

**HISTORIC BUILDINGS SURVEY OF  
DOWNTOWN CAÑON CITY, COLORADO  
2004-05**

*Final Survey Report*



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**Front Range Research Associates, Inc.  
Denver, Colorado**

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*Final Survey Report*

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June 2005

# TABLE OF CONTENTS

I.	INTRODUCTION .....	1
	Purpose.....	1
	Project Results .....	2
	Funding .....	2
II.	PROJECT AREA.....	3
	Physical Setting.....	3
	Previous Studies.....	3
	Previously Recorded, Demolished, and Designated Resources.....	6
III.	HISTORIC OVERVIEW .....	9
	Introduction .....	9
	Establishing the Cañon City Townsite and Its Early Development, 1859-1869 .....	9
	Foundations of Town Life in the 1870s .....	14
	“A Busy and Thriving Town:” Cañon City in the 1880s .....	25
	Cañon City in the 1890s: “The Eden of America” .....	31
	Construction Booms: Cañon City in the 1900s .....	35
	Things Were Looking Up: Cañon City in the 1910s .....	45
	Many Opportunities Offered: Cañon City in the 1920s .....	48
	The Great Depression Impacts Cañon City in the 1930s .....	52
	World War II and the Postwar Period in Cañon City .....	54
IV.	RESEARCH DESIGN.....	58
V.	METHODOLOGY.....	59
	Scope of Work .....	59
	Project Participants .....	59
	Public Meetings and Selection of Survey Buildings.....	60
	Reconnaissance and Intensive Surveys.....	60
	Photography .....	61
	Mapping and Assessor Data.....	61
	Historical Research .....	61
	Construction Dates.....	62
	Preparation and Distribution of Forms and Report.....	63
	Acknowledgements.....	63

VI.	RECONNAISSANCE SURVEY .....	65
	Methodology .....	65
	Discussion and Recommendations .....	66
VII.	RESULTS .....	73
	Types of Resources Recorded in Intensive Survey .....	73
	Period of Construction .....	74
	Building Materials .....	74
	Architectural Styles .....	75
	Architects .....	75
	Cañon City Downtown Historic District.....	77
	Potential Individual National Register Resources .....	78
	Potential Individual State Register Resources .....	78
	Recommendations.....	93
VIII.	BIBLIOGRAPHY .....	95
	APPENDICES .....	99
	Appendix 1: Surveyed Resources in Street Address Order .....	100
	Appendix 2: Surveyed Resources in State Identification Number Order .....	104

*COVER: Main Street (600 block) looking west, with St. Cloud Hotel at right, then known as the Hotel Denton. Historic postcard view, early 1910s.*

## I. INTRODUCTION

Cañon City is the county seat and largest city of Fremont County, with a population of 15,431 in 2000.<sup>1</sup> Located at the eastern mouth of the Royal Gorge of the Arkansas River, the townsite was established in 1860 as an important supply center on wagon roads leading to mountain mining camps. Cañon City's selection as the site of the State Penitentiary in 1868 brought an important and continuing economic presence to the town. The Denver and Rio Grande Railroad built to Labran in 1872 and extended tracks to Cañon City in 1874, increasing the city's role as a hub of services and supplies. In the 1870s, the D&RG and the Atchison, Topeka, and Santa Fe vied for access to the Royal Gorge as a potential railroad route. The D&RG emerged the winner, completing tracks to Leadville in 1880. Cañon City continued to serve as an important supply center for the surrounding agricultural area, which included orchards and truck farms, and canneries were established locally. Coal mining in the region emerged as an important industry in the 1870s and continued to bolster the local economy until the mid-twentieth century. Tourists and healthseekers also provided important income in the late nineteenth and twentieth centuries, and the town gained hotels and private hospitals to accommodate them. Construction of Skyline Drive, the designation of the Rainbow Route (today's U.S. 50), and the building of the Royal Gorge suspension bridge added to Cañon City's status as a popular tourist destination. It is within this historic context that Downtown Cañon City's architectural heritage emerged.

### **Purpose**

The 2004-05 survey of historic buildings in Cañon City had two primary goals: 1) to conduct an intensive level survey to record, and 2) to evaluate properties within and adjacent to the Cañon City Downtown Historic District and to conduct a reconnaissance level survey of the older portion of the city. The Cañon City Downtown Historic District was listed in the National Register of Historic Places in 1983. The district's nomination resulted from a historic buildings survey conducted in 1981. The historic district was expanded to include one additional building in 1986.

The goals of the 2004-05 project included fully documenting all of the resources within the National Register District on current Colorado Historical Society Architectural Inventory forms (Form 1403) and categorizing each resource as contributing or noncontributing to the district. The current degree of historic physical integrity of the buildings was a primary factor in determining the contributing/noncontributing status of resources in the district. Eighty properties in Downtown Cañon City were documented during the project. Located in the central portion of the city, the 21.1-acre survey area included the existing National Register district and adjacent historic properties selected by Main Street USA Cañon City. The survey area was found to be predominantly commercial in nature and included retail, service, office, social, entertainment, and governmental uses.

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<sup>1</sup> U.S. Bureau of the Census, Census of Population and Housing, 2000.

Another goal of the project was to conduct a reconnaissance level survey of the older portion of the city surrounding the downtown area, identifying areas with concentrations of historic resources and prioritizing those areas for future intensive survey work. A windshield survey of areas found to have historic development resulted in the identification and prioritization of areas ranked by high, medium, or low priority for intensive survey.

## **Project Results**

The survey resulted in the documentation of eighty properties within and adjacent to the Cañon City Downtown Historic District, reexamination of the boundaries of the district, completion of a reconnaissance survey of areas adjacent to the historic district, and development of a prioritized list of areas to be intensively surveyed in future years. Colorado Historical Society Architectural Inventory forms (Form 1403), each with an architectural description, historical background, evaluation of significance, black and white photographs, and locational maps, were used to record eighty resources. Eleven individual resources included in the intensive survey were evaluated as potentially individually eligible to the National and State Registers, and eleven additional properties were assessed as potentially eligible to the State Register only. Two buildings are already listed in the National and State Register. The existing Cañon City Downtown Historic District was found to be a strong district that retains architectural significance and historic physical integrity. The existing National Register boundary for the district was found to be reasonably drawn.

The data resulting from this survey will assist Main Street USA Cañon City, the city, and interested citizens with preservation planning. Assessments of National Register of Historic Places and State Register of Historic Places eligibility, the reassessment of the historic district, the documentation of buildings on survey forms, and the prioritization of areas for survey work will provide direction for future preservation efforts. The information resulting from this survey will assist in determining which buildings and areas of the city are studied in subsequent years and will help citizens of and visitors to Cañon City become more aware of the city's architectural and historic heritage.

## **Funding**

This project was funded by a State Historical Fund grant to Main Street USA Cañon City (grant number 2004-M2-008). The Main Street group provided a member to supervise and coordinate the project. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publications *Colorado Cultural Resource Survey Manual: Volume I-The Steps and Volume II-The Forms*. Architectural classifications of buildings were based on the Society's 2003 publication *A Guide to Colorado's Historic Architecture and Engineering* and the lexicon provided in the Survey Manual.

## II. PROJECT AREA

The intensive comprehensive level 2004-05 Downtown Cañon City Historic Buildings Survey examined approximately 21.1 acres of urban land in the central part of the city and recorded a total of eighty resources (See Appendices). The survey area was located in Sections 32 and 33, Township 18 South, Range 70 West, 6th Principal Meridian, Fremont County, Colorado. Most of the resources surveyed (sixty-nine) were within the boundary of the current National Register-listed Downtown Cañon City Historic District; eleven were outside the boundary in adjacent areas.

The reconnaissance survey embraced the central, older portion of the city outside of the existing Cañon City Downtown Historic District. The survey included approximately 365.4 acres of urban land located in Sections 28, 29, 32 and 33, Township 18 South, Range 70 West, 6th Principal Meridian. Figure 1 shows the location of the intensive and reconnaissance survey areas within the city. Figure 2 identifies surveyed resources within the intensive survey area indicated by street address numbers.

### Physical Setting

Commercial land uses predominate within the intensive survey area, along with some public, social, religious, and residential uses. The street grid is rotated approximately thirty degrees west of true north to make principal streets (such as Main Street) align with the channel of the Arkansas River. Within the intensive survey area, northeast-southwest oriented streets include Main Street, Macon Avenue, and Royal Gorge Boulevard; northwest-southeast streets include 3rd through 8<sup>th</sup> streets. Typically, blocks in the survey area are rectangular (about 355 feet by 260 feet). Most buildings in the study area are oriented and addressed onto Main Street, the principal downtown commercial thoroughfare. The route of four-lane U.S. Highway 50 follows Royal Gorge Boulevard along the southern edge of the survey area.

### Previous Studies

The only previous large-scale examination of historic resources in Downtown Cañon City took place in 1981. The project was conducted by Mary Taylor as part of a study of twenty-three communities around the state coordinated by the Colorado Historical Society and funded by the Four Corners Regional Commission. That project recorded sixty-nine resources within the city and identified a commercial historic district in the downtown area. The survey was not comprehensive within the district boundaries, omitting some more recent and noncontributing buildings. Using the 1981 study as a basic source of information, the Cañon City Downtown Historic District was listed in the National Register in 1983. City staff Sammy M. Wittmer and Bill Simpson prepared the National Register nomination. In 1986, the boundary of the district was expanded to include one additional building (602 Macon Avenue).<sup>2</sup>

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<sup>2</sup> Paul O'Rourke, comp., "Historical Surveys of Colorado Communities: Final Report," submitted to the Four

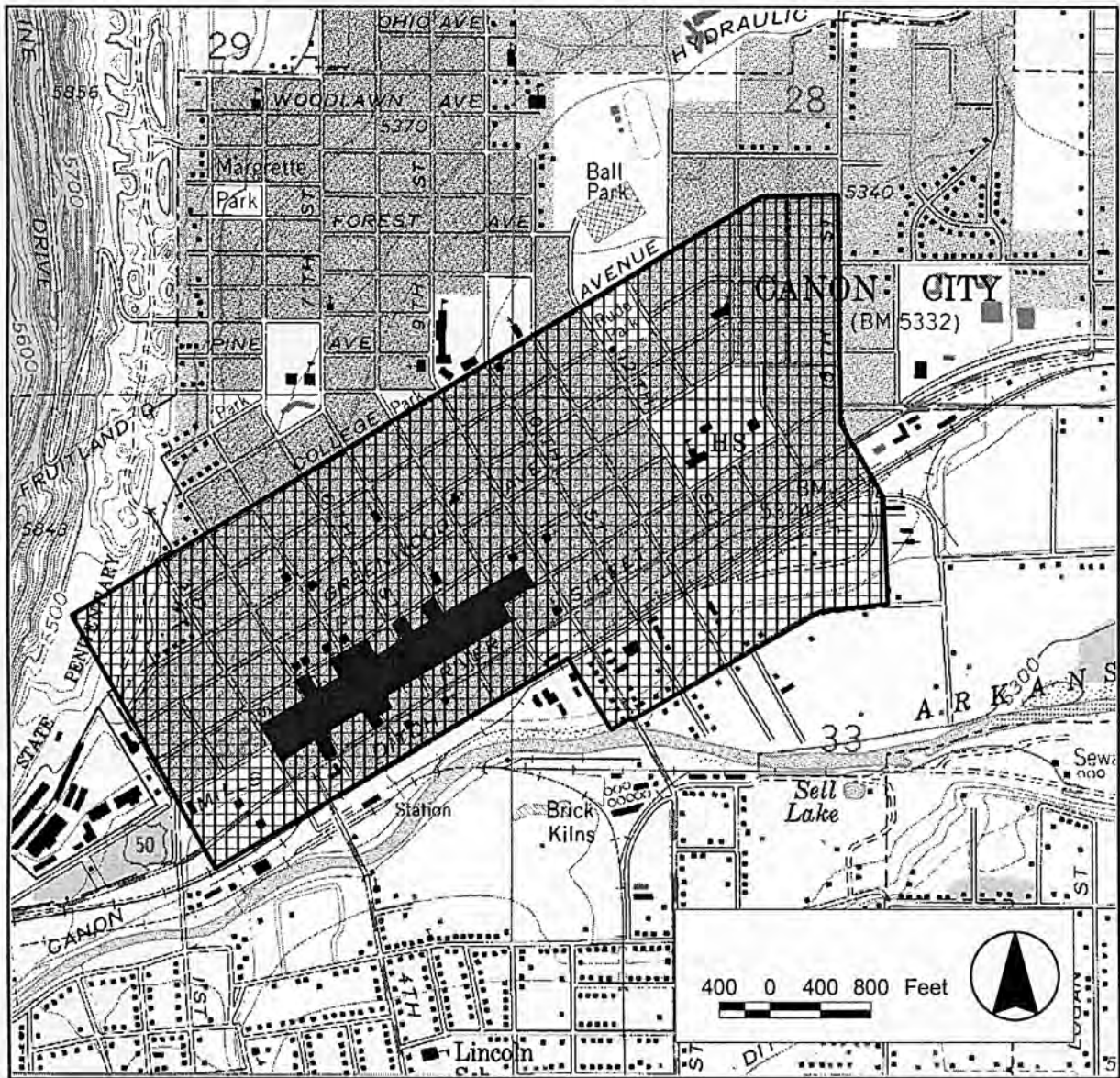


Figure 1. The intensive survey area is shaded, while the reconnaissance survey area is crosshatched. SOURCE: Extract of U.S. Geological Survey, "Cañon City, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1976).

Corners Regional Commission, produced by the Colorado Historical Society, Technical Assistance Grant No. 201-200-097-1, March 1982, 95-104 and 202.





**Figure 2**  
**SURVEYED HISTORIC RESOURCES, 2004-05**  
**DOWNTOWN CANON CITY, COLORADO**

**LEGEND**

- - - - National Register District Boundary
- - - - Intensive Survey Area

Survey Status, 2004-05

- Surveyed
- Not Surveyed

Buildings are labeled with their street address numbers. Building outlines are only shown for blocks within the survey area.

## **Previously Recorded, Demolished, and Designated Resources**

According to a 2 March 2004 file search by the Colorado Historical Society, Office of Archaeology and Historic Preservation (OAHP), fifty-four resources within the intensive survey area had been previously recorded (See Table 1). The Cañon City Downtown Historic District was listed in the National Register in 1983. In 1986, the boundary of the district was expanded to include one additional building (602 Macon Avenue).<sup>3</sup> Within the Cañon City Downtown Historic District (5FN720), two resources are individually listed in the National Register of Historic Places: the McClure House/Strathmore Hotel at 323-31 Main Street (5FN37) and the building to the west, 323-25 Main Street (5FN720.5); both were included in the McClure House nomination.<sup>4</sup> Resources listed in the National Register are also listed in the State Register. One resource included in the historic district created in 1983 but apparently not surveyed in 1981 has since been demolished: 819-21 Main Street.

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<sup>3</sup> Sammy M. Wittmer, Urban Planner, and Bill Simpson, Community Development, Cañon City Downtown Historic District, National Register of Historic Places nomination, 5FN720, March 1983; Deborah Edge Abele, Cañon City Downtown Historic District, Expanded, National Register of Historic Places nomination form, 5FN720, 1 October 1985.

<sup>4</sup> The McClure House nomination included the corner hotel building (327-31 Main St.) as well as the building to the west (323-25 Main St.), although the latter was separately recorded in the 1981 survey and in the current survey as 5FN720.5.

**Table 1**  
**CAÑON CITY DOWNTOWN HISTORIC BUILDINGS SURVEY, 2004-05**  
**PREVIOUSLY SURVEYED RESOURCES**

State ID No.	Resource Name	Street Address		
5FN.37	MCCLURE HOUSE/STRATHMORE HOTEL	323-31	MAIN	St.
5FN.562	MURRAY'S HALL/MAIN STREET ATTIC/THE TREASURE SHOPPE/KENS UPHOLSTERY	305	MAIN	St.
5FN.1114	--	331	ROYAL GORGE	Blvd.
5FN.720.1	CATLIN BUILDING	304	MAIN	St.
5FN.720.2	TAGGART BUILDING	320	MAIN	St.
5FN.720.3	STRATTON'S SIGNS	322	MAIN	St.
5FN.720.5	INTERNATIONAL COIN INC.	323-25	MAIN	St.
5FN.720.6	RAYNOLDS BANK/FRED A. RAYNOLDS BANK/MCGEE BUILDING	330-32	MAIN	St.
5FN.720.7	CABLEVISION	402	MAIN	St.
5FN.720.8	ROYAL GORGE LOUNGE/MERRIAM PLUMBING SHOP	404-06	MAIN	St.
5FN.720.9	WEAVER & BOND BUILDING	408	MAIN	St.
5FN.720.10	ONE EYED JACK'S/CHERYL'S BOOK NOOK	409-11	MAIN	St.
5FN.720.11	THOMAS'S	416	MAIN	St.
5FN.720.12	ZENITH TV	418	MAIN	St.
5FN.720.13	LINCOLN PARK FLORIST	420	MAIN	St.
5FN.720.14	HARVEY OPFER ACCOUNTING/CAÑON PHOTO/H & R BLOCK	421-23	MAIN	St.
5FN.720.15	PAULINE'S SPORTSWEAR	422	MAIN	St.
5FN.720.16	BECKER'S OFFICE FURNITURE	424	MAIN	St.
5FN.720.17	APEX BUILDING	425-31	MAIN	St.
5FN.720.18	MODE O'DAY	426-28	MAIN	St.
5FN.720.19	GRANNY'S ICE CREAM	430	MAIN	St.
5FN.720.20	F.L. SMITH BUILDING/FAMILY SHOE CENTER/SHERRILL'S STYLE SHOP	501-03	MAIN	St.
5FN.720.21	BEN FRANKLIN	502	MAIN	St.
5FN.720.22	ANNEX BUILDING	505-07	MAIN	St.
5FN.720.23	BURRAGE BUILDING	506-08	MAIN	St.
5FN.720.24	SULPHIDE BUILDING	509-11	MAIN	St.
5FN.720.25	J.C. PENNEY CO.	510	MAIN	St.
5FN.720.26	CENTRAL BLOCK	513-15	MAIN	St.
5FN.720.27	ARTHUR BLOCK	517-19	MAIN	St.

