priscilla's Dry Cleaners in the 1960's, before it was remodelled into the current configuration. Priscilla Odella is listed as the owner in 1952.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2297

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 25

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Modern materials:no sense of historic building.

43. Assessment of historical physical integrity related to significance:

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 22,23 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

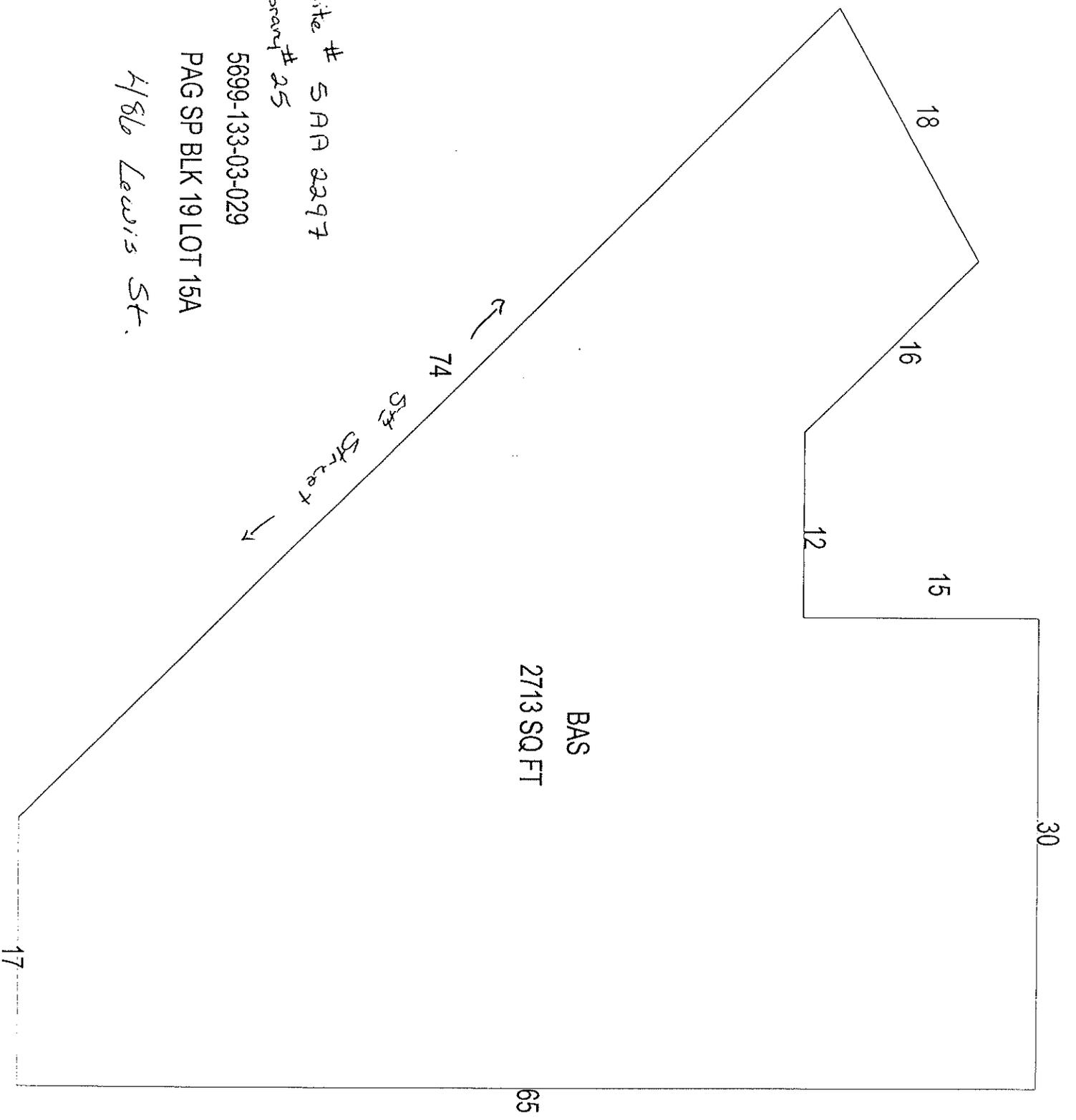
Resource number: 5AA2297 Temporary Resource Number: 25

Building Address 486 LEWIS ST

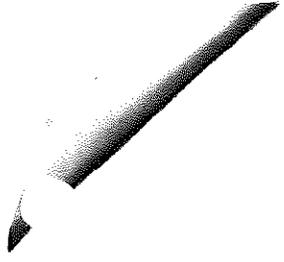
Architectural Description

One-story structure on a triangular shaped lot that appears to be a combination of two or more buildings united under a horizontal wood-product siding. There are two main entrances to the building. The east façade has two multi-light doors and three horizontal vinyl clad windows. Two of the windows and the door are covered by hipped, metal awnings. Four white frosted globe lights are placed on this façade, and are two more globes are located on the south façade. The south façade has one multi-light door matching those on the east façade, a single window and a wood trimmed area that mimics the proportions of the windows on the building. A single hipped metal awning covers the entry and window. A decorated cornice is applied over the wood siding at the roofline. All exterior materials appear to be no more than 20 years old.

2 ←



Site # 5 A A 2297
 Temporary # 25
 5699-133-03-029
 PAG SP BLK 19 LOT 15A
 486 Lewis St.



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 3

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303029

- 1. Resource number: 5AA2297
- 2. Temporary Resource Number: 25
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: HIGH COUNTRY TITLE
- 7. Building Address: 486 LEWIS ST
- 8. Owner name and address: TRACY L & KAREN L BUNNING
PO BOX 2400
PAGOSA SPRINGS CO 81147

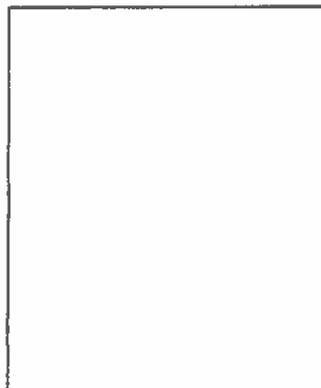
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321508 mN 4126337
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 15A Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR-see attached plan view
- 15. Building Dimensions: : 2713 SQ FT
- 16. Number of Stories: 1
- 17. Primary external wall material: Horizontal wood
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

Decorative cornice

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1946 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1980

Construction and remodel dates per Assessor's data.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: unknown

32. Intermediate Use: specialty store

33. Current Use: Professional

34. Site Type: Office

35. Historical Background-Property Owners of Record through 1935:

- 1890 Henry Avery
- 1892 HC Cooper
- 1894 HC Cooper
- 1895 HC Cooper
- 1897 HC Cooper
- 1899 HC Cooper
- 1910 OF Boyle
- 1912 OF Boyle
- 1915 OF Boyle
- 1920 James Carlin

This building was Priscilla's Dry Cleaners in the 1960's, before it was remodelled into the current configuration. Priscilla Odella is listed as the owner in 1952.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skippers 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2297

Temporary Resource Number: 25

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Modern materials:no sense of historic building.

43. Assessment of historical physical integrity related to significance:

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 22,23 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2297

Temporary Resource Number:

25

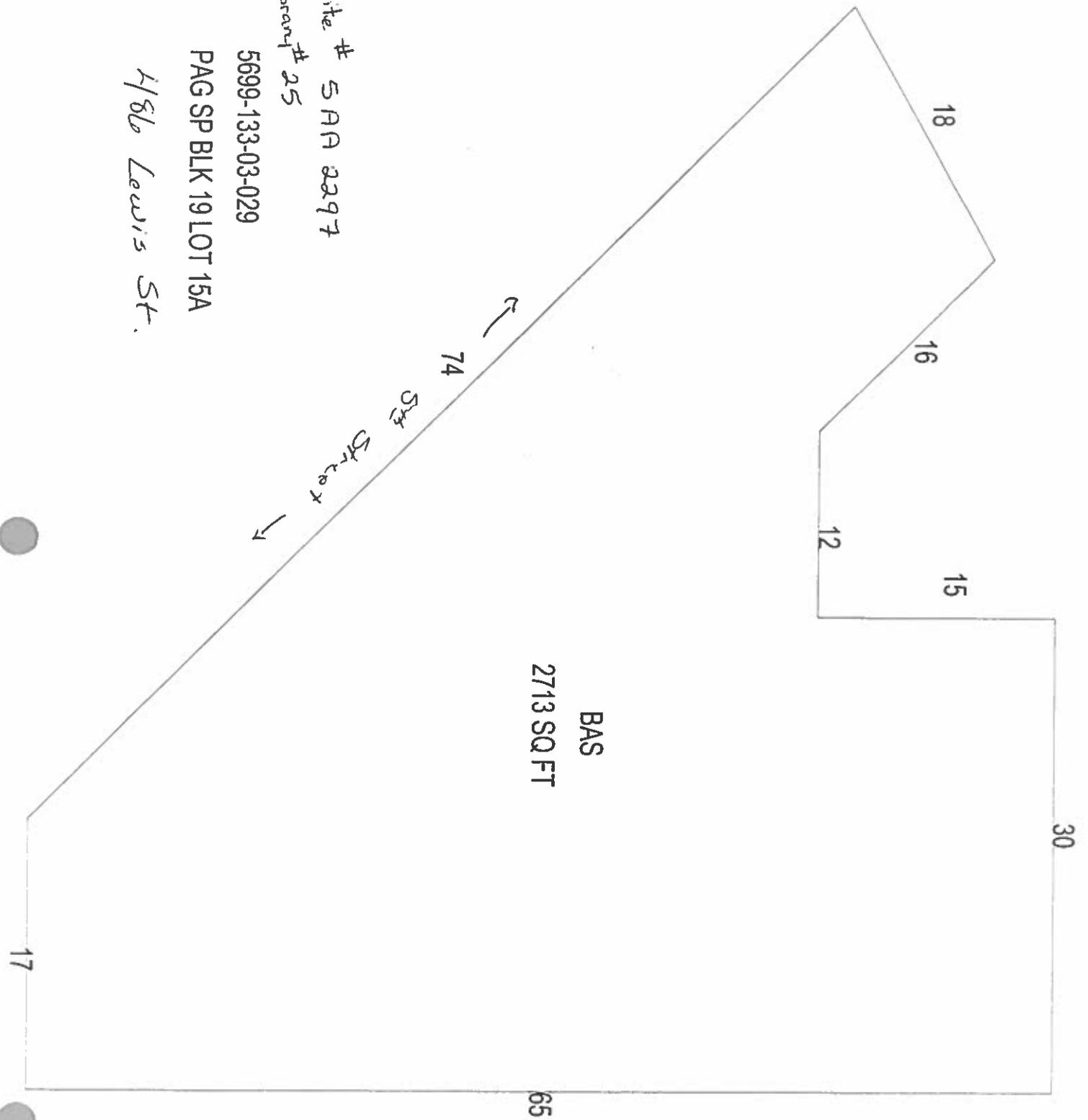
Building Address 486 LEWIS ST

Architectural Description

One-story structure on a triangular shaped lot that appears to be a combination of two or more buildings united under a horizontal wood-product siding. There are two main entrances to the building. The east façade has two multi-light doors and three horizontal vinyl clad windows. Two of the windows and the door are covered by hipped, metal awnings. Four white frosted globe lights are placed on this façade, and are two more globes are located on the south façade. The south façade has one multi-light door matching those on the east façade, a single window and a wood trimmed area that mimics the proportions of the windows on the building. A single hipped metal awning covers the entry and window. A decorated cornice is applied over the wood siding at the roofline. All exterior materials appear to be no more than 20 years old.

2 →

Site # SANA 2297
Temporary # 25
5699-133-03-029
PAG SP BLK 19 LOT 15A
486 Lewis St.



← Lewis Street →

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303001

- 1. Resource number: 5AA2298
- 2. Temporary Resource Number: 26
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: BENNETT
- 7. Building Address: 425 LOMA ST
- 8. Owner name and address: MABEL

PO BOX 306

PAGOSA SPRINGS

CO 81147

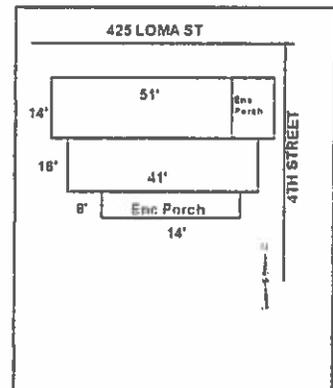
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321588 mN 4126581
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT A Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 51 x 38
- 16. Number of Stories: 1
- 17. Primary external wall material: Asbestos
Secondary wall material BRICK
- 18. Roof Configuration: Gable

Building Plan View



19. Primary external roof material: Metal

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

The house sits on a prominent knoll that overlooks Pagosa Springs.

24. Associated Buildings, features, objects:

A large 2-story barn with a gabled tin roof is located at the rear of the lot.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1903

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1950

Remodel date provided by assessors office and is probably accurate within 10 years, given the finish materials on the house.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: single family residence

35. Historical Background-Property Owners of Record through 1935:

no record 1891-1935

No record of this lot exists prior to 1935. By 1952, the parcel known as Lot A was listed under the ownership of Mabel Bennetand Lucille Alley who still own the home.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2298

Temporary Resource Number: 26

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

More information is needed to determine if any significant associations exist that might be considered eligible under the National Register eligibility criteria.

43. Assessment of historical physical integrity related to significance:

More information is needed to determine if this building has been remodelled or if this is the original structure.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible _____ Need data x _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 32,33 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2298

Temporary Resource Number:

26

Building Address 425 LOMA ST

Architectural Description

Two-story home with a combination of pink brick wainscot siding and asbestos shingle siding on a concrete foundation. It has a metal side gable roof and an enclosed, front gable porch. The front façade faces south. The main entry, via the enclosed porch, is an aluminum door flanked by a vertical one over one window with a large picture window next to the vertical window. A similar window pattern of one large picture window and a tall narrow window are on the east and west walls of the projecting front porch. Horizontal sliding windows are located above the brick siding. Finial balls are located at the peak of the gable ends on the east and west sides of the house and on the front gable on the enclosed porch. One brick chimney is evident. The west side of the house sits above a daylighted garage.

Resource number: 5AA2299

Temporary Resource Number: 29

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: Metal

20. Special Features:

Dormers

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1898

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Estella Palmer

Source of Information Historic Abstracts of Assessment

29. Construction History See Attached

Date of additions/remodels:

see attached

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: Unknown

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Cooper and Brumley
 1891 Palmer and Hallett
 1898 Estella Palmer
 1903 James Martinez
 1906 Archuleta Merc
 1918 Fred Catchpole
 1919 Miguel Chavez
 1935 WW Mullins

A small assessment (\$85) to the Palmers for improvements first occurs for this lot in 1898. Jewett Palmer was the Archuleta County Sheriff. He and his wife, Estelle, had a mercantile and livery. The lot passed through various ownership and ended up in 1919 under the ownership of W.W. Mullins. Mullins was a barber who moved to Pagosa Springs from Missouri in 1900. He owned this lot as well as the next two lots to the north. The property remained in the Mullins ownership at least until 1935. In 1952, the owner was Mary Martinez.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2299

Temporary Resource Number: 29

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Building has no indication of original materials or proportions.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2299

Temporary Resource Number:

29

Building Address 180 N 5TH ST

Architectural Description

This two-story L-shaped residence is composed of stucco on an indiscernible foundation, and has a metal side-gable roof. The façade facing SE onto an alley (between Lewis St. and 5th St) has 2 offset entryways, one is a wood doorway with a glass panel; and the other is a wooden, hollow-core doorway with 3 lights. There is 1 horizontal sliding aluminum framed window and 1 square, fixed window to the right of the doorway on the right side of the building. To the left side of the left doorway is a square, horizontal slider window. The SW façade has 1 square, fixed window, and 1 horizontal sliding aluminum framed window. The NW façade has a small enclosed- porch, creating the L-shape.

The 2nd story has 2 dormers on the SE façade with horizontal sliding windows. The dormers are faced with horizontal wood siding, as is the area under the side gable. There is also a vertical, double-hung window under the gable.

Construction History

The assessor's records indicate an estimated construction date of 1962 for the current structure. A conversation with the son-in-law of the owner suggests that it may have been an earlier date. Based on very small assessment amounts between 1898-1935, it appears the building has been added to and substantially remodeled after 1935.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303032

- 1. Resource number: 5AA2300
- 2. Temporary Resource Number: 30
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 188 N 5TH ST
- 8. Owner name and address: TROY CONDON
PO BOX 2092
PAGOSA SPRINGS CO 81147

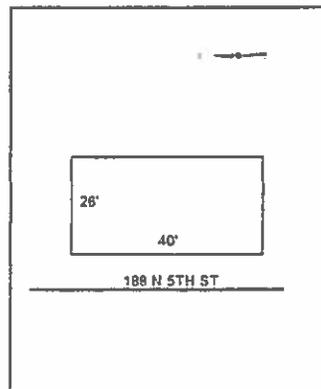
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321524 mN 4126436
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK19 LOT 17 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 26 x 40
- 16. Number of Stories: 1
- 17. Primary external wall material: PLYWOOD
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2300

Temporary Resource Number: 30

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ASPHALT SHINGLE

20. Special Features:

21. General Architectural Description

This one-story rectangular residence is an unfinished modular building (faced with plywood) on a poured concrete foundation. The side gable roof has asphalt shingles. The W façade onto 5th St has 1 centered doorway under a gable. To the right of the entry are 3 vertical double-hung windows with dividers. To the left of the doorway are 2 double-hung windows with dividers.

22. Architectural style/building type: Modular

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1998 Date of Construction - Actual:

Source of Information: Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Troy Condon

Source of Information Current Assessors Records

29. Construction History Date of additions/remodels: 1998

The assessors records indicate a construction date of 1998, though the structure is clearly not finished to date.

30. Location: Original Date of Move:

Resource number: 5AA2300

Temporary Resource Number: 30

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home/modular

35. Historical Background-Property Owners of Record through 1935:

1890 CP Jones
1894 David Morgan
1902 A D Archuleta
1912 EK Caldwell
1914 Minnie Davis
1919 WW Mullins

The current structure was built in 1998.

36. Source of information: Archuleta County Records

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2300

Temporary Resource Number: 30

Architectural Inventory Form- page 4 of 4

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

New building

43. Assessment of historical physical integrity related to significance:

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION **APN 569913303031**

- 1. Resource number: 5AA2301
- 2. Temporary Resource Number: 31
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 196 N 5TH ST
- 8. Owner name and address: LARRY H & FISHER
PO BOX 2342
PAGOSA SPRINGS CO 81147

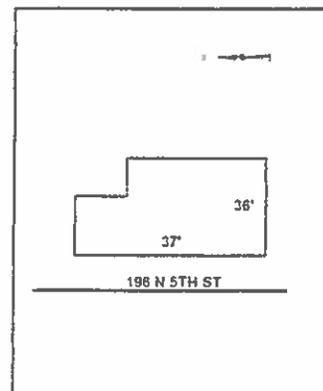
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321527 mN 4126451
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK19 LOT 18 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPE
- 15. Building Dimensions: : 36 X 37
- 16. Number of Stories: 2
- 17. Primary external wall material: Aluminum
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



19. Primary external roof material: ASPHALT SHINGLE

20. Special Features:

Dormer, 2 chimneys, attached garage, porch

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No historic landscape features

24. Associated Buildings, features, objects:

To the rear of the residence is a small building that was probably a residence (21 x 23). This frame building rests on a fieldstone foundation, has a wood- shingled gable roof and a stone chimney.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1916

Date of Construction - Actual:

Source of Information: Assessors records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Minnis Davis

Source of Information Historic Abstracts of Assessment

29. Construction History See Below

Date of additions/remodels: 1999

Records show first improvements assessed to Minnie Davis for \$250 in 1916. Current resident told surveyors that the home had been extensively remodeled in 1999, leaving no historic exterior features.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 CP Jones
 1894 David Morgan
 1902 A D Archuleta
 1912 EK Caldwell
 1914 Minnie Davis
 1916 Minnie Davis
 1918 Minnie Davis
 1919 WW Mullins

Records show the first improvements on the lot were assessed to Minnie Davis in 1916, and were probably the original house. WW Mullins purchased this lot at the same time as he purchased two adjacent lots. Mullins was a barber who moved to Pagosa Springs from Missouri in 1900. The property remained in the Mullins ownership at least until 1952, when the property was owned by Earl and Thelma Mullins.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 31

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Structure has no exterior original historic materials evident.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2301

Temporary Resource Number:

31

Building Address 196 N 5TH ST

Architectural Description

This recently remodeled two-story L-shaped residence has aluminum siding on a concrete foundation, topped by an asphalt-shingled side gable roof. The façade facing W onto 5th St has 1 symmetrically placed modern wooden door. There is 1 fixed framed window to the right of the doorway, as well as a brick fireplace chimney with decorative brick treatment. On the left side of the W facade is an attached 1-car garage. A narrow porch wraps around the W and S sides of the home, covered by a shed roof supported by a wooden pillar at the SW corner. The 2nd story of the W façade contains a dormer with a fixed rectangular window divided into 12 lights. On each side of the large window is a smaller vertical window divided into 6 lights. A 2nd fireplace chimney is visible to the rear of the residence.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303008

- 1. Resource number: 5AA2302
- 2. Temporary Resource Number: 32
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 210 N 5TH ST
- 8. Owner name and address: HERMAN J LUCERO
PO BOX 121
PAGOSA SPRINGS CO 81147

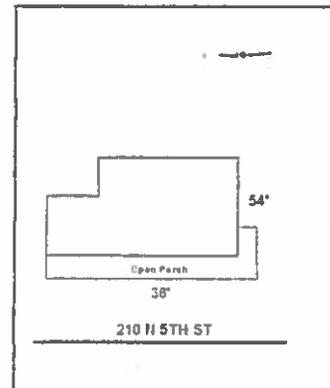
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321527 mN 4126474
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOTS 19-20 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPE
- 15. Building Dimensions: 36 X 54
- 16. Number of Stories: 2
- 17. Primary external wall material: ALUMINUM
Secondary wall material NONE
- 18. Roof Configuration: hip on gable

Building Plan View



19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: Craftsman

23. Landscaping or special setting features:

On the W side of the residence are mature pine trees and spacious yard. There are remnants of a concrete retaining wall fronting N 5th St.

24. Associated Buildings, features, objects:

On the W side of the residence is a small shed with horizontal wood siding and a tin gable roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1913

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Hugh Kyle

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1945/1999

Records show first improvements assessed to Hugh Kyle for \$800 in 1913. Remodel dates per Assessor's data. The 1999 date was probably when the building was clad in aluminum.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Kaltenbach
 1898 Clarence Johnson
 1912 Hugh Kyle
 1913 Hugh Kyle
 1919 Hugh Kyle
 1930 Grant Shields

The builder of this home was Hugh Kyle. He had a multi-faceted career, engaging in freighting, sawmilling and construction. The 1939 Business Directory lists him as a liquor dealer, while the 1921 directory says he had a livery. He died in 1959 at the age of 83. In 1930 the house passed to Grant Shields, whose Shields Construction Company was located on San Juan Street. Shields died in 1938 at the age of 72. In 1952 the property belonged to Gilbert Lucero.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2302

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 32

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Alterations to the structure, particularly aluminum siding and aluminum replacement roof preclude eligibility for National Register

43. Assessment of historical physical integrity related to significance:

Aluminum cladding covers the original historic material. New roof materials that probably do not replicate the original. Building was not easily visible from the public right of way.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 6,7 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2302

Temporary Resource Number:

32

Building Address 210 N 5TH ST

Architectural Description

This two-story L-shaped residence has horizontal metal siding and is on an indiscernible foundation. It is topped by an aluminum, clipped, front gable, roof. The façade facing W onto 5th St was the original entry. It has 1 centered, flush wooden door. There are 2 double-hung vertical windows placed on either side of the entryway. A wood floored, deep (8') porch wraps around the W and a portion of the S side of the home, covered by a shed roof supported by 7 square posts. The 2nd story of the W façade contains 2 rectangular horizontal sliding windows placed symmetrically in the façade.

The modern primary entryway is on the E façade, which was extensively remodeled in 1999 according to assessor's records. This side of the residence was not visible.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303007

- 1. Resource number: 5AA2303
- 2. Temporary Resource Number: 33
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 218 N 5TH ST
- 8. Owner name and address: KATHERINE STANFILL
PO BOX 273
PAGOSA SPRINGS CO 81147

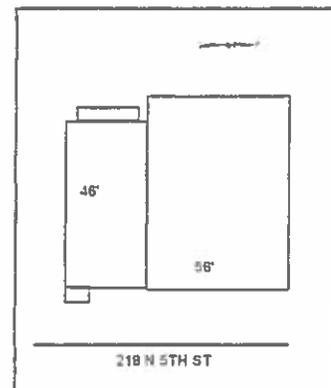
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321528 mN 4126508
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLCK 19 LOTS 21-22-23 S2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 56 X 46
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material Stone
- 18. Roof Configuration: other

Building Plan View



19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features: See Below

Attached garage

21. General Architectural Description See Below

This structure consists of a remodelled hipped roof box home with a shed roof addition, and a two story asymmetrical side gable addition. The main entryway to this residence is on the E side, accessed by an alley between N 5th St and Lewis St. The one story portion of the E facade has 4 small rectangular windows centered between 2 flush doorways, and is flanked on the right side by 2 garage doors. The sides of the garage doors are embellished with a stone veneer. The 2nd story above the garage has 2 symmetrically placed, aluminum framed horizontal sliding windows. The N side of this portion of the building has 1 small window on the NW side, and 3 symmetrically placed windows in

22. Architectural style/building type: No style

23. Landscaping or special setting features:

Mature blue spruce trees line the property boundaries. There is an historic walkway on the 5th St. (W side) of the residence, because the front of the building originally faced 5th Street. (The building now faces the opposite direction.)

24. Associated Buildings, features, objects: See Below

none

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1894

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Jewett Palmer and Mrs. Frees

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1990/1995

Assessment records through 1935 show improvements to each of the lots (21-23) beginning in 1894. However, it is unknown when the lots were consolidated. Remodel dates per Assessor's data and owner information.

30. Location: Original Date of Move:

Temporary Resource Number: 33

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935: See Attached

1890 Kaltenbach lot 21, V. Harpst lot 22, Jewell Palmer & Myra Taylor lot 23
 1891 Kaltenbach lot 21, Mrs. Black lot 22, Jewett Palmer lot 23
 1892 lot 22 Mrs Frees
 1894 lot 22 Mrs Frees, Jewett Palmer lot 23
 1898 Clarence Johnson lot 21, James Frees lot 22, Jewett Palmer lot 23
 1903 Walter Brown Lot 22, James Martinez lot 23
 1906 LE Williamson lot 22
 1910 Clarence Johnson lot 21, LE Williamson lot 22, JE Colton lot 23

1912 Hugh Kyle lot 21, LE Williamson lots 22-23
 1913 Hugh Kyle lot 21, LE Williamson lots 22-23
 1916 Hugh Kyle lot 21, LE Williamson lots 22-23
 1918 Hugh Kyle lot 21, Olive Marsh lot 22, Ruth Marsh Knowlton lot 23
 1925 Hugh Kyle lot 21, Olive Marsh lot 22, Ruth Marsh Knowlton lot 23
 1927 Hugh Kyle lot 21, Olive Marsh lot 22, Lena Catchpole lot 23
 1930 Grant Shields lot 21, Olive Marsh lot 22, Lena Catchpole lot 23

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2303

Temporary Resource Number: 33

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Extensive alterations preclude eligibility for the national register. House is in good condition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 30,31 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2303

Temporary Resource Number:

33

Building Address 218 N 5TH ST

Historic Background

Originally built by Jewett Palmer and/or a "Mrs. Frees" in 1894, the property passed to Walter Brown and James Martinez. Palmer was a prosperous businessman who came to Pagosa Springs in 1890 with his wife Estella Patton Palmer. They owned a mercantile until 1893 and ran a livery business from 1890-1897. Jewett Palmer served on the school board and was a town trustee. He was the Archuleta County Sheriff in 1894. They had seven children. Other owners included builder and liquor store owner Hugh Kyle, who also owned the lot south of the house. Olive Marsh and her husband, Roy, also lived in the house, he was a jeweler. By 1952, the property was owned by the Valdez family.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303006

- 1. Resource number: 5AA2304
- 2. Temporary Resource Number: 34
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 234 N 5TH ST
- 8. Owner name and address: CHARLES ARTHUR & LUCILLE LEMMON
1872 W 3RD AVE
DURANGO CO 81301

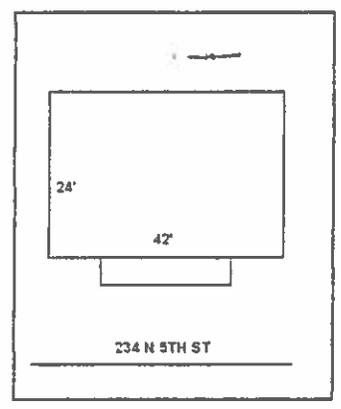
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321529 mN 4126539
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLCK 19 LOTS 24-23 N 1/2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 24 X 42
- 16. Number of Stories: 2
- 17. Primary external wall material: ALUMINUM
Secondary wall material NONE
- 18. Roof Configuration: SIDE GABLE

Building Plan View



19. Primary external roof material: Tin

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

Double fronted lot. Original formal front yard faced 5th and remnants of the original terracing from the house down to 5th remains along with a deteriorating stone wall. The front, and sole, access is now 4th Street.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1905

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Elizabeth Kurz

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1990

Aluminum siding after 1990 per Assessor. Addition to N side is apparent from shape of roof. Structure once fronted on 5th Street, now the rear acts as the front on 4th Street.

30. Location: Original

Date of Move:

Temporary Resource Number: 34

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family residence

35. Historical Background-Property Owners of Record through 1935:

- 1890 JE Colton
- 1902 Elizabeth Kurtz
- 1905 Elizabeth Kurtz
- 1907 LE Jenkins and HB Briton
- 1908 LE Jenkins
- 1912 Ruth Parr
- 1915 Ruth Knowlton
- 1926 Lena Catchpole

The house was built in 1905 by Elizabeth Kurtz. It was not associated with any particular owner for any long periods of time until Lena Catchpole obtained the property from 1926 to at least 1935. Lucille Youngblood Kleckner Lemmon was born in 1919 in Pritchett, CO. She came to Pagosa in 1932 and married George Kleckner in 1962. He died in 1962. She married Arthur Lemmon in 1977. The Lemons are the current owners of the house.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 34

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No significant associations determined at this time.

43. Assessment of historical physical integrity related to significance:

House has been remodelled to move the front entry to the opposite side of the house from the original entry. Aluminum siding, and an addition to the north side of the building have changed the original historic structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2304

Temporary Resource Number:

34

Building Address 234 N 5TH ST

Architectural Description

This residence has a cobble foundation and is built into a hillside, with a single story exposed at the eastern or uphill end and a second, lower story exposed at the western or downhill side. It has aluminum siding and a metal side gable roof with one brick chimney. The front façade faces south and has 4 double-hung 1 over 1 windows spaced symmetrically across the façade. The door is centered on the façade and is off a shed-roofed porch. The balustraded porch has four square wood posts. The east facade has 2 double-hung windows and a small square window located under the gable end. The first floor of the west side has 1 square window, and 1 double-hung 1 over 1 window. The second floor has 1 double-hung 1 over 1 window and 2 casement windows.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303004

- 1. Resource number: 5AA2305
- 2. Temporary Resource Number: 36
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 258 N 5TH ST
- 8. Owner name and address: SAMUEL B SNYDER

PO BOX 1715
PAGOSA SPRINGS CO 81147

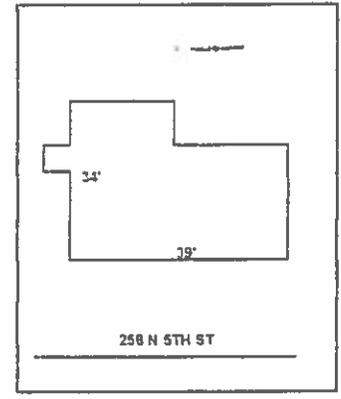
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321530 mN 4126573
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 26 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 39 X 34
- 16. Number of Stories: 2
- 17. Primary external wall material: PLYWOOD/PARTICLE BOARD
Secondary wall material none
- 18. Roof Configuration: GABLE

Building Plan View



Temporary Resource Number: 36

19. Primary external roof material: ~~Aluminum~~ *Steel*

20. Special Features:

21. General Architectural Description

Two-story home was extensively remodeled in the 1970s. The building has a wood product horizontal siding (possibly Masonite) and an asymmetrical front gable metal roof with a skylight. The front façade faces east and has two square sliding windows on either side of the door. The second floor has a sliding window. The south façade has a glassed in porch opening onto a wood deck. The west side has a bay window with a shed roof.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

Asphalt sided shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1978

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1978

Minimal construction prior to 1935. Remodel date from assessors office

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Albert B Fitzer
1892 JE Colton
1896 PJ Hurst
1904 A.B. Fitzer
1910 JE Colton
1913 HC Macht
1918-1935 WS Mote (or Mott)

There are no indications of construction on the lot up to 1935. The current structure is probably a remodel of a post 1935 home. In 1952, the property was still in the Mote's ownership.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 36

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Structure has no known historically significant associations.

