

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

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

**1. Name of Property**

historic name Saguache Downtown

other names/site number 5SH.4597

**2. Location**

street & number 300 and 400 blocks of 4<sup>th</sup> Street and adjacent side street parcels N/A not for publication

city or town Saguache N/A vicinity

state Colorado code CO county Saguache code 109 zip code 81149

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

\_\_\_\_\_  
Signature of certifying official/Title State Historic Preservation Officer Date

Office of Archaeology and Historic Preservation, History Colorado  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

**4. National Park Service Certification**

I hereby certify that this property is:

\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
32	9	buildings
0	0	district
0	1	site
4	2	structure
0	0	object
36	12	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE/Business
- COMMERCE/TRADE/Financial Institution
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Restaurant
- COMMERCE/TRADE/Department Store
- COMMERCE/TRADE/Warehouse
- COMMERCE AND TRADE/Professional
- SOCIAL/Meeting Hall
- GOVERNMENT/Post Office
- RECREATION AND CULTURE/Theater

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE/Business
- COMMERCE/TRADE/Financial Institution
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Restaurant
- COMMERCE/TRADE/Warehouse
- SOCIAL/Meeting Hall
- HEALTH CARE/Clinic
- VACANT/NOT IN USE
- DOMESTIC/Single Dwelling
- RECREATION AND CULTURE/Theater
- GOVERNMENT

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- OTHER: Commercial/False Front
- OTHER: Commercial/Nineteenth Century Commercial
- OTHER: Commercial/Early Twentieth Century Commercial
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival
- MODERN MOVEMENT/Art Deco

**Materials**

(Enter categories from instructions.)

- foundation: CONCRETE; STONE
- walls: BRICK
- ADOBE
- WOOD/Weatherboard
- roof: METAL
- other:

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary<sup>1</sup>

The Saguache Downtown Historic District consists of the historic commercial core of the Town of Saguache, the county seat of Saguache County.<sup>2</sup> Located in south-central Colorado, the county occupies the northern portion of the San Luis Valley, a level, fertile agricultural area between the Sangre de Cristo Mountains on the east and the San Juan Mountains on the west. The Town of Saguache, at an elevation of 7,800', developed as the "northern gateway to the San Luis Valley," with Cochetopa Pass (10,032') to the west and Poncha Pass (9,010') to the north providing relatively easy access routes. Saguache Creek flows from the mountains west of Saguache easterly through the valley, passing just south of the town and feeding an 1867 ditch that waters the town's trees. The 7.7-acre Saguache Downtown Historic District contains forty-eight resources, thirty-six (75 percent) contributing and twelve (25 percent) noncontributing. The nominated area contains twenty-eight primary buildings, thirteen outbuildings, six structures, and one site and covers parts of six city blocks. The period of significance for the district extends from the 1874 founding of the town and construction of the oldest building in the district to 1964, a point fifty years before the present. A significant date is 1946, the year U.S. Highway 285 was rerouted, diverting traffic from businesses along 4<sup>th</sup> Street.

Most of the district's resources are oriented along 4<sup>th</sup> Street, the town's historic commercial thoroughfare. Cross streets hold a few additional commercial resources and are lined with tall cottonwood, Blue Spruce, and other trees watered by historic open, unlined ditches. Buildings in the district are generally in good repair and most are still in commercial use, although a few now function as dwellings or are vacant. Asphalt-paved streets form a grid within the nominated area, yielding roughly square blocks (approximately 346' x 332'). Numbered streets run north-south, named avenues east-west, and east-west gravel alleys cut through the centers of blocks. Odd numbered addresses are on the west side of north-south streets and even-numbered addresses on the east side; for east-west avenues, odd-numbered addresses are on the south side while even-numbered addresses are on the north side. A 2012 improvement project repaved 4<sup>th</sup> Street from Denver to Christy avenues, installed new concrete sidewalks, and included ornamental streetlights, street furniture (benches, bike racks, and trash receptacles), small trees, ramps at corners for pedestrian access, and manhole covers. Diagonal parking is present on both sides of 4<sup>th</sup> Street within the district.

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### Elaboration

#### District Overview and Layout

*Primary Buildings.* Twenty-three of the district's twenty-eight primary buildings are evaluated as contributing to the district's significance. Most of the district's primary buildings face 4<sup>th</sup> Street (the town's historic commercial thoroughfare) and all historically housed commercial uses (see Photographs 1 through 5). The nominated area also includes adjacent historic commercial properties on cross streets (Denver, San Juan, and Christy avenues) and 5<sup>th</sup> Street. Ninety-three percent of the district's primary buildings were erected before 1920, with 50 percent built prior to 1900 and a quarter dating to 1880 or earlier (see Figure 1). The first two decades of the twentieth century were a prosperous time for Saguache, with new buildings being constructed and older ones receiving new façades. Forty-three percent of the district's buildings date to that period.

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<sup>1</sup> Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination.

<sup>2</sup> Saguache is an Indian word, which has been translated in a variety of ways, including "blue water," "blue earth," and "water at the blue earth." Information provided recently by members of the Ute tribe indicates the name comes from their word for the sand dunes to the southeast, since the hill east of town (a favorite campsite of Chief Ouray) offered them the first view of the dunes. Kate Vasha, Mayor, Town of Saguache, comments on draft national register nomination, email to Tom and Laurie Simmons, 24 February 2014.

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Nearly all primary buildings are one story in height and, with few exceptions, maintain a continuous streetwall along 4<sup>th</sup> Street with no setbacks. Taller buildings include the two-story Dunn Block (317-25 4<sup>th</sup> Street, 5SH.1901) and two-and-a-half-story Saguache Hotel (413-25 4<sup>th</sup> Street, 5SH.384). The district is notable for containing at least eleven primary buildings wholly or partially constructed of adobe. Many of the adobe buildings display historic false front façades or later cladding, but the adobe is visible at the rear, sides, or on the interior and was documented on historic Sanborn Map Company fire insurance maps. Thirteen primary buildings represent brick construction, two have stucco walls, one is clad with metal, and one is constructed of concrete blocks. The building at 310 4<sup>th</sup> Street (5SH.4583) displays historic stamped metal siding resembling brick.<sup>3</sup>

There are a small number of buildings displaying formal architectural styles within the district. The Saguache County Bank (311 4<sup>th</sup> Street, 5SH.1900), which received a new façade in 1913 designed by Denver architect John James Huddart, is an excellent small-scale example of the Classical Revival style. The two-story 1874 Dunn Block (317-25 4<sup>th</sup> Street, 5SH.1901) exemplifies an Italianate-style commercial building. The Saguache Hotel (413-25 4<sup>th</sup> Street, 5SH.384), erected in 1910, reflects aspects of Late Nineteenth and Early Twentieth Century American Movements. The Ute Theater (410 4<sup>th</sup> Street, 5SH.3622), remodeled from a commercial garage in 1947, displays elements of the Art Deco style in its façade's stepped vertical panels.

The remaining primary buildings, while not representing formal architectural styles, fall into History Colorado's category "Special Use Types: Commercial," in the subcategories of False Front Commercial, Nineteenth Century Commercial, and Early Twentieth Century Commercial. Ten of the district's one-story buildings feature false front construction. Such buildings typically possess a simple rectangular form with a wood or brick façade extending beyond the peak of the building's gable roof. In the early days of Saguache, a tall false front provided a small building with a more substantial appearance, as well as a sizable space for advertising the company's name. The most elaborate example (307 4<sup>th</sup> Street, 5SH.1904) features a false front crowned by a decorative cornice with brackets and panels.

Examples of the district's Nineteenth Century Commercial buildings include the San Luis Valley Bank (324 4<sup>th</sup> Street, 5SH.4585), which displays a corbelled brick cornice and segmental arch windows, and the Pioneer Drug Store (401 4<sup>th</sup> Street, 5SH.4586), with brick walls, wide segmental arch windows, and a center segmental arch entrance with a multi-light transom and double doors. The best examples of the Early Twentieth Century Commercial subcategory include: the Bon Ton Saloon/Saguache Billiards Building (313-15 4<sup>th</sup> Street, 5SH.1902), with an elaborate cornice, contrasting brick, and a storefront transom with decorative glass, and the Saguache National Bank (400 4<sup>th</sup> Street, 5SH.1899), featuring a massive molded storefront cornice, a secondary cornice with dentils, a beveled corner entrance, and panels of decorative brickwork.

*Outbuildings.* Of the district's thirteen outbuildings, nine are contributing and four noncontributing. Most of the outbuildings are relatively small in scale, rectangular in plan, and are located to the rear of primary buildings, with several adjacent to alleys. Functionally, a majority (nine) of the outbuildings are sheds, one is a shed/carport, two appear to have functioned as garages, and one served as a large storage building. A majority of the outbuildings are clad with metal (corrugated panels or panels stamped to resemble brick).

*Structures.* Four historic ditches that parallel the east-west avenues, which are bordered by large cottonwood trees, are counted as contributing structures within the district (5SH.4596.1 through 5SH.4596.4). The ditches are supplied with water from the 1867 Gotthelf No. 1 Ditch and are lined with dirt. A ca. 1987 livestock loading chute on the grounds of the Saguache Hotel is assessed as noncontributing, as is a false front wall that represents the only remaining portion of a historic building at 303 4<sup>th</sup> Street (5SH.4598).<sup>4</sup>

*Site.* A 2012 pocket park (5SH.4590), located south of 410 4<sup>th</sup> Street and containing an interpretive kiosk, a bench, trees, and plantings, is a noncontributing site within the district.

<sup>3</sup> Based on an examination of 1920 Sanborn fire insurance maps, two buildings (a service station and a garage) on the east side of the north end of the 300 block of 4<sup>th</sup> Street are now missing, and three buildings (an auto livery, office, and motion picture facility) on the east side of the south end of 400 block are no longer present. No archaeological survey has been conducted of the downtown to date, and therefore the likelihood of the area yielding such data is unknown.

<sup>4</sup> The building behind the false front wall was removed between 1968 and 1983.

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## Resources within the District

The district's resources are discussed below, grouped by the contributing and noncontributing status of primary buildings and then arranged in street address order. Specific histories for each property are provided in Section 7, while the overall history of the district and its related contexts are discussed in Section 8. Outbuildings are discussed following the entry for the primary building regardless of contributing status. Table 1 presents a complete listing of all resources within the district in street address order. Official building numbers were provided by the Town of Saguache. Each resource entry begins with a summary header in bold, containing the street address, state identification number, historic name, year constructed, resource type (i.e., building, structure, site, or object), and photograph references.

*Construction Dates.* No building permits, city directories, or manuscript Census returns with street addresses are available for Saguache. Construction dates for resources within the district were obtained from newspaper articles and published histories; historic photographs; Sanborn fire insurance maps (1886 through 1920 and a late 1960s paste-up map); interviews with local residents; and Assessor records. In some cases, probable construction dates are presented as a range of years. The recollections of Cecil Hall proved to be an important source of information for downtown buildings. Born in Saguache in 1924, Hall spent most of his life there until his death in 2006. A keen observer of the town and its history, he wrote a series of articles for the *Saguache Crescent* between 1995 and 2000 and produced a walking tour of the downtown. His memories begin about 1930 and provide a detailed account (confirmed by historic maps and other sources) of buildings, people, and businesses in the commercial area of Saguache.<sup>5</sup>

## CONTRIBUTING RESOURCES

### **301 4th Street, 5SH.1901, Gotthelf and Mayer Mercantile, ca. 1886-90,<sup>6</sup> Building (Photograph 6)**

The Gotthelf and Mayer Mercantile is a long, rectangular, one-story painted brick building with a flat roof. The front (east) contains an inset center entrance flanked by angled walls with plate glass windows surmounted by clerestory windows with plate glass surrounded by small colored glass lights; a decorative iron apron stamped "F.M. Davis, Denver, Colo."; and a wood door with a large rectangular light and a large sidelight, a covered transom, and a clerestory window. Bays with large plate glass display windows on either side of the entrance are surmounted by similar clerestory windows and enframed by slender cast iron columns and brick corner piers. The areas surrounding the plate glass windows are clad with stucco. A corbelled brick cornice remains behind a horizontal sign band at the top of the façade. The cornice is exposed on the north wall of the building, which features a series of short segmental arch windows with brick hood molds set high on the wall and displays short flat arch two-light windows lower on the wall toward the west end. There is a single pedestrian door near the center of the north wall and double doors with a transom with a hood mold farther west.

*Alterations.* Alterations include replacement of the storefront windows and addition of some windows on the lower north wall to establish medical offices in 1974.<sup>7</sup>

Isaac Gotthelf (1844-1910), a Jewish immigrant from Germany who lived in New Mexico in 1859 before moving north to Colorado, established the first store in the Saguache vicinity in 1869. In 1873-75 in partnership with the famous Colorado road builder Otto Mears, Gotthelf operated the first mercantile business in the growing settlement. Gotthelf served in the first and second Colorado General Assemblies as a State Representative. In 1878 Gotthelf and Leopold Mayer, also a Jewish immigrant from Germany, formed the Gotthelf and Mayer Mercantile Company, which attracted business from as far as 150 miles distant and was one of the largest stores in southwestern Colorado. In this building constructed between 1886 and 1890, and in the associated 307 4<sup>th</sup> Street to the south, their business offered dry goods, groceries, meats, and a warehouse that stored products such as wool produced by local Latino sheep ranchers, as well as grain (mostly flour). A successor company, Gotthelf and [Charles] Tarbell Mercantile, occupied the building during 1901-19, offering general merchandise, hay, and grain. In 1918 the partners sold the building to Frank

<sup>5</sup> For Cecil Hall information see, <http://www.angelfire.com/home/scpl/rememberwhen/index.html>.

<sup>6</sup> Sanborn fire insurance maps, 1886 and 1890.

<sup>7</sup> Originally, an open space to the south served as a driveway where freight wagons unloaded supplies for the warehouse. In the early twentieth century a building (303 4<sup>th</sup> Street) filled the space.

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Ridgeway and Son, which also operated a general merchandise store here in 1920-49. Local resident Eddie Hazard acquired the building in 1967. Hazard and his wife, Helen, donated the property to Saguache County in 1973 in honor of his parents, with the stipulation that it maintain health services in the building. Saguache County Comprehensive Health Clinic opened in the facility the following year, with a pharmacy in the front and a medical office at the back of the building with room for a physician, dentist, child health nurse, mental health worker, and support staff.<sup>8</sup> The clinic still occupies the building.

**307 4th Street, 5SH.1904, Gotthelf and Mayer Mercantile Warehouse, ca. 1880,<sup>9</sup> Building (Photograph 7)**

This long, rectangular, one-story adobe, brick, and frame commercial building features a false front façade divided into two storefronts: the south storefront displays a painted brick wall, while the north is wood with a band of narrow lap siding above the storefront. Each storefront contains a center entrance flanked by large four-light display windows with paneled kick plates. The south storefront features flush double paneled and glazed doors surmounted by a two-part transom. The north storefront has angled walls leading to an inset entrance with a wood door with an oval light surmounted by a two-part transom. Above the storefronts the false front is clad with narrow lap siding and terminated by a continuous paneled and bracketed cornice. The north and south walls of the building are composed of adobe. The interior walls and ceiling have pressed tin panels and wood floors, according to Assessor records. *Alterations.* No alterations are apparent.

*Shed, ca. 1904-20, Contributing.* A one-story rectangular frame shed clad with corrugated metal sits on the alley southwest of the building.

This building was the first component of the long-lived mercantile operation of German Jewish immigrants Isaac Gotthelf and Leopold Mayer, who became partners and founded the Gotthelf and Mayer Mercantile Company in 1878. A summer 1880 photograph shows the original two parts of the building, both adobe, with the south component having a brick façade and the portion to the north a board-and-batten false front. The south portion featured signs advertising "Gotthelf & Mayer Bank, Saguache County Bank, Dry Goods, Clothing, Groceries, Provisions." The north part had a sign advertising the Ruby Saloon. In June 1881 the *Saguache Chronicle* contained an advertisement for Gotthelf and Mayer's enterprise in this building stating: "Come see us at our new store on Fourth St., Saguache." The building appears in an 1882 photograph of Saguache and on an 1886 Sanborn fire insurance map, which showed it housing both mercantile and warehouse rooms; by 1898 it was solely a warehouse. The company offered dry goods, groceries, meats, liquors, tobacco, and a warehouse (in this building) that included storage of wool produced by local Latino sheep ranchers. In 1880 the company boasted carrying "the largest stock in Southern Col." A successor company, Gotthelf and [Charles] Tarbell Mercantile, occupied the buildings during 1901-19, offering general merchandise, hay, and grain. In 1918 the partners sold the buildings to Frank Ridgeway and Son, which housed a hardware store in the front of this building in 1920-49. In 1950 Saguache County Coroner Dr. Walter S. Keying maintained an office here. In 1967 local resident Eddie Hazard acquired the building to house his plumbing and electrical store. Later businesses included a feed store and an art gallery.<sup>10</sup>

**309 4th Street, 5SH.4582, Saguache Post Office, ca. 1898-1904,<sup>11</sup> Building (Photograph 8)**

This rectangular, one-story commercial building has a stucco façade with double paneled and glazed doors toward the north and a band of three large plate glass windows toward the south. The building originally had a

<sup>8</sup> Cecil Hall, "Spring 2000 Walking Tour of Main Street," and "Remember When?" and Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; Saguache Museum, *Images of the Past*, vol. 2, 28 "Head and Shoulders Portrait of Leopold Mayer," Ira M. Beck Memorial Archives of Rocky Mountain Jewish History, Photograph Collection, Denver; Local Clinic Remodeling Underway," *Saguache Crescent*, 6 August 1880, 4 April 1974, 7 November 1974; *Rocky Mountain News*, 7 July 1876; Saguache County Assessor records.

<sup>9</sup> Panorama Photograph of Saguache, Summer 1880, Saguache County Museum.

<sup>10</sup> Saguache County Assessor records; Cecil Hall, "Saguache, Colorado, West Side of 4<sup>th</sup> Street-Dunn Block," Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; "Gotthelf & Mayer Bank and Mercantile, circa 1880," Historic Photograph, Amon Carter Museum, Fort Worth, Texas; "Head and Shoulders Portrait of Leopold Mayer," Ira M. Beck Memorial Archives of Rocky Mountain Jewish History, Photograph Collection, Denver; "Local Clinic Remodeling Underway," *Saguache Crescent*, 4 April 1974; Saguache County Assessor records.

<sup>11</sup> Sanborn Fire Insurance Company maps, 1898 and 1904.

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false front façade with narrow lap siding and a bracketed cornice. Remodeling in the late 1950s created its current appearance.<sup>12</sup> *Alterations.* Alterations, possibly after the period of significance, include covering the transom area above the doors and windows with panels composed of short vertical boards.

*Shed, ca. 1920-64, Contributing.* Behind the office is a one-story rectangular shed with board-and-batten siding and a gabled roof with corrugated metal roofing, overhanging eaves, and exposed rafter tails.

A 1904 Sanborn fire insurance map indicates this building contained two offices. Longtime Saguache resident Cecil Hall reported the local post office once occupied the building. With the arrival of electricity in Saguache, the Public Service Company of Colorado maintained an office here for many years, according to Hall. In the late 1950s this became the office of Clifford and Merle Burnham's Saguache County Abstract and Investment Company, an enterprise founded many years earlier. The Burnhams sold the property and the business to Dick and Joyce Bodley in 1976, and the building (with a different owner) continues to house the abstract company.<sup>13</sup>

**310 4th Street, 5SH.4583, Blacksmith Shop/Millinery, pre-1880 (south) and ca. 1904-20 (north),<sup>14</sup>  
Building (Photograph 9)**

This one-story rectangular building was erected in two stages and features a false front façade clad with pressed metal resembling brick. The building contained two stores, a division clearly seen on the façade, with the south part dating to the nineteenth century and the north part to the early twentieth century. Each storefront had an off-center entrance at the north end (the one on the north storefront is now covered up) and windows to the south (a two-part window on the north storefront and a band of three single-light windows on the south). The south wall of the building displays adobe brick construction, while the north is clad with stamped metal. A front gabled roof with rolled asphalt roofing is behind the false façade. *Alterations.* Alterations (after 1994) include the covering of an entrance on the north storefront and addition of concrete along the foundation of the south wall.

The south component of this building was erected before 1880, when a photograph captured a view of its rear wall. The building originally contained two commercial spaces. In 1890 the south space held a paint shop, while the north space was a blacksmith shop. By 1898 the north space was gone, but the south space appeared on the Sanborn fire insurance map as an adobe blacksmith shop. State Business Directories indicate two blacksmith enterprises in Saguache at that time: those of James Creger and Mort D. Gould and Son. The expanded two-unit building appeared on the 1920 Sanborn map, with the south space identified as an adobe tire shop and the north as an iron-clad millinery. The 1920 State Business Directory listed C.W. Huskinson's Saguache Repair Shop and Mrs. Nellie A. Cutler's millinery shop in Saguache. In 1921-28 the firm of Gotthelf and Tarbell, which operated a big mercantile store across the street, owned the building and had a service station and auto sales here. During the 1930s Mrs. Minnie H. Palmer's liquor store occupied the north part of the building. Longtime Saguache resident Cecil Hall recalled W.S. Palmer later ran the liquor store in the north section and hired Jack Kent to operate a pool hall in the south space. In 1956-72 this was the home of Saguache Liquors, operated by Milo and Verna E. Means, who also operated Stockman's liquor across the street. Later occupants included Floyd Fister's restaurant in the south section, later operated by Alva Reed, Jr. Roscoe Strader opened a barber shop in the building, followed by barber John Henry. In 1973 the building became the home of the Manzanares family.<sup>15</sup>

<sup>12</sup> Saguache Downtown Revitalization Project, *A Historic Walking Tour* (Saguache, Colorado: Saguache Downtown Revitalization Project, circa 2009), 13.

<sup>13</sup> Sanborn fire insurance map, 1904; Saguache Downtown Revitalization Project, *A Historic Walking Tour*, 13; Cecil Hall, "Remember When?," Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library.

<sup>14</sup> Sanborn fire insurance maps, 1886-1920; panorama photograph of Saguache, summer 1880, Saguache County Museum, Saguache, Colorado.

<sup>15</sup> Sanborn fire insurance maps, 1886-1920; Saguache County Assessor records; Colorado State Business Directories, 1886-1956; Cecil Hall, "Remember When?" Saguache Public Library.

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**311 4th Street, 5SH.1900, Saguache County Bank, John Farrington, John J. Huddart, 1882,<sup>16</sup> Building (Photograph 10)**

This Classical Revival-style bank, constructed in 1882 and remodeled in 1913, is one of the most architecturally distinguished buildings in Saguache. The one-story flat roof building is composed of orange pressed brick atop a stone foundation. The façade is dominated by a 1913 cast stone temple front featuring three classical full-height fluted columns atop red granite bases supporting an entablature with a stepped architrave, a wide frieze inscribed "Saguache County Bank," and a triangular pediment ornamented with moldings and a tympanum inscribed "1880/1913." The columns create two bays, with the north bay containing an entrance with a wood door with a large rectangular light flanked by narrow sidelights with stained glass and white marble kickplates. The entrance is crowned by a triangular pediment surmounted by a tripartite transom with reeded glass. The south bay contains a large plate glass display window with a marble kickplate and a similar tripartite transom.

The south wall of the bank displays a single bay of pressed brick at the east end featuring a large plate glass window with a two-part transom and a marble kickplate enframed by brick piers and with a stepped architrave. The brick parapet above the window has an ornamental panel. The remainder of the wall is the original red brick, and the roof is stepped down toward the rear. There are two segmental arch windows with reeded glass toward the east and one flat-headed window with a wood lintel and sill. Farther west are a group of three flat-headed windows lower on the wall with concrete sills (two are bricked up and one has a security grille).

*Alterations.* There are no main façade alterations; the date two windows on the south wall were bricked up is unknown.

Saguache merchants Isaac Gotthelf and Leopold Mayer began private banking operations in the back of their mercantile in 1880, establishing the Saguache County Bank to do a general banking business in August of that year. Advertisements in the *Saguache Chronicle* listed Gotthelf as president and Mayer as vice president. The enterprise dubbed itself the "Pioneer Bank of Saguache Co." and it incorporated as a state bank in July 1882. In August the *Saguache Chronicle* announced a new building for the bank being erected on 4<sup>th</sup> Street would be "the handsomest building in town when completed....The front of the house will be ornamented with cut stone trimmings, and the caps over the front door and windows will be moulded stone." The one-story brick bank included two rooms: one space for handling money and a back office for officers of the bank. John Farrington of Saguache served as architect and builder. He also erected the courthouse and several other buildings in town. Gold was brought to the bank from mines in the vicinity of Bonanza for safekeeping.