<b>State ID No.</b>	<b>Resource Name</b>	<b>Street Address</b>		
5FN.720.28	FELTER BUILDING	518-20	MAIN	St.
5FN.720.29	RECORD BLOCK/CAÑON CITY DAILY RECORD BUILDING	523	MAIN	St.
5FN.720.30	FIRST NATIONAL BANK	531	MAIN	St.
5FN.720.31	FREMONT NATIONAL BANK	532	MAIN	St.
5FN.720.32	PALACE DRUGS/HAVEN'S SHOE STORE	601-03	MAIN	St.
5FN.720.33	EISENHAUER'S STORE/MASONIC LODGE/MOUNT MORIAH LODGE NO. 15	602	MAIN	St.
5FN.720.34	HARDING BUILDING	605	MAIN	St.
5FN.720.35	HARRISON BUILDING	609-11	MAIN	St.
5FN.720.36	DERBY LIQUORS	619	MAIN	St.
5FN.720.37	BOOK CORRAL/HEITMAN MUSIC	621-23	MAIN	St.
5FN.720.38	SPRING CREST DRAPERIES/BERGMAN'S BAKERY	622-24	MAIN	St.
5FN.720.39	REX THEATER/REX THEATRE	625	MAIN	St.
5FN.720.40	POWELL HOUSE/ST. CLOUD/CAÑON HOTEL	627-31	MAIN	St.
5FN.720.41	STANDARD STATION	701	MAIN	St.
5FN.720.42	THE NUT LOFT	706-08	MAIN	St.
5FN.720.43	FREMONT ABSTRACT CO.	709	MAIN	St.
5FN.720.44	IOOF BUILDING/I.O.O.F. BUILDING/CAÑON CITY LODGE NO. 7	710-12	MAIN	St.
5FN.720.45	GOLD & SILVER EXCHANGE/MONARCH REAL ESTATE	719	MAIN	St.
5FN.720.46	ACME BUILDING	722-24	MAIN	St.
5FN.720.47	B.P.O. ELKS CLUB (CAÑON CITY)/ELKS CLUB	404	MACON	Ave.
5FN.720.48	MAUPIN BUILDING/POST OFFICE BLOCK (CAÑON CITY)	100 blk	5TH	St.
5FN.720.49	CAÑON CITY PUBLIC LIBRARY/CARNEGIE LIBRARY	516	MACON	Ave.
5FN.720.50	FIRST BAPTIST CHURCH (CAÑON CITY)	107	N. 7TH	St.
5FN.720.51	UNITED METHODIST CHURCH (CAÑON CITY)	801	MAIN	St.
5FN.720.52	MASTER PRINTERS	306-08	MAIN	St.

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search, 2 March 2004.

### III. HISTORIC OVERVIEW

All honor to the brave old pioneers of long ago! To those who have survived the privations and toils consequent upon subduing the wilderness, and struggled against the devastating effects of a terrible war... to those who have had the courage and brains to stand by this beautiful, but once abandoned spot, and aid in bringing about this day of prosperity....

--Binckley and Hartwell, 1879<sup>5</sup>.

#### Introduction

Cañon City is located in a region originally the domain of several indigenous groups, including Ute, Arapaho, and Cheyenne peoples, who were attracted by the abundance of water (including mineral and hot springs), temperate climate, and plentiful wildlife. Native Americans of the mountains and plains occupied the area for hundreds of years before the coming of Euro-American settlers.<sup>6</sup> A natural gateway, the location was the campsite of explorer Zebulon Pike in the winter of 1806-07, attracted mountain men by the 1820s, and was traversed by John C. Fremont's expedition in 1845. The first attempts at permanent year-round settlement in the vicinity dated to the 1840s. Cañon City historians Binckley and Hartwell reported that "an association of hunters and trappers" lived on Adobe Creek in the early years of that decade, selecting a site near where the Arkansas River exited the mountains and enjoying the temperate, sunny climate. The original settlement reportedly dissolved due to Native American hostility to the newcomers in 1846.<sup>7</sup>

#### Establishing the Cañon City Townsite and Its Early Development, 1859-1869

Following the discovery of gold in several locations along the Front Range of the Rocky Mountains in 1858, prospectors fanned out across the region seeking new areas of potential mineral riches and establishing townsites in promising locations. In October 1859 a town claim was made in future Fremont County by J.F. Smith, Stephen Smith, William H. Young, Robert Bearcaw, Charles D. Peck, and William Kroenig. The party, which had previously founded Fountain City (now part of Pueblo), laid out a town east of the Royal Gorge. A log house (later occupied by the Middleton family) was the only structure completed by the company at the location, but a road connecting to the placer mining camp of Tarryall in Park

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<sup>5</sup> Binckley and Hartwell, *Southern Colorado. Historical and Descriptive of Fremont and Custer Counties With Their Principal Towns* (Cañon City: Binckley and Hartwell, 1879).

<sup>6</sup> Early settlers of Cañon City feared that one day they would be evicted. Townspeople watched Ute signal fires on mountain peaks with trepidation. But, as Binckley and Hartwell reported, "...although the Indians were for years our only neighbors, and visited us frequently by the hundreds, often staying for weeks amongst us, yet beyond several scares, minor thefts and a vast amount of begging, they did us no damage." Binckley and Hartwell, *Southern Colorado*, 24.

<sup>7</sup> Binckley and Hartwell, *Southern Colorado*, 8-9.

County was established.<sup>8</sup>

The following spring, William Kroenig joined a large party of town developers who hired civil engineers Buell & Boyd to lay out a new town in the same vicinity.<sup>9</sup> Thus, the claim of the original party was considered to have been “jumped.” The townsite was relocated east of the hogbacks and north of the river in a crescent-shaped park and the claim expanded to include 1,280 acres. The new company could afford to erect only “a few log shanties, barely sufficient to shield them from the elements,” according to Binckley and Hartwell. The early historians noted that the group seemed to lose interest after some meager efforts to attract attention to the settlement, appearing to feel: ‘We’ve struck it, and if you are so obtuse as not to see it, we pity you.’<sup>10</sup>

Fortunately, some did recognize the importance of the location of the townsite in relation to mining camps; Cañon City was the last settlement that loaded freight wagons from the plains could reach. Merchants brought large supplies of stock to the site, which was used as a point for the organization of ox teams heading into the mountains. Its status as a supply center and its favorable winter climate prevented the town from succumbing to indifference. Agricultural settlement in the area also progressed, with Jesse Frazer becoming the first successful farmer in the vicinity after establishing a claim about April 1860.<sup>11</sup> Historian Ralph Taylor noted that Frazer’s orchard eventually was considered one of the finest in the Rocky Mountain region. Frazer, Hosea Hoopengartner, Clark Harrington, and John W. Leland discovered coal in the area, although extensive coal mining did not commence until the early 1870s. By March 1860 the area had attracted enough interest to warrant formation of a claim club, and a code of laws was adopted to govern Cañon City and vicinity. That winter a large contingent of miners descended from the mountains into the settlement.<sup>12</sup>

During the winter of 1860 and the spring of 1861, the town was described as “booming” with new residents. The settlement received its post office on 13 December 1860, and mail then arrived weekly via Denver. In September 1860 the community’s first newspaper, the *Cañon City Times*, which Binckley and Hartwell described as “a racy little sheet,” was issued by H.S. Millett and Matt Riddlebarger. A census of the Cañon City district in 1861 found a population of 727, which included 70 females. Among those counted were lawyers George Hinsdale and Wilbur Stone, who helped the settlers establish a People’s Court. By the end of 1861, a reported two hundred buildings, some in stone, had been completed, and

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<sup>8</sup> Binckley and Hartwell, *Southern Colorado*, 9; Ralph C. Taylor, “Cañon City Had Glorious Beginning,” *Pueblo Star-Journal and Sunday Chieftain*, 18 June 1972, 2C; *Rocky Mountain News*, 9 March 1890, 20-21.

<sup>9</sup> The new company included William Kroenig, E. Williams, A. Mayhood, W.H. Young, Dold & Co., J.B. Doyle, A. Thomas, W.H. Green, Buel & Boyd, J.D. Ramage, Harry Youngblood, W.W. Ramage, Alvord & Co., St. Vrain & Easterday, J. Graham, and M.T. Green.

<sup>10</sup> Binckley and Hartwell, *Southern Colorado*, 10.

<sup>11</sup> William Lee was reported to have planted Colorado’s first orchard in the Cañon City area, but it was washed away by a flood in 1864. Don and Jean Griswold, *Colorado’s Century of “Cities”* (N.p.: Don and Jean Griswold, 1958), 38.

<sup>12</sup> Binckley and Hartwell, *Southern Colorado*, 10; Taylor, “Cañon City;” Griswold, *Colorado’s Century*, 38.

businessmen continued to bring in large quantities of supplies.<sup>13</sup>

### Fremont County Created

The area contained sufficient population to merit its designation as a county when the territorial government formed in 1861. The following year the Fremont County government was organized and its boundaries were established under the direction of Governor Gilpin, by Anson Rudd, J.B. Cooper, and Lewis Conley. The county's name honored the explorer John C. Fremont, whose nickname was "The Pathfinder." Today's Custer County lay within the original boundaries of Fremont County and was carved away in 1877. Another small part of the county was used in the formation of Teller County in 1899. As the most promising and populous town, Cañon City, was selected as the county seat in 1861. Anson Rudd became the first elected sheriff of the county and David Powell was chosen the first county clerk.<sup>14</sup>

### Cañon City Becomes "the Deserted Village"

In the spring of 1862 events associated with the Civil War caused persons in sympathy with the Confederacy to leave the settlement and head south, while those of differing views joined a company of Colorado volunteers or headed eastward. Those not involved in the conflict generally moved to Denver or their previous homes for the duration. In the fall of 1862 the settlement's newspaper stopped publication. Binckley and Hartwell described the Cañon City of 1863 as "the deserted village."

The town company abandoned the site without filing a plat with the territorial government, and Benjamin Griffin, W.C. Catlin, Jothan Draper, Augustus Macon, and Anson Rudd preempted the location. Anson Rudd stayed during the period of desertion because he reportedly had no money to leave, but also because he believed the townsite would ultimately prove successful. Rudd fittingly filed on the area that became part of the business district.<sup>15</sup> Following the departure of most of the early inhabitants, "an oppressive silence hung over the once busy town like the gloom of a pall," according to Binckley and Hartwell. Rudd recalled that the only residents of the log and stone buildings besides his family were Felix Burdett and an unnamed "demented woman." James A. McCandless, who came to the site in 1864, encountered only the Rudd family. The number of travelers through the area dwindled due to Indian hostility along several routes of travel, and even mail delivery stopped for a time.<sup>16</sup>

Despite the desertion of the town, surrounding agricultural areas gained in importance. As early as August of 1861, the *Cañon City Times* reported on the abundance of native fruit in the area, including wild cherries, currants, grapes, plums, raspberries, and gooseberries. In 1862 William Lee planted the first fruit trees in the vicinity, although the orchard was swept

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<sup>13</sup> Binckley and Hartwell, *Southern Colorado*, 16; Maxine Benson, *1001 Colorado Place Names* (Lawrence, KS: University Press of Kansas, 1994), 31; *Pueblo Chieftain*, 27 May 1962.

<sup>14</sup> Binckley and Hartwell, *Southern Colorado*, 21.

<sup>15</sup> Binckley and Hartwell, *Southern Colorado*, 22-23 and 80; *Pueblo Star Journal*, 17 June 1962.

<sup>16</sup> Binckley and Hartwell, *Southern Colorado*, 22-23 and 80.

away by a flood in 1864, and Jesse Frazer is credited with having the first successful fruit grove. Frazer and B.F. Rockafellow experimented with dozens of different types of trees in order to find those that would grow best in the Cañon City area.<sup>17</sup>

In the fall of 1864 about twenty families from the Midwest arrived, stimulating new hopes for the community's survival. The new residents became known as the "resurrectionists" for reinvigorating the community. One of those who arrived in 1864 was Thomas Macon, who would represent the area in the territorial legislature. Macon engineered the compromise which moved the capitol from Golden to Denver and allowed for Cañon City to obtain the state penitentiary. An act establishing the penitentiary in Cañon City passed on 7 January 1868 and stipulated that a prison location not more than a half-mile from the center of town be donated to the state. The knowledge that Cañon City had secured this important institution greatly improved the town's prospects and resulted in an upturn in construction of homes, business blocks, and churches. Anson Rudd offered a twenty-five-acre prison site, and the buildings were erected by the federal government.<sup>18</sup>

### Early Merchants

Dold & Co. was cited by Binckley and Hartwell as having "opened the first store of any importance" in Cañon City. The merchants could provide a complete outfit for a miner, prospector, or other worker. Wolfe Londoner, who later became mayor of Denver, managed the firm. Other early businesses included C.W. Ketchen & Bro., Stevens & Curtis, and Majors & Russell, which had the largest stock of goods in the area and operated a wholesale concern. R.O. Old, J.A. Draper, James Gormly, James Ketchen, G.D. Jenks, Paul Bros., Harrison & Macon, and D.P. Wilson were other early business owners. The first meat market was that of Custer & Swisher in 1860, while Billy Gamble imported the first billiard table. E.B. Southerland opened the first bakery, and Dr. J. Reid had the first drugstore. W.C. Catlin had the first brick yard, and its first products were used to erect parts of the penitentiary.<sup>19</sup>

### McClure Building

One of the few extant buildings that may date to the early 1860s is the store where James E. and William H. McClure established a business in 1864 at 322-24 Main Street (5FN720.3). The brothers reportedly found the building vacant when they arrived and stocked it with general merchandise. In 1865 Charlie Kitchen came from New Mexico and produced papers demonstrating that he was the owner of the building, which the McClures then purchased. William H. McClure was one of the town's most illustrious pioneers, described as "the leading businessman of the town." He built the first frame house in the city, and together with his brother, also built the Grape Creek wagon road. The McClures operated their store here until erecting the McClure House (Strathmore Hotel, 5FN37) in 1874. In 1919 James

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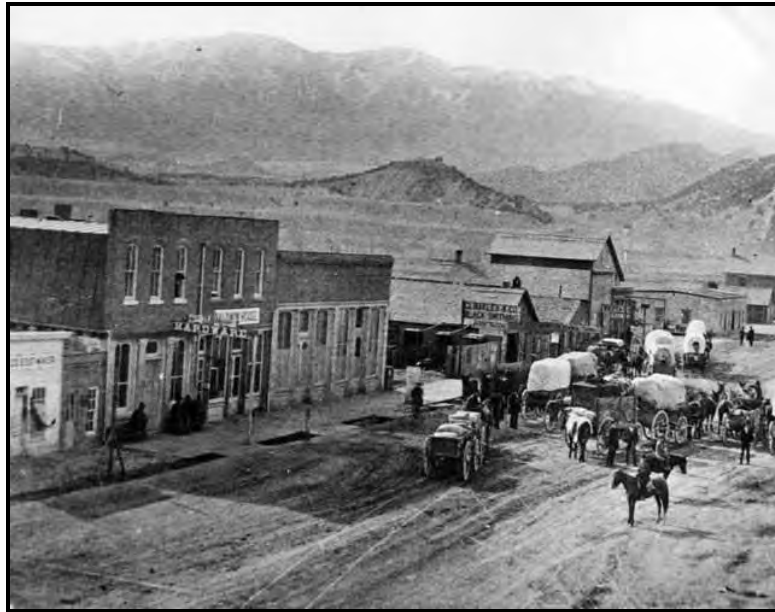
<sup>17</sup> Taylor, "Cañon City"; *Pueblo Chieftain*, 27 May 1962.

<sup>18</sup> Taylor, "Cañon City."

<sup>19</sup> Binckley and Hartwell, *Southern Colorado*, 79, 81.



McClure discussed their early business, noting that during the Civil War all groceries were freighted across the plains, resulting in high prices. The trade in pelts was very active in the early days of the McClure's store.



**Figure 3.** The western end of Main Street was the focus of early commercial activity in the town. A portion of the 200 block is shown in this early, undated photograph. SOURCE: Denver Public Library, Western History and Genealogy Department, Image Number X-17964.