43. Assessment of historical physical integrity related to significance:

Exterior of building is clad in materials less than 50 years old.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 34,35 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303003

- 1. Resource number: 5AA2306
- 2. Temporary Resource Number: 37
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 266 N 5TH ST
- 8. Owner name and address: MARY RUTH READ
PO BOX 2793
PAGOSA SPRINGS CO 81147

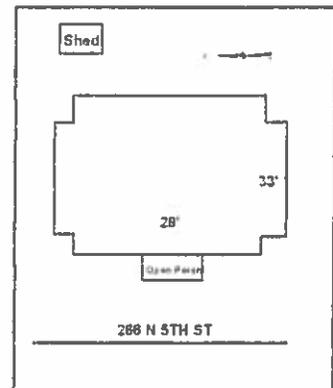
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321530 mN 4126588
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 27 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: 33 x 28
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material WOOD
- 18. Roof Configuration: GABLE

Building Plan View



19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch, chimney

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

Historic yard with mature Douglas fir trees line the 5th St (W side) of the residence. The yard is defined by a twisted-wire fence.

24. Associated Buildings, features, objects:

On the E side of the residence there is an 8x12 shed with horizontal wood siding on the E/W/N sides; on the S side the shed has a fiberglass wall and a wooden doorway. The foundation is of wood. The roof is gable, and is covered by rolled asphalt. There is a small square window with 6 panes on the N side of the structure.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1902

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Baring Pettyjohn

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1955/2000

Records show first improvements assessed to Baring Pettyjohn for \$200 in 1902. Remodel dates per Assessor's data.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Mrs Victory Macht
 1902 Baring Petyjohn
 1903 B Petyjohn and McGahey
 1910 B Petyjohn and McGahey
 1912 Whittie Petyjohn
 1913 Thomas Holliday
 1916 Minnie Mate (or Mote or Mott)

The house was built in 1902 by Baring Petyjohn. Long term owner, Minnie Mote, and her husband, William, had one son, Francis. William was a laborer. The property was still in the Mote's ownership in 1952.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 37

40. Period of Significance: _____

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance: _____

Lacks documented significant associations to be considered eligible for historic landmark status under the national register criteria.

43. Assessment of historical physical integrity related to significance: _____

Structure appears to be in good condition. Stucco finish may cover wood siding. Porch has been enclosed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 4,5 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2306

Temporary Resource Number: 37

Building Address 266 N 5TH ST

Architectural Description

This two-story stucco residence is trimmed with wood frame. It is on an indiscernible foundation. It has a tin side gable roof. Although the historic entry to the building was on the west side, the current main entryway to this residence is on the E side, accessed by an alley between N 5th St and Lewis St.. The one -story portion of the E façade is topped by a shed roof and has an offset doorway. There are 2 horizontal sliding vinyl-framed windows placed symmetrically to the north of the door.

The façade facing W onto 5th St has 1 centered, single-entry modern wooden door with 3 lights, leading into an enclosed porch topped by a shed roof. An open porch with a wooden floor and railing fronts this entry. There are vertical, fixed framed windows to the right of the doorway, forming the SW corner of the structure. On the left side of the door are 2 horizontal sliding aluminum- framed windows.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913303002

- 1. Resource number: 5AA2307
- 2. Temporary Resource Number: 38
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 274 N 5TH ST
- 8. Owner name and address: DAVID B & KIMBERLY W DENNIS
PO BOX 4927
PAGOSA SPRINGS CO 81157

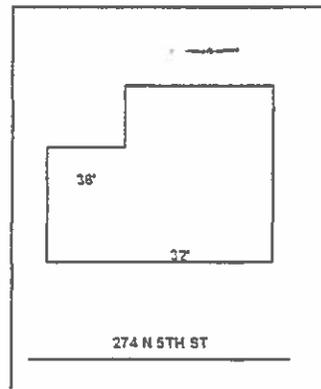
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321530 mN 4126603
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 19 LOT 28 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 36 X 32
- 16. Number of Stories: 2
- 17. Primary external wall material: aluminum
Secondary wall material
- 18. Roof Configuration: hipped

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Mrs Victoria Macht
1902 Jule Macht
1906 Emma Bayles
1929 Nettie Potter

The house was built in 1902 by Jule Macht, on land previously owned by his mother, Victoria. Jule was born in New York City in 1878 and as a boy moved to Del Norte with his family. After his father, Carl, died the family moved to Pagosa Springs in 1883. Jule married Jennie Flaugh in 1901, and they had a daughter Fern. Nettie (Garvin) Potter and her husband George bought the house in 1929 and raised their 4 children there. Their daughter Gladys married Charlie McCoy and lived in the home until her death in 1993.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 38

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Some alterations have obscured or replaced original historic materials. Structure has aluminum siding, metal roof that does not replicate original roof and some replacement windows.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

19. Primary external roof material: ~~ALUMINUM~~ *Steel*

20. Special Features:

Dormer, porch

21. General Architectural Description See Attached

22. Architectural style/building type: *Hipped box*

23. Landscaping or special setting features:

Historic twisted wire fence defines the yard.

24. Associated Buildings, features, objects:

A detached four-story residence located on the rear of the lot was constructed in 1997.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: *1902*

Source of Information: *Historic Abstracts of Assessment, Current Assessors Records*

26. Architect: *Unknown*

Source of Information

27. Builder/Contractor: *Unknown*

Source of Information

28. Original Owner: *Jule Macht*

Source of Information *Historic Abstracts of Assessment*

29. Construction History

Date of additions/remodels: *1950/1994*

New windows and roof in 1994. 1950 alterations date from assessors records.

30. Location: *Original*

Date of Move:

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2307

Temporary Resource Number:

38

Building Address 274 N 5TH ST

Architectural Description

Two story hipped box residence with a shed-roofed, enclosed-porch addition on the south and east. The building has aluminum siding and is on a dry stacked stone foundation. The porch addition may be on a concrete foundation. The metal roof was installed after 1994 (per interview with owner). The front façade faces west and has a centered door protected by a small centered porch with a hipped roof supported by square wood posts. A double-hung 1 over 1 window is located on either side of the entry. The shed roof addition to the south side of the house has a square window. A centered dormer extends from the roof. On the north façade are one double-hung 1 over 1 window, and two vertical proportioned sliding windows, and a vertical proportioned casement window. The east side has a door into the shed roof addition and a variety of sizes and shapes of windows in the addition wall (not all of this side of the structure was visible.) A centered dormer extends from the roof on the east side.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304027

- 1. Resource number: 5AA734
- 2. Temporary Resource Number: 39
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: Goodman's
- 6. Current Building name: GOODMAN'S
- 7. Building Address: 402 PAGOSA ST
- 8. Owner name and address: ROBERT PAUL GOODMAN

PO BOX 68

PAGOSA SPRINGS

CO 81147

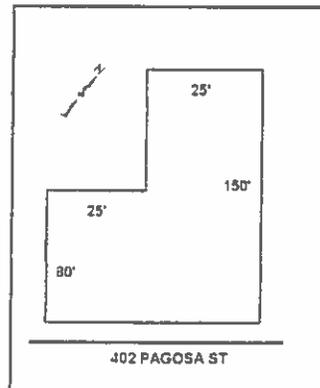
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321745 mN 4126437
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 30 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 50 X 150
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 39

19. Primary external roof material: Asphalt

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial -19th Century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1894

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: MA Patrick

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1929,1986?

See also historical background; Entire structure reclad in fireproof block in 1929. Remodel after 1985 stuccoed over the southern storefront and raised the parapet of the southern storefront to the same elevation as the northern

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Department Store

32. Intermediate Use:

33. Current Use: Department Store

34. Site Type: Commercial -Retail

35. Historical Background-Property Owners of Record through 1935:

- 1890 J Clarke
- 1891 AC Van Dyne
- 1894 MA Patrick
- 1902 PA Deller s/2, David Lowenstein n/2
- 1903 Mattie Dellar s/2, Fannie Lowenstein n/2
- 1910 Mattie Dellar s/2, Fannie Lowenstein n/2
- 1912 Mrs Stella Waynick s/2, Fannie Lowenstein n/2
- 1913 Mrs Stella Waynick s/2, Fannie Lowenstein n/2
- 1919 Mrs Stella Waynick s/2, Hortense Lowenstein n/2
- 1921 FH Sparks, Hortense Lowenstein
- 1924 Fred Catchpole s/2, Hortense Goodman n/2
- 1932 Elsie Dutton s./2, Hortense Goodman n/2

Operated by the same family since 1900, Goodman's was started by David & Fanny Lowenstein who purchased the property in 1902. Their daughter, Hortense, married Louis Goodman in 1921 and they continued the business operating as Goodman's. In 1929, the Goodmans purchased the building next door (formerly a dentist's office). They completely remodeled the interior and cloaked the exterior in fire resistant concrete. Their son, David, took over the store in 1952 and his son, Bobby took over in 1991. This building was previously recorded in 1981 by the FCRC cultural resource survey.

36. Source of information: see attached

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 39

40. Period of Significance: _____

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance: _____

Although the property does not retain enough original design and materials to meet eligibility criteria for the National Register, the property may qualify for local designation due to it's long term uninterrupted association with an established mercantile family in Pagosa Springs.

43. Assessment of historical physical integrity related to significance: _____

Building is in good condition. The original materials, design and workmanship are no longer evident on the structure. Although the property does not retain enough original design and materials to meet eligibility criteria for the National Register, the property may qualify for local designation due to it's long term uninterrupted association with an established mercantile family in Pagosa Springs.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4:7 Negative # 23,24: 4,5 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA734

Temporary Resource Number:

39

Building Address 402 PAGOSA ST

Architectural description

Two-story stucco finished store with flat roof. Front façade faces east and has two commercial storefronts. The northern storefront has a series of stepped back display windows that meet at a central recessed single doorway. The windows have tile kickplates, and clerestories. The southern storefront has large plate glass aluminum-framed display windows. Both storefronts have fixed awnings with southwestern motif decorations. The north awning has lettering on the skirt "Goodman's Department Store Established 1900". The second story façade is smooth stucco terminating in a simple stepped cornice. A closed in double-hung 1 over 1 window is centered over the north storefront. The window is flanked by two diamond shaped niches that have been outlined in a contrasting paint color. "Goodman's Dept. Store est 1900" is painted on the wall below the cornice. The north side has a series of closed in vertical window openings. The roof steps down from two stories at the front to one story at the rear.

Sources of information

Skinner's 1921 Directory; David Goodman's article in Remembrances vol. 3; Pagosa Springs Sun 3-14-99; survey form 1981 Four Corners Research Commission; Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (Mottler); 1981 FCRC survey form

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304026

- 1. Resource number: 5AA2308
- 2. Temporary Resource Number: 40
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: IRISH ROSE
- 7. Building Address: 408 PAGOSA ST
- 8. Owner name and address: ROY F WEDEL
3830 LAKEWOOD PKWY EA
PHOENIX AZ 85048

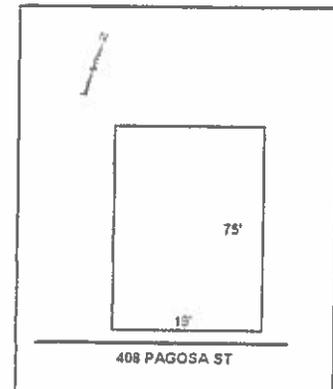
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321737 mN 4126428
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 29 N2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 19.5 X 75
- 16. Number of Stories: 1
- 17. Primary external wall material: BRICK
Secondary wall material CONCRETE BLOCK
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 40

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

20th Century Commercial style store with 19th century elements. One story flat roof red brick facade with an offset recessed entry and large display window with narrow clerestory, brick sills and brick kickplate. Windows have narrow aluminum frames. Fixed awning over east facing doorway and windows. Recessed brick panel above awning. CMU wall partly visible on south side of building.

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1950

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1985

Construction and remodel dates per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Unknown

32. Intermediate Use:

33. Current Use: Restaurant

34. Site Type: Restaurant

35. Historical Background-Property Owners of Record through 1935:

1890 Joseph Clarke
1905 Clark and McGirr
1906 McGirr
1910 McGirr
1913-35 McGirr

The current structure was probably built in the 1950's. In 1952 it was owned by Farris and Billie Breedlove, who had a hardware store. In 1996 it was owned by Dennis Kleckner.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter);

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2308

Temporary Resource Number: 40

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Bulding is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in exisiting National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 25,26 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304024

- 1. Resource number: 5AA735
- 2. Temporary Resource Number: 41
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: ARCHULETA COUNTY COURTHOUSE
- 6. Current Building name: TAMINAH GALLERY
- 7. Building Address: 414 PAGOSA ST
- 8. Owner name and address: G DEAN COX
95 CLOVER LANE
PAGOSA SPRINGS CO 81147

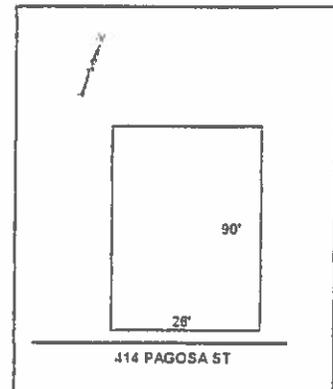
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321722 mN 4126412
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 28 S2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 26 X 90
- 16. Number of Stories: 1
- 17. Primary external wall material: TILE
Secondary wall material Concrete Block
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 41

19. Primary external roof material: ASPHALT

20. Special Features:

Glass block

21. General Architectural Description See Below

Single story, flat roofed, 20th Century Commercial style building with glazed tile. Single width commercial storefront with a recessed wood frame glass door with block glass sidelights. Large display windows have blond brick sills that match the brickwork that caps the stepped parapet. Green tile extends from the ground to the top of the building in a column at each edge of the east facing front façade. A sign for Taminah Gifts is mounted on the wall above the storefront. The north wall is CMU.

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1895

Source of Information: Historic Abstracts of Assessment, Current Assessors Records, Town Files

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Blake

Source of Information Historic Abstracts of Assessment, Town historic register files, 1981 FCRC survey fo

29. Construction History

Date of additions/remodels: 1950/1990

Tile design suggests extensive remodel to facade in 1950s. Alteration dates from assessors records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Department Store
- 32. Intermediate Use: Courthouse/Specialty Store
- 33. Current Use: Specialty Store
- 34. Site Type: Commercial - retail
- 35. Historical Background-Property Owners of Record through 1935:

1890 Joseph Clarke 1891 MH Insley 1895 JV Blake 1902 Blake s/2, CW Cochran n/2 1904 Blake s/2, Hatcher n/2 1910 Archuleta County 1912 Archuleta County s/2 Hatcher Merc n/2 1913 Archuleta County 1916 Courthouse s/2, Hatcher Merc n/2 1923 Courthouse s/2, Hersch Merc n/2 1929 Charles Rumbaugh s/2, Hersch Merc n/2	Constructed in 1895 by J.V. Blake to house his mercantile, the building also served as the Archuleta County Courthouse from 1910 until the current courthouse was completed in 1928. Charles Rumbaugh used the building for his Pagosa Springs Telephone company. Rumbaugh was a prominent local businessman who owned the Metropolitan hotel just to the south of this building. Rumbaugh also served in the Colorado State Senate. This property was surveyed in 198.1
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36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); survey form 1981 Four Corners Research Commission

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation: 4/27/01

Designating authority: Town of Pagosa Springs

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 41

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Significant associations with county administration, Charles Rumbaugh

43. Assessment of historical physical integrity related to significance:

The current building facade reflects remodeling efforts that would probably have occurred after the Courthouse was moved to the new building in 1928, and is therefore more representative of later ownerships.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 27,28 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304028

- 1. Resource number: 5AA736
- 2. Temporary Resource Number: 42
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: Metropolitan Hotel
- 6. Current Building name: Pagosa Hotel Mall
- 7. Building Address: 418 & 422 PAGOSA ST
- 8. Owner name and address: Jace & Kelly Johnson and Danny & Nettie Wood
PO Box 548 and Box 1032
Pagosa Springs Colorado 81147

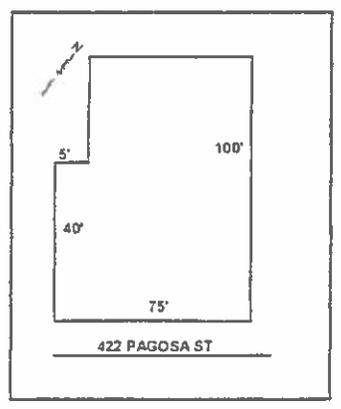
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321723 mN 4126399
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 26 N2 & 27 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangular
- 15. Building Dimensions: : 75x100
- 16. Number of Stories: 2
- 17. Primary external wall material: BRICK
Secondary wall material
- 18. Roof Configuration: Flat

Building Plan View



Resource number: 5AA736

Temporary Resource Number: 42

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial 20th Century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1919

Source of Information: Historic Abstracts of Assessment, Current Assessors Records, Sanbom map 1919

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Alexander T. Sullenberger

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1980

Constructed after a fire levelled an earlier building at this location. Storefronts have been remodelled. Minimal alterations to second floor. Remodel date per assessors data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Hotel/Theater/Restaurant/Specialty Store
- 32. Intermediate Use:
- 33. Current Use: Theater/Specialty Store/Business
- 34. Site Type: Mixed commercial/office/movie theater
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 Clarke-lot26 A Hang lot 27	see attached
1891 AC VAN Dyne n/2 lot 26, A Hang lot27	
1894 A Archuleta n/2 lot 26 A, Hang lot27	
1896 JM Archuleta Jr n/2 lot 26 A, Hang lot27	
1902 JM Archuleta Jr n/2 lot 26; Archuleta	
1903 Archuleta Merc n/2 lot 26;Archuleta	
1918 A Sullenberger lot 27, Frank Edmiston n/2 lot 26	
1919 A Sullenberger all	
1920 Sullenberger and Rumbaugh n/2 lot 26	
1922 Sullenberger and Rumbaugh -all	
1923 Rumbaugh	

36. Source of information: see attached

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation: _____
 Designating authority: _____

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 42

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

First floor alterations have changed historic appearance from the time the building was associated with AT Sullenberger. Most of the upper floors remain unchanged.

43. Assessment of historical physical integrity related to significance:

Although the property does not retain enough original design and materials to meet eligibility criteria for the National Register, the property may qualify for local or state designation due to it's long term uninterrupted association with an established mercantile family in Pagosa Springs.

IX. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in exisiting National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 29,30 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA736

Temporary Resource Number:

42

Building Address 418 & 422 PAGOSA ST

Architectural description

Flat roofed two-story 20th Century Commercial Style tan brick building faces east and has three commercial storefronts on the first floor. The southern two storefronts have recessed, centered, single-door openings, flanked by large display windows. These storefronts are separated by a single-door entry with transom. Wood pilasters are located at the north side of each of the two storefronts. Fixed awnings are located above each of the two storefronts. Both of these storefronts are elevated above the sidewalk and are each accessed by a stairway. A stairway to a daylighted basement store is located in front of the middle storefront. Cobblestone wainscoting is on the middle storefront and part of the north storefront, under the windows. The north storefront has a slightly recessed offset double doorway, a display window and diagonal wood siding with two shadow boxes to display movie posters. The Liberty Theater movie marquis and readerboard project out from this storefront. Eight double-hung windows with contrasting brick sills are located on the second floor. A single contrasting course of brick runs across the façade at the sill line of the windows. Metal awnings are over seven of the windows. A recessed panel with decorative brickwork tops the second floor and contains two small fixed square windows. Within the panel, a rectangle defined by contrasting brick has painted lettering saying "1908". The stepped parapet steps up to a centered arch and is capped.

Historical Background

The current building occupies the former site of the Archuleta Mercantile. In 1918 Alexander T. Sullenberger purchased the property. A fire in 1919 destroyed most of the building and Sullenberger built a new structure on the site in 1919-1920, and named it the Metropolitan Hotel. The Metropolitan was billed as "strictly modern" accommodations with free hot baths for guests. The building had steam heat in every room. It operated at least into the 1950's. The building also housed a movie theater, which may have been the Liberty Theater and appears to be the earliest theater in town. The Metropolitan Café was also in the building.

Founder of the Pagosa Lumber Company (one of the two largest lumber companies in the region), Sullenberger also owned the Pagosa Telephone Company. One of his sawmills and company towns was located right on the edge of Pagosa Springs, blurring the distinction between town and company. Sullenberger's influence began with his logging efforts in the Chama area around 1886. In 1900, he developed the railroad connection between Pagosa Springs and the Denver and Rio Grande Alamosa to Durango line. (The railroad was initially part of Sullenbergers lumber company operation.) In 1912 Sullenberger sold his interests in the lumber company.

Sullenberger's son in law, Charles Rumbaugh took over many of the family operations after Sullenberger died in 1922. Rumbaugh served 2 terms in the Colorado state legislature. He died in 1967 at the age of 89.

Sources of information

Archuleta County Records; Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (Mottet); Skinnners 1921 Directory; 1932 San Juan Basin Directory,1941 Colorado Business Directory;1981 Four Corners Research Commission survey form; Logging Along the Denver and Rio Grande (Chappell) 1979.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304029

- 1. Resource number: 5AA737
- 2. Temporary Resource Number: 44
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: SPARKS HARDWARE
- 6. Current Building name: JACKISCH PHARMACY
- 7. Building Address: 426 PAGOSA ST
- 8. Owner name and address: BEN K LYNCH
PO BOX 120
PAGOSA SPRINGS CO 81147

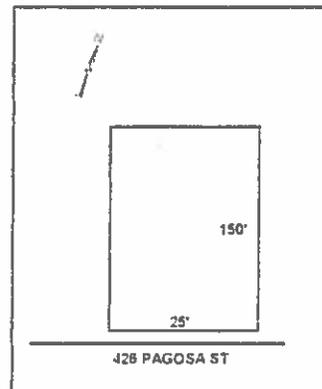
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321700 mN 4126390
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 26 S2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 25 X 150
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 44

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

One-story flat-roofed east facing stucco building with large display window divided by narrow aluminum frames into three panes with corresponding clerestories. An offset recessed single door entry contains a wood framed glass door with transom above. A recessed stucco panel is located above the glass storefront. The wall above the doorway is smooth stucco. The facade has been revised but is quite similar to the original look of the building when it was the right half of a larger structure. The former left half of the structure is on the adjacent lot and is under separate ownership.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1919

Source of Information: Historic Abstracts of Assessment, Current Assessors Records, Sanborn 1919 map

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Pearl & Henry Sparks

Source of Information Historic Abstracts of Assessment, Sanborn Insurance Map 1919

29. Construction History

Date of additions/remodels: 1943/1975

The building was remodelled after a fire in 1943. Remodel dates from the assessors office.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Specialty Store
- 32. Intermediate Use: Specialty Store
- 33. Current Use: Medical business
- 34. Site Type: Pharmacy

35. Historical Background-Property Owners of Record through 1935:

- 1890 Joseph Clarke
- 1891 AC VAN Dyne
- 1894 A Archuleta
- 1896 JM Archuleta Jr
- 1903 Archuleta Merc
- 1918 Frank Edmiston
- 1919 A Sullenberger
- 1920 Harry Sparks
- 1921 Pearl Sparks
- 1926 David Hersch

The present building is part of the former Sparks hardware, established by Pearl and Harry Sparks in 1919. The building was an auto garage (Archuleta Motors) when it suffered massive damage in the 1943 fire. Ben Lynch Sr.moved Jackish Pharmacy into this, the north part, of the building in 1944. Jackisch Drug used to be the Pagosa Drug Store, which had been established in 1929. Leo C. Jackish bought the Pagosa Drug Store in 1931, changed it to Jackisch Drug and hired Ben Lynch to manage the store. Lynch eventually purchased the store, which is now operated by his son, Ben Jr.

- 36. Source of information: Archuleta County Records;Remembrances Vol 4 (San Juan Historical Society); telephone interview with Ben Lynch Jr.; 1981 FCRC Survey Inventory Form

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 44

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Long term association with Jackisch Pharmacy.

43. Assessment of historical physical integrity related to significance:

Original character of the structure has been changed by the dividing of the building in half and facade changes. The property may have adequate historic exterior materials and form to qualify for the local register in association with the long-term operation of Jackisch Pharmacy at this location.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 31,32 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304022

- 1. Resource number: 5AA737
- 2. Temporary Resource Number: 45
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: SPARKS HARDWARE
- 6. Current Building name: INTERNATIONAL MARKET PLACE
- 7. Building Address: 432 PAGOSA ST
- 8. Owner name and address: JEFF & ADELAIDE GREER
PO BOX 1402
PAGOSA SPRINGS CO 81147

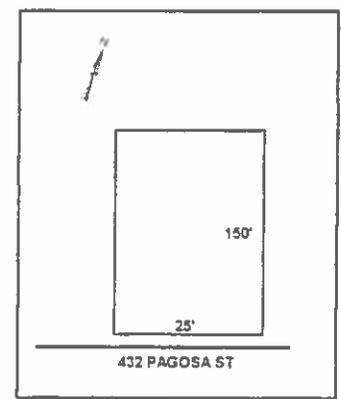
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321695 mN 4126384
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 25 N2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 25 X 150
- 16. Number of Stories: 1
- 17. Primary external wall material: Horizontal wood
Secondary wall material Concrete
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

Modern adaptation (post 1988 per County Assessor's photograph) of a 19th Century commercial storefront with large vertical display windows and clerestories flanking a centered recessed double door entry. Simple secondary cornice above the windows and a corbelled cornice at the roofline. Façade faces east. Wall mounted sign above the windows. This structure was at one time the south half of Sparks Hardware. The property has been split in half.

22. Architectural style/building type: Commercial-late 19th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1919

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Pearl & Harry Sparks

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1980/1988

Remodel dates are from the Assessors records. Extensive storefront remodel after 1988 per Assessors office photographs.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Specialty Store

32. Intermediate Use: Unknown

33. Current Use: Specialty Store

34. Site Type: Commercial - retail

35. Historical Background-Property Owners of Record through 1935:

- 1891 Joseph Clarke
- 1898 MA Patrick
- 1902 Hattie Ruder
- 1903 Hattie Thompson
- 1906 David Morgan
- 1909 AP Sullenberger
- 1910 John McLaughlin
- 1912 AP Sullenberger
- 1913 AP Sullenberger
- 1919 Harry Sparks
- 1921 Pearl Sparks
- 1926 David Hersch

The present building is part of the former Sparks hardware, established by Pearl and Harry Sparks in 1919. The building was an auto garage (Archuleta Motors) when it suffered massive damage in the 1943 fire. Alley Hardware took over this, the southern part, of the garage after the fire and Jackisch Pharmacy moved into the north half. The parcel was owned by Marguerite Wiley in 1952. Marguerite was the daughter of David Hersch.

36. Source of information: Archuleta County Records;1981 FCRC Survey Inventory Form; interview with Ben Lynch; May 28, and June 4, 1943 Pagosa Springs Sun;1921 Skinners Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA737

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 45

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Original character of the structure has been changed by the dividing of the building in half. New storefront materials.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 33,34 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304021

- 1. Resource number: 5AA2311
- 2. Temporary Resource Number: 46
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: MOONLIGHT BOOKS
- 7. Building Address: 434 PAGOSA ST
- 8. Owner name and address: JERRY & JOAN E ROHWER
PO BOX 1512
PAGOSA SPRINGS CO 81147

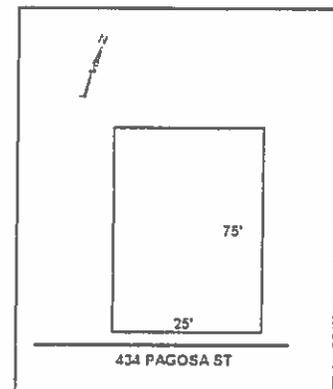
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321689 mN 4126380
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 25 S2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: 25 X 75
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT?

20. Special Features:

21. General Architectural Description See Below

Modern decorative synthetic stucco treatment (post 1986 per County Assessor's photograph) of east facing façade with a centered recessed doorway flanked by large display windows.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1938

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: John Laughlin estate

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1985/1986

The original structure was probably destroyed in a fire in 1942. Extensive storefront remodel after 1986 per Assessor's records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Specialty Store
- 32. Intermediate Use: Unknown
- 33. Current Use: Specialty Store
- 34. Site Type: Commercial - retail
- 35. Historical Background-Property Owners of Record through 1935:

1890 Joseph Clarke
 1898 MA Patrick
 1902 JM Laughlin
 1909 JM Laughlin
 1910 AP Sullenberger
 1912 JM Laughlin
 1915 JM Laughlin
 1935 John Laughlin estate and Ruby Masco

John Laughlin had a post office and a grocery store at this location. Laughlin advertised a cigar factory and a fruit and vegetable stand in 1892. The grocery store operated until the mid 1930's, presumably until his death and the subsequent inheritance of the property by his daughter, Ruby Masco.

36. Source of information: Archuleta County Records;1981 FCRC Survey Inventory Form;1921 Skinners Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 46

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Modern storefront has no historic materials.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 35,36,37 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

This concrete block building is faced with tile below the windows on the first floor and on the second story. There are two commercial store fronts with recessed centered doors, and one additional door at the south end (for second floor access). There is a wood and metal awning over the first floor, and four evenly spaced windows on the second floor.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1958

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Modesto & Bessie Montoya

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1965

Remodel date is from Assessor's records. The CMU wall extension above the tiled surface occurred some time after 1985 per assessors records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Professional/Specialty Store/Restaurant
- 32. Intermediate Use: N/A
- 33. Current Use: Professional/Specialty Store/Restaurant
- 34. Site Type: Commercial - Professional/Specialty Store/Restaurant
- 35. Historical Background-Property Owners of Record through 1935:

1890 J Clarke
 1891 MH Insley
 1894 James Latham
 1902 Hatcher and Bostwick
 1909 Hatcher
 1910 Hatcher and Sherman Jones
 1920 Albert Reed s/2 J Martinez n/2
 1923 Albert Reed s/2 Citizens Bank n/2
 1924 Hersch s/2, American Legion Post 108 n/2
 1926 Hersch s/2, Citizens Bank n/2
 1927 Hersch s/2, Newton and Hersch n/2
 1928 Margaret Wiley s/2, Newton and Hersch n/2

In 1952, the owners were Herbert and Rachel Tishner. The current building is less than 50 years old. Modesto Montoya was the town's water commissioner for many years, and was responsible for the Pagosa Springs water works. Anecdotal sources say the structure's materials were salvaged from a building in Durango, Colorado.

- 36. Source of information: Archuleta County Records;Local interviews

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2310

Temporary Resource Number: 47

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Building is less than 50 years old.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2310

Temporary Resource Number:

47

Building Address 438 PAGOSA ST

Architectural description

Flat roofed, two-story concrete block, east facing building. First floor has two commercial storefronts with recessed single door entries flanked by large display windows that are divided by narrow aluminum frames. A tall "kickplate" under the windows is faced with tile. A third slightly recessed door is located at the south end of the façade. All three doors are wood framed glass doors with transoms. A fixed metal shed roof awning located above the display windows extends across the entire façade. Four symmetrically spaced sliding windows with contrasting color tile sills and lintels are located on the second floor. Tile matching that on the first floor faces two thirds of the second floor façade. The upper third of the second floor is concrete block. Individual letters, spelling out "Montoya's Café" are mounted on the tile-faced portion of the second floor façade, above the windows.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304019

- 1. Resource number: 5AA2312
- 2. Temporary Resource Number: 48
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 448 PAGOSA ST
- 8. Owner name and address: DAVID N CORDRAY
PO BOX 261
PAGOSA SPRINGS CO 81147

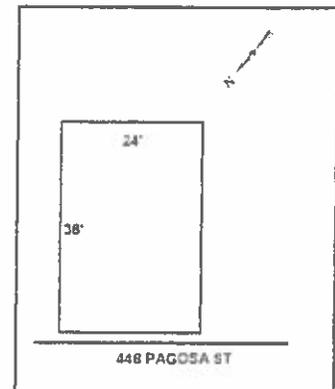
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321674 mN 4126363
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 23 N2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 36 X 24
- 16. Number of Stories: 1
- 17. Primary external wall material: CONCRETE BLOCK
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



Temporary Resource Number: 48

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

One-story flat roofed east facing block building with a centered door way opening that leads to two individual entries. A square window with tiled sill flanks each side of the entry.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1957

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1985

Construction and remodel dates per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Specialty store

32. Intermediate Use: N/A

33. Current Use: Vacant

34. Site Type:

35. Historical Background-Property Owners of Record through 1935:

1890 David Morgan
 1897 Phillips and Hatcher
 1898 Hatcher
 1899 Hatcher
 1910 Hatcher
 1913 Hatcher
 1921 Albert Reed
 1924 Joseph Hersch

Once a part of the Hatcher/Hersch family holdings, this property once had a barbershop and offices. In 1952, the owner was Margeurite Wiley. The current building is less than 50 years old.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2312

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 48

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Building is less than 50 years old.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 4,5 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 3

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304031

- 1. Resource number: 5AA738
- 2. Temporary Resource Number: 49
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: PHILLIPS BUILDING
- 6. Current Building name: HERSCH BUILDING
- 7. Building Address: 452 PAGOSA ST
- 8. Owner name and address: SEE ATTACHED -OTHER PROPERTY INFO

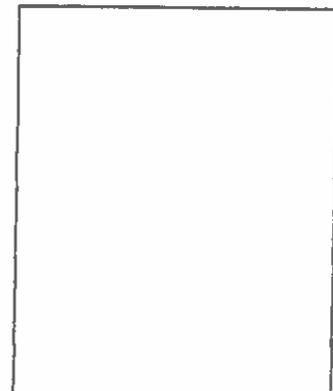
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321656 mN 4126368
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 Lots 22-23 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR-see attached plan view
- 15. Building Dimensions: : 48 x 114
- 16. Number of Stories: 3
- 17. Primary external wall material: BRICK
Secondary wall material STUCCO
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

Decorative brickwork

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant features

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1898

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Alice Phillips

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: attached

see attached

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Department store/auditorium
- 32. Intermediate Use: Department store
- 33. Current Use: Specialty stores/business
- 34. Site Type: Retail/Offices
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 Joseph Clarke lot 21, Thomas Blair lot 22
 1891 Mrs Thomas Blair lot 22, David Morgan lot 21
 1898 PM Cockrell s/2 lot 22, Alice Phillips n/2 22 and
 1/2 of lot 21
 1902 CH Freeman s/2 lot 22, Alice Phillips n/2 22 and
 1/2 of lot 21
 1903 WM & Myrtle Bostwick s/2 lot 22, Alice Phillips
 n/2 22 and 1/2 of lot 21
 1904 Bostwick & Hatcher s/2 lot 22, Alice Phillips n/2
 22 and 1/2 of lot 21
 1905 Hatcher all
 1909 Hatcher Merc
 1921 Hersch

see attached

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Skinnners 1921 Directory; Pagosa Springs Sun; 1981 FCRC survey site form; Motter walking tour

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA738

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 49

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Determined not eligible by Colorado Historical Society staff per 1994 correspondence in the historical society files.

