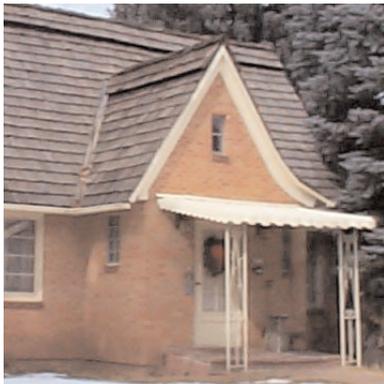


2003 Glenwood Springs Survey

survey report



Glenwood Springs, Colorado

City of Glenwood Springs
2003 Survey of Historic Sites and Structures
aka 2003 Glenwood Springs Survey

Survey Report

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Introduction

The City of Glenwood Springs has a rich and varied past. Located on the Colorado River at the western mouth of Glenwood Canyon, the City played a role in the lucrative mining activities of the upper Roaring Fork valley; provided a source of coal and coal products for the region; and became an international destination resort, all by 1900. The combination of mining and tourism provided the town with an economic base, which was less subject to the vicissitudes of either mining or tourism alone. This resulted in a sustained period of growth represented by a wide variety of architectural styles that are not seen elsewhere in the area. A number of National Register structures are located in and around the community. They range from significant public buildings to private residences to remote industrial sites and structures.

The purpose of the **2003 Glenwood Springs Survey** was to build on previous survey efforts and to focus on the buildings of the early and mid 20th century. The resulting information will contribute to a comprehensive view of the community's resources and provide a basis for a local preservation program. Twenty survey forms were completed for a variety of styles of buildings that ranged from 1900 to the 1950s. The 20 sites were selected to cover a broad range of architectural styles so that non-surveyed buildings with similar characteristics could be placed within their historic and architectural contexts. Previous survey efforts have concentrated on both commercial and residential buildings. This survey reviewed a mixture of building types with the goal of providing an overview of style trends rather than building types.

The broader goal of this, and continuing survey efforts, is to provide the community with an inventory of historic buildings. This inventory will raise awareness as to the uniqueness of the community and its architectural heritage, as well as form a basis for the active preservation of those resources. Tourism remains an important part of the economy, and the community must invest in the preservation of its unique historic resources and continue to tell the story of the series of events that formed Glenwood Springs.

The survey was funded in part by Certified Local Government Grant #CO-03-017 and was overseen by the Glenwood Springs Planning Department. It was undertaken following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation Colorado Cultural Resources Survey Manual vol. 1 and 2.

Survey Area

Glenwood Springs Colorado is located in the southeast corner of Garfield County and is the County Seat. Bounded on all three sides by steep hillsides, it sits in the valley formed by the confluence of the Roaring Fork River from the south, and the Colorado River from the east. The Colorado River crosses the northern head of the valley, exiting a steep canyon on the east and entering another canyon on the west. This topography limited access to the site of the town for many years until the arrival of the railroad. Along with many dramatic natural features, the most unusual characteristics of the area are the hot springs and vapor caves. These geological features, including large sources of coal, were singularly responsible for the success and prosperity of the original town site.

This survey focused on the core area of Glenwood Springs, Colorado. At least three other survey efforts have been conducted in the Glenwood Springs area and many of Glenwood's most significant buildings and structures have been listed on the National Register of Historic Places. At this time, 125 surveys have been conducted, including both residential and commercial structures from the late 1880s through the 1920s. A majority of the buildings are located in the historic townsite of Glenwood Springs.

The layout of the City of Glenwood Springs is largely influenced by its natural surroundings. The city was originally laid out on the south side of the Colorado River, as it emerged from the west mouth of Glenwood Canyon, with the confluence of the Colorado and the Roaring Fork to the west. An orthogonal street grid was established, which continues in use to the present day, despite the physical constraints of the landscape. The north side of the river was the location of the hottest and largest of the natural hot springs and was chosen as the site for the Natatorium and the Hotel Colorado, two of the most significant buildings in Glenwood Springs. A small piece of the street grid was also established to the west of the hotel site. The east/west oriented streets were numbered, beginning on the northernmost edge of town behind the hotel. The north/south streets were named for significant people and tree species. The majority of the streets sit on the floor of the valley, though at the edges the topography slopes up quickly creating a number of steeper sites, requiring retaining walls and stair access to houses.

As part of a previous survey effort, a windshield survey identified all possible historic resources from School Street on the west to Lincoln Avenue on the east, and from Linden Avenue and Second Street on the north, to Thirteenth Street on the south. These streets are also bounded by Iron Mountain on the north, Lookout Mountain on the east, and the Roaring Fork River on the west. This remained the area of concentration for this current survey effort.

Presently, State Highway 82 runs from the south, through the center of town and along the main commercial street (Grand Avenue) ending at the Hotel Colorado, where it intersects Interstate Highway 70. I-70 runs the width of the State of Colorado and joins the Colorado River through Glenwood Canyon, along with the route of the Denver & Rio Grande rail line, which first gave access to Glenwood Springs from the east. This core area of town encompasses 320 acres and is one half mile wide (east to west) by one mile long (north to south).

Research Design

The **2003 Glenwood Springs Survey** called for the preparation of 20 architectural resource inventory forms building on the work of the previous survey conducted in 2002 and 2003.

Since a broad overview of the town's historic resources had been completed under the previous survey, much of the groundwork for selection of sites had been completed. This survey effort began by identifying building styles that had been underrepresented in the previous survey. This particular approach continued the efforts to provide the community with a broad view of the predominate architectural styles by selecting the best examples to represent larger groups of similarly styled buildings. Since most of the buildings identified in previous surveys were turn of the 20th century buildings, this survey intended to concentrate on the buildings of later periods. As a result, the buildings in this survey range from 1900 to the 1950s. Twenty sites were selected first by architectural style and second by construction date. Two additional sites were selected as alternates, to be used to replace buildings if they ultimately did not meet the survey criteria.