The bank survived the Panic of 1893, and with renewed prosperity in the early twentieth century the bank directors hired Denver architect John J. Huddart in 1913 to design a new façade completed by Denver contractor M.J. Kenney. The Denver Terra Cotta Company produced the new front, which included cast stone, limestone, and marble. The American Sash and Door Company in Denver fabricated the façade glass, including stained glass ornamentation. The bank, which consolidated with the First National Bank in 1927, sold the building in 1935. Arthur Creger opened one of the town's first liquor stores here. A locker plant, Saguache Cold Storage Company, operated by three successive owners beginning in the late 1940s, occupied the building after Creger. In 1974 the building housed Keck's Bar and Café. Rev. and Mrs. C.T. Weeks then used the building as a church. Attorney Laura F. Riley acquired the building for her law practice in 1981. Upon her death, Charles Lilly lived in and operated an art gallery in the building until his 2005 death, when relatives Joe D. and Cynthia Lilly inherited it. In 2012 Aventa Credit Union purchased the building, returning it to its roots in finance.<sup>17</sup>

<sup>16</sup> *Saguache Chronicle*, 4 August 1882.

<sup>17</sup> Saguache Women's Club Scrapbook, late 1970s, Saguache Public Library; *Saguache Chronicle*, 8 May and 12 June 1880, 5 May and 4 August 1882, 9 July 1886, 7 November and 1 August 1974, 3 September 1981, undated reprint of 6 August 1880 article, and circa 1981 clipping in Saguache County Public Library; "Pioneer Day, Saguache, Colo., 1913" photograph; Cecil Hall, "Remember When?" Saguache County Public Library; Saguache Downtown Revitalization Project, *A Historic Walking Tour of the Historic 4<sup>th</sup> Street Business District* (Saguache, Colorado: SDRP, ca. 2009), 12; Cecil Hall, "Saguache, Colorado, Spring 2000 Walking Tour of Main Street," Saguache County Public Library; Saguache County

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**313-15 4th Street, 5SH.1902, Bon Ton Saloon, pre-1880 (north), ca. 1904-13 (south),<sup>18</sup> Building (Photograph 11)**

This one-story adobe and brick rectangular building was erected in two stages: the north half (adobe) before 1880 and the south between 1904 and 1913, with a new façade unifying both sections. The façade (east) has light tan brick walls with dark brown accent bricks above and surrounding two storefronts with inset center entrances with wood doors with large rectangular lights and brass handles. Three brick piers with dark brown brick ornament extend above the roofline and are topped by decorative urns originally featuring red globe lights. The storefronts have brick kickplates, large plate glass windows with wood sills, and transom panels composed of small panes of leaded glass in shades of green, pink, and purple and featuring a flowing foliate motif. A projecting storefront cast iron cornice is ornamented with moldings, dentils, decorative light fixtures, and small wolves' heads. Above the storefront cornice the parapet wall is composed of buff color brick terminated by red brick coping. The façade design continues for one bay on the north wall; the remainder of the wall is stucco. The gabled roof behind the façade is clad with standing-seam metal panels. The interior of the building displays pressed tin ceilings and elaborate crown molding, tongue-and-groove redwood horizontal plank walls, wainscoting, five original white opal lamps, and tongue-and-groove oak flooring.<sup>19</sup> *Alterations.* A 1913 photograph shows the storefront transoms with leaded glass that appears similar to the current glass; it is not known if any of the glass has been replaced.

*Shed, Post-1983, Noncontributing.* At the rear of the property is a small shed roof frame shed facing east. The shed has an off-center vertical board door flanked by a plate glass window to the south and a six-light window to the north. Set back on the north is an open storage space for wood with a deck in front of it. The shed is noncontributing due to its construction after the period of significance.

The north part of this building is adobe and appears on a summer 1880 photograph (minus the later façade). The 1886 Sanborn fire insurance map indicated the building housed a general mercantile business. Small, no longer standing buildings lay adjacent on the south. By 1890 the north part of the building was divided into two spaces housing a harness shop and a jewelry store. In 1896 John O'Neil bought the building and another lot, and by 1898 the building was vacant. By 1904 it contained O'Neil's Bon Ton Saloon. The proprietor had arrived in town in 1873 and became co-owner of a saloon further south on 4<sup>th</sup> Street. In 1879 he famously rode the local horse Red Buck in a race with a horse from out of town, Little Casino. The ill-fated effort resulted in financial difficulties for O'Neil and many Saguache citizens who placed their money on Red Buck. After regaining his wealth, O'Neil hired contractors to erect a south addition and a unifying façade on this building between 1904 and 1913 (the south part of the building is not shown on the 1904 Sanborn map, but does appear in a 1913 photograph).

Receipts found in the building indicate the Saguache Billiard Company of Lawrence and Noland operated here in 1915. With the beginning of Prohibition in Colorado in January 1916, O'Neil sold the building to L.C. Noland, who offered a confectionery (the Saguache Confectionery), billiards, and cigars here in partnership with W.J. Palmer. The 1920 Sanborn map showed the present building with the billiard hall on the north and a grocery on the south. After the repeal of Prohibition, W.S. Palmer operated a liquor store here in 1935. In 1939 R.J. Means acquired the building and ran a billiard hall, confectionery, lunch, and bowling alley here until at least 1943. The south part of the building housed a grocery operated by Jack Belmard and K.D. Saliba's I.G.A. store. Following World War II the local American Legion Post leased the building, which was known as "The Legion Club." Described as one of Saguache's most active establishments, it included a bar, slot machines, pool tables, and a three-lane bowling alley. After the club closed, Milo Means moved his liquor store here in the 1960s, before selling it to Richard and Peal Lovato, who operated the liquor store during 1979-85. Artists

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Assessor records; A.R. Pelton, *The San Luis Valley*, (Denver: Carson, Hurst, and Harper, 1891; third reprint, Antonito, Colo.: All Valley Printing, 1998), 33; *Denver Post*, 21 May 1925, 3.

<sup>18</sup> Panorama Photograph of Saguache, Summer 1880, Saguache County Museum; Pioneer Day Parade Photograph, 1913, Saguache County Museum; Sanborn fire insurance map, 1904.

<sup>19</sup> Kelsey Hauck, Saguache Historic Preservation Commission, Application for Landmark Designation.

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Doug Pederson and Kelsey Hauck acquired the building in 1993 and converted it into an art gallery and residence.<sup>20</sup>

**316 4th Street, 5SH.1898, Saguache Crescent, pre-1880,<sup>21</sup> Building (Photograph 12)**

This early one-story rectangular building features two false fronts, the north composed of painted brick and the south frame. The north component has adobe side walls and the false front displays a wide, center, inset, segmental arch entrance with a paneled and glazed door and a wood screen surmounted by a large single-light transom and flanked by angled walls with two-part windows and panels. Tall, narrow, segmental arch six-light windows flank the entrance. The masonry façade has a decorative corbelled brick cornice. The north wall of the north component displays a rim of concrete along the foundation and a short concrete buttress at the northwest corner. The north wall is clad with horizontal boards. The south component displays flat-headed openings on the front, including a wide center entrance with double paneled and glazed doors surmounted by a two-part transom. Flanking the entrance are large flat-headed six-light windows. A storefront cornice with two stepped boards and molding, a roller awning, and a signboard reading "Saguache Crescent" are above the windows on the board-and-batten façade, which is terminated by a horizontal board. The double gable roof of the building behind the false fronts is surmounted by a taller central gabled roof with standing-seam metal roofing; the taller gable face displays horizontal board siding. *Alterations.* Concrete along the foundation and the concrete buttress appear to be alterations after the period of significance. The central gable above the double gables likely was added during the period of significance; it appears in a 1970s photograph.

*Garage, ca. 1920-64, Contributing.* This one-story front gabled roof rectangular garage has adobe walls and gable faces clad with drop siding. Double vertical board hinged doors are on the west wall. The roof is clad with standing-seam metal.

*Shed, ca. 1920-64, Contributing.* The rectangular one-story shed is clad with corrugated metal, has a pedestrian door on the west wall, and displays a shed roof with rolled asphalt roofing.

This building, erected before 1880, housed the farm implement business of Jup and Brawn in the south component and a saloon in the north half in 1886. By 1890 a barbershop operated by George Lowcks occupied the south half of the building. The barber was also a taxidermist who displayed stuffed game animals in the back of the shop, which always accommodated a poker game in progress according to local residents. The north half of the building housed a newspaper office and print shop by 1890, a function that occupies the entire building today. In 1872 Colorado pioneer Otto Mears founded the town's first newspaper, the *Saguache Chronicle*, to publicize the attractions of the San Luis Valley. The current *Saguache Crescent*, the longest-lived and only remaining newspaper in town, traces its roots to the founding of the *Saguache Advance* by Charles E. Hill and John E. Nelson in 1882. Mary and Charles Ogden acquired the newspaper in 1917. Charles previously owned the newspaper in Moffat, Colorado. Mary assumed publishing responsibilities when Charles died in 1935, and daughters Marie and Irene, who had received training since childhood, also worked on the newspaper. In 1938 Marie's husband, Robert Ivan Coombs, became publisher, a position he filled until his death in 1978. Marie continued as editor of the newspaper until her death in 2002. The couple's son, Dean Coombs, continues to publish the newspaper and in 2014 stated the *Crescent* was the last newspaper being printed by Linotype in the country.<sup>22</sup>

<sup>20</sup> Kelsey Hauck, Saguache Historic Preservation Commission, Application for Landmark Designation; Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; "Pioneer Day, Saguache, Colo., 1913" photograph; Cecil Hall, "Remember When?" *Saguache Crescent*, 24 June 1991, 28 September 1995, 3 April 1997; Saguache Downtown Revitalization Project [SDRP], *A Historic Walking Tour of the Historic 4<sup>th</sup> Street Business District* (Saguache, Colorado: SDRP, ca. 2009), 11; Thomas H. and R. Laurie Simmons, Colorado Cultural Resource Survey Architectural Inventory Form, 5SH1902, Bon Ton Saloon, 2000; Cecil Hall, "Saguache, Colorado, Spring 2000 Walking Tour of Main Street," Saguache County Public Library; Saguache County Assessor records; Sanborn fire insurance maps, 1886-1920; Saguache Billiard Company receipts, 1915, Kelsey Hauck Collection, Saguache, Colorado.

<sup>21</sup> Panorama Photograph of Saguache, Summer 1880, Saguache County Museum.

<sup>22</sup> Thomas H. and R. Laurie Simmons, Colorado Historical Society Architectural Inventory Form for Lowcks Barber Shop/Saguache Crescent Newspaper, 2000; *Saguache Crescent*, 5 July 1976, 4 and 11 January 1979, 8 April 1982, 20 August 1987, and March 2002; Cecil Hall, "Saguache, Colorado, Spring 2000 Walking Tour of Main Street," Saguache

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**317-25 4th Street, 5SH.1901, Dunn Block, 1874 (south) and ca. 1910 (north),<sup>23</sup> Building (Photograph 13)**

One of the oldest buildings in Saguache, the Dunn Block (individually listed in the State Register on 31 August 2006) is a substantial two-story Italianate-style corner building composed of painted brick walls with tooled stone quoins; a two-story brick addition was built to the north about 1910. Windows of the building are boarded up. The 1874 portion of the building has a slightly pitched hipped roof and a projecting metal cornice with paired brackets, dentils, and decorative panels. The east façade is symmetrical, with the first story featuring a narrow pointed arch center entrance flanked by two storefronts; each storefront has a center entrance flanked by display windows. Other entrances of the first story are very tall, inset, and have round arch transoms and arched hood molds with keystones. The center entrance has an approximately nine-foot-tall paneled wood door, while the storefronts have paneled and glazed doors and board thresholds. The second story displays a tall, narrow, pointed arch window with a hood mold and keystone aligned above the center entrance. Two tall, narrow, round arch windows with hood molds and keystones are on each side of the center window. A fraternal symbol of the IOOF is centered above the north two windows of the second story. The east wall of the ca. 1910 addition is painted brick and displays horizontal board infill on the first story between the original building and a northeast corner pier.<sup>24</sup> The second story is divided into two bays, each with two windows. This portion of the building features an elaborate corbelled brick cornice.

The south wall of the building displays tall narrow arched entrances at the east and west ends, with the east having an eight- to nine-foot-tall paneled door with an arched transom. The west entrance contains a shorter paneled and glazed door surmounted by a large transom and a smaller arched transom. A wide flat-headed window is toward the center of the wall; there is also a narrow window adjacent to the west entrance. The second story contains four evenly spaced round arch windows with hood molds and keystones. The metal cornice extends across the top of the south wall. *Alterations.* Painting of the brick and stone and placing boards over the front of the first story of the addition came after the period of significance for the district.

Construction of the Dunn Block began in 1874, the year Saguache was laid out. In July of that year the *Rocky Mountain News* reported that "prominent among the buildings which are now in process of erection is the [business] house of Mr. D.H. Dunn. It is built of brick, with a stone foundation."<sup>25</sup> The article mentioned the first story would have two storefronts and the second story two halls. Erected by D. Herbert Dunn, a native of England who moved to the Saguache area in 1870 and established the Willowdale Ranch, the building was designed to house businesses on the first floor and an Odd Fellows lodge room upstairs described as "a hall, of which almost any lodge in Colorado might well feel proud." The building was also utilized by the Masons and Woodmen and for important political meetings and social gatherings in a second large upstairs meeting room. In 1879 the *Saguache Chronicle* reported the county Democratic convention met in the Dunn Block to nominate town officers.

Attorneys' offices were also on the second story. Among the businesses occupying the building during its history were a harness shop (1886 Sanborn map), general stores (1890 and 1920), a saloon and billiard parlor (1890), a grocery store (1890), a hardware store (1898), post office (1898), telephone office (1920), and meat shop (1920). D.H. Dunn owned the building until his death in 1901. One of the most successful businesses in Saguache occupied the building in the early twentieth century, the Johnson-Means Mercantile Company, later called the Means and Ashley Mercantile Company, known for its huge selection of goods. The firm displayed hardware on the first story and other offerings on the second, which was accessed by an elevator. Customers as far away as Del Norte and Monte Vista shopped at the enterprise. Means & Ashley went out of business in the 1920s. Walter O. Hammond, who worked for the mercantile company, started Hammond Mercantile

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County Public Library; *Pueblo Chieftain*, 19 November 1984, 8A; Saguache County Museum, *Images of the Past*, vol. 1, 28-30; CBS Sunday Morning, 23 February 2014, <http://www.cbsnews.com/videos/colorado-paper-takes-a-page-from-the-past>.

<sup>23</sup> Thomas H. and R. Laurie Simmons, Colorado Historical Society Architectural Inventory Form for D.H. Dunn Block, 5SH1901, 2000; Trish Gilbert, Colorado Historical Society Colorado State Register of Historic Properties Nomination Form for Dunn's Block/Means & Ashley Mercantile Company Building, 2006.

<sup>24</sup> This infill of the first story covers an original entrance and plate glass storefront windows in order to provide privacy for fraternal meetings in 1977. All windows on the front and south wall are boarded up for protection of the building.

<sup>25</sup> *Rocky Mountain News*, 4 June 1874, 2.

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Company with his father in 1925. The firm occupied the Dunn Block until Walter Hammond's death in 1960. Other later businesses included a café and bar, a liquor store, the First National Bank vault, and the post office. The Olive Branch #32 A.F. & A.M. (Masons), chartered in 1877, currently owns and meets in the building.<sup>26</sup>

**318 4th Street, 5SH.4584, Café, ca. 1920-30s,<sup>27</sup> Building (Photograph 14)**

This one-story flat roof building with textured stucco walls has a façade that is recessed at the north end. A band of three square four-light windows is centered on the north bay. The south bay extends forward to the sidewalk and displays a single-light window on its north wall and a band of four square four-light windows extending from the northwest corner to the off-center entrance with a paneled and glazed door. *Alterations.* No alterations after the period of significance are known.

This building was erected after 1920, when the Sanborn fire insurance map showed a vacant lot here. During the period 1916-39, this property was owned by Joseph W. Beery, Saguache postmaster. The building adjacent to the south contained the post office. Longtime resident Cecil Hall recalled a portrait painter named Larry Dye started a café in the building, with one of the attractions being a trained black Pomeranian dog that performed tricks for the customers. In the 1930s Bill Kimberlin operated Willis Chile Parlor in the building, keeping the town supplied with five-cent hamburgers. During World War II Lucy Williams owned the building and operated a café. In 1964 the Coombs family acquired the building; Dean Coombs is publisher of the *Saguache Crescent*, which is housed in the adjacent building to the north.<sup>28</sup>

**324 4th Street, 5SH.4585, San Luis Valley Bank, 1880,<sup>29</sup> Building (Photographs 15 and 16)**

The San Luis Valley Bank erected this 1880 red brick building displaying a flat parapet with a decorative brick cornice. Located at the northeast corner of 4<sup>th</sup> Street and San Juan Avenue, the building features a beveled southwest corner containing the main entrance in a wide segmental arch opening featuring a lintel of three rowlock courses of painted brick above a two-light transom and double doors (one with a rectangular light and one with a wood panel). The west wall of the building has a large segmental arch window with a lintel composed of two rowlock courses of painted brick and a wood sill; the window sash is divided into geometric shapes. There are pieces of decorative metalwork attached to the wall on either side of the window. The south wall of the building, also decorated with metalwork objects, contains two similar windows, a segment arch entrance with a deeply inset paneled wood door, a third window, and an entrance with a paneled and glazed door, and paired windows with a shared segmental arch lintel. *Alterations.* The doors of the beveled corner are replacements, the west window has replacement sash, and the sills of two windows on the south wall are concrete (of unknown date). Stone veneer, also of unknown date, clads the foundation on the west and south.

*Shed, ca. 1904-20, Contributing (see Photograph 16).* A small side gabled roof frame shed covered with metal panels stamped to look like brick is located east of the building. A pedestrian door on the west wall is also clad with stamped metal.

In September 1880 the *Saguache Chronicle* announced: "The new brick building on the corner of Fourth Street and San Juan, to be occupied by the San Luis Valley Bank, is receiving its finishing touches, and will be ready for occupancy in a few days. It is the best constructed building in town, and reflects credit on the builder, S.H. Tucker." The bank, operated by Reynolds, Campbell and Company with J.H. Redman as cashier, was a rival of the Saguache County Bank founded by Gotthelf and Mayer in the same year. However, in 1885 the

<sup>26</sup> Thomas H. and R. Laurie Simmons, Colorado Historical Society Architectural Inventory Form for D.H. Dunn Block, 5SH1901, 2000; Trish Gilbert, Colorado Historical Society Colorado State Register of Historic Properties Nomination Form for Dunn's Block/Means & Ashley Mercantile Company Building, 2006; Saguache Downtown Revitalization Project [SDRP], *A Historic Walking Tour of the Historic 4<sup>th</sup> Street Business District* (Saguache, Colorado: SDRP, ca. 2009), 9-10; Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; Pelton, *The San Luis Valley*, , 34.

<sup>27</sup> Sanborn fire insurance map, 1920; history of occupants of the building.

<sup>28</sup> Saguache County Assessor records; Colorado State Business Directories, 1916-56; 1940 U.S. Census.; Saguache Downtown Revitalization Project [SDRP], *A Historic Walking Tour of the Historic 4<sup>th</sup> Street Business District* (Saguache, Colorado: SDRP, ca. 2009), 17; *Saguache Crescent*, 6 February 1975.

<sup>29</sup> *Saguache Chronicle*, 17 September 1880.

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San Luis Valley Bank announced it was closing all outstanding accounts. By 1886 the local post office occupied the building. The 1890 Sanborn fire insurance map indicated the building contained an office, while by 1898 it housed a saloon. State Business Directories appear to indicate Daniel Howard and later R.J. Means owned the saloon. In 1916 the *Saguache Crescent* newspaper owned the building, followed by its later editor and publisher, Charles W. Ogden, during 1920-35. The 1920 Sanborn map showed the post office in the western part of the building and an office in a section added after 1904 on the east. Saloonkeeper John O'Neil became the owner in 1936 and sold to Roscoe Strader in 1948. During O'Neil's ownership the building housed the Pilgrim's Faith Mission and the residence of Reverend Spaugh's family. In 1951 the Coombs family, publishers of the *Crescent*, acquired the building, and Dean Coombs continues to own it. The many uses of the building in the second half of the twentieth century included a barber shop, a novelty shop, beauty shop, and several coffee shops. The building currently houses the Magpie art gallery.<sup>30</sup>

**400 4th Street, 5SH.1899, First National Bank/Saguache County National Bank, ca. 1915,<sup>31</sup> Building (Photograph 17)**

The First National Bank of Saguache erected this one-story, rectangular, brick building with a foundation of large projecting blocks of rock-faced stone. The building features an angled northwest corner containing the main entrance with a paneled and glazed door with sidelights; a plaque on the parapet is inscribed "BANK BLDG." The west wall facing 4<sup>th</sup> Street displays two large two-part display windows with tooled stone sills and decoratively stamped metal frames. The north wall contains a large plate glass window toward the front, three one-over-one-light double-hung sash windows, and an entrance with a paneled and glazed door toward the rear. Above the windows are a wide wood entablature topped by globe lamps, decorative brickwork, a thin molded cornice with block modillions, decoratively shaped panels, and brick parapets that project slightly above the roof and are trimmed with stone. *Alterations:* Alterations since the period of significance include a replacement door at the main entrance and addition of an overhanging wide wood entablature topped by lights above the windows.

Founded in 1911, the First National Bank of Saguache reported capital stock of \$60,000 by 1913. Mercantile owner Horace B. Means served as president and County Treasurer Dallas Stubbs was cashier. Other large investors included Randall Everett, William T. Ashley, and Adam Shellabarger. Local resident Virginia Sutherland surmised the bank was established to compete with the Saguache County Bank founded in 1880 by Isaac Gotthelf and Leopold Mayer, competitors of Means in the mercantile business. In 1927 the two banks consolidated, becoming the Saguache County National Bank with E. Gordon Gotthelf serving as president and Charles Tarbell as vice president. The bank operated at this location for more than half a century. At one time the building also housed the Gotthelf Investment Company, associated in the operation of successful ranches in the area. The Saguache County National Bank failed in 1966; many local residents believed its downfall came from making large loans without suitable collateral. The First National Bank of Center, Colorado, assumed the liabilities of the bank, but Saguache was without a local bank until 1977, when branch banking services were established in the building. The financial institution is now known as First Southwest Bank.<sup>32</sup>

<sup>30</sup> *Saguache Chronicle*, 17 September 1880, 1, 13 October 1882, 1, 6 November 1885, 8; *Saguache Crescent*, 11 September 1947; Sanborn fire insurance maps, 1886-1920; Saguache County Assessor records; Colorado State Business Directories, 1916-56; Saguache Downtown Revitalization Project [SDRP], *A Historic Walking Tour of the Historic 4<sup>th</sup> Street Business District* (Saguache, Colorado: SDRP, ca. 2009), 17; "Decoration Day, 1901," Photograph, Saguache County Museum.

<sup>31</sup> Saguache County Assessor records.

<sup>32</sup> Saguache County Assessor records; Thomas H. and R. Laurie Simmons, Colorado Historical Society Architectural Inventory Form for D.H. Dunn Block, 5SH1901, 2000; William T. Lockett, *The Noland & Gotthelf Families of Saguache, Colorado* (Laguna Hills, California: N.p.: 1988), 8; *Saguache Crescent*, 17 March 1966, 23 June and 7 November 1974; Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; *Pueblo Chieftain*, 17 March 1966; Saguache Clipping File, Colorado Room, Adams State College, Alamosa, Colorado; Saguache Museum, *Images of the Past*, vol. 3, 9-12; Cecil Hall, "Remember When," 2 February 1988, Saguache County Public Library, <http://www.angel-fire.com/home/scpi/rememberwhen> (accessed 29 December 2013).

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**401 4th Street, 5SH.4586, Pioneer Drug Store/Post Office Drug Store, ca. 1880-84,<sup>33</sup> Building (Photograph 18)**

Perhaps the earliest drug store building in Saguache, which also housed an early post office, this one-story rectangular, painted brick and adobe, flat roof building at the southwest corner of 4<sup>th</sup> Street and San Juan Avenue displays segmental arch entrances and windows with gauged brick lintels. The symmetrical façade (east) features a center entrance with double paneled and glazed doors surmounted by a three-light transom. Flanking the door are tall two-over-one-light windows. Vertical boards cover the lower wall and the kickplates below the windows, a treatment extending to the first bay of the north wall. This first bay of the north wall contains a two-over-two light window of the same design. Toward the west end of the north wall are a window and an entrance. *Alterations.* The brick is painted and vertical boards clad the lower wall (these alterations appear in a 1996 photograph).