43. Assessment of historical physical integrity related to significance:

Structure would qualify for local register based on association with the Hersch family, a prominent mercantile family in Pagosa Springs between 1921 and 1974. More information is needed to determine when the building was remodelled into the current architectural style.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 6,7,8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA738

Temporary Resource Number:

49

Building Address 452 PAGOSA ST

Other Property Information

This building is subdivided in eight individually owned parcels as follows:

569913304031 -033 & -037 PC COMMERCIAL LLC, PO BOX 4490, PAGOSA SPRINGS, CO 81157
569913304034 - TRUETT N & SHERRI L FORREST, PO BOX 1778, PAGOSA SPRINGS, CO 81147
569913304035 - JR FORD, PO BOX 4490, PO BOX 4490, PAGOSA SPRINGS, CO 81147
569913304036, -038 CHRISTOPHER R & NANCY J REA, PO BOX 1017, PAGOSA SPRINGS, CO 81147

Construction History

Hatchers added on to the original Phillips building in 1904. Small addition to south side of building in 1980's. Remodel date per Assessor's data. It appears from a historic photograph that the building was substantially remodeled at some point in the 1920's.

Architectural Description

Three-story 20th Century Commercial Style orange brick building with stepped parapet above a flat roof. Front (east) façade has a central recessed entry flanked by large display windows. Narrow aluminum frames divide the northern window into 6 panes and the south window into 3 panes. Clerestories located above the windows are covered by half round awnings. A fieldstone veneer covers the "kickplate" areas beneath the windows. The entry has double aluminum-framed glass doors with a fixed transom. The second floor has eight windows arranged into four groups of two each. Window groupings are evenly spaced across the façade. The windows are double-hung, 1 over 1 and have brick sills. Half round awnings obscure the top of the windows. Raised brickwork defines a centered rectangular panel on the third floor of the façade. A vertically oriented window flanks each end of the panel. One window has a concrete sill, while the other has a brick sill. Both windows have brick lintels. The stepped parapet has a brick cap. A tall narrow relief panel of brick extends from the base of the building to the parapet on the left and right edge of the façade. The south wall of the building is stucco. A small two-story addition on the south side of the building is set back from the historic façade. The addition has horizontal wood siding, a shingled shed roof and exterior stair access.

Historical Background

Built by Alice Phillips in 1898, the building had a mercantile on the first floor and a meeting hall on the upper floor. The hall was the site of many community dances and showings of movies before the town got a movie theater. Alice Phillips came to Pagosa Springs from Del Norte. She was an accomplished seamstress and had also worked in Summitville as a teacher. The Hatcher brothers bought the building in 1904, doubled the width of the building with a new addition and located their mercantile business there. The Hatcher Brothers—George, James and Elmer—moved from Missouri with their family to Pagosa Springs in 1885, when the boys were in their 20's. James went to Missouri in 1886 where he became an ordained Methodist minister. He returned to Pagosa in 1900 and joined his brother who was a successful sheep rancher. George and his wife, Mary, operated Pagosa's funeral service parlor and George was the Methodist minister from 1924-1927. James was involved in the development of Citizen's Bank. James's brother in law, David Hersch, bought the Mercantile in 1921. It appears from a historic photograph of the street that the building was substantially remodeled at some point in the 1920's. Hersch was an Archuleta County Commissioner and served on the Pagosa Town Board. He was the president of Citizens Bank. He died in 1955 at the age of 78. His son, Joe, took over the family business. Joe died in 1974 at the age of 71. He too had been the president of the Citizen's Bank, a county commissioner, a town board member, and a school board member. Hersch Mercantile continued into the 1970's.

Sources of Information

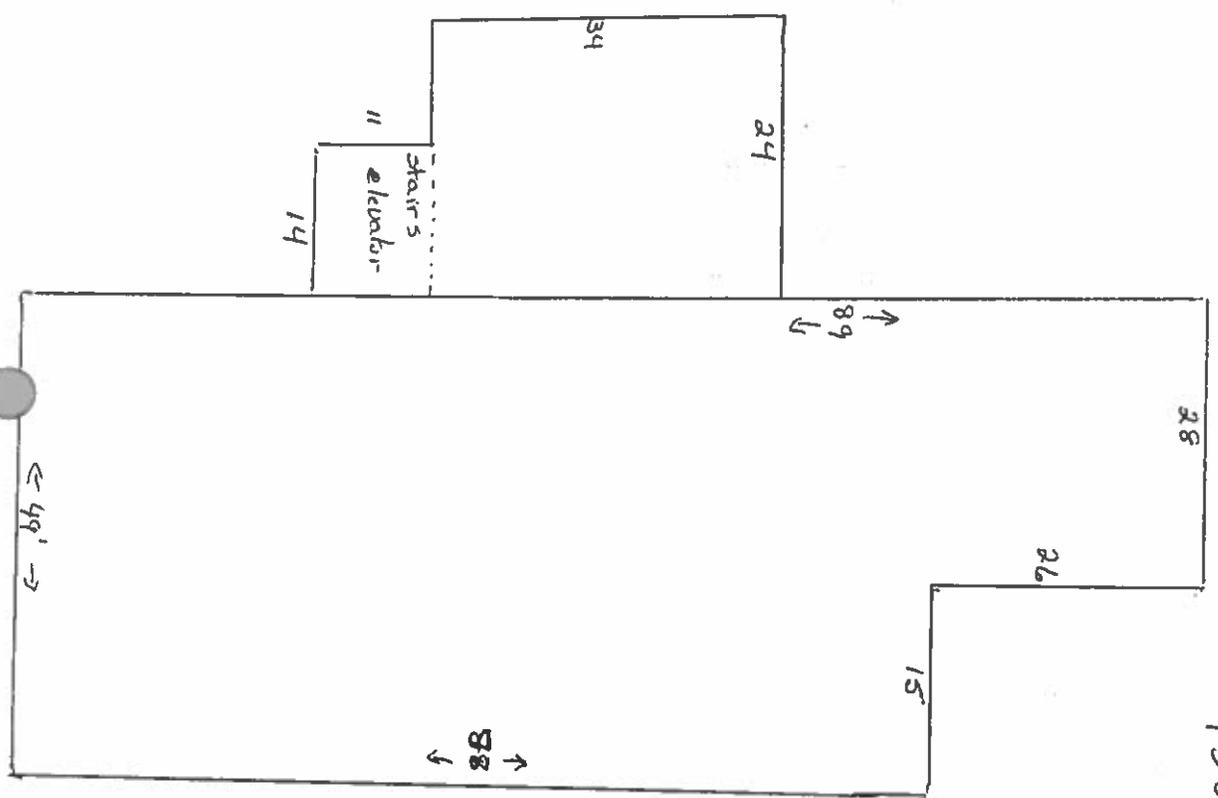
Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory; Colorado Business Directories; FCRC 1981 survey inventory form as appended with correspondence from the Colorado Historical Society, San Juan Basin Historical Society photograph collection.

N →

Site # SAAT38
Temporary # 49

Lot 23 Block 21 Pagosa Springs

452 Pagosa St.



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304017

- 1. Resource number: 5AA739
- 2. Temporary Resource Number: 50
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: COLORADO TAVERN
- 6. Current Building name:
- 7. Building Address: 456 PAGOSA ST
- 8. Owner name and address: J TOM & ELLEN E BEAVERS
PO BOX 3457
PAGOSA SPRINGS CO 81147

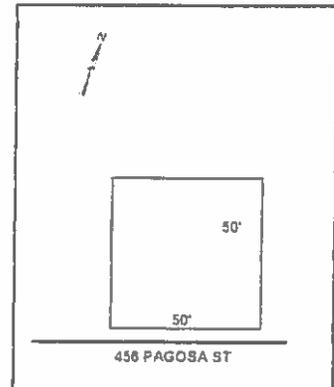
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321651 mN 4126339
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 21 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: SQUARE
- 15. Building Dimensions: : 50 X 50
- 16. Number of Stories: 1
- 17. Primary external wall material: STONE
Secondary wall material HORIZONTAL WOOD SIDING
- 18. Roof Configuration: FLAT

Building Plan View



Resource number: 5AA739

Temporary Resource Number: 50

19. Primary external roof material: ASPHALT

20. Special Features:

[Empty text box for Special Features]

21. General Architectural Description See Attached

[Empty text box for General Architectural Description]

22. Architectural style/building type: No style

23. Landscaping or special setting features: See Attached

No significant landscape features.

24. Associated Buildings, features, objects:

[Empty text box for Associated Buildings, features, objects]

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1903

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Clock Dry Company - Belle Clock

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1965

Sanborne maps of 1910 & 1919 show a structure on the S half of the lot. The current building had an expansion to the N in 1965. Remodeled in 2001.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Medical Business
- 32. Intermediate Use: Bar
- 33. Current Use: Specialty store
- 34. Site Type: Retail
- 35. Historical Background-Property Owners of Record through 1935:

1890 Joseph Clarke
 1898 MJ Patrick
 1902 Belle Clock s/2, Colorado State Bank n/2
 1903 Clock Drug Co s/2, Colorado State Bank n/2
 1904 A J Nossaman and Todd s/2, VC McGirr n/2
 1912 EE Hatcher s/2 VC McGirr n/2
 1914 AJ Hollebrands s/2, VC McGirr n/2
 1916 AJ Hollebrands s/2, Hatcher Merc n/2
 1918 JB Martinez Jr. s/2, Hatcher Merc n/2
 1928 Fred Catchpole s/2, Hersch Merc n/2

Site of the Clock Dry Company in 1903, this building was the Colorado Tavern from 1937-1941. It was run by Dominick and Angelo Dallabetta. Members of the L.M. Archuleta family (Daugaard) bought the tavern in 1941 and changed the name to La Cantina. They expanded the building to the N in 1965 for a cost of \$5000. The tavern was closed in the late 1990s.

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Skinners 1921 Directory; Pagosa Springs Sun; 1981 FCRC survey site form

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA739

Temporary Resource Number: 50

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Remodels have changed original shape and introduced other materials. Property does not retain the sense of the original structure.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA739

Temporary Resource Number:

50

Building Address 456 PAGOSA ST

This stone building with a second story with horizontal-wood-siding was undergoing a remodel during the building inventory. The front façade faces east. On the first floor are two separated recessed entries. Large display windows are located to the north and south of the two entries. Stone covers the walls below the windows. The second floor has wood siding and contains four window openings, which had not yet had windows installed, at the time of this survey. A porch with a balustrade extends from the second floor and is supported by five posts. Above the windows, the stepped parapet is trimmed with contrasting wood. The north side of the building shows the original stone wall and the additional wood siding.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304016

- 1. Resource number: 5AA740
- 2. Temporary Resource Number: 51
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: Pagosa Bar
- 6. Current Building name: PAGOSA BAR
- 7. Building Address: 460 PAGOSA ST
- 8. Owner name and address: PETER F DACH
PO BOX 354
PAGOSA SPRINGS CO 81147

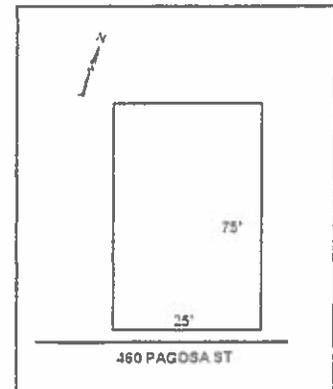
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321643 mN 4126331
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 L 20 N2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 25 X 75
- 16. Number of Stories: 1
- 17. Primary external wall material: STONE
Secondary wall material STUCCO
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

Eclectic mix of cut stone veneer, stucco and vertical wood siding on a 1-story building. The front-facing (east) façade has a recessed central entry with horizontal windows on either side, surrounded by cut stone veneer. Above and around the veneer is stucco that terminates in a curvilinear parapet. Vertical wood siding extends above the parapet and terminates in a straight roofline. "Pagosa Bar" is painted on the stucco portion of the façade above the stone veneer.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1896

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Leon Montroy

Source of Information Historic Abstracts of Assessment

29. Construction History See Attached

Date of additions/remodels: 1970

see attached

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Pharmacy,restaurant

32. Intermediate Use:

33. Current Use: Bar

34. Site Type: Bar

35. Historical Background-Property Owners of Record through 1935:

1890 Leon Montroy
 1896 Leon Montroy
 1899 Leon Montroy
 1902 Leon Montroy
 1909 Leon Montroy
 1910 Annie Armstrong
 1912 Leon Montroy n/2, Annie Armstrong s/2
 1913 Leon Montroy n/2, Annie Armstrong s/2
 1924 Leon Montroy n/2, Annie Armstrong s/2

Leon Montroy was born in Quebec in 1846 and came to Pagosa Springs from Summitville in about 1886. He was a rancher, real estate developer and businessman. His daughter, Anna Armstrong, managed the properties after Montroy's death in 1920. It is likely that Montroy's building burned in the fire of 1919. A 1981 survey of the property determined that the property was a pharmacy where W.C. McComas was a druggist. His wife, Pearl, reportedly had a restaurant at this location in the 1930s. The 1981 survey form established a construction date for the building of 1929, which seems reasonable, but we were not able to verify this date. By 1952, Johnny and Glenna Hardman owned the property.

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;1981 FCRC inventory survey form

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority: _____

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA740

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 51

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Various alterations to the building over time. Can not tie the current appearance of the building to a significant historical event or person or a specific architectural style.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001
Cultural Resource Planning

Additional Information for:

Resource number: 5AA740

Temporary Resource Number:

51

Building Address 460 PAGOSA ST

Construction History

Photo dated to 1931-33 shows bar with stucco front and plate glass display window. A 2nd floor wood addition may have occurred in 1970 per Assessor's records. Sanborn maps from 1910 & 1919 show a similar structure occupied this site, but it not likely to be the current structure. Fires in 1919 and 1942 burned out much of this area.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304015

- 1. Resource number: 5AA2313
- 2. Temporary Resource Number: 52
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: PAGOSA SUN
- 7. Building Address: 466 PAGOSA ST
- 8. Owner name and address: DAVID C MITCHELL
PO BOX 9
PAGOSA SPRINGS CO 81147

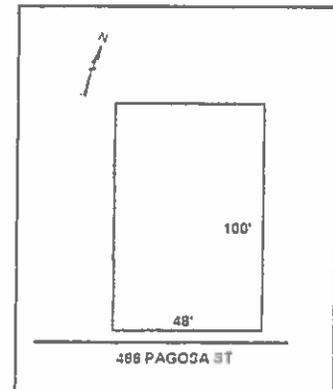
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321636 mN 4126322
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLCK 21 LTS 19 N2-20 S2 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: 48 X 100
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Below

One-story flat roofed east-facing structure with stucco finish. Central recessed entry area is defined by squared wood posts supporting a wood beam, and by a stucco half wall. Two windows and two aluminum frame glass doors are located in the recessed entry. Four windows are grouped into two sets of two each on either side of the entry.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1977

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Pagosa Springs Sun

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1985

Remodel data from Assessor's records. Anecdotal information from employees at the Newspaper indicate the stucco application and remodel occurred around 1985.

30. Location: Original

Date of Move:

Temporary Resource Number: 52

V. HISTORICAL ASSOCIATIONS

31. Original use: Professional

32. Intermediate Use: N/A

33. Current Use: Professional

34. Site Type: Newspaper office

35. Historical Background-Property Owners of Record through 1935:

1890 Henry Kaltenbach s/2, Leon Montroy n/2
 1898 Clarence Johnson s/2, Leon Montroy n/2
 1902 TJ O'Neil s/2, Leon Montroy n/2
 1905 Hatcher Hardware co s/2, montroy n/2
 1910 Leon Montroy & Annie Armstrong
 1912 Hatcher Hardware co s/2, montroy n/2
 1922 Hatcher Hardware co s/2, montroy estate n/2

Once the site of the Montroy Mercantile, the current structure houses the Pagosa Springs Sun newspaper. The Pagosa Springs Sun has operated since 1890 and is one of the longest running businesses in Pagosa Springs. The Sun moved to this location in 1978.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory. 1/1979 Pagosa Springs Sun

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2313

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 52

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

The building is associated with the Pagosa Sun, the longest running newspaper in Archuleta County

43. Assessment of historical physical integrity related to significance:

The building is less than 50 years old.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 14,15 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304014

- 1. Resource number: 5AA2314
- 2. Temporary Resource Number: 53
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: HATCHER HARDWARE
- 6. Current Building name: HERITAGE BUILDING
- 7. Building Address: 468 PAGOSA ST
- 8. Owner name and address: SUSAN WINTER WARD
PO BOX 2228
PAGOSA SPRINGS CO 81147

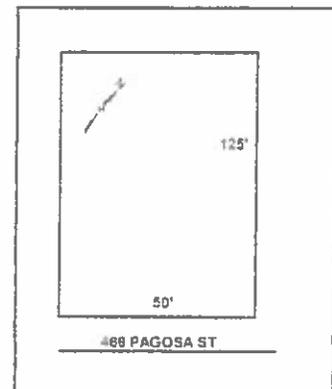
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321624 mN 4126310
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LTS 18 N2-19 S Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 50 X 125
- 16. Number of Stories: 2
- 17. Primary external wall material: BRICK
Secondary wall material
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

Decorative Cornice, arched window

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1947

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Hatcher Hardware

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1960

A 1943 fire destroyed most of the building on this site. The formerly 3 story structure was rebuilt as a 2 story structure. 1960 remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Department store
- 32. Intermediate Use: N/A
- 33. Current Use: Specialty store and businesses
- 34. Site Type: Mixed use retail on first floor, offices on second floor
- 35. Historical Background-Property Owners of Record through 1935:

1890 Hoover lot 18 Montroy lot 19	See attached
1891 NG Hoover	
1903 Lathrop and J. Black	
1905 TC Jones s/2, Hatcher Hardware n/2	
1909 Citizens Bank s/2, Hatcher Hardware n/2	
1910 Hatcher Hardware	
1912 Citizens Bank s/2, Hatcher Hardware n/2	
1915 Citizens Bank & Cora Jones/2, Hatcher hrdw n/2	
1919 Citizens Bk & WS Mott s/2, Hatcher Hrdware n/2	
1923 Citizens Bank & Mott s/2, Hatcher hrdwre n/2	
1933 Citizens Bank s/2 and GS Hatcher n/2	

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;Pagosa Springs Sun 5/28/1943

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation: Designating authority:

38. Applicable National Register Criteria
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
 - Qualifies under Criteria Considerations A-G
 - Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2314

Temporary Resource Number: 53

Architectural Inventory Form- page 4 of 4

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No significant historical association since the reconstruction of the building after the 1943 fire.

43. Assessment of historical physical integrity related to significance:

Reconstructed building after the 1943 fire.

IV. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 16,17 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2314

Temporary Resource Number:

53

Building Address 468 PAGOSA ST

Architectural description

20th Century Commercial Style two-story red brick building. Front faces east. First floor has two commercial storefronts and single door entry at the north edge of the façade. Storefronts have recessed centered single door entries with transoms, flanked by large display windows. Half barrel shaped awnings cover part of the display windows. Southern storefront door is a dutch door. Northern storefront door is multi-lite wood frame. Northern entry doorway has a transom and a wood door with two arched windows above a panel. Second floor has four evenly spaced vertically oriented sliding windows with brick sills lined with applied trim. Half round awnings top each of the four windows. An arched window with leaded glass is located over the northern-most doorway. A wood cornice is applied at the roofline.

Historical Background

George, James, and Eimer Hatcher operated a hardware store at this location, advertising sporting goods & funeral services. The Hatchers also had a mercantile store located farther north on Pagosa Street. The Hatcher Brothers moved from Iowa with their family to Pagosa Springs in 1885. George was 23 and James was 21. James went to Missouri in 1886 where he became an ordained Methodist minister. He returned to Pagosa in 1900 and joined his brother who was a successful sheep rancher. George and his wife, Mary, operated Pagosa's funeral service parlor and George was the Methodist minister from 1924-1927. James was involved in the development of Citizen's Bank.

Alley Hardware occupied this building when it was almost completely destroyed in a devastating fire started in the building next door on May 26, 1943. The current building was constructed after the fire. By 1952, the property was owned by Esther Moorehead (north 1/2 of the lot) and Aubrey Fowler (south 1/2 of the lot).

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 3

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304013

- 1. Resource number: 5AA2315
- 2. Temporary Resource Number: 54
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: CITIZENS BANK
- 6. Current Building name:
- 7. Building Address: 474 PAGOSA ST
- 8. Owner name and address: SUSAN WINTER WARD
PO BOX 2228
PAGOSA SPRINGS CO 81147

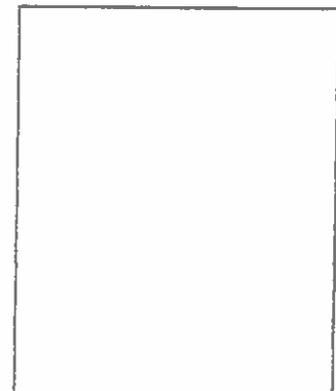
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321620 mN 4126294
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 17 Addition PAGOSA SPRINGS Year of Addition 1983
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR-see attached plan view
- 15. Building Dimensions: : 2665 sq ft
- 16. Number of Stories: 1
- 17. Primary external wall material: BRICK
Secondary wall material NONE
- 18. Roof Configuration: FLAT

Building Plan View



Resource number: 5AA2315

Temporary Resource Number: 54

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ASPHALT

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1910

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Citizens Bank

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1943,1994

see attached

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Financial institution
- 32. Intermediate Use: Clinic/Medical office
- 33. Current Use: Specialty stores
- 34. Site Type: Commercial - retail
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 NG Hoover	see attached
1903 Cora E. Seavy	
1905 Cora E. Seavy	
1906 Cora E. Jones	
1910 Citizens Bank	
1919 Citizens Bank	
1929 Citizens Bank	

36. Source of information: see attached

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation: _____
 Designating authority: _____

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 54

40. Period of Significance: _____

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance: _____

Originally associated with the 1909, Citizens Bank, the building went from a three story to a one story building after a fire in 1943.

43. Assessment of historical physical integrity related to significance: _____

Reduced from three floors to one floor. New windows, brickwork and entries. Extensive alterations leave no sense of original structure when it served as the Citizens Bank.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 18,19 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2315

Temporary Resource Number:

54

Building Address 474 PAGOSA ST

Architectural description

One-story irregularly shaped red brick building with flat roof. East wall has a recessed double door entry. Decorative wood pilasters with corbels topped by a wood triangular pediment define the entry. A sign is mounted on the wall above the entry. The southeast facing wall has five window groupings and two entries. All openings have matching painted wood trim including large kickplates below the windows, and the same style of pilaster and corbels as is used on the east wall. Two window groupings have two fixed display windows in each. The other three groupings each have two double-hung 1 over 1 windows. One entry is recessed and trimmed with the triangular pediment to match the east entry. The other entry is closed in. Three projecting signs hang above three openings at the west end of the southeast façade. A recessed rectangular panel extends across the southeast façade in the brick wall near the roof line. A wood cornice with corbels is applied at the roofline.

Construction History

Building was originally 2 stories tall. The top story burned on May 26, 1943, and only the 1st floor survived the fire. Historic photos indicate that the first floor was remodeled with new window and door openings after the fire. In 1996, the current owner purchased the property, removed large metal awnings that covered much of the façade, and added new trim and brickwork.

Historical Background

The current building is a remainder of the Citizens Bank, which was built as a two-story structure in 1910. Fred Catchpole founded the bank in 1908. Fred was born in 1874 in Sterling, Nebraska and came to Pagosa Springs in 1908. He was a County Commissioner for 16 years, the County Treasurer for 4 years, and he served on numerous committees. He was instrumental in the construction of the road over Wolf Creek Pass, and took the first automobile trip over the pass on Oct. 22, 1915.

The building suffered a disastrous fire on May 26, 1943, losing its 2nd floor. The 1st floor was subsequently remodeled and does not reflect the original look of the 1910 building. Citizen's Bank sold to Don Winter in 1978. The bank moved out of the building in the early 1980's, after which the Pagosa Family Clinic and Pagosa Optical moved into the building

Source of Information

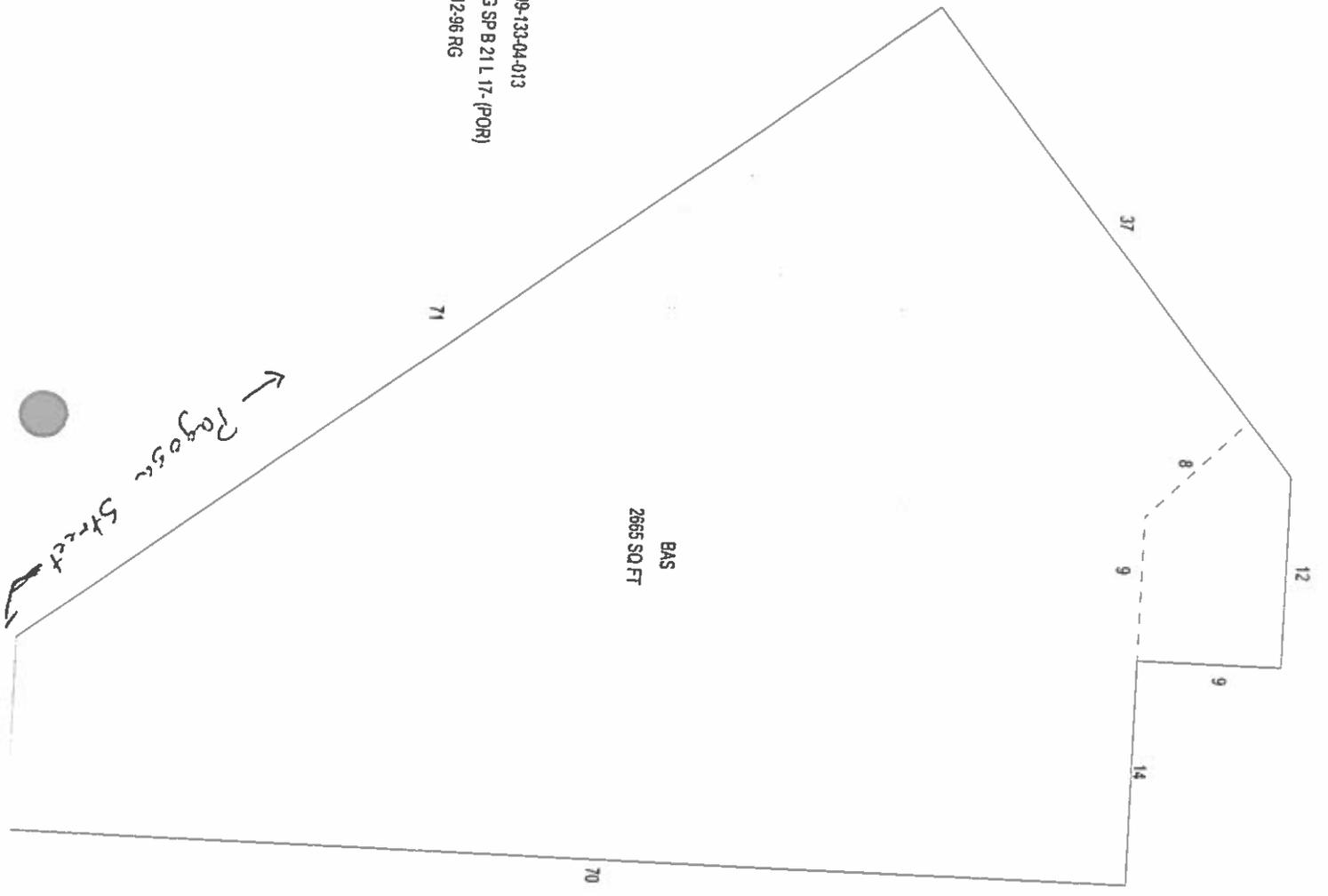
Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory; Historic photographs from the San Juan Historical Society; May 28, 1943 and January 1979 Pagosa Springs Sun; Interview with current property owner

N
↓

Site # 5A11 2315
Temp # 54

4741 Pagosa St.
Pagosa Springs, Co.

5699-133-04-013
PAG SP B 21 L 17- (POR)
11-12-96 RG



COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304012

- 1. Resource number: 5AA741
- 2. Temporary Resource Number: 55
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: Moorehead Garage
- 6. Current Building name: BEAVERS
- 7. Building Address: 480 SAN JUAN ST
- 8. Owner name and address: J TOM & ELLEN E
PO BOX 3547
PAGOSA SPRINGS CO 81147

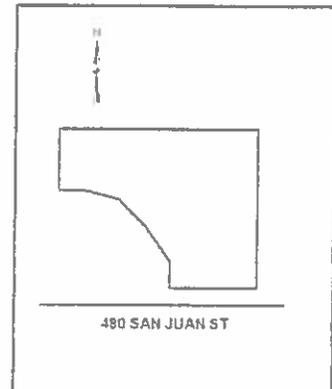
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 321598 mN 4126299
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 21 LOT 17- Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 6274 sq ft
- 16. Number of Stories: 1
- 17. Primary external wall material: BRICK
Secondary wall material STONE
- 18. Roof Configuration: FLAT

Building Plan View



19. Primary external roof material: ASPHALT

20. Special Features:

Decorative brickwork

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1937

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1975

New construction occurred in 1919, but the structure was probably replaced in the 1930s. Remodel data per Assessor's records. May26, 1943 fire may have affected this structure also.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Unknown
- 32. Intermediate Use: Garage and gas station
- 33. Current Use: Specialty store
- 34. Site Type: Small shopping center
- 35. Historical Background-Property Owners of Record through 1935:

1890 NG Hoover
 1903 Cora E. Seavy
 1905 Cora E. Seavy
 1906 Cora E. Jones
 1916 Cora E. Jones
 1919 WS Mott

The building's style and the assessor's records suggest that the current structure was built after 1935. According to the 1981 FCRC survey form, this building was the Moorehead garage and gas station. The construction date is further verified by a January 1938 article in the Pagosa Springs Sun stating that Moorehead had vacated a building in 1937. The May 28, 1943 Pagosa Springs Sun lists the Moorehead Apartment Building among those totally destroyed by a large fire that occurred two days before and the Moorehead Garage among those listed as a "partial loss".

36. Source of information: Archuleta County Records; Sanborn Maps 1919; FCRC building survey from 1981; Skinners 1921 Directory; Pagosa Springs Sun, 1/1937 and 5/28/1943.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority: _____

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA741

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 55

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

More information is needed regarding original construction date of this building and subsequent changes to the structure.. Most current alterations appear to be reversible to return the structure to the original design. Therefore, the structure may qualify for local register designation pending additional information regarding this structure.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA741

Temporary Resource Number:

55

Building Address 480 SAN JUAN ST

Architectural description

20th Century Commercial Style one-story irregularly shaped red brick building that appears to be a remodeled auto garage. Brick parapet with concrete cap is stepped at the (when looking west to east) second, fourth and sixth facades. Rectangular recessed panels in brick above the windows on the center four of the six facades. Aluminum shed roof extending the length of the building above the windows, supported by posts. Stone veneer on the westernmost façade. Five square fixed windows with brick sills. 6 vertical fixed windows. Three doors are centered under the three stepped parapets. A fourth door located at western most façade. The side/rear of the structure faces the alley between Pagosa and Lewis Streets. The rear has stone siding and appears to be the rounded roof shaped building typical of early auto garages.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304012

- | | |
|---|----------------------------------|
| 1. Resource number: 5AA741 | 2. Temporary Resource Number: 55 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: Moorehead Garage | 6. Current Building name: |
| 7. Building Address: 480 SAN JUAN ST | |
| 8. Owner name and address: J TOM & ELLEN E | BEAVERS |
| | PO BOX 3547 |
| | PAGOSA SPRINGS CO 81147 |

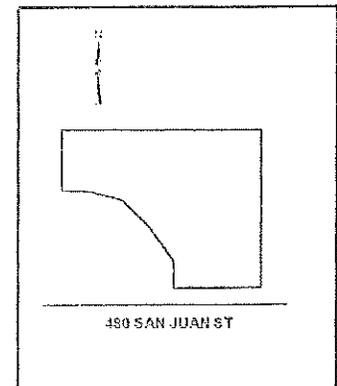
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone | 13 mE | 321598 | mN | 4126299 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 21 LOT 17- | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 6274 sq ft
- 16. Number of Stories: 1
- 17. Primary external wall material: BRICK
- Secondary wall material STONE
- 18. Roof Configuration: FLAT

Building Plan View



Resource number: 5AA741

Temporary Resource Number: 55

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ASPHALT

20. Special Features:

Decorative brickwork

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial - 20th century

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1937

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1975

New construction occurred in 1919, but the structure was probably replaced in the 1930s. Remodel data per Assessor's records. May26, 1943 fire may have affected this structure also.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Unknown
- 32. Intermediate Use: Garage and gas station
- 33. Current Use: Specialty store
- 34. Site Type: Small shopping center

35. Historical Background-Property Owners of Record through 1935:

- 1890 NG Hoover
- 1903 Cora E. Seavy
- 1905 Cora E. Seavy
- 1906 Cora E. Jones
- 1916 Cora E. Jones
- 1919 WS Mott

The building's style and the assessor's records suggest that the current structure was built after 1935. According to the 1981 FCRC survey form, this building was the Moorehead garage and gas station. The construction date is further verified by a January 1938 article in the Pagosa Springs Sun stating that Moorehead had vacated a building in 1937. The May 28, 1943 Pagosa Springs Sun lists the Moorehead Apartment Building among those totally destroyed by a large fire that occurred two days before and the Moorehead Garage among those listed as a "partial loss".