A number of historic themes are present in the development of Glenwood Springs, themes that are prevalent throughout the region. The development related to the construction of railroads; the development related to mining both precious metals and coal; and the development and growth of tourism at the turn of the 19th century. These themes have been investigated by a number research efforts, particularly: **Colorado Mountains Historic Context** by Steven Mehls, 1984; **Railroads in Colorado, 1858-1948** by FRASERdesign; **Pitkin County, Colorado, Historic Overview** by Front Range Research Associates; and previous survey materials prepared by Reid Architects, Inc.

Once the broad overview of the community was established, individual sites could be evaluated to determine how well they continue to convey the history and character of the period. Each site would be evaluated for significance, integrity, and National Register eligibility, in accordance with the Colorado Historical Society, Office of Archeology and Historic Preservation.

Due to the limited scope of the survey, no National or Local Historic District evaluation was called for. A number of local historic districts have previously been identified and these will be noted on the forms where applicable.

Methodology

The preparation of the forms and the evaluation of the potential for local historic districts followed the standards provided for by the **Colorado Historical Society Office of Archaeology and Historic Preservation**, *Colorado Cultural Resources Survey Manual*, vol. 1 and 2. The procedure for the windshield survey and the selection of the 20 sites is described below, along with the particulars of the completion of the architectural resource survey forms.

The 2002 Windshield Survey

The windshield survey conducted in 2002 included a broad overview of the buildings in the core area of Glenwood Springs. This database of digital photographs was used to identify a group of buildings that satisfied the criteria established for the 2003 survey. It was also used to identify building types and styles, which were under represented in previous survey efforts.

The review of the database provided by the 2002 windshield survey was supplemented by a further windshield review of the survey area in the fall of 2003. This provided additional buildings, which represented the era between the 1940s and 1950s. Buildings were included which visually appeared to represent the period. The visual information was then confirmed by information provided by the Garfield County Assessors Office, insurance maps and, to a lesser extent, aerial photographs. Twenty-two sites were identified during the review of the database and supplemental windshield survey. This included two alternates that were selected to allow for substitutions once further research was completed.

Appendix B contains the list of sites surveyed under this contract. The list is organized both by State ID # and street address. It includes, parcel ID#, historic and current building names, and National Register listing or eligibility. The second spreadsheet contains similar information with the photo references. A list of previously surveyed sites appears in Appendix C.

Once all the buildings were photographed, each picture was printed out on an individual sheet, with some basic information. These buildings were then identified by architectural style using the **Guide to Colorado Architecture** web site, a **Field Guide to American Houses**, and the **Colorado Historical Society Lexicon of Architectural Styles and Building Types**.

The Selection of the 20 Sites Survey List

Previous surveys have focused on the turn of the 20th century and have attempted to provide an overview of building styles and types. Surveys have been completed for many of the commercial buildings in town, the more significant public and private buildings, and a number of more remote sites. The most recent survey effort focused on residential sites from the turn of the 20th century that best represented the broad group of architectural styles present in the community. One of the recommendations from that survey was to complete the overview by focusing on sites that represented later styles of architecture present in the community. That recommendation resulted in the current survey effort.

The buildings selected represent the range of building types and architectural styles that were being constructed in the early and mid 20th century. They demonstrate a range of revival and modernistic styles. The buildings represent commercial, residential and institutional buildings and were selected both as singular examples of a style or as good examples of a group. The sites represent nine architectural style groups: Art Deco, Ranch, Moderne, Craftsman, Rustic, Commercial, Norman Cottage, Tudor Revival, and Mission.

The buildings also met the following criteria:

1. Buildings that represented a large number of similar buildings in the community or were a singular example of an important style.
2. Buildings that represented both high and low styles.
3. Buildings that were geographically diverse within the townsite.
4. Buildings were built prior to 1955.

These selections were made with the assistance of the Community Development Department of Glenwood Springs.

Once identified, the 20 selected candidates and 2 alternate sites were reviewed by the Glenwood Springs Historic Preservation Commission and the Office of Archaeology and Historic Preservation.

The Completion of the 20 Survey Forms

The selected the buildings were researched, photographed and visually evaluated for the completion of the forms.

The primary sources of historical information were the Garfield County Public Library and the Garfield County Assessors Office. Both sources provided photographic and written information on the history and development of the properties in question. The Glenwood Springs Building Department files were also

reviewed but yielded little information. A number of books on the history of the Glenwood Springs and the region were reviewed for general historic information, as well as earlier survey forms and National Register nomination forms.

Sanborn Insurance Maps were used to provide additional information on construction dates and possible alterations. The map dates ranged from 1886 to 1956. The maps dated 1886 to 1888 covered an area from 7th to 9th streets and from Colorado to Blake Avenues. Maps dated 1890 covered an area from 7th to 9th streets and from Pitkin to Bennett Avenues, and included a section on the hotel and pool across the river. Maps dated 1893 to 1904 extended the above area to include Minter Ave. on the east. Maps after 1904, extended the above to 11th street on the south. Buildings on the north side of the river are not represented on the maps with the exception of the Hotel Colorado and the Natatorium buildings.

Assessor's office information provided construction dates for most properties. Records for all sites were reviewed for any information available. In some cases, Sanborn Insurance maps contradicted the Assessor's Office information. Insurance map information was considered superior to the Assessor's Office information where a conflict existed. Conflicting information is indicated on the form when it existed. Assessor's office photographic information was used to determine the date range of alterations, and to augment the visual evaluation of the sites, and architectural style classifications.

The files of the Frontier Historical Museum were reviewed for additional specific information on the sites. Cindy Hines and Sue Plush provided research support at the museum.

Geographic data was determined by hand with the use of the Glenwood Springs Quadrangle Map and UTM scale. Quarters were also determined by hand by overlaying the same map.

The Glenwood Springs Community Development Department provided the Parcel ID numbers for all sites. In some cases, discrepancies between street addresses in the Assessor's office database did not coincide with street addresses posted on the buildings. These discrepancies were resolved in favor of the Assessor's Office information, to ensure the accuracy of the Parcel ID numbers.

Sketch maps were developed using the Glenwood Springs Geographic Information System. Sites were mapped individually and as a group. In addition, maps were produced (included in the map section at the end of the text) which show all previously surveyed sites, and the 20 selected sites.

Photography and field evaluations were done simultaneously in April 2004. Photographs were taken with black and white film, produced and labeled in compliance with the Office of Archaeology and Historic Preservation standards.