This building, erected between 1880 and 1884, played an important role in the city's history as an early drug store and post office site. In 1876 the *Saguache Chronicle* advertised W.W. Nye's Pioneer Drug Store selling flour, tobacco, cigars, paints, oils, window glass, patent medicine, wines and liquors for medicinal purposes, and candy. By 1878 the Pioneer Drug Store was operated by L.H. Decker, who offered items such as medicine, paints, oils, brushes, combs, soaps, and perfumes. L.H. Decker became postmaster of Saguache and operated the post office in his store, which became known as the Post Office Drug Store by 1881. The enterprise also employed a jeweler. In 1881 F. Groening & Co. opened a rival drug store in the Dunn Block. A ca. 1882-84 photograph shows the drugstore and post office in 401 4<sup>th</sup> Street; watchmaker W.R. Bradley had a sign in one window. In the later 1880s Groening & Co. apparently moved into this building, which was labeled "Drugs" and shown with an adobe section (later identified as a dwelling) at the rear on the 1886 Sanborn fire insurance map. Decker's drug store was no longer listed in 1886. In 1894 the drug firm became Groening & Von Heimburg. Longtime Saguache resident Cecil Hall recalled Dr. J. Tracy Melvin operated a drug store here; it was listed in State Business Directories from 1899 through the mid-1900s. Sometime between 1906 and 1912 the drugstore moved out of the building. A ca. 1912 photograph shows the building with a bakery and lunch counter sign. Mrs. Clara Lee operated the bakery during this period. The Saguache Lumber & Hardware Company offered lumber, hardware, and farm implements here by 1920. Later businesses included the hardware stores operated by William and Belle Fellers and Luther Campbell. After World War II Forest Holten's army surplus and second-hand store was located in the building. Ocea Crowley started the town's first library here.<sup>34</sup>

**404 4<sup>th</sup> Street, 5SH.3642, Russell and Chavez Grocery and Hardware/Malouff's Grocery and Market, 1904-14,<sup>35</sup> Building (Photograph 19)**

This one-story flat roof commercial building has a flat parapet with two projecting piers and slightly projecting stucco coping. Above the storefront the façade is composed of buff brick and features a slightly projecting dogtooth course with decorative brick panels below. A horizontal wood band terminates the storefront. A full-width standing-seam metal shed awning extends across the storefront and that of the adjacent building to the south (406 4<sup>th</sup> Street, 5SH.3841), which contains an off-center pedestrian door at its north end and a band of plate glass windows to the south. The area below the windows is filled with vertical wood and the foundation is concrete. The 1920 Sanborn fire insurance map indicates the side and rear walls are composed of cement blocks. An old kitchen is present in the interior toward the rear, and portions of a tin ceiling are exposed. *Alterations:* Alterations include a ca. 2001-13 metal awning across the front (replacing an earlier awning), addition of a door and window on the north wall at the rear, and an apartment addition at the rear.

<sup>33</sup> Panorama Photograph of Saguache, Summer 1880, Saguache County Museum; Saguache, Image No. P1976.24.386, ca. 1882-84, Photographic Collection, Amon Carter Museum, Fort Worth, Texas.

<sup>34</sup> Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 8; *Colorado State Business Directories*, 1886-1956; Saguache County Assessor records; *Saguache Chronicle*, 27 May, 6 June, 28 December, 1876, 1 December 1877, 18 May 1878, 12 June 1880, 7 and 14 October 1881, 9 June 1882; Saguache County Museum, Historic Photographs.

<sup>35</sup> Sanborn fire insurance maps, 1904 and 1920; "Organization of Saguache Red Cross Chapter, Photograph, 1914, Saguache County Museum.

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Historic fire insurance maps and a photograph indicate this building dates to between 1904 and 1914. According to local historian Cecil Hall, O.P. Shippey, a local doctor, erected the building as a rental property. As early as 1916, Mary W. and Alex Russell (the county sheriff) owned the building. Mrs. Russell and Juan A. Chavez operated the Russell and Chavez grocery and hardware store here in the 1920s; Mrs. Russell ran the store by herself in the late 1920s. The Malouffs, a family of Lebanese merchants, purchased this building and the one to the south in 1934. They operated Malouff's Grocery and Market here until 1971, when the *Saguache Crescent* indicated "the Malouffs have served this trade area faithfully and conscientiously for more than thirty-seven years."<sup>36</sup> In 1977 the family sold the business to Donald McMahill and Hartje Hartley, who continued it under the name Malouff's AG.<sup>37</sup> The building now contains a store featuring a variety of local products and the Saguache Welcome Center.

**405 4th Street, 5SH.4587, Saguache Pharmacy, ca. 1910-12,<sup>38</sup> Building (Photograph 20)**

This one-story rectangular brick and adobe building has a flat roof. The 1920 Sanborn fire insurance map shows the building as being of adobe construction toward the rear and on the south wall. The symmetrical façade (east) features an inset central entrance with angled walls with three stacked lights and paneled kickplates with diagonal boards leading to double paneled and glazed doors surmounted by a transom. The entrance is flanked by large plate glass display windows (the south window with a two-light transom; the north window is painted "Ramies Drug Dealer") with paneled diagonal board kickplates. The corner piers are composed of vertical planks. *Alterations.* The front wall above the windows was covered with stucco scribed to replicate the brick underneath after the late 1970s.

This building replaced a smaller frame structure housing a meat shop on the site. A ca. 1912 photograph shows the current building with a sign for the Saguache Pharmacy. Hugh E. Williams founded the Saguache Pharmacy about 1910. Williams and Ga Nun operated the business in 1912, and Loomis and Ga Nun in 1913. Oscar Sigmund Marold acquired the Saguache Pharmacy business and building in 1914. Marold (1876-1948) suffered a childhood accident that left his legs paralyzed, but learned to maneuver using crutches, a wheelchair, or a modified bicycle, and even drove a specially adapted car. After graduating from high school he earned a pharmacy degree, and before starting his drug business he served as county clerk. Local historian Cecil Hall recalled that Marold traveled from his room at the Saguache Hotel to his Saguache Pharmacy seven days a week. Upon Marold's death in 1948 his longtime employee, Ramoncita "Ramie" Strader, inherited the business. She did not have a pharmacist license and could only sell over-the-counter drugs, as well as gifts, magazines, and other conveniences. She retired in 1968 and sold the building, showcases, and antique fixtures. After a period of vacancy, the former pharmacy housed a bar and later a holistic medicine center.<sup>39</sup>

**409 4th Street, 5SH.4589, Sherman Restaurant/Sherman Hotel, ca. 1890-98 (rear), ca. 1898-1904 (front),<sup>40</sup> Building (Photograph 21)**

Pioneer local businesswomen owned this one-story rectangular adobe building and operated early restaurants here. This flat roof building has a stucco façade with a center inset entrance containing a paneled and glazed door surmounted by a transom. Angled walls with tall, narrow one-over-one-light windows and paneled kickplates flank the entrance area. Paired one-over-one-light storefront windows are north and south of the entrance. The façade is crowned by a plain frieze and architrave and a projecting stepped cornice. *Alterations.* The stucco cladding the front wall appears in a late-1970s photograph.

<sup>36</sup> *Saguache Crescent*, 17 June 1971.

<sup>37</sup> Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 19; *Saguache Crescent*, 17 June 1971 and 29 June 1972.

<sup>38</sup> Cecil Hall, "Remember When?" *Saguache Crescent*, 10 June 1999; Sanborn fire insurance maps, 1904 and 1920.

<sup>39</sup> Sanborn fire insurance maps, 1886-1920; Cecil Hall, "Remember When?" *Saguache Crescent*, 10 June 1999; Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 7 and 8; Saguache County Assessor records; Colorado State Business Directories, 1910-56; Saguache County Museum, Historic Photographs.

<sup>40</sup> Sanborn fire insurance maps, 1886-1920.

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This building was erected in two stages, with the rear part built between 1890 and 1898 and the front between 1898 and 1904. The original portion was identified as a storage room on an 1898 Sanborn fire insurance map, although local historians indicate it was the John Davidson law office. When the front portion appeared on the 1904 map it was identified as a restaurant. The 1906 *Colorado State Business Directory* listed the restaurant of Mrs. Mary A. Sherman, who also worked as a tailor; she offered rooms in the building, which was also known as the Sherman Hotel. By 1910 Laura Connor operated the hotel and restaurant, which by 1923 included a bakery. R.B. and M.E. Robb continued the bakery business, acquiring this building in 1936. By 1943 W.J. Werner, who had a plumbing and electrical supply business, owned the building. During 1949-71 it was the property of Lemar and Len Howard, who remodeled it as their residence, with the adjacent Howard hardware store to the north. The building currently houses a portion of the antiques store of Rick Barandes.<sup>41</sup>

**410 4th Street, 5SH.3622, Rainbow Garage/Ute Theater, ca. 1904-14,<sup>42</sup> Building (Photographs 22 and 23)**

The Ute Theater is a tall one-story rectangular brick building with an Art Deco-style façade composed of overlapping stucco panels with an uneven cornice line. At the center of the façade is an inset entrance area with a projecting, rectangular ticket booth with metal frame plate glass windows and stucco walls painted with Native American-inspired motifs. Flanking the ticket booth are inset entrances with French doors with covered transoms. On each side of the entrance area is a French door and a plate glass window. The south wall is without windows and constructed of brick in variegated shades of brown and red/orange topped by sections of red brick; the brick toward the west end is painted brown. The flat roof has overhanging eaves with exposed rafter tails. The interior of the theater includes vintage cast metal seating with Art Deco detail and straw-filled seats, according to the current owner. *Alterations.* The simple flat marquee replaced an earlier triangular one after the late 1970s.

*Shed, ca. 1904-20, Contributing (see Photograph 23).* A small rectangular shed behind the theater has a side gabled roof, corrugated metal on the roof and walls, and an off-center vertical board door on the north.

This building originally housed the Rainbow Auto Company, a garage, auto repair, and blacksmith business (operating in this and the building to the north) servicing the needs of travelers along U.S. Highway 285. Alexander Russell conducted the business, with W.W. Aton as manager. In 1919 Charles Christopherson owned the Rainbow Auto Company, offering Firestone, Federal, Goodyear, and Standard Four tires, as well as Tuthill Unbreakable Springs. The firm repaired all makes of cars. Several other garages operated here in subsequent years. Local historian Cecil Hall reported Russ Labart, who had a tire shop in the north part of the building, raised the height of the walls and created the Ute Theater for Lewis Groy, who acquired the building in 1947. Groy owned and operated the theater until his retirement in 1970. Between 1971-85 his daughter, Josie and Earl McDaniel owned the building and ran the theater. Other businesses also occupied parts of the building at times. The 98-year-old building continues to host movies, drama, and other entertainment.<sup>43</sup>

**413-25 4th Street, 5SH.384, Saguache Hotel, 1910 (south wing), ca. 1920 (north wing),<sup>44</sup> Building (Photographs 24 and 25)**

Saguache's only hotel built in the twentieth century, this two-story L-shaped red brick building north of the courthouse was erected in two stages: the south wing in 1910 and the north by 1920; slight differences are apparent in the brick of the wings. The long rectangular original wing, oriented east-west, features a wrap-around hipped roof porch with square column supports with triangular ornaments atop a board floor. The front (east) of the original wing contains a center bay with a segmental arch entrance with a brick lintel with a

<sup>41</sup> Sanborn fire insurance maps, 1886-1920; Saguache County Assessor records; Cecil Hall, "Remember When?" *Saguache Crescent*, 27 May 1999 and 3 June 1999; Colorado State Business Directories, 1890-1956.

<sup>42</sup> Sanborn fire insurance maps, 1904 and 1920; "Organization of Saguache Red Cross Chapter," Photograph, 1914, Saguache County Museum; Christine L. Gydeson, "The Historic Ute Theater," [www.theutetheater.com](http://www.theutetheater.com) (accessed 22 December 2013).

<sup>43</sup> Saguache County Assessor records; Ute Theater website, [www.theutetheater.com](http://www.theutetheater.com) (accessed 18 July 2013); Cecil Hall, "Remember When?" *Saguache Crescent*, 31 December 1998 and 14 January 1999; Rainbow Auto Company Advertisement, *Saguache Crescent*, 12 June 1919; Colorado State Business Directories.

<sup>44</sup> Saguache County Assessor records; Sanborn fire insurance maps, 1904-20.

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keystone above double paneled and glazed doors with large rectangular lights. Flanking the entrance are large segmental arch two-over-one-light double-hung sash windows with brick lintels with keystones and brick sills. Four flat-headed two-over-one-light double-hung sash windows are on the upper story, including two in the center bay. Projecting decorative squares of brickwork are between and flanking second-story windows on the south and east walls. A small dormer with shingled cheeks and a two-light window sits above the center bay. The hipped roof of the hotel has composition roofing and widely overhanging eaves that shelter the walls below. The north wing steps out slightly from the original wing at the front and does not have a porch. The first story openings have segmental arch lintels with brick keystones and include an off-center entrance with a paneled door (in the former location of a window) opening onto a wood stoop and flanked by two-over-two-light double-hung sash windows. Flat-headed two-over-one-light double-hung sash windows are aligned above on the upper story, and a central dormer is on the roof. *Alterations.* Alterations of unknown date include on the south wall of the 1910 wing the replacement of a window on the first story and an apparently burned and missing top on the full height chimney, as well as changes to the ca. 1920 wing, including replacement of a window with a door facing a stoop on the front, addition of metal fire stairs and a second-story entrance on the north, and addition of a small brick projection and alteration of windows and an entrance on the rear.

*Shed, ca. 1910-20, Contributing (see Photograph 25).* A one-story rectangular shed at the west edge of the property faces east and has walls clad with metal stamped to resemble brick, three doors on the east wall, and double vertical board doors on the north wall. The shed roof building has corrugated metal roofing. A small poured concrete incinerator lies south of the shed.

*Loading Chute, ca. 1987, Noncontributing.* A livestock loading chute is located on the alley north of the hotel. The chute faces north and is constructed of dimensional lumber. It was erected as part of the filming of the movie "Land of Little Rain" in 1987 and is therefore evaluated as noncontributing due to its construction after the period of significance.

Erected in 1910 by the contractors who built the county courthouse and financed by local entrepreneurs, the Saguache Hotel originally included twelve rooms and a dining room and was one of the largest buildings in town. It played a vital role in accommodating business travelers, local schoolteachers, tourists, and those needing a room for an extended period. Horace B. Means, one of Saguache's most prominent businessmen, acquired the interests of other investors and operated the hotel until his death in 1926. Means also served as mayor and a county commissioner, was an organizer and president of the First National Bank, operated a successful mercantile, and built up one of the largest purebred Hereford herds in the San Luis Valley. By 1920 the hotel acquired an addition with ten more rooms; most guest accommodations in the building were rented by the month. The dining room served three meals per day and functioned as a gathering place for social activities and celebrations.

In 1935 Florence Gellatly Means took over operation of the hotel, whose six permanent guests included the sheriff, the druggist, and teachers. Believing the establishment was critical to the town's success, she improved the dining service and guest rooms, operating at a profit despite the difficult economic times. The hotel continued to function under various proprietors who worked to improve it and add amenities such as a bar in subsequent decades. In 1965 Jon Hazard and Nick Abeyta became owners of the Saguache Hotel, Café, and Lounge, planning to repair and clean the property. The building saw use as a hotel with a dining room (sometimes sporadically) into at least the 1990s. In 1987 the hotel became a location for filming of the movie "Land of Little Rain," starring Jamie Horton and Helen Hunt. In 1998 local historian Cecil Hall reported the building looked much the same as it did in earlier days.<sup>45</sup> It has been vacant since 1992.

<sup>45</sup> Cecil Hall, "Remember When?" *Saguache Crescent*, 22 April 1965, 7 May 1998, and 20 May 1999; Florence Gellatly Means, *But What, My Dear, Do You Know About Hotels* (Castro Valley, California: Greenridge Press, 1992); Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 4-5; Saguache County Museum, *Images of the Past*, vol. 2, 2021; History Colorado, Office of Archaeology and Historic Preservation, Saguache Hotel brochure; Saguache County Assessor Records; *Saguache Crescent*, 12 June 1919 and 22 April 1965; Saguache Women's Club, Scrapbook, late 1970s, Saguache County Public Library; *Rocky Mountain News*, 22 November 1992.

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**416-18 4th Street, 5SH.4591, Lucy B. Evans Forbes Bakery/Williams House, ca. 1910-20 (north) and ca. 1946 (south),<sup>46</sup> Building (Photograph 26)**

Built in two stages, this one-story L-shaped dwelling consists of an older, painted brick component on the north and an intersecting frame wing projecting to the south clad with horizontal drop siding and wavy asbestos shingles. The façade (west wall) of the brick wing has a center, segmental arch entrance with a gauged brick lintel and a paneled and glazed wood door covered by a metal screen door. Flanking the door are tall segmental arch one-over-one-light double-hung sash windows with gauged brick lintels and wood sills. The west wall of the south wing contains a second entrance with a paneled and glazed door toward the north and a large two-part window flanked by six-light casement windows near the southwest corner; there is a similar window on the south wall. The brick component originally featured a false front façade. The corner lot is enclosed with nonhistoric wrought iron and woven wire fencing and is landscaped with grass, hedges along the perimeter, and a willow tree south of the house. A clothes line is immediately east of the house, and a town ditch flows south of the property. *Alterations.* In a late-1970s photograph the property is shown with its current appearance. Later alterations include standing-seam metal roofing and a fiberglass projection on the south wall of the north wing.

*Garage, ca. 1920-64, Contributing.* The historic one-story L-shaped garage southeast of the house has a shed roof with overhanging eaves and exposed rafter tails, stamped metal siding, and double vertical board garage doors on the south.

*Shed, ca. 1970-83, Noncontributing.* The rectangular one-story shed east of the house has corrugated metal on the walls and roof and a center door on the west. The building is noncontributing due to its construction after the period of significance.

Local residents indicate Lucy L. Broome Evans Forbes erected the original north (brick) part of this building as a bakery and restaurant. Born in 1876, she lived in Teller County by 1900 with her first husband, Edward T. Evans. Mr. Evans died in 1906, and Lucy Evans married Robert "Bert" E. Forbes, residing with him in Moffat by 1910 along with sons Victor and Alva Adams Evans. The couple ran a hotel where Lucy Forbes served as the cook. The family subsequently moved to Saguache and operated a bakery and restaurant in this building, with Lucy listed as the cook in the 1920 U.S. Census. Dentist S.O. Schwartz owned the property for almost two decades during the early twentieth century and had his office here for several years. Other doctors and dentists also used the building. Lucy Williams, owner of the property between 1946 and 1970, built the south addition about 1946 to create her residence.<sup>47</sup>

**301-15 5th Street, 5SH.4592, Winer Hides and Wool and Grocery Store/Smith's Market, 1908,<sup>48</sup> Building (Photograph 27)**

This L-shaped one-story adobe building consists of a cross-gable roof dwelling on the south and a long flat roof commercial wing on the north (now an art gallery). The dwelling has stucco walls and standing-seam metal roofing with overhanging eaves and exposed rafter tails. The front (east) contains wide one-over-one-light double-hung sash windows at the north and south ends. A slightly inset area near the center holds a door flanked by paired four-light windows. The gable face at the south end has a short horizontal window. One of the doorjambes at the rear of the building is inscribed with an old grocery order. The north wing is rectangular, with stucco walls and a storefront with a flat parapet on the east façade. The storefront includes an inset center area with an entrance flanked by bands of two-part windows. The north wall of the building steps down toward the rear and contains three widely spaced small four-light windows. *Alterations.* The dwelling portion

<sup>46</sup> Sanborn fire insurance maps, 1904 and 1920; Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 20; Saguache County Assessor Records.

<sup>47</sup> Cecil Hall, "Saguache, Colorado, East Side of 4<sup>th</sup> Street"; Town Tour, Scrapbook, Saguache Public Library; Sanborn fire insurance maps, 1904-1920; Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 20; Town Lot Books, Kiowa County Assessor, Saguache, Colorado; Colorado State Business Directories, 1916-56; U.S. Census, 1900-20.

<sup>48</sup> Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 25; Sanborn fire insurance maps, 1904 and 1920.

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originally had a flat roof; the date of the addition of its gable roof is unknown, but standing-seam metal roofing was added after 1999. The house originally had an inset porch that was enclosed at an unknown date.

This L-shaped adobe building, built in 1908, originally contained a dwelling whose owner operated an attached general store. Owners of the property during 1916-27 were Mr. and Mrs. H. Winer, who operated a general store and a hides and wool business in 1916, followed by a store offering general merchandise from 1918 into the 1920s. In 1939 Charles A. Williams had a business offering general merchandise here; by 1943 his wife also operated a restaurant in the building. In the 1950s the Charles A. Williams Mercantile Company occupied the building. After moving to Saguache in the late 1950s, Floyd and Lydia Smith acquired the building, where they lived and operated a grocery store named "Smith's Market" in 1962. Floyd Smith served as the mayor for more than thirty years, and his store, open seven days a week, served as a social center of town.<sup>49</sup> The building now houses the Smith Market Gallery and residence of artist Byron Williams.

**330 Christy Avenue, 5SH.3640, Marold's Studebaker Agency, ca. 1910,<sup>50</sup> Building (Photograph 28)**

This one-story painted brick, L-shaped, flat-roof building has a three-bay south façade defined by engaged pilasters supporting a paneled brick cornice above a band of corbelled brick brackets. The center bay contains a wide entrance with double French doors and four-light sidelights surmounted by a broad six-light transom. Above the entrance is arched hood molding above decorative brickwork. The flanking bays contain paired five-light casement windows with wide brick lintel panels and narrower projecting sills. *Alterations.* A small post-1990 addition is on the east toward the rear.

*Shed, ca. 1920-64, Contributing.* A small frame shed covered with metal siding is located on the north property line at the rear of the property.

This building, erected about 1910, was owned by Oscar S. Marold (discussed earlier) from at least 1916 through 1935. Local historian Cecil Hall lived across the street from this building and recalled Marold owned this building and had a Studebaker agency here. Studebaker Brothers Manufacturing Company, located in Detroit, offered an electric car in 1902 and a gasoline-powered vehicle two years later. In 1911 the company became Studebaker Corporation, which moved its operations to South Bend, Indiana, and became very profitable in the 1920s. Although it experienced financial difficulties in the early 1930s, it returned to solvency in 1935 and continued to produce automobiles until 1966. The 1920 Sanborn map identified the building as a dance hall. Russ Labart owned the building between 1937-43, selling used automobiles. In 1946 Howard Burress bought the building for his Burress Funeral Home. A post-1965 Sanborn fire insurance map indicates its use for undertaking, and local residents report it remained a funeral home for many years. In 1990 the building became a residence.<sup>51</sup> Artist Barbara Sibley now has her home and Handcarved studio in the building.

**404 Denver Avenue, 5SH.4593, Saguache Motor Company/Gross Garage/Martin Chevrolet Company, 1916,<sup>52</sup> Building (Photograph 29)**

This large rectangular one-story building has a flat roof and painted red brick walls. Along the upper part of the walls are slightly inset, stucco signbands. The south wall contains a flush pedestrian door with a transom at the east end and a garage door opening to the west, which has been filled with wood and contains a flush wood door with sidelights. Two single light windows lie to the west; the remaining seven windows are filled with concrete blocks. All windows have concrete lintels and sills. The east wall features an off-center overhead garage door and six window openings filled with concrete blocks. The west wall displays unpainted red brick, a full-height concrete block chimney near the center, two window openings filled with concrete blocks, and a pedestrian door at the east end. *Alterations.* While the building's original fenestration remains apparent, the filling in of most windows appears to have occurred after the period of significance.

<sup>49</sup> Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 25; Sanborn fire insurance maps, 1904 and 1920; Colorado State Business Directories, 1916-56; Saguache County Assessor records; *Denver Post*, 2 November 1997;

<sup>50</sup> Saguache County Assessor records.

<sup>51</sup> Cecil Hall, "Remember When?" *Saguache Crescent*, 26 February 1998; Saguache County Assessor records; Colorado State Business Directories; Studebaker History, [www.studebakermuseum.org](http://www.studebakermuseum.org) (accessed 15 December 2013).

<sup>52</sup> *Pueblo Chieftain*, 20 August 1978, 11A.

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The building was erected in 1916 by Charles S. Coleman to house his Saguache Motor Company, a Ford dealership and garage. According to a 1978 newspaper article, this was “the first Model T agency in the northern San Luis Valley.”<sup>53</sup> The 1920 Sanborn fire insurance map labeled the building as a garage with a capacity of 110 cars and showed an underground gasoline tank on the east side. During 1924-36 a bank and an investment company owned the building. Florence S. Means was the owner during 1938-62 and rented it to Luther W. Gross and other garage operators. A native of South Carolina born in 1882, Gross had a garage listed in state business directories during 1923-50 (perhaps operating in more than one building). His wife Bessye B. Gross did the bookkeeping for the business. In addition to selling vehicles and storing them for residents, the facility employed a number of mechanics to perform repairs. When Gross retired, Orval H. and John G. Martin, who ran the Martin Chevrolet & Implement Company here for several years.<sup>54</sup>

**435-55 Denver Avenue, 5SH.4594, Gotthelf and Tarbell Warehouse/F. Ridgeway and Son Warehouse, ca. 1904-20,<sup>55</sup> Building (Photograph 30)**

This property occupies nearly a quarter of a city block lying southeast of Denver Avenue and 5<sup>th</sup> Street. The primary resource on the parcel is a one-story, gabled roof, L-shaped building aligned with 5<sup>th</sup> Street and the alley to the south. The eastern portion of the east-west leg is slightly taller than the remainder of the building. The walls and roof are clad with corrugated metal panels painted red. The north wall of the east-west wing contains two doors and two boarded up window openings, while the east wall of the north-south wing has three flush doors. The south and west walls have a few small openings under the eave but no doors.