- 36. Source of information: Archuleta County Records; Sanborn Maps 1919; FCRC building survey from 1981; Skinners 1921 Directory; Pagosa Springs Sun, 1/1937 and 5/28/1943.

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 55

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

More information is needed regarding original construction date of this building and subsequent changes to the structure.. Most current alterations appear to be reversable to return the structure to the original design. Therefore, the structure may qualify for local register designation pending additional information regarding this structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA741 Temporary Resource Number: 55

Building Address 480 SAN JUAN ST

Architectural description

20th Century Commercial Style one-story irregularly shaped red brick building that appears to be a remodeled auto garage. Brick parapet with concrete cap is stepped at the (when looking west to east) second, fourth and sixth facades. Rectangular recessed panels in brick above the windows on the center four of the six facades. Aluminum shed roof extending the length of the building above the windows, supported by posts. Stone veneer on the westernmost façade. Five square fixed windows with brick sills. 6 vertical fixed windows. Three doors are centered under the three stepped parapets. A fourth door located at western most façade. The side/rear of the structure faces the alley between Pagosa and Lewis Streets. The rear has stone siding and appears to be the rounded roof shaped building typical of early auto garages.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 WW Strait
- 1898 CH Freeman
- 1905 JV Blake
- 1912 WC Hyler
- 1925 Grant Shields
- 1930 McClabio Lucero

The house was probably built in 1925 by local contractor Grant Shields, who had a construction company located on San Juan Street. Given the County Assessor's estimated construction date is 1913, 12 years prior to Shields ownership, WC Hyler may have built the house some time between 1912 and 1925 and somehow avoided county assessments. William Clark Hyler was the widower of Welch Nossaman's sister, Isabella. She died in 1887, leaving him with 6 children. After Hyler and Shields, the property went to McClabio Lucero who lived in the home with his wife Mabel and their 2 children.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2316

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 56

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Property has been substantially altered from original configuration. It has synthetic siding, changes to the windows and an enclosed porch.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2316 Temporary Resource Number: 56

Building Address 151 LEWIS ST

Architectural Description

This one-story, irregular-shaped residence is composed of horizontal synthetic siding on a stone foundation. It is topped by a metal gable roof. The N façade has an enclosed porch with a single, centered doorway, topped by a shingled shed roof. The enclosed porch has fixed vertical side windows, 2 over 4 separated by a mullion. To the right of the entry is a rectangular sliding aluminum-framed window. On the second floor, centered under the roof gable is a small wooden door. The E façade has 4 horizontal sliding aluminum-framed windows of various sizes. A trellis defines a stone porch with a single entry door near the rear of the residence. The W side has 3 square sliding aluminum-framed windows placed symmetrically across the façade.

Resource number: 5AA2317

Temporary Resource Number: 57

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ *Steel*

20. Special Features:

Decorative shingles, fence

21. General Architectural Description See Attached

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features:

The building site is elevated above Lewis St, and is reached by 2 flights of concrete steps. The yard is defined by a modern wood picket fence on a concrete retaining wall. There are mature pine trees at street level.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1919

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Ralph Flough or J.T. Morgan

Source of Information Historic Abstracts of Assessment

29. Construction History See Below

Date of additions/remodels: 1980

Assessment records through 1935 show improvements to each of the lots (22-23) beginning in 1918. The lots were consolidated by J.T. Morgan in 1919 and improvements were assessed at \$1000. Front porch has been enclosed.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mary Bowden lot 23
- 1891 JE Colton-22, Mary Bowden-23
- 1905 Ralph Flough-22, Mary Bowden-23
- 1912 Ralph Flough-22, JT Morgan-23
- 1918 Ralph Flough-22, JT Morgan-23
- 1919 JT Morgan all
- 1925 Citizens Bank
- 1927 Newton and Hersch Co
- 1931 Newton and Hersch Co

The house was probably built by J.T. Morgan in 1918. The 1921 directory lists a J.P. Morgan who lived on Lewis Street with his wife Anna. Morgan had the Electric Garage Company, providing auto service, oil and gasoline. It appears the house was mortgaged, first through the Citizens Bank, and then via the Newton & Hersch Investment Co. In 1952, Mary Archuleta owned the property.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Retains some of the bungalow building type elements.

43. Assessment of historical physical integrity related to significance:

Building has been too altered from original configuration to be considered representative of architectural style. Alterations may be reversible.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 34,35 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2317 Temporary Resource Number: 57

Building Address 286 LEWIS ST

Architectural Description

This one-story, irregular-shaped residence is composed of horizontal wood siding on an indiscernible foundation. It is topped by a metal gable roof with wood brackets under the gable eaves. The south façade faces the street and has an enclosed porch with a single, centered doorway that is flanked by 2 square horizontal sliding aluminum-framed windows. The enclosed porch is has decorative wood shingles on the wall areas surrounding the windows, and is topped by a gable roof. Wood brackets are located under the eaves. Horizontal wood siding is under the gable. The corners of the enclosed porch incorporate battered posts that were probably the original porch posts. The set back portion (main part of the building) of the south façade has a large square fixed window. The west side of the main part of the building has 4 horizontal sliding aluminum-framed windows of various shapes placed symmetrically across the facade. Decorative wood shingles wrap around from the south face of the building.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1889 W.W.Powell
- 1898 JE Colton
- 1902 MA Evans
- 1903 MA Evans
- 1904 Roy Raine and Polly J Daniels (s1/2)
- 1913 Roy Raine and Polly J Daniels (s1/2)
- 1916 Mrs Roy Raine and May Carlin s/2
- 1918 Sara May Crabtree and May Carlin s/2
- 1920 RJ Rose and May Carlin s/2
- 1922 CO Dunnagin and May Carlin s/2
- 1923 Elsie Carther n/2 May Carlin s/2
- 1927 Ray Smith n/2 May Carlin s/2
- 1930 Ada Merritt n/2 May Carlin s/2

The house was built in 1902 by M.A. Evans. It was owned by Roy Raine from 1904-1917. Raine was listed as a laborer in the 1900 census. Various owners 1918-1935.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1900 Census

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Property illustrates a succession of additions and is not specific to any particular architectural style. Window openings and shingle siding are probably original to the period of the addition. Porch is probably significantly altered from original design.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 14,15 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2318 Temporary Resource Number: 58

Building Address 278 1ST ST

Single-story home on a stone foundation with various additions. Rear has hipped roof with shed roof addition and front is front gable with shed roof addition. Corrugated tin roof. One brick chimney located near front. Shingle siding. On the front façade, the vergeboard from original front gable remains, delineating the edge of the shed roof addition. A single 1 over 1 window is centered under the gable. The front door is located in the shed addition and is accessed via three steps from the ground. A coal cellar entrance is located in front of the front gable. The shed roof addition at the rear of the house has a single front facing double-hung window with the upper window divided into three narrow lights. The north façade has two double-hung windows, one of which is 3 over 1, while the other is 2 over 1. The south façade also has two double-hung windows. The remainder of the other 2 facades are not visible.

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Single dwelling
- 34. Site Type: Single family home
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1889 WW Powell and Leon Montroy
 1898 CH Freeman (lot 3), Powell & Montroy
 1902 A Thompson (lot 3), Powell & Montroy
 1906 Archuleta Merc (lot 3), William Sturgill
 1910 John Colton lot 3 William Sturgill lot 4
 1912 John Colton lot 3 Archuleta Merc lot 4
 1914 John Colton
 1916 CO Weselquist
 1922 MW Reynolds
 1926 Clarence Snow lot 3
 1928 Mark Amyx
 1930 Eula J West
 1933 George Mee

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

- 38. Applicable National Register Criteria
 - A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
 - Qualifies under Criteria Considerations A-G
 - Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2319

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 59

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Extensive alterations to massing and finish materials of the original structure. No sense of the original architectural style except for the steeply pitched roof. New windows and door.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 16,17 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2319 Temporary Resource Number: 59

Building Address 248 1ST ST

Historic Background

The house was built in 1918 by C.O. Weselquist. By 1921, it was occupied by M.W. and Mary Reynolds. M.W.'s business was "vulcanizing". The Snow and Amyx families, both farmers, each lived in the house for about 2 years; the the house passed to Eula West. George Mee lived in the home the last few years of his life. He came to Pagosa Springs, via Iowa and Kansas, from England where he was born in 1864. He arrived in Pagosa in 1896 and farmed in the Blanco Basin. His wife, Stella, died in 1919, 20 years before his death.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 CP Jones-19,A Hang-20
- 1894 Ella Jones-19, A Hang-20
- 1902 Lucy McMullen-19, Hardy Sayre-20
- 1908 McMullen-19,Freeman& Gou-20
- 1909 McMullen-19,Furrow and son-20
- 1910 AJ Hallebrand 19, Furrow and son 20
- 1912 AJ Hallebrand
- 1918 Max R Mickey

Lucy McMullen built the house in 1902. The house was bought by the Hallebrands in 1910. In 1918, Max and Helen Mickey bought and moved into the house. He was the vice-president of Hersch Mercantile through the 1930s and 1940s. Stella Maestas owned the property in 1952.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2320

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 60

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No specific significant association for national register. The property may be able to qualify for the local register based on affiliation with the vice-president of the prominent mercantile in town.

43. Assessment of historical physical integrity related to significance:

House retains many original architectural features and materials, but changes to the porch and replacement of the roof material preclude eligibility for National Register.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2320 Temporary Resource Number: 60

Building Address 262 LEWIS ST

Architectural Description

This one-story, irregular-shaped residence is finished in narrow horizontal wood siding on an indiscernible foundation. It is topped by a metal gable roof with brackets in the central portion (2 chimneys are visible on the roof on the W side). The single door entry is centered below a covered porch on the S side, flanked on either side by a vertical double-hung 1 over 1 window. There is a transom over the front door. The porch on the S façade has a gable roof with brackets, and is supported by 3 massive square posts. A hipped roof extends over an open porch and an enclosed finished porch on the west side of the structure, and is supported by 2 square posts defining the west side entryway. There are 2 vertical double-hung 1 over 1 windows, and 1 horizontal sliding window on this façade.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913409006

- | | |
|--------------------------------------|----------------------------------|
| 1. Resource number: 5AA2321 | 2. Temporary Resource Number: 61 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: |
| 7. Building Address: 275 HERMOSA ST | |
| 8. Owner name and address: LAURA ANN | BRADLEY |
| | PO BOX 353 |
| | FRISCO |
| | CO 80443 |

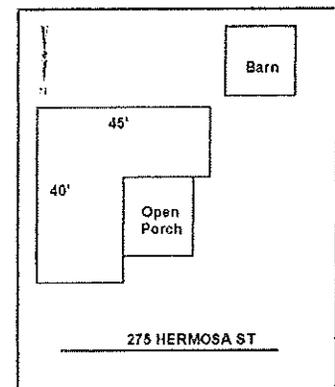
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|----------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone | 13 | mE | 322018 | mN |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: BLOCK 29 LOTS 13-14 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 45 x 40
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
- Secondary wall material DECORATIVE SHINGLE
- 18. Roof Configuration: GABLE

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 David Morgan
- 1902 E and George Lacy lot 13, David Morgan lot 14
- 1905 Lacy lot 13, McGirr lot 14
- 1906 Sherman Jones lot 13, McGirr lot 14
- 1913 Sherman Jones lot 13, Colton lot 14
- 1916 Sherman Jones all
- 1923 Mary C James
- 1930 Grant Tyson
- 1934 Tom and William Tyson

The house was built in 1902 by George Lacy. George was the brother-in-law of Belle Lacy, who was a dentist in Pagosa Springs and Bayfield. Sherman Jones bought the house in 1906 and sold it to the Tyson Family in 1930. Grant Tyson was a freighter. Thomas and William Tyson worked at a sawmill.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 61

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Original form, materials, setting, location, workmanship and feeling are still intact. Roof material has been changed from original. Property would probably eligible for the local register although it would be helpful to find a historic photograph to assess extent of changes to the porch and to determine chronology of additions to the structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 24,25 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2321 Temporary Resource Number: 61

Building Address 275 HERMOSA ST

Architectural Description

This two-story residence was probably originally an L-shape and then added on to by filling in the interior of the L with a hipped roof addition. It is a local, simplified, interpretation of Queen Anne. The structure has horizontal wood siding and is on an indiscernible foundation. It is topped by a metal front gable roof on the front, a hipped roof and a shed roof porch in the central portion of the structure (a chimney extends through the roof on the W side), and a side gable roof at the rear. The front or north façade has a centered, vertical fixed window on the 1st story with leaded glass at the top of the pane, embellished by decorative shingling above and below the window. The remainder of the first floor siding is horizontal wood. The 2nd story window is a vertical double-hung (1 over 1) window centered in the gable. The second floor has decorative shingles. The entry is a wooden door facing north, but set back from the front façade. The door is off a porch that has a shed roof and is located at the northwest corner of the house. The porch has a balustrade, 1 round post at the corner, and decorative trim under the eaves.

The W side of the building has 6 vertical double-hung (1 over 1) windows and 1 square fixed window placed symmetrically across the façade of the 1st story. There is also a square bay window located under the side gable near the rear of the building with 2 vertical double-hung (1 over 1) windows in the sides of the bay. To the right of the bay window is a doorway facing onto a small porch with a wooden floor and a gable roof with ornamentation. The 2nd story of the west face includes a vertical double-hung (1 over 1) window centered in the gable. The window treatment on both stories includes decorative shingling like 'hat on the N face. The east and south sides were not visible.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913108007

- | | |
|--|----------------------------------|
| 1. Resource number: 5AA2322 | 2. Temporary Resource Number: 62 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: |
| 7. Building Address: 162 LEWIS ST | |
| 8. Owner name and address: GENEVIEVE & | PHELPS |
| | 3626 COUNTY ROAD 330 |
| | IGNACIO CO 81137 |

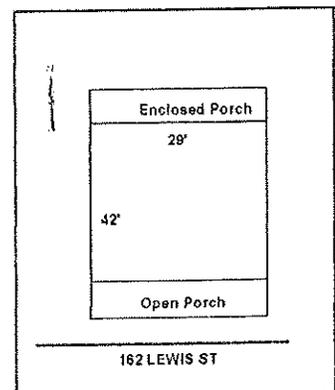
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: NE |
| 10. UTM Reference Zone 13 mE | 322273 | mN | 4126681 | |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 2 LOTS 15-16 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 29 X 42
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
- Secondary wall material NONE
- 18. Roof Configuration: HIPPED

Building Plan View



Resource number: 5AA2322

Temporary Resource Number: 62

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Samuel F. Few

1896 Ada Hessenmuller

1912 Ada Hessenmuller lot 15, John McLaughlin lot 16

1918 Ada Hessenmuller lot 15, Indiana Johnson lot 16

1920 Luther Johnson lot 15, Indiana Johnson lot 16

1934 Philip and Chas Johnson lot 15, Luther Johnson estate lot 16

Indiana & Luther Johnson built the house in 1918. The 1921 directory lists Luther as retired, but we don't know what Luther retired from.

36. Source of information: Archuleta County Records: Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2322

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 62

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Building appears to have retained all of the original materials, except replacement balustrade on the porch. Building appears to be in need of maintenance.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 22,23 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913110003

- 1. Resource number: 5AA2323
- 2. Temporary Resource Number: 63
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 121 LEWIS ST
- 8. Owner name and address: MICHAEL E & CROFTS
PO BOX 2754
PAGOSA SPRINGS CO 81147

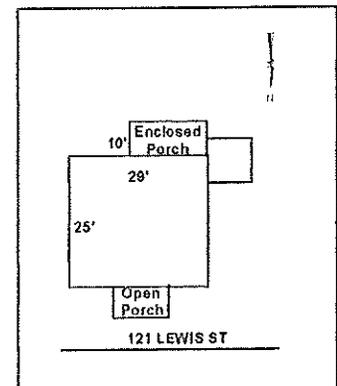
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: NE
- 10. UTM Reference Zone 13 mE 322368 mN 4126625
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 24 LOTS 4-5 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 22 x 41
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material NONE
- 18. Roof Configuration: GABLE ON HIP

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 WW Strait
- 1898 CH Freeman
- 1905 LW Smith lot 4 JV Blake lot 5
- 1910 LW Smith lot 4 Weicke (could be Blake) lot 5
- 1912 William Warr
- 1925 WF Schoonover

The house was built in 1913 by William Warr. William Warr is listed in the 1921 directory as a farmer. Frank & Madora Schoonover are listed with Frank's occupation as an engineer. A Gladys Schoonover is listed as the manager of the San Juan Supply business in 1941 but she may not have lived in this house.

Gladys married Shelley Potter.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin directory; 1941 Colorado Business

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Building appears to have maintained original materials and openings. The roof material has been changed and the front porch has probably been remodelled. A small addition to the rear is compatible with the original design and differentiated from the original construction. The building would probably qualify for the local register based on the maintenance of a large amount of the original building fabric.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 18,19 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2323 Temporary Resource Number: 63

Building Address 121 LEWIS ST

Architectural description

Two-story home on an indiscernible foundation with narrow wood siding. Hipped metal roof with front gable dormer on the front and small, one-story side gable addition, with wider wood siding, to the rear. The front faces north and has a centered doorway flanked by double-hung windows with decorative shutters. All of the windows on this building appear to be multi-paned. The door is protected by a small front gable porch. Square wood columns support the porch roof. A contemporary gable ornament decorates the porch gable and is also used on the front gable. A single double-hung window is centered under the front gable on the second floor. The small side gable addition near the rear of the building has a horizontally oriented window with decorative shutters. The east façade has one vertical double-hung window and two square windows-all with decorative shutters-on the first floor, spaced evenly across the façade.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Carrie Reef
- 1898 CH Freeman
- 1909 Furrow and Son
- 1910 John Colton
- 1912 Leidy Baker
- 1916 William E Nickell
- 1921 William McCormick
- 1924 ED Hallowell
- 1928 CA Dunagan
- 1931 Mildred Ford

William Nickell built the house in 1918. William L. McCormick, a farmer, lived there from 1921-1924. He was followed by Ed Hallowell. In 1928, Charles O. and Ruth Dunagan moved into the house. He owned the City Garage and served as a County Commissioner fro 1921-1925. He died in 1954. Mildred and Orin Ford moved into the house in 1931. Orin's listed occupation was laborer.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Bulding lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Basic form, shape and roofline of the house are intact. The building has been clad in aluminum so the original materials are no longer evident. The front porch has probably been remodelled, but the overall sense of the structure remains.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 24,25 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2324 Temporary Resource Number: 64

Building Address 202 LEWIS ST

Architectural Description

This two-story rectangular residence has horizontal metal siding on a poured concrete foundation, is topped by a wood shingle clipped-gable roof, and has a brick chimney on the E side. The front façade faces south onto Lewis St has a wooden door centered between 2 vertical double-hung (1 over 1) windows. The front porch has an asphalt shingled hipped roof supported by 4 square posts. The porch floor is of wood and the balustrade consists of simple squared posts capped by a rail. Centered in the 2nd story is a small window with 12 panes of glass. The E side of the structure has a bay with 4 vertical double-hung windows (2 in front, one on each side of the bay). There is also a horizontal sliding window and a horizontal casement window on the E façade. A finished enclosed porch topped by a corrugated tin shed roof is on the north side of the structure.

19. Primary external roof material: Metal

20. Special Features:

Chimney

21. General Architectural Description See Attached

see attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

The building site sits above the street elevation. The yard is fronted by a stone wall similar to the wainscott on the house.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1905

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: William Ewell

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1950

Recent (post 1990) remodel. 1950 remodel per assessors data. No original material evident except for the brick chimney.

30. Location: Original

Date of Move:

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2325 Temporary Resource Number: 65

Building Address 232 LEWIS ST

Architectural Description

Front gable 2 story structure with metal roof has plywood siding and squared stone wainscot on the front and the east side of the original part of the structure. Indiscernible foundation. The front faces south and has a multi-light ("French") door slightly offset from center flanked by a large horizontal wood frame window with 6 lights to the right and a horizontal aluminum slider window to the left. A narrow string of scalloped wood trim stretches across the front and sides of the house. Three brackets are under the gable, with an aluminum frame window on the second floor. The east facade has an enclosed shed roof porch addition and at least 3 windows (visible). The west side has two windows and a brick chimney.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: unknown

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935: See Attached

- 1890 CY Butler
- 1892 EM Taylor and Colton lot 10, Annie Farrer lot 11 w/2
- 1894 EM Taylor lot 10, J Strickard lot 11
- 1895 EM Taylor lot 10 and Colton lot 11
- 1905 EM Taylor lot 10 , Colton and Margueritte Latham lot 11
- 1906 EM Taylor lot 10 , Margueritte Latham lot 11
- 1907 EM Taylor lot 10, EE Hatcher lot 11
- 1912 EM Taylor lot 10, AJ Nossaman lot 11
- 1919 EM Taylor lot 10 AJ Nossaman e/2 and Catholic Church w/2 of 11
- 1930 EM Taylor lot 10, AJ Nossaman lot 11 e/2 and EM Taylor w/2 of 11
- 1931 EM Taylor lot 10, Myrtle DeMott lot 11 e/2 and Taylor
- 1932 EM Taylor lots 10 and 11
- see attached for historical background

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Temporary Resource Number: 66

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property is associated with local real estate developers and financiers.

43. Assessment of historical physical integrity related to significance:

More data is needed to determine the extent of alterations to the house. It appears that the siding, windows and porch are modern, and that minimal original material, form and workmanship are evident.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 28,29 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2326 Temporary Resource Number: 66

Building Address 263 LEWIS ST

Architectural Description

This two-story (garden level and street level) irregular-shaped residence has vertical wood siding on a stone foundation. It is topped by a metal side gable roof with wood brackets along the gable edges. The north (front) façade has an enclosed porch with a gable roof and a single, centered door (wood with 2 over 2 glass panes). The porch is flanked on the west side by 2 vertical double-hung windows. The west side has 2 square double-hung (2 over 2) windows placed symmetrically across the façade at garden level. The street level of the W façade has 6 modern windows of various sizes placed symmetrically across the façade. There is also a wood frame detached garage (360 sq. ft) with a metal roof at the rear (S side of the residence). Vegetation obscures the other sides of the house.

Historic Background

E.M. Taylor and J.E. Colton purchased a large quantity of lots in 1895 in the Federal Government sale. The two real estate investors constructed some "speculative" homes for sale. It appears that Marguerite Latham bought the house in 1905, after her husband James died. The house passed through the ownership of many well-known Pagosa citizens including; local merchant Elmer Hatcher of the Hatcher Mercantile Company, Dr. Alan Judd Nossaman, and Myrtle DeMotte - the wife of the Methodist Minister. The record is not clear if these people occupied the house or used it as an investment. Hatcher and Nossaman owned the home across the alley and just to the west of this lot during, or close to, the same periods that they owned this property. They both also owned the house immediately to the west at corresponding times with this ownership. It appears that E.M. Taylor and his wife, Nellie, may have lived there after 1932. Taylor was the first county clerk for Archuleta County (1885-1895).

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913210002

- 1. Resource number: 5AA2327
- 2. Temporary Resource Number: 67
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 446 LOMA ST
- 8. Owner name and address: WILLIAM & CLARISSA L HUDSON

PO BOX 2709
PAGOSA SPRINGS CO 81147

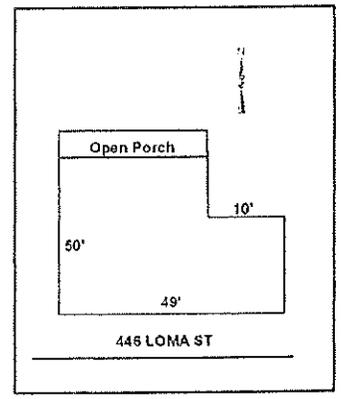
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: NW
- 10. UTM Reference Zone 13 mE 321583 mN 4126669
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 9 LOT A Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 50 x 49
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2327

Temporary Resource Number: 67

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1900

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1975

See attached

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1891 Carrie Westerman
- 1898 CH Freeman
- 1904 David Lucera
- 1906 Lenora Lucero
- 1908 JC McCormick
- 1909 JE Colton
- 1915 Charles Anderson
- 1921 Charles Groves
- 1923 Jacob Jacobson
- 1935 Jacob Jacobson estate

The property shows no assessments for improvements up to 1935. The lot does not exist on the original town plats. The earliest county record we could find that showed the property dated to 1952. The latest pre-1935 property owner, Jacob Jacobsen, was a prominent contractor/ mason in town who did much of the concrete work. The house appears to predate 1935, so it is not clear when it was constructed. The assessor's construction date of 1910 is probably correct within 5 years. Neither of the 1921 and 1932 directories list any of the five property owners between McCormick and Jacobsen on Loma Street. By 1952, the property was owned by Blanche and Ray Murray. Ray's father was a railroad conductor on the D&RG

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Need more information

43. Assessment of historical physical integrity related to significance:

Roof material has been replaced. Form and shape appears to be original with addition of garage.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 18,19 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2327 Temporary Resource Number: 67

Building Address 446 LOMA ST

Architectural description

Two-story side gable residence with horizontal wood siding on an indiscernible foundation, with an attached one-story garage addition on the east side. Wrap around hipped roof porch with small front gable over entry to porch. Metal roof on both porch and building. One brick chimney is located near each end of the gable roof. Front faces south and has a double-hung 1 over 1 window and a group of three double-hung 1 over 1 windows on the first floor. Decorative shutters flank the windows. The door is located on this façade but was obscured from view. The porch has large square battered posts. The garage addition extends to the east of the porch. On the second floor are two double-hung 1 over 1 windows with decorative shutters. The first floor of the west façade was not visible, but the second floor has two double-hung 1 over 1 windows with decorative shutters.

Construction History

The property shows no assessments for improvements up to 1935. The lot does not exist on the original town plats and the earliest county record we could find that recognized the property dated to 1952. The assessors estimated construction date seems appropriate to the style of the house. Remodel date per assessors records.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913105002

- 1. Resource number: 5AA2328
- 2. Temporary Resource Number: 68
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: CATCHPOLE HOME
- 6. Current Building name: CATCHPOLE HOME
- 7. Building Address: 302 LEWIS ST
- 8. Owner name and address: MARTHA ANNE JOHNSON
903 W ALAMEDA ST #214
SANTA FE NM 87501

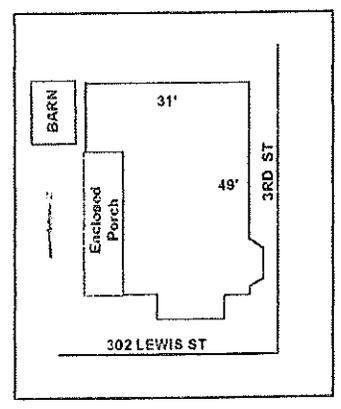
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: NE
- 10. UTM Reference Zone 13 mE 321851 mN 4126653
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 20 LOTS 1-6 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 31 x 49
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material NONE
- 18. Roof Configuration: GABLE ON HIP

Building Plan View



40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with the Catchpole family who founded the Citizens Bank in Pagosa Springs.

43. Assessment of historical physical integrity related to significance:

Since all exterior materials are new, the property lacks the sense of original construction in terms of materials, workmanship and feeling. The general form and shape of the building has remained. The new landscaping does not convey the sense of the original setting. The property's association with the prominent Catchpole family may qualify it for listing on the local register.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 34,35 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2328 Temporary Resource Number: 68

Building Address 302 LEWIS ST

Architectural description

Two-story residence on an indiscernible foundation. Remodeled Queen Anne style home. All finish materials (siding, shingles, roof, doors, windows) were replaced in 1996. Hipped metal roof with large gables, a shed roof dormer and a shed roof addition to rear. The front faces south. On the first floor is a one-story enclosed porch with a hipped roof and front facing gable that mimics the roof line of the house. Two double-hung 1 over 1 windows are under the enclosed porch gable. The gable has decorative shingles. To the west of the porch is a double-hung 1 over 1 window and a sliding glass door. To the east of the porch is a double-hung 1 over 1 window. On the second floor a double-hung 1 over 1 window is centered under the gable. The gable has decorative shingles. The east façade has the main entry into the side of the enclosed porch. A stairway leads to the entry off a small balustraded porch. To the north of the entrance, at the edge of the main part of the building is a five-sided bay with a hipped metal roof. The bay contains four double-hung 1 over 1 windows. North of the bay are two double-hung 1 over 1 windows. On the second floor, a double-hung 1 over 1 window is centered under the gable. The gable has decorative shingles. A shed-roofed dormer near the rear of the building has two double-hung 1 over 1 windows.

Construction History

Per a conversation with the contractor for the project, all of the building was taken down to the studs and rebuilt with new materials in 1996. All windows and doors were replaced at the same time. Between 1996 and 2002, the contractor has been remodeling the landscaping and the interior. The roofline of the front porch was slightly altered and the side porch on the west side was glassed in.

Historical Background

Home built by Fred & Mabel Catchpole. Fred was born in 1874 in Sterling, Nebraska and came to Pagosa Springs in 1908 where he started the Citizens Bank. He was a County Commissioner for 16 years, the County Treasurer for 4 years, and he served on numerous committees. He was instrumental in the construction of the road over Wolf Creek Pass, and took the first automobile trip over the pass on Oct. 22, 1915. Mabel (nee Strong) was born near Sterling, Nebraska in 1875. She moved to Pagosa Springs in 1897 and taught school. She married Fred in 1908. Mabel was active in community organizations and served on the School Board and the Methodist Church Board. Fred died in 1946 and Mabel died in 1969. Later owners included Roy Brown and Tom Richards.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913106014

- 1. Resource number: 5AA2329
- 2. Temporary Resource Number: 69
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: St Edwards Catholic Church
- 6. Current Building name:
- 7. Building Address: 292 LEWIS ST
- 8. Owner name and address: ROBERT N & ELIZABETH M PEDOLSKY
1990 CR 205
DURANGO CO 81301

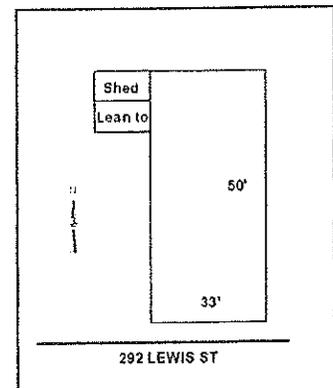
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: NE
- 10. UTM Reference Zone 13 mE 321957 mN 4126660
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 3 LOT 24 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 50 x 33
- 16. Number of Stories: 2
- 17. Primary external wall material: VERTICAL Wood
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2329

Temporary Resource Number: 69

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ steel

20. Special Features:

Dormers

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

The building site is at a higher elevation than the street. The hillside between the street and the house is planted with ground cover junipers and there are remnants of a stone wall at the street level. Large blue spruce trees of at least 40 years of age are on the property.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1894

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Vol 5 Remembrances San Juan Historical Socy

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Catholic Church

Source of Information Historic Abstracts of Assessment; Vol 5 Remembrances San Juan Historical Socy

29. Construction History

Date of additions/remodels: 1984

Church burned in the mid 1950's; remnants incorporated into current residence. Remodel date from assessors records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Church
- 32. Intermediate Use:
- 33. Current Use: Single dwelling
- 34. Site Type: single family residence
- 35. Historical Background-Property Owners of Record through 1935:

1889 School District #1
 1905 W Cummings
 1906 Rev. E Beckburger
 1912 Catholic Church

The St. Edwards Catholic Church was built in 1894. It was the only Catholic Church in Pagosa Springs until the Immaculate Heart of Mary Catholic Church was completed in 1949. An inventory of churches conducted during the depression noted that services were conducted in Spanish, English and Latin. The Church was a mission of the Theatine Order, with the local parish located in Durango until 1949. The church burned in the 1950's-- probably before 1952, when the abstracts of assessment list the property owners as 1952 Clee and Betty Woods.

- 36. Source of information: See attached

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2329

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 69

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Property no longer resembles a church.

.II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 32,33 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2329 Temporary Resource Number: 69

Building Address 292 LEWIS ST

Architectural description

Two-story residence with vertical board and batten siding on a stone foundation. Front gable metal roof with a metal pipe chimney. Front faces south and has an enclosed porch with a hipped metal roof. Three square double-hung windows in the enclosed porch have multiple panes that appear to be cosmetic. A casement window is centered under the gable on the second floor. The entry to the house is not visible from the street. The east façade first floor has two double-hung windows on the main part of the house and another double-hung window on the side of the enclosed porch. A centered gable dormer with a window is on this façade and on the west façade. A small one-story addition extends from the west side of the building. The west façade also has at least two double-hung windows on the first floor-this side is partly obscured from the street.