The forms were prepared in accordance with the guidelines of the **Colorado Historical Society Office of Archaeology and Historic Preservation Colorado Cultural Resources Survey Manual vol. 1 and 2.**

The variety of architectural styles, the scattered nature of the sites, and the focus on more recent buildings, limited the ability to determine local or National Register Historic Districts. No new districts were identified and forms were completed based on prior survey recommendations.

The list of the 20 sites with photographic index and National Register eligibility evaluations can be found in Appendix B.

Two sites that were part of the original list of twenty-two sites (twenty plus two alternates) have been eliminated from this survey due to lack of information and significant alteration. Those two sites are 1205 Blake Ave and 1304 Colorado Court. They were assigned State ID #'s 5GF.3303 and 5GF.3306 respectively. Both sites were photographed and mapped. Forms were completed on the two additional sites including maps and general information.

Findings

The 20 sites surveyed yielded a considerable amount of information about Glenwood Springs' remaining historic resources. Though Glenwood Springs experienced the economic trends of the valley and the country, this area seems to have suffered fewer extremes. The wealth of the early growth was extended beyond the silver crash by other natural resources and the established tourist trade. The First World War put an end to the social structure and tourism patterns that had sustained the town through the turn of the 20th century. However, Glenwood Springs was able to turn to other resources and infrastructure to sustain it through out the first half of the 20th Century. While it has more in common with most small towns today, its heritage provides it with a unique collection of architectural styles and building types.

Two buildings from this survey were determined to have National Register eligibility.

5GF.3316 • 515 Maple Street

This residence is in the neighborhood of the Hotel Colorado and is an excellent example of the Moderne style. It is not a large house but has all the elements of the style and few alterations. The original owner is still occupying the house.

5GF.3304 • 901 Colorado Ave.

The Masonic hall is a significant building in the history of the community and remains mostly unaltered. It represents the Art Deco style that can be seen in few other buildings in the region.

Local and National Historic Register Districts

Due to the limited size and diverse nature of this survey, no evaluation was made for historic districts. Both National Register and local eligible districts have been identified by previous surveys and the forms prepared during this survey reflect that earlier work.

Recommendations

1. The community should continue its efforts to establish a preservation program for the preservation of the many historic sites in the community. Numerous buildings in the community are significant and remain intact at this time. Significant pressures of development have not seriously impacted the community yet; however the increase in pressure is inevitable and minimal protections should be in place to prevent the loss of important examples and well as the overall variety of existing styles.
2. Discussions on the preservation of the more recent buildings represented by this survey should continue and ultimately be added to the preservation program that addresses the older group of buildings.
3. The community should pursue previous recommendations for the establishment of local historic districts and a National Historic District that includes the Hotel Colorado and Natatorium buildings.
4. The community should promote the understanding of the importance of the historic commercial areas for the vitality of town, both to outside developers and to its own government agencies. Major decisions that are facing the community, such as the alignment of Highway 82 with access to I-70 and the development of remote commercial zones, have the potential to severely disrupt the commercial core of the community and continue to drain vitality from the center of town. Historic commercial centers are widely recognized as important economic engines for a community particularly in a tourist-based economy.

A Brief History of Glenwood Springs from 1900

Glenwood Springs up to 1915

A broad economic base supported Glenwood Springs' prosperity during the late 1800s and early 1900s. Due to its geographical location and wealth of natural resources, it both attracted and created great wealth. The first men who came to the area had diverse backgrounds but shared an entrepreneurial spirit. In the drive to exploit the available natural resources and build on their wealth, they created the ground work for the town's early success.

The town made the most of its position at the crossroads of the east to west passage and the end of a prosperous valley. Businesses were quickly established to provide respite for workers throughout the valley as well as attracting a sophisticated group of wealthy travelers from the eastern United States and Europe. Glenwood was both a physical and cultural crossroads, supporting a well-established high society and a wide variety of brothels, saloons and gambling houses.

Many of the residents of Glenwood Springs had come from eastern areas of wealth and they brought the customs and traditions with them, establishing chapters of many of the predominant social organizations from the east. "...by 1886 charters for local groups were held by Masons, Odd Fellows, Modern Woodmen, Woodmen of the World, and Knights of Honor".¹

The Denver & Rio Grande Railroad and the Colorado Midland Railway were the main arteries for goods and services for the valley and essential to its success. The D&RG had the majority of business traveling across the country and in and out of the valley, while the Midland served a more local population. Trains were everyday transportation. Special runs were organized to bring people into town for events and to take them out for activities. The fishing train took anglers out of town and stopped by request along the river, retrieving them all at the end of the day. Tourist excursions made trips into the scenic canyon and other runs brought children to Sunday school picnics.²

Glenwood Springs was the source of entertainment for the valley and beyond, hosting a wide variety of events through out the summer months. Regular baseball games and polo matches were supplemented by bicycle races and circuses. All the while, the train was an integral part of life, bringing spectators and players into town for the day and returning them home at night. Life settled into routine and Glenwood boasted high society, wealth and prosperity in the decade after the turn of the century.

¹ Urquhart, Lena M.; Glenwood Springs: Spa in the Mountains; (Pruitt Publishing Company, 1970) Pg 117.

² Urquhart, Lena M.; Glenwood Springs: Spa in the Mountains; (Pruitt Publishing Company, 1970) Pg 116.

In addition to its geographical and natural advantages, Glenwood also had the benefit of many powerful men. While at times this created factions in the community, it also created opportunities. One of the town's most important figures was Senator Edward T. Taylor. He began his career in Leadville, but moved to Glenwood Springs in 1887, and was the District Attorney until 1889. In 1896, he was elected to the State Senate and served until 1908, after which he was elected to the US House of Representatives, and served from 1909 to his death in 1941.

Senator Taylor was responsible for many of the great works that benefited Glenwood Springs. The first of which was the improvement to the road through Glenwood Canyon, then named the Taylor State Road. The first improvement to the road resulted in a single lane dirt road, blasted out of the canyon wall. The road was subject to many natural forces, such as rockslides, flooding in the spring and closure in the winter.