In the 1870s, C.E. Waldo found that the Odd Fellows lodge was located in the back part of the second story of the McClure Building (where it remained until 1881). He was told that the *Cañon City Times* had been published in the front part of the second story in earlier days. In 1878 or 1879 the *Cañon City Avalanche* was purchased by the Cramer Brothers and relocated to the front rooms of the second story of the building. The newspaper's name was changed to the *Cañon City Record*. After the Odd Fellows moved out, H.T. Blake expanded the second story to the rear, creating what was known as "Blake's Hall." C.E. Waldo noted that "nearly all of the public entertainments in Cañon City for some years beginning with 1881 were held in that hall." The 1883 city directory listed "Blake's Theatre Hall, H.T. Blake." The hall had a stage at one end and the large floor was used for dances.<sup>20</sup>

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<sup>20</sup> *Cañon City Record*, 11 August 1888, 4, 25 July 1901; 17 July 1919, 24 July 1919; *Cañon City Daily Record*, 25 May 1971, 7 March 1973; Binckley and Hartwell, *Southern Colorado*, 85; O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881), 667; Photograph of 322-24 Main (86.43.208), Local History Center, Cañon City Public Library; County Newspaper Index, Local History Center, Cañon City Public Library.

## Regional Development

In 1868 the *Rocky Mountain News* described Cañon City as “most pleasantly situated at the base of the mountains, at the point where the Arkansas River passes out upon the Plains. It is surrounded by beautiful natural scenery, a rich and productive agricultural section, and is the center of a grazing region not surpassed by any in Colorado.” An observer noted that there were a variety of “the finest” stone buildings, as well as natural resources such as sandstone, limestone, coal, and granite in the area. The penitentiary site, approved by the territorial government in 1868, was described as “a most admirable one and one which cannot be bettered.” The site included both limestone and sandstone which could be used to build the prison. The farming lands surrounding the settlement were crossed by large irrigation ditches, including the \$12,000 Cañon City Ditch.<sup>21</sup>

Coal mining was an important industry in the Cañon City area by the late nineteenth century. The presence of coal in seams close to the surface of the earth was noted in the Coal Creek area south of Cañon City in the 1860s. A small mine on the homestead of Joseph T. Musser was opened in 1867 and produced coal that was mostly sold in the local market. The Musser parcel and the adjoining Slocum tract were acquired by the National Land and Improvement Company, which leased a portion of the property for mining in 1871.<sup>22</sup>

### **Foundations of Town Life in the 1870s**

In 1870, the first year federal census figures were tabulated for Cañon City, 229 residents were counted (See Table 2). Between 1870 and 1880 the community recorded the greatest growth in population in its history, jumping 555.5 percent to 1,501 residents. Much of the growth was due to the town’s achieving railroad connections during the decade, as well as to discoveries of silver in the mountains. Periodic rumors that a railroad would be built into the area excited local interest during the early 1870s. B.M. Adams, B.F. Rockefeller, and Thomas Macon were appointed at a public meeting to try to lure the Kansas Pacific Railroad to pass through town. William Jackson Palmer indicated that his Denver & Rio Grande Railroad (D&RG) might build through Cañon City and the Royal Gorge. The original plan for the railroad called for laying tracks west from Pueblo up the Arkansas River drainage to South Arkansas (Salida) and then south over Poncha Pass to Mexico. The D&RG reached Pueblo in 1872 and extended its system as far as Labran, a coal camp eight miles from Cañon City on Coal Creek. Freight wagons and stages then were used to transfer goods and passengers from Labran to Cañon City. The following year, local residents urged the Atchison, Topeka & Santa Fe to complete rails through Cañon City, but financial difficulties prevented the line from being undertaken.

Citizens again turned to Palmer, who suggested that if inhabitants raised \$100,000 toward the

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<sup>21</sup> *Rocky Mountain News*, 26 June 1868, 4.

<sup>22</sup> H. Lee Scamehorn, *Pioneer Steelmaker in the West: The Colorado Fuel and Iron Company, 1872-1903* (Boulder: Pruett Publishing Co., 1976), 14.

project the D&RG rails would be extended from Labran. Although residents approved the bonds, county commissioners refused to issue more than \$50,000 worth. Track laying commenced from Labran to the city, with the first train arriving in Cañon City on 6 July 1874. No railroad was willing to build west from the community until silver discoveries in Leadville in the late 1870s resulted in a contest for the Royal Gorge route. In 1879 the Atchison Topeka & Santa Fe (AT&SF) laid tracks from Cañon City through the Royal Gorge. The D&RG contested the Santa Fe's right to the corridor and won the battle in the courts in 1879. The AT&SF trackage was transferred to the D&RG, and in 1880 the Rio Grande built from the end of the AT&SF line to South Arkansas (Salida) and Leadville.<sup>23</sup>

**Table 2**  
**CAÑON CITY POPULATION TRENDS, 1870-2000**

YEAR	POPULATION	POPULATION CHANGE	
		Absolute	Percent
1870	229	--	--
1880	1,501	1,272	555.5%
1890	2,825	1,324	88.2%
1900	3,775	950	33.6%
1910	5,162	1,387	36.7%
1920	4,551	-611	-11.8%
1930	5,938	1,387	30.5%
1940	6,690	752	12.7%
1950	6,345	-345	-5.2%
1960	8,973	2,628	41.4%
1970	9,206	233	2.6%
1980	13,037	3,831	41.6%
1990	12,687	-350	-2.7%
2000	15,431	2,744	21.6%

SOURCE: U.S. Census Bureau, Census of Population, 1870-2000.

A reporter for the *Rocky Mountain News* noted in the spring of 1870 that the town was recovering from its desertion before the war: "Cañon City in former times was one of the largest and liveliest towns in Colorado, but having experienced a back-set, it has been for years struggling to overcome the reverse, and is now again showing evidences of life and activity and beginning once more to prosper." Merchants operating at the time included Thurman & Webb, B.F. Rockafellow & Co., W.H. McClure, and Lewis Jones. B.F. Smith was cited as a druggist. Carpenters included H.C. Vaughn, J.A. Higby, Stanley & Bro., and Shilland & Co., while masons in town were Curry, Ripley, and Benjamin Warrant. Murray & Nichols offered liquid refreshments and billiards, and a hotel, known as the Mineral Springs House, was operated by Mrs. A. Miller. Professionals included lawyer Thomas Macon and physician B.F. Smith. Religious congregations were Baptist, Methodist, and Presbyterian.

<sup>23</sup> Binckley and Hartwell, *Southern Colorado*, 24; Taylor, "Cañon City;" Tivis E. Wilkins, *Colorado Railroads: Chronological Development* (Boulder: Pruett Publishing Co.), 13 and 25

Fraternal organizations included Good Templars, Masons, and Odd Fellows.<sup>24</sup>

As growth resumed in the 1870s, town leaders began to envision a tourist industry in the area. From its early days, Colorado's scenic attractions had lured visitors from across the country. During the 1870s, Cañon City leaders planned to advertise the Arkansas River Canyon on a large scale, distributing photographs of the gorge throughout the country. The town was described as a good outfitting post for those desiring to camp out or explore the natural setting. Attractions advertised included the coal banks, marble caves, oil wells, fossil beds, scenery along Grape Creek, and the Grand Cañon (Royal Gorge), as well as other walks and drives. The temperate climate of the area and the nearby healing springs were advertised to healthseekers: "Especially the winter is desirable for invalids, being exempt from extreme changes of temperature. There are delicious health-giving soda springs half a mile from the hotels that are never without visitors at any hour of the day." Further away were other hot springs, and an omnibus carried people from their accommodations to the waters daily.<sup>25</sup>

Coal mining continued to increase in importance during the 1870s. In 1872 the Central Colorado Improvement Company (CCIC) secured the Joseph T. Musser property and invested funds and acquired machinery to begin large scale coal mining at what became known as the Cañon Mine. The mine shipped 13,000 tons of coal in 1873, with one-third going to the D&RG for locomotive fuel and the remainder sold in regional markets. Production at the mine grew to 600 tons daily in 1878, after improved hoisting machinery was installed. CCIC purchased additional coal lands in Fremont County along Coal and Grape creeks, and during 1872-80, the company extracted 270,390 tons of coal.<sup>26</sup>

In addition to coal mining, the CCIC pursued other development plans in the Cañon City area. The company owned large tracts of agricultural lands, developed the thermal springs at Cañon City, and also sold lots in a portion of the town. For several years CCIC pursued plans to erect a blast furnace, rolling mill, and iron foundry in or near Cañon City to take advantage of the plentiful supply of coal and the presence of magnetite along Grape Creek. CCIC merged with two other companies in 1880 to form the Colorado Coal and Iron Company. Two years later the new company opened a steelworks in Pueblo and ended hopes for such a facility in Cañon City.<sup>27</sup>

Erection of the state penitentiary was important to the town's economy in the 1870s. The first building at the prison, which included forty-two cells, was examined by a reporter for the *Rocky Mountain News* in 1870 and described as "one of the most perfect and convenient buildings of the kind ever constructed." The original building, intended to eventually be a wing of the main building, was erected of stone quarried at the site at a cost of about \$86,000 and opened in 1871. The building was erected by Woodbury & Mullen of Black Hawk under the supervision of S.N. Hoyt. Anson Rudd served as the first warden. Mrs. Maria M. Sheetz

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<sup>24</sup> *Rocky Mountain News*, 16 May 1870, 2.

<sup>25</sup> *Rocky Mountain News*, 13 January 1875, 4; 12 June 1877, 1.

<sup>26</sup> Scamehorn, *Pioneer Steelmaker*, 14-16.

<sup>27</sup> Scamehorn, *Pioneer Steelmaker*, 11, 16-17, and 45.

(or Sheets) found that in 1873 the prison consisted of a square stone house and the office was a small wood building: “There was no fence or wall of any sort to afford protection.”<sup>28</sup>

As the population of the town grew, outlying agricultural efforts expanded with the production of grain, fruit, and vegetables. Mexican and Texas cattle were driven into the area to provide meat for the mining districts, and dairy cattle were brought from the East.<sup>29</sup> A visitor to the town in 1876 noted that “Cañon excels in fruits and flowers. Some of her yards, gardens and little orchards are marvels of beauty and grounds of hope for those who want to see fruits moored in Colorado.” Varieties of fruits being grown included apples, peaches, apricots, and cherries.<sup>30</sup>

Attorney James T. Locke reported that seven churches were erected in Cañon City before the first public schoolhouse. Students in the early years studied in rented buildings and moved from year to year. In February 1873 the *Cañon City Times* reported that there were sixty-five students in school and a good building was greatly needed. The first regular schoolhouse was not completed until a two-story stone building (Washington School) at 7<sup>th</sup> and Macon streets and opened in 1880. The building continued to be used until 1950. Private instruction was also offered by teachers in a variety of buildings, notably Miss Franck’s Bryant Hall, which was described as “a first class institution.”<sup>31</sup>

### Murray’s Saloon

The western end of Main Street was the heart of the town’s commercial activity in the 1870s. One of the oldest buildings standing on Main Street today (305 Main Street, 5FN562) was erected before 1872 and its first story may date to the 1860s. Bernard Murray operated a saloon and billiard hall in the building. At the time of its construction, the building was considered to be a prominent block in the center of the business district. An April 1872 newspaper article reported that a second story was being added to Murray’s Block, and an 1878 photograph of Main Street shows the building with two stories. Writing in 1879, Binkley and Hartwell reported that Murray came to Cañon City “at an early time, and had faith enough in her to remain with her through good and ill.” Murray was a member of the town Board of Trustees and a proprietor of the McClure House. An 1879 advertisement for Murray’s business described it as “the only first class resort in the city,” with “the choicest wines, liquors and cigars always on sale” and with a public hall on the second floor. Murray’s Saloon was described as “the chief drinking establishment in town.” The saloon was particularly popular with freight wagon drivers during the pre-railroad era.

The hall on the upper story of the building was used for a variety of functions. Until the

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<sup>28</sup> *Pueblo Chieftain*, 14 July 1963; *Rocky Mountain News*, 16 May 1870.

<sup>29</sup> J. Andrew Smith, “Cañon City Became Supply Center Before Railroad Connection Made,” *Pueblo Chieftain*, 9 September 1962.

<sup>30</sup> *Rocky Mountain News*, 18 June 1876, 4.

<sup>31</sup> Smith, “Cañon City Became Supply Center;” Rosemae Wells Campbell, *From Trappers to Tourists: Fremont County, 1830-1950* (Colorado Springs: Century One Press, 1972), 134-35.

courthouse was constructed, the hall served as a courtroom for district judge Moses S. Hallett. Pioneer resident Mrs. M.M. Sheetz recalled that when she arrived in town in 1873: "Mr. Murray kept the only saloon. By outside stairs the upper part of this building was reached, which was the town hall, court house, lecture room, concert room, theatre, church and public hall for all social festivities and general public use." Rev. F.C. Wanky conducted services for the Mormon Church here in 1877, and the hall was used for socials and entertainments. The hall also housed political meetings, including caucuses for selecting town officials, and Republican Party meetings. In October 1879, a gathering was held at Murray's Hall "for the purpose of organizing for protection against the Indians now within our borders." The building continued to be used as a saloon and billiard hall until the town went dry in 1916.<sup>32</sup>



**Figure 4.** The 300 block of Main Street is shown in this early view of Cañon City. The saloon of Bernard Murray is the two-story building on the left in the photograph; its first story may date to the 1860s. The McClure House is the three-story building at the right. SOURCE: Denver Public Library, Western History and Genealogy Department, Image Number X-17967, circa 1878.

### Town Incorporation and Continued Development Along Main Street

In March 1872 a large group of people met at McClure's store to discuss the idea of incorporating the town. A committee was appointed to establish the boundaries and to petition the county commissioners for an act of incorporation and to present it to the taxpayers for approval. At the first meeting of the town board of trustees in April, George

<sup>32</sup> *Cañon City Times*, 25 Apr. 1872, 2; Binckley and Hartwell, *Southern Colorado*; Cañon City Public Library, Local History Center, Photographic Collection; *Cañon City Daily Record*, 3 Sept. 1954, 6; J.J. Stoner, "Bird's Eye View of Cañon City, Colo." (Madison, Wisconsin: J.J. Stoner, 1882); *Pueblo Chieftain*, 14 July 1963, in the clipping files of Denver Public Library, Western History Department; State Business Directory, 1911.

Rockafellow was selected as president, John Wekheiser was appointed town clerk and treasurer, and Benjamin Shaffers became constable and street supervisor.<sup>33</sup>

Mrs. M.M. Sheetz recalled that when she arrived in town in 1873 Main Street was “a wide and dusty country road, the wagon tracks being bordered on each side by dusty weeds.” The extent of the developed area was small, with the town beginning at the Rockafellow residence (between 1<sup>st</sup> and 2<sup>nd</sup> streets) and ending at the corner of 4<sup>th</sup> and Main. The Cañon Hotel, the only hostelry in business at that date, was managed by S.H. Boyd.<sup>34</sup>



**Figure 5. The completion of the McClure House in 1874 provided Cañon City with a first class hotel. The Fremont County Bank was located in the southeast storefront. SOURCE: Denver Public Libray, Western History and Genealogy Department, Duhem Brothers Photographers, Image X-18633.**

#### A First Class Hotel in 1874: the McClure House

By the early 1870s, many Cañon City residents felt that the town needed a first class hotel in order to continue to grow and prosper. Although many questioned the viability of such a venture, local businessman William H. McClure was convinced to finance the construction. The McClure House was being designed by early 1873, and work commenced in March of that year on what was the most significant building of the decade. The planned cost for the three-story brick building with ground floor commercial space was \$20,000. The foundation was finished in May, and by late September 1873 the first story was completed and a bank vault had been installed. Construction was hampered by delays and continued into 1874. In March 1874, it was announced that McClure would finish the west half of the hotel first so that it could begin operation. In May 1874 the *Rocky Mountain News* reported, “...the

<sup>33</sup> *Cañon City Record*, 26 April 1934, 1.

<sup>34</sup> This Cañon Hotel was different from the one later called by that name (which had previously been known as the St. Cloud Hotel). *Pueblo Chieftain*, 14 July 1963.

McClure building, a fine, large commodious hotel,--is fast approaching completion. Mr. Charles Clapp, of yon city, is to have the charge of it. He will make it first-class in every respect." In June the roof was completed.<sup>35</sup>

When the building was finished, a grand opening celebration was held, with lighted candles placed in every window of the building and parlors decorated with buntings. An orchestra entertained guests, who dined on wild game and other delicacies. The *Cañon City Weekly Record* announced that the building was "a model of its kind." The first story included a large lobby, a paneled oak staircase, and a fine dining room. Sixty-six guest rooms were located above, including expensive guest quarters and suites and two parlors on the second floor and ordinary guest rooms on the top floor. The basement contained a barber shop, paint store, and hardware store. Anson Rudd wrote a poem in honor of the dedication, which included the phrase: "And as I like to cut a swell, I put up at McClure's Hotel."

Cañon City historian Rosemae Wells Campbell reported that the hotel "was considered a first class resort for invalids, tourists, and pleasure seekers." Historian Sandra Dallas discusses the hotel in her book, *No More Than Five in a Bed*, noting that it attracted a number of celebrities over the years. She quotes Captain J.J. Lambert of the *Pueblo Chieftain* as commenting in 1875: "This hotel is the pride of the community, as well it may be for it is equal to any hotel in Colorado...." The first story businesses originally included the Fremont County Bank, which organized in 1874, and the drugstore of Dr. J.L. Prentiss. In about 1890 the building was sold to English investors, who renamed it "the Strathmore."<sup>36</sup>

### Lively Times Along Main Street

In May 1874 a correspondent of the *Rocky Mountain News* reported on conditions in town:

"Court being in session, times are quite lively in Cañon. Its streets present a decidedly business like appearance, being thronged constantly with people and wagons. Its hotels are overflowing, many having to seek accommodations in private houses....There is a lively interest taken in the railroad question and the prospects now are that Cañon will have railroad communication within a few months."<sup>37</sup>

In late August 1874 construction began for a building at 401-07 Main Street (5FN720.64) commissioned by J.C. Housekeeper and Robert A. Bain. The building was to incorporate an

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<sup>35</sup> *Rocky Mountain News*, 20 May 1874, 3 and 7.