*Alterations.* Windows of the building are boarded up.

*Storage Building, ca. 1999-2005, Noncontributing.* Also on the parcel near its northeast corner is a one-story rectangular storage building with standing-seam metal walls and roof. The south and west walls have overhead garage doors and double doors; the east and north walls are blank. Built between 1999 and 2005, the building is noncontributing due to its construction after the period of significance.

This warehouse was erected after 1904 and probably before 1920, during the tenure of the Gotthelf and Tarbell Mercantile Company, which operated in two mercantile buildings on 4<sup>th</sup> Street. The large company handled wholesale and retail merchandise as well as hay and grain. Their warehouses held such items as groceries, smoked meats, and grain (mostly flour).<sup>56</sup> The 1920 Sanborn map showed this L-shaped warehouse as well as an ice house and wool warehouse to the northeast; the latter are no longer extant. Gotthelf and Tarbell sold the property to F. Ridgeway and Son in 1918, and that firm continued here until the late 1940s in the same line of business.

**340 San Juan Avenue, 5SH.4595, Office, ca. 1904-20,<sup>57</sup> Building (Photograph 31)**

This small one-story rectangular orange brick building has a flat roof that is stepped down toward the rear. The front (south) contains an off-center entrance with a paneled and glazed door sheltered by a small gabled roof porch with square wood supports atop a wood deck. East of the entrance are paired and single one-over-one-light double-hung sash windows. The front parapet is ornamented with a band of decorative brickwork and there is metal coping along the top of the walls. Paired one-over-one-light double-hung sash windows are found at the center of the east and west walls. *Alterations.* There are no apparent alterations.

The 1920 Sanborn map identified this building as an office.

**435 San Juan Avenue, 5SH.3644, Telephone Exchange, pre-1886,<sup>58</sup> Building (Photograph 32)**

This property consists of a one-story false front adobe building clad with stucco and attached to a one-story frame component on the west. The adobe building is rectangular and has a front gabled roof behind its false

<sup>53</sup> *Pueblo Chieftain*, 20 August 1978, 11A.

<sup>54</sup> Cecil Hall, “Saguache, Colorado: Spring 2000 Walking Tour of Main Street,” Saguache Public Library, Saguache, Colorado; Colorado State Business Directories; U.S. Census, 1920-40.

<sup>55</sup> Sanborn fire insurance maps, 1904 and 1920; Gotthelf and Tarbell Mercantile Company history.

<sup>56</sup> Saguache Women’s Club, scrapbook, late 1970s, Saguache Public Library, Saguache, Colorado.

<sup>57</sup> Sanborn fire insurance maps, 1904 and 1920.

<sup>58</sup> Sanborn fire insurance map, 1886.

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front façade, which features a center entrance with a paneled and glazed door flanked by paneled and glazed sidelights. A four-over-four-light double-hung sash window is on either side of the entrance. The parapet is clad with weatherboarding terminated by a plain frieze and a projecting cornice. The cross-gable roof frame component is clad with weatherboarding. Its front gable end contains double vertical board doors opening onto a concrete pad. The side gabled wing attaching to the adobe building is stepped back and has a paneled and glazed door and a two-over-two-light double-hung sash window on the façade. The rear of the building includes a carport, a small addition, and a pottery oven (circa 1979). *Alterations.* Changes resulting from the building's rehabilitation ca. 1979 include a projecting rim of concrete, corner buttresses, and decorative tile ornaments on the front wall of the stucco component, as well as a standing-seam metal roof on the cross-gable roof frame portion.

*Shed/Carport, Post-1983, Noncontributing.* A one-story vertical board shed on the alley faces west and has an attached carport on the north. The building is noncontributing due to its construction after the period of significance.

Erected before 1886, this property appears on the Sanborn fire insurance map of that year, encompassing two separate dwellings. By 1890 the east component was a dwelling and the west was used as an office. The current owner indicates the latter portion once functioned as the Episcopal Mission. In the early twentieth century both parts of the building served as dwellings again. County Assessor Tract Books indicate Dr. O.P. and Grace Shippey owned this property during 1916-55. He was born in Illinois in 1873, trained at Gross Medical College in Denver, and served as the Denver and Rio Grande Railroad physician and surgeon in Villa Grove in 1897. He worked as a physician in Saguache from 1904 until his death in 1942. By 1920 the west was again used as an office. A 1926 photograph shows the east false front portion of the building with a "Telephone" sign in front. By that date the two buildings were connected. This telephone exchange operated into the late 1950s or early 1960s. In 1979 Marilyn and Roger Fenton purchased the building, where they operate their pottery studio and showroom.<sup>59</sup>

**Gotthelf Ditch No. 1 Street Ditches, 5SH.4596.1 through 5SH.4596.4, pre-1891, Structures (four total) (Photograph 33)**

The Gotthelf Ditch No. 1 diverts water from Saguache Creek about two miles west of the Town of Saguache, with the headgate for the town's share of the ditch lying about one mile west. From the main town ditch unlined earth street ditches distribute water throughout Saguache. The four street ditches within the district (each counted as a separate contributing resource) are about 3' wide and 18" deep and parallel the south side of Denver Avenue (5SH.4506.2), both sides of San Juan Avenue (5SH.4596.3 and 5SH.4596.4), and the north side of Christy Avenue (5SH.4596.1). Metal culverts carry the ditches under 4<sup>th</sup> and 5<sup>th</sup> Streets and property driveways.<sup>60</sup> *Alterations:* A section of ditch north of 301 4<sup>th</sup> Street has been placed in a culvert and covered over to accommodate off-street parking.

Isaac Gotthelf and the Town of Saguache jointly claimed the Gotthelf Ditch No. 1, which first diverted water from Saguache Creek on 1 May 1867. It holds priority number seven on Saguache Creek. The town receives four cubic feet per second and Coleman Ranches gets three cubic feet per second.<sup>61</sup> Early accounts took note of the street ditches. An 1891 description noted: "Irrigating ditches, filled with clear, sparkling water from the Saguache Creek, flow on either side of the avenues."<sup>62</sup> A ca. 1908 publication described Saguache as "well laid out, having wide streets and fine avenues, lined with large cottonwood shade trees and running water on

<sup>59</sup> Sanborn fire insurance maps, 1886-1920; Saguache County Assessor records; Marilyn and Roger Fenton, Saguache, Interview by Thomas H. Simmons, July 2013; Saguache Telephone Exchange Photograph, 1926, Collection of Marilyn and Roger Fenton, Saguache; Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 25; Colorado State Business Directories, 1916-56.

<sup>60</sup> Dan Pacheco, Supervisor, Public Works, Town of Saguache, email to Laurie Simmons, 18 December 2013.

<sup>61</sup> The Town now is sole claimant of water rights of water in the street ditches. *Decretal Order for the 26<sup>th</sup> Water District (Embracing the Saguache Creek and Its Tributaries)*, Saguache County, Colorado, 18.

<sup>62</sup> Pelton, *The San Luis Valley*, 30, 31.

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either side.”<sup>63</sup> The town street ditches still water the cottonwoods and other trees lining the east-west avenues. Town Mayor Kate Vasha likens the ditches to historic *acequia* systems brought to the San Luis Valley by Latino immigrants from New Mexico and notes that town ditch water can be used by residents to water their yards and gardens.<sup>64</sup>

#### NONCONTRIBUTING RESOURCES

##### **300 4th Street, 5SH.4581, Northern Saguache County Ambulance District, E. George Wynn, 2005,<sup>65</sup> Building (Photograph 34)**

One of the more recent buildings within the district is this county ambulance garage and office, a one-story front-gabled roof rectangular concrete block building featuring two wide overhead garage doors on the west. This resource is assessed as noncontributing due to its construction after the period of significance.

##### **303 4<sup>th</sup> Street, 5SH.4598, Office, ca. 1904-13,<sup>66</sup> Structure (Photographs 6 and 7)**

This one-story building remnant (a structure) consists of a false front wall with a decorative cornice with brackets and raised panels, and a tall area above the storefront clad with weatherboard. The center entrance features a paneled wood door with covered transom flanked by boarded up windows with areas of flush vertical boards below. The gabled roof building to which it was connected is no longer extant. This resource is assessed as noncontributing due to loss of integrity (removal of everything behind the façade wall) after the period of significance.

Between 1904 and 1913, a narrow false front building was erected in the former driveway between 301 and 307 4<sup>th</sup> Street. It housed an office according to the 1920 Sanborn fire insurance map. The gabled roof building behind the false front was demolished after 1968.

##### **406 4<sup>th</sup> Street, 5SH.3841, General Merchandise Store/Rainbow Garage/Malouff's Dry Goods, Pre-1886,<sup>67</sup> Building (Photograph 35)**

This one-story flat roof commercial building features a flat parapet with coping and a center pier. The upper part of the front wall is covered with stucco; below is a horizontal wood band and a full-width standing-seam metal shed roof awning. The upper part of the storefront area below the awning is clad with vertical boards, while below the windows and at the sides is stone veneer. An inset pedestrian door is at the south end with two plate glass windows to the north. The rear wall and a side wall are constructed of adobe blocks, and the rear room (at one time a blacksmith shop) has wide wood plank floors and planks on the adobe walls. This resource is assessed as noncontributing due to alterations after the period of significance, including addition of a full-width awning (ca. 2001-13) and new wall cladding on the front (after the late 1970s).<sup>68</sup>

Based on Sanborn fire insurance maps, this building appears to have been built prior to 1886. In that year it housed a general merchandise store. Vacant in 1890, the 1898 and 1904 maps showed it contained a livery stable. A 1914 photograph shows the blacksmith department of the Rainbow Garage in this building. Alexander Russell acquired the building and was proprietor of the Rainbow Auto Company here until 1918. In 1919-20 Charles Christopherson was operating the company, followed by B.J.D. Rose and others in later years. The Malouffs, a family of Lebanese merchants, purchased this building and the one to the north from the Russells in 1934. In the late 1940s, they established Malouff's Dry Goods store. They maintained its

<sup>63</sup> *Saguache County and the Northern San Luis Valley, Colorado* (Saguache, Colorado: Crescent Printing Company, ca. 1908).

<sup>64</sup> Kate Vasha, Mayor, Town of Saguache, comments on draft national register nomination, email to Tom and Laurie Simmons, 24 February 2014.

<sup>65</sup> The 2005 date of construction appears on the front of the building.

<sup>66</sup> Sanborn fire insurance maps, 1904 and 1920; photograph of Pioneer Day, 1913, Saguache County Museum, Saguache, Colorado.

<sup>67</sup> Sanborn fire insurance maps, 1886.

<sup>68</sup> While 404 and 406 4<sup>th</sup> Street share the ca. 2001-13 replacement awning, the latter is assessed as noncontributing due to an overall greater level of alterations after the period of significance.

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operation until 1971 when they moved away from Saguache, and continued to own the building until 1977. Today the Blue Earth Thrift and Mercantile operates in the building.

**407 4th Street, 5SH.4588, Beckley General Store, pre-1886 (south) and ca. 1984 (north),<sup>69</sup> Building (Photograph 36)**

This L-shaped one-story adobe building was erected in two stages, with the south part constructed before 1886 and the north component dating to 1898-1904 demolished and rebuilt about 1984. The original (south) component has a false front façade clad with stucco on the upper wall and vertical boards on the lower. A central portion of the façade is deeply inset, has upright logs supporting the ceiling, and contains an angled entrance with paired French doors. Two two-part windows are adjacent to the door. The bay north of the inset area has a two-part window. A shed hood clad with vertical boards extends across the length of the south component. The later north component features a band of four tall, narrow, plate glass windows. The 1904 Sanborn map notes the building was constructed of adobe. This resource is evaluated as noncontributing due to alterations after the period of significance, including tearing down and in about 1984 rebuilding the north part and redesign of the façade of the south part after the late 1970s.

The original portion of this building held an early meat shop in the front and a dwelling at the rear according to the 1886 Sanborn fire insurance map. The 1886 *Colorado State Business Directory* listed one meat store, operated by Fred Kline. By 1890 Mr. and Mrs. George W. Beckley occupied the building with a general store offering dry goods, groceries, and meat. This business was listed in state business directories through 1925 and expanded into a north addition. Bess B. Sherman acquired the building in 1926 and operated a dry goods and clothing store. In 1946-48 Robert R. Tarbell, an attorney, had a clothing store here after Mrs. Sherman moved away. Birt Clare ran a shoe shop in the north storefront, making boots by hand. About 1946 Jack Dennerline established a hardware store in the building, fully incorporating the north space. During 1954-65 the building housed Lemar and Lena Howard's hardware store. Today the building is part of the antiques store operated by Rick Barandes.<sup>70</sup>

**411 4th Street, 5SH.2523, Bon Ton Saloon/Stockmen's Club, ca. 1876,<sup>71</sup> Building (Photograph 37)**

One of Saguache's older adobe buildings is this one-story rectangular edifice.<sup>72</sup> The façade (east) displays a wide center entrance with a paneled and glazed door with sidelights and a segmental arch three-light transom. Flanking the door are narrow horizontal plate glass windows. The façade is clad with vertical panel siding and crowned by a flat parapet with a projecting, bracketed cornice. The vertical panel siding extends for one bay on the south wall, which has stucco and pressed metal siding and flat-headed openings on the remainder. This resource is evaluated as noncontributing due to alterations in the late 1970s, including covering the façade with vertical panel siding, replacing the original six-light segmental arch windows of the façade with plate glass, and replacing the original cornice.

This building appears on a photograph taken in the summer of 1880 and its history seems to date to the 1870s. The building served for many years as a saloon; Sanborn fire insurance maps of 1886, 1898, and 1904 indicated that function. An 1876 *Saguache Chronicle* advertisement indicated Gibbs's Bon Ton was located on 4<sup>th</sup> Street south of the drugstore (still standing to the north). John "Johnny" O'Neil and L.L. Thomas leased R.H. Gibbs's Bon Ton Saloon in 1879. O'Neil had arrived in Saguache in 1873. Local resident Cecil Hall reported O'Neil used his gambling winnings (much secured by taking advantage of the wealthy younger sons of English families) to buy what "was really little more than an adobe shack." Hall recalled local resident Jim Raby reporting this building was a saloon operated by O'Neil about 1910. O'Neil later moved the Bon Ton to another site on 4<sup>th</sup> Street. An early twentieth century photograph shows this building with a sign reading

<sup>69</sup> Sanborn fire insurance maps, 1886-1904.

<sup>70</sup> Cecil Hall, "Remember When?" *Saguache Crescent*, 10 June 1999; Sanborn fire insurance maps, 1904 and 1920.

<sup>70</sup> Sanborn fire insurance maps, 1886-1920; Cecil Hall, "Remember When?" *Saguache Crescent*, 3 June 1999; Saguache Downtown Revitalization Project, *Walking Tour of the Historic 4<sup>th</sup> Street Business District*, 7; Saguache County Assessor records; Colorado State Business Directories, 1917-1956.

<sup>71</sup> *Saguache Crescent*, 15 April 1876, 3 and 6 December 1879, 4; Panorama Photograph of Saguache, 1880, Saguache County Museum.

<sup>72</sup> 4<sup>th</sup> Street Diner & Bakery, *Menu*, Saguache.

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“Stockmen’s Club,” a saloon run by Roll Means until 1919. During 1920-37 Les Noland owned the property and rented it to Nick and Esta Fuson for their ice cream parlor known as “Nix Place,” which was popular with young people who came to eat 25-cent meals and dance; Mrs. Guy Jewel later operated the parlor. During 1940-55 the building housed part of W.J. Werner’s plumbing shop. A few years later Werner’s daughter, Etta Michaud, opened Saguache’s first laundromat here. The back part of the building has been a residence for many years, while the front portion is currently known as the 4<sup>th</sup> Street Diner & Bakery.<sup>73</sup>

**Dave Martinez Park, 5SH.4590, 400 block 4<sup>th</sup> Street east side (south of 410 and north of 416-18 4<sup>th</sup> Street), 2012, Site (Photograph 38)**

This pocket park occupies a city lot south of the alley south of 410 4<sup>th</sup> Street and north of 416-18 4<sup>th</sup> Street. Created in 2012 as part of 4<sup>th</sup> Street improvements, the western portion of the park is paved in brick and contains five small trees in raised concrete planting areas with brick coping. The northwest section of the paved area features an interpretive kiosk composed of a thick corrugated metal pier with a conical standing-seam roof joined by a horizontal metal member to a thin corrugated metal pier. The piers support a metal interpretive panel about Saguache history. The east section of the park features a gravel path, plantings, and scattered trees. In October 2013 the town named the resource “Dave Martinez Park” to honor a local man who has volunteered as an ambulance driver and in other capacities for about 50 years. The resource is assessed as noncontributing due to its construction after the period of significance.

**INTEGRITY**

The Saguache Downtown Historic District retains historic integrity, or the ability of a property to convey its significance, as defined by seven aspects discussed below.

**Location**

The Saguache Downtown Historic District maintains excellent integrity in the aspect of location, with all of the resources comprising the district remaining in their historic locations. In retaining their original locations the historic buildings and structures of the commercial district illuminate the reasons for their construction, their functions, and the history of events and persons associated with them.

**Design**

As a whole, the historic district displays a high level of integrity of design dating to the period of significance. The buildings within the district were designed to serve commercial functions and sited along and adjacent to 4<sup>th</sup> Street, the focus of Saguache’s business district.<sup>74</sup> All of the buildings retain their one- to two-story height typical of commercial construction in Colorado’s small towns during the late nineteenth and early twentieth centuries. With a few exceptions, the buildings reflect pragmatic designs with rectangular plans that could be easily expanded with additions to the side or rear. Likewise, most of the buildings continue to feature modest ornamentation. Several buildings are notable for their adobe design and construction, while others retain their original walls of brick or weatherboarding. A number of historic outbuildings of simple, vernacular design are still associated with the commercial buildings.

Most of the buildings retain substantial integrity of their storefront designs, including large display windows and central entrances; the district boasts several false front buildings, a building type that has all but disappeared in most towns. The small number of historic buildings representing formal architectural styles display excellent integrity of design reflecting their historic appearance. Overall, few changes have been made to the façades of primary buildings in the district since 1964, as manifested by the high number (73 percent) of resources assessed as contributing.

<sup>73</sup> Cecil Hall, “Remember When?” *Saguache Crescent*, 11 January 1996 and 27 May 1999; 4<sup>th</sup> Street Diner Menu; View of west side of 4<sup>th</sup> Street in Saguache, Historic Photograph, circa 1906-18, Saguache County Public Library; Saguache County Assessor records; Saguache Women’s Club, Scrapbook, late 1970s, Saguache County Public Library; Colorado State Business Directories, 1880-1956; Sanborn fire insurance maps, 1886-1920.

<sup>74</sup> One building, 435 San Juan Avenue, was built as a dwelling and converted to a commercial purpose by 1890.

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Throughout the district, buildings still display walls that extend to the sidewalk in front and abut construction on adjoining properties to form a streetwall of façades.<sup>75</sup> Two buildings at 4<sup>th</sup> Street and San Juan Avenue continue to feature original angled corners with entrances facing the intersection. A recent town improvement project resulted in replacement of concrete sidewalks along 4<sup>th</sup> Street and the addition of new trees and metal lampposts, trash receptacles, bicycle racks, and benches along the sidewalks. Side streets intersecting 4<sup>th</sup> Street are notable for their still-functioning historic ditches and are shaded with mature cottonwood trees.

### Materials

The district maintains a high level of historic integrity of materials dating to the period of significance. A number of the buildings importantly retain their original adobe walls, an increasingly rare historic material in southern Colorado. The use of adobe conveys the district's sense of place within the San Luis Valley, where it was a traditional building material created with indigenous resources, and testifies to the construction of the building during the second half of the nineteenth century. The buildings of the district also display other historic materials, including brick, stone, weatherboards, stucco, and metal cladding that reflect evolutions in the use, availability, and popularity of materials over time.

Some of the buildings with greater architectural ornamentation preserve uncommon materials within the district. For example, the Bon Ton Saloon and the Dunn Block display elaborate metal cornices. The Gotthelf and Mayer Mercantile building retains cast iron columns and colored glass. The façade of the Saguache County Bank still incorporates cast stone, ornamental glass, and marble kickplates. Outbuildings also retain original materials, including corrugated metal, panels stamped to resemble brick, and vertical boards. After the period of significance a few buildings received standing-seam metal roofing, some brick buildings were painted, and concrete was applied to protect some foundations.

### Workmanship

Buildings within the district are largely of functional commercial construction reflecting the skills of local builders. Several adobe buildings erected over a century ago provide evidence of the craft of the early Latino builders and reflect traditional construction practices of the region. A number of buildings feature exemplary masonry skills displayed in architectural features such as round and segmental arches, corbelled cornices, decorative brick panels, contrasting brickwork, tooled stone quoins, and angled corner entrances. The 1874 Dunn Block is remarkable for its representation of highly skilled workmanship executed during Saguache's pioneer era. Denver architect John J. Huddart's 1913 façade for the Saguache County Bank is a finely crafted remodeling featuring cast stone.

### Setting

The setting of the historic district is very intact, as the slow pace of development in Saguache has resulted in preservation of many historic properties that create the town's sense of the place. Historic 4<sup>th</sup> Street continues to form the paved spine of the commercial district and serves as a gateway for visitors exiting U.S. 285. The district contains only one post-1964 primary building, a 2005 ambulance facility clearly distinguished by its differing setback, materials, and style. The district is flanked to the east and west by residential areas of town that retain a high degree of historic physical integrity. The Saguache County Courthouse (5SH.1392, listed in the Colorado State Register of Historic Properties on 11 August 1993), just beyond the southwest edge of the district, testifies to the town's significant role in the county's history and the connection between its governmental and commercial importance; its grounds provide a verdant and relaxing open space in relative contrast to the character and activities of 4<sup>th</sup> Street. Streets intersecting 4<sup>th</sup> Street also differ in their landscapes, which include still-functioning irrigation ditches lined with historic trees. Creation of a small pocket park on a vacant parcel in the district in 2012 included retention of existing trees. Newer governmental and commercial buildings are present to the north, outside the district, but manifest the same scale as the historic commercial buildings.

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<sup>75</sup> The front wall of a demolished building (303 4<sup>th</sup> Street) has been retained to avoid interruption of the visual rhythm of buildings.

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**Feeling**

The nominated area retains excellent integrity in the aspect of feeling. This integrity is conveyed by the collection historic properties that line the district and display original design, materials, and workmanship, as well as the retention of the area’s historic setting. Wide 4<sup>th</sup> Street, with concrete sidewalks and diagonal parking, still welcomes people visiting its diverse storefronts. The level and types of activity and the design of the buildings within the district continue to set it apart from surrounding residential streets. While the re-routing of U.S. Highway 285 away from 4<sup>th</sup> Street in 1946 drew some businesses away, an essential nucleus of significant historic business buildings remains and importantly contributes to the town’s function as a small service and supply center.

**Association**

The historic district retains strong integrity in the aspect of association, providing a direct link between the commercial history of Saguache and the places and people associated with that history. Lining 4<sup>th</sup> Street and adjacent areas within the district are the well-preserved buildings and structures where the economic life of the town occurred, including properties dating from the founding years through the early post-World War II period. These buildings were witness to the trials and tribulations of the pioneers, the hopes and successes of the maturing community, and the changing lifestyles and tastes of the local population in the twentieth century. Each historic property tells the story of its builder and owners, the conditions of its construction, and the succession of businesses that occupied it. By continuing to serve its traditional function the district bolsters this integrity of association as a historic place comprised of financial institutions, the *Saguache Crescent* newspaper, offices, restaurants, stores, a theater, warehouses, and other establishments playing a crucial role in the life of the town.