Glenwood Canyon and the Grand River (now Colorado) provided another opportunity for a large industrial project that would ultimately benefit Glenwood Springs. The Central Colorado Power Company identified an enormous source of power in the cascading river, and undertook the construction of the Shoshone hydroelectric plant. Construction began in 1905, and created many jobs in the area. The plant consisted of several large structures and a mammoth pipe that extended 2.3 miles along the valley floor. Many were horrified by the damage that had been done to the natural beauty of the canyon over the years and this pipe was the final indignity.³ The office of White River National Forest negotiated with the power company to replace the pipe with a 2.3 mile tunnel bored into the canyon wall. One of the benefits of the hydroelectric plant was the control of the water level in the canyon. This eliminated one of the impediments to the full use of the road.

By 1902, automobiles were beginning to appear on the scene, and the difficult transition from horse and buggy to automobile was underway. The Colorado Automobile Association was formed and as usual, Glenwood was in a unique position to participate in the growth of a new industry. A few of the machines had come and gone and wealthy members of the community began to express interest in the new technology. Barney Oldfield, a "barnstorming race driver"⁴, stopped in Glenwood Springs on a coast-to-coast run and sparked an interest in cars and endurance racing. Seven automobiles appeared in 1910 imported by a local dentist, who sold them to his associates. Soon local drivers were embarking on endurance trials of their own.

Through the 1910s, the economy was in a slow decline, even with all the attractions that still drew visitors to the area. Coal mines and Coking operations in the region were closing and ranching and farming took over as the main source of income for the valley. The great fortunes generated through silver and coal were running out and investors were selling off their interests in Glenwood's institutions. Many institutions merged or went

³ Jim Nelson; *The History of A Rocky Mountain Resort* (Western Reflections, Inc. Ouray, CO) pg138.

⁴ Jim Nelson; *The History of A Rocky Mountain Resort* (Western Reflections, Inc. Ouray, CO) pg136.

into bankruptcy, allowing local businessmen to take them over. At the same time, the nature of tourism was changing and the Hotel Colorado began to struggle to keep the doors open. The hotel managed by lowering standards and catering to a less exclusive clientele.

Glenwood continued to look for opportunities to draw new institutions to the community and in 1911, a regional high school was established. At the same time, the Western State Teachers College was looking for a location and Glenwood actively pursued them. Glenwood's prosperous saloon, gambling and brothel trade discouraged the college and it went on to be built in Gunnison.

Throughout the state, there began to be efforts at reform and the churches began to pressure communities to prohibit drinking and gambling. In combination with the loss of the teachers college, pressure rose in Glenwood to clean out the drinking, gambling and prostitution that had been an essential part of Glenwood's early development. The gambling activities were shut down by state law in 1912. Local prohibition became popular in many Colorado towns by 1914, but Glenwood continued serve liquor and to host many popular festivals, polo matches, and bicycle races bringing large numbers of people to town.

The State invested significant funds in major improvements to the road through Glenwood Canyon, as part of the Ocean to Ocean Highway, though it was still closed in winter. In 1914, the canyon's name was officially changed from Grand River Canyon to Glenwood Canyon.

1915 to 1929

With the changes taking place throughout the country and world, Glenwood began to slowly change and decline. New American wealth was being created by the war in Europe, but the days of extended summer visits were over. The area was poised however, to experience a resurgence with the entry of the United States into the First World War. Farming and ranching became highly profitable as the county geared up for mass production of food, and the railroads easily took on the role of transporting troops and goods across the country. Glenwood served as a rest stop for the troop trains and also benefited from threats to the security of the rail lines, highway, and the Shoshone Power Plant.

At the end of the war, it was clear that the nature of tourism was changed forever and the days of high society and the grand hotel would not return. The days of brothels and saloons were also at an end. In 1920, Prohibition was enacted; this put an end to the legal saloons in town. Throughout the country, bootlegging soon emerged as the next prosperous industry. Glenwood had its share as usual and became a popular destination and hideout for many gangsters who had grown wealthy from the profits on illegal activities in the eastern states.

Life in Glenwood Springs continued in moderate prosperity. The town still had many attractions and visitors came to enjoy all it could offer. Automobiles were prevalent and major road improvements were ongoing in the canyon. Congressman Taylor was instrumental in bringing the first Federal Building to town in 1918. It housed the post office and the land office, which administered one third of all the land in Colorado.⁵ With the rapid growth of the automobile industry, oil became a desirable commodity and the region's wealth of natural resources was again of interest to many. Nevertheless, it would never rival the wealth of the silver and coal mining era.

Glenwood Springs' natural beauty would continue to inspire many visitors to vacation there and the hotels were able to continue in operation. The 1920s saw an active life with a fragile economy. The newly wealthy gangster replaced the European tourist of the past, and the town enjoyed the dubious patronage of many infamous men.

As the years passed, many of the people whose vision had created Glenwood Springs began to pass away and their buildings and businesses were inherited or sold. Mergers were frequent and the utilities were in constant flux. The town continued to pursue institutions and infrastructures that would carry it into modern times. In 1926, at the height of the Roaring Twenties, Tom Mix came to town. The summer was full of activity related to the filming of "The K& A Train Robbery" and Mix was a generous guest. He and his cast hosted many parties and events that recalled the early days of Glenwood's prosperity.

Toward the end of the 1920s, tourism took on much the same pattern as it has today. These travelers made shorter stays and wanted more economical accommodations. The motor lodge appeared on the scene, providing simple accommodations for those traveling by car. The elitism of the turn of the century society was all but gone. The Hot Springs Pool and the Hotel Colorado served a clientele with more modest expectations but still struggled to stay open.

1929 to 1940

The summer of 1926 was a high point and soon thereafter, the dark days of recession and Depression set in. Glenwood was not immune from the effects of the worldwide economic downturn, but it managed to find itself in a position to take advantage of what little assistance that was available. Construction on the County Courthouse had begun in 1928 and many town improvement projects were underway at the end of the 1920s providing some employment through the beginning of the 1930s. New streetlights were installed, Grand Avenue was paved and new trees were planted. By 1932, though, things were getting worse. The Citizens National Bank closed⁶ and no jobs were to be found.