Source of Information

Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skippers 1921 Directory Vol 5 Remembrances San Juan Historical Socy; Records of the Immaculate Heart of Mary Catholic Parish

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Leon Montroy
- 1910 Leon Montroy
- 1913 Leon Montroy
- 1918 Leon Montroy
- 1933 Montroy and Armstrong

The house was built in 1910 by Leon Montroy. Leon Montroy was born in Quebec and came to the U.S. in 1864. He worked the mines in Summitville and came to Pagosa Springs in 1887. He partnered with Welch Nossaman in a sawmill operation and had a large, prosperous mercantile on Pagosa Street. By 1952, the property was owned by William Skutvik

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory. Pagosa Springs Sun 1991 Centennial.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2330

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 70

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Structure is completely remodelled and has no sense of original of form, materials, workmanship or setting.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 7 Negative # 24,25 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2330 Temporary Resource Number: 70

Building Address 227 HERMOSA ST

Architectural Description

Two-story synthetic stucco structure on an indiscernible foundation. The front faces north onto Hermosa St, and has one story topped by a steeply pitched roof. The front façade has 2 vertical 1 over 1 windows with decorative "pop-out" stucco trim in an arch above each window. The west side has a covered entry with a single door and a double-hung 1 over 1 window. The 2nd story has a 1 over 1 window under an off-center gable roof. A large addition at the rear of the structure contains 2 west-facing windows. The west side is partly obscured from view by a fence, but has at least 2 windows on the first floor and a metal 1 over 1 window under the off-center gable roof on the 2nd story.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Dowell Bros
- 1904 Chambers
- 1906 McGirr
- 1909 McGirr
- 1910 CA Port
- 1912 CA Port
- 1913 CA Port
- 1915 CA Port
- 1916 Reef Egger
- 1918 Reef Egger
- 1923 Guy Colton

The building was constructed by C. A. Port in 1910. Reef Egger, who owned the property from 1916-1918, was editor of the Pagosa Springs Sun, and a Clerk to the District Court. Guy Colton was a realtor and financier who may have obtained this property as collateral for a loan.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Has no known specific historic associations.

43. Assessment of historical physical integrity related to significance:

Although there are too many alterations for the building to qualify for the national register criteria, the property may be eligible for the local register. The structure's form appears to have changed very little over time. The rolled asphalt siding may be covering the original finish material (probably wood siding). The front porch is not the original. Roof material has been replaced with metal. The form of the building is still the same as the original.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 28,29 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2331 Temporary Resource Number: 71

Building Address 169 HERMOSA ST

Two-story foursquare style residence on indiscernible foundation with hipped metal roof and 1 brick chimney. Two-story shed roof addition at the rear. Building has rolled asphalt brick pattern siding. Front faces north. Centered entry on the first floor is flanked by double-hung 1 over 1 windows with applied wood trim. A small porch at the front door has a concrete floor, and a metal hipped roof supported by square wood posts. The second floor has a small centered square window with applied wood trim. A centered gable dormer extends from the roof. The west side has two double-hung 1 over 1 windows on the first floor and the same on the second floor. All have applied wood trim. The east side has three irregularly spaced square windows and a door on the first floor and three square windows on the second floor. All windows have applied wood trim.

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Dowell Bros
- 1902 TH Jones
- 1916 Mabel Johnson
- 1919 GW Dalton
- 1923 Alf Mee
- 1930 Mrs Ursula Vigil

The original house was built in 1908 by TH Jones. Unfortunately, we have no direct information about the various owners of the property. There was a Mee family in Pagosa Springs who had married into a Jones family, but we were unable to find an "Alf" Mee or a "TH" Jones.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter);

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2332

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 72

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Original structure has been extensively remodeled with new siding, windows, door and porch. There is very little sense of the what the historical structure would have been.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 30,31 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

Resource number: 5AA2333

Temporary Resource Number: 73

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Chimney, porch, fence

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

An expansive yard is defined by a twisted wire fence fronting Hermosa Street. Mature landscaping includes lilacs, poplars, elms and blue spruce trees.

24. Associated Buildings, features, objects:

There are 3 associated buildings on the S side (rear) of the residence-see attached architectural description for details.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1902

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: L.B. Rhodiman

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1990

Remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Single dwelling
- 34. Site Type: Single family home w/detached other residence
- 35. Historical Background-Property Owners of Record through 1935:

1890 Leon Montroy lots 8-10 , Mary Cade 11-12	L.B. Rhodiman built the house in 1902. The house passed
1894 Asa Poor lots 8-10, Mary Cade 11-12	to J.E. Colton, a realtor and money lender in 1904. Colton
1902 FA Collins lots 8,9, LB Rhodiman lot 10, Mary Cade 11-12	sold the property to Harriet Chambers in 1923. She and her
1904 FA Collins lots 8,9, JE Colton lot 10, Mary Cade 11-12	husband, Joseph, lived in the house with their two
1909 FA Collins lots 8,9 JE Colton lot 10, Mary Cade 11-12	daughters Joseph was a county road foreman in 1932, and
1912 John Colton lots 8-10, Mary Cade lots 11-12	later served on the Town Board. He died in 1950. Harriet
1916 John Colton all lots	died in 1957.
1923 Harriet Chambers all lots	

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Building is clad in aluminum siding. Some of the windows have been replaced. Roofing material is modern. Porch has been remodelled. House retains much of the original form but materials, character defining porch and workmanship are not preserved.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2333 Temporary Resource Number: 73

Building Address 245 HERMOSA ST

Architectural Description

This one-story, L-shaped residence is has aluminum siding on a stone foundation. The aluminum roof has a brick chimney. The north façade faces the front. It has a porch with a metal shed roof that is supported by 4 square posts. The porch covers the front door flanked by 2 vertical fixed windows. A single fixed window is located to the left (east) of the porch at the first floor level, under a front gable. The west façade 1 vertical fixed window located on the first floor under the side gable and 2 horizontal sliding windows located in the wall of a shed roof addition. A brick chimney is located along about the center of the ridge line of the side gable roof. Although the south side of the residence was not entirely visible, the enclosed shed roof addition with an open porch is visible on the west side. There are 3 associated buildings to the south (rear) of the residence. One is a wood frame building with a front gable metal roof that appears to have been a barn, now refitted as a detached two-car garage. To the east of the garage is a wood framed shed with a metal roof. East of the shed is what appears to be a second residence, although this structure was not very visible. This structure is composed of horizontal wood siding and is topped by a metal gable roof. There is a shed roof over the entry.

Resource number: 5AA746

1618

Temporary Resource Number: 75

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Restaurant
- 34. Site Type: Residence converted to a business

35. Historical Background-Property Owners of Record through 1935:

1890 A Hange lot 34 Mrs RV Walker lot 35	1924 Gertrude Colton lot 34 and w/2 lot 35; EM Taylor e/2 lot 35
1902 RH Bostwick lot 34 Rosa Walker lot 35	1933 Gertrude Colton lot 34 and w/2 lot 35; Newton and Hersch e/2 35
1907 Nina G Bostwick lot 34 CE Moore lot 35	Ethel Emigh built the house in 1912. Ethel was married to Alonzo Emigh, an attorney who practiced in Pagosa Springs from 1906-1921. The property passed to real estate developer John E. Colton, and then to Gertrude Colton, who is listed in a 1921 directory as the wife of realtor "W.E. Colton". The house is also known as the Lucille Alley house. She lived in the house after 1935.
1910 Ethel Emigh lot 34 CE Moore lot 35	
1912 Ethel Emigh lot 34 EE Chapson lot 35	
1913 Ethel Emigh lot 34 Ethel Emigh w/2 and Dorace Metz e/2 lot 35	
1914 Ethel Emigh lot 34 Ethel Emigh w/2 and Citizens Bank e/2 lot 35	
1916 John E Colton lot 34 Colton w/2 and Citizens Bank e/2 lot 35	
1921 Gertrude Colton lot 34 and w/2 lot 35; Citizens Bank e/2 lot 35	

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1990 survey form completed by Region 9 Econ.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA745

1618

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 75

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Significant associations are with local business and civic leaders, but would not meet significance criteria for national register listings.

43. Assessment of historical physical integrity related to significance:

Additions of deck and to the rear have impacted the sense of the original structure, but the deck addition appears to be reversible. The original form and architectural details, including the building footprint with 2 bay windows and flared eaves on the roof, and the concrete construction are clearly evident. The property may be eligible for the State register based on the construction method (use of ornamental concrete block and poured concrete pillars) and the local historic register.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA¹⁶¹⁸745 Temporary Resource Number: 75

Building Address 214 PAGOSA ST

Architectural Description

This irregularly shaped, two-story commercial building is composed of ornamental concrete block, with an asphalt shingle hipped roof, and is placed on a concrete block foundation. The original building footprint was square with an offset front porch. The front faces south, toward Pagosa Street. The 1st story has a rock faced concrete block wainscot to the bottom of the windows, with smooth faced block to the roofline. The entry is offset to the east edge of the facade and is has a French door flanked by 2 vertical fixed window sidelites. The entry is centered in an open porch. The porch has a concrete floor and a hipped roof with flared eaves, supported by 2 round concrete pillars. The pillars were cast with a decorative band at the top, and two courses of rock faced block at the base. There is a decorative wood panel between the pillars under the eaves. Steps approaching from the side access the porch. A modern wood deck/patio with a railing wraps around the south corner to the east side of the structure. A shallow bay with 3 vertical double-hung (1 over 1) windows is to the left (west) of the entry. There is a hipped roof dormer in the 2nd story with 2 vertical casement windows of ornate leaded glass. The hipped roof has a deep overhang and the eaves are flared. A brick chimney is visible at the apex of the roof.

The east side of the structure has 5 vertical double-hung (1 over 1) windows, and 1 vertical aluminum framed sliding window placed symmetrically across the first floor of the facade. The modern wood deck runs about halfway along the length of this façade. There is a dormer in the 2nd story with 1 square aluminum-framed sliding window.

The west side of the structure has a vertical double-hung (1 over 1) window, and a shallow bay with 3 vertical double-hung (1 over 1) windows. A brick chimney extends up the west wall of the building. There is an L-shaped addition clad in aluminum siding on the north side of the structure. The addition has a shed roof.

Site # SA 745
Temporary # 75

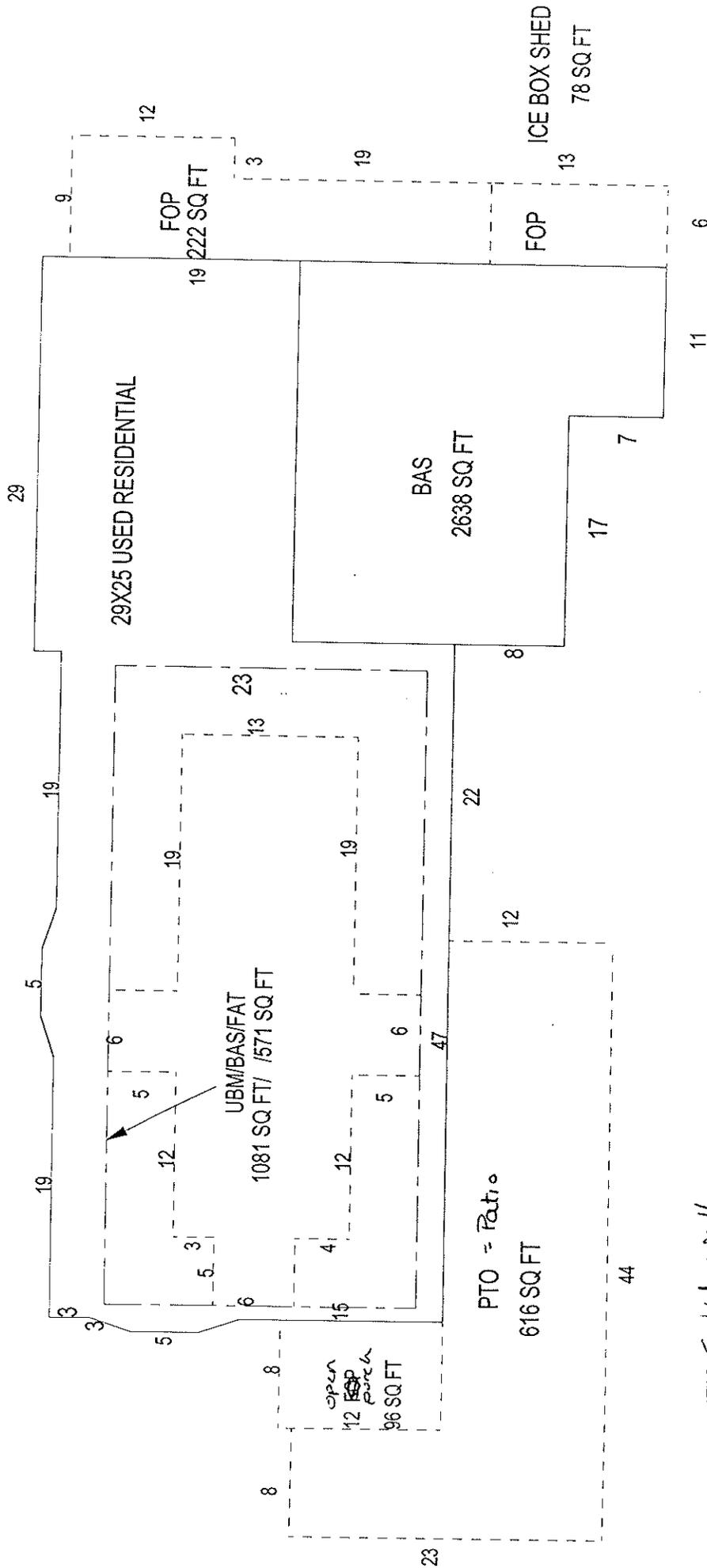
5699-134-02-002

TOWN OF PAG SPGS BLK 23 LOT 34 & W2 LOT 35

3-29-95 HH/RG

Z

← 214 Pagosa Street →



— Solid wall
- - - Porch or patio rail

Resource number: 5AA2335

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 76

19. Primary external roof material: ASPHALT SHINGLE

20. Special Features:

Decorative shingles

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

The building is at a higher elevation than the street. A low stone wall separates the sidewalk from the property.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1892

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: John Colton

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1950

At some point the front porch was enclosed. One remodelled window is evident on the west wall. Remodel date per Assessor's data.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Specialty store
- 34. Site Type: Residence converted to a service business
- 35. Historical Background-Property Owners of Record through 1935:

1890 John Colton
 1902 Lucia Humphrey
 1903 Archuleta Merc Co
 1908 DR Archuleta
 1910 Archuleta Merc Co
 1915 Citizens Bank
 1916 Lora Grimes
 1932 CO Dunagan

John Colton, the original owner, was a real estate developer in Pagosa Springs. He built the structure in 1892. D.R. Archuleta, owner in 1908-1909, was an insurance agent and a member of the pioneer Archuleta Family. He may have operated his insurance company at this address. Laura Dowell Grimes aquired the property a year before her husband, Gordon, died. Gordon had served as the county assessor and as the mayor of Pagosa Springs. C.O. Dunagan acquired the property in 1932. He was a County Commissioner from 1921-1924, and owned the City Garage.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No significant associations identified.

43. Assessment of historical physical integrity related to significance:

Building retains much of the historic material, form and workmanship. Alterations (closing in the front porch) appear to be reversible.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3: 4 Negative # 36: 2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2335 Temporary Resource Number: 76

Building Address 286 PAGOSA ST

Single story residence converted to a hair salon. Gabled L-shape with asphalt shingle roof and enclosed shed roof porch located in the interior of the L.. Stone foundation and horizontal wood siding. Front faces south and has a square fixed window centered under a front gable, and an enclosed porch with a corrugated tin shed roof. The front door is located at the left (west)edge of the enclosed porch. A tall narrow three pane fixed window separates the door from a wall of eight windows (4 over 4) that enclose the porch. The front gable has decorative shingles. The east side has no windows and has decorative shingles in the gable. The west side has a double-hung window, a grouping of two double-hung windows and a small window in a partially filled in opening that once held another double-hung window.

Resource number: 5AA2336

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 77

19. Primary external roof material: ASPHALT

20. Special Features:

Porch,tower,chimney

21. General Architectural Description See Attached

22. Architectural style/building type: Queen Anne

23. Landscaping or special setting features:

The building site is elevated above street level. It has a retaining wall and a small picket fence. Mature landscaping, seating areas, and a wishing well are also present in the south yard.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1902

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Mrs. E.E. Hatcher

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1936/

1936 date provided by assessors office; addition added on to the west after 1940 to accommodate retail space demands.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use: single dwelling/mortuary
- 33. Current Use: Specialty store/restaurant
- 34. Site Type: residence converted to commercial
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 A Hang	See attached
1902 Mrs EE Hatcher	
1903 Mrs EE Hatcher	
1905 Mrs EE Hatcher	
1910 Mrs EE Hatcher	
1912 AJ Nossaman	
1913 AJ Nossaman	
1931 Gertrude Colton	

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory; Pagosa Springs Sun

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property has been associated with prosperous merchants (Hatchers) and physicians (Nossaman)

43. Assessment of historical physical integrity related to significance:

The basic form and massing are discernable but character defining features such as the porch and the tower have been altered. Current structure does not convey the sense of the original historic materials. Addition to the building has obscured the first floor features of the character defining tower. The original porch has been substantially altered and enclosed. New wood siding does not reflect original character of the historic wood siding. Windows openings have been altered and windows have been replaced.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3: 4 Negative # 34,35: 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2336 Temporary Resource Number: 77

Building Address 274 PAGOSA ST

Architectural Description

This was a Queen Anne style residence that has been added on to and remodeled to accommodate commercial use of the structure. It is two-story with horizontal wood siding and an asphalt shingle gable roof. The original form was L-shaped with a large front porch and a tower. A modern addition to the west has extended the L shape. The foundation of the building is of cut stone. The front faces south toward Pagosa Street. The first floor of the original building has a glassed in hipped roofed front porch with a centered entry via a French (12 lite) door. A wall-mounted sign ("Victoria's Parlor") is located over the doorway. The one-story addition to the west is primarily single pane fixed windows in wooden frames surrounding 2 entryways. One entry is on the diagonal between the edge of the original building and the addition. The other door is located further to the west and has a wall mounted sign above the entry (Victoria's Reign). The second floor of the south façade also has a square horizontal-sliding window centered below the front gable above Victoria's Parlor. Gable ornamentation is applied to the bargeboard of the front gable.

A tower is located in the central portion of the building. It is accessed by an outside wooden stairway. The tower has an asphalt shingle roof and a ball finial at the peak. The second floor of the tower has vertical double-hung windows (1 over 1) on each face. A brick chimney protrudes from the ridge line of the east end of the side gable.

The 1st story of the east side of the structure has of vertical wood siding with 1 vertical fixed window and 1 vertical double-hung (1 over 1) aluminum framed window placed symmetrically across the façade. The 2nd story is composed of horizontal wood siding with 3 horizontal sliding aluminum-framed windows and 1 vertical double-hung (1 over 1) aluminum framed window centered below the gable.

Historical Background

Edna and Elmer Hatcher constructed the home in 1902. Elmer was the brother of George and James Hatcher, who were partners in local mercantile and hardware companies. There was also a sister, Arabella Latta. The Hatcher family had large sheep ranch holdings and was prominent in local business and agriculture. The Hatcher family moved from Missouri to Colorado in 1885, when the boys were in their 20's. Edna Holt came to Pagosa Springs from Del Norte with her family in 1889 when she was eight. She married Elmer and they had four children. Dr. Alan Judd Nossaman purchased the house in 1912 and lived there until he died in 1931. The son of one of the area's earliest pioneers, AJ was born in Iowa and moved to Colorado with his family at the age of 15. Nossaman returned to Iowa to complete his education, and practiced medicine in Pella, Iowa until 1903, when he and his wife, Emma Welch Nossaman, moved to Pagosa Springs. They had five children. Emma lived until 1945. After Allen's death, the house then passed to the Coltons, who were real estate developers. Subsequent occupants included the JB Joy family, who operated J.B Joy and Son Grocery on San Juan Street, and the Ben Lynch family, who lived in the house, had the Jacksich Pharmacy in the downtown area and had a mortuary business (Hood Mortuary) in the basement of the house in the 1940's. After the Lynches, a carpet seller lived in the house and put in the addition to accommodate the need for additional retail space for the carpet.

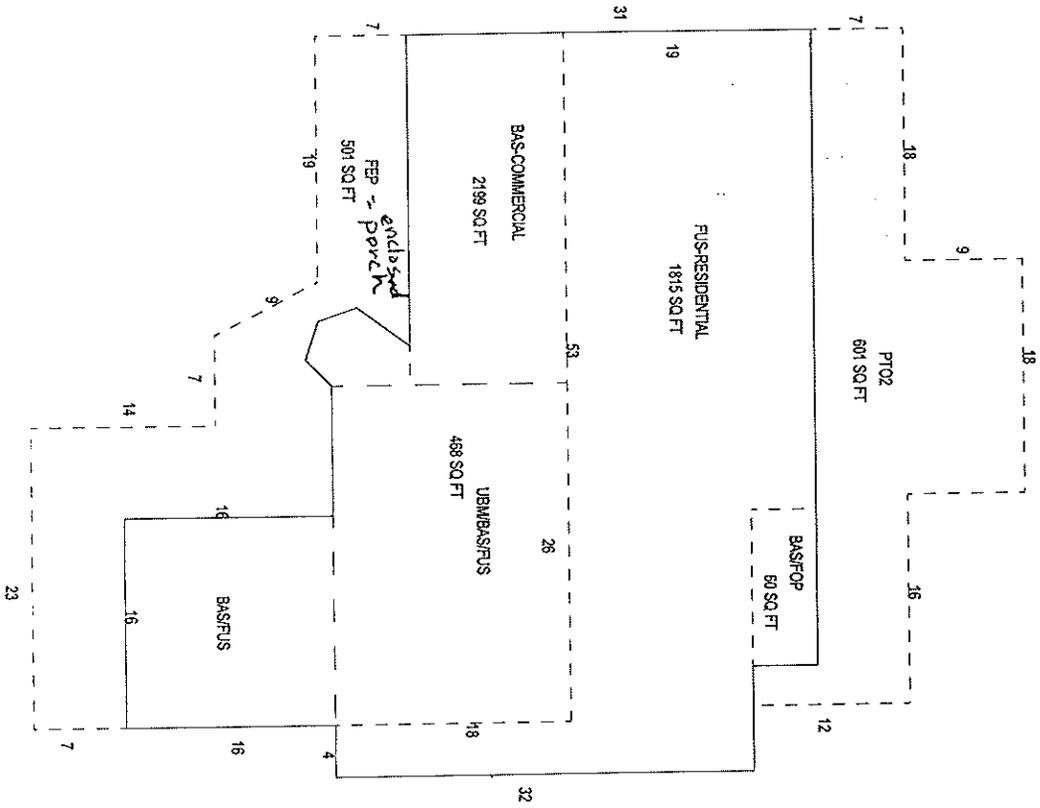
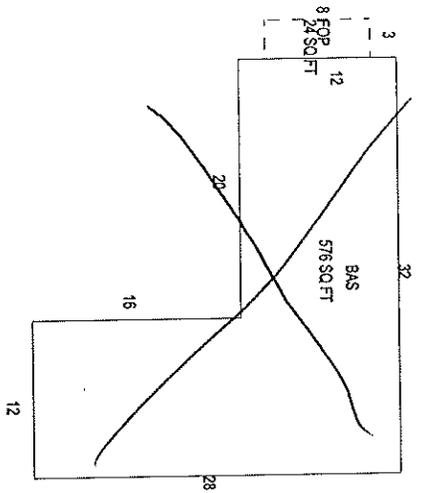
Site # SPP 2336
Temporary # 77

5699-134-02-009
PAGOSA SPRINGS BLK 23 LOT 24-25
3-27-95 HHRG

274 Pagosa St.

2 ←

— Exterior walls



← Pagosa Street →

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913402014

- 1. Resource number: 5AA2337
- 2. Temporary Resource Number: 78
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 250 PAGOSA ST
- 8. Owner name and address: NORMA B MURPHY

PO BOX 5349
PAGOSA SPRINGS CO 81147

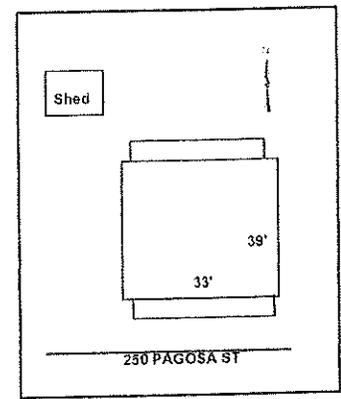
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322071 mN 4126558
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 23 LOT 28 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 33 X 39
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material NONE
- 18. Roof Configuration: Gable on hip

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Medical office
- 34. Site Type: Residence converted to a medical office

35. Historical Background-Property Owners of Record through 1935:

- 1890 JM Gilallanon
- 1891 EM Taylor
- 1903 EM Taylor
- 1904 EM Taylor
- 1910 EM Taylor
- 1913 EM Taylor
- 1931 Newton and Hersch

Built by Eudolphus M. Taylor in 1903. Taylor bought a large number of the town's lots at their first offering in 1885 and developed a major real estate business. He was also the first Archuleta County Clerk and served as the District Court Clerk, the Town Clerk and as a County Judge. His wife, Nellie, was active in social projects including the development of the Methodist Church.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2337

Temporary Resource Number: 78

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

This structure has retained much of its original material. The shape and massing have not been changed. The front porch has been partially enclosed and the lattice detail evident in a historic photograph of the building is no longer present.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 32,33 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2337 Temporary Resource Number: 78

Building Address 250 PAGOSA ST

Architectural description

Two-story residence converted to a chiropractor's office. Hipped asphalt shingle roof with large gables has one brick chimney located near the center of the building. Stone foundation. Front faces south and is mostly obscured by large dense lilacs. Front porch with asphalt shingle roof originally extended across the entire front porch but is now enclosed on the right side. The enclosed porch has a wider horizontal wood siding than is on the rest of the structure. A window with decorative shutters is on the front façade of the enclosed porch. The unenclosed porch has a wood floor, balustrade and square posts. Entry is at the center of the porch. The front door to the building is to the left of the centered entry onto the porch. The doorway has a filled in transom over door. A series of three windows are located to the right of the door. To the right of the windows is a west facing entry to the enclosed portion of the porch. The front gable on the second floor has diamond shaped decorative shingles and a centered double-hung window. The west side of the building has three double-hung windows with decorative shutters on the first floor. The gable on the second floor has diamond shaped decorative shingles and a centered double-hung window. The east side is the same as the west side.

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Medical office
- 34. Site Type: Residence converted to a medical office

35. Historical Background-Property Owners of Record through 1935:

- 1890 JM Gilallanon
- 1891 EM Taylor
- 1903 EM Taylor
- 1904 EM Taylor
- 1910 EM Taylor
- 1913 EM Taylor
- 1931 Newton and Hersch

Built by Eudolphus M. Taylor in 1903. Taylor bought a large number of the town's lots at their first offering in 1885 and developed a major real estate business. He was also the first Archuleta County Clerk and served as the District Court Clerk, the Town Clerk and as a County Judge. His wife, Nellie, was active in social projects including the development of the Methodist Church.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2337

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 78

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

This structure has retained much of its original material. The shape and massing have not been changed. The front porch has been partially enclosed and the lattice detail evident in a historic photograph of the building is no longer present.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 32,33 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2337 Temporary Resource Number: 78

Building Address 250 PAGOSA ST

Architectural description

Two-story residence converted to a chiropractor's office. Hipped asphalt shingle roof with large gables has one brick chimney located near the center of the building. Stone foundation. Front faces south and is mostly obscured by large dense lilacs. Front porch with asphalt shingle roof originally extended across the entire front porch but is now enclosed on the right side. The enclosed porch has a wider horizontal wood siding than is on the rest of the structure. A window with decorative shutters is on the front façade of the enclosed porch. The unenclosed porch has a wood floor, balustrade and square posts. Entry is at the center of the porch. The front door to the building is to the left of the centered entry onto the porch. The doorway has a filled in transom over door. A series of three windows are located to the right of the door. To the right of the windows is a west facing entry to the enclosed portion of the porch. The front gable on the second floor has diamond shaped decorative shingles and a centered double-hung window. The west side of the building has three double-hung windows with decorative shutters on the first floor. The gable on the second floor has diamond shaped decorative shingles and a centered double-hung window. The east side is the same as the west side.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913405011

- | | |
|---------------------------------------|----------------------------------|
| 1. Resource number: 5AA2338 | 2. Temporary Resource Number: 79 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: |
| 7. Building Address: 250 HERMOSA ST | |
| 8. Owner name and address: JENNIFER M | SULLIVAN |
| | PO BOX 331 |
| | PAGOSA SPRINGS CO 81147 |

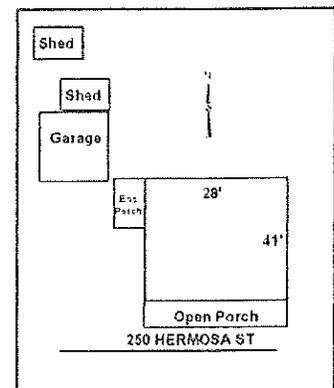
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone 13 | mE | 322069 | mN | 4126431 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 28 LOTS 21-22 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 28 X 41
- 16. Number of Stories: 1
- 17. Primary external wall material: Vinyl
- Secondary wall material NONE
- 18. Roof Configuration: HIPPED

Building Plan View



19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch, fence, garage

21. General Architectural Description See Attached

22. Architectural style/building type: Hipped Box

23. Landscaping or special setting features:

The small front yard is defined by a new wooden picket fence. There are mature blue spruce and crab apple trees along property lines.

24. Associated Buildings, features, objects:

To the rear of the residence (NW) is a 2 car detached garage with horizontal vinyl siding and a metal gable roof. There are also 2 small storage sheds; one is adjacent to the garage (264 sq. ft) and the other lies at the NW corner of the property (126 sq. ft).

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1913

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: William Furrow

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1960/2000

Remodel dates per Assessor's data.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 HB Smalley
- 1898 John E walker
- 1910 John E walker
- 1912 William Furrow
- 1913 William Furrow
- 1918 William Furrow
- 1920 Fred Catchpole
- 1924 WR Kinghorn
- 1929 Ralph Williams

Built by William Furrow in 1913, during the time that he was publisher of the Pagosa Sun. He was the state representative from Archuleta County 1917-1921. Fred and Mabel Catchpole's son Jay, a cashier at the Citizen's Bank, may have lived at this location between 1918 and 1924. Jay had a Hermosa St. address in the 1921 Directory. W.R. Kinghorn, who had a clothing cleaning business, lived in the house from 1924-1929 when it sold to Ralph Williams. Ralph and Susie Williams lived in the house at least until Ralph died in 1936.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2338

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 79

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

The basic shape of the building remains, but the materials and treatment of the peak of the roof do not reflect the original structure. The porch has been replaced with new materials and a somewhat altered design. Window openings have been changed.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2338 Temporary Resource Number: 79

Building Address 250 HERMOSA ST

Architectural Description

This one-story residence has horizontal vinyl siding on an indiscernible foundation. It is topped by a metal, hipped-roof with a metal stovepipe at the apex. The south façade faces Hermosa Street and has a porch with a concrete floor, a modern railing topped with balusters, and 6 square posts that support a metal shed roof. Entry onto the porch is via a set of steps at the center of the porch. The door is centered on the front façade and is a modern foam core. The entry is flanked by 2 square horizontal sliding aluminum-framed windows with decorative shutters. The west side of the building has 4 horizontal sliding aluminum-framed windows placed symmetrically across the façade and a small, enclosed porch with a shed roof located at the rear of the façade. To the rear of the residence (NW) is a 2 car detached garage with horizontal vinyl siding and a metal gable roof. There are also 2 small storage sheds; one is adjacent to the garage (264 sq. ft) and the other lies at the NW corner of the property (126 sq. ft).