**Table 1**  
**Resources within the Saguache Downtown Historic District**  
**Listed in Property Address Order**

State ID No.	Property Address	Historic Resource Name	Resource Type	Contributing Status
5SH.4581	300 4th Street	Northern Saguache County Ambulance District Building (2005)	Building	Noncontributing
5SH.1903	301 4th Street	Gotthelf and Mayer Mercantile (ca. 1886-90)	Building	Contributing
5SH.4598	303 4th Street	Office (false front remnant) (ca. 1904-13)	Structure	Noncontributing
5SH.1904	307 4th Street	Gotthelf and Mayer Mercantile Warehouse (ca. 1880)	Building	Contributing
	<i>307 4th Street</i>	<i>Shed on alley (ca. 1904-20)</i>	<i>Building</i>	<i>Contributing</i>
5SH.4582	309 4th Street	Saguache Post Office (ca. 1898-1904)	Building	Contributing
	<i>309 4th Street</i>	<i>Shed to rear (ca. 1920-64)</i>	<i>Building</i>	<i>Contributing</i>
5SH.4583	310 4th Street	Blacksmith Shop/Millinery (south, pre-1880; north, ca. 1904-20)	Building	Contributing
5SH.1900	311 4th Street	Saguache County Bank (1882)	Building	Contributing
5SH.1902	313-15 4th Street	Bon Ton Saloon (north, pre-1880; south, ca. 1904-13)	Building	Contributing
	<i>313-15 4th Street</i>	<i>Shed to rear (post-1983)</i>	<i>Building</i>	<i>Noncontributing</i>
5SH.1898	316 4th Street	Saguache Crescent (pre-1880)	Building	Contributing
	<i>316 4th Street</i>	<i>Garage to rear (ca. 1920-64)</i>	<i>Building</i>	<i>Contributing</i>
	<i>316 4th Street</i>	<i>Shed to rear (ca. 1920-64)</i>	<i>Building</i>	<i>Contributing</i>

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State ID No.	Property Address	Historic Resource Name	Resource Type	Contributing Status
5SH.1901	317-25 4th Street	Dunn Block (south, 1874; north, ca. 1910)	Building	Contributing
5SH.4584	318 4th Street	Café (ca. 1920-1930s)	Building	Contributing
5SH.4585	324 4th Street	San Luis Valley Bank (1880)	Building	Contributing
	<i>324 4th Street</i>	<i>Shed to rear (ca. 1904-20)</i>	Building	<i>Contributing</i>
5SH.1899	400 4th Street	First National Bank/Saguache County National Bank (ca. 1915)	Building	Contributing
5SH.4586	401 4th Street	Pioneer Drug Store/Post Office Drug Store (ca. 1880-84)	Building	Contributing
5SH.3642	404 4th Street	Russell and Chavez Grocery and Hardware/Malouff's Grocery and Market (ca. 1904-14)	Building	Contributing
5SH.4587	405 4th Street	Saguache Pharmacy (ca. 1910-12)	Building	Contributing
5SH.3841	406 4th Street	General Merchandise Store/Rainbow Garage/Malouff's Dry Goods (pre-1886)	Building	Noncontributing
5SH.4588	407 4th Street	Beckley General Store (south, pre-1886, north, ca. 1984)	Building	Noncontributing
5SH.4589	409 4th Street	Sherman Restaurant/Sherman Hotel (rear, ca. 1890-98; front, ca. 1898-1904)	Building	Contributing
5SH.3622	410 4th Street	Rainbow Garage/Ute Theater (ca. 1904-14)	Building	Contributing
	<i>410 4th Street</i>	<i>Shed to rear on alley (ca. 1904-20)</i>	<i>Building</i>	<i>Contributing</i>
5SH.4590	South of 410 4th Street	Dave Martinez Park (2012)	Site	Noncontributing
5SH.2523	411 4th Street	Bon Ton Saloon/Stockmen's Club (ca. 1876)	Building	Noncontributing
5SH.384	413-25 4th Street	Saguache Hotel (south, 1910; north, ca. 1920).	Building	Contributing
	<i>413-25 4th Street</i>	<i>Shed to rear (ca. 1910-20)</i>	<i>Building</i>	<i>Contributing</i>
	<i>413-25 4th Street</i>	<i>Loading chute on alley to north (ca. 1987)</i>	<i>Structure</i>	<i>Noncontributing</i>
5SH.4591	416-18 4th Street	Lucy B. Evans Forbes Bakery/Williams House (north, ca. 1910-20; south, ca. 1946)	Building	Contributing
	<i>416-18 4th Street</i>	<i>Garage to southeast (ca. 1920-64)</i>	<i>Building</i>	<i>Contributing</i>
	<i>416-18 4th Street</i>	<i>Shed to east (ca. 1970-83)</i>	<i>Building</i>	<i>Noncontributing</i>
5SH.4592	301-15 5th Street	Winer Hides and Wool and Grocery Store/Smith's Market (1908)	Building	Contributing
5SH.4596.1	North edge of Christy Avenue (street ditch)	Gotthelf Ditch No. 1 Street Ditch (pre-1891)	Structure	Contributing
5SH. 3640	330 Christy Avenue	Marold's Studebaker Agency (ca. 1910)	Building	Contributing
	<i>330 Christy Avenue</i>	<i>Shed to rear (ca. 1920-64)</i>	<i>Building</i>	<i>Contributing</i>

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State ID No.	Property Address	Historic Resource Name	Resource Type	Contributing Status
5SH.4593	404 Denver Avenue	Saguache Motor Company/Gross Garage/Martin Chevrolet Company (1916)	Building	Contributing
5SH.4594	435-55 Denver Avenue	Gotthelf and Tarbell Warehouse/ F. Ridgeway and Son Warehouse (ca. 1904-20)	Building	Contributing
	<i>435-55 Denver Avenue</i>	<i>Metal storage building (ca. 1999-2005)</i>	<i>Building</i>	<i>Noncontributing</i>
5SH. 4596.2	South edge of Denver Avenue (street ditch)	Gotthelf Ditch No. 1 Street Ditch (pre-1891)	Structure	Contributing
5SH.4595	340 San Juan Avenue	Office (ca. 1904-20)	Building	Contributing
5SH.3644	435 San Juan Avenue	Telephone Exchange (pre-1886)	Building	Contributing
	<i>435 San Juan Avenue</i>	<i>Shed/Carport on alley (post-1983)</i>	<i>Building</i>	<i>Noncontributing</i>
5SH. 4596.3	North edge of San Juan Avenue (street ditch)	Gotthelf Ditch No. 1 Street Ditch (pre-1891)	Structure	Contributing
5SH. 4596.4	South edge of San Juan Avenue (street ditch)	Gotthelf Ditch No. 1 Street Ditch (pre-1891)	Structure	Contributing

NOTE: Associated outbuildings (if any) are grouped with each associated primary building, appearing on italicized lines below the primary building.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)  
Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

COMMERCE  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1874-1964  
\_\_\_\_\_

**Significant Dates**

1946  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)  
N/A

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Huddart, John James  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The period of significance extends from 1874 (the earliest documented date of a district resource) through 1964 (a date fifty years before the present in accord with National Register practice when there is no more appropriate date). The area has served as Saguache's primary commercial district since the town's founding in 1874 and it constituted an important center of business activity for the town and the northern part of the county throughout the period of significance. A significant date is: 1946, when U.S. 285 was re-routed off 4<sup>th</sup> Street.

**Criteria Considerations (justification)**

None.

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### Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

#### Summary

The Saguache Downtown Historic District is locally significant under National Register Criterion A in the area of Commerce for its historic role as the commercial center of the Town of Saguache and the upper San Luis Valley since its founding in 1874. The district is further locally significant under National Register Criterion C in the area of Architecture, representing an intact collection of one- and two-story late nineteenth- and early twentieth century commercial buildings, including an impressive number of buildings featuring false front and adobe construction. The period of significance extends from 1874 through 1964, in keeping with National Register guidelines.

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#### Elaboration

*Criterion A.* The Saguache Downtown historic district is significant in the area of Commerce as the focus of business and commercial life for the town, its surrounding agricultural area, and the upper San Luis Valley. Beginning with its platting in 1874, Saguache's 4<sup>th</sup> Street commercial area functioned as a supply and provisioning center for miners headed to the rich mines of the San Juan region of southwest Colorado and provided support for the town's role as the county seat. Gotthelf and Mayer's Mercantile, D. Herbert Dunn's two-story Dunn Block, and other early enterprises provided a prosperous commercial nucleus for the settlement. A sizable contingent of German natives, including such prominent Jewish merchants as Otto Mears, Isaac Gotthelf, and Leopold Mayer, played prominent roles in the town's growth and development. Other businesses founded by men and women from across the United States and Europe soon followed to form a supply, services, banking, and entertainment center for townspeople, cattlemen, sheepraisers, hay growers, and others in the northern San Luis Valley. Important among the population were the Latino farmers and herdsmen who toiled outside the town and laborers who constructed early buildings. As roads improved and motor vehicles became commonplace, gasoline stations and garages sprang up along 4<sup>th</sup> Street to meet the needs of travelers on what would become U.S. Highway 285. Throughout the period of significance downtown Saguache contained a range of businesses to address the functions noted above. A number of downtown firms operated for decades, including the Gotthelf and Mayer (later Gotthelf and Tarbell) Mercantile, Saguache County Bank, F. Ridgeway and Son, Saguache Crescent, First National Bank of Saguache, Johnson-Means (later Means and Ashley) Mercantile, Saguache Pharmacy, Stockmen's Club, Bon Ton Saloon, Saguache Abstract and Investment Company, Malouff Grocery and Market, Malouff Dry Goods, the Ute Theater, and Saguache Hotel.

*Criterion C.* In the area of Architecture, the Saguache Downtown Historic District represents a significant intact collection of one- and two-story commercial buildings in a small service and supply center in southern Colorado. Containing mostly late nineteenth- and early twentieth-century (pre-1920) construction, the district displays only a few examples of formal architectural styles, including one example each of Classical Revival, Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements, and Art Deco. Most buildings within the district are illustrative of nineteenth- and twentieth-century commercial designs erected by local builders without the participation of architects. The nominated area is noteworthy for the relatively large proportion of primary buildings (26 percent) with false fronts, a once common but now increasingly rare building type. As Eric Stoehr, author of *Bonanza Victorian*, observed, false front buildings "gave a citified, more eastern look to a new frontier town."<sup>76</sup> Equally notable is the percentage of primary buildings wholly or partly built of adobe (29 percent), representing a relatively northern example of a collection of buildings employing a material and technology more typically found in southern parts of the San Luis Valley and southeastern Colorado. Following

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<sup>76</sup> Some of the adobe buildings feature a false front attached to a flat or sloping roof. C. Eric Stoehr, *Bonanza Victorian: Architecture and Society in Colorado Mining Towns* (Albuquerque, New Mexico: University of New Mexico Press, 1975), 61.

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America's acquisition of formerly Mexican territory, settlers moved north from New Mexico and brought these construction techniques and traditions. An 1875 description of the town observed "it is wholly unlike Colorado's other new towns in that the flimsy frame business and dwelling houses generally occupied at first are the exception here. The substantial-looking lead-colored 'doby' structure has been the style most in vogue thus far, an admirable clay in the neighborhood furnishing the material."<sup>77</sup>

## Growth and Development of Saguache Downtown

### EARLY EXPLORATION AND SETTLEMENT IN THE SAGUACHE VICINITY

Indigenous peoples, particularly the Utes, established and utilized trails west of present-day Saguache that were adopted by later explorers, trappers, traders, and emigrants.<sup>78</sup> After Spain claimed the area in 1598, exploration of what would become south-central Colorado began. A party led by Don Juan Maria de Rivera in 1765 searched for mineral wealth in southwest Colorado and returned eastward by crossing Cochetopa Pass (known to the Spanish as "El Puerto") into the San Luis Valley. The North Fork of the Spanish Trail to California ran from Espanola, New Mexico, through the San Luis Valley, past the present site of Saguache, and over Cochetopa Pass.<sup>79</sup> Trappers and traders utilized the San Luis Valley during the 1820s and 1830s and traveled over Cochetopa Pass into the Gunnison Valley. Among those who passed through the area were Antoine Leroux and Antoine Robidoux. Historian Virginia Simmons states that Euro-American traders and Indians camped together several times on Saguache Creek (about twenty miles from the present-day town), a popular Ute camping area. She reports the Ute name for the camp, "Saguguachipa" was shortened to "Saguache" by traders.<sup>80</sup>

In 1848, the San Luis Valley became a part of the United States through the Treaty of Guadalupe-Hidalgo, stimulating American interest in the region. Lt. Edward F. Beale and Gwinn Harris Heap investigated the valley in 1853, traveling over Cochetopa Pass, and noted that it was one of two routes the Utes frequently utilized going to and from the valley. In the same year, Capt. John W. Gunnison's expedition traversed the valley and surveyed the Cochetopa Pass while searching for a central rail route through the San Juans.<sup>81</sup>

Many early historians of the area contended that the first settlement in the future Saguache County was along Kerber Creek near present-day Villa Grove in 1865 by members of Company I, First Regiment of Colorado Volunteers, who traveled north from Ft. Garland after their discharge from the army. This view is disputed by historian Janet S. Williams and others, who found Latinos had established the first settlement in the area by 1860. Early Anglo-American settlers, such as Loren Jenks and his wife and George Neidhardt, who located on a ranch near Villa Grove in 1865, discovered the Cotton Creek area already settled by Latino families, including the Duran, Martinez, Valdez, Casias, and Trujillo families.<sup>82</sup>

The southern Colorado area seemed a logical destination for Latino migrants from increasingly crowded northern New Mexico in the 1850s and 1860s. Geographer Richard L. Nostrand compiled extensive data on settlements from census returns and other sources to trace Latino migration paths from the Rio Grande Valley of central and northern New Mexico and found established settlements on both sides of Colorado's San Luis Valley. Latinos brought with them knowledge and skills for constructing buildings with adobe, expertise in

<sup>77</sup> *Rocky Mountain News*, 20 November 1875, 2.

<sup>78</sup> Rio Grande National Forest, Saguache Ranger District, "Cochetopa Hills Area Heritage Resource Background."

<sup>79</sup> Virginia McConnell Simmons, *The San Luis Valley: Land of the Six-Armed Cross*, 2nd ed., (Niwot, Colorado: University Press of Colorado, 1999), 26-27 and 33; Ron Kessler, *The Old Spanish Trail North Branch* (Santa Fe: Sunstone Press, 1998); Rio Grande National Forest, summarizing Louise Hoyt, "The Forgotten Road," Spring 1968, unpublished manuscript on file at Rio Grande National Forest; and summary of information on Cochetopa Pass in the Colorado Inventory of Historic Places, Colorado Historical Society.

<sup>80</sup> Rio Grande National Forest, summary of Marshall Sprague, *The Great Gates* (Boston: Little, Brown, and Co., 1964), unpublished manuscript on file at Rio Grande National Forest; Simmons, *The San Luis Valley*, 47, 49.

<sup>81</sup> Simmons, *The San Luis Valley*, 70; Kessler, *The Old Spanish Trail North Branch*, 159.

<sup>82</sup> Janet S. Williams, "A Meeting of Cultures on the Colorado Frontier," Manuscript on file at the Saguache County Library. The Spanish presence in the area is also recorded in a *Saguache Crescent* article on 6 October 1977, which noted that "an ancient arastra...was found on the north fork of the Carnero Creek, some 20 miles from Saguache."

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building irrigation systems and raising cattle and sheep, and other knowledge, traditions, and customs that greatly influenced the area's development. They also provided necessary manpower for building towns. Unfortunately, early histories did not record the names of most of these pioneers.<sup>83</sup>

In the spring of 1866, Irish immigrant Nathaniel Russell came north from Conejos with Latino laborers and established a homestead southwest of today's commercial district in Saguache in the east half of Section 12, Township 44 North, Range 7 East. Russell came to Colorado in 1859 looking for gold and spent the winter of 1860-61 in Conejos. Mustered out of the army at Fort Garland following the Civil War, he took up a 160-acre homestead on bottomland along Saguache Creek and convinced friends to do the same, eventually buying out their claims. The lands became part of Russell's N Lazy R Ranch. Russell's friends Fred Walsen and Christian F. Stollsteimer also located homesteads in the area.<sup>84</sup>

Colorado's Territorial Legislature created Saguache County in December 1866 from part of Costilla and Lake counties. The bill creating the county was prepared by John Lawrence, who worked as an interpreter for the Spanish-speaking members of the legislative body, and introduced by Jesus Maria Velasquez of Conejos County.<sup>85</sup> The new county attracted the attention of potential new settlers, and during the following year persons such as J.B. Woodson, John Lawrence, Otto Mears, John Evert, W.J. Godfrey, and E.R. Harris also moved up from Conejos and settled along the creek near present-day Saguache.<sup>86</sup> In 1868 the settlers faced a setback, as grasshoppers destroyed "everything sown or planted in Saguache."<sup>87</sup> When the U.S. Surveyor General surveyed townships in the area in 1869, the "Saguache Townsite" was recorded in the northeast quarter of Section 12, about a quarter-mile southwest of today's downtown Saguache.<sup>88</sup> The following year the *Rocky Mountain News* reported "a large number of homesteads" being taken up and more new residents arriving, with the population tripled in one year.<sup>89</sup> The nucleus of settlement shifted to the current location by the time the town was laid out in 1874.

A number of ambitious and industrious individuals settled in the upper San Luis Valley and contributed to the development of Saguache. Pioneer Otto Mears was attracted to the Saguache Valley by the fertility of the soil and because of business opportunities available. He claimed his homestead on Saguache Creek with the intention of growing wheat and building a flour mill. As historian Phil Goodstein judges, "Otto Mears' life was one from which legends are made." Born about 1840 and orphaned at the age of four, Mears was sent to live with family members in New York and then California in 1851. During the California gold rush he pursued a variety of occupations before joining the Union army in 1861 after becoming a naturalized citizen. Mears was ordered to serve in New Mexico, where he dealt principally with Navajo unrest. After leaving the army, he stayed in Santa Fe, working for the Jewish mercantile firm of Elsberg and Amberg, and later becoming a partner in a general store. In 1865, he joined forces with Isaac Gotthelf, who was also a member of the New Mexico Jewish merchant community, and relocated to Conejos. In partnership with Maj. Lafayette Head, Mears erected the first sawmill and gristmill in southern Colorado, hoping to supply Fort Garland and mining camps. Goodstein believes Mears was motivated to stake out 1,280 acres of farmland in order to grow the necessary wheat for his mill. Mears relentlessly promoted southwestern Colorado, in 1874 founding a newspaper in Saguache, the *Chronicle*, to boast of the area's riches. The Mears' adobe residence, on the

<sup>83</sup> Richard L. Nostrand, *The Hispano Homeland* (Norman, Oklahoma: University of Oklahoma Press, 1992), 3.

<sup>84</sup> Saguache County Museum, *Images of the Past*, vol. 1, (Saguache, Co.: Saguache County Museum, 1996), 3 [hereinafter referred to as *Images of the Past*, vol. 1]; Bureau of Land Management, General Land Office Records, Land Patents; *Pueblo Chieftain*, 20 September 1987; Clara Ellis Williams, "An Old Timer's Story of Early-Day Saguache," newspaper article from the W.D. Carroll Scrapbook in the files of Adams State College Library.

<sup>85</sup> *Denver Rocky Mountain News*, 20 December 1866, 1.

<sup>86</sup> In 1893, a small section of Saguache County was split off and became part of the newly-created Mineral County. *Images of the Past*, vol. 1, 3.

<sup>87</sup> *Denver Rocky Mountain News*, 19 June 1868, 4.

<sup>88</sup> The location of the townsite was either identified in error or soon moved to the northeast. U.S. Surveyor General's Office, Township 44 North, Range 7 East and Township 44 North, Range 8 East, New Mexico Principal Meridian, 6 July 1869, Denver, Colorado, original survey plats, [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov).

<sup>89</sup> *Denver Rocky Mountain News*, 12 July and 15 November 1870.

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present site of the Saguache County Courthouse, was a longtime landmark.<sup>90</sup>

John Lawrence also played a major role in the founding and development of Saguache. He kept a diary of his life after settling in the area in 1867, recording many details of the town's history until his death in 1908. Lawrence, born in St. Louis in 1835, came to Colorado in 1859. In partnership with James B. Woodson he established a ranch on Saguache Creek, about three miles west of Russell's ranch, where he planted crops and dug an irrigation ditch. Lawrence erected an adobe house which stands today on County Road Z. He was a *patrón*, who assisted his Latino renters in filing claims, building houses, and acquiring agricultural supplies in exchange for a share of the crops they produced. Historian Janet Lecompte reports Lawrence and Woodson laid out a plaza and some streets in the Latino fashion at their ranch in the summer of 1872, but that their planned development never became a reality. Lawrence became a strong promoter of Saguache after its creation, campaigned for its selection as county seat, and traveled to Denver to file its incorporation papers. He served the community in a variety of offices, including county assessor, territorial representative in 1867-68, school superintendent, road overseer, county judge, state representative, and mayor of Saguache. Lawrence's intimate connection with the development of the town resulted in his description as "the father of Saguache."<sup>91</sup>

Nathaniel Russell, Captain Charles Kerber, and Prudencio Garcia received appointments as county commissioners of the new county on 11 February 1867. Lawrence arrived in Saguache with the appointees in June of that year, and the first meeting of the commissioners occurred on 18 June 1867. Edward Harris was then appointed county clerk and recorder, Otto Mears became treasurer, John Lawrence was chosen assessor, and John Evert and A. Moran were selected as judges. No school superintendent or sheriff yet received nomination. On 13 August 1867 the first election in the area took place in a cabin, attracting fifty voters. The same officials were elected, with the exception of J.B. Woodson, who replaced Russell. John Evert served as the first county sheriff. Lawrence and other residents talked of establishing a townsite on Russell's ranch, where the post office was located in July 1867, but the concept was not realized for several years.<sup>92</sup>

In 1868 the U.S. government negotiated a treaty with the Utes, removing the San Luis Valley and central Rockies from their domain and providing the tribe with a reservation extending from just west of present-day Gunnison westward to the Utah border. As part of this agreement a southern Indian agency was to be moved from Conejos, where Lafayette Head was agent, to the Los Piños River. The agency was established in the area of Cochetopa Pass, with a tributary of Cochetopa Creek (about fifty miles from Saguache) renamed "Los Piños" to meet the specifications of the treaty even though it was outside the reservation. In 1874, the agency moved to the Uncompahgre River as a result of the Brunot Treaty and the name "Los Piños Agency" was transferred to the new location."<sup>93</sup>

Before completion of the agency in 1869 Utes camped at places near the Saguache River, including at John Lawrence's ranch and that of William Godfrey, while waiting for annuities to be distributed. Chief Ouray became a frequent visitor to Saguache and was mentioned frequently in John Lawrence's diary. Clara Ellis Williams, pioneer of the Saguache area, recalled that "Ouray was a true friend to the early settlers. . . ." However, they feared violence from other Native Americans, and Williams reported Nathaniel Russell constructed an adobe corral or fort for protection against any hostility.<sup>94</sup>

While freighting goods over Poncha Pass in 1867, Otto Mears encountered former Territorial Governor

<sup>90</sup> Ruby G. Williamson, *Otto Mears: Pathfinder of the San Juan* (Gunnison: B&B Printers, 1981), 17; Phil H. Goodstein, *Exploring Jewish Colorado* (Denver: Rocky Mountain Jewish Historical Society, 1992), 137-38; *Images of the Past*, vol. 1, 17; *Rocky Mountain News*, 18 October 1874, 4; Clara Ellis Williams, "An Old Timer's Story of Early Day Saguache." Ruby Williamson also reports that another resident of Saguache Creek when Mears arrived was H.R. Prior, an Englishman, who received remittances of large amounts of money from his homeland. She contends that Prior provided much of the capital to establish a mercantile business in a building on Mears' homestead.

<sup>91</sup> Janet Lecompte, "John Lawrence of Saguache," *Colorado Magazine* (Spring Summer 1978): 133-160.

<sup>92</sup> *Saguache Crescent*, 1902, reprint, in Saguache County Library Scrapbook; *Images of the Past*, vol. 1, 4; Lecompte, 144.

<sup>93</sup> J. Donald Hughes, *American Indians in Colorado* (Boulder: Pruett Publishing Co., 1977), 63-64.

<sup>94</sup> Clara Ellis Williams, "An Old Timer's Story of Early Day Saguache;" Lecompte, "John Lawrence of Saguache," 141-142.