⁵ Urquhart, Lena M.; Glenwood Springs: Spa in the Mountains; (Pruitt Publishing Company, 1970) Pg 131.

⁶ Urquhart, Lena M.; Glenwood Springs: Spa in the Mountains; (Pruitt Publishing Company, 1970) Pg 137.

An employment office opened in town and a constant supply of transients were brought in by the railroads. Parts of Glenwood became shantytowns again. Glenwood was able to take advantage of WPA funded projects and a chapter of the CCC (Civilian Conservation Corps) was established in town. While money was not always available, labor was. Men built roads and trails in the National Forest as well as campsites and restrooms. They cleared an area for the first ski run on Red Mountain and constructed the first runway for the municipal airport.⁷ Congressman Taylor would once again play an important role in the progress of the community. Five hundred thousand dollars was dedicated to more improvements to the road through the canyon, as part of improvements to the highway across Colorado. The work was completed in 1938. As the country emerged from the Depression, Glenwood found itself the object of desire for newly wealthy Americans. Several oilmen found their way to the town and made their luxurious homes in the area. Some built new mansions; others chose the existing mansions of earlier wealthy men. Parties and festivals returned and new money infused the Hotel Colorado. Conventions were held at the hotel and its new owner, Frank Kistler, a Wyoming oilman, attempted to keep the Hotel open year round.

The repeal of prohibition reopened bars in the hotels and restaurants, and life returned to the familiar party town of Glenwood's youth. A new interest in skiing inspired J. E. Sayre, an Oklahoma oilman, to donate an area on the north slope of Red Mountain for the purpose and the Winter Sports Club began. Skiing and other outdoor recreation was to be the next boom to hit the Roaring Fork Valley, but it would give the most advantage to Aspen instead of Glenwood Springs.

1940 through the 1950s

Senator Edward Taylor died in the fall of 1941 and his body returned to Glenwood Springs for burial. Two months later America entered World War II. Once again, life turned to wartime subsistence. Rationing was the order of the day and many of Glenwood's young men went to war. The Hotel Colorado became a naval hospital in 1943, and the Hot Springs Pool and Vapor Caves were closed to the public for use in the rehabilitation of the soldiers. The first central heating system was installed in the Hotel, and the complex was filled with wounded servicemen. This population brought with it USO shows and many servicemen who were on their way to other places. Glenwood also hosted a prisoner of war camp, reportedly for Nazi Storm Troopers.⁸

When the war ended life returned to normal, but it was a new world. The country was focused on the emergence of new technologies. 1939 was the year of "futurama" at the Worlds Fair in New York. Television was emerging and automobiles were widely available and affordable. Numerous car dealerships were built during the mid 1940s and

⁷ Jim Nelson; *The History of A Rocky Mountain Resort* (Western Reflections, Inc. Ouray, CO) pg173.

⁸ Jim Nelson; *The History of A Rocky Mountain Resort* (Western Reflections, Inc. Ouray, CO) pg180.

new residential construction began again, expanding the original townsite for the first time. Two attitudes drove the new construction in the community. The forward looking urge for modernistic styles and the romantic urge for rustic cabins and revival styles. These competing visions are seen throughout the valley to varying effects. Commercial buildings took the modernist view, as did many of the goods for sale within. Residential buildings expressed both points of view and a wide variety of styles were built.

Airplanes could be seen at the airport, a modernized Hotel Colorado returned to service as a hotel and the pool reopened for the general public. Many young men chose not to return to Glenwood Springs, as was the case with many small communities. The middle class now drove the economy and Glenwood Springs became much like any other small town. Motor lodges became the desirable form of accommodation and they sprung up throughout town. The train suffered as well and became a marginalized form of transportation.

Changes in ownership of the Hotel Colorado and the Hot Springs Pool complex altered the dynamic of the area forever. Separate ownership drove the facilities into competition with each other, and the new owners made changes that finally destroyed the elegance and formality of the relationship of the two operations. The owner of the pool complex constructed a lodge to compete with the Hotel Colorado and the owner of the Hotel altered the main courtyard that had once provided a formal visual connection to the Pool.

The interest in skiing prompted other competing areas to be developed. The run on Red Mountain suffered from inconsistent snow conditions. The Vanderhoof family, who owned a local sporting goods store, developed Holiday Hill, on a site up Four Mile Creek. This site had better snow conditions, but was shut down by the City after heavy lobbying from the owner of the Red Mountain Ski Area⁹. In the end, though, the area that was Holiday Hill would prevail and eventually become the Sunlight Ski area.

The wealth of the valley would move back to where it began, to the upper end of the Roaring Fork Valley. The new economy was based on skiing and other forms of recreation tourism. Glenwood would continue to serve as the entrance and exit to the Upper Valley, and continue to provide goods and services for communities in the region, but it was no longer the singular destination it had once been.

⁹ Jim Nelson; *The History of A Rocky Mountain Resort* (Western Reflections, Inc. Ouray, CO) pg184.