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Professional office
- 34. Site Type: Residence converted into an office building

35. Historical Background-Property Owners of Record through 1935:

- 1890 N. Hoover lot10, Mrs SF Smith lot 11
- 1903 Lathrop and Black lot 10, Smith lot 11
- 1906 EA Kuhn lot 10, Smith lot 11
- 1914 Kuhn lot 10, Ora L White lot 11
- 1916 Kuhn lot 10, Ray Smith lot 11
- 1918 Kuhn lot 10, Ray Smith lot 11
- 1920 Ray Smith all
- 1929 Margaret Wiley

E. A. Kuhn and Ora White were owners of the lot when the house was built in 1914. Kuhn managed the telephone company and was a major stockholder in the Citizens Bank. The house is associated with Ray Smith from 1906-1920. The 1921 Skinners Directory lists R.W and Vera Smith as residing on Pagosa Street. Ray's family moved to Denver from Wyoming and eventually came to Pagosa Springs in 1904. Ray was a cashier at Citizens Bank. Margaret Wiley was listed as a Notary Public in 1941. She may be Margeurite Wiley, the daughter of wealthy business owner and financier, David Hersch.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

The original structure is an elegant example of the concrete block construction method and materials that were popular in Colorado in the 1910-1930 period. Extensive changes to the structure through additions have diminished the original historical sense of the structure in terms of massing, form, and openings, and have obscured some of the detailing of the concrete block work.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 22,23, Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2339 Temporary Resource Number: 80

Building Address 257 PAGOSA ST

Architectural description

Two-story elaborate foursquare style residential structure converted to a realtor's office. Constructed on a block foundation of smooth concrete block, with corner quoins of rock-face block. Originally the building faced the street (north), but a contemporary remodel has added a one-story flat roofed stucco addition to the north side, and moved the main entry to the west side. The addition has four large display windows and is topped by a balustraded porch, which is accessed from the second floor. The second floor's original centered hipped roof dormer remains, with the window enlarged to create a doorway for the porch. On the west façade, the partially exposed basement has five courses of rock-face block topped by a belt course of smooth block with a beveled top edge. The west façade has been remodeled into the entry using a porch with a hipped roof with flared eaves at the first floor entry. The porch has massive cast concrete pillars. Above the porch is a centered hipped roof dormer with a window that breaks through the roofline into the block wall. The east façade has an identical dormer. The first floor of the east wall is not visible. The building's hipped roof has flared eaves and a single course of chipped block topped with an egg and dart and dentil carved frieze. A cupola is at the peak of the roof. All of the dormer roofs and the cupola are copper.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION **APN 569913405005**

- 1. Resource number: 5AA2340
- 2. Temporary Resource Number: 81
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: PAGOSA SPRINGS FUNERAL OPTIONS
- 7. Building Address: 243 PAGOSA ST
- 8. Owner name and address: EPISCOPAL OFFICE SERVANT MINISTRY

PO BOX 5152
PAGOSA SPRINGS CO 81147

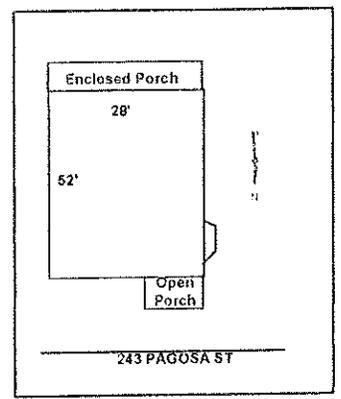
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322091 mN 4126488
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 28 LOT 8 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangle
- 15. Building Dimensions: : 28 X 52
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material BRICK
- 18. Roof Configuration: GABLE

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Funerary
- 34. Site Type: Residence converted into a funeral home
- 35. Historical Background-Property Owners of Record through 1935:

1890 N. Hoover
 1902 N. Hoover & Lathrop and J Black
 1903 Lathrop and Black
 1904 Frank Fraker
 1907 A Krull
 1913 Nina Bostwick
 1922 Nina Edmisten

Built by Frank Fraker in 1904, and purchased by A. Krull in 1907. Nina Bostwick was the next owner, followed by Nina Edmiston. Mrs. Edmiston was married to S.E. Edmiston, a conductor on the Denver & Rio Grande Railway.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); 1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2340

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 81

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Extensive changes over time to the structure, leaving very little sense of the original building.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 24,25 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2340 Temporary Resource Number: 81

Building Address 243 PAGOSA ST

Architectural Description

This two-story, rectangular commercial building faces north onto Pagosa Street. The original structure was constructed of brick on a stone foundation. An addition to the front is sided with narrow horizontal wood siding. An enclosed porch on the rear has vertical wood siding. The structure has a corrugated tin front gable roof, and has a brick chimney at the south end of the roofline. The wood sided addition on the front has a modern scalloped trim applied to the barge boards, an octagonal vent and a modern "pop-out" bay window centered under the gable on the second floor, and a horizontal sliding window located at the first floor to the left of the entry. The entry is located at the right (west) edge of the façade and is covered by a small front gable porch with square posts and a balustrade. A wall-mounted sign in the porch gable indicates that this is "Pagosa Springs Funeral Options". Centered in the porch is a single entry modern French door. The west and east sides of the building have wood siding along the length of the front addition, and painted brick on the part of the façade where the original building is located. The west side of the building has a bay window and 2 vertical double-hung (1 over 1) windows placed symmetrically across the façade.

The east side of the building has 3 vertical double-hung (1 over 1) windows, 2 of which have massive stone lintels above and below (in the brick portion of the building). There is also a chimney/stovepipe faced with wood on the E facade.

The south side of the building is at garden level, and appears to be an enclosed porch with a metal shed roof.

19. Primary external roof material: METAL

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

The structure is set back from Hermosa Street, adjacent to the alley.

24. Associated Buildings, features, objects:

There is a large shed with wood and aluminum siding on the E side of the residence. It may not be part of the property as no mention of it is made in the assessor's data.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1933

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels:

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single Dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mary Lytle
- 1894 Alice Phillips
- 1895 Mary Lytle
- 1904 NL Pingrey
- 1910 NL Pingrey
- 1915 Walt Hines
- 1931 Walter Curo (or Curs)

It appears this building may have been constructed by Walter Curs at some time around 1933. The property was still under the Curs ownership (Jettie Curs who was Walter's second wife m. 1932) in 1952. Walter Curs was a carpenter

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); 1932 San Juan Basin Directory.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2341

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 82

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Property is in deteriorating condition.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 4,5 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2341 Temporary Resource Number: 82

Building Address 138 HERMOSA ST

Architectural Description

This is a one-story rectangular residence with wood shingles siding on an indiscernible foundation. It is topped by a metal front gable roof. There is a partially enclosed porch on the south side that is sided with rough-cut boards and topped by an offset gable metal roof. A single entry door is on the left side of the porch, it is topped with a small gable over the doorway (under the offset gable).

The east side of the structure has 3 square fixed pane (2 over 2) windows. Log siding covers wood shingles. The north side has a centered, single door entry with a glass panel (2 over 2).

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913405004

- 1. Resource number: 5AA2342
- 2. Temporary Resource Number: 83
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name: DONOHO & ASSOCIATES ARCHITECTS
- 7. Building Address: 239 PAGOSA ST
- 8. Owner name and address: WILLIAM C LAVERTY
2260 EAST US HIGHWAY 160
PAGOSA SPRINGS CO 81147

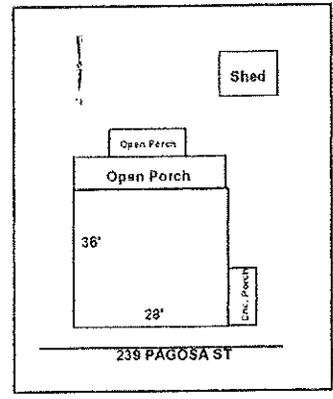
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322108 mN 4126489
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 28 LOT 7 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: rectangle
- 15. Building Dimensions: : 36 X 28
- 16. Number of Stories: 1
- 17. Primary external wall material: Asbestos
Secondary wall material NONE
- 18. Roof Configuration: HIPPED

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Commercial
- 34. Site Type: Residence converted to a business

35. Historical Background-Property Owners of Record through 1935:

1890 Charles P Safford
 1902 Colton
 1910 Colton
 1913 Colton
 1916 Colton

J.E. Colton built the house in 1902. Colton was a realtor and developer who bought a large number of lots in Pagosa Springs. This was probably a rental property

- 36. Source of information: Archuleta County Records;; Pagosa Country-The First 50 Years (John Motter);

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Changes to materials and openings detract from historic significance of the structure. Asbestos siding, changes to window shape, change to original entry.

.II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2342 Temporary Resource Number: 83

Building Address 239 PAGOSA ST

Architectural Description

This hipped roof box commercial building is has asphalt shingle siding and is on a concrete and stone foundation. The front faces north toward Pagosa Street. The entry is on the north façade through an enclosed, shed-roofed porch that is built on the west side of the structure. The front door is wood and has a (3 over 3) glass panel in the upper half. The north façade also has 1 vertical double-hung (1over 1) window and 1 rectangular fixed window placed symmetrically across the façade. A wall mounted sign located between these windows indicates that this is 'Donoho & Associates Architects'. Arched wood trim frames all windows and doorways. The east side of the structure has 2 vertical double-hung (2 over 2) windows, 1 square horizontal sliding window (2 over 2), and 1 square fixed window (3 over 2). The west and south sides of the structure were not clearly visible from the street but assessor's information indicates that there is an open porch and a covered entry on the south side of the building.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913405014

- 1. Resource number: 5AA2343
- 2. Temporary Resource Number: 84
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: HOWE HOME
- 6. Current Building name:
- 7. Building Address: 232 HERMOSA ST
- 8. Owner name and address: H J & KATHLEEN FAY JACKSON

PO BOX 1872
PAGOSA SPRINGS CO 81147

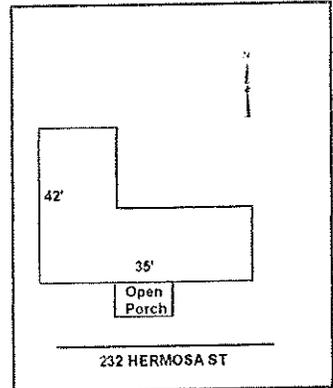
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322129 mN 4126435
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 28 LOT 25 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 35 x 42
- 16. Number of Stories: 1
- 17. Primary external wall material: ASBESTOS
Secondary wall material HORIZONTAL WOOD
- 18. Roof Configuration: GABLE

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 WW Powell

1898 Rubie Howe

1902 Rubie Howe

1910 Rubie Howe

1913 Rubie Howe

1915 Lee Parr

1918 Lee and Charity Parr

1920 Mary Winner (or minner)

1925 Mary Dunn

The home built by Robert and Rubie Howe in 1898. Robert was an early homesteader on the Piedra (1881). He married Rubie Sturgill in Pagosa Springs and they had 4 children. Robert was an engineer, and the first County Surveyor. He surveyed the entire county in 1916. The next owners, the Parrs, were from a ranching family. Lee was born in 1865 in Wisconsin. A subsequent owner, Mary Winner, was a widow by the time she was listed in the 1932 directory. She was a saleslady for Raleigh products.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;San Juan Basin 1932 directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Building maintains original form and roofline, but the original materials and character defining features have been altered. The original siding may be under the asbestos siding. The character defining front porch has been altered. Window openings are the original. The building maintains some sense of the original historic character and could probably be restored to its original look.

.II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 WW Powell

1898 CS Triplet

1899 CS Triplet

1902 Alice White

1909 Alice White

1910 Bertha Sorenson

1912 Sarah Nickell

1913 Luther Johnson

1914 LJ Catchpole

1915 Harvey Hall

1918 Clara Bonnell

1923 Lillian Collier ?

1933 Lillian Collier Roush

C.S. Triplet built the house in 1898. It passed to Alice White in 1902. Alice Stafford White was married to George White. She died in 1907. Her daughter, Bertha Sorenson kept the house when George left Pagosa for San Diego after Alice's death. The house changed hands frequently until Lillian Collier bought it in 1923. She was a laundress, living in the house according to the 1932 Directory. An S.B. Roush is also listed in the directory on Hermosa.

36. Source of information: Archuleta County Records; 1932 San Juan Basin Directory; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2344

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 85

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

No known significant associations.

43. Assessment of historical physical integrity related to significance:

Substantial changes to the house include wood siding, windows and porch. Property would require extensive restoration to obtain an accurate sense of the original structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2344 Temporary Resource Number: 85

Building Address 226 HERMOSA ST

Architectural Description

This is a two-story residence with vertical wood siding on an indiscernible foundation. It is topped by a metal side-gable roof, and has a brick chimney with a metal stovepipe on the north side of the roof near the peak. The front of the house faces south onto Hermosa Street. The south façade has a porch with a concrete floor and a metal hipped roof that is supported by 3 square posts. A wooden door (glass panel in upper half) is offset to the right side of the porch, with a square fixed window on the left side.

The east façade has 1 vertical double-hung (1 over 1) window in the 1st story, and 1 in the 2nd story, both centered below the gable. At the rear (NE) of the building there is one story addition that has a bank of 6 windows that alternates window types. A small porch at the rear of the building was not clearly visible.

On the west façade there are 2 vertical double-hung (1 over 1) windows and 2 horizontal sliding windows on the 1st story. There is 1 vertical double-hung (1 over 1) window on the 2nd floor, centered below the gable.

Resource number: 5AA2345

Temporary Resource Number: 86

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Chimney

21. General Architectural Description

Single-story residence with synthetic siding on an indiscernible foundation. Gable L shape with metal roof and one brick chimney near center of building. Main door faces west and is located at interior corner of L shape. One small horizontal window is also on this façade. South façade appears to have no windows, although large shrubs obscure parts of the façade. East side has four square sliding windows and a "pop-out" window.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

Two large blue spruce trees at corner of lot.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1922 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Roy McCullough

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1970

First assessed for improvements in 1922. Remodel date per Assessor's data. It is likely that the N/S wing was added on to.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Grange Papham
- 1896 Mrs SJ Bayse
- 1910 Mrs SJ Bayse Estate
- 1912 AD Bayles (same as Bayse?)
- 1919 Citizens Bank
- 1922 Roy McCullough
- 1924 Roy McCullough
- 1925 Roy McCullough

The building was constructed in 1922 by Roy McCullough. Roy McCullough practiced several professions while in Pagosa Springs. He worked with Guy Colton's ice company, was a blacksmith, and he managed the electric shoe and harness shop. Mamie Lynch, the current owner of the building, has owned the building at least since 1952. Ms Lynch was an Archuleta County Commissioner. She managed the Pagosa Springs Chamber of Commerce and was the business manager of School District 50. She was a member of the Famous Redheads, a women's barnstorming basketball team in the 1950's.

36. Source of information: Archuleta County Records;; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2345

Temporary Resource Number: 86

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Structure has been extensively remodelled leaving no indications of original structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 6,7 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913402012

- | | |
|--|----------------------------------|
| 1. Resource number: 5AA2346 | 2. Temporary Resource Number: 87 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: J.M. Archuleta Jr. Home | 6. Current Building name: |
| 7. Building Address: 292 PAGOSA ST | |
| 8. Owner name and address: JOSEPH D | ARCHULETA |
| | PO BOX 366 |
| | PAGOSA SPRINGS CO 81147 |

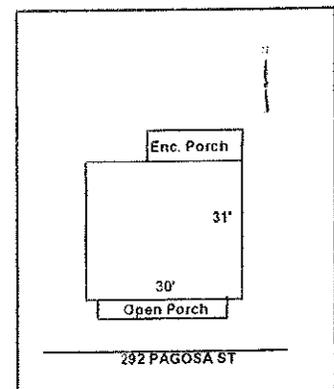
II. GEOGRAPHIC INFORMATION

- | | | | | | |
|---|-------------------------|------------------|----------------|-----------------|---------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE | |
| 10. UTM Reference Zone | 13 | mE | 321956 | mN | 4126549 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 23 LOTS 20-21 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Square
- 15. Building Dimensions: : 30 x 31
- 16. Number of Stories: 3
- 17. Primary external wall material: BRICK
- Secondary wall material NONE
- 18. Roof Configuration: HIPPED

Building Plan View



V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mrs. Helen Harpat
- 1894 J. Archuleta Jr.
- 1903 JM Archuleta Jr.
- 1905 JM Archuleta Jr.
- 1906 Archuleta Merc. Co
- 1912 Mrs JM Archuleta
- 1913 Mrs JM Archuleta
- 1916 Mrs JM Archuleta
- 1923 Grant Shields
- 1924 Eva Olson

Jose Marcellino (J.M.) and Eduviges Archuleta built the home in 1895. The Archuletas were a pioneer family who came to the area in 1876. J.M. was a prominent merchant, rancher, and community leader. J.M.'s brother A.D. Archuleta, served in the Colorado senate and sponsored the legislation that carved Archuleta County out of Conejos County. In 1923 the house was owned by Grant Shields, a construction business and sawmill owner. Shield's daughter, Eva Olson, owned the house in 1924. Eva's husband, Olef, managed the New Light and Power Company. Mrs Olson sold the house to L.M. and Ruby Archuleta in 1967, returning the property to the Archuleta Family.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; Walking Tour of Pagosa Springs (Motter) 1985

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property is associated with the Archuleta family who were pioneering settlers and prominent ranchers, business people and politicians. The property may be eligible for the state register, although additional information about the Archuleta family's role in the community during the time they occupied the home would strengthen the argument for the building's historic significance.

43. Assessment of historical physical integrity related to significance:

Building is a good example of a foursquare building type with a square footprint, symmetrical facades, brick chimney, broad overhanging eaves with brackets and hipped roof porch with doric columns. Building has retained most of its original materials and has not changed in form. The only significant alteration is the metal roof.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4: 7 Negative # 4,5: 14,15, Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2346 Temporary Resource Number: 87

Building Address 292 PAGOSA ST

Architectural description

Three story red brick residence on a stone foundation. Foursquare style building with metal roof and three brick chimneys. All windows have stone lintels and sills. Front faces south. The first floor has a porch extending across the front of the building with a hipped metal roof, and a centered front entry accessed via a set of stairs. Doric columns support the roof on either side of the stairway. A low brick wall defines the edge of the porch. The front door and a double-hung window are on the first floor. Five double-hung windows are on the second floor. A central dormer is in the roof. Brackets and dentils are under the eaves and are carried around all four sides of the house. The east façade has two double-hung windows on the first floor and two double-hung windows on the second floor and a central dormer. Two brick chimneys extend up the wall and flank the dormer. The west façade has three double-hung windows in a bay and another double-hung window on the first floor. A brick chimney extends up the wall through the central gable.

19. Primary external roof material: SHINGLE

20. Special Features:

21. General Architectural Description

Single story residence on an indiscernible foundation has shingle siding and a side gable wood shingle roof with exposed rafter ends. The front faces east and has six, 8-light casement windows, divided into 3 groups of two windows each. The door has four panels of wood and a glass panel. The building is set far back from the street.

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

Detached garage on SW side.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1936

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Unknown

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1945

No structures shown at this location prior to 1935. Remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Mrs SE Freeman & A. Goslin
1891 Mrs SE Freeman
1896 Archuleta County
1909 Archuleta County

No improvements assessed prior to 1936, as the property was owned by the county. A 1952 record indicates the owners at that time were Rachel and Herbert Tischner and \$1100 in improvements were assessed on the property.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter);

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2347

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 88

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Need more information

43. Assessment of historical physical integrity related to significance:

Building appears to be relatively unaltered.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5: 7 Negative # 24,25: 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Arched brick detailing over windows and door

21. General Architectural Description

Two story stone residence on a stone foundation with a front gable metal roof and 1 brick chimney. Front faces east and has one door at each edge of the façade. Between the doors are two double-hung windows of 3 lights over an indiscernible number of lights. The second floor has a square double-hung 4 over 4 window centered under the gable. The windows and doors have arched stonework located above each opening. Vegetation obscures the other sides of the building.

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

The building site is above the street elevation. The home is accessed by a series of terraces supported by railroad ties/landscaping timbers on the NE side.

24. Associated Buildings, features, objects:

Poured concrete, half round building is located next to the house. The front façade has a flat concrete wall with a center, rough-sawn vertical board door with strap hinges. Two small square windows with vertical bars flank the door. The homeowner states it was a jail that was used around 1910.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1935 Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Dr.s office and county jail

Source of Information Current owner, Historic Abstracts of Assessment, Current Assessors Records

29. Construction History Date of additions/remodels: 1965

Remodel date provided by assessors office.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling/medical office/jail

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mrs SE Freeman & A. Goslin
- 1891 Mrs SE Freeman
- 1896 Archuleta County
- 1909 Archuleta County

County tax records give no indication of any improvements before 1936, but the jail may have been located on the property and not assessed, since it was county property. The house was probably built in the 1930's. The current owners believe the main house was used as a doctor's office and residence and that the house on the lot to the south was also used for patients. The owner in 1952 was Georgina Keane. Her husband, John died in a plane crash in 1962.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter);

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Jail is associated with the period when the county owned this property before the depression. More information is needed regarding the previous owners of the house.

43. Assessment of historical physical integrity related to significance:

Building appears to be relatively unaltered. More information is needed on both the main building and the jail. The house appears to be a vernacular design using local materials. More information on the building is necessary to determine the property's possible eligibility for the state register.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 5: 7 Negative # 22,23: 10, Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913403007

- | | |
|--|--|
| 1. Resource number: 5AA2349 | 2. Temporary Resource Number: 90 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: TOUCH OF THE TROPICS |
| 7. Building Address: 302 PAGOSA ST | |
| 8. Owner name and address: DAN & FRANCES | WOLFE |
| | 3115 TILDEN |
| | HOUSTON TX 77025 |

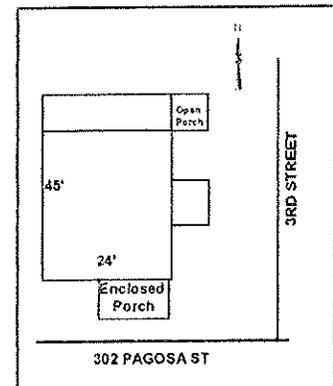
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone | 13 mE | 321894 | mN | 4126545 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 22 LOT 25 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 29 X 45
- 16. Number of Stories: 1
- 17. Primary external wall material: WOOD SHINGLES
Secondary wall material NONE
- 18. Roof Configuration: Gable

Building Plan View



V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Professional
- 34. Site Type: Residence converted to a service business
- 35. Historical Background-Property Owners of Record through 1935:

- 1890 CA Johnson
- 1892 Johnson and Colton
- 1894 Barbara Voorhang
- 1910 Barbara Voorhang
- 1913 Elizabeth Barbors
- 1914 Barbara Voorhang
- 1915 JS Hatcher
- 1920 Clara Hollowell
- 1921 Clara Hollowell
- 1928 JM Crossman
- 1930 Reef Egger

Built in 1920, this was the home of Clara and D. Hollowell. He was the president of the First National Bank of Pagosa. The Hollowells sold the house to J.M. Crossman, and then it sold to Reef Egger. Egger was the first male graduate of Pagosa High School, and later became the editor of the Pagosa Springs Sun. Egger lived here with his wife, Gertrude, and one child.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

A short association with the president of the First National Bank of Pagosa, and another affiliation with an editor of the Pagosa Sun. The property may be eligible for the local historic register.

43. Assessment of historical physical integrity related to significance:

Changes to roof material and building form--closing in of front porch. Much of original workmanship and detailing remains.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 32,33 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2349 Temporary Resource Number: 90

Building Address 302 PAGOSA ST

This one-story, former residence is elevated above Pagosa Street with 2 flights of stairs leading to the front entry. It has wood shingle siding and is built on a poured concrete foundation. It has a metal front gable roof with deep eaves and knee braces in the gables. Two brick chimneys are visible - 1 on the west side of the front gable and 1 on the north side of the side gable. The front faces south onto Pagosa Street. The front has a porch on the right (east) side of the façade. The porch's front gable roof is a smaller scale version of the main house's front gable, complete with deep eaves and knee braces. The porch has been enclosed with three glass windows set between the square porch posts. The porch has a concrete floor. Entry onto the porch is from the west side, via a set of steps. To the left of the porch, on the front façade, are 2 vertical double-hung (4 over 1) windows, separated by a mullion. A wing extending from the rear of the building has a south facing vertical double-hung (4 over 1) window. On the east façade of the porch are 2 fixed windows. On the main building's east facade are 6 vertical double-hung (4 over 1) windows and 1 square casement window. A porch with a gable with knee braces. Protects a wooden door. On the north side of the structure are 2 square casement windows and 2 vertical double-hung (1 over 1) windows.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913405002

- | | |
|---|---|
| 1. Resource number: 5AA2350 | 2. Temporary Resource Number: 91 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: Ellsworth Home | 6. Current Building name: RANSON ADVISERS |
| 7. Building Address: 209 PAGOSA ST | |
| 8. Owner name and address: JOHN A | RANSON |
| | 85 EASY ST |
| | PAGOSA SPRINGS CO 81147 |

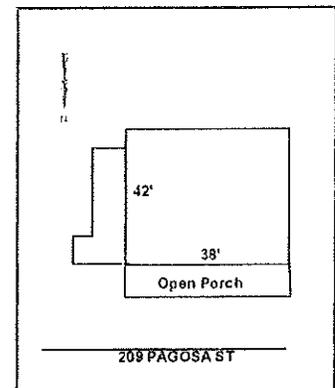
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone | 13 mE | 322177 | mN | 4126494 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 28 LOTS 2-3 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: IRREGULAR
- 15. Building Dimensions: : 38 X 42
- 16. Number of Stories: 1
- 17. Primary external wall material: HORIZONTAL WOOD
- Secondary wall material
- 18. Roof Configuration: SIDE GABLE

Building Plan View



Resource number: 5AA2350

Temporary Resource Number: 91

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1896

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Mattie Deller

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1980

The front porch has new materials. A family member recalled the house had no bathroom until 1923 and no electricity until the 1920s. Remodel date per Assessor's data.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use: Medical office
- 33. Current Use: Financial Institution
- 34. Site Type: Residence converted into an office building-stock brokers office

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mrs SJ Papham lot2 Mattie Deller lot 3
- 1892 Mrs Baseye lot 2 Mattie Deller lot 3
- 1896 Mrs Baseye lot 2 Mattie Deller lot 3
- 1898 Mrs Baseye lot 2 Mattie Deller lot 3
- 1899 Mrs Baseye lot 2 Mattie Deller lot 3
- 1902 WR Lewis lot 2 Mattie Deller lot 3
- 1903 Chas Noland lot 2 mattie Deller lot 3
- 1905 Chas Noland lot 2 mattie Deller lot 3
- 1910 Basye lot 2, Geller lot 3
- 1912 Mrs Stella Waymick both lots
- 1913 Mrs Stella Waymick both lots
- 1918 Mrs Stella Waymick lot 2, BD Ellsworth lot 3

Mattie Deller purchased the lot by 1890. A dentist, Dr. Bert Ellsworth, moved to Pagosa Springs in 1911 after completing dental school in Denver. He moved into the house in 1918 and used it as his office beginning in 1933. He practiced dentistry until close to 1968, the year of his death.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory;Pagosa Springs Sun

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2350

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 91

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with Dr. Bert Ellsworth, a dentist who practiced at this location from 1933-1968.

43. Assessment of historical physical integrity related to significance:

Structure retains much of its historic form, but the character defining porch has been altered. The front facade has been altered and the windows and doors are modern. The roof material does not reflect the original roof.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 28,29 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2350 Temporary Resource Number: 91

Building Address 209 PAGOSA ST

Architectural description

This is a single story professional office converted from a residence on an indiscernible foundation. It has a side gable metal roof with a shed roof porch on the front (north). The east side has a bay window and behind the bay is a small addition. The building has horizontal wood siding. The front faces north and has a centered foam core door flanked by two vertically oriented fixed windows. A balustraded porch with a metal shed roof extends across the entire front of the building. The porch entry is centered and directly in front of the door. Six square wood posts support the porch roof. The porch floor is concrete. The bay window on the east side has one front-facing double-hung window. The east side of the bay has two additional double-hung windows. On the east side of the building, behind (south of) the bay is an entry via a small gabled addition.

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Multiple dwelling
- 32. Intermediate Use:
- 33. Current Use: Multiple dwelling
- 34. Site Type: duplex
- 35. Historical Background-Property Owners of Record through 1935: See Attached
 - 1890 Asa Poor see attached
 - 1902 JE Colton
 - 1905 JE Colton & EE Hatcher
 - 1906 EE Hatcher
 - 1912 AJ Nossaman
 - 1919 AJ Nossaman e/2 and Catholic Church w/2
 - 1930 AJ Nossaman e/2 and EM Taylor w/2
 - 1931 DeMott and Taylor
 - 1932 Taylor

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

- 38. Applicable National Register Criteria
 - A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
 - Qualifies under Criteria Considerations A-G
 - Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2351

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 92

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

This property was probably an investment property and was owned by various prominent local business owners in Pagosa Springs.

43. Assessment of historical physical integrity related to significance:

Building has a new propanel metal roof, and has probably been remodelled. More information is necessary, such as a historic photograph, to determine the extent of the historic integrity.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 2 Negative # 30,31 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2351

Temporary Resource Number:

92

Building Address 269 LEWIS ST

Architectural Description

This one-story duplex has wood shingles siding and is built on a concrete block foundation. It is topped by a metal side gable roof. The north façade faces Lewis Street has two identical small porches at the east and west ends of the façade. Both porches have a wood floor, a framed railing, and a front metal gable roof supported by 2 square posts. The posts extend from low walls that define the porch. There are wooden brackets in the porch gables. 2 vertical double-hung (1 over 1) windows are located on the front façade between the porches.

The duplex is built on a slope. One story is visible on the front façade, while the basement/garden level is exposed on the sides (east and west) facades. The west side of the building has 1 vertical double-hung (1 over 1) window. At garden level there are boarded in windows in the concrete block foundation.

The south (rear) side of the building has a covered porch extending the length of the structure on the 1st floor. This porch has a metal shed roof that is supported by 9 square posts. A trellis defines the lower half of the porch down to garden level. There are 2 doors and 2 windows in the same locations as those on the front façade.

Historical Background

Built by Elmer Hatcher in 1906, this was probably an investment property for the well-known local mercantile family. Elmer was the brother of George and James Hatcher, and Arabella Latta. The Hatcher family had large sheep ranch holdings and was prominent in local business and agriculture. The Hatcher family moved from Missouri to Colorado in 1885, when the boys were in their 20's. Subsequent owners, Dr. A.J. Nossaman and E.M. Taylor also owned the house next door (to the east). Nossaman's home and office are across the alley and behind this building. Dr. Alan Judd. Nossaman was the son of one of the area's earliest pioneers. AJ was born in Iowa and moved to Colorado with his family at the age of 15. Nossaman returned to Iowa to complete his education, and practiced medicine in Pella, Iowa until 1903, when he and his wife, Emma Welch Nossaman, moved to Pagosa Springs. Eudolphus Taylor bought a large number of lots in the first government sale of town lots in 1895 and worked in real estate development. Taylor was the first county clerk for Archuleta County (1885-1895).

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913402004

- | | |
|--------------------------------------|----------------------------------|
| 1. Resource number: 5AA2352 | 2. Temporary Resource Number: 93 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: |
| 7. Building Address: 232 PAGOSA ST | |
| 8. Owner name and address: TENCO LLC | |
| | PO BOX 1856 |
| | PAGOSA SPRINGS CO 81147 |

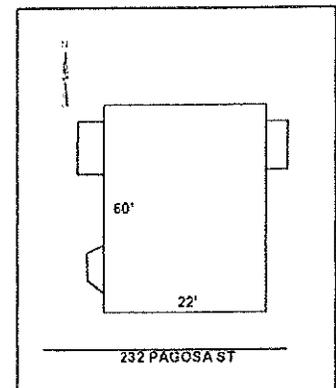
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone | 13 mE | 322119 | mN | 4126562 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 23 LOT 31 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: rectangle
- 15. Building Dimensions: : 22 x 60
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2352

Temporary Resource Number: 93

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

A two story corrugated metal multi-family structure is located in the rear of this property, it has a different parcel # (#5699-134-02-015).

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1891

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Rhoda Whitaker

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1945

Building has been substantially altered (i.e. stucco finish, front porch, cross gable addition, new dormers). Remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use: N/A
- 33. Current Use: Multiple dwelling and Professional Office
- 34. Site Type: Mixed use/office and residential
- 35. Historical Background-Property Owners of Record through 1935:

- 1890 NG Hoover
- 1891 Mrs Rhoda Whitaker
- 1906 Charles Schonefeld et al
- 1919 Daisy Zabriskie

The building was constructed in 1891 by the Whitakers. Rhoda Whitaker played the organ for the Methodist Church. Her husband, Joseph, was a County Commissioner and was also active in the church. Charles & Myrtle Schonefeld and their 2 children lived here from 1906 - 1918. Charles was an engineer for the railroad. The house passed to Daisy Pomeroy Zabriskie in 1919. Daisy and her husband Walter lived in Pagosa Junction where they had a mercantile and he was a postmaster. He was an Archuleta County Commissioner from 1928-1932.

- 36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinnners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

- 38. Applicable National Register Criteria
 - A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
 - Qualifies under Criteria Considerations A-G
 - Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2352

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 93

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Association with local merchant family---Zabriskie.