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William Gilpin, who encouraged him to build a system of roads. Mears received a territorial charter to build a toll road over Poncha Pass, which was completed in 1871. This facilitated shipment of goods for the roadbuilder's store operated in partnership with Isaac Gotthelf. In 1874 Mears reported the completion of the San Juan Wagon Road, a 112-mile road described as the most direct route to the San Juan mines. Mears later expanded his road building to areas beyond Saguache and earned the name "Pathfinder of the San Juans."<sup>95</sup>

Isaac Gotthelf, born in Germany in 1844, settled in Santa Fe in 1859 and worked in a general store. He moved to Costilla in 1866 and to Saguache three years later. With funds amassed in his previous ventures, Gotthelf ordered a supply of goods from Marshall Field in Chicago and opened the first store in Saguache, later operating the first mercantile with Otto Mears in 1873-75. Gotthelf also acquired a ranch and carried on an extensive business with the Los Piños Agency through a branch store. In 1878 he and Leopold Mayer founded the Gotthelf and Mayer Mercantile Company, one of the most successful businesses in Saguache during the nineteenth and early twentieth centuries. At the height of its business, the store employed five clerks under the direction of Manager P.B. Bertchy. The partners also established the Saguache County Bank in a section of their store, later erecting a separate building. Isaac Gotthelf became one of the most prominent businessmen and civic leaders in Saguache. He represented the area in the state legislature for two terms (1876 and 1878), was a county commissioner, served as a member of the courthouse board, and was a trustee of the state normal school.<sup>96</sup>

In 1872 the *Denver Rocky Mountain News* reported the county was filling with new settlers "at a very rapid rate" and was a "fine grazing district" and a successful area for planting small grain and vegetables.<sup>97</sup> The principal crop for early settlers of the Saguache area was wheat, and flour met with high demand among pioneers. Enos and Preston Hotchkiss developed the Saguache Flour Mill on Saguache Creek about a mile from the present site of Saguache in 1873. The mill produced flour fine enough to be sold in the mining camps and attracted considerable demand, operating for more than fifty years. Hay from the Saguache area also sold in the mining camps for feed, and prosperous livestock operations in the county also required hay production. The severe winter of 1876-77 introduced winter-feeding of animals to the area and increased the demand for hay. In 1882 the *Rocky Mountain News* noted, "the crops raised in this county are of superior quality, with a large yield and including nearly all vegetation grown in the state."<sup>98</sup>

#### **FOUNDING AND EARLY YEARS OF THE TOWN OF SAGUACHE**

On 7 February 1874 the Saguache Town Company organized and it filed articles of incorporation on 20 February 1874.<sup>99</sup> Officers and trustees of the town company included: D. Heimberger, president; David Downer, secretary; D. Herbert Dunn, treasurer; and R.H. Jones, H.K. Prior, S.W. Hodding, I. Gotthelf, and A.W. Settle, trustees. Land for the townsite, which included 110 acres, was donated by seven ranchers: A.W. Settle, Otto Mears, Nathaniel Russell, E.R. Harris, Prudencio Garcia, Enos Hotchkiss, and R.H. Jones. Surveyor I.S. Rowell platted the town with streets forming a grid. The land containing Saguache's downtown comprised parts of three patents removing land from the public domain. A 164.12-acre tract lying west of 4<sup>th</sup> Street was part of the homestead entry of Otto Mears (patented in December 1875). Andrew W. Settle patented the 160-acre parcel east of 4<sup>th</sup> Street in December 1875. The district north of Denver Avenue was part of a 160.84-acre cash entry patent taken out by Robert H. Jones in January 1875.<sup>100</sup>

<sup>95</sup> Goodstein, *Exploring Jewish Colorado*, 137-38; *Rocky Mountain News*, 18 October 1874, 4; Frances McCullough, "The Barlow and Sanderson Stage Line in the San Luis Valley," *San Luis Valley Historian*, 30(1998): 10; Michael D. Kaplan, "The Toll Road Building Career of Otto Mears, 1881-1887," *Colorado Magazine* 52(Spring 1975): 154.

<sup>96</sup> *Images of the Past*, vol. 1, 15-16; *Saguache Crescent*, 1 April 1973.

<sup>97</sup> *Denver Rocky Mountain News*, 8 May 1872, 1.

<sup>98</sup> Simmons, *The San Luis Valley*, 208; Tracey T. Daily, Saguache Flour Mill (5SH.458), National Register Nomination, 12 November 1976; Lecompte, "John Lawrence of Saguache," 138 and 146; *Rocky Mountain News*, 25 December 1882, 12.

<sup>99</sup> The first town in the area had been established by Absalom Pumphrey at Milton, about a mile south of the present site of Saguache. The land in that vicinity was found to be marshy and not adequate for a townsite.

<sup>100</sup> The actual settlement on a piece of land preceded receipt of a formal land patent. Otto Mears, homestead entry, document number 2, 15 December 1875, Andrew W. Settle, homestead entry, document number 6, 15 December 1875,

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The town company established deadlines for the construction of buildings in the settlement, which varied according to size and cost. One hundred lots were given away to settlers, who were required to erect buildings valued above a set minimum amount. In late February 1874 Denver's *Rocky Mountain News* reported that "a town has been laid out at Saguache for a trading point, and over forty buildings have already been contracted to be erected by the first of June, costing not less than \$250 each."<sup>101</sup> Many of the early buildings were constructed in the traditional adobe fashion of the Southwest. Cattleman Arthur Lloyd Monk recalled when he arrived in the settlement in 1874 it contained a general store, post office, and two or three "dobe" dwellings.<sup>102</sup>

Cottonwood trees were to be planted by lot owners. The town company ordered one hundred trees in May and built irrigation ditches so the trees could be watered. Isaac Gotthelf oversaw the planting of trees and construction of ditches, with water taken from Nathaniel Russell's water right. By August fifteen business houses stood ready, and construction of a school and church was being contemplated. Carpenters Frank Townsend, J.M. White, and S.H. Tucker had arrived in Saguache two years earlier to take advantage of the building boom. In October 1874, the *Rocky Mountain News* reported that "public spirited citizens have. . . built up a city at Saguache, which promises to rival in growth, wealth, character of its people, buildings and business many of its older and more pretentious sister cities."<sup>103</sup>

Most early buildings in Saguache were built of adobe and log. The first post office was adobe and had no floor. The first county courthouse was a plain adobe building previously owned by Nathaniel Russell and had only two or three rooms. The building served a variety of purposes in the early years: county meetings convened there, the rooms on the south served judicial proceedings, and rooms on the north housed some school classes during 1876-77.<sup>104</sup> In November 1875 the *Rocky Mountain News* provided an interesting description of Saguache:

It is wholly unlike Colorado's other new towns in that the flimsy frame business and dwelling houses generally occupied at first are the exception here. The substantial-looking lead-colored "doby" structure has been the style most in vogue thus far, an admirable clay in the neighborhood furnishing the material. Taken in connection with several fine brick blocks, these low, thick-walled buildings give the place an air of age and long-established stability, quite at variance with its brief history.<sup>105</sup>

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

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

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and Robert H. Jones, cash entry, document number 1179, 9 January 1875, Township 44 North, Range 8 East, Sections 6 and 7, New Mexico Principal Meridian, Saguache County, Colorado, U.S. General Land Office, land patents, [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov).

<sup>101</sup> Pelton, *The San Luis Valley*, 30; *Images of the Past*, vol. 1, 20-21; Janet S. Williams, "A Meeting of Cultures on the Colorado Frontier," manuscript on file at Saguache County Library; *Rocky Mountain News*, 25 February 1874, 4; Lecompte, "John Lawrence of Saguache," 144.

<sup>102</sup> Arthur Lloyd Monk, "Reminiscences," 1934, manuscript number M539, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

<sup>103</sup> *Rocky Mountain News*, 25 August 1874, 2; Clara Ellis Williams, "An Old Timer's Story of Early-Day Saguache;" *Rocky Mountain News*, 18 October 1874, 4.

<sup>104</sup> Clara E. Williams, "An Old Timer's Story of Early-Day Saguache;" Lecompte, "John Lawrence of Saguache," 148; *Images of the Past*, vol. 1, 4.

<sup>105</sup> *Rocky Mountain News*, 20 November 1875, 2.

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have much the appearance of small forts.<sup>106</sup>

Not all construction in early Saguache was adobe, however. Some buildings rivaled commercial blocks being erected in much larger cities. The large, Italianate-style Dunn Block, built at 317-25 4th Street (5SH.1901), reflected the early architectural sophistication of the town (see Figure 2). The 1874 building was owned by D. Herbert Dunn, who moved to the Saguache area in 1870 and established a ranch known as Willowdale, as well as acquiring other land. The *Rocky Mountain News* reported in 1876 that the Odd Fellows of Saguache had dedicated new lodge rooms in the Dunn Block, which were described as “a hall, of which almost any lodge in Colorado might well feel proud. It is in the second story of Dunn’s brick block . . . The main hall is richly carpeted, the windows are draped with beautiful curtains, a chandelier and side lamps will furnish abundant light, and altogether it is one of the finest rooms in southwestern Colorado.” The building subsequently housed one of Saguache’s most prominent businesses, the Means and Ashley Mercantile, known for its huge selection of goods.<sup>107</sup>

On 8 September 1874, voters selected Saguache as the county seat, winning the honor over Milton and La Loma (which lost by eight votes). Associated growth in business translated into diversity in the commercial district. By 1874, the town included a newspaper, saloons, groceries, a mercantile, blacksmith, meat market, restaurant, hardware store, hotel, livery stables, saw and grist mill, and such trades and professions as lawyers, a shoemaker, jeweler, carpenter, stonecutter and bricklayer, music teacher, and milliners and dressmakers.<sup>108</sup> Throughout the 1870s, Saguache served as the supply center and stopping place for prospectors and teamsters heading for the San Juan country. An 1876 article in the *Irish American Times* of New York described the town as “the outfitting and starting point for all the silver country.”<sup>109</sup> Virginia Simmons reports a significant amount of the “tons of mining equipment, supplies, and ore in and out of the San Juan mines” passed through Saguache and over Cochetopa Pass.

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

An advertisement in the *Saguache Crescent* in 1876 announced the Saguache and San Juan Wagon Toll Road as the only route open year-round to the San Juans. By the time the inability to attract a railroad began affecting Saguache’s status as a freighting center, the town had evolved into a supply center for the surrounding agricultural community.<sup>110</sup> The Denver and Rio Grande Railroad built a line over Poncha Pass to Villa Grove in 1881 and extended it to Alamosa in 1890; the tracks passed eighteen miles east of Saguache.<sup>111</sup> The lack of a railroad connection was uncommon for a county seat in Colorado.

In the spring of 1878, cattlemen on the east side of the valley stopped two large herds of sheep from migrating into the area from New Mexico. Arthur Lloyd Monk recounted a similar incident when “the superior attitude of cowboys plus 6 shooters carried conviction.”<sup>112</sup> By the following year, however, sheep established a foothold in the area, with prominent settlers such as Isaac Gotthelf raising the animals. In subsequent years, sheepraising

<sup>106</sup> Fred B. Agee and Joseph M. Cuenin, comp., *History of Cochetopa National Forest* (Salida, Colo.: Salida Mail, 1924), not paginated.

<sup>107</sup> Saguache County Assessor records; Sanborn fire insurance maps; Cecil Hall, “Spring 2000 Walking Tour;” *Rocky Mountain News*, 4 June 1874 and 7 July 1876; *Saguache Chronicle*, 6 August 1880; *Images of the Past*, vol. 3, 4142.

<sup>108</sup> Simmons, *The San Luis Valley*, 194; and *Images of the Past*, vol. 1, 21-22.

<sup>109</sup> *Irish American Times* (New York), 29 April 1876, 3.

<sup>110</sup> *Saguache Crescent*, 15 April 1876; Lecompte, “John Lawrence of Saguache,” 147; Janet S. Williams, “A Meeting of Cultures on the Colorado Frontier”; and Simmons, *The San Luis Valley*, 205.

<sup>111</sup> Tivis E. Wilkins, comp., *Colorado Railroads: Chronological Development* (Boulder, Colorado: Pruett Publishing Company, 1974), 37 and 79.

<sup>112</sup> Monk, “Reminiscences,” 26.

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continued to gain importance, with large operations encompassing huge flocks. Immense amounts of wool passed through the town en route to eastern markets, and merchants stored the product in their warehouses.

**Table 2**  
**SAGUACHE TOWN AND COUNTY**  
**POPULATION TRENDS, 1870-2010**

Year	Town of Saguache			Saguache County
	Population	Change		
		Absolute	Percent	
1870	--	--	--	304
1880	325	--	--	1,973
1890	660	335	103.1%	3,313
1900	389	-271	-41.1%	3,853
1910	620	231	59.4%	4,160
1920	948	328	52.9%	4,638
1930	1,010	62	6.5%	6,250
1940	1,219	209	20.7%	6,173
1950	1,024	-195	-16.0%	5,664
1960	722	-302	-29.5%	4,473
1970	642	-80	-11.1%	3,827
1980	656	14	2.2%	3,935
1990	584	-72	-11.0%	4,602
2000	578	-6	-1.0%	5,917
2010	485	-93	-16.1%	6,108

SOURCE: U.S. Census Bureau, 1870-2010. There is no data for the Town of Saguache for 1870 since it did not organize until 1874.

**A BUSINESS CENTER: SAGUACHE IN THE LATE NINETEENTH CENTURY**

The 1880 U.S. Census, the first to enumerate Saguache, counted 325 people in the town (see Table 2). Of the total, about 10 percent were German natives, and less than half a dozen residents were Latino.<sup>113</sup> However, many Latinos continued to live in outlying areas and supplied necessary labor for construction projects in town. A panoramic photograph taken from the hill to the east in that year showed the town's developed area extending about four blocks north-south and three blocks east-west (see Figure 3). This area includes all of the area of the proposed National Register district. Saguache gained a second bank in 1880 when the San Luis Valley Bank erected a one-story brick building at the northeast corner of 4<sup>th</sup> Street and San Juan Avenue (324 4<sup>th</sup> Street, 5SH.4585).<sup>114</sup> Outside the commercial area, the town gained a two-story brick school with a bell tower in 1880 and an elaborate two-story brick courthouse with county offices on the first floor and a courtroom on the second in 1881. By that date, Saguache was the hub of a thriving agricultural area and the supply center for mining and livestock operations. J. F. Freuauf of Leadville wrote in February 1883 that the town included "two banks and two newspapers, three hotels and half a dozen large, well-stocked brick stores of general merchandise..."<sup>115</sup> (see Figures 4 through 7). Arthur Lloyd Monk, who lived in the Saguache area from 1874 through 1889, judged Saguache "ultimately became a very prosperous little cattle village."<sup>116</sup> In 1884, the *Rocky Mountain News* described the town:

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

<sup>113</sup> The 1880 manuscript Census returns were used for this analysis. Latino status was determined by Spanish surname.

<sup>114</sup> *Saguache Crescent*, 6 August 1880.

<sup>115</sup> J.F. Freuauf, "A Thriving Colorado Town," *Saguache Chronicle*, 9 February 1883, 8.

<sup>116</sup> Monk, "Reminiscences," 17.

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time to become a booming trade center.<sup>117</sup>

Travel writer George Crofutt described the agricultural production of the area in 1885, citing the raising of large quantities of hay, wheat, and vegetables, in addition to the principal occupations of raising sheep and cattle. Ranching grew in importance in the northern San Luis Valley, with homesteads gradually consolidated into larger agricultural operations. Crofutt reported the town still consisted principally of adobe and log buildings, together with a few "good brick and stone buildings for business purposes, and a few good wooden private residences."<sup>118</sup>

The town more than doubled in population during the 1880s, with a population of 660 recorded in 1890. Saguache's facilities included livery stables, banks, a school, stores, and restaurants. By 1891 the town included three churches, several fraternal organizations, two newspapers (the *Colorado Weekly Herald* and the *Saguache Crescent*), and two hotels (see Figures 8 and 9). In that year the layout of Saguache was described: "The principal avenues, which run east, west, are lined with stately and growing cottonwoods, and give the town somewhat the appearance of a grove. Irrigating ditches, filled with clear, sparkling water from the Saguache Creek, flow on either side of the avenues."<sup>119</sup>

Colorado historian Frank Hall wrote about Saguache in 1895: "Though not a large town, it is a strong business center, the market and supply point for the surrounding country.... By reason of the taste and enterprise of its people, this capital has been made the most inviting of all the towns in the San Luis Valley."<sup>120</sup> By 1897 Saguache was connected to the railroad by daily stage lines and a just-completed telephone line. Four churches served the community: Catholic, Baptist, Methodist, and Presbyterian. Fraternal lodges included the Odd Fellows, Masons, and Woodmen, all meeting in the Dunn Block. The town's status as a service and supply center continued, with offerings such as the Saguache County Bank, the Saguache County Abstract Company, the Saguache County Telephone Company, bakers, a barber, a billiard hall, the Saguache Pharmacy, a taxidermist, and two physicians.<sup>121</sup>

#### THE EARLY TWENTIETH CENTURY IN SAGUACHE

By 1900 Saguache's population dropped to 389 residents, a 41.1 percent decrease from 1890. The decline was attributable to the nationwide depression, which started in 1893 and profoundly affected silver mining states such as Colorado, where it impacted all sectors of the economy. The town grew with returning prosperity during the first decade of the twentieth century. A circa 1908 promotional publication boasted: "Saguache is surrounded by a very rich and prosperous country; and the town has nearly all lines of business and professions well represented."<sup>122</sup> Such enterprises included a bank, newspaper, two hotels, a large mercantile establishment, combined grocery and dry goods store, two hardware stores, a drug store, millinery, jewelry store, two meat markets, two livery and feed stables, a shoe shop, barber shop, creamery, and two public halls (see Figures 10 through 12). The Saguache Acetylene Gas Company provided lighting for streets, businesses, and many private dwellings.

Despite growth in the 1900s, Saguache's 1910 population of 620 represented slightly less than its 1890 number. Nonetheless, the 1910s were prosperous years, and the period saw significant construction in Saguache's downtown (see Figures 13 through 17). In addition, the town gained a number of important public buildings outside the commercial area, including: a new county courthouse (1910, 5SH.1392) after an earlier building was destroyed by fire; a two-story brick elementary school (1915, 5SH.1393); and a new town hall

<sup>117</sup> *Rocky Mountain News*, 1 January 1884, 10.

<sup>118</sup> George A. Crofutt, *Crofutt's Grip-Sack Guide* (Omaha, Nebraska: Overland Publishing Co., 1885; reprint, Boulder: Johnson Books, 1981), 138.

<sup>119</sup> A.R. Pelton, *The San Luis Valley*, 30, 31.

<sup>120</sup> Frank Hall, *History of the State of Colorado*, vol. 4 (Chicago: Blakely Printing Co., 1895), 305.

<sup>121</sup> *Images of the Past*, vol. 1, 23 and 24.

<sup>122</sup> *Saguache County and the Northern San Luis Valley, Colorado* (Saguache, Colorado: Crescent Printing Company, ca. 1908).

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(1915, 5SH.2411), replacing an earlier adobe facility.<sup>123</sup>

In 1910, local investors, including Horace Bailey “Boss” Means, W.T. Ashley, Dr. O.P. Shippey, and George Curtis, erected the Saguache Hotel (413-25 4<sup>th</sup> Street, 5SH.384), supplanting an older hostelry (the American House) on the site (see Figure 14). Means later acquired the interests of the others and operated the hotel until his death in 1926. He reportedly built the two-story brick hotel to “put Saguache on the map.” Born in Indiana in 1855, Means came with his parents to Saguache in 1875. He formed a partnership with his brother George, who raised cattle and acquired land. Horace Means became one of the town’s most prominent citizens, serving several terms as mayor, organizing the First National Bank and becoming its president, and completing four years as county commissioner. He was also president of the Saguache Cattle Growers Association and a director of the San Luis Valley Dairy Association.<sup>124</sup>

### Architectural Evolution

The 1874 Dunn Block received a two-story addition to the north to house the expanding operations of the Means and Ashley Mercantile Company (see Figure 17). The town’s prosperity was also evident in the new façade completed for the Saguache County Bank in 1913. The bank started as a private enterprise in the back of the Gotthelf and Mayer Mercantile and moved to a modest one-story brick building at 311 4<sup>th</sup> Street (5SH.1900) in 1882. The bank’s board of directors solicited bids for a \$7,500 remodeling of the building in 1913. Denver architect John J. Huddart designed the new façade and contractor M.J. Kenney, also of Denver, completed the construction. The Denver Terra Cotta Company produced the new front, which included cast stone, limestone, and marble. The American Sash and Door Company of Denver fabricated the glass for the new façade, including stained glass ornamentation. The Classical Revival-style frontispiece featured columns supporting a pediment and made the small building one of the most architecturally distinguished in town (see Figure 16).<sup>125</sup>

By 1913 the former Bon Ton Saloon building (313-15 4<sup>th</sup> Street, 5SH.1902) also experienced a striking makeover (see Figure 16). A new southern section was built and it and the adobe northern component received an exuberant brick façade featuring a transom, molded cornice, and illuminated ruby glass spheres in urns along the roof. With the 1916 onset of Colorado Prohibition, the Saguache Billiard Company occupied the building. Indicative of the diminishing undeveloped frontage along 4<sup>th</sup> Street, the driveway opening between the two Gotthelf and Tarbell Mercantile buildings was filled in with a narrow false front building (303 4<sup>th</sup> Street, 5SH.4598) between 1904 and 1913; it was used as an office.<sup>126</sup>

The First National Bank erected a fine new building at 400 4<sup>th</sup> Street (5SH.1899) in 1915 (see Figure 18). Dallas Stubbs, Horace B. Means, and Adam Shellabarger, and others had founded the bank. Some local historians speculate the institution was started in competition between rival mercantile operators Horace Means and Isaac Gotthelf. In 1927 the two banks consolidated, forming the Saguache County National Bank.<sup>127</sup>

Automobiles impacted the built environment of Saguache during the 1910s. Between 1904 and 1920, the downtown added five automobile-related businesses, including three garages, a gas filling station, and an “auto livery.” The largest garage at the northwest corner of 4<sup>th</sup> Street and Denver Avenue (404 Denver

<sup>123</sup> Daniela A. Caro, Saguache Elementary School (5SH.1393), National Register nomination form, 12 May 1993; *Images of the Past*, vol. II, 11-12 and vol. 1, 30; *Saguache Crescent*, 2 March 1910.

<sup>124</sup> Florence Gellatly Means, *But What, My Dear, Do You Know About Hotels?* (Castro Valley, Ca.: Greenridge Press, 1992); *Images of the Past*, vol. II, 20-21; Cecil Hall, “Spring 2000 Walking Tour of Main Street,” on the Saguache Library Website; Saguache County Assessor records; *Saguache Crescent*, 12 June 1919 and 22 April 1965.

<sup>125</sup> Margaret Finnerty, “History of 311 Main Street,” *Saguache Crescent*, 7 November 1974; *Saguache Crescent*, 17 March 1966, 23 June 1977, 15 March 1979; Adams State College, Colorado Room, Saguache Clipping File; Saguache County Museum, *Images of the Past*, vol. III, (Saguache, Colorado: Saguache Museum, 2000), 9-11; *Saguache Chronicle*, 6 August 1880.

<sup>126</sup> The gabled roof building is now gone; only the false front wall remains.

<sup>127</sup> *Saguache Crescent*, 7 November 1974, 17 March 1966, 23 June 1977; *Pueblo Chieftain*, 17 March 1966; Adams State College, Colorado Room, Saguache Clipping File; *Images of the Past*, vol. 3, 9-12; Saguache County Assessor records.

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Avenue, 5SH.4593) was Charles S. Coleman's Saguache Motor Company. Erected in 1916, the one-story brick garage sold Model T Fords and featured several mechanics available for repairs, wrecker service, coal delivery, gas pumps, space for storing vehicles, and a "comfortable rest room for ladies."<sup>128</sup> Lou W. Gross also operated a Ford garage in the building, which later housed Orval Martin's Martin Chevrolet Company.<sup>129</sup>

Another important event occurring before World War I was the arrival of Mary and Charles Ogden in Saguache. Charles Ogden had worked on a variety of newspapers in Wisconsin before moving to Colorado in 1910. Here, he met his wife Mary, and they lived in several towns in the southern part of the state and in New Mexico before moving to Saguache. The Ogdens acquired the *Saguache Crescent* newspaper in 1917 and their descendant continues to operate the paper today. The *Crescent* states that it is the last hot metal newspaper being printed in Colorado.<sup>130</sup>

Saguache resident Charles Vavak provided this recollection of his first impression of Saguache following service in World War I:

All the streets were studded with cottonwood trees, not a stump anywhere to show that a tree had been cut or removed. The streets east and west were so beautiful with a dense shade. The only street north and south was Main Street [4<sup>th</sup> Street], beginning at the Court House and ending past the Ford Garage at that time. This was the only street where God could cast his sunshine. Not a vacant building was along the Main Street. All streets were dirt graded and kept smooth with the oldtime grader.<sup>131</sup>

Saguache posted steady population increases in the period following World War I. By 1920, the streetwall of buildings along 4<sup>th</sup> Street was almost fully developed (see Figures 19 and 20). In about 1920, the Saguache Hotel (5SH.384) expanded with the addition of a north wing of rooms (see Figure 21). The 4<sup>th</sup> Street commercial area continued to enjoy a healthy mix of businesses during the decade. In 1925 the *State Business Directory* listed: two banks (the Saguache County Bank and the First National Bank), the Means and Ashley Mercantile, two general merchandise companies (including the large F. Ridgeway and Son), two hotels (the Saguache Hotel and the Eureka), the *Saguache Crescent* newspaper, and Saguache Abstract and Investment Company, as well as a barber, shoemaker, two bakeries and a restaurant/bakery, a garage and two auto liveries, a confectionery, O.S. Marold's drug store, four grocery stores, the Colorado Power Company, and Mountain States Telephone and Telegraph Company (see Figure 22). Professionals in Saguache included two lawyers and three physicians. Also listed were the Saguache Commercial Club and a post of the American Legion.<sup>132</sup>

In 1930 livestock grazing remained the most important pursuit in the northern area of the San Luis Valley, and Saguache continued its role as an agricultural supply center.<sup>133</sup> The Saguache Hotel received a boost in 1935, when Florence Means took over its operation. The hostelry had fallen into disrepair, but Mrs. Means, believing the hotel was a vital component of the town, reopened the restaurant and fixed up the rooms, turning it into a financial success "with total hospitality and great warmth."<sup>134</sup> When the Means family moved to Pueblo in 1938, the building sold in exchange for \$5,000 and the titles to three buildings in town.<sup>135</sup>

While little construction occurred during the Great Depression, a wide variety of businesses survived the economic downturn and operated in downtown Saguache in 1939, including: Hammond Mercantile Company,

<sup>128</sup> Sanborn fire insurance map, 1920; *Colorado State Business Directory*, 1917.