2003 Glenwood Springs Survey

thumbnails of selected sites

11/3/03

Art Deco

901 Colorado



Art Moderne

515 Maple



Craftsman

315 4th St



1101 Colorado



Ranch

1215 Grand



305 Maple



Mission

832 Bennett



2003 Glenwood Springs Survey

thumbnails of selected sites

11/3/03

Rustic

105 Laurel



804 9th Street



1304 Colorado Court



omitted

1205 Blake



omitted due to alteration

1021 Pitkin



1122 Pitkin



510 Maple



Tudor Revival 824 Cooper



Norman Cottage 916 Cooper



1221 Cooper



1224 Grand



506 Maple



Commercial

205 6th

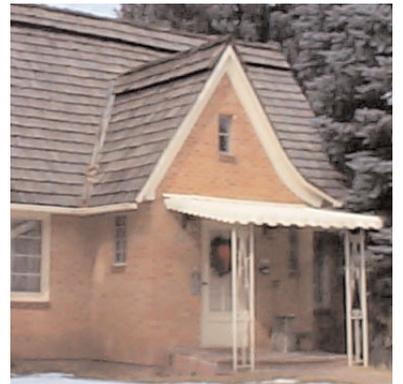


312 7th



309 9th



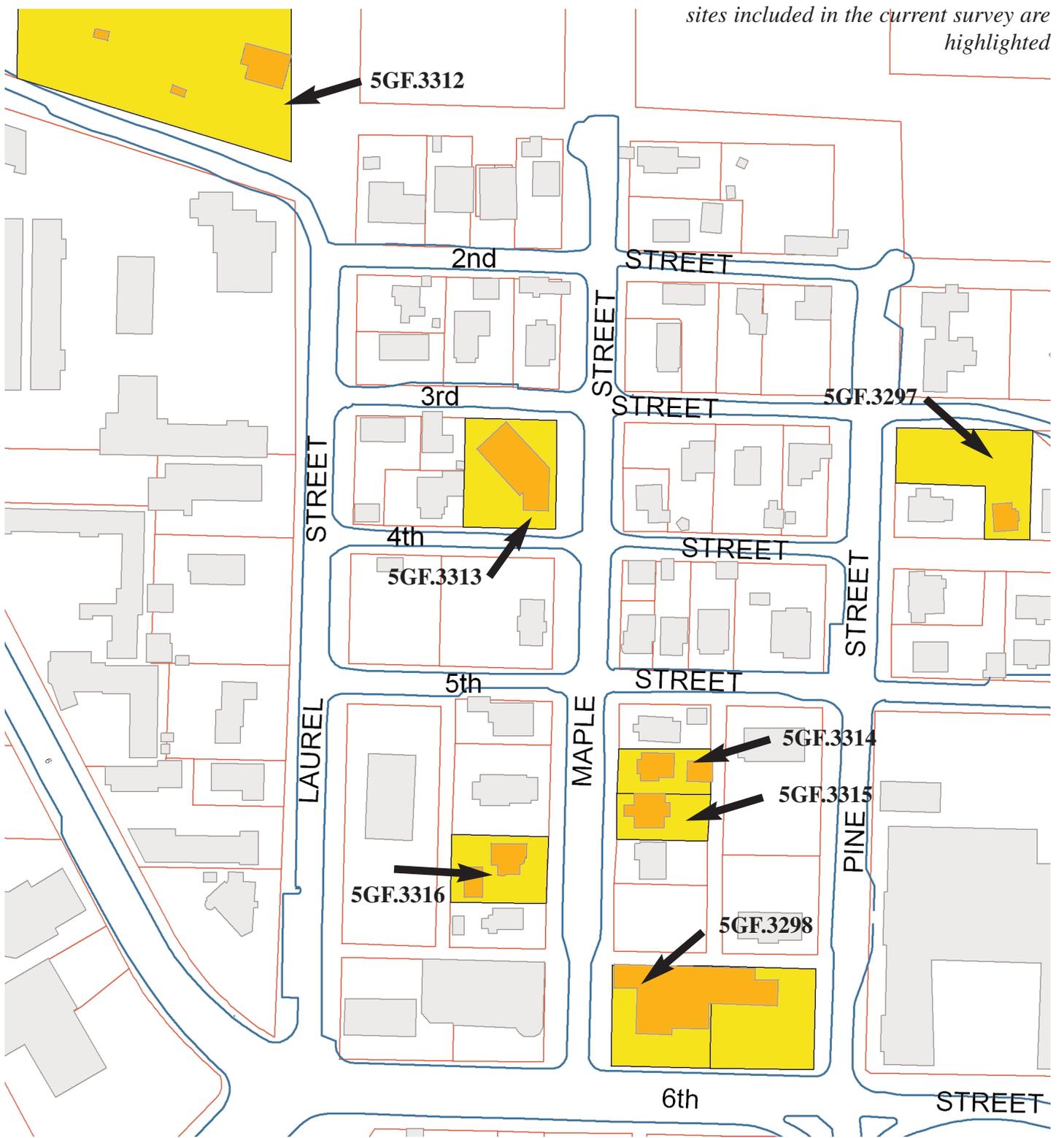


A p p e n d i x A

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M a p s

2003 Glenwood Springs Survey northern survey area



Colorado River runs along this edge



A p p e n d i x B
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S i t e s b y a d d r e s s
P h o t o L o g

2003 Glenwood Springs Survey

Eligibility Log

State ID #	Address # Name	Temporary ID #	Building Name	Eligible	National Register			Notes
					Not Eligible	District Yes	District No	
2003 Surveyed Sites								
5GF.3297	315 4th Street	315.FOR			X		X	
5GF.3298	205 6th Street	205.SIX			X		X	
5GF.3299	312 7th Street	312.SEV			X		X	
5GF.3300	309 9th Street	309.NIN			X		X	
5GF.3301	804 9th Street	804.NIN			X		X	
5GF.3302	832 Bennett Ave	832.BEN			X		X	
5GF.3303*	1205 Blake Ave	1205.BLA			X		X	omitted due to excessive alteration
5GF.3304	901 Colorado Ave	901.COL	Masonic Hall	X			X	
5GF.3305	1101 Colorado Ave	1101.COL			X		X	
5GF.3306*	1304 Colorado Ct	1304.CCT			X		X	omitted due to lack of information
5GF.3307	824 Cooper Ave	824.COO	Methodist Church		X		X	
5GF.3308	916 Cooper Ave	916.COO			X		X	
5GF.3309	1221 Cooper Ave	1221.COO			X		X	
5GF.3310	1215 Grand Ave	1215.GRA			X		X	
5GF.3311	1224 Grand Ave	1224.GRA			X		X	
5GF.3312	105 Laurel Ave	105.LAU			X		X	
5GF.3313	305 Maple Ave	305.MAP			X		X	
5GF.3314	506 Maple Ave	506.MAP			X		X	
5GF.3315	510 Maple Ave	510.MAP			X		X	
5GF.3316	515 Maple Ave	515.MAP		X			X	
5GF.3317	1021 Pitkin Ave	1021.PIT			X		X	
5GF.3318	1122 Pitkin Ave	1122.PIT			X		X	

* These two sites were omitted to bring the total survey number to 20 sites.
 These sites have been photographed and minimally researched, therefore forms will be submitted as additional forms.