<sup>36</sup> Local History Center, Cañon City Public Library, Photograph of McClure House, 1874 (#86-43-1), Photograph of Strathmore, 1922; Theodore B. James, National Register Nomination Form, "The McClure House," 1978; *Rocky Mountain News*, 20 May 1874, 3 and 7 August 1880, 59; *Cañon City Record*, 16 December 1909, 6; *Cañon City Daily Record*, 2 January 1974; *Cañon City Times*, 23 July 1873, 30 July 1874; Campbell, *From Trappers to Tourists*, various pages; Sandra Dallas, *No More Than Five in a Bed* (Norman, Ok.: University of Oklahoma Press, 1967), 37-40.

<sup>37</sup> *Rocky Mountain News*, 20 May 1874, 3.



old stone structure on the site and include a new front. The original stone building had been erected by Gormley & Co. in 1860, when the *Cañon City Times* had stated, "The front will be of cut stone and the outlay 3,000 dollars." The new two-story building would be designed to accommodate an addition in the future. The construction would include two large storerooms and a stairway to the second story, which had offices and rooms for other uses. It was reported that the owners would "build up on the old stone building with brick, will put a new front in, and make a large, showy, substantial building." The *Cañon City Times* noted, "This is the kind of improvements we like to see."<sup>38</sup>

In 1874 a total of thirty-two new buildings were erected. In January 1875 the population of the town was estimated at almost 1,200.<sup>39</sup> The first component of 404-06 Main Street (5FN720.8) was erected in 1874-75 for M.M. Engleman, while the second (404 Main Street) was built by James Clelland. Engleman & Co. sold dry goods, clothing, boots and shoes, hats and caps, and other apparel. The store was one of the largest in the city in the early days. James Clelland, one of the town's most prominent merchants and civic leaders, erected the second component of the current building (404 Main Street). The *Cañon City Times* reported in October 1874 that "Clelland and Engleman's roof is nearly finished and inside work is progressing rapidly." Clelland was born in Glasgow, Scotland, in 1823, and moved to the United States in 1848. He settled in Iowa and for ten years engaged in railroad construction. In 1860 he moved to Atchison, Kansas, and engaged in freighting between there and Denver. Clelland moved to Colorado in 1861 and worked until 1871 for the firm of Stebbins & Porter. In 1871 he settled in Cañon City, purchased real estate, and engaged in a grocery business. Binckley and Hartwell described Clelland as "one of our most substantial and valuable citizens." He was one of the town's most ardent supporters and was described as "of more than ordinary executive ability, of the shrewdest and most far-seeing business capacity, and [was] noted for his enterprise and public spiritedness." Clelland was a director and treasurer of the Cañon City & San Juan Railroad and represented the area both in the territorial legislature for two years and in the first state senate. The Clellands had a son, George W., and a daughter, Frances, who married James Peabody.<sup>40</sup>

Another building erected in 1875 was financed by Frank Hartwell at 410-16 Main Street (5FN720.11). Hartwell was publisher of a history of the Cañon City area in 1879. He was born in Saratoga County, New York, in 1833, and at the age of sixteen began learning the blacksmith trade. Hartwell came to Colorado in 1865, moving first to Georgetown for three years, then to Pueblo. Hartwell then lived on a ranch in Fremont County for a year before

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<sup>38</sup> *Cañon City Times*, 15 Sept. 1860, 20 August 1874, 10 September 1874, 3, 17 September 1874, 2, 18 October 1874, 3, 24 December 1874, 3; 30 March 1905, 4, Binckley & Hartwell, *Southern Colorado* (1879), 126; *Cañon City Daily Record*, 14 February 1984, 30 June 1997; Baskin, *History of the Arkansas Valley*, 660; Fremont-Custer Historical Society, Inc., *About the Avenues* (Cañon City: Fremont-Custer Historical Society, 1987), 9.

<sup>39</sup> *Rocky Mountain News*, 13 January 1875, 4.

<sup>40</sup> Denver Public Library, Photographic Collection, Photos X-18599 and X-18586; *Cañon City Daily Record*, 30 July 1980, 23 May 1981, 11 February 1999; Local History Center, Cañon City Public Library, Agreement between Engleman and Clelland, 1875; *Cañon City Record*, 1 Oct. 1874, 3, 14 February 1891, 4, 3 January 1891, 1, 26 January 1899; Baskin, *History of the Arkansas Valley*.

moving to Cañon City. In 1879 he advertised general blacksmithing and manufacturing of farm and spring wagons. Hartwell served as county treasurer and mayor of the city. The 1883 Sanborn map showed Hartwell's building with four storefronts containing a drugstore (Hunter Palmer Drugs, offering medicines, books, musical instruments, paints, tickets, and wallpaper, a drygoods, a bakery and fruit store, and a millinery.<sup>41</sup>

In 1876-77 James Clelland and James H. Peabody erected a two-story brick building at 402 Main Street (5FN720.7) for the Alling Hardware firm. E.T. Alling was described as "prominent in the commercial, social and religious life of this community." James Hamilton Peabody, the son-in-law of James Clelland, was born in Orange County, Vermont, in 1852, the youngest of seventeen children. His parents were farmers, and he attended Bryant & Stratton commercial colleges in Barre and Burlington. In 1871 Peabody's father moved to Pueblo and founded the Peabody & Jordan dry goods company. James Peabody moved to Colorado in 1872 and worked for three years as a bookkeeper for the firm. In 1875 he moved to Cañon City, where he became bookkeeper for James Clelland's mercantile for a year-and-a-half. Peabody then acquired half of Clelland's business, and the firm became known as Clelland & Peabody, and was one of the leading groceries in the city. In 1882 Peabody acquired the mercantile, which he operated until 1885, when he became county clerk.



**Figure 6.** This extract from the 1882 bird's-eye-view map of Cañon City shows that commercial development along Main Street focused on the area west of 6th Street. The courthouse appears at the left edge of the map. SOURCE: H. Wellge, "Bird's Eye View of Cañon City, Colo. County Seat of Fremont County 1882," Madison, Wisconsin: Beck & Pauli, lithographers, 1882.

Peabody was an organizer and became president of the First National Bank. He served two

<sup>41</sup> *Cañon City Record*, 12 Dec. 1907; *Cañon City Daily Record*, 30 March 1967, 14 Oct. 1970, 23 May 1981, 23 April 1983, 14, 26 March 1998; *Cañon City Colorado "The Centennial State's Orchard Home,"* c. 1899, 4; *Fremont County, Colo.: Its Resources and Attractions* (Cañon City: Gazette-Express Print, 1882); Baskin, *History of the Arkansas Valley*, 660.

years as city treasurer and two as alderman. He was a founder and officer of the Cañon City Water Works Co. and first president of the Electric Light Company. In 1898 he served as mayor of Cañon City. At the age of thirty-two he was selected Grand Master of the Colorado Masons, the youngest man in such a position in the country.

In 1902 Peabody won election as governor of Colorado on a Republican “law and order” platform. During his tenure, controversy arose when Peabody dealt with labor unrest in several mining districts of the state where miners were seeking increased wages and union recognition. In 1904 Peabody ran for a second term against Alva Adams. Although Adams appeared to have won the popular vote, the Republican legislature alleged fraud and declared Peabody was the winner, with the stipulation that he immediately resign and give the office to Lieutenant Governor Jesse F. McDonald. James H. Peabody then returned to Cañon City and devoted his time to his financial interests. The Peabodys lived in a Second Empire style brick house at 403 Royal Gorge Boulevard (5FN591).<sup>42</sup>

#### Recollections of Cañon City in 1878 and 1879

Charles E. Waldo remembered that the business district in 1878 was centered further west on Main Street than it is today, with the 200 block including an adobe barn, a stone Methodist church, a house which also served as the office of the county clerk and the district court clerk, a building housing the post office, a drugstore, J.A. Draper’s store, the Agard hardware and tin shop, and Rudd & Thurmond’s harness shop. The north side of the 300 block of Main Street included D.P. Peabody’s dry goods store, the grocery of Roan & Sanders, Bernard Murray’s saloon, Russell’s store, Eugene Weston’s curio store, T.M. Robinson’s barber shop, Rudolph Jeske’s cigar store, and a small stone building. The McClure Hotel was on the corner, and its first floor included the J.L. Prentiss drugstore and the Fremont County Bank.<sup>43</sup>

In 1878 the south side of the 300 block of Main Street included the frame office of County Judge R.A. Bain and the frame office of Barlow & Sanderson. The Alling & Co. hardware store, Rudolph & Bridwell’s grocery, the Cañon House, William E. Robertson’s furniture store, and a two-story stone building housing the IOOF on the second story were further east.

William H. McClure’s house was located at the corner. The 400 block of Main Street on the north side included a two-story building housing George Whitman’s general store, the second floor of which was used by the McClure Hotel. The office of Dr. Thomas H. Craven and the jewelry store of J.L. Klinefelter were located at 406 Main Street. The Baptist Church, an adobe house of Porter S. Goodwin, and the Perry boarding house were further east. The

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<sup>42</sup> The Peabody Residence was surveyed in 1994 and was officially determined to be eligible to the National Register of Historical Places. *Cañon City Daily Record*, 2 August 1972, 9 May 1973, 12 March 1998, 7; *Cañon City Clipper*, 7 June 1901; *Cañon City Record*, 26 January 1899 and 15 February 1917, 8; *Fremont County Leader*, 15 February 1917, 1, 8 January 1914; *Cañon City Times*, 25 January 1877; Binckley & Hartwell, *Southern Colorado*, 84; Baskin, *History of the Arkansas Valley*, 650-51; James O. Chipman and Erin McDanal, "The Governor James Hamilton Peabody Collection at the Colorado State Archives, [www.colorado.gov/dpa/doit/archives/govs/peabody](http://www.colorado.gov/dpa/doit/archives/govs/peabody), retrieved 24 January 2005.

<sup>43</sup> *Pueblo Chieftain*, 30 June 1963.

south side of the 400 block included the James Clelland store, the Engleman & Co. dry goods store, a small frame building housing the *Cañon City Avalanche*, Francis Hartwell's blacksmith shop, and a building occupied by the county treasurer. Julius Huff's carpenter shop was next, followed by a building housing Thomas Macon's law office on the second story, a large barn, and the saloon of James Smith on the corner. On the south side of the 500 block of Main Street near the corner of 5<sup>th</sup> was a small frame building, followed by Anson Rudd's blacksmith shop, a small log building, and the large log house of Augustus Sartor. The north side of the 500 block at 6<sup>th</sup> Street held the Wet Mountain Valley hay barn owned by Legard Brothers. At the rear of the lot was a small log cabin notably occupied by an African-American man. East of the hay barn was a Chinese laundry and a stone cutting yard. A small Catholic church was located near 9<sup>th</sup> Street.<sup>44</sup>

When Ida Steele Osgood arrived in Cañon City in 1879 she found the population booming. Silver discoveries in Leadville made Cañon City an important outfitting and supply center until the railroad tracks reached the Cloud City the following year. After unloading the trains in town, freight was hauled to Leadville and towns along the way. Concord stage coaches were filled with luggage and passengers, and hotel lobbies and halls were full of cots. "Every available space was occupied. There were reported to be more than 1,500 people living in tents in and around Cañon City. The saloons were full of noisy men and women."<sup>45</sup>

#### Other Early Development Along Main Street

Several other standing buildings in the 300 and 400 blocks of Main Street today date to the 1870s-1882 period of development. The building at 311-13 Main Street (5FN2026), built in 1878 according to the county assessor, contained three early businesses: a barber shop, a paint shop, and a cigar store. Built before 1878, 315-17 Main Street (5FN2027) housed an early boot and shoe store, a saloon, and a furniture store, as well as upstairs offices. The eastern portion of the much altered building at 301-03 Main Street (5FN2023) was probably constructed prior to 1874. The Roane and Sanders clothing store operated here, carrying clothing, hats, caps, dry goods, household furnishings, variety goods, and sewing machines. O.B. Myers Grocery, which carried staple and fancy groceries, was an early business in 321-23 Main Street (5FN720.5). The original part of the building at 318-20 Main (5FN720.2) was erected before 1883, when it appeared on a Sanborn map in its original configuration as two adjacent buildings with first story storefronts, one labeled "vacant," with offices indicated on the second floors.

The building at 420 Main (5JF720.13) appeared on the 1883 Sanborn map, which indicated that it was used as the post office, with offices on the second floor. The 1882 bird's-eye-view drawing of Cañon City showed the building at 422 Main Street (5JF720.15). The *Fremont County Record* of 16 September 1882 advertised "Dennis Photographer" at 422 Main, most likely operating on the second floor. A.W. Dennis was born in Rockland, Maine, in 1858,

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<sup>44</sup> *Pueblo Chieftain*, 30 June 1963.

<sup>45</sup> Ida Steele Osgood, "Early Days in Colorado," *Cañon City Record*, 8 February 1940.

and was thrown from a wagon in 1870, an accident from which he never entirely recovered. In 1871 he was taken to London, where he received beneficial treatment. Subsequently able to work, he settled in Austin, Minnesota, in 1876, and entered the field of photography, which he pursued after moving to Cañon City in 1880. Most of the portraits of Fremont County citizens in Baskin's 1881 *History of the Arkansas Valley* were based on photographs completed by Dennis. Among the photographer's work were many prison inmate mug shots printed on cabinet cards.<sup>46</sup>

Shaeffer and Cassedy, pioneer Cañon City jewelers, conducted business in the pre-1882 building at 424 Main Street (5FN720.16). The firm was described as "the leading jewelers in the city," and included George R. Schaeffer and his brother-in-law, George Cassedy. In 1880, the *Fremont County Record* reported the partners "have opened a magnificent stock of watches, clocks, jewelry, specialties, etc.," on Main Street. The building at 430-32 Main Street (5FN720.19) was also shown on the 1882 bird's-eye-view map and housed a barber shop and a saloon in the early 1880s. At 610-12 Main Street (5FN720.58) a hotel was present by 1882, when the bird's-eye-view map indicated it was the "R. Turner House," with W.G. Ready as proprietor. A carriage shop was operating at 618-20 Main (5FN720.59) by the early 1880s. The two-story building at 618-20 Main Street was also shown on the 1882 map. The building had two stores on the first story and apartments and boarding rooms above.

### **"A Busy and Thriving Town:" Cañon City in the 1880s**

Construction in the 1870s resulted in a mature town with a Main Street lined with one- to three-story commercial buildings of permanent construction. During the next decade Cañon City added infrastructure improvements and the commercial district expanded eastward. In 1880 a visitor to town found that there had been steady growth, resulting in the elimination of the earlier hastily constructed buildings: "...now we find nearly all the old eye sores in the shape of shanties have given way to substantial brick and stone edifices, both for business and residence purposes." In 1880 the new water works was put into operation, with an observer writing: "They are built in the most substantial style and being operated by an everlasting and inexhaustible power--the raging Arkansas river..." The community continued to attract winter visitors due to its hospitable climate, as well as summer tourists looking for relief from the heat. Mine operators moved their families to town during the season of heavy snows in the mountains. The Colorado Collegiate and Military Institute, a military school for high school students, organized in 1880. In November 1880 the Odd Fellows put up a "handsome" building at 418 Main Street (5FN720.12), which housed Cañon City Lodge No. 7, instituted as the third lodge in the territory in 1868. In late 1880, work was

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<sup>46</sup> Baskin, *History of the Arkansas Valley*, 655; *Cañon City Daily Record*, undated clipping in the files of Local History Collection, Cañon City Public Library; Local History Collection, Cañon City Public Library, Photographs; *Fremont County Record*, 16 September 1882, 4; *Cañon City Record*, 25 July 1901; *Cañon City Clipper*, 18 April 1893; J.J. Stoner, "Bird's Eye View of Cañon City, Colo." (Madison, Wisconsin: J.J. Stoner, 1882).

progressing on an extension of the D&RG from Cañon City to Silver Cliff.<sup>47</sup>

The 10<sup>th</sup> day of July 1881 was described as a “gala day” for the city, when the cornerstones for both the Masonic temple and the Fremont County Courthouse were laid. Decorations of flags and bunting and throngs of people lining the streets marked the special occasion. Delegations from Pueblo, Silver Cliff, Leadville, Walsenburg, Colorado Springs, and Denver attended the ceremonies. The *Denver Republican* reported, “Cañon has the appearance of a busy and thriving town. It is rapidly improving and numbers of stores and brick business blocks are going up.”<sup>48</sup>

The Mt. Moriah Lodge No. 15 Ancient Free and Accepted Masons of Cañon City erected their two-story lodge hall with a commercial space (sometimes divided into two spaces) on the first story at 602 Main Street (5FN720.33). Prospective Masons had received dispensation to form a lodge in Cañon City on 21 December 1867. The founding group consisted of nine members and was first known as the Cañon City Lodge, later changing its name to Mt. Moriah Lodge No. 15. After meeting in other buildings, the Masons began considering the erection of a new building of their own. The lodge organized a joint stock company to finance the construction and purchased a lot at 6th and Main streets from James Clelland. They planned to build a hall with business rooms on the ground floor, for a cost of about \$6,500. The first meeting of the lodge was held in the new hall on 4 February 1882.<sup>49</sup>

An 1883 article in the *Denver Republican* noted that the population of Cañon City was about three thousand persons. A reporter noted, “The buildings are composed of brick and stone in a larger proportion than any other town of the State.” The city was described as having an abundance of fruit and shade trees and resembling “an Eastern town more than any other in Colorado.” Six churches, five public school buildings, a building at the Colorado Collegiate and Military Institute,<sup>50</sup> a \$35,000 courthouse, two banks, and a large number of stores were mentioned. In that year the economic forces of the county included agriculture, stockraising, coal mining, cement and iron paint manufacturing, and mining for gold, silver, lead, zinc, iron, nickel, cobalt, copper, and lime. Fruit growing was seen as a major industry of the future. Three newspapers were in operation. The penitentiary housed more than three hundred inmates. Residents of the city found homes surrounded by flowers and trees, a mild climate, soda springs for bathing and drinking, pure air, and good schools. Buildings

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<sup>47</sup> *Rocky Mountain News*, 1 September 1880, 5 and 10 November 1880, 3.