43. Assessment of historical physical integrity related to significance:

Building has been altered to the point where almost no evidence of historical structure remains.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3: 7 Negative # 28,29: 22, Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2352 Temporary Resource Number: 93

Building Address 232 PAGOSA ST

Architectural description

Two story stucco building with offices and residences. Front gable metal roof with additions to east and west sides near the rear. Front faces south and has an entrance to an office at the front of the building. A covered walkway on the east side of the building is under the front facing gable and has square posts extending from cobblestone-faced bases. The walkway leads to a south-facing door next to a vertical 3-light fixed window. Two other entrances face east off the covered walkway, and another east façade entrance is located near the rear. First floor windows on the east façade are one double-hung 1 over 1, and one square. The second floor of the east façade has two shed roof dormers, and mixture of square and horizontally oriented windows. The west façade first floor is obscured by vegetation. The second floor has four double-hung 2 over 2 windows in a two-story bay, and a shed roof dormer.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913402005

- | | |
|--------------------------------------|---|
| 1. Resource number: 5AA2353 | 2. Temporary Resource Number: 94 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: PAGOSA BAKING COMPANY |
| 7. Building Address: 238 PAGOSA ST | |
| 8. Owner name and address: TIMOTHY C | SEGAR |
| | PO BOX 2440 |
| | PAGOSA SPRINGS CO 81147 |

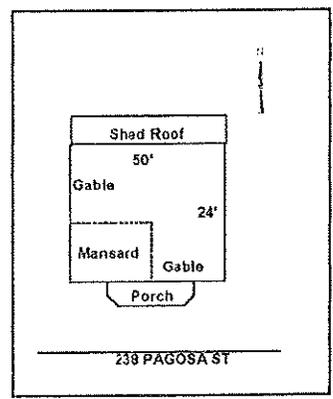
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|----------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE |
| 10. UTM Reference Zone | 13 mE | 322103 | mN | 4126560 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: BLOCK 23 LOT 30 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangular
- 15. Building Dimensions: : 50 X 24
- 16. Number of Stories: 1
- 17. Primary external wall material: HORIZONTAL WOOD
- Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2353

Temporary Resource Number: 94

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: ~~ALUMINUM~~ steel

20. Special Features:

Porch, chimney, decorative shingles, weather vane, fence

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

There is a low wall of fieldstone fronting Pagosa Street, and a fieldstone planter along the front of the building. There is a mature blue spruce tree in the front yard.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1914

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Furrow and Son

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1997

Remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use: Residence
- 33. Current Use: Commercial-Bakery
- 34. Site Type: Residence converted into a business
- 35. Historical Background-Property Owners of Record through 1935:

1890 D.Morgan
 1891 NG Hoover
 1903 Mrs Hattie M Wright
 1905 Furrow and Son
 1912 D Robertson
 1914 Fred Catchpole
 1915 Earl French
 1916 BE Stevens
 1926 WC and PR McComas
 1927 Fred Catchpole

The house was built by William (Bud) Furrow and his son in 1905. Bud was the publisher of the Pagosa Sun between 1908 and 1919. He also had an assaying business. In 1912 there began a series of short-term ownerships of the property, until the property passed to B.E. Stevens. In 1926 , the McComas family bought the property.WC McComas had the Rexall Drug Store, and Pearl had a restaurant. In 1927, The McComas may have financed their house through Fred Catchpole, or they may have sold to him.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2353

Temporary Resource Number: 94

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Remodels to the structure have removed distinguishing characteristics of the original architectural style.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 30,31 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2353

Temporary Resource Number:

94

Building Address 238 PAGOSA ST

Architectural Description

This one-story building was originally an L-shaped vernacular Victorian era home. It has been added on to and remodeled, and converted to commercial use. The building has horizontal wood siding and is on an indiscernible foundation. A mansard roof addition with a metal picket "widows walk" on the roof, has been placed in front of the side gable portion of the original L shaped building. A hexagonal roofed porch, similar to a gazebo, has been added to the front of the building, connecting the original front gable portion of the L shaped structure to the mansard roof addition. The porch has a wood floor and a balustrade. It has 4 square posts, and is topped by an asphalt shingle roof. Flanking the porch are 2 modern, square, fixed windows; one is centered under the front gable and the other is located on the mansard roof addition. The front gable over the window has decorative wood shingles and a round vent. There is a weather vane at the peak of this gable. A wooden door with ornate carved wood and an arched window faces toward the street. The east side of the building has a chimney and 3 vertical double-hung (6 over 1) windows. The gable on the east façade also has decorative shingling and a round vent. An enclosed porch with a shed roof extends north from the rear of the structure, but details were not visible to the surveyor.

Official eligibility determination (OAHF use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913406008

- 1. Resource number: 5AA2354
- 2. Temporary Resource Number: 96
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 162 HERMOSA ST
- 8. Owner name and address: DONALD D & MELINDA S VOLGER
PO BOX 782
PAGOSA SPRINGS CO 81147

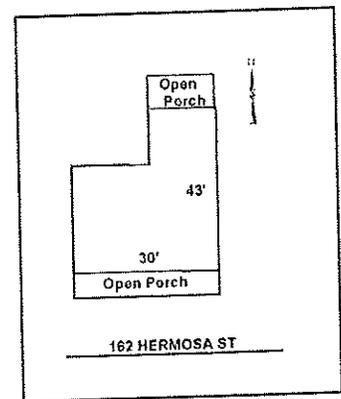
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322283 mN 4126447
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 27 LOT 18 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPED
- 15. Building Dimensions: : 30 X 43
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material WOOD SHINGLE
- 18. Roof Configuration: FRONT GABLE

Building Plan View



Resource number: 5AA2354

Temporary Resource Number: 96

Architectural Inventory Form- page 2 of 4

19. Primary external roof material: TIN

20. Special Features:

Porch, decorative shingles

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

A cobble stone lined planter matching the porch bases is located in front of the porch.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1913

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: John Colton

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1980

Basic original shape of house remains, original balustrade. Siding is relatively recent. Remodel date per Assessor's data.

30. Location: Original

Date of Move:

Resource number: 5AA2354

Temporary Resource Number: 96

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: N/A

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

1890 Dowell Brothers
1902 Willett Brown
1909 Clara Flaugh
1912 John E Colton
1913 John E Colton
1923 Joseph and Emma Cole
1928 WE Colton
1929 WF Mauldin
1930 WE Colton
1935 Earl and Phoebe Lattin

The house was built by John Colton in 1913. This home's longest association is with Joseph and Emma Cole. He is listed in the 1921 Skinner Directory as a water commissioner; and in a 1942 directory as an auctioneer. John Colton, a real estate developer, sporadically owned the property and may have leased it to renters. Earl and Phoebe Lattin aquired the property in 1935. Earl was born in Chama, where his family had recently moved from Kansas City. He married Phoebe Jones in 1920. They had no children.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2354

Temporary Resource Number: 96

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Building has newer siding and replacement windows. The porch may have been remodelled in the 20's or 30's. The current structure does not convey the original look of the structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X _____ Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1 Negative # 34,35 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2354

Temporary Resource Number:

96

Building Address 162 HERMOSA ST

Architectural description

This residence is a two-story front gable structure with a corrugated tin roof and horizontal wood siding. Front faces south and has a door set to the right of center and a double-hung 3 over 1 window to the right of the door. A porch with a corrugated tin hipped roof extends across the front of the house and is accessed from either end of the porch. The porch has a wood floor with four large battered square wood porch columns that are placed on cobble stone piers. Brackets decorate the top of the porch columns. Latticework creates a low porch wall. On the second floor is a horizontal sliding window with latticework decorative shutters. Shingles with scalloped bottom edges are located in the gable, which also has a stylized sunburst gable ornament. The first floor of the west side was obscured by vegetation. The second floor has a shed roof dormer with corrugated tin roof. The east side has a three-sided bay with one window per face. The remainder of the east side is obscured by vegetation.

Official eligibility determination (OAHF use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913406006

- 1. Resource number: 5AA2355
- 2. Temporary Resource Number: 97
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 174 HERMOSA ST
- 8. Owner name and address: BENNIE JOHNSON

PO BOX 5471
PAGOSA SPRINGS CO 81147

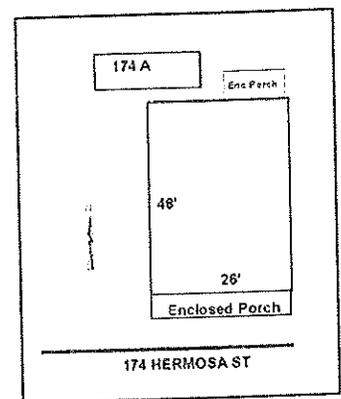
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 322253 mN 4126445
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 27 LOT 16 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 26 x 48
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
- Secondary wall material STONE
- 18. Roof Configuration: GABLE ON HIP

Building Plan View



Resource number: 5AA2355

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 97

19. Primary external roof material: ~~ALUMINUM~~ *Steel*

20. Special Features:

Porch, chimney

21. General Architectural Description See Attached

22. Architectural style/building type: Hipped box

23. Landscaping or special setting features:

No significant landscape features.

24. Associated Buildings, features, objects:

A second residence in the rear was barely discernable from the street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1903

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Abner & Hattie Thompson

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: Post 1960

Per a conversation with current tenant, the rock wainscotting was added in the 1960s, and the metal siding was salvaged from USFS buildings in the 1970s. A sliding glass door has replaced the original entry.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Dowell Brothers
- 1902 Thompson
- 1903 Abner and Hattie Thompson
- 1904 JM Ross
- 1909 Elias Peterson
- 1919 George and Elsie Dutton

The house was built by Abner and Hattie Thompson in 1903. It passed quickly to Elias Peterson, who was born in Sweden and came to the United States in 1875 at the age of 30. He moved to the Chromo area in 1901. Peterson was a rancher and a County Commissioner. The house passed to the Duttons. George Dutton was a County Sheriff (1914-1926) and a County Assessor (1928-1930) when he died while in office. Elsie Brown Dutton lived in the house until the mid-1930s. She operated a beauty parlor on Pagosa Street in the 30's and 40's. Ralph Yamaguchi owned the house in 1952.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skimmers 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2355

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 97

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Original shape of the structure remains, but the finish materials (including metal siding, rock wainscott and the sliding glass door) and the front entry are substantially different from the original historic design.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 1: 2 Negative # 36: 2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2355 Temporary Resource Number: 97

Building Address 174 HERMOSA ST

Architectural description

Two-story residence with hipped box metal roof with large front gable. Indiscernible foundation. Horizontal wood siding. Front faces south and has a sliding glass door entry located to the left of center and a square sliding window to the right of center. A hipped roof porch extends across the front of the house and is supported by four round porch posts with brackets. The posts are based in a low fieldstone wall that extends across the front of the porch with a break in the center for a three-step stair access. Above the porch, the gable siding is salvaged horizontal sheet metal. The west side of the building has a wainscot of fieldstone, matching up with the porch wall and horizontal sliding windows. A fieldstone chimney is on the west wall. The east side has fieldstone wainscoting and five horizontal sliding windows placed symmetrically across the façade on the first floor. The gable has salvaged horizontal sheet metal siding.

Official eligibility determination (OAHF use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913410009

- 1. Resource number: 5AA2356
- 2. Temporary Resource Number: 98
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: San Juan Hotel
- 6. Current Building name: PAGOSA SPRINGS COUNSELING CENTER
- 7. Building Address: 311 SAN JUAN
- 8. Owner name and address: LOBO INVESTMENTS
PO BOX 1737
PAGOSA SPRINGS CO 81147

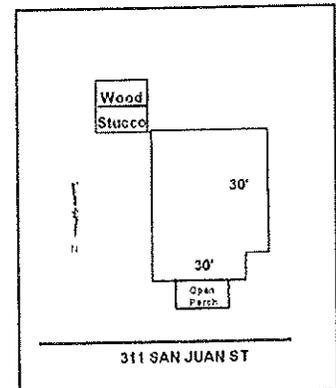
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SE
- 10. UTM Reference Zone 13 mE 321943 mN 4126201
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: BLOCK 31 LOT 10 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 30 X 30
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD SIDING
Secondary wall material NONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2356

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 98

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch, dormer

21. General Architectural Description See Attached

22. Architectural style/building type: Late Victorian

23. Landscaping or special setting features:

24. Associated Buildings, features, objects:

There are 2 associated buildings on the S side (rear) of the residence. Shed (1) abuts the main structure and is composed of brick and stucco with a metal shed roof. Shed (2) is a rough log structure with vertical boards and a wood slat gable roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1890

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Cade

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1980

1980 Remodel date per Assessor's data. A 1985 photo in the walking tour published that year shows that the porch entry was constructed and the roof was replaced some time after 1985.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Hotel
- 32. Intermediate Use:
- 33. Current Use: Commercial-Counseling Center
- 34. Site Type: Residence converted to a business.
- 35. Historical Background-Property Owners of Record through 1935: See Attached
 - 1890 Cade see attached
 - 1892 Cade
 - 1902 Cade
 - 1910 Cade
 - 1912 Bonnie Stafford
 - 1913 Bonnie Stafford
 - 1918 Bonnie Stafford
 - 1924 Jacob Jacobsen
 - 1925 Charles Schaad
 - 1926 Jacob Jacobsen

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2356

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 98

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

As one of the oldest remaining hotels in Pagosa Springs, the property may qualify for the local register.

43. Assessment of historical physical integrity related to significance:

Much of the original form and massing remain. The windows and doors have been replaced. The new front porch does not reflect the original character of the structure. Metal roof has replaced original shingle style.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2356 Temporary Resource Number: 98

Building Address 311 SAN JUAN

Architectural Description

This two-story, rectangular commercial building has horizontal wood siding and is built on an indiscernible foundation. It is topped by a metal gable roof over the central portion, and a metal shed roof on the addition on the west side of the structure. The north façade faces San Juan Street. It has a centered, enclosed porch with a single entry French door, and is topped by a metal gable roof. On the 1st story there are 2 vertical double-hung aluminum framed windows on either side of the entry, and 1 on the north wall of the shed roofed addition located on the west side of the building. On the 2nd story there are 2 vertical double-hung aluminum framed windows located directly above the first floor windows. A wall mounted sign stating "Pagosa Springs Counseling Center" is centered under the gable, slightly above the second floor windows.

The west side of the building has 2 square, horizontal sliding, aluminum framed windows located in the shed roof addition at the first floor level. There is a 2nd story dormer in the shed roof addition with 1 vertical double-hung (1 over 1) window.

The south side has a single entry modern glass door flanked by 2 square sliding, aluminum framed windows and a vertical double-hung (1 over 1) window. The 2nd story of the south façade has 2 vertical double-hung (1 over 1) windows placed symmetrically across the façade.

Historical Background

The building was the San Juan Hotel. The property was owned by the Cade Family since at least 1883 when they began advertising their San Juan Hotel. Mary Stafford was born in 1835. She married Isaac Cade in Indiana in 1856. They moved to Pagosa Springs in 1879, as one of the first families to settle the area. Isaac died in 1888 and Mary continued to run the San Juan Hotel. She died in 1923 at the age of 88. The property passed to Mary's granddaughter Bonnie Kern Stafford. Bonnie's parents were Elizabeth Cade and Billy Kern. Bonnie was a school teacher and she was married to George Stafford. George was a telegrapher. In 1924 Jacob Jacobsen bought the house and lived there with his son. Jacob was a mason and concrete worker.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913107012

- | | |
|------------------------------------|----------------------------------|
| 1. Resource number: 5AA2357 | 2. Temporary Resource Number: 99 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: |
| 7. Building Address: 297 LEWIS ST | |
| 8. Owner name and address: WAYNE F | PIPPENGER |
| | PO BOX 1966 |
| | PAGOSA SPRINGS CO 81147 |

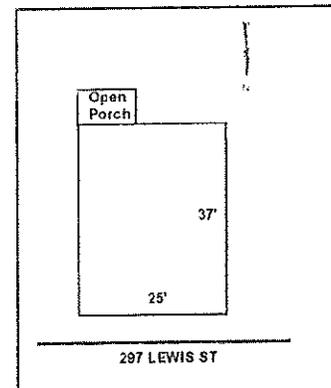
II. GEOGRAPHIC INFORMATION

- | | | | | | |
|---|-------------------------|------------------|----------------|-----------------|---------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: NE | |
| 10. UTM Reference Zone | 13 | mE | 321931 | mN | 4126596 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: BLOCK 23 LOT 18 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 25 x 37
- 16. Number of Stories: 2
- 17. Primary external wall material: Wood SHINGLE
- Secondary wall material
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2357

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 99

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch, chimney, purlid braces

21. General Architectural Description See Attached

22. Architectural style/building type: Bungalow

23. Landscaping or special setting features:

24. Associated Buildings, features, objects:

A twisted wire fence defines the yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1918

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Mrs J.R. Pollard

Source of Information Historic Abstracts of Assessment

29. Construction History Date of additions/remodels: 1960

Remodel date per Assessor's data.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family home

35. Historical Background-Property Owners of Record through 1935:

- 1890 Mrs Addie Confar
- 1902 George Weisel
- 1910 George Weisel
- 1916 Hatcher Merc
- 1918 Mrs JR Pollard
- 1920 CR Boone

This house was built by Mrs. J.R. Pollard in 1918, and was sold to Charles R. Boone in 1920. The great grandson of Daniel Boone, Charles ranched in Archuleta County since his arrival from Missouri in 1886. He lived in this house with his wife Ella. In 1952, this property belonged to Delbert and Margaret Montgomery.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2357

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 99

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Building lacks significant associations and/or exemplary architectural characteristics to meet National Register Criteria for eligibility.

43. Assessment of historical physical integrity related to significance:

Building has maintained much of its original qualities. It is a good example of a bungalow house. The major notable change is the use of a metal roof.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 6: 7 Negative # 36,37:2,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2357

Temporary Resource Number:

99

Building Address 297 LEWIS ST

Architectural Description

This two-story, rectangular residence is built on a slope. It has two exposed stories on the front, or north facing façade. A third basement/daylight level is exposed on the west side and the rear of the building. The building has wood shingle siding and a poured concrete foundation (visible at garden level). It has a metal front gable roof with purlled braces and a deep overhang, and a brick chimney on the west slope of the roof. The north façade has a porch that is offset to the right side of the façade. The porch has a concrete floor and a metal gable roof that is supported by 2 large square posts that have shingle siding. A solid, shingle-sided low wall defines the edges of the porch. The wooden front door (with 3 glass panels in upper half) is accessed from the porch. A rectangular double-hung (1 over 1) window with wide wood trim is on the north façade on the first floor. On the second floor, a single square casement window with wide wood trim is centered below the gable. The west façade has 2 rectangular casement windows in the garden level, and 4 vertical double-hung (1 over 1) on the street level.

At the rear (S) of the building there is one rectangular casement window at garden level, and a centered wooden door with a glass pane. The street level has 1 square fixed window, 2 horizontal fixed windows, and 1 double-hung window.

Resource number: 5AA2358

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 100

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

21. General Architectural Description

This is a front gable home with aluminum siding and vertical wood siding in the gable. The front faces north onto Lewis Street. On the first floor, this facade has two vertical aluminum frame windows and a hollow core door on the left (west) side of the facade. The second floor has a sliding aluminum frame window under the gable. Brackets are under the eaves. The east side has four rectangular aluminum frame windows. The south side has a covered deck with a trellis. There is a rear door and a fixed window on the south facade.

22. Architectural style/building type: no style

23. Landscaping or special setting features:

No historic landscape features.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1918

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Mildred Hall Marling

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1970

Extensive changes to this building include aluminum siding, residing of gable in vertical wood siding. Remodel date from assessors records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: single dwelling
- 32. Intermediate Use:
- 33. Current Use: single dwelling
- 34. Site Type: single family residential

35. Historical Background-Property Owners of Record through 1935:

- 1912 Barbara Voorhang
- 1915 Mina Galbreath
- 1918 Mildred Hall Marling
- 1919 Jessie Hayden
- 1935 Mrs. Ora Garvin

The house was built in 1918 while the lot was owned by Mildred Hall Marling. The property quickly passed to Jessie Hayden who lived in the house with her husband Harry. Harry was a farmer. Mrs. Ora Sewell Hallett Garvin bought the house two years after the death of her second husband, John. In 1952, the property was owned by the First Baptist Church.

- 36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2358

Temporary Resource Number: 100

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

43. Assessment of historical physical integrity related to significance:

Building has been extensively altered and remodelled and does not retain the sense of the original structure.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4: 7 Negative # 6,7: 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002 49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913403003

- | | |
|---|--|
| 1. Resource number: 5AA2359 | 2. Temporary Resource Number: 101 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: EDLEWEISS
NEEDLEWORK CHALET |
| 7. Building Address: 362 PAGOSA ST | |
| 8. Owner name and address: JAMES WALTER | BRINKMANN |
| | 113 COLUMBIA CT |
| | PAGOSA SPRINGS CO 81147 |

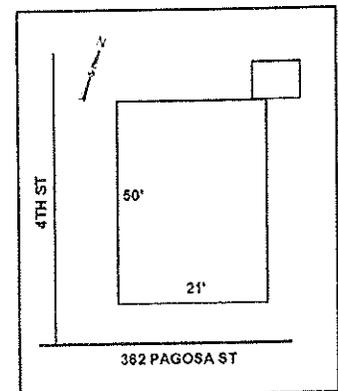
II. GEOGRAPHIC INFORMATION

- | | | | | | |
|---|---------------|-------------------------|------------------|-----------------|---------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SE | |
| 10. UTM Reference Zone | 13 | mE | 321764 | mN | 4126459 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: PS B 22 L 15 S2 | | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGULAR
- 15. Building Dimensions: : 21 X 50
- 16. Number of Stories: 1
- 17. Primary external wall material: STUCCO
Secondary wall material WOOD TRIM
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2359

Temporary Resource Number: 101

19. Primary external roof material: COMPOSITION

20. Special Features:

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

No distinctive landscape features.

24. Associated Buildings, features, objects:

At the rear of the structure is a small, attached stucco building with a single entry doorway framed by 2 vertical windows covered with boards. It has an asphalt shingle gable roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1910

Date of Construction - Actual:

Source of Information: Historic Abstracts of Assessment, Current Assessors Records, Sanborn Map 1910

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: William Furrow

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels: 1980

The E and W portions of the lot were consolidated after 1927, although a structure is noted on 1910 and 1919 Sanbourne Maps. Remodel date from assessor's records.

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

31. Original use: Professional

32. Intermediate Use:

33. Current Use: Specialty store

34. Site Type: Commercial-Specialty store

35. Historical Background-Property Owners of Record through 1935: See Attached

- 1890 CA Johnson
 - 1891 AC Van Dyne
 - 1894 MA Patrick
 - 1895 e/2 Mrs SJ Grimes, w/2 M Patrick
 - 1896 e/2 MrsED Merrill, w/2 M Patrick
 - 1902 e/2 Mrs ED Merrill,w/2 LW Smith
 - 1906 e/2 H. Brown,w/2 LW Smith
 - 1907 e/2 H. Brown,w/2 Furrow and Chapson
 - 1909 e/2 Mattie Dellar,w/2 Furrow and Chapson
 - 1910 Furrow
 - 1912 Furrow and Moore s/2,Stella Waynick n/2
 - 1915 Furrow and Moore s/2,Mrs Wm Furrow n/2
 - 1919 Earl Moore s/2, Mrs Wm Furrow n/2
 - 1920 Fred Catchpole and Cora Moore s/2, JR Pollard n/2
 - 1923 Reef Egger s/2, JR Pollard n/2
 - 1924 Reef Egger s/2, HD Ford n/2
 - 1927 Reef Egger s/2, Pagosa Springs Motor Co n/2
- See attached for historical background narrative

36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2359

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 101

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with the Pagosa Sun Newspaper which was in this building by at least 1910, and moved out in the 1970's.

43. Assessment of historical physical integrity related to significance:

Building retains no sense of its appearance when it was the office of the Pagosa Sun Newspaper.

VI. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 21,22 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2359 Temporary Resource Number: 101

Building Address 362 PAGOSA ST

Architectural Description

This one-story rectangular commercial building is composed of stucco on an indiscernible foundation. It is topped by a gable roof (metal on the NE side, asphalt shingles on the SW side) There is vertical wood trim in the gables. A single entry door with glass panels is offset to the left end of the front facing 4th Street. An additional doorway near the center of the building has been replaced with a fixed window. A series of 4 vertical double-hung, (4 over 1-separated by a mullion) wood framed windows are placed symmetrically across the façade. The façade fronting Pagosa Street has 2 horizontal fixed windows. There is a wall mounted sign located under the gable indicating this is the "Edelweiss Needlework Chalet". On the NE side of the structure 5 windows have been boarded over.

At the rear of the structure is a small, attached stucco building with a single entry doorway framed by 2 vertical windows covered with boards. It has an asphalt shingle gable roof.

Historic Background

This property has a long history of numerous owners. In 1899 an improvement on the W 1/2 of the lot was assessed to Marion Patrick, who managed the hot springs and the Patrick Hotel. By 1906 something (a residence is noted on the 1910 Sanborn Map) was constructed on the E 1/2 of the lot and was assessed to L.W. Smith. That structure no longer remains. Per the 1910 map, The "Printing" shop built on the south 1/2 of the lot was the Pagosa Springs Sun newspaper office, owned at that time by William Furrow. The property was still owned by the Sun (Reef Egger) in 1952, per the county abstract of assessment for that year.

Official eligibility determination (OAHF use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569915300038

- 1. Resource number: 5AA2362
- 2. Temporary Resource Number: 102
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: GOMEZ MERCANTILE
- 6. Current Building name: Gomez Mercantile
- 7. Building Address: 2560B W HWY 160
- 8. Owner name and address: FRED HARMAN

P.O. BOX 192
PAGOSA SPRINGS CO 81147

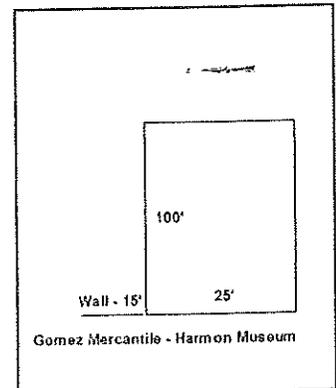
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 15 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 318180 mN 4126280
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: Addition HARMAN Year of Addition 1999
- 13. Boundary Description: BUILDING FOOTPRINT

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangle
- 15. Building Dimensions: : 25 x 100
- 16. Number of Stories: 1
- 17. Primary external wall material: Horizontal wood siding
Secondary wall material Metal
- 18. Roof Configuration: Gable

Building Plan View



Temporary Resource Number: 102

19. Primary external roof material: Corrugated metal-tin

20. Special Features:

False front

21. General Architectural Description See Attached

22. Architectural style/building type: Commercial 19th Century

23. Landscaping or special setting features:

The Fred Harman property is in a ponderosa forest. This resource is located within a grove of ponderosa pines in close proximity to four other wood structures of historic importance to Archuleta County that have also been moved onto the property.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1911

Source of Information: Pagosa Springs Sun March 23,2000

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Ben Gomez

Source of Information Fred Harmon

29. Construction History

Date of additions/remodels:

Moved from Pagosa Junction in March of 2000.

30. Location: Moved

Date of Move: 2000

V. HISTORICAL ASSOCIATIONS

31. Original use: Department store

32. Intermediate Use:

33. Current Use: Museum

34. Site Type: Museum exhibit on the Harman Museum grounds.

35. Historical Background-Property Owners of Record through 1935:

The mercantile was located in Gato, Colorado, on property that was part of a railroad lease from the Southern Ute Tribe. The Tribe decided not to renew the lease for the structures in the town of Gato, so the building was moved to the Harman Museum in March of 2000.

Opened by Ben Gomez in 1911, the Gomez Mercantile operated until 1971, serving the residents of Pagosa Junction, the surrounding farms and ranches, and the railroad that stopped at the town. Originally known as Gato, the town took on the Pagosa Junction moniker when the connection between Pagosa Springs and the D&RGRR route was constructed in 1899-1900. The town's decline began when the connecting line was discontinued in the 1930's and the Chama-Durango line was abandoned. By 1979, only 3 or 4 people lived in the town, which by then had reverted to its former name, Gato.

36. Source of information: Archuleta County Records; Harman Museum records; Pagosa Springs Sun March 23, 2000.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2362

Temporary Resource Number: 102

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with the impact of the Denver and Rio Grande Railroad and the development of commerce in Gato.

43. Assessment of historical physical integrity related to significance:

The building is intact, right down to the merchandise in the store that remained when it was closed in 1971. The setting, however, is quite different from the structure's original location in Pagosa Junction/Gato. Since the building has been moved from the location where it operated, is out of context and does not have the integrity of feeling, setting and association to qualify it for landmark status, but it is of great value as a museum exhibit.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2362 Temporary Resource Number: 102

Building Address 2560B W HWY 160

Architectural Description

One-story mercantile with horizontal wood siding. The front façade of a one-story storage building with a pressed metal siding is attached to the mercantile. The structures were moved in 2000 and currently sit on a wood platform on the Fred Harman property as a museum exhibit. The mercantile has a front gable corrugated metal roof with a false front. The mercantile front faces west and consists of typical 19th Century storefront details including a recessed entry flanked by two large 4-pane display windows with wood kickplates. The centered recessed entry has tall double doors and a two-pane transom. Two horizontal parallel metal rods stretch across the lower part of the windows and doors to protect the glass from impact. A very simple secondary cornice tops the storefront windows. A stepped wood parapet defines the roofline cornice. Painted copy "Ruben G. Gomez. Gen" Merchandise Sheep Cattle & Wool" is located on the false front between the two cornices. The adjacent front façade for the storage building, on the north side of the mercantile, has a single vertical window opening (no glass) and a door opening. A stepped parapet tops the front façade. Wood beams prop up the façade. The south side of the mercantile building has horizontal wood siding covered by pressed metal in a brick pattern. Large copy "R.G. Gomez General Merchandise" is painted on the metal. The north side of the building has horizontal wood siding, and would have been obscured by the storage building. With the exception of a fairly recent repainting of the sign on the front of the mercantile, all of the exterior materials appear to be original. The inside of the store is as it was when the mercantile closed in 1971, including original fixtures, historic wall coverings and some of the 1971 inventory.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569915300038

- 1. Resource number: 5AA2363
- 2. Temporary Resource Number: 103
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: SMITH CABIN
- 6. Current Building name: HARMAN MUSEUM
- 7. Building Address: 2560B W HWY 160
- 8. Owner name and address: FRED HARMAN

P.O. BOX 192

PAGOSA SPRINGS

CO 81147

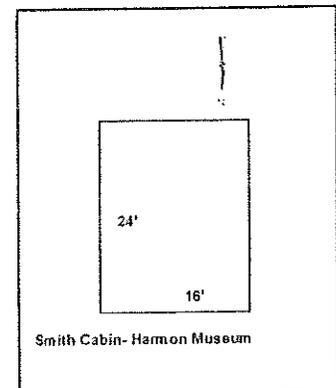
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 15 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 318240 mN 4126210
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: Addition HARMAN Year of Addition 1999
- 13. Boundary Description: BUILDING FOOTPRINT

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 16 X 24
- 16. Number of Stories: 2
- 17. Primary external wall material: LOG
- Secondary wall material
- 18. Roof Configuration: GABLE

Building Plan View



Temporary Resource Number: 103

19. Primary external roof material: corrugated metal

20. Special Features:

21. General Architectural Description

Two-story hewn log structure with a side gable corrugated metal roof. The building was moved from its original location onto the Fred Harman property in 1988 and currently sits on blocks. It is a museum exhibit. The logs are hand-hewn squared logs with beveled edges at the corners. The front faces north and has a partially boarded up opening on the first floor and a boarded up vertical window opening on the second floor. The east side has 2 boarded over window openings and a boarded over door. The rear, or south facing façade has remnants of an exterior stairway entrance to the second floor. Vertical board siding covers both gable ends at the second floor.

22. Architectural style/building type: Pioneer Log

23. Landscaping or special setting features:

The Fred Harman property is in a ponderosa forest. This resource is located within a grove of ponderosa pines in close proximity to four other wood structures of historic importance to Archuleta County that have also been moved onto the property. This building was originally located 7 miles west of Pagosa Springs, 1/2 mile from Pieffer Monument in an area called Hell's Hip Pocket, on a wagon road from Pagosa to Durango.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: _____ Date of Construction - Actual: 1880

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: George Frank Smith

Source of Information Pagosa Sun Newspaper article 4-18-99

28. Original Owner: George F. Smith & Serena Smith

Source of Information Historic Abstracts of Assessment

29. Construction History _____ Date of additions/remodels:

2nd floor interior has a list of the names of occupants.

30. Location: Moved

Date of Move: 1988

V. HISTORICAL ASSOCIATIONS

- 31. Original use: single dwelling
- 32. Intermediate Use:
- 33. Current Use: museum
- 34. Site Type: Exhibit at Harman Museum

35. Historical Background-Property Owners of Record through 1935:

Originally owned by George F. Smith in 1880. He sold the property to Bida Candelaria. Jules Macht bought the ranch in 1926, and his grandson (R.D. Hott) donated the building to the Harman Museum in 1986.

The structure used to sit along the Pagosa Springs-Durango stage coach road that was used before the railroad. Apparently it served as a way station. The building was constructed by George and Serena Smith who came from Texas. Some of the residents have written their names on the inside wall on the second floor.

- 36. Source of information: Letter from R.D. Hott in Harman Museum Files; Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Pagosa Springs Sun 4/8/1999

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with the development of transportation and roads when the building was in its original location.

43. Assessment of historical physical integrity related to significance:

The building is mostly intact, although the rear stairway is gone. The setting, however, is quite different from the structure's original location along the old stage route.. Since the building is out of context, it does not have the integrity of feeling, setting and association to qualify it for landmark status, but it is of great value as a museum exhibit.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4: 7 Negative # 12,13: 28, Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

Official eligibility determination (OAHHP use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569915300038

- | | |
|---|---|
| 1. Resource number: 5AA2364 | 2. Temporary Resource Number: 104 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: HARMAN HOMESTEAD | 6. Current Building name: HARMAN MUSEUM |
| 7. Building Address: 2560B W HWY 160 | |
| 8. Owner name and address: FRED | HARMAN |
| | P.O. BOX 192 |
| | PAGOSA SPRINGS CO 81147 |

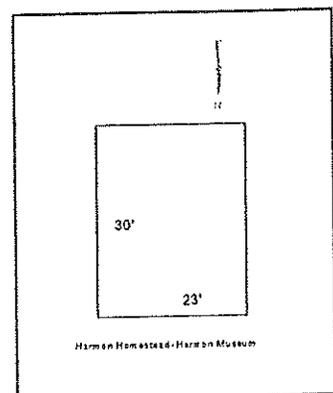
II. GEOGRAPHIC INFORMATION

- | | | | | |
|--|---------------|-----------------|------------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 15 | 1/4 Section: SW |
| 10. UTM Reference Zone 13 | mE | 318160 | mN | 4126210 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: | | Addition HARMAN | Year of Addition | 1999 |
| 13. Boundary Description: BUILDING FOOTPRINT | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangle
- 15. Building Dimensions: : 30 x 23
- 16. Number of Stories: 2
- 17. Primary external wall material: Log
- Secondary wall material Vertical
- 18. Roof Configuration: Gable

Building Plan View



Resource number: 5AA2364

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 104

19. Primary external roof material: Shingle

20. Special Features:

21. General Architectural Description See Below

Two-story hewn log structure with a side gable shingle roof and 1 story shed roof enclosed porch addition to the side and rear. Shed roof addition and second story under gables have board and batten siding. The building was moved from its original location onto the Harman museum in the 1984 and currently sits on blocks. It is a museum exhibit. The logs are hand-hewn squared logs. The front faces north and has a 1 over 1 window on the first floor and a square fixed window on the second floor. The west side each have two 1 over 1 windows. The east and rear façades are the walls of the shed roof additon. Entry to the house is via the door off the west side enclosed porch.