<sup>129</sup> Cecil Hall, "Saguache, Colorado: Spring 2000 Walking Tour of Main Street," <http://www.slv.org/saguachelibrary/saguachetour>; *Pueblo Chieftain*, 20 August 1978, 11A.

<sup>130</sup> *Saguache Crescent*, 5 July 1976, 4 January 1979, 11 January 1979, 8 April 1982, 20 August 1987; Saguache Library Scrapbooks; *Pueblo Chieftain*, 19 November 1984; *Images of the Past*, vol. 1, 28-30.

<sup>131</sup> Charles Vavak, "Beautiful Saguache," Saguache Women's Club, scrapbook, Saguache Public Library, Saguache, Colorado.

<sup>132</sup> *Colorado State Business Directory*, 1925.

<sup>133</sup> *Colorado: San Luis Valley* (Denver: Bradford-Robinson Printing Company, ca. 1930), 25.

<sup>134</sup> Means, *But What, My Dear, Do You Know About Hotels?*, 66.

<sup>135</sup> Florence Means; *Images of the Past*, vol. II; *Saguache Crescent*, 22 April 1965; Saguache Library Scrapbooks.

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offering groceries and meats and operated by L.P. and W.O. Hammond; Campbell and Son Hardware (Luther J. and John E. Campbell); Albert Hartog's dry goods store; Oscar S. Marold's drug store; Sarah Malouff's grocery store; and three service stations. Two garages, two barbers, the City Liquor Store (Mrs. Minnie Cregar), Lily C. Brown's restaurant, Hartwick's bakery, and a beauty parlor served local needs.<sup>136</sup> In 1939-40, the Saguache Ranger Station of the Rio Grande National Forest was built just west of the downtown at the corner of 5th Street and Christy Avenue. By the end of the 1930s the Federal Writers' Project described Saguache as "a thriving but isolated community retaining some of the spirit of the old frontier, ... Today, ranching almost entirely supports the town, one of the few in Colorado where cowboys in high-heeled boots, blue denim jeans, and ten-gallon hats are seen on the streets."<sup>137</sup>

**THE POST-WORLD WAR II ERA**

The Town of Saguache reported its peak population in the 1940 Census with 1,219 residents. A pivotal event in the history of the downtown occurred in 1946, when the Colorado Highway Department realigned U.S. Highway 285. The department rebuilt the road to pass a block north of the 4<sup>th</sup> Street commercial area before turning south along 8<sup>th</sup> Street. Prior to this, the route passed through town on 4<sup>th</sup> Street and local merchants benefitted from the traffic.<sup>138</sup>

Saguache gained an entertainment venue in 1947 when Ross Labart remodeled an existing garage at 410 4<sup>th</sup> Street (5SH.3622) into the Ute Theater for Lewis Groy (see Figure 23). The Groy family operated a number of other theaters in central Colorado, including those in Salida and Buena Vista. Just north of the theater members of the Malouff family opened a dry goods store (406 4<sup>th</sup> Street, 5SH.3841) in the late 1940s to supplement their grocery business. Natives of Lebanon, the Malouffs joined the 4<sup>th</sup> Street business community in about 1933, and Sarah Malouff, later joined by siblings Lena and Philip, operated a grocery and meat store at 404 4<sup>th</sup> Street (5SH.3642). In 1950, the *State Business Directory* reported Sarah and Philip Malouff conducted the Malouff Grocery and Market and Sarah and Pauline Malouff and Lena Howard ran Malouff's Dry Goods Store. When the Malouffs sold both businesses in 1971, the *Saguache Crescent* paid tribute to the family for having "served this trade area faithfully and conscientiously for more than thirty-seven years."<sup>139</sup>

During the post-World War II era Saguache census tallies recorded population decreases. The greatest drop occurred in the 1950s, when Saguache posted a 29.5 percent decline (see Table 2). Despite this challenge, the 1956 *State Business Directory* still listed a respectable variety of businesses, including Saguache County National Bank, the *Saguache Crescent*, Saguache County Abstract and Investment Company, the Saguache Hotel, Ute Theater, two mercantiles (Hammond and Charles A. Williams), Saguache Drug (E.J. Hazard, proprietor), Saguache Cold Storage, two liquor stores, Vera Kruse's Coffee Shoppe, Martin Chevrolet, the Malouff's dry goods store and grocery and market, and the offices of the Public Service Company of Colorado and Mountain States Telephone and Telegraph. The community suffered a major loss in 1966 when the Saguache County National Bank failed. While no depositors lost funds, it deprived the community of an essential business service and represented a blow to the town's status as county seat. Residents immediately started a campaign to re-open the bank, and Saguache now has two financial institutions.

In 1987 the downtown area became the setting for the American Playhouse television drama "Land of Little Rain" (1989), starring Jamie Horton and Helen Hunt. The Saguache Hotel starred in the film as the "Independence Hotel and Saloon." Cecil Hall recalled that "during the filming the sidewalks were covered with boardwalks, dirt was brought in to cover the paved streets and all of the power lines were taken down. What appeared on film was a small town pioneer hotel."<sup>140</sup>

By the late 1990s, some 4<sup>th</sup> Street buildings stood vacant (including the Saguache Hotel) or served as

<sup>136</sup> *Colorado State Business Directory*, 1939.

<sup>137</sup> Writers' Program of the Work Projects Administration, *The WPA Guide to 1930s Colorado* (Lawrence, Kansas: University Press of Kansas, 1987; orig. publ. New York: Hastings House, 1941), 397.

<sup>138</sup> Colorado Highway 114 was also realigned at this time. Cecil Hall, "Remember When," *Saguache Crescent*, 17 December 1998.

<sup>139</sup> *Saguache Crescent*, 11 November 1943 and 17 June 1971; *State Business Directory*, 1935 and 1950.

<sup>140</sup> Cecil Hall, Saguache Tour: West Side of Main Street, <http://www.angelfire.com/home/scpl/saguachetour/tour03.html>.

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residences. Cecil Hall judged this change stemmed from the 1946 highway realignment as businesses relocated along the new route of U.S. 285.<sup>141</sup> The town's declining population also resulted in a smaller market to support local businesses. The 2000 and 2010 censuses reported small decreases, with the 2010 population slightly under 500.

In 2000, Front Range Research Associates, Inc., and Central Colorado Preservation Partners, with Colorado State Historical Fund support, teamed to conduct a survey and prepare a preservation plan for Saguache and the Cochetopa corridor to the west. The project identified a potential National Register historic district within the 4<sup>th</sup> Street commercial area, increasing local and statewide interest in the area's history and architecture. In 2009, Colorado Preservation, Inc., named the 4<sup>th</sup> Street commercial area to its statewide Endangered Places list. This locally initiated nomination effort builds upon these earlier efforts to recognize the historical and architectural significance of Saguache's downtown.

In the late twentieth and early twenty-first centuries new residents of Saguache brought fresh enthusiasm and a new mix of businesses to the commercial district, including art galleries, restaurants, and antique stores. A Saguache Welcome Center opened at 404 4<sup>th</sup> Street, providing information on the area's development, amenities, and recreational opportunities and selling local foodstuffs and art. Both residents who traced their lineage back for generations and those who arrived in recent years found common ground in appreciation of Saguache's rich history and its well-preserved historic architecture.

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<sup>141</sup> Hall, "Remember When," *Saguache Crescent*, 17 December 1998.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Saguache County Museum

Historic Resources Survey Number (if assigned):  
5SH.4597

**10. Geographical Data**

**Acreege of Property** 7.7

**Provide latitude/longitude coordinates OR UTM coordinates.**  
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: N/A  
(enter coordinates to 6 decimal places)

1	<u>38.088040</u> Latitude:	<u>-106.138833</u> Longitude:	3	<u>38.085662</u> Latitude:	<u>-106.136099</u> Longitude:
2	<u>38.088057</u> Latitude:	<u>-106.136132</u> Longitude:	4	<u>38.085650</u> Latitude:	<u>-106.138800</u> Longitude:

OR

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**UTM References**

         NAD 1927    or    X NAD 1983

1 13    400131    4216194  
Zone    Easting    Northing

3 13    400369    4215926  
Zone    Easting    Northing

2 13    400370    4216191  
Zone    Easting    Northing

4 13    400129    4215931  
Zone    Easting    Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The district boundary is shown on the included sketch map at a scale of at least 1"=200'. The nominated area embraces: all properties in the 300 and 400 blocks of 4<sup>th</sup> Street; abutting side street commercial properties possessing historic physical integrity; and street irrigation ditches paralleling Denver, San Juan, and Christy Avenues. The district boundary follows parcel lines (which are generally marked by fences); there are no north-south alleys east or west of 4<sup>th</sup> Street which could be used for the boundary of the nominated area.

The boundary is generally described as follows: beginning at the northwest corner of the district at the intersection of the west parcel line of 301-15 5<sup>th</sup> Street and the south edge of Denver Avenue; thence east along the south edge of Denver Avenue to the intersection of the west parcel line (extended) of 404 Denver Avenue; thence following the west and north parcel lines of 404 Denver Avenue to its intersection of the west edge of 4<sup>th</sup> Street; thence south along the east edge of 4<sup>th</sup> Street to its intersection with the south edge of Denver Avenue; thence east along the south edge of Denver Avenue to its intersection of the east parcel line of 300 4<sup>th</sup> Street; thence south along the east parcel lines of 300 and 310 4<sup>th</sup> Street; thence east along the south edge of the alley through the center of Block 13; thence south along the east parcel lines of 316, 318, and 324 4<sup>th</sup> Street and 340 San Juan Avenue; thence east along the south edge of San Juan Avenue to its intersection with the east parcel line of 400 4<sup>th</sup> Street; thence south along the east parcel lines of 400, 404, 406, and 410 4<sup>th</sup> Street and 330 Christy Avenue to the intersection of the north edge of Christy Avenue; thence west along the north edge of Christy Avenue to the intersection of the west parcel line of 413-25 4<sup>th</sup> Street; thence north along the west parcel line of 413-25 4<sup>th</sup> Street to its intersection with the north edge of the alley through the center of Block 15; thence west along the north edge of the alley to its intersection with the west parcel line of 435 San Juan Avenue; thence north along the west parcel line of 435 San Juan Avenue to its intersection of the south edge of San Juan Avenue; thence east along the south edge of San Juan Avenue to its intersection with the west parcel line of 317-25 4<sup>th</sup> Street; thence north along the west parcel line of 317-25 and 313-15 4<sup>th</sup> Street to the intersection of the north edge of the alley through the center of Block 16; thence west along the north edge of the alley across 5<sup>th</sup> Street to the intersection of the west parcel line of 301-15 5<sup>th</sup> Street; and thence north along the west parcel line of 301-15 5<sup>th</sup> Street to the point of beginning.

**Boundary Justification** (explain why the boundaries were selected)

The Saguache Downtown historic district includes those properties historically associated with commercial purposes in the downtown area during the period of significance.

**11. Form Prepared By**

name/title R. Laurie Simmons and Thomas H. Simmons, Historians (for the Town of Saguache)

organization Front Range Research Associates, Inc.    date 3 March 2014

street & number 3635 W. 46<sup>th</sup> Avenue    telephone 303-477-7597

city or town Denver    state CO    zip code 80211

e-mail frraden@msn.com    website www.frhistory.com

**Property Owner:** (complete this item at the request of the SHPO or FPO)

name Multiple Owners (list provided on continuation sheets)

street & number \_\_\_\_\_    telephone \_\_\_\_\_

city or town \_\_\_\_\_    state \_\_\_\_\_    zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

#### Photograph Log

Name of Property: Saguache Downtown  
City or Vicinity: Saguache  
County: Saguache State: Colorado  
Photographer: Thomas H. Simmons  
Date Photographed: July 2013

- 1 of 38: Streetscape of 4<sup>th</sup> Street from immediately north of Denver Avenue, view south.
- 2 of 38: Streetscape of 300 block of 4<sup>th</sup> Street west side with 301 4<sup>th</sup> Street (5SH.1903) in the right foreground, view southwest.
- 3 of 38: Streetscape of 300 block of 4<sup>th</sup> Street east side with 324 4<sup>th</sup> Street (5SH.4585) in the right foreground, view northeast.
- 4 of 38: Streetscape of 400 block of 4<sup>th</sup> Street east side from San Juan Avenue with 400 4<sup>th</sup> Street (5SH.1899) in the left foreground, view southeast.
- 5 of 38: Streetscape of 4<sup>th</sup> Street from Christy Avenue, view north.
- 6 of 38: 301 4<sup>th</sup> Street (5SH.1903) with 303 4<sup>th</sup> Street (5SH.4598) to left, view west-southwest.
- 7 of 38: 307 4<sup>th</sup> Street (5SH.1904) with 303 4<sup>th</sup> Street (5SH.4598) to right, view west.
- 8 of 38: 309 4<sup>th</sup> Street (5SH.4582), view west.
- 9 of 38: 310 4<sup>th</sup> Street (5SH.4583) with 300 4<sup>th</sup> Street (5SH.4581) to left, view east-northeast.
- 10 of 38: 311 4<sup>th</sup> Street (5SH.1900), view west-northwest.
- 11 of 38: 313-15 4<sup>th</sup> Street (5SH.1902), view west-southwest.
- 12 of 38: 316 4<sup>th</sup> Street (5SH.1898), view east.
- 13 of 38: 317-25 4<sup>th</sup> Street (5SH.1901), view northwest.
- 14 of 38: 318 4<sup>th</sup> Street (5SH.4584), view east-southeast.
- 15 of 38: 324 4<sup>th</sup> Street (5SH.4585), view northeast.
- 16 of 38: 324 4<sup>th</sup> Street (5SH.4585) and rear shed to right, view northwest.

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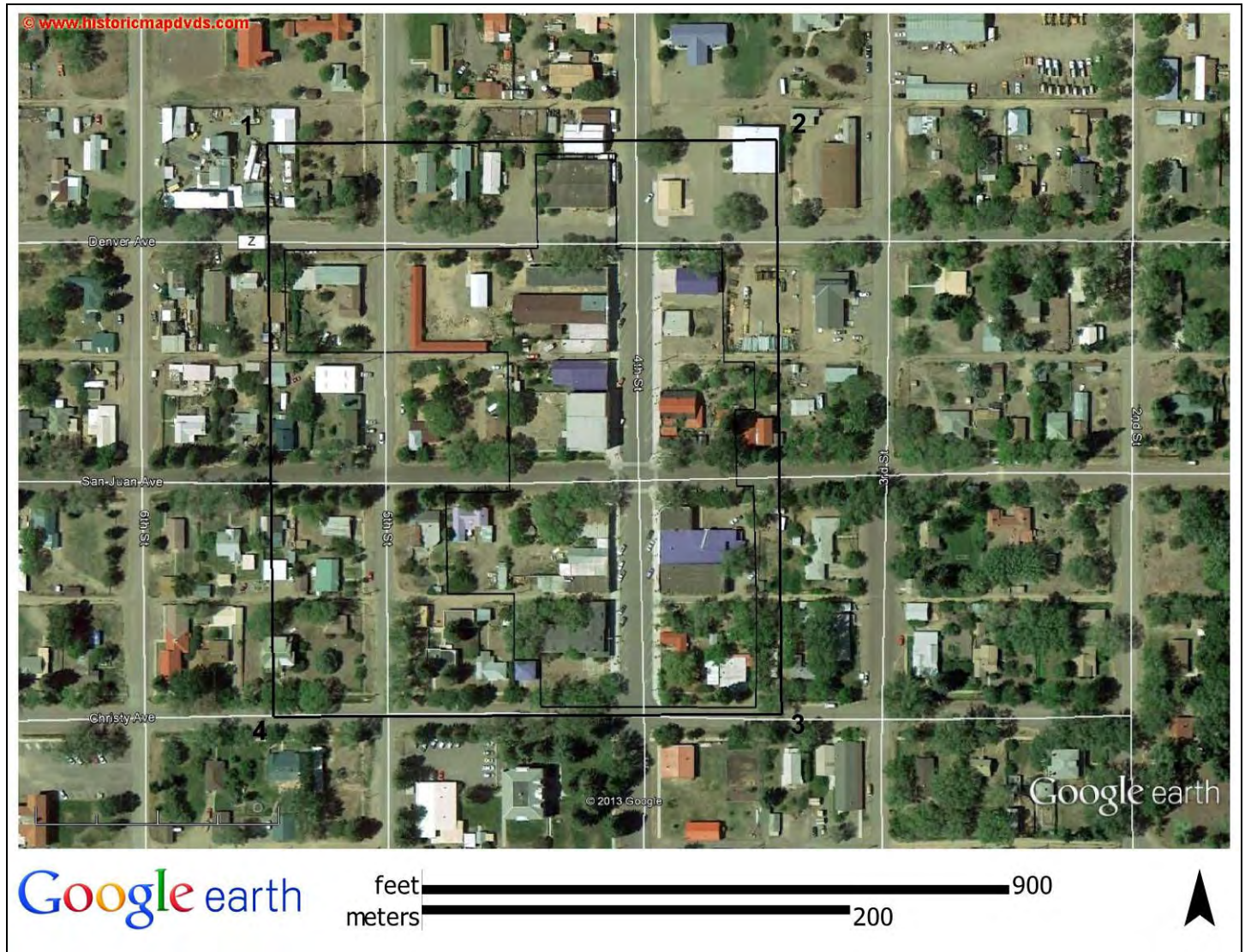
- 17 of 38: 400 4<sup>th</sup> Street (5SH.1899), view east-southeast.
- 18 of 38: 401 4<sup>th</sup> Street (5SH.4586), view southwest.
- 19 of 38: 404 4<sup>th</sup> Street (5SH.3642), view east.
- 20 of 38: 405 4<sup>th</sup> Street (5SH.4587), view west.
- 21 of 38: 409 4<sup>th</sup> Street (5SH.4589), view west.
- 22 of 38: 410 4<sup>th</sup> Street (5SH.3622), view northeast.
- 23 of 38: 410 4<sup>th</sup> Street (5SH.3622), rear shed on alley, view southeast.
- 24 of 38: 413-25 4<sup>th</sup> Street (5SH.384), northwest.
- 25 of 38: 413-25 4<sup>th</sup> Street (5SH.384), rear shed, view southwest.
- 26 of 38: 416-18 4<sup>th</sup> Street (5SH.4591), east-northeast.
- 27 of 38: 301-15 5<sup>th</sup> Street (5SH.4592), view southwest.
- 28 of 38: 330 Christy Avenue (5SH.3640), view north-northwest.
- 29 of 38: 404 Denver Avenue (5SH.4593), view northwest.
- 30 of 38: 435-55 Denver Avenue (5SH.4594), view southwest.
- 31 of 38: 340 San Juan Avenue (5SH.4595), view northeast.
- 32 of 38: 435 San Juan Avenue (5SH.3644), view southwest.
- 33 of 38: Gotthelf Ditch No. 2 Street Ditch (5SH.4596.1) and cottonwoods, north edge of Christy Avenue south of 313-25 4<sup>th</sup> Street, view east.
- 34 of 38: 300 4<sup>th</sup> Street (5SH.4581), view east-southeast.
- 35 of 38: 406 4<sup>th</sup> Street (5SH.3841), view east.
- 36 of 38: 407 4<sup>th</sup> Street (5SH.4588), view west.
- 37 of 38: 411 4<sup>th</sup> Street (5SH.2523), view northwest.
- 38 of 38: Park (5SH.4590), east side of 4<sup>th</sup> Street south of 410 4<sup>th</sup> Street, view east-northeast.

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**Figures**

Include GIS maps, figures, scanned images below.



**Location Map**

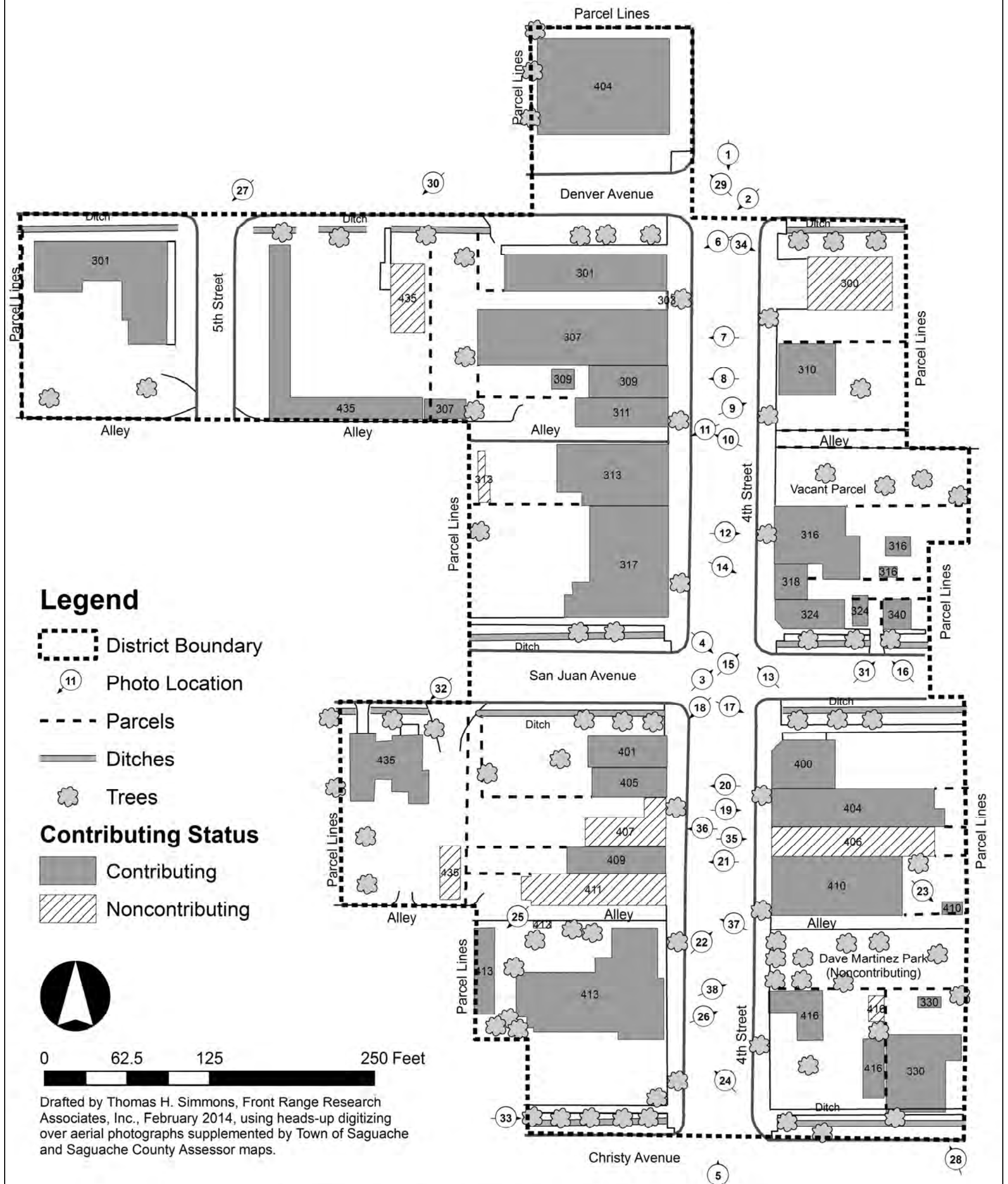
**Bounding Area Points**

Point	Latitude	Longitude
1	38.088040	-106.138833
2	38.088057	-106.136132
3	38.085662	-106.136099
4	38.085650	-106.138800

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# SAGUACHE DOWNTOWN HISTORIC DISTRICT TOWN OF SAGUACHE, SAGUACHE COUNTY, COLORADO SKETCH MAP

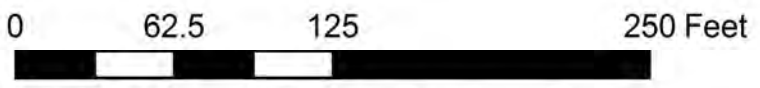


### Legend

- District Boundary
- Photo Location
- Parcels
- Ditches
- Trees

### Contributing Status

- Contributing
- Noncontributing



Drafted by Thomas H. Simmons, Front Range Research Associates, Inc., February 2014, using heads-up digitizing over aerial photographs supplemented by Town of Saguache and Saguache County Assessor maps.