<sup>48</sup> *Denver Republican*, 11 July 1881, 5.

<sup>49</sup> In 1910 the Masons had an addition put on the rear of the building that provided them with a banquet and reception hall. Fremont County Assessor Records; Cañon City City Directories; Sanborn Maps; *Cañon City Record*, 16 January 1908, 8, 31 March 1910, 1, 27 June 1912; *Cañon City Daily Record*, 12 December 1949, 19 April 1972, 11 July 1973, 6 May 1999; Local History Center, Cañon City Public Library, Clippings, Photographs, Notes, and Mt. Moriah Lodge Notes; *Cañon City Times*, 23 Jan. 1908; *Denver Republican*, 11 July 1881, 5.

<sup>50</sup> Mount Saint Scholastica Academy’s East Building was erected in 1897 on the foundation of the Colorado Collegiate and Military Institute. The Benedictine Sisters ran the Academy as a girl’s boarding school. Today it is the city’s oldest school building.



**Figure 7. The Raynolds-McGee Block (1883) housed the Fremont County Bank until 1921 and was built of Castle Rock rhyolite and stone from areas near Canon City. SOURCE: *Picturesque Canon* (1892).**

completed in 1883 included 307 Main Street (5JF720.24) and 309 Main Street (5JF720.25).<sup>51</sup>

#### Raynolds-McGee Block

One of Main Street's architectural treasures, the Gothic Revival style Raynolds-McGee Block at 330-32 Main Street (5FN720.6) was erected in 1882-83. Built to house the Raynolds Bank, the building was under construction from August 1882 to March 1883, at a cost of \$20,000, exclusive of the land. In August 1882 the *Fremont County Record* stated, "When this fine structure is completed the corner of Main and Fourth streets with its large brick stores and three story hotel will compare favorably with the business portion of our sister cities." On 10 March 1883 the newspaper announced that construction of the bank was finished, calling it "a splendid, durable structure, and an ornament to Cañon."

Frederick Raynolds owned the east half of the building and William McGee the west half; a stairway to the upper story was jointly owned. It was reported that construction of the building was slow because of the time needed to cut so much stone. The style was said to be "of the Renaissance order, strong yet beautiful." The building was described as "an enduring monument to their [the owners'] faith in our fair city." The foundation was of limestone, quarried at the penitentiary under the supervision of L.A. Allen. Contractors for the stonework of the superstructure were McAdams & Oplinger, and the walls were laid in broken ashlar using pink stone from Castle Rock and other stone from areas near Cañon City. The entire cornice was chiseled from Brandford stone. The north wall had French plate glass windows and walnut doors. The corner (bank) entrance was ornamented with Royal Gorge granite steps and had a stone arch supported by columns of Vermont granite with elaborate capitals. A 70-foot tower rose above the entrance, crowned with a stone coronet inscribed "Raynolds Bank." The banking room occupied the northeast half of the building and was described as "handsomely finished and richly furnished."

<sup>51</sup> *Denver Republican*, 5 April 1883, 10.

Frederick A. Raynolds was cited as "the most prominent bank president in the State of Colorado" by O.L. Baskin in 1881. At that time, Raynolds was only thirty-years-old and was cited as the youngest bank president in the country. Raynolds was born in 1850 in Canton, Ohio. At the age of fifteen he began work for a dry goods firm there, later becoming a traveling salesman and treasurer of a woolen mill. In August 1874 he founded the Fremont County Bank and became cashier and, later, its president. In 1876 Raynolds opened the Rosita Bank and served as its president. Two years later he was a founder of the Lake County Bank (First National Bank) in Leadville and became its president, and he opened the Custer County Bank at Silver Cliff (then the third largest city in Colorado). In 1880 Raynolds started banks in Buena Vista, Alpine, and Saguache. Baskin noted that "the majority of the business of the State, excluding Denver, is transacted through his several institutions, and they can assist each other to a wonderful degree in making business."

The other owner of this building, William B. McGee, was born in Massachusetts in 1834 and came to Colorado hoping to cure his asthma. After leaving school, he moved to Illinois, where ill health forced him to journey further west in 1875. In Cañon City he regained his health and built a large wholesale and retail business. The firm sold goods throughout Southern Colorado.<sup>52</sup>

### Population and Construction Boom

A population boom in 1885 created a housing shortage. The *Record* appealed to capitalists to come to town and build houses to meet the demand resulting from the growing population. The commercial district expanded in that year to include the Shaeffer Block at 426-28 Main (5FN720.18), erected by early Cañon City jeweler, George R. Shaeffer. In 1885 the *Cañon City Reporter* announced: "Mr. George R. Shaeffer will soon commence the construction of a fine brick block on his lots east of his jewelry store. Mr. Shaeffer is one of our most enterprising citizens and gives evidence of his confidence in the future of Cañon." The *Cañon City Record* noted, "It will be a two-story brick building--two store rooms on the first story and a hall for the use of the Ancient Order of United Workmen in the second story." Shaeffer's own jewelry business, Shaeffer and Cassedy, operated from 424 Main Street. The firm was described as "the leading jewelers in the city."<sup>53</sup>

Dr. Thomas H. Craven and a man named Phillips erected a two-story commercial building at

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<sup>52</sup> Denver Public Library, Western History Department, Photographs; *Canyon Current*, 5 Oct. 2001, 16; *Fremont County Record*, 5 August 1882, 10 March 1883, 1; *Cañon City Daily Record*, 3 May 1972, 27 June 1973, 2 June 1982; Binckley & Hartwell, *Historical and Descriptive*, 125; Baskin, *History of the Arkansas Valley*, 667, 670 and 673; Campbell, *From Trappers to Tourists*, various pages; Frederick Raynolds to William McGee, "Deed to Right to Use Hallway and Stair," 1885, in the files of Local History Center.

<sup>53</sup> *Rocky Mountain News*, 16 November 1885, 6 and 16 November 1885, 6; Campbell, *From Trappers to Tourists*, 124, 125, 138, 152; *Cañon City Times*, 24 July 1902, 1, 19 December 1907; Local History Center, Cañon City Public Library, Photographs and Clippings; *Picturesque Cañon*; *Cañon City Daily Record*, 23 September 1999; *Cañon City Reporter*, 4 June 1885; *Cañon City Record*, 6 June 1885, p. 4, c.1; 11 July 1885, p. 4, c. 1; 1 August 1885, p. 4, c. 1, 25 July 1901; *Cañon City Daily Record*, 10 Nov. 1955, 23 May 1981, 20 June 1981; *Fremont County Record*, 1 May 1880.



409-11 Main Street (5FN720.10) in 1886. In February 1886, the *Cañon City Record* reported: "This building will be of brick; two stories high; containing two store rooms on the first floor, while the second is designed for offices." Craven came to the city in 1869 from Missouri and was a surgeon who had offices on the second story of the new building. In April 1886, the *Cañon City Reporter* stated that the post office had moved into the building (at 409 Main Street): "The room is much more pleasant than the one recently occupied (420 Main Street)." The following year, W.H. and C.W. Burrage erected 502 Main Street (5FN720.21) on a lot that previously contained a smaller building that housed the offices of the *Mercury*, a weekly newspaper of 1884-85.



**Figure 8.** The St. Cloud Hotel (right) is shown in this undated view west down Main Street. The hotel was built in Silver Cliff, brought in pieces to Cañon City, and reassembled in 1887-88. SOURCE: Denver Public Library, Western History and Genealogy Department, Image number X-17981.

### St. Cloud Hotel

One of the most impressive acts of architectural transportation and reassembly in the state resulted in the relocation of a large hotel from Silver Cliff in Custer County to Cañon City's Main Street (627-31 Main Street, 5FN720.40). The St. Cloud Hotel was built about 1883 in the booming mining town of Silver Cliff and moved to Cañon City in 1886, after the mining boom faded and the town became deserted. Some people in Silver Cliff filed an injunction in an attempt to stop the hotel from being removed, eventually failing in their efforts. The hotel was completely taken apart, piece by piece, and transported via a horse-drawn wagon down the Oak Creek Grade. Upon arrival in Cañon City, the numbered bricks and other building parts were reassembled, and a fourth floor and new roof were added to the structure. J.P. DeWoody purchased the location for the hotel in Cañon City from Thomas S. Wells. The hotel was not completely reconstructed until 1887-88.

Commenting on the new facility, the *Record* stated that it was

one of the largest hotels in Southern Colorado, being four stories high and containing one hundred rooms. It is built of brick with stone trimmings, and presents a very attractive appearance. It has an elevator and enunciator in every room. In connection with the hotel is a bar room, billiard hall and barber shop. In fact it has all the appointments of a first-class hotel. The St. Cloud is a great addition to Cañon City and much credit is due Mr. J.P. DeWoody for his persistent efforts to get it here.

The hotel was advertised as the “health seeker’s resort,” in an attempt to appeal to the many people who came to Colorado for medical treatment during the late nineteenth and early twentieth centuries. The establishment also attracted traveling salesmen and had a popular dining room patronized by visitors and local residents. The hotel had a horse-drawn hack that met passengers at the depots and took them to its front door.<sup>54</sup>

### Catlin Block

Cañon City businessman William C. Catlin (1825-96) erected a two-story building at 302-04 Main (5FN720.1) in 1888. Born in Lincolnshire, England, Catlin came to the United States about 1850, residing initially in Ohio and Nebraska and mining in California and Colorado (California Gulch) before settling in Cañon City about 1860. Catlin preempted land in the townsite and homesteaded on acreage south of the Arkansas River (between 1st and 4th streets), where he raised fruit, livestock, and other crops for sale in Denver. He also operated the first brickworks in the town, which supplied bricks used in the early construction of the State Penitentiary as well as other buildings. In 1876, Catlin donated ten acres for a town burial ground, which became Greenwood Cemetery. Binckley and Hartwell described Catlin as “one of the most substantial citizens of Fremont County, noted for his honest kind-heartedness, charity and generosity.”

In April 1888, the *Cañon City Record* announced that W.C. Catlin would soon begin construction of “a fine block” on the corner of Main and 3rd streets. Work was “prosecuted vigorously” on the building, and the foundation was completed by late May. The *Record* opined that the edifice had “a very pretty front” and would be “a great addition to Main Street.” Anders C. Jensen was the architect and contractor for the building. Born in Denmark, Jensen came to the United States as a boy. He learned his trade from the ground up, working in Iowa and Nebraska before moving to Cañon City in 1880 and beginning as a bricklayer, later evolving into an architect, contractor, and builder. Jensen also designed the A.O.U.W. hall, two additions to the South Cañon school, and residences for A.E. Ford and

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<sup>54</sup> *Cañon City Record*, 3 July 1886; St. Cloud Hotel website, retrieved 14 September 2004, from <http://www.stcloudhotel.com>; “Cañon City’s Hotel St. Cloud,” *Colorado Heritage News*, July 1987; Fremont-Custer Historical Society, “A Look Back into History,” Cañon City Public Library, Local History Center, Photograph (M1495) and clippings on St. Cloud Hotel; *Cañon Current*, 4 April 2000, 12; *Cañon City Daily Record*, 14 May 1998.

G.R. Tanner. He completed the masonry for the post office, the Baptist Church, and the Catholic Church and parsonage. In 1883 he built a school in Florence, and two years later he completed the Methodist Church there. Jensen worked on the Record Block, completed in 1901, was proprietor of the Cañon City brick yard, and owned two orchards.<sup>55</sup>

### **Cañon City in the 1890s: “The Eden of America”**

An article in the *Rocky Mountain News* in March 1890 described the city’s many attractions, calling it the “Eden of America.” Fruitraising was cited as one of the many successful activities for residents: “Around it [Cañon City] for miles stretch wide-spreading orchards that make the rounded slopes seem like one vast garden.” The city’s role in providing a place of rest and recovery for invalids was noted: “It is incomparable as a resort for those afflicted with pulmonary diseases, and among the prominent business men are many who have found not only a cure for their bodily troubles, but full prosperity.” Architecture in Cañon City was also described: “The buildings of the city are neat and well constructed, and give the streets a handsome appearance. Solid two and three-story blocks are numerous. . . . There are seven church organizations to counteract the possible influence of the talent in the penitentiary.” Telephone, telegraph, electric light, water, and sewer systems were all in place by 1890. Miss Stella Myers offered a kindergarten class for \$2.50 per month. An opera house accommodating eight hundred people attracted traveling performers, marking a new level of sophistication for local cultural life.<sup>56</sup>

By 1890 the population of Cañon City had reached 2,825, an increase of 88.2 percent over the previous decade, and the city and surrounding areas were flourishing. Growth of orchards led to the creation of Lincoln Park. Success in coal production led to the founding of the mining towns of Brookside and Chandler. The fabulous discoveries at Cripple Creek in the early 1890s led to new prosperity in the region, and the Cañon City and Cripple Creek Toll Road (the Shelf Road) opened between Cañon City and the mining camp. The city added to its collection of substantial, finely-crafted buildings with several important construction projects during the 1890s.

#### **Handy & McGee Building**

Grocers Handy & McGee erected a building at 509-11 Main Street (5FN720.24) in 1891 to house their wholesale and retail business. In October of that year, the *Cañon City Record* reported the excavation for the building and the basement was about complete and the stone masons were about to begin work. The firm sold goods throughout Southern Colorado and advertised itself as a wholesale and retail dealer in "groceries, provisions, flour, grain, and hay." Handy & McGee were also the Fremont County agents for John Deere plows and

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<sup>55</sup> *Cañon City Record*, 21 Apr. 1888, 4, 5 May 1888, 4, 26 May 1888, 4, 23 June 1888, 4, 7 July 1888, 4; *Cañon City Daily Record*, 9 Nov. 1971, 11 Mar. 1999; Baskin, *History of the Arkansas Valley*, 653; Binckley and Hartwell, *Southern Colorado*; J.J. Stoner, “Bird’s Eye View of Cañon City, Colo.” (Madison, Wisconsin: J.J. Stoner, 1882).

<sup>56</sup> *Rocky Mountain News*, 9 March 1890, 20-21; *Cañon City Daily Record*, 30 December 1958, 1.

agricultural implements. McGee was described as "one of those genial, whole-souled gentlemen one loves to meet, and by his fair dealing and strict integrity he has gained the confidence and esteem of every one in Cañon City."<sup>57</sup>

### First Baptist Church

A red sandstone First Baptist Church (107 N. 7<sup>th</sup> Street, 5FN720.50) was erected in 1890-91 and dedicated on 14 February 1892. The architect, D.A. Bradbury, also had designed a residence for Dr. Howe in 1889, which the *Cañon City Daily Record* judged would "...be a beauty introducing an entirely new style of architecture." Anders C. Jensen was the contractor for the building. The original Baptist church in Cañon City had been founded in 1861, but the loss of population in the city during the Civil War led to its dissolution. In May 1864 a group of about twenty Missionary Baptist families from Appanoose, Iowa, set out for Colorado in covered wagons, arriving in Cañon City in August. The following year, that group joined with the small number of remaining people from the first church to form the First Baptist Church of Cañon City.<sup>58</sup>



Figure 9. Completed in 1891, the First Baptist Church was designed by local architect D.A. Bradbury. The masonry was executed by Anders C. Jensen. SOURCE: *Picturesque Cañon* (1892).

<sup>57</sup> In 1901 the building was sold to Lyman Robison, who renamed it the Sulphide Building. Robison had the original parapet reworked to change the name plate to "Sulphide Building" and added a metal cornice. Baskin, *History of the Arkansas Valley*, 667; Binckley & Hartwell, *Southern Colorado*, 121; *Cañon City Record*, 10 October 1891, p. 2, c. 3, 10 Jan. 1901; Local History Center, Cañon City Public Library, Photographs.

<sup>58</sup> *Cañon City Record*, 9 March 1899, 25 July 1901; Baskin, *History of the Arkansas Valley*; *Picturesque Cañon, 1892*; Cañon City Public Library, Local History Center, Photographs and Clippings; *Cañon City Daily Record*, 29 January 1953.