2003 Glenwood Springs Survey

Photo Log

State ID	Temp ID	Address	Architectural Style	Roll	Photos
					Frame
5GF.3297	315.FOR	315 4th Street	Craftsman	1	16, 17
5GF.3298	205.SIX	205 6th Street	Commercial	1	11, 12, 13, 14
5GF.3299	312.SEV	312 7th Street	Commercial	1	18, 19
5GF.3300	309.NIN	309 9th Street	Commercial	1	24, 25
5GF.3301	804.NIN	804 9th Street	Ranch Type	1	31
5GF.3302	832.BEN	832 Bennett Ave	Mission Style	1	29
5GF.3303*	1205.BLA	1205 Blake Ave	Rustic	1	32, 33
5GF.3304	901.COL	901 Colorado Ave	Art Deco	2	5, 6, 7
5GF.3305	1101.COL	1101 Colorado Ave	Craftsman	2	8, 9
5GF.3306*	1304.CCT	1304 Colorado Ct	Rustic	2	10
5GF.3307	824.COO	824 Cooper Ave	Tudor Revival	1	20, 21, 22, 23, 26
5GF.3308	916.COO	916 Cooper Ave	English Norman Cottage	1	27, 28
5GF.3309	1221.COO	1221 Cooper Ave	English Norman Cottage	1	34, 35, 36
5GF.3310	1215.GRA	1215 Grand Ave	Ranch Type	2	3, 4
5GF.3311	1224.GRA	1224 Grand Ave	English Norman Cottage	2	1, 2
5GF.3312	105.LAU	105 Laurel Ave	Rustic	1	1, 2
5GF.3313	305.MAP	305 Maple Ave	Ranch Type	1	3, 4, 5
5GF.3314	506.MAP	506 Maple Ave	English Norman Cottage	1	6
5GF.3315	510.MAP	510 Maple Ave	Rustic	1	7
5GF.3316	515.MAP	515 Maple Ave	Moderne	1	8, 9, 10
5GF.3317	1021.PIT	1021 Pitkin Ave	Rustic	2	13, 14
5GF.3318	1122.PIT	1122 Pitkin Ave	Rustic	2	11, 12

Roll #1: Advance all numbers indicated here by one to get contact sheet number

Roll #2: Advance all numbers indicated here by two to get contact sheet number



A p p e n d i x C

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P r e v i o u s l y
S u r v e y e d S i t e s

**City of Glenwood Springs
List of Previously Surveyed Sites**

June, 2004

Number	Address Name	Temporary ID # Or Historic Building or Site Name	State ID #	National Register			Notes
				Eligible	Not Eligible	District Yes District No	
2002 Surveyed Sites							
201	5th	201.FIF	5GF.3072	X			X
203	5th	203.FIF	5GF.3073		X		X
502	9th	502.NIN	5GF.3074	X*		X	All yes marks under the 2002 survey NR district determination have since been determined to be local districts only
504	9th	504.NIN	5GF.3075	X*		X	
506	9th	506.NIN	5GF.3076	X*		X	
508	9th	508.NIN	5GF.3077	X*		X	
511	9th	511.NIN	5GF.3078	X		X	
513	9th	513.NIN	5GF.3079		X	X	
515	9th	515.NIN	5GF.3080		X	X	
702	Bennett	702.BEN	5GF.3081		X	X	
710	Bennett	710.BEN	5GF.3082		X	X	
739	Bennett	739.BEN	5GF.3083		X	X	
807	Bennett	807.BEN	5GF.3084		X	X	
814	Bennett	814.BEN	5GF.3085	X		X	
818	Bennett	818.BEN	5GF.3086		X	X	
926	Bennett	926.BEN	5GF.3087	X*		X	
1102	Bennett	1102.BEN	5GF.3088		X		X
727	Blake	727.BLA	5GF.3089		X	X	↓
729	Blake	729.BLA	5GF.3090		X	X	
918	Blake	918.BLA	5GF.3091		X	X	
922	Blake	922.BLA	5GF.3092		X	X	
927	Blake	927.BLA	5GF.3093	X		X	
1002	Blake	1002.BLA	5GF.3094		X	X	
915	Colorado	915.COL	5GF.3095		X	X	
928	Colorado	928.COL	5GF.3096	X*		X	
1005	Colorado	1005.COL	5GF.3097		X	X	
1010	Colorado	1010.COL	5GF.3098	X		X	
1020	Colorado	1020.COL	5GF.3099		X	X	
1031	Colorado	1031.COL	5GF.3100		X	X	
1108	Colorado	1108.COL	5GF.3101		X	X	
1109	Colorado	1109.COL	5GF.3102		X	X	
927	Cooper	927.COO	5GF.3103		X	X	
1015	Cooper	1015.COO	5GF.3104		X	X	
1017	Cooper	1017.COO	5GF.3105		X	X	
1027	Cooper	1027.COO	5GF.3106		X	X	
1125	Grand	1125.GRA	5GF.3107		X	X	
1128	Grand	1128.GRA	5GF.3108		X	X	

X* indicates additional data required

**City of Glenwood Springs
List of Previously Surveyed Sites**

June, 2004

Address		Temporary ID #	State	National Register			Notes
Number	Name	Or Historic Building or Site Name	ID #	Eligible	Not Eligible	District Yes	District No
2002 Surveyed Sites, con't							
2	Linden	2.LIN	5GF.3109		X		X
710	Lincoln	710.LIC	5GF.3110		X		X
718	Minter	718.MIN	5GF.3111		X	X	
741	Palmer	741.PAL	5GF.3112		X	X	
806	Palmer	806.PAL	5GF.3113		X	X	
1101	Palmer	1101.PAL	5GF.3114		X	X	
1108	Palmer	1108.PAL	5GF.3115	X*		X	
1131	Palmer	1131.PAL	5GF.3116		X	X	
310	Pine	310.PIN	5GF.3117		X		X
829	Pitkin	829.PIT	5GF.3118		X		X
910	Pitkin	910.PIT	5GF.3119		X	X	
914	Pitkin	914.PIT	5GF.3120		X	X	
918	Pitkin	918.PIT	5GF.3121		X	X	
1002	Pitkin	1002.PIT	5GF.3122		X	X	
1016	Pitkin	1016.PIT	5GF.3123		X	X	
1108	Pitkin	1108.PIT	5GF.3124		X	X	