Numbers on buildings are street address numbers. Diagonal parking is present in the 300 and 400 blocks of 4th Street. The four ditch segments paralleling the east-west avenues are all contributing.

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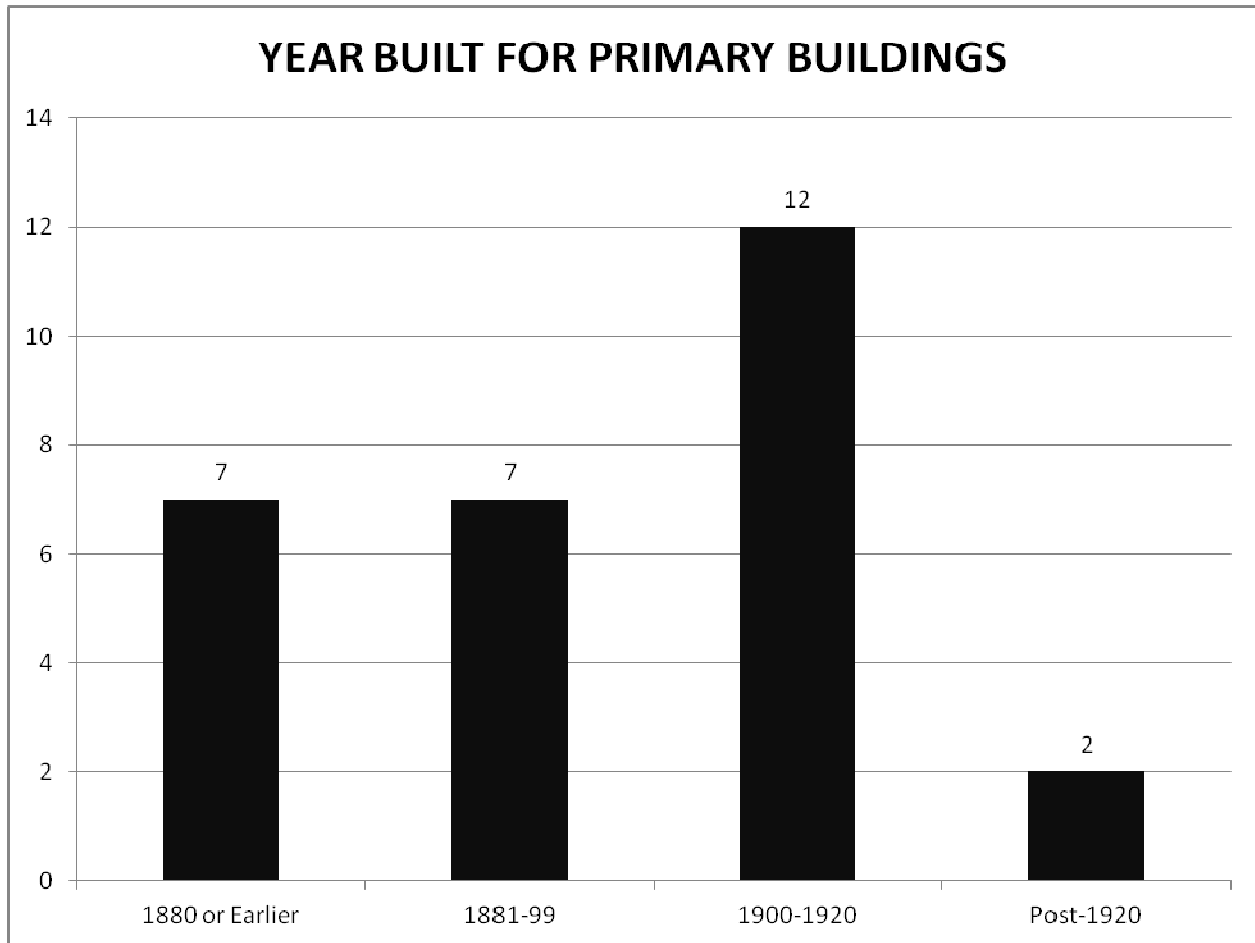


Figure 1. Of the district's twenty-eight primary buildings, 50 percent date to before 1900.



Figure 2. The 1874 Dunn Block, shown in this ca. 1891 view west-northwest, featured a fraternal hall on its upper story. A two-story north addition was constructed ca. 1910. Courtesy of Pelton, *San Luis Valley Illustrated* (1891), 34.

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Figure 3. The center of the fledging community of Saguache is pictured in this extract of an 1880 panorama taken from the hill east of town. The view is to the northwest, with the two-story Dunn Block (number 317-25) near the center top of the image facing 4<sup>th</sup> Street, which extends left to right across the picture. In addition to the Dunn Block, extant identifiable buildings within the district include: 307, 310, 313-15 (north part), 316, 407, 411, and possibly 401 4<sup>th</sup> Street. Courtesy Saguache County Museum, photographic collection, Saguache, Colorado.

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Figure 4. This pre-1882 view southwest shows the west side of the 300 block (odd numbers) of 4<sup>th</sup> Street. The two-story Dunn Block (5SH.1901) looms in the distance to the left with a one-story building and the north part of 313-15 4<sup>th</sup> Street (5SH.1902) to its right. The brick-faced adobe building with segmental arches at center housed the Gotthelf and Mayer mercantile (number 307). A false front adobe building is present at the right. The two buildings to the right now comprise 307 4<sup>th</sup> Street (5SH.1904) under a common false front façade. Courtesy Saguache Chamber of Commerce, photograph, pre-1882, Saguache, Colorado.

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Figure 5. Gotthelf and Mayer operated a dry goods, clothing, grocery, and provisions business, as well as the Saguache County Bank, in the brick-faced adobe building to the left. It and the Ruby Saloon building are both pictured in a summer 1880 panorama of the town. The two buildings were later united with a tall false front and today comprise 307 4<sup>th</sup> Street (5SH.1901). Courtesy Amon Carter Museum, photographic collection, image number P1976.24.385, pre-1882, Fort Worth, Texas.

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Figure 6. The Pioneer Drug Store (401 4<sup>th</sup> Street, 5SH.4586), which also housed the Post Office and jeweler W.R. Bradley, is in the foreground with the Dunn Block (5SH.1901) beyond in this early 1880s view to the north-northwest. Courtesy Amon Carter Museum, photographic collection, image number P1976.24.386, ca. 1882-84, Fort Worth, Texas.



Figure 7. By 1882, the Saguache County Bank had outgrown its space in the Gotthelf and Mayer building (right) and this building at 311 4<sup>th</sup> Street (5SH.1900) was erected to house its operations. The building plaque below the signband reads "1882 J.F. Farrington builder." The walls of 313-15 (5SH.1902) and 307 4<sup>th</sup> Street (5SH.1904) are shown to the left and right, respectively. Courtesy Amon Carter Museum, photographic collection, image number P1976.11.226, ca. 1880s, Fort Worth, Texas.

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Figure 8. This ca. 1890s view east-southeast shows the Saguache Crescent building at 316 4th Street (5SH.1898). The north (left) section of the two false front sections is adobe faced with brick. Courtesy of Western History and Genealogy Department, Denver Public Library, photograph collection, L.R. Phillips, image number X-13450, ca. 1890s, Denver, Colorado.



Figure 9. In the late 1880s Gotthelf and Mayer erected a new building for their mercantile at 301 4th Street (5SH.1903). The older building at 307 4th Street was then used as a warehouse. Courtesy of Western History and Genealogy Department, Denver Public Library, photograph collection, image number X-13447, ca. 1890s, Denver, Colorado.

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Figure 10. This parade on 4<sup>th</sup> Street marked Decoration Day in 1901. Behind the marchers are buildings on the east side of the 300 block of 4<sup>th</sup> Street (even numbers). At the left edge of the image is 310 4<sup>th</sup> Street (5SH.4583). The Saguache Crescent building (316 4<sup>th</sup> Street, 5SH.1898) is near the center of the picture, with 324 4<sup>th</sup> Street (5SH.4585) at the right, which was then in use as a saloon. An advertisement for Zang Pilsener is visible in the window. Courtesy Saguache County Museum, photograph collection, Saguache, Colorado.



Figure 11. Wagons loaded with bags of wool stand in the middle of the 300 block of 4<sup>th</sup> Street. The building with the awning is 301 4<sup>th</sup> Street (5SH.1903) and the double building right of the wagon is number 307 (5SH.1904). The two-story Dunn Block (5SH.1901) is in the distance and the building at the left edge of the image may be the Saguache Crescent building. Courtesy of *Saguache County and the Northern San Luis Valley*, ca. 1908, in Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

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Figure 12. This ca. 1900s view southwest pictures the west side of the 300 block (odd numbers) of 4<sup>th</sup> Street. The mercantile business of Gotthelf and Tarbell played an important role in the town's commercial life, with the mercantile at right (number 301, 5SH.1903), the warehouse to the left (number 307, 5SH.1904), and a pass-through gate leading to rear storage. Left of the warehouse is number 309 (a false front, 5SH.4582) and 311 (5SH.1900), the Saguache County Bank. Courtesy Saguache Chamber of Commerce, photograph collection, between 1904 and 1913, Saguache, Colorado.



Figure 13. The Saguache Hotel (5SH.384) is present at the left in this ca. 1910 postcard view north of 4<sup>th</sup> Street from south of Christy Avenue. The building at the right at the northeast corner of the intersection was the Fairview Hotel and later housed a motion picture business; it is no longer extant. Courtesy Tom and Laurie Simmons, historic postcard image collection, Denver, Colorado.

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Figure 14. The new Saguache Hotel (left) dominates this ca. 1912 view of the west side of the 400 block of 4<sup>th</sup> Street. Cottonwoods and a segment of the street ditch on the north side of Christy Avenue are at the extreme left. Courtesy Saguache County Museum, photograph collection, ca. 1912, Saguache, Colorado.



Figure 15. The west side of the 400 block (odd numbers) is shown in this ca. 1912 view northwest. Pictured are the Stockmen's Club (number 411, 5SH.2523), Mrs. Connor's Hotel (409, 5SH.4589), G.M Beckley Merchandise (407, 5SH.4588), Saguache Pharmacy (405, 5SH.4587), and a bakery and lunch counter (401, 5SH.4586). The west side of the 300 block is in the distance beginning with the two-story Dunn Block. Courtesy History Colorado, photographic collection, image number CHS.X5425, between 1912 and 1913, Denver, Colorado.

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Figure 16. The 1913 Pioneer Day parade heads south on 4<sup>th</sup> Street in this view north-northwest of the west side of the 300 block (odd numbers). Pictured from left to right are the Bon Ton Saloon (number 313-15, 5SH1902), Saguache County Bank (number 311, 5SH.1900), a one-story false front building (number 309, 5SH.4582), the tall false front of the Gotthelf and Tarbell Mercantile Company (number 307, 5SH.1904), a narrow false front office building (number 303, 5SH.4598), and the corner Gotthelf and Tarbell building (number 301, 5SH.1903). Courtesy Saguache County Museum, photograph collection, 1913, Saguache, Colorado.

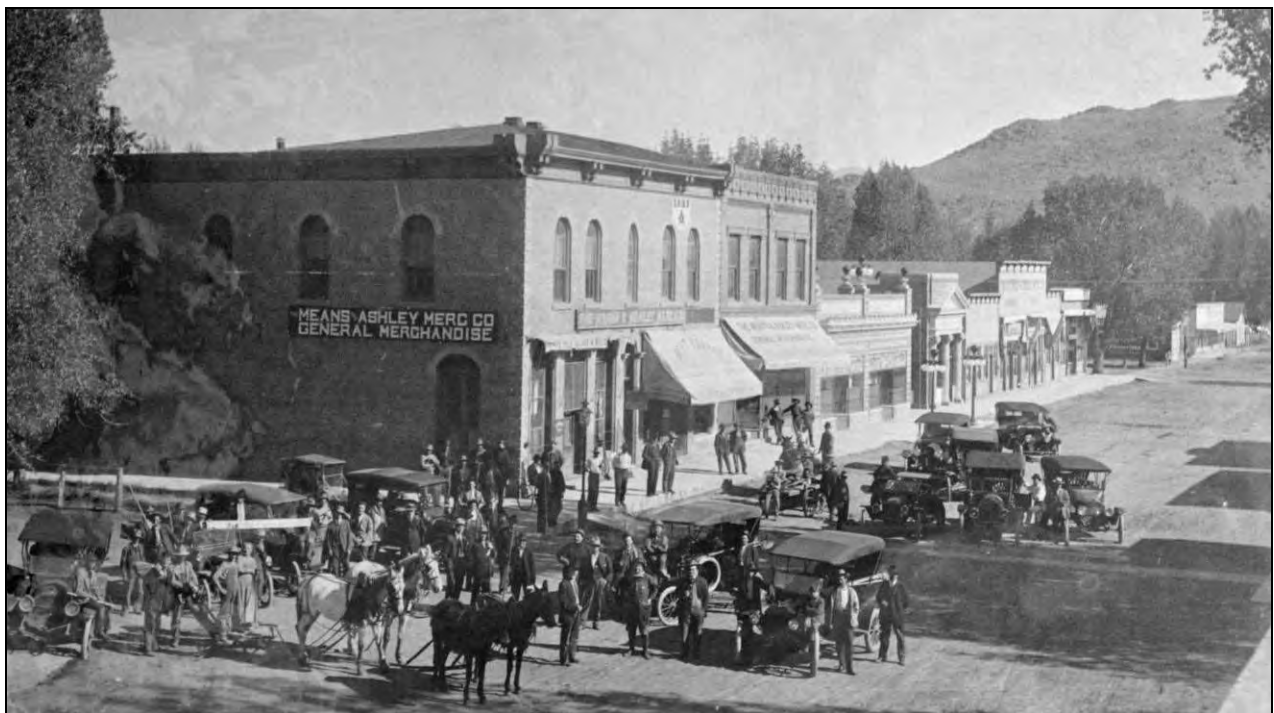


Figure 17. This view northwest (probably from the roof of the First National Bank building) shows participants in a 1915 Good Roads rally. The two-story Dunn Block (317-25 4<sup>th</sup> Street, 5SH.1901) and other buildings on the west side of the 300 block lie beyond the vehicles. Courtesy of Saguache County Museum, photograph collection, 10 June 1915, Saguache, Colorado.

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Figure 18. Saguache gained a new financial institution when the First National Bank erected this ca. 1915 building at 400 4<sup>th</sup> Street (5SH.1899) (view east-southeast, ca. 1915-25). Part of 404 4<sup>th</sup> Street (5SH.3642) is visible to the right. Courtesy Saguache County Public Library, Saguache, Colorado.



Figure 19. The west side of the 400 block of 4<sup>th</sup> Street (odd numbers) is shown in this ca. 1920s view southwest. Pictured from right to left are a hardware store (number 401, 5SH.4586), the Saguache Pharmacy (number 405, 5SH.4587), two storefronts now comprising number 407 (5SH.4588), and part of number 409 (5SH.4589). Courtesy Tom and Laurie Simmons, historic image collection, ca. 1920s, Denver, Colorado.

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Figure 20. This ca. early 1920s view north up 4<sup>th</sup> Street from Christy Avenue shows the 1910 Saguache Hotel (5SH.384) at the left with its ca. 1920 north wing. The building at the right housed the Rialto Theater; it burned in 1926. To its north is 416-18 4<sup>th</sup> Street (5SH.4591), which then had a brick false front. Courtesy Saguache County Museum, photograph collection, early 1920s, Saguache, Colorado.



Figure 21. A number of local residents joined to erect the Saguache Hotel (413-25 4<sup>th</sup> Street, 5SH.384) in 1910 (view southwest). The two-story section right of the porch was added about 1920. In the next block (to the left) is the 1910 Saguache County Courthouse. Courtesy Saguache County Museum, photograph collection, 1920s, Saguache, Colorado.

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Figure 22. The town's telephone exchange, pictured here in a 1926 photograph, was housed in an adobe building with a false front at 435 San Juan Avenue (5SH.3644). Courtesy of Roger A. and Marilyn K. Fenton, 1926, Saguache, Colorado.

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Figure 23. The east side of the 400 block of 4<sup>th</sup> Street is pictured in this snowy ca. late 1940s view. The tall Ute Theater (number 410, 5SH.3622) is near the center of the image. At the left edge of the photograph is 324 4<sup>th</sup> Street (5SH.4585), followed by 400 (4SH.1899), 404 (5SH.3642), and 406 (5SH.3841). Today's pocket park now occupies the site of the two false front buildings immediately right of the theater. At the right edge of the image is 416-18 4<sup>th</sup> Street (5SH.4591). Courtesy of Cecil Hall, "Remember When," late 1940s, Saguache Public Library, Saguache, Colorado.

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**LIST OF PROPERTY OWNERS WITHIN THE DISTRICT  
SORTED BY PROPERTY STREET ADDRESS**

State ID No.	Parcel No.	Property Address	Owner Name and Mailing Address	Legal Description
5SH.4581	448707220012	300 4th Street	Northern Saguache County Ambulance District, Saguache, CO 81149	Town of Saguache, Block 13, Lots 4-5, part 100' x 68.56')
5SH.1903	448707221001	301 4th Street	Saguache County Community Council, Saguache, CO 81149	Town of Saguache, Block 16, Lot 1 and Lot 2 (N. 2'3")
5SH.4598	448707221013	303 4 <sup>th</sup> Street	Annette Mitchell, 646 G Street, Salida, CO 81201	Town of Saguache, Block 16, Lot 4 (east half) and Lot 2 (less north 2'3")
5SH.1904	448707221013	307 4th Street	Annette Mitchell, 646 G Street, Salida, CO 81201	Town of Saguache, Block 16, Lot 4 (east half) and Lot 2 (less north 2'3")
5SH.4582	448707221009	309 4th Street	Markat LLC, 802 Duke Drive, Alamosa, CO 81101	Town of Saguache, Block 16, Lot 3 (N 1/2)
5SH.4583	448707220002	310 4th Street	Jane T. Martin, 1 Maybeck Place, Elsayh, IL 62028	Town of Saguache, Block 13, Lot 5 (part) and Lot 6 (W. 100')
5SH.1900	448707221008	311 4th Street	Aventa Credit Union, 2735 Dublin Boulevard, Colorado Springs, CO 80918	Town of Saguache, Block 16, Lot 3 (S. 20')
5SH.1902	448707221007	313-15 4th Street	The Kelsey Hauck Revocable Trust, P.O. Box 686, Saguache, CO 81149	Town of Saguache, Block 16, Lot 10
N/A	448707220003	North of 316 4th Street (vacant lot)	Dean I. Coombs, P.O. Box 195, Saguache, CO 81149	Town of Saguache, Block 13, Lot 7 (N. 40')
5SH.1898	448707220004 448707220005	316 4th Street	Dean I. Coombs, P.O. Box 195, Saguache, CO 81149	Town of Saguache, Block 13, Lot 7 (4' south side), Lot 8 (N. 1/2 and W. 100' S. 1/2)
5SH.1901	448707221006	317-25 4th Street	Saguache Beneficial Society, P.O. Box 64, Saguache, CO 81149	Town of Saguache, Block 16, Lots 11 and 12
5SH. 4584	448707220006	318 4th Street	Dean I. Coombs, P.O. Box 195, Saguache, CO 81149	Town of Saguache, Block 13, Lot 9 (north part of W. 84')

**Saguache Downtown**  
Name of Property

**Saguache, Colorado**  
County and State

State ID No.	Parcel No.	Property Address	Owner Name and Mailing Address	Legal Description
5SH.4585	448707220006	324 4th Street	Dean I. Coombs, P.O. Box 195, Saguache, CO 81149	Town of Saguache, Block 13, Lot 9 (south part of W. 84')
5SH.1899	448707229002	400 4th Street	First Southwest Bank, 720 Main Street, Alamosa, CO 81101	Town of Saguache, Block 14, Lot 4 (N. 36.12')
5SH.4586	448707228013	401 4th Street	John F. Callaghan, 17699 Fan Palm Lane, Riverside, CA 92503	Town of Saguache, Block 15, Lot 1 (E. 140'), Lot 2 (2' x 105' in NE corner) (north part)
5SH.3642	448707229003	404 4th Street	Blue Earth Business, P.O. Box 361, Saguache, CO 81149	Town of Saguache, Block 14, part of Lot 4 (south part) and Lot 5
5SH.4587	448707228013	405 4th Street	John F. Callaghan, 17699 Fan Palm Lane, Riverside, CA 92503	Town of Saguache, Block 15, Lot 1 (E. 140'), Lot 2 (2' x 105' in NE corner) (south part)
5SH.3841	448707229003	406 4th Street	Blue Earth Business, P.O. Box 361, Saguache, CO 81149	Town of Saguache, Block 14, part of Lot 4 (south part) and Lot 5
5SH.4588	448707228014	407 4th Street	Saguache Properties, Inc. P.O. Box 711, Saguache, CO 81149	Town of Saguache, Block 15, Lot 1 (W. 10'), Lot 2 (except 2' x 112' strip on N.)
5SH.4589	448707228017	409 4th Street	Eric Barandes, P.O. Box 711, Saguache, CO 81149	Town of Saguache, Block 15, Lot 3 (except S. 24')
5SH.3622	448707229004	410 4th Street	Christine L. Gydesen, 51781 County Road X, Saguache, CO 81149	Town of Saguache, Block 14, Lot 6
5SH.4590	448707229005	South of 410 4th Street (Dave Martinez Park)	Town of Saguache, P.O. Box 417, Saguache, CO 81149	Town of Saguache, Block 14, Lot 7
5SH.2523	448707228019 448707228020	411 4th Street	Ester M. Last, P.O. Box 2, Saguache, CO 81149	Town of Saguache, Block 15, Lot 3 (S. 24')
5SH.384	448707228006	413-25 4th Street	Gregory M. Cox, 601 Birch Avenue, Estes Park, CO 80517	Town of Saguache, Block 15, Lots 10, Lot 11 (less S. 17' of W. 40'), and Lot 12 (less W. 40')

**Saguache Downtown**  
Name of Property

**Saguache, Colorado**  
County and State

State ID No.	Parcel No.	Property Address	Owner Name and Mailing Address	Legal Description
5SH.4591	448707229012	416-18 4th Street	Laura P. Nehls, 657 Saint Vrain Avenue, Las Animas, CO 81054	Town of Saguache, Block 14, Lots 8 and 9 (less E. 60' and less a tract of land 16' x 60' in the NE portion of Lot 8)
5SH.4592	448707222001	301-15 5th Street	John Byron Williams, 16110 Accolawn Road, Accokeek, MD 20607	Town of Saguache, Block 19, Lots 1 and 2
5SH.4596.1	--	North edge of Christy Avenue (street ditch)	Town of Saguache, P.O. Box 417, Saguache, CO 81149	Town of Saguache, Blocks 14 and 15
5SH.3640	448707229007	330 Christy Avenue	Barbara D. Sibley, P.O. Box 133, Saguache, CO 81149	Town of Saguache, Block 14, Lots 8 and 9 (E. 60' less 16' on the N. side of Lot 8)
5SH.4593	448707212009	404 Denver Avenue	Karen Hazard, P.O. Box 473, Saguache, CO 81149	Town of Saguache, Block 17, Lots 11 and 12 (S. 70'10")
5SH.4594	448707221014	435-55 Denver Avenue	Flying X Cattle Co., Inc., P.O. Box 55, Saguache, CO 81149	Town of Saguache, Block 16, Lot 4 (W. 1/2) and Lots 5 and 6
5SH.4596.2	--	South edge of Denver Avenue (street ditch)	Town of Saguache, P.O. Box 417, Saguache, CO 81149	Town of Saguache, Blocks 13, 16, and 19
5SH.4595	448707220007	340 San Juan Avenue	Dean I. Coombs, P.O. Box 195, Saguache, CO 81149	Town of Saguache, Block 13, Lots 8 and 9 (part)
5SH.3644	448707228018	435 San Juan Avenue	Roger A. and Marilyn K. Fenton, P.O. Box 515, Saguache, CO 81149	Town of Saguache, Block 15, Lots 4 and 5
5SH.4596.3	--	North edge of San Juan Avenue (street ditch)	Town of Saguache, P.O. Box 417, Saguache, CO 81149	Town of Saguache, Blocks 13 and 16
5SH.4596.4	--	South edge of San Juan Avenue (street ditch)	Town of Saguache, P.O. Box 417, Saguache, CO 81149	Town of Saguache, Blocks 14 and 15

Source: Saguache County Assessor, online property information records and parcel map.