22. Architectural style/building type: Pioneer Log

23. Landscaping or special setting features:

The Fred Harman property is in a ponderosa forest. This resource is located within a grove of ponderosa pines in close proximity to four other wood structures of historic importance to Archuleta County that have also been moved onto the property. This building was originally on the original Harman Homestead.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1890's

Date of Construction - Actual:

Source of Information: Pagosa Springs Sun 4/15/99 and interviews with Fred Harman III

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Fred Harman and Fred Flaugh

Source of Information Fred Harman III (Grandson)

28. Original Owner: Fred Harman

Source of Information Pagosa Springs Sun 4/15/99 and interviews with Fred Harman III

29. Construction History

Date of additions/remodels: 1899

2nd Story added in 1899; shed addition sometime after turn of 19th century. Occupied until 1941 when the family moved to another ranch.

30. Location: Moved

Date of Move: 1984

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Museum

34. Site Type: Museum exhibit

35. Historical Background-Property Owners of Record through 1935:

This building was originally on the original Harman Homestead. It was moved to the Harman Museum property in 1984.

Fred Harman Sr. filed for a 160 acre homestead in 1895 and built the cabin with the help of Fred Flaugh. The cabin was used by three generations of Harmans. In 1942, Fred Harman Jr., who became famous for his Red Ryder comic strip and his western art, bought a ranch in Blanco Basin, leaving the original homestead. In 1884, Fred Harman III was able to have the original homestead house moved onto the Harman Museum grounds.

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Pagosa Springs Sun 4/15/1999; interview with Fred Harman III

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A-G

Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with the Fred Harman family and with the development of housing on the ranching frontier.

43. Assessment of historical physical integrity related to significance:

The building is intact and exhibits the evolution of the log house. The setting, however, is different from the structure's original location on the homestead. Since the building is out of context, it does not have the integrity of feeling, setting and association to qualify it for landmark status, but it is of great value as a museum exhibit.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4:7 Negative # 14,15:30,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569915300038

- 1. Resource number: 5AA628
- 2. Temporary Resource Number: 105
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: COOLEY HOUSE
- 6. Current Building name: HARMAN MUSEUM
- 7. Building Address: 2560B W HWY 160
- 8. Owner name and address: FRED HARMAN
P.O. BOX 192
PAGOSA SPRINGS CO 81147

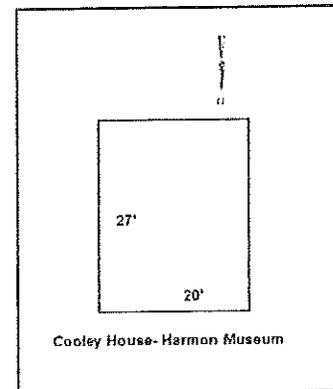
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 15 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 318220 mN 4126180
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: Addition HARMAN Year of Addition 1999
- 13. Boundary Description: BUILDING FOOTPRINT

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangle
- 15. Building Dimensions: : 20 x 27
- 16. Number of Stories: 2
- 17. Primary external wall material: Log
Secondary wall material shingle
- 18. Roof Configuration: other-collapsed

Building Plan View



19. Primary external roof material: shingle

20. Special Features:

[Empty text box for Special Features]

21. General Architectural Description

Two-story hewn log structure with a side(?) gable shingle roof and 1 story shed roof addition to the side and the rear. The gable roof has collapsed onto the structure. The building was moved from its original location onto the Harman museum in the 1986 and currently sits on blocks. It is a museum exhibit. The logs are hand-hewn squared logs. The front faces north and has a 1 over 1 window on the first floor and a square window in the addition. The east and rear façades are the walls of the shed roof additon.

22. Architectural style/building type: Pioneer Log

23. Landscaping or special setting features: [Empty text box]

The Fred Harman property is in a ponderosa forest. This resource is located within a grove of ponderosa pines in close proximity to four other wood structures of historic importance to Archuleta County that have also been moved onto the property. This building was originally on Pagosa Street in Pagosa Springs.

24. Associated Buildings, features, objects: [Empty text box]

[Empty text box for Associated Buildings, features, objects]

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: 1883 Date of Construction - Actual: [Empty text box]

Source of Information: Pagosa Springs Sun 4/29/1999, Pagosa Country the First 50 Years (Motter) 1985

26. Architect: Unknown

Source of Information [Empty text box]

27. Builder/Contractor: Unknown

Source of Information [Empty text box]

28. Original Owner: Nancy Cooley

Source of Information Pagosa Springs Sun 4/29/1999, Harman museum files

29. Construction History [Empty text box] Date of additions/remodels: [Empty text box]

Moved from Lot 23,Block 23 of Pagosa Springs; reputed to be oldest remaining building in Pagosa Springs.

30. Location: Moved Date of Move: 1986

Resource number: 5AA628

Temporary Resource Number: 105

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use: Professional

33. Current Use: Museum

34. Site Type: Exhibit

35. Historical Background-Property Owners of Record through 1935:

Moved from Block 23, lot 23 in 1986

The structure may have been built by Nancy Cooley who in 1885 bought the lot where the cabin was originally located. Ms Cooley was married to and then divorced from William F. Cooley, a rancher in Archuleta County. The cabin was purchased by local realtor and financier, John Colton in the late 1880's. He lived there during his time in Pagosa Springs. The cabin was the first known library building in Pagosa Springs, although we don't know the dates of the function as a library.

36. Source of information: Archuleta County Records; Sanborn Maps 1910, 1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National State Local

42. Statement of significance:

Originally associated with the development of Pagosa Springs

43. Assessment of historical physical integrity related to significance:

The building is in very bad condition and would require restoration to be of educational value. The roof has caved in. The setting is different from the structure's original location in the town of Pagosa Springs. Since the building is out of context, it does not have the integrity of feeling, setting and association.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible Not eligible Need data

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4:7 Negative # 16,17:34,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: 49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - 1

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569915300038

- 1. Resource number: 5AA2365
- 2. Temporary Resource Number: 106
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name: RUBY SISSON SCHOOLHOUSE
- 6. Current Building name: HARMAN MUSEUM
- 7. Building Address: 2560B W HWY 160
- 8. Owner name and address: FRED HARMAN

P.O. BOX 192

PAGOSA SPRINGS

CO 81147

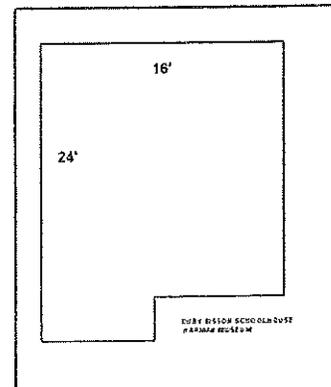
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 15 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 318200 mN 4126180
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: Addition HARMAN Year of Addition 1999
- 13. Boundary Description: BUILDING FOOTPRINT

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: Rectangle
- 15. Building Dimensions: : 16 x 25
- 16. Number of Stories: 1
- 17. Primary external wall material: Vertical wood
Secondary wall material
- 18. Roof Configuration: Gable

Building Plan View



Resource number: 5AA2365

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 106

19. Primary external roof material: Metal

20. Special Features:

21. General Architectural Description

One room schoolhouse with front gable metal roof, small enclosed porch front gable entry, and board and batten siding on the front and sides. The rear wall is missing. Two vertical window openings each on east and west sides, front entry with fixed horizontal window on front. The building was moved in 1988 from Blanco Basin and sits on blocks. It is a museum exhibit.

22. Architectural style/building type: Schoolhouse

23. Landscaping or special setting features:

The Fred Harman property is in a ponderosa forest. This resource is located within a grove of ponderosa pines in close proximity to four other wood structures of historic importance to Archuleta County that have also been moved onto the property. This building was originally in the Upper Blanco Basin.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: pre-1936 Date of Construction - Actual:

Source of Information: Ruby Sisson taught there 1936-1948 per Denver Post article in 1978

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: unknown

Source of Information

29. Construction History Date of additions/remodels:

Moved from Blanco Basin

30. Location: Moved

Date of Move: 1988

Resource number: 5AA2365

Temporary Resource Number: 106

V. HISTORICAL ASSOCIATIONS

31. Original use: Schoolhouse

32. Intermediate Use:

33. Current Use: Museum

34. Site Type: Museum exhibit

35. Historical Background-Property Owners of Record through 1935:

The building was moved onto the property from the upper Blanco Basin in 1988.

The schoolhouse is known as the Ruby Sisson schoolhouse because the revered Ms Sisson taught there between 1936-1948. The 1978 recipient of the Colorado Teacher of the Year award, Ms Sisson also farmed 160 acres in Blanco Basin. The building may also have been used as an Odd Fellows Hall for the Blanco Basin population.

36. Source of information: Interview with Fred Harman III; Denver Post article 1978.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with rural schoolhouses in Archuleta county and with Ruby Sisson, a beloved and respected teacher in the region.

43. Assessment of historical physical integrity related to significance:

The building is mostly intact, although the rear wall is gone, and the front window was remodelled from the original construction. The setting, however, is quite different from the structure's original location in the Blanco Basin. Since the building is out of context, it does not have the integrity of feeling, setting and association to qualify it for landmark status, but it is of great value as a museum exhibit.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 4:7 Negative # 18,19:32,3 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

Official eligibility determination (OAHP use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913401009

- 1. Resource number: 5AA2334
- 2. Temporary Resource Number: 107
- 3. County: ARCHULETA
- 4. City: PAGOSA SPRINGS
- 5. Historic Building Name:
- 6. Current Building name:
- 7. Building Address: 138 PAGOSA ST
- 8. Owner name and address: SUSAN WARD

P.O. BOX 2228
PAGOSA SPRINGS CO 81147

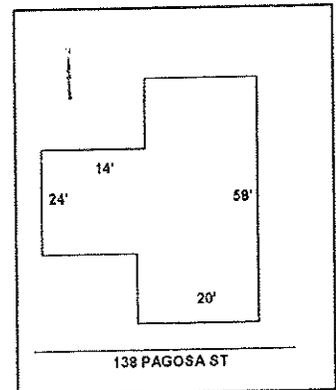
II. GEOGRAPHIC INFORMATION

- 9. P.M. NEW MEXICO Township: 35N Range: 2W Section: 13 1/4 Section: SW
- 10. UTM Reference Zone 13 mE 322360 mN 4126630
- 11. USGS Quad name: PAGOSA SPRINGS Year: 1964 Map Scale: 7.5
- 12. Legal Description: PS B24 L22 Addition PAGOSA SPRINGS Year of Addition 1883
- 13. Boundary Description: LEGAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L shape
- 15. Building Dimensions: : 30 x 58
- 16. Number of Stories: 2
- 17. Primary external wall material: HORIZONTAL WOOD
Secondary wall material
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2334

Temporary Resource Number: 107

19. Primary external roof material: ~~ALUMINUM~~ *Steel*

20. Special Features:

Porch

21. General Architectural Description

2-story, L-shaped residence with horizontal wood siding. Built on an indiscernable foundation. It has a metal front gable roof. The south façade faces Pagosa Street and has a porch with a wooden floor, a balustrade and 4 square posts (topped by decorative brackets) supporting a metal hipped roof. A modern wooden door is offset to the left side of the porch. There is 1 vertical double-hung (2 over 2) window to the right side of the doorway. The 2nd story of the south façade has 1 vertical double-hung (1 over 1) window centered under the gable. A second entrance faces Pagosa to the left of the porch. The E side of the structure is in process of reconstruction. Other facades were not

22. Architectural style/building type: Late victorian

23. Landscaping or special setting features:

No significant features

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1892

Source of Information: Historic Abstracts of Assessment, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Alice Phillips

Source of Information Historic Abstracts of Assessment

29. Construction History

Date of additions/remodels:

30. Location: Original

Date of Move:

*1938/1939
classroom*

Resource number: 5AA2334

Temporary Resource Number: 107

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Single dwelling

34. Site Type: Single family residence, currently vacant

35. Historical Background-Property Owners of Record through 1935: See Attached

1892 Alice Phillips
1907 Ralph Flaugh
1930 James Jones —

See attached

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter);
Pagosa Springs Walking Tour 1985 (John Motter)

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2334

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 107

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Associated with Alice Phillips, an early developer and seamstress.

43. Assessment of historical physical integrity related to significance:

Maintains the original form and the wood siding, but the replacement metal roof and the doors and new porch materials significantly detract from the sense of the original structure.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 7 Negative # 20,21 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2334

Temporary Resource Number:

107

Building Address 138 PAGOSA ST

Historical Background

Alice Phillips built the house in 1892. Phillips was from Del Norte. After teaching school in Summitville and spending some time in Amargo, she moved to Pagosa Springs. She built a mercantile and community hall (Phillips Hall) that was later to become the Hatcher and then Hersch Mercantile building at 452 Pagosa. The town's first movies were shown in the hall, which was also popular for dances and meetings. She was also an accomplished seamstress, who advertised in the 1897 newspaper "Fine Millinery". Ralph Flaugh came to Pagosa Springs via Silverton, from Pennsylvania. He married Delilah Diehl in Pagosa Springs in 1897. He was a farmer. He died in 1936. James Jones was listed as a single farmer in the 1932 San Juan Basin Directory. In 1952, the property was owned by Mary Herrera.

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Single dwelling
- 32. Intermediate Use:
- 33. Current Use: Single dwelling
- 34. Site Type: Single family residence (currently vacant)
- 35. Historical Background-Property Owners of Record through 1935:

1890 AC VanDyne-lot3,John Crump-lot4
 1902 AC VanDyne-lot3,Mrs LA Bromley-lot4
 1907 AC VanDyne-lot 3, M. E. O'Neal-lot 4
 1910 AC VanDyne-lot 3, M. E. O'Neal-lot 4
 1916 Van Dyne-lot 3 JL Dowell lot 4
 1919 Van Dyne-lot 3 John Galbreath lot 4
 1920 Van Dyne-lot 3 John Galbreath lot 4
 1924 John Galbreath all

Although a structure was located on the lot prior to 1920, a big jump in the assessed value of improvements in 1920, combined with the bungalow style architecture of the structure leads to the conclusion that a new structure was built on this site in 1920 by John Galbreath. A lawyer who was admitted to the bar in 1911, Galbreath practiced law in Pagosa Springs for 37 years. He was the town attorney for 30 years and the county attorney for 22 years. He was appointed judge of the 6th judicial district in 1953, a position he held until 1963. He lived until 1969.

- 36. Source of information: Archuleta County Records;Sanborn Maps 1910,1919; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory, 1932 San Juan Basin Directory

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

Resource number: 5AA2287

Temporary Resource Number: 108

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

When this house was first constructed , it was half a block away from the county courthouse. The house is associated with its owner and occupant, John Galbreath, who was the county attorney.

43. Assessment of historical physical integrity related to significance:

The original form and wood shingle material on the building remain. Some windows have been altered. Since the building has been removed from its original site, it no longer maintains the original sense of setting, association and context that it had when it was the county attorney's home located in close proximity to the courthouse.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 7 Negative # 26,27 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2287 Temporary Resource Number: 108

Building Address 164 S. 9TH ST

Architectural Description

This building was moved in 2001 to an alleyway addressed off of S. 9th Street. This one-story rectangular residence has wood shingle siding. It is on a newly poured concrete foundation. It is topped by a metal front gable roof. There is an open porch on the front (east) facade that is topped by a gable metal roof. A low shingled wall defines the porch. Two battered square posts extend from the porch wall to support the roof. There are brackets in the porch gable. The front door is centered in the porch. A vertical fixed window is located on each side of the porch. The second floor has 1 small horizontal sliding window centered under the gable. Brackets define the overhanging eaves.

The north or left side of the structure has 2 horizontal sliding windows placed on either side of a single entry doorway that is centered in the façade.

The south side of the structure has 1 horizontal, fixed pane window centered in the façade.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 1

I. IDENTIFICATION APN 569913402003

- | | |
|--|-----------------------------------|
| 1. Resource number: 5AA2368 | 2. Temporary Resource Number: 109 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: HERSCH HOME | 6. Current Building name: |
| 7. Building Address: 216 PAGOSA ST | |
| 8. Owner name and address: BURKE | STANCILL |
| | 216 PAGOSA ST |
| | PAGOSA SPRINGS CO 81147 |

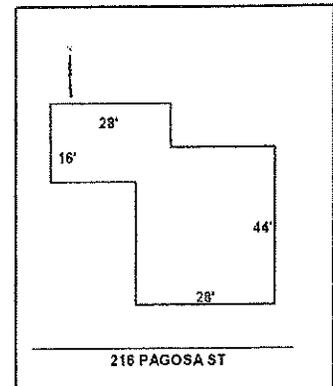
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|----------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone | 13 mE | 322150 | mN | 4126562 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: Lots 32-33 of Block 23 | Addition Pagosa Springs | Year of Addition | 1883 | |
| 13. Boundary Description: Legal Description | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L shape
- 15. Building Dimensions: : 28 x 44
- 16. Number of Stories: 2
- 17. Primary external wall material: asbestos
Secondary wall material wood shingle
- 18. Roof Configuration: gable

Building Plan View



Resource number: 5AA2368

Temporary Resource Number: 109

V. HISTORICAL ASSOCIATIONS

31. Original use: Single dwelling

32. Intermediate Use:

33. Current Use: Professional office/specialty store/single dwelling

34. Site Type: Single family residence converted to mixed use-currently an attny's office, retail, residence

35. Historical Background-Property Owners of Record through 1935:

- 1892 A. Haug
 - 1902 David Hersch (lot 33) and Rhoda Whitaker (lot 32)
 - 1905 David Hersch-all
- see attached

36. Source of information: Archuleta County Records; Pagosa Country-The First 50 Years (John Motter); Skinners 1921 Directory; 1932 San Juan Basin Directory

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of Designation:

Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

39. Area of Significance

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

This property is associated with prominent local merchant David Hersch and his family.

43. Assessment of historical physical integrity related to significance:

Based on the building's architectural style and the wood shingles on the gables, it is likely the building has wood shingle siding that may be hidden by the current asbestos shingle siding. With almost all of the original windows intact and the only major changes being to the roof and the siding, it is likely that the building could be restored to it's original look. In its current configuration the structure lacks a sense of the original materials, design and workmanship.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 8 Negative # 1,2,3,4 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: 49. Date:

50: Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO,CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2368

Temporary Resource Number: 109

Building Address 216 PAGOSA ST

Architectural Description

Two story, front gable, asphalt shingle house on concrete foundation with recessed porch across front. Porch has 4 battered square posts and low walls, central entry via concrete steps. First floor has centered wood door with bevelled glass panes (8 over 4) and large windows on either side with 24 small lites over a single large pane on each window. 2nd floor has a group of 3 windows under the gable. Each window has 9 over 1 configuration. Brackets under the eaves. West side has 1 story garage addition which is now an office with 1 south facing vinyl clad window, and 3 west facing double hung and 1 fixed window. 2nd floor has two shed roof dormers with wood shingle siding and brackets under shed roof eaves on north and south sides. The southern dormer has one horizontal window with wood frame divided into three lites. The northern dormer has 2 aluminum frame horizontal sliding windows. A brick chimney extends to the north of each of the two dormers. East side has the same dormer configuration except both dormers on the east side have two sets of windows each. The east side dormers have the original wood frame windows. The first floor of the east side of the building has 3 double hung windows and a door.

Historical Background

The home was constructed in 1902 by David Hersch. The son of a prominent Santa Fe, New Mexico merchant, David was born in 1877 and came to Archuleta County in 1898. He worked for Hatcher Mercantile until he eventually acquired the business in 1921. His holdings included the Hersch Mercantile, an insurance agency, an investment and financing company, and a large ranch. He had a majority ownership in Citizens Bank. Hersch served as a county commissioner and as a Pagosa Springs town board member as well as other community projects. He married Myrtle Stogsdill in 1902. (Myrtle Stogsdill's older sister, Mary, had married David's former employer George Hatcher.) David and Myrtle raised their two children, Marguerite and Joe, in this house. David Hersch lived until 1955. Myrtle died in 1964. Marguerite Hersch Wiley lived in the house for most of her life.

Resource number: 5AA2366

Temporary Resource Number: 1501

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Religious facility
- 32. Intermediate Use:
- 33. Current Use: Religious facility
- 34. Site Type: Parish Hall for the Immaculate Heart of Mary Catholic Church
- 35. Historical Background-Property Owners of Record through 1935:

1891 AC Van Dyne
1910 AC Van Dyne
1925 Charles Rumbaugh

This building was constructed in 1961 after a fire in 1960 burned the previous parish hall.

- 36. Source of information: Archuleta County Records; Records of the Immaculate Heart of Mary Church

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

- 38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2366

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 1501

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

Building is in good condition, but is not yet 50 years old.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibilty field assessment: Eligible _____ Not eligible X Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in exisiting National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 12,13 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2366 Temporary Resource Number: 1501

Building Address 443 LEWIS ST

Architectural Description

The Parish Hall is a two-story concrete block building, built on a poured concrete foundation, with an aluminum front gable roof. It faces NW onto Lewis St. The entryway is composed of 2 separate, flush doors of aluminum frame glass. They are grouped under a porch with a gable roof centered in the facade. There are 2 horizontal aluminum-sliding windows placed symmetrically on either side of the entry. The 2nd story has 1 horizontal aluminum-sliding window centered above the entryway. The SW facade has two identical entryways (single door-flush), each under a small porch and gable roof. There is a series of 5 horizontal aluminum-sliding windows placed symmetrically along the length of the building between the doorways. The NE facade has 6 horizontal aluminum-sliding windows placed symmetrically along the length of the building.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

Pages Attached - - 2

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

I. IDENTIFICATION APN 569913304007

- | | |
|---|---|
| 1. Resource number: 5AA2367 | 2. Temporary Resource Number: 1502 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: CATHOLIC
CHURCH-PRIESTS
RESIDENCE |
| 7. Building Address: 445 LEWIS ST | |
| 8. Owner name and address: BISHOP OF PUEBLO | |
| 1001 N GRAND AVE | |
| PUEBLO | CO 81003 |

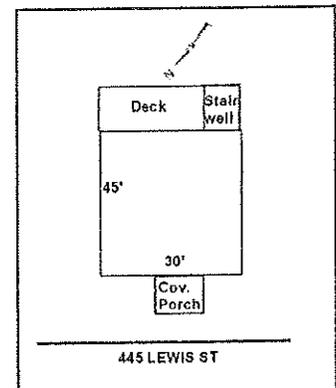
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|-------------------------|------------------|-------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone 13 | mE | 321634 | mN | 4126398 |
| 11. USGS Quad name: PAGOSA SPRINGS | Year: 1964 | Map Scale: 7.5 | | |
| 12. Legal Description: PS B 21 L 7 | Addition PAGOSA SPRINGS | Year of Addition | 1883 | |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: RECTANGLE
- 15. Building Dimensions: : 45 x 30
- 16. Number of Stories: 2
- 17. Primary external wall material: BRICK
- Secondary wall material STUCCO
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2367

Temporary Resource Number: 1502

19. Primary external roof material: ~~ALUMINUM~~ Steel

20. Special Features:

Porch

21. General Architectural Description See Attached

22. Architectural style/building type: No style

23. Landscaping or special setting features:

There is a small yard enclosed by a wrought iron fence supported by 8 brick columns. A shrine built of fieldstone and stucco contains a statue of Mary, and is fronted by flowers.

24. Associated Buildings, features, objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate: Date of Construction - Actual: 1960

Source of Information: Records of the Immaculate Heart of Mary Church; Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Unknown

Source of Information

28. Original Owner: Bishop of Pueblo

Source of Information County Assessors Records; Records of the Immaculate Heart of Mary Church

29. Construction History Date of additions/remodels:

The residence was built in 1960. The wooden deck on the south side appears to be a more recent addition.

30. Location: Original Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Religious related residence
- 32. Intermediate Use:
- 33. Current Use: Religious related residence
- 34. Site Type: Priest's Residence and Office (Father John Bowe in residence).
- 35. Historical Background-Property Owners of Record through 1935:

- 1890 J Clarke
- 1891 MH Insley
- 1902 PM Cockrell
- 1903 Archuleta Merc. Company
- 1904 Forest/Spacke
- 1905 Spacke/Moore Hardware Co
- 1906 Spacke/Moore Hardware Co
- 1913 Sparks (Spacke?) hardware
- 1915 Sparks (Spacke?) hardware
- 1926 Lena Catchpole
- 1927 Lena Catchpole

The church acquired the property after 1927, probably around 1945. The residence was constructed in 1960 after a fire in that same year destroyed the previous quarters for the priest.

- 36. Source of information: Archuleta County Records;Records of the Immaculate Heart of Mary Parish.

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2367

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 1502

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Structure is less than 50 years old.

43. Assessment of historical physical integrity related to significance:

Building is in good condition but structure is less than 50 years old.

II. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible XX Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 10,11 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title:

49. Date:

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2367 Temporary Resource Number: 1502

Building Address 445 LEWIS ST

Architectural Description

The Priest's Residence is a two-story red brick building, built on a poured concrete foundation, with an aluminum front gable roof. It faces NW onto Lewis St. The entryway is composed of a foam core door with a glass panel in the upper half. It is placed under a porch centered in the façade. The porch is composed of 2 square brick columns that support a gable roof, and a concrete floor. There are 2 square, fixed, aluminum frame windows placed symmetrically on either side of the entry. The 2nd story has 1 square, aluminum framed, horizontal sliding window centered above the entryway.

The SW facade has a series of 4 horizontal aluminum frame, sliding windows placed symmetrically along the length of the building on the first story.

The NE façade has 5 square, horizontal, aluminum frame, sliding windows of various sizes placed symmetrically along the length of the building on the first story.

All windows on the first floor of the residence have a brick sill.

To the rear of the residence is a wooden open deck and an enclosed stairwell.

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
(page 1 of 4)

- _____ Determined Eligible- NR
- _____ Determined Not Eligible-NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to NR District

Pages Attached - 2

I. IDENTIFICATION APN 569913304007

- | | |
|---|--|
| 1. Resource number: 5AA2082 | 2. Temporary Resource Number: 1503 |
| 3. County: ARCHULETA | 4. City: PAGOSA SPRINGS |
| 5. Historic Building Name: | 6. Current Building name: IMMACULATE HEART OF MARY CATHOLIC CHURCH |
| 7. Building Address: 451 LEWIS ST | |
| 8. Owner name and address: BISHOP OF PUEBLO | |
| 1001 N GRAND AVE | |
| PUEBLO | CO 81003 |

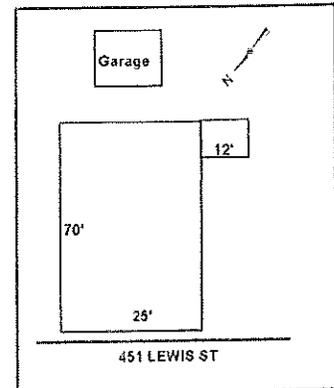
II. GEOGRAPHIC INFORMATION

- | | | | | |
|---|---------------|-------------------------|------------------|-----------------|
| 9. P.M. NEW MEXICO | Township: 35N | Range: 2W | Section: 13 | 1/4 Section: SW |
| 10. UTM Reference Zone | 13 mE | 321619 | mN | 4126383 |
| 11. USGS Quad name: PAGOSA SPRINGS | | Year: 1964 | Map Scale: 7.5 | |
| 12. Legal Description: PS B 21 L 8,9 | | Addition PAGOSA SPRINGS | Year of Addition | 1883 |
| 13. Boundary Description: LEGAL DESCRIPTION | | | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan: L-SHAPE
- 15. Building Dimensions: : 25 x 70
- 16. Number of Stories: 2
- 17. Primary external wall material: STUCCO
Secondary wall material STONE
- 18. Roof Configuration: GABLE

Building Plan View



Resource number: 5AA2082

Architectural Inventory Form- page 2 of 4

Temporary Resource Number: 1503

19. Primary external roof material: Metal

20. Special Features:

Tower, stained glass *Mjorvaca Spain - stained glass*

21. General Architectural Description See Attached

22. Architectural style/building type: Mission Revival

23. Landscaping or special setting features:

No significant landscaping features.

24. Associated Buildings, features, objects:

To the rear of the church is a garage constructed of brick, with a metal gable roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction - Estimate:

Date of Construction - Actual: 1949

Source of Information: Records of the Immaculate Heart of Mary Church, Current Assessors Records

26. Architect: Unknown

Source of Information

27. Builder/Contractor: Axel Nelson (a Pagosa Springs contractor)

Source of Information Records of the Immaculate Heart of Mary Church

28. Original Owner: Bishop of Pueblo

Source of Information Records of the Immaculate Heart of Mary Church, Current Assessors Records

29. Construction History

Date of additions/remodels:

Built in 1948-1949. Stone wainscott may be a more recent addition

30. Location: Original

Date of Move:

V. HISTORICAL ASSOCIATIONS

- 31. Original use: Church
- 32. Intermediate Use:
- 33. Current Use: Church
- 34. Site Type: Catholic Church
- 35. Historical Background-Property Owners of Record through 1935: See Attached

1890 JP Conless lots 8, Joseph Clarke lot 9
 1899 JP Conless lot 8 Joseph Clarke lot 9
 1902 lot 8 PL Scott, Joseph Clarke lot 9,
 1903 lot 8 D Hersch, Joseph Clarke lot 9
 1905 lot 8 D Hersch & Spacke-n/2, Joseph Clarke lot 9
 1909 lot 8 D Hersch & Spacke-n/2, Joseph Clarke lot 9
 1910 lot 8 smack lot 9 Clarke
 1912 lot 8 smack, lot 9 Hatcher
 1913 lot 8 smack, lot 9 Hatcher
 1914 lot 8 smack, lot 9 Hatcher
 1918 Hatcher all
 1923 Hersch Merc

- 36. Source of information: Archuleta County Records; Records of the Immaculate Heart of Mary Church

VI. SIGNIFICANCE

- 37. Local landmark designation: Yes No Date of Designation:
 Designating authority:

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A-G
- Does not meet any of the above National Register criteria

- 39. Area of Significance

Resource number: 5AA2082

Architectural Inventory Form- page 4 of 4

Temporary Resource Number: 1503

40. Period of Significance:

41. Level of Significance: National _____ State _____ Local _____

42. Statement of significance:

Property does not meet criteria for National Register eligibility. Given the role of the Church within the community, and the local interpretation of the Mission revival style the property would probably be eligible for the local register.

43. Assessment of historical physical integrity related to significance:

Roof has probably been replaced with materials that are different from original design. Stone wainscott is probably a recent addition. The alterations are not consistent with the original design of the structure, but are reversible.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible _____ Not eligible XX Need data _____

45. Is there national register potential? Yes No

If there is National Register District Potential, is this building:

Contributing Noncontributing

46. If the building is in existing National Register district, is it:

Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photo roll #: 3 Negative # 8,9 Negatives filed PAGOSA SPRINGS TOWN HAL

48. Report Title: Historic Buildings Survey, Pagosa Springs, Colorado 2001-2002

49. Date: May 2002

50. Recorders: JILL SEYFARTH & DONNA GRAVES

51. Organization: CULTURAL RESOURCE PLANNING

52. Address: P.O. BOX 295, DURANGO, CO. 81302

53. Phone number: 970-247-5893

PAGOSA SPRINGS HISTORIC BUILDING SURVEY-2001

Cultural Resource Planning

Additional Information for:

Resource number: 5AA2082 Temporary Resource Number: 1503

Building Address 451 LEWIS ST

Architectural Description

The building is a local interpretation of Mission Revival style. The Catholic Church is a two-story stucco building, on an indiscernible foundation, with a metal front gable roof. It faces NW onto Lewis St. The front façade has a low relief stucco pilaster at each corner, and on either side of the entry. The entryway is composed of a centered, recessed, double door of wood with 4 panels. There are painted wood panels depicting religious motifs on either side of the entry. A stone veneer and arched brick detailing further embellish the entry. The parapet steps up toward the bell tower. The bell tower has a rounded roof, topped with a crucifix, and contains 2 arched vents in each of its 4 sides. There are 3 vertical fixed windows with leaded glass (covered with protective plexi-glass), and framed by arched brick detailing placed symmetrically across the façade.

The SW and NE facades each have a series of 5 vertical fixed windows with the same details as those on the NW façade. These windows are separated by low relief, stucco pilasters. They are placed symmetrically along the length of the building. The stone veneer from the front entry extends around the building as a wainscot below the windows. The SW side of the church is further defined by a small extension, creating the overall L-shape. It contains a single entry door of foam core. To the rear of the church is a garage constructed of brick with a metal gable roof.

Historical Background

Although another Catholic church, Saint Edwards, already served the community, the growing Catholic congregation needed more room. Planning for a new and larger Catholic church began in 1948. In mid-July, ground was broken for the new church on Lewis Street. Axel Nelson was the contractor. On Oct. 23, a benefit dance was held to raise funds to help complete the construction. The Bishop of Pueblo, the most Reverent Joseph Willging, dedicated the new church as the Immaculate Heart of Mary Church on May 22, 1949. A fire destroyed Saint Edwards in the 1950's, and the Immaculate Heart of Mary Church became the only Catholic Church in Pagosa Springs. The Catholic churches in Pagosa Springs had been a mission of the Sacred Heart Church in Durango. In 1952, the Immaculate Heart of May became its own parish with a settled priest.