## Panic of 1893

The Panic of 1893, an economic depression resulting from a precipitous plunge in the price of silver, had enormous impact throughout the nation, resulting in bank and business failures and the collapse of major enterprises such as the Union Pacific railroad. Colorado's position as a major producer of silver made it extremely vulnerable to the downturn, and bankruptcy and unemployment were widespread. Cañon City continued to benefit from the bounty generated by Cripple Creek, which mitigated the impact of the panic. However, construction slowed until the end of the decade. A school building and chapel at Mount St. Scholastica, the private girl's boarding school operated by the Benedictine Sisters, were among the larger construction projects of the second half of the 1890s.

## Burrage Block

In 1899 Mrs. C.W. Burrage erected the Burrage Block, 506-08 Main Street (5FN720.23), designed by Cañon City architects Bradbury & Rittenhouse. Mrs. Burrage was the wife of C.W. Burrage, a civil engineer, who built the Burrage Block at 502 Main Street with his brother in 1887. The new Burrage building was considered one of the most attractive in the city when erected. In October 1899 a local newspaper called it "the finest building block that has yet been planned for Cañon City," and provided this description:

The front of the building will be a marvel of architectural beauty. The materials used in bringing about the desired effect will be pressed brick...stone, and plate glass. The metal columns at either side of the doorways and display windows will be nickel plated and the white stone will be used for cornices, window sills and trimmings in the second story. It will make a delightful effect and add largely to the beauty of Main street. The second floor will extend back 50 feet and contain seven handsome office rooms, with lavatory and other conveniences. Completed the building will cost between eight and ten thousand dollars, and be an ornament to the city.

The architects for the building were Bradbury & Rittenhouse. Charles C. Rittenhouse was described as a modern architect of Cañon City in 1901: "His work covers the whole field of architecture and he has planned some of the most prominent public buildings and handsomest residences in the city..." Included in his designs were the First Presbyterian Church (701 Macon Avenue), the Arthur Block (517-19 Main, 5FN720.27), Dr. Ward's Hospital at 602 Macon Avenue (5FN720.54), the Mount St. Scholastica Academy (listed in the National Register, 5FN35), and the buildings of Frank L. Smith (501 Main, 5FN720.20) and T.B. Coulter (513-15 Main Street, 5FN720.26). Rittenhouse also took over the plans for the Cañon City Public Library (516 Macon Avenue, 5FN720.49). The architect was born in Van Wert, Ohio, in 1852, and learned carpentry at age eighteen. He studied architecture in Fort Wayne, Indiana, with T.J. Tolin & Son. In 1887 he designed the State Insane Asylum at Hastings, Nebraska, as well as a courthouse costing \$80,000 and buildings at Hastings College. In 1890 Rittenhouse moved to Cañon City, where he designed the Fred Whipple

house (805 Rudd Avenue), J.D. Biggs house (1103 Macon Avenue), the Thomas S. Lowther house (820 Macon Avenue), and others. He drew plans for a family house on Park Avenue for his wife, Elvira, and their four children. Rittenhouse served as alderman for eight years and mayor of Cañon City for two years. In about 1908 the Rittenhouse family moved from Cañon City.<sup>59</sup>

### First Methodist Church

Another jewel was added to Main Street in 1899 with the completion of the First Methodist Church (801 Main Street, 5FN720.51). The congregation in Cañon City dated to 1860, when W.R. Fowler and his family arrived in the city and held services their first Sunday in the settlement. During the Civil War, as the town dwindled, church membership also declined. In the fall of 1863 the Rev. R.M. Slaughter reinvigorated and reorganized the congregation. The Methodists had erected two previous churches on Main Street before completing the 1899 building, which had a parsonage located east of the church. In January 1902, the church caught on fire, but quick action by the fire department saved most of the structure. The *Cañon City Clipper* proclaimed that the church was “an ornament to the city, and its destruction would have been a public calamity.” Thomas P. Barber, an architect from Colorado Springs, came to help with the reconstruction of the church after the fire.<sup>60</sup>

### The City in 1899

By 1899, the city was serviced by three rail systems: the D&RG, the Santa Fe, and the new Cañon City & Cripple Creek Railroad. The Colorado Electric Power Co., which provided power for the Cripple Creek district, had its headquarters in Cañon City. Other industries included marble quarrying, brick and tile production by the Cañon Pressed Brick and Tile Co., flour milling at the Cañon City Flouring Mill, and canning by the Cañon Pickling and Cider Works. The *Denver Times* noted the city’s pride was its fruit: “The whole county in the neighborhood of Cañon City is laid off in little fruit farms of from two to ten acres. Each of these supports a family.” The city enjoyed the publications of six newspapers: the *Record*, *Clipper*, *Times*, *Educator*, *Messenger*, and the *Progressive Preacher*. The local schools were described as “the best in the state.” Many families from areas such as Telluride, Leadville, Cripple Creek, and other mountain towns wintered in Cañon City so their families could attend school in a more moderate climate. Year–end reports showed that more building had occurred in 1899 than in any previous year of the city’s history. A hundred houses were reportedly erected, as well as several business blocks.<sup>61</sup>

The Colorado Coal and Iron Company and its successor, the Colorado Fuel and Iron Company (which was organized in 1892), continued to operate coal mines in the Cañon City

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<sup>59</sup> *Cañon City Times* 4 Jan. 1900, 25 Jan. 1900; Local History Center, Cañon City Public Library, Newspaper Clipping, 5 Oct. 1899; *Cañon City Record*, 25 July 1901, 18 July 1907.

<sup>60</sup> *Cañon City Clipper*, 7 January 1902; *Cañon City Daily Record*, “A Look Back Into History,” 25 February 1971; *Cañon City Record*, 23 November 1905.

<sup>61</sup> *Denver Times*, 31 December 1899, 29.

area. By 1896, CF&I, through purchase or lease, had brought all of the major producers in the region under its control. By the end of the decade, coal from the Cañon City area was known throughout the state. The principal mines of the county were located at Brookside, Coal Creek, Chandler, and Williamsburg, with several smaller mines in the vicinity also in business. An estimated 1,500 miners were employed in extracting coal in 1899. According to CF&I historian H. Lee Scamehorn, operations in the area “remained relatively stable throughout the first two decades of the twentieth century.”<sup>62</sup>

### **Construction Booms: Cañon City in the 1900s**

Cañon City recorded a 33.6 percent increase in population during the 1890s, rising to 3,775 residents in the 1900 U.S. Census. The new decade marked the greatest period of construction in the history of the downtown. In January 1901 the *Record* reported that the building summary for the previous year indicated that prosperity had come to the city. Among the commercial structures erected in 1900 was the Shaeffer Block (110-20 S. 5<sup>th</sup> Street, 5FN2019), a long one-story building with multiple storefronts. The owner of the building was George R. Shaeffer and the contractor was J.C. Shott. A school building for the Benedictine Sisters was completed at a cost of \$32,000. The American Zinc-Lead Smelter undertook improvements at a cost of more than \$100,000. The Cañon City and Cripple Creek Railroad erected offices, shops, and a round house. The Strathmore Hotel underwent improvements valued at \$15,000.<sup>63</sup>

A banner one for construction came in 1901 with the erection of several new business blocks, as well as improvement of existing buildings. The Peabody-Litz Block (111-25 S. 5<sup>th</sup> Street, 5FN2020), the Wright & Morgan Meat Shop (326-28 Main Street, 5FN720.56), the F.L. Smith Block (501-03 Main Street, 5FN720.20), the Central/Coulter Block (513-15 Main Street, 5FN720.26), the Arthur Block (517-19 Main, 5FN720.20), and the Record Block (521-23 Main Street, 5FN720.29) were all completed in 1901. In addition, the Cañon City High School, the sanitarium of Dr. Ward (602 Macon Avenue, 5FN720.54), the Crystal Ice Co. plant, the Christian Science Church, and the Presbyterian Church were all erected. More residences were constructed than in any previous year, including a two-story masonry Queen Anne style deputy warden’s house at the penitentiary designed by Charles C. Rittenhouse.<sup>64</sup>

#### **F.L. Smith Block**

In March 1901 the *Cañon City Clipper* reported that a permit for \$15,000 in construction had been issued for a new building at 517-19 Main Street (5FN720.20) designed by Charles C.

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<sup>62</sup> The 1920s and 1930s saw a decline in the market for coal; Fremont County production dropped from 874,766 tons in 1920 to 521,080 tons in 1940. Increased demand during World War II was short-lived, and, by 1950, the county’s output was just 274,273 tons (6.4 percent of the state’s total production). Scamehorn, *Pioneer Steelmaker*, 170; Salma A. Waters, ed., *Colorado Year Book, 1962-1964* (Denver: Colorado State Planning Division, 1964), 543.

<sup>63</sup> *Cañon City Record*, 17 January 1901, 1.

<sup>64</sup> *Cañon City Record*, 9 January 1902, 1.

Rittenhouse for Frank L. Smith. Smith moved his dry goods business to the new building in August 1901 from his old store at 418 Main Street. The Smith dry goods, taking up the entire first floor, continued to be located in the building through 1923. The firm was described as having one of the largest stocks of merchandise of any department store in the region. In August 1901 a newspaper noted that the "fine lodge room on the second story" had been leased for ten years by Elks Lodge No. 610. The Elks provided plans for the design of their space, which included a large lodge room, a social room, a kitchen, and an ante-room. The fraternal group moved into its new home in the fall of 1901 and spent "several hundred dollars" acquiring mounted heads of elks for decoration (now seen at their present location at 4th and Macon). More than a dozen other fraternal and civic groups also used the hall, including the Friends in Council, GAR, Women's Relief Corps, Knights of Pythias, Maccabees and their women's auxiliary, Modern Woodmen, Royal Neighbors, Royal Arcanum, Yeomen, Woodmen of the World, and Gate City Circle.<sup>65</sup>



**Figure 10.** Architect Charles C. Rittenhouse designed this building for Frank L. Smith's dry goods business in 1901. Initially the Elks leased the upstairs hall. In 1927-28, the Knights of the Ku Klux Klan held its meetings there. **SOURCE:** Denver Public Library, Western History and Genealogy Department, Image Number X-6995.

### Coulter's Central Block

On 25 July 1901 the *Cañon City Record* recorded that C.C. Rittenhouse was architect for the "elegant new block now being erected for T.B. Coulter." A.C. Jensen served as contractor for the \$9,000 building. In May 1901 the *Cañon City Clipper* reported, "The name of T.B. Coulter's block between Tanner's and Arthur's is to be 'Central Block,' said block is to be forty-four-feet wide, the first story one hundred feet deep and the second story 60 feet." In July, the *Clipper* noted that the block was nearly complete, including plate glass windows.

<sup>65</sup> During 1927-28 the hall was used by the Ku Klux Klan of Cañon City. *Cañon City Clipper*, 8 March 1901, 30 August 1901; *Cañon City Record*, 1 July 1938; *Cañon City Daily Record*, 18 Sept. 1962, 3 June 1970, 2 Sept. 1970, 29 Sept. 1970, 31 Dec. 1981, 30 Sept. 1999.



Thomas B. Coulter was a prominent Cañon City businessman and civic leader born in Apollo, Pennsylvania, in 1845. He served in the Civil War, after which he moved to Aurora, Illinois, and worked in a bank in which his uncle was a large stockholder. Subsequently, he became the bank cashier and a member of the board of directors and was very prominent in Illinois banking and politics. In 1871 he married Clara W. Wheeler in Aurora. In 1892, the Coulters moved to Colorado, living in Denver, Pueblo, and Golden before selecting Cañon City as their residence. Thomas Coulter became interested in fruit growing and acquired a valuable farm. In 1901 the *Cañon City Record* stated that Coulter was "one of our largest real estate owners...a progressive and at the same time conservative business [man]." Coulter served as mayor of the city in 1902.<sup>66</sup>

### Ward Hospital

Cañon City attracted a large number of tubercular patients with its sunshine, dry climate, and clean air. There were a correspondingly large number of doctors to treat the consumptives, who they could send to the Ward Hospital. In 1901 Dr. Levi B. Ward purchased land at the corner of Macon and 6<sup>th</sup> Street (5FN720.54) to erect a \$6,000 hospital and dwelling of pressed brick designed by Charles C. Rittenhouse. The *Cañon City Record* reported, "Upon this site the doctor will cause to be erected a building containing about fifteen rooms. Such a building will enable the doctor to have a permanently established office and residence with additional rooms for the care of special patients."

The hospital was described as "about as complete and perfect in its equipment as one could wish." Dr. Ward moved into his building in August 1901. The *Clipper* reported, "There are already applications enough to fill the rooms allotted to patients...Cement walks are to be put around three sides of the building." At the time the building was completed, the city also had a second hospital operated by Dr. W.D. Howe at 902 Greenwood, principally a tuberculosis sanitarium. Like the Ward Hospital, Howe's establishment had a residence on the first floor. Dr. Ward died in 1903, and his building was purchased and operated by Dr. C. Herman Graves and his son. In 1913 a large addition in the same style was erected.<sup>67</sup>

### Carnegie Library

The construction boom continued in 1902, with the completion of important buildings such as the Cañon City Public Library (516 Macon Avenue, 5FN720.49), the Apex Block (425-31 Main Street, 5FN720.17), the Baker & Biggs Block (531 Main Street, 5FN720.30), and the Smith Mercantile (601-03 Main Street, 5FN720.32). The library, designed by Charles C.

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<sup>66</sup> *Cañon City Clipper*, 17 May 1901, 30 July 1901; *Cañon City Times*, 9 January 1902; *Cañon City Record*, 25 July 1901; Local History Center, Cañon City Public Library, Clippings; *Cañon City Daily Record*, 27 June 1927, 1.

<sup>67</sup> *Cañon City Record*, 28 February 1901 and 11 April 1901, 24 April 1913, 14 August 1982, 7; *Cañon City Clipper*, 8 March 1901 and 27 August 1901; Clipping, Local History Center, Cañon City Public Library; *Pueblo Chieftain*, 18 July 1985.

Rittenhouse,<sup>68</sup> was erected in 1902 with funds provided by Andrew Carnegie, who donated \$10,000 for the building and \$3,000 for the interior finishings. Rittenhouse noted that the library was one-story, with a basement sufficient in size only to accommodate the heating apparatus and toilet rooms. The building was dedicated on 5 January 1903, with brief ceremonies that included the transfer of the property from the Ladies Library Association to the city. The dedication was held on that date in order to complete the event before James H. Peabody left Cañon City to serve as governor. The *Cañon City Weekly Record* reported: "After the more formal part of the program had been carried out an inspection of the handsome new building and its equipments for the display and storage of books was made all agreeing that it was admirably suited for the purposes for which it had been reared and consecrated." The *Denver Times* judged that the library was "one of the finest buildings of its kind in the valley."<sup>69</sup>



**Figure 11. Andrew Carnegie provided \$10,000 for the construction of the 1902 sandstone library on Macon Avenue designed by Charles C. Rittenhouse. SOURCE: Cañon City Chamber of Commerce, *Cañon City, Colorado* (c.1920s).**

### Lyman Robison and the Apex Block

In April 1901 the *Cañon City Clipper* described an old adobe house on Main Street owned by Lyman Robison that had been built by D.P. Owen in 1863 and used as the "Perry House" hotel: "When erected it was classed as one of the best in the city at that time." The house was

<sup>68</sup> Rittenhouse was described as having "taken over plans" for the building.

<sup>69</sup> Undated Newspaper Clipping in Cañon City Public Library, Local History Center; photographs of Fred Kober and Carnegie Library in Cañon City Public Library, Local History Center; C.C. Rittenhouse, Contract with the Cañon City Ladies' Library Association, 27 March 1902; *Denver Times*, 17 December 1902; Susan Cochran, Cañon City Public Library, Email to Laurie Simmons, 10 January 2005; *Cañon City Daily Record*, 21 December 2000.

to be removed to accommodate the new Apex Block at 425-31 Main Street (5FN720.17), financed by Robison. The \$35,000 Apex Block, designed by Denver architects Marean & Norton, was the largest building in town when erected. The first story had four stores and an entrance to the second story, while the upper story featured thirty rooms, as well as a large hall used by religious and fraternal groups and for social events. The building housed a corner drugstore for much of its history, as well as a variety of other businesses.

Lyman Robison was born in Wooster, Ohio, where he grew up on a farm. He studied to be a merchant, but felt that the West had greater opportunities for business and moved to Dubuque, Iowa, starting a wholesale grocery company. After moving to Colorado, Robison acquired a fortune in Leadville's mines, including the rich Colonel Sellers Mine. In 1892 he relocated to Cripple Creek, where he had success with the Doctor Mine. After selling that investment, Robison invested in Cañon City business properties and real estate. He and his wife, Mary, had stayed in the city during the winter since the early 1880s and they erected a house at 1st and Riverside in South Cañon. The residence was a center of social activities, where the couple entertained prominent guests. Robison invested in regional ventures such as the South Park Land and Cattle Co. and the Portland Cement Co. In 1905 the *Record* stated that Robison owned "more valuable property on Main street than any other person." He was called "perhaps the city's richest citizen and certainly one of the most public spirited."<sup>70</sup>

### Bright Outlook in 1903

In January 1903 the *Denver Times* reported that prospects for Cañon City looked bright and many public improvements were underway. The *Times* called it "an unusual era of prosperity" for the town, and cited erection of a gas works, additions to the United States and Empire smelters, opening of the No. 5 coal mine providing jobs for five hundred miners, and the granting of a franchise for an electric railroad to connect Cañon City and Florence as important projects.<sup>71</sup>

### Maupin/Post Office Block

In July 1903, the *Cañon City Record* reported that an old brick structure was being torn down prior to the erection of "a modern two story brick and stone business building" by General Maupin at a cost of \$11,000. Joseph Hickam Maupin erected the southern part of the Maupin

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<sup>70</sup> The Cattlemen's Brand Board (first placed there in 1955) on the east wall of the Apex Block is significant for its association with the cattle industry and its impact on Fremont County. *Cañon City Clipper*, 30 April 1901 and 7 June 1901; *Cañon City Daily Record*, 17 March 1962, 20 June 1972, 15 May 1974, 4 July 1980, 3 October 1981, 9; *Cañon City Record*, 25 July 1901, 14 August 1902, November 1901, and 1905 clipping in the Local History Center, Cañon City Public Library; Bob and Mary Helm, Memo Regarding 427-431 Main, 18 October 2001, in the files of Local History Center, Cañon City Public Library; Local History Center, Cañon City Public Library, Photographs of Brand Board, Membership Fremont Cattlemen's Association; Clarence Canterbury, *Brands and Beef*, in the files of Local History Center, Cañon City Public Library.