* Indicated on National Register Eligibility means that more information is needed to verify the determination

1998 Surveyed Sites							
115	5th Street	Shelton Holloway House	5GF.1654		X	X	
601	6th Street	Hydroelectric Plant	5GF.2441	Listed 1998		X	
709	6th Street	Yampa Hot Springs	5GF.1258		X	X	
312	7th Street	Fraternal Order of Elks			X	X	
402	7th Street	Hotel Denver	5GF.1043		X	X	
413	7th Street	Glenwood Springs Train Station	5GF.1050.3	X		X	
420	7th Street	Rex Hotel	5GF.2439	X		X	
109	8th Street	Garfield County Courthouse	5GF.1049	X		X	
207	8th Street	Noonan Building	5GF.1046	X		X	
512	10th Street	Glenwood Sanitarium	5GF.2695	X		X	
714	Grand Ave	Barbershop / Shoe Service	5GF.1035		X	X	
715	Grand Ave	Silver Club	5GF.1015		X	X	
717	Grand Ave		5GF.1016		X	X	
731	Grand Ave	The Denver Building	5GF.1021		X	X	
801	Grand Ave	New Citizens Building	5GF.1022	X		X	
822	Grand Ave	Brockway Building	5GF.1030		X	X	
824-826	Grand Ave	Anderson Building			X	X	
900	Grand Ave	Federal Building	5GF.1549	X		X	

**City of Glenwood Springs
List of Previously Surveyed Sites**

June, 2004

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Number	Name	Or Historic Building or Site Name	ID #	Eligible	Not Eligible	District Yes	District No
1998 Surveyed Sites, con't							
1230	Grand Ave	Kendrick House	5GF.2675	X		X	
401	North River	Hot Springs Lodge & Pool	5GF.1050.2	X		X	
901	Palmer Ave	Starr Manor	5GF.285	X		X	
526	Pine Street	Hotel Colorado	5GF.767	Listed 1977		X	
903	Bennett Ave	Edward T. Taylor House	5GF.286	Listed 1986		X	
925	Bennett Ave	Parkinson House	5GF.2615	X		X	
930	Bennett Ave	Napier House	5GF.2588	X		X	
1002	Bennett Ave	Crook House	5GF.2693	X		X	
914	Blake Ave	Von Rosenberg House	5GF.2694		X	X	
932	Colorado Ave	Sam Dougen House/Osgood House	5GF.2438	X		X	
1001	Colorado Ave	Edinger-Shumate House	5GF.2306		X	X	
1008	Colorado Ave	De Remer-Korn House	5GF.2616		X	X	
715	Cooper Ave		5GF.1037		X	X	
716	Cooper Ave	Western Hotel	5GF.1042		X	X	
720	Cooper Ave	Creamery House	5GF.1041		X	X	
728	Cooper Ave	Heisier's Home Baker Bldg	5GF.1040		X	X	
730	Cooper Ave		5GF.1039		X	X	
732	Cooper Ave	McCoy Building	5GF.1038		X	X	
931	Cooper Ave	First Church of Christ Scientist	5GF.2460	X		X	
932	Cooper Ave	Kaiser House	5GF.2461		X	X	
1016	Cooper Ave	First Presbyterian Church	5GF.2587		X	X	

1981 Surveyed Sites							
							No district evaluation was made
701	Cooper	Fraternal Order of Elks Hall	5GF.1036	aka 312 7th	X		
716	Grand		5GF.1034		X		Demolished
719	Grand		5GF.1017	X			
721	Grand	G.S. Tailor Shop	5GF.1018		X		
724	Grand	Ore Sampling Room	5GF.1032		X		
722-726	Grand	G.S. Telegraph & Express Office	5GF.1033		X		
727	Grand	(now 725 Grand Ave.)	5GF.1019		X		
729	Grand		5GF.1020		X		
805	Grand		5GF.1023		X		Demolished
812-14	Grand	Napier Building	5GF.1031		X		
822	Grand	J.C. Schwartz - Howard & Torrey Bldg.	5GF.1030		X		aka 5GF.2786
825	Grand	I.O.O.F. Lodge Building/U.S. Land Office	5GF.1024		X		
827	Grand	Coal Office Building	5GF.1025		X		
831	Grand		5GF.1026		X		
828	Grand	Land Office Building	5GF.1028		X		Demolished

**City of Glenwood Springs
List of Previously Surveyed Sites**

June, 2004

Address		Temporary ID #	State	National Register			Notes
Number	Name	Or Historic Building or Site Name	ID #	Eligible	Not Eligible	District Yes	District No
1981 Surveyed Sites, con't							
No district evaluation was made							
209	8th		5GF.1047		X		Demolished
309-311	8th	Eib Everett Grocery	5GF.1044		X		
412	8th	HJH Print Shop	5GF.1045		X		

Other Surveys - Remote County Sites

7700	Trappers Lake Rd	Trappers Lake Lodge	5GF.1160		X		
1101	School St	White River Supervisors	5GF.2129		X		
		South Canon Bridge	5GF.384	Listed 1985			Vehicular Bridges in Colorado TR
		Sumers Lodge	5GF.2363	Listed 1997			
		Advocate Safe House Project	5GF.1756		X		
66586	US Hwy 6	Bair Ranch	5GF.270	X			
6471	Cty Rd 117	Earnest Ranch	5GF.2477	Listed 1998			
	Glenwood	Cardiff Coke Ovens		Listed 1996			
	Glenwood	Linwood Cemetery		X			
7201	300 Rd	Battlement Mesa Schoolhouse		Listed 1983			Rural School Buildings in Colorado MPS
	100 Rd	Missouri Heights Schoolhouse		Listed 1999			Rural School Buildings in Colorado MPS
	Rifle	Havemeyer-Willcox Canal Pumphouse and Forebay		Listed 1980			
	Rifle	Rifle Bridge		Listed 1985			Vehicular Bridges in Colorado TR
	Carbondale	Satank Bridge		Listed 1985			Vehicular Bridges in Colorado TR
	Rifle	Rifle Post Office		Listed 1986			



A p p e n d i x D

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