<sup>71</sup> *Denver Times*, 29 January 1903, 3.

Block (117 N. 5<sup>th</sup> Street, 5FN720.48) in that year. The building was originally designed to have three stores on the ground floor and a second story with five suites of four rooms each. The *Record* announced, "The front of the building will be faced with white brick, ornamented with stone trimmings, and will be one of the most attractive commercial structures in town." In 1906 Maupin began building a northern extension to the building. The *Cañon City Times* reported, "The new structure in external appearance will conform to the Clipper front [the original construction]." The ground floor was to be occupied by one store and a post office with a corner entrance. Plans for the expansion were drawn by George Roe. The newspaper reported, "It is said that it will be the finest, most complete and up-to-date post office in the state of Colorado, if not, indeed, in the whole west, outside of a government building." At the time the building was erected, some felt that it was odd not to place the post office on Main Street, but the *Cañon City Times* noted that the erection of the Carnegie Library on Macon had started the trend.

Joseph H. Maupin was a prominent lawyer and the mayor of Cañon City (1888 and 1889), who moved to the community in the 1880s and stayed until his death in 1929. He ran for governor in 1892, served as state attorney general (1890-92), and was a state leader in the Democratic Party for many years. In 1886 he ran for the state senate from Park and Fremont counties, but lost by a small margin. He served on the Board of Penitentiary Commissioners during a period of great physical improvement. At the time of his death, Maupin was called a "leading figure" in the town and "a picturesque and dominant figure in the life of Cañon City." Known locally as "General Maupin," he was born in 1856 in Columbia, Missouri, where he attended Missouri public schools and the state university. He graduated from Missouri Law School in 1878 and then opened a law office in Walsenburg, building a large clientele.

Maupin was described as having an "outstanding and powerful physique," which provided him with "natural power" and combined with a "brilliant mind" and a "convincing personality." He was compared to Abraham Lincoln in his appearance and general characteristics, which were considered the ideal qualities for a political figure of his era. His nickname was "the Tall Cottonwood of the Arkansas." It was said that courtrooms were packed when Maupin was involved in a case, and he participated in some of the most famous trials of the era in the region. He was described as highly respected and well-liked by his colleagues and the general public. Maupin took an interest in Cañon City and its people, and "no one ever went to General Maupin for aid or assistance who did not get it...." In 1888 he married the "popular and charming" Lily J. McClure, daughter of Mr. and Mrs. John McClure, pioneers of the area. The Maupins owned a ranch in addition to several properties in town and lived in a modest home (demolished) located where the square west of the library is today.

The architect for the Maupin Block, George W. Roe, had advertised in Cañon City newspapers as early as September 1881, reporting six years of practical drawing and architectural experience in Pittsburgh. Roe noted that the design of large buildings was a specialty of his office, which was located in the Hartwell Block. He stressed "plans and

specifications gotten up in a scientific manner and at reasonable rates." Roe designed the residence of Lyman Robison and a two-story hotel at the hot springs in 1885. An 1886 advertisement announced George W. Roe, architect, having an office with J.K. Brewster, Jr., in the Craven & Phillips Block. In 1888 and 1889 the firm of Roe & McGrath, architects, advertised in the *Record*: "Drawing in all its branches neatly executed." Roe prepared plans for the Fremont County Courthouse. In 1902 the *Cañon City Times* reported that Roe, then living in Pueblo, had drawn plans for the State University Library at Boulder and would superintend its construction. Roe was very successful in Pueblo and Southeastern Colorado, where his work included: a number of schools in Pueblo, as well as schools in Cripple Creek, Victor, Manzanola, Rocky Ford, and La Junta; a number of residences; sanitariums; the Minnequa Bank and Minnequa Club House; and many business blocks and warehouses.<sup>72</sup>

### Annex Block

Lyman Robison added another architectural ornament to Main Street with the construction of the Annex Block (505-07 Main Street, 5FN720.22), designed by Charles C. Rittenhouse and named after one of Robison's mines. In October 1902 the *Cañon City Clipper* reported that Robison would soon begin construction of a "fine business block" on a site which then included a brick building occupied by the library and a frame building occupied by S.H. Atwater. The library was scheduled to move to its new location on Macon Street, but the excavation for the new building would begin at the back of the lot before the move. The *Clipper* noted, "It is Mr. Robison's purpose to erect the best block in the city." In December of the same year, the *Clipper* announced that the contract for the foundation of the building had been awarded to Fred Kober and the razing of the old buildings was to begin. In April 1903 the *Clipper* reported that the fine quality stone used on the front of the building was from the Kerr Stone Company's quarry in Fremont County: "It is one of the finest stones in the state and it is particularly valuable because, although hard, it is very easily worked...None of the rock is blasted from the quarry, but it is cut by machinery made especially for that purpose." The same stone was being used for a new public library building in Pueblo.

A photograph of the building published in the *Record* in 1903 showed the Bethel Clothing Co. occupying the entire first floor of the building. The building was extensively described:

The Annex building, in which The Bethel Company is located, has the prettiest and most expensive front of any store building in this city, and cost more than any other building of its size in the city....While the whole building is substantially built and well finished, the distinguishing feature is the front. While in Europe a year ago Lyman Robison caught the idea of the front, which

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<sup>72</sup> *Cañon City Record*, 24 September 1881, 2, 1 August 1885, 4, 3 October 1885, 4, 8 November 1888, 9 February 1889, 1, 13 April 1899, 23 July 1903, 6; *Cañon City Times*, 6 Feb. 1902, 4 Oct. 1906; *Fremont County Record*, 24 Sept. 1881; unidentified newspaper, 24 July 1886, 2; *Cañon City Daily Record*, 5 Jan. 1925, 5, 9 July 1929, 1; *Pueblo Chieftain*, 6 July 1997, sec. E, 1; Cañon City Public Library, Local History Center, Photographs (3037-M11.180 and 3038-M11.181); Pueblo Masons, Dedication of Masonic Hall, 1910; Materials from the Cañon City Public Library, Local History Center.

was worked out by Architect C.C. Rittenhouse, and the result is marvelously beautiful in an architectural sense. The style is colonial, and the front is composed of iron, glass, stone and Roman tile...Above the show window glass are prism glass three feet high across the whole front, making a prism glass surface. Next above comes the stone work between the first and second stories, then Roman tile and more stone work. The stone is light gray lava from the Kerr stone quarry near Cotopaxi, in this county, beautifully carved, and the Roman tile was manufactured at Cañon City Brick & Tile plant. There are six columns of dark gray Massachusetts granite, each nine feet long and nine inches in diameter, and very beautiful.<sup>73</sup>



**Figure 12. The Annex Block (1903), shown under construction, was erected by Lyman Robison and designed by Charles Rittenhouse. The F.L Smith Block is to the left and the Sulphide Building is to the right. SOURCE: Denver Public Library, Western History and Genealogy Department, Image Number X-6995.**

#### Continued Growth in 1904

Several improvements were completed in 1904, including a new cell house at the penitentiary. Along Main Street new buildings included 621 Main Street (5FN720.37), the Hall Block (706-08 Main Street, 5FN720.42), and the Acme Block at 722 Main Street (5FN720.46). On 7 July 1914 the *Cañon City Times* reported that T.M. and L.L. Harding "have determined upon the erection of an elegant two story business block [the Acme Block] on the south side of Main street....The location is a fine one and affords a good opening for business which seems pushing that way." The Hardings were operators of a successful hardware company and also owned a large quarry. Theodore M. Harding came to Colorado for his health: "Having been given up to die in the East, he came here as a last resort." Born in Cincinnati, Ohio, in 1855, he began working in a hardware business at the age of sixteen. In 1879, Theodore moved to Colorado, and after his health improved, he and his brother,

<sup>73</sup> *Cañon City Clipper*, 7 October 1902, p. 5, c. 4, 16 Dec. 1902, p. 5, c. 4, Apr. 1903, p. 5, c. 2; *Cañon City Daily Record*, 4 July 1980; *Canyon Current*, 30 May 2000, 15; *Cañon City Record*, 25 June 1903.

Lebbeus, established a hardware business. By 1881 they had stores in Cañon City and in Irving. T.M. Harding was elected to the Board of Trustees in Cañon City in 1880 and 1881. He encouraged construction of Washington School and the completion of Skyline Drive and the Royal Gorge road. Harding was also the director of the first railroad organized in Cañon City, and supported the creation of the first water system. At the time of his death in 1955 he was called "Mr. Cañon City."

The Hardings planned their new building, designed by Charles Rittenhouse, to have a front of steel and plate glass, and the ground floor was to be divided into two stores "fitted up in modern style." The second story was to be apartments, including three suites with five rooms and one with four. The apartments were to "be elegantly finished and contain every modern convenience of sanitation and comfort...." The front of the second story of the building was to be composed of red stone. The basement extended under the entire structure and included "one of the finest heating plants ever installed" in the city. The estimated cost of the construction was about \$12,000. Fuller & Heyl had the contract for the basement and foundation walls of stone. The *Cañon City Record* noted that the building would "embody the latest ideas in construction" and would "add much to the appearance of East Main street."

Stone for the upper story of the façade was obtained from a quarry owned by the Hardings. In 1890 *Western Architect and Building News* reported that a new stone quarry about a mile northwest of Cañon City was likely to be one of the best in the state. The brothers had purchased the 220-acre tract of land in 1888 and sold partial interest to Iowa capitalists and the former warden of the penitentiary, C.P. Hoyt. A company was organized to operate the quarry, which was said to have shipped fifty carloads of the stone to the builders of the Mineral Palace in Pueblo. The quarry featured varied colors of hard, strong stone, including white, pink, brown, and mottled. The quarry also contained a very strong "fire stone" and much white limestone. The company planned to establish a mill for stone from the quarry, which had excellent access via a wagon road and the nearby D&RG railroad. A survey of the stone quarries in Fremont County indicated that stone from the Harding Quarry was used in many buildings in Cañon City, including the Felter Building (518 Main) and the First Baptist Church (107 N. 7th Street). The report stated that the quarry was "famous for the discovery of fossil fish scales of the then [1893] oldest known vertebrates by C.D. Wolcott."<sup>74</sup>

### Harrison Block

Both the Harrison Block (609-15 Main, 5FN720.35) and the Colorado Telephone Co. building at 709 Main Street (5FN720.43) were completed in 1906. On 30 August 1906, the *Cañon City Record* reported that J.H. Harrison, a Cañon City pioneer, had plans to erect a large building containing "five brick store rooms," to be used for commercial business, at a cost of \$12,000-14,000. The *Record* lamented the fact that Harrison had chosen to build a

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<sup>74</sup> *Cañon City Record*, 7 July 1904 and 18 August 1904; *Cañon City Daily Record*, 28 April 1949 and 22 February 1984, 21 December 2000; *Cañon City Times*, 7 July 1904, 1; Baskin, *History of the Arkansas Valley*, 660; Cañon City Public Library, Local History Center, Newspaper Clipping, 25 July 1901; Cara Fisher, et al, *About the Avenues* (N.p.: Fremont-Custer Historical Society, 1987), 9.

one-story building instead of a two- or three-story property, which the newspaper insisted would be a worthwhile investment and necessary for the growth of the city. A contract for construction was awarded to A.C. Jensen, and Harrison was apparently convinced by the *Record's* criticism; the completed structure was two stories.

J. Henry Harrison was born in New Castle, Kentucky, in 1844, and moved to Colorado in 1864 with a large party which came across the plains by horses and ox teams to Cañon City. Harrison played a vital role in the early development of the city. He acquired a stock of general merchandise from a St. Joseph, Missouri, store and had it freighted to Colorado. He was involved in organizing the construction of the Cañon City Hydraulic and Irrigating Ditch; established orchards; platted the Harrison, Rockafellow and Macon Addition, the Harrison & Helm Addition, Harrison's Fifteenth Street Addition and the Park Avenue Subdivision; and assisted in securing the Cañon City and Cripple Creek Railroad. Harrison also played a role in early government in the city, serving as county commissioner for six years. He was the city treasurer from 1880-1883 and also served as mayor in 1885-1886. Harrison donated land to entice the Denver & Rio Grande to Cañon City and was director of a company of local people who sought to develop an oil industry. The *Cañon City Clipper* reported, "He has been one of the most extensive dealers in real estate Cañon has had."<sup>75</sup>

#### Travel, Tourism, Coal, and Agriculture

Automobiles played an increasing role in the city's development in the 1900s. A growing number of cars, increased demand for better roads, and the desire for interesting destinations for motorists all resulted in change to the built environment. In 1905-1906 penitentiary inmates built Skyline Drive, a scenic road west of the city. The *Record* reported the road achieved immediate popularity. The Cañon Auto Co. building at 719-21 Main Street (5FN720.69) was completed between 1908 and 1912. In 1909 Colorado Springs had an estimated one thousand car owners in the area during the summer who were looking for new scenic excursions. It was suggested that the Sky Line Drive and a road to the top of the Royal Gorge would be great attractions for motorists. In 1909 Warden Thomas Tynan allowed every convict willing to work to be employed, and many were assigned to road building. A highway to the top of the Royal Gorge was undertaken using convict labor. Drivers attracted to the area by scenic roads began to invest in real estate and business. One motoring visitor, Calvin Manning of Ottumwa, Iowa, traveled the Skyline Drive and returned the following summer to buy the entire Reynolds Heights Addition in Cañon City.<sup>76</sup>

By 1909 the city was described as enjoying moderate prosperity resulting from horticulture, coal mining, and grazing. Fruit growing, which had long been a primary industry in the area, resulted in a thousand carloads of products valued at \$1 million. As the *Record* noted, "This is the oldest and best known fruit producing region in the Rocky Mountains and its nearness

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<sup>75</sup> *Cañon City Record*, 30 August 1906; *Cañon City Clipper*, 17 June 1902.

<sup>76</sup> *Cañon City Record*, 11 November 1909, 1 and 18 November 1909, 2; Gerald E. Sherard, "A Short History of the Colorado State Penitentiary," Colorado State Archives, State Penitentiary Records, [www.colorado.gov/dpa/doit/archives/pen/history.htm](http://www.colorado.gov/dpa/doit/archives/pen/history.htm), retrieved 11 April 2005.



to the markets renders it a favorite with horticulturists from the states of the extreme east and of the middle west.” Production included cherries, apples, and other fruits, with apples being sold from Los Angeles and San Francisco to Philadelphia and New York. Several irrigation companies were working on water systems to expand the amount of arable land available in 1909. Other industries were also productive. Coal extraction was increasing, with Fremont County one of the leading producers of semi-bituminous fuel. The cattle industry was also prospering, despite recent severe winter weather. At the same time, the city was promoting itself as a tourist destination through construction of scenic drives. On Main Street, the Harding Hardware building was completed at 605 Main (5FN720.34). In September 1909 the *Cañon City Record* announced that the Hardings had begun the erection of a "fine two story and a basement brick business building at 605 Main street which will be used when finished by the Harding Hardware company, which will transfer its offices and stock there from their present location in the Bank building." The building was to have an eight-foot basement under its entire length, as well as 8,800 square feet of commercial space on its two upper floors. The *Record* predicted that it would be "one of the most convenient and attractive on Main street."<sup>77</sup>

### **Things Were Looking Up: Cañon City in the 1910s**

By 1910 the population of Cañon City totaled 5,162, representing a 36.7 percent increase from the previous decade. *Denver Municipal Facts* took note of the city in 1911, reporting that things were “looking up.” Progress included larger school enrollments, greater receipts at the post office, and few vacancies among Main Street businesses. The population of the town appeared to be growing rapidly, and hotels and rooming houses were all full. In 1910 the Denver & Rio Grande was finishing a railroad station (5FN585, listed in the State Register) at a cost of \$50,000. The merchant association had urged the railroad to erect this substantial brick depot to replace the earlier frame building. In 1911 local garages estimated that at least 1,500 out of town cars had undertaken the Sky Line Drive and Top of the Gorge trips. Automobile related buildings constructed on Main Street during the decade included one built in 1918 at 723 Main Street (5FN720.68) and the Fremont Auto Co. (310-16 Main Street, 5FN720.55) erected in 1919.<sup>78</sup>

#### **Fraternal Lodge Construction**

By the 1910s, membership in fraternal lodges in the city was reaching record levels. The Cañon City Elks responded to the growth by completing a new lodge in 1911-12 (404 Macon Avenue, 5FN720.27). Excavation for the building in July 1911 found that sand on the site appeared to be gold bearing. An "old-time placer miner" was brought in, the sand was tested by panning, and gold bearing material was discovered. The Elks building was erected using buff brick from Cañon Brick & Tile Manufacturing Co. Coal Creek sandstone was utilized for the window sills, balustrades, and foundation. The interior floors were finished in tile,

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<sup>77</sup> *Cañon City Weekly Record*, 6 January 1910, 1; *Cañon City Record*, 30 September 1909.

<sup>78</sup> *Denver Municipal Facts*, 7 October 1911, 5.

maple, and Texas pine. The lodge room measured 42' X 54' and had ceilings 19' high; it was described as "very capacious and handsome." The basement contained an engine room and coal bins, and plans called for the construction of a bowling alley and gymnasium. The Elks planned to spend \$3,000 on furnishings, so that "the finished structure shall have no superior in comfort and convenience."



**Figure 13. Cañon City Elks Lodge 610 built this three-story Classical Revival style fraternal lodge at 404 Macon Avenue in 1911-12. The Baerreson Brothers of Denver designed the building. SOURCE: Cañon City Chamber of Commerce, *Cañon City, Colorado* (c.1920s).**

The building was designed by the Baerresen Brothers, Architects, of Denver, who were selected from among several offices that submitted plans and designs. The firm initially consisted of Harold W. (1846-1918) and Viggio E. (1858-1940) Baerresen, who were born in Denmark, where their father was a ship designer. Lamb & Campbell of Cañon City were the general contractors. Kober & Clark received the contract for the excavation, stone, brick, and cement work. Fred Kober, Sr. (1862-1925) came to the United States at age nineteen from Germany and resided in Cañon City for forty-three years after arriving in 1882. He worked on several important buildings, including Christ Episcopal Church, the Carnegie Library, and the Y.M.C.A. In Florence, he worked on the First National Bank. Kober was a member of the Elks.<sup>79</sup>

In 1914 the Cañon City I.O.O.F. (Odd Fellows) Lodge No. 7 had two hundred members and was described as one of the wealthiest fraternal orders in the city. In January 1914 the *Fremont County Leader* reported that the organization's Building Committee had studied the issue of erecting a new building on lots then occupied by the Gem meat market and the Keys

<sup>79</sup> Artha Pacha Frickel in Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and its Architects* (Denver: Historic Denver, 1987), 186-87; *Cañon City Record*, 13 October 1910, 11 May 1911; *Cañon City Daily Record*, 12 Feb. 1983 and 8 March 2001, 12; Cara Fisher, "BPOE Lodge 610" notes filed in Cañon City Public Library, Local History Center; *Cañon City Times*, 6 July 1911, 1; Fred Kober, Sr., Obituaries Extracted from Florence, Colorado, Newspapers, filed in Cañon City Public Library, Local History Center; Colorado.

paint shop and had recommended in favor of construction. The proposed \$15,000 building would be two stories high, with two business rooms on the first floor and the entire second floor used by the lodge. In March 1914 the newspaper reported that the building on the site was torn down and the meat market had moved to the Acme Block. A new two-story brick I.O.O.F. Hall (710-12 Main Street, 5FN720.44) was completed in 1916. Cañon City historian Cara Fisher found an undated note attributing the building's design to Jacob B. Gile.<sup>80</sup>

### The Movie Industry in Cañon City

In 1912-13 the Selig-Polyscope Co. operated a studio in Cañon City with stars Tom Mix, Myrtle Stedman, and Bill Duncan, all of whom later had successful careers in Hollywood. Local residents found movie work as extras, receiving \$5 per day, or \$7.50 if they provided their own horses. The studio was located in a downtown building and had several sets in the back. The films produced were described as “two or three-reelers and filled with action from start to finish. Either the Indians were chasing the cowboys or vice versa.” Charles Canterbury, Sr., recalled that O.B. Thayer was the director and general manager for the studio. Each film would take a week or ten days to complete. In 1913 Selig moved the studio to Hollywood, although Thayer and part of the camera crew stayed in Cañon City to establish the Colorado Motion Picture Co., backed by money from Denver and Cañon City. After the company had produced about a dozen films, its leading lady and chief cameraman drowned in an accident while filming at the Royal Gorge. The star’s mother sued the company, wiping out most of its assets and it soon closed.<sup>81</sup>

The longest running movie theater in Cañon City, the Jones Theater (606 Main Street, 5FN720.57), was built in 1917. On 20 September, 1917, the *Record* reported that L.A. "Busy" Jones, Maurice Jones and Jesse Jones had bought the Lloyd Block (610-12 Main Street) with the intention of building a motion picture theater. The reported cost of construction was \$40,000, and the theater was designed to seat eight to nine hundred people. G.C. Hawkey was named as the contractor for the project. The newspaper reported that "an architect who has drawn plans for some of Denver's largest and best equipped theatres will draft the plans for this one." Interior features included white mahogany woodwork, bronze light fixtures, and colored art glass windows. A description of the theater in the *Record* in September 1917 stated,

A perfect ventilation system, a modern heating plant, finely upholstered seats, cement floors, and absolutely fireproof construction will feature [sic] the new building. The foyer will be entered directly from the street with no elevation to climb. The seat elevation on the interior will be obtained by excavation. The cement floors will make it possible to have them washed frequently, thus

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<sup>80</sup> *Fremont County Leader*, 15 Jan. 1914 and 5 March 1914; *Cañon City Daily Record*, 1 May 1937, 30 March 1967, and 5 March 1973.

<sup>81</sup> *Rocky Mountain News*, 7 April 1952, 11.

doing away with dust and dirt and thus making everything sanitary.

Jesse Jones, son of Busy Jones, was the manager and owner of a half-interest in the theater, and the *Record* opined that Jones “is known to be a thorough and competent theater man. He gave Cañon City excellent shows when he was in business here before. He built up a theater business from nothing and he possesses the ability to retain it.” The Jones family also operated theaters in Florence and Westcliffe.<sup>82</sup>



Figure 14. Cañon City’s longest running theater, built in 1917 and originally known as the Jones Theater, received a new facade and became the Skyline Theater during the McCormick family’s ownership in the late 1930s. SOURCE: Cañon City Chamber of Commerce, *Cañon City, Colorado* (c.1920s).

### Many Opportunities Offered: Cañon City in the 1920s

The 1920 U.S. Census found that the population of Cañon City had declined for the first time since the 1860s during the 1910-20 period, falling to 4,551 (a decrease of 11.8 percent). In response, local leaders sought to attract diversified businesses by promoting undeveloped resources. The Chamber of Commerce produced a well-illustrated booklet highlighting the virtues of the area. In 1921 the *Record* announced that the city offered “many opportunities for concerns seeking profitable location.” The community’s location for industry, health, and recreation was described as “unsurpassed.” Cañon City was touted as the center of an agricultural, horticultural, industrial, and stockraising region with a population of ten

<sup>82</sup> Harold McCormick, Cañon City, Telephone Interview by Thomas H. Simmons, 3 March 2005; *Cañon City Record*, 20 Sept. 1917, 4; *Fremont County Sun*, 24 March, 1976, 8; B.J. Plasket, *Cañon City Record*, 23 February 1939; *Cañon City Daily Record*, 8 Sept. 1989, 3; *Pueblo Chieftain*, 29 Dec. 2001, 200; Cañon City Directories 1927, 1931, 1937, 1953, 1957, 1960, 1963, 1971.

thousand persons. Advantages offered by the city included its climate, rail facilities, fertile soil, abundant water, nearby coal mines, sunshine, and labor conditions. The United States Geological Survey stated that Fremont County had a greater diversity of resources than any similar area in the Rocky Mountains. Industries flourishing in the area during the early 1920s included: the Arkansas Valley Railway, local utilities, the Colorado Packing Corp., the Cañon Foundry and Machine Co., the Cañon Novelty Works, the Diamond Fire Brick Co., the Empire Zinc Co., the Lithia Water Bottling Co., the Royal Gorge Flour Milling Co., and several others. During 1924-1928 the Ku Klux Klan was an influential presence in Cañon City, briefly attaining governmental power and locating its state headquarters in the city.<sup>83</sup>

### Banking Trends

In 1917 the First National Bank, which dated to 1888, had acquired the 1902 Baker & Biggs building at the northwest corner of 6<sup>th</sup> and Main and moved into the prominent southeast corner storefront (531 Main, 5FN720.30). By the 1920s its rival, the Fremont County National Bank, was the oldest financial institution in the city. In 1920 the board of directors announced plans to construct a new building at 6th and Main streets (532 Main Street, 5FN720.31). The bank to be erected was described as "one of the most expensive, ornate and adaptable to its purpose of any in Colorado, indeed, it is doubtful whether there is such a structure in the state outside of Denver, Colorado Springs, and Pueblo, that will equal it for the beauty of appearance and business convenience." Bank officials believed that "the people of Cañon City will have reason to be proud of the new bank building, which will proclaim to visitor and resident alike the progressiveness of the community and the good taste of its business firms in architecture."

The *Record* described the architecture:

The new building for the Fremont County National Bank is an imposing structure with 43 feet frontage on Main Street and 70 feet in depth on Sixth street, and about 30 feet in height above the sidewalk curb line. The building walls will be constructed of brick, and those on the two street frontages will be faced with a combination of red pressed brick and cream-colored terra cotta, forming a most pleasing though striking contrast of color.

The public lobby would have a floor of granite tile, the furniture was to be mahogany, and the windows were polished plate glass. The style of the building was described as Georgian, defined by "classic simplicity and quiet dignity." The façade would have a colonnade of free standing fluted terra cotta columns 22 feet high forming a shallow loggia. The main banking room occupied the entire first story and had a ceiling more than 23 feet high, providing perfect ventilation and natural illumination. An elevated mezzanine at the rear contained the directors' room, committee room, and a private toilet. The basement included the furnace, coal bunker, and fireproof storage rooms. Bankers' Construction Company of Denver erected

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<sup>83</sup> *Cañon City Record*, 4 October 1921, 1.

the building and completed the interior, including furniture and fixtures. The bank became a visual landmark on Main Street due to its large size, contrasting brick and terra cotta, and double-height columns. The building was dedicated on 16 April 1921.<sup>84</sup>



**Figure 15.** The Fremont County National Bank hoped that its new building, erected in 1920-21, would “proclaim to visitor and resident alike the progressiveness of the community and the good taste of its business firms in architecture.” The bank at 532 Main Street was dramatically remodeled in 1974. SOURCE: Cañon City Chamber of Commerce, *Cañon City, Colorado* (c.1920s).

#### Other Construction of the 1920s

A National Guard armory was erected at 110 Main in 1922, with an open drill area with hardwood floors and a stage used for dances, graduations, and other events. The building was used as the gymnasium for the high school until a new school was erected in 1961. Denver architect John J. Huddart adapted a standard plan in the Mediterranean style for the building. In 1924 construction began on a substantial three-and-a-half-story brick building for the Benedictine monks. The building, designed by Joseph Dillon and L.A. DesJardins, was part of the grounds of Holy Cross Abbey, which included the Abbey School, a private boy’s school. In 1928 a residence hall was added to the campus. Two city schools were built after the consolidation of the South Cañon and Cañon City districts. Denver architect Eugene Groves designed a two-story Neoclassical style municipal building for the city that was completed in 1927 and drew plans for the interior remodeling of the First National Bank in 1928.

<sup>84</sup> *Colorado Springs Sun*, 8 Feb. 1981, 4E; *Cañon City Daily Record*, 22 Dec. 1964, 8 Nov. 1972, 16 May 1974, 29-30 July 1989; Local History Center, Cañon City Public Library, Clippings and Photographs (678 and M13.8), Chapman Scrapbook Photo (87.01, 97.001, 3600); *Cañon City Record*, 6 May 1920.

## J.C. Penney Store

Shopping opportunities expanded in 1928, when the J.C. Penney chain erected a new building at 510 Main Street (FN720.25). The predecessor enterprise in Cañon City had opened in 1916 as the Golden Rule Store. The J.C. Penney Company traced its roots to the Golden Rule Store opened by James Cash Penney in Kemmerer, Wyoming, in 1902. Penney bought out his partners in 1907 and expanded the chain to thirty-four stores in seven western states by 1912, when the name of the chain was changed to J.C. Penney. Over the next two decades, the number of Penney's stores grew exponentially: in 1916, 127 stores; in 1927, 500 stores; and in 1929, 1,450 stores. When Penney's moved to this location, the (Cañon City) *Daily American* newspaper announced the new store would "not be surpassed by any in Arkansas Valley." The building had hardwood finish throughout and included a ladies' rest and lounge room on the balcony. An "arcade-like" entrance was created for the store, which featured "modernism thruout." Departments included men's wear and haberdashery, dry goods, shoes, curtains and draperies, and ladies' wear. A basement was intended for further expansion of the sales area, but was originally used as a stock and store room. Fleming B. Hubbard was manager of the store in 1928.<sup>85</sup>

## Royal Gorge

One of the most important developments in the Cañon City area during the 1920s was the construction of the Royal Gorge Bridge & Incline Railway. George F. Cole designed the structure for the Royal Gorge Bridge & Amusement Company, and components were assembled at the Minnequa facility of the Colorado Fuel & Iron Co. in Pueblo. When completed in 1929, the bridge was called the largest and highest suspension bridge west of the Mississippi. This was the only bridge erected in the state principally for recreational use. The *Daily Record* boasted, "As an engineering feat it has no rival of its kind in America. Because of its unique and marvelous character it is expected to bring thousands of tourists to Cañon City from all parts of the continent and from lands beyond the seas." Visitors to the bridge were expected to pay a toll for the first twenty years of its existence, after which it was to be turned over to the city to become part of its mountain park system.<sup>86</sup>

## End of the Decade

In 1929 the *Record* reported that the city had not had "hectic or spectacular" growth in its industrial or economic history, but it did seem fortunate in the absence of natural disasters. The decade posted an increase in the population of the city, with 5,938 persons counted in the 1930 U.S. Census. On 3 October 1929, the prison experienced its worst loss of life during a riot in which twelve died and parts of the facility were destroyed. Ranching and fruit

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<sup>85</sup> In 1962 the store expanded to 12,000 square feet, replacing older buildings at 514 Main and 516 Main. *Cañon City Daily Record*, 15 April 1971, 6F, 21 April 1981, 19-20 Dec. 1992; Local History Center, Cañon City Public Library, Photographs (M 13.72); *Cañon City Daily American*, 1 March 1928; *Cañon City Times*, 6 July 1905, 2.

<sup>86</sup> *Cañon City Daily Record*, 31 December 1929.

growing continued to make up an important segment of the local economy at the end of the decade. Public highways were improved and new roads opened to provide convenient routes for transportation and shipment of goods. The roads also stimulated tourism within the Arkansas Valley, with the Royal Gorge, Skyline Drive, the Red Cañons, and Phantom Cañon being favorite destinations.<sup>87</sup>

### **The Great Depression Impacts Cañon City in the 1930s**

Examining the impact of the Great Depression on Colorado, historian Stephen Leonard noted that the stock market crash of 1929 did not cause the economic crisis, but rather worsened existing problems. Financial institutions across the country closed during the crisis, and declines in disposable income among American families resulted in a dramatic decrease in travel, tourism, and recreational pursuits of all kinds. At the same time, agriculture was suffering from extreme drought and low prices, and unemployment was widespread. In response to the crisis, Cañon City hired out-of-work men to chop logs for seniors who needed help. Also, the mining camp at Radiant was transformed into Kenwood, a transient camp. Hope seemed to arrive in the form of government programs initiated by Franklin D. Roosevelt, who as a presidential candidate visited Colorado in September 1932 and also toured the Royal Gorge in July 1938. With the assistance of government-sponsored construction, the Italian Renaissance Revival style Cañon City Post Office and Federal Building at 5<sup>th</sup> and Macon (listed in the National Register in 1986, 5FN560.34) was completed in the early 1930s. The penitentiary was enlarged with the completion of a new prison for women, erected with convict labor in 1935. Despite financial hard times during the decade, the population of Cañon City increased to 6,690 by 1940, a 12.7 percent rise.<sup>88</sup>

Although construction during the economic downturn fell off dramatically, a new Standard Oil Service Station was completed at 701 Main Street (5FN720.41) in about 1930. The building replaced a smaller, earlier service station on this site, identified as Joseph Esser's Vickers Petroleum station, which dated to at least 1923. The facility was erected during the golden age of service stations in the United States, which resulted from the popularity of automobiles, improvement of roadways, and cheap gasoline. Whereas fuel had previously been sold by grocery stores, mercantiles, and hardware firms, by 1929 filling stations were dispensing almost 92 percent of gasoline consumed. The new building reflected the trend toward more refined gas station architecture, with buildings including features such as offices, restrooms, wide driveways, and landscaped lots. The Standard Oil station's shaped parapet, projecting piers, terra cotta ornaments, and clay tile visors provided Mission Revival style decorative touches that would be abandoned for streamlined designs in the next decade. The business was operated by dealer Howard Mann and agent Meryl Wamhoff.<sup>89</sup>

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<sup>87</sup> *Cañon City Record*, 31 December 1928, 1, and 31 December 1929, 1.

<sup>88</sup> Stephen J. Leonard, *Trials and Triumphs: A Colorado Portrait of the Great Depression* (Niwot, Colo.: University Press of Colorado, 1993), various pages.

<sup>89</sup> Standard Oil Dealers, *The Merchandiser*, March/April 1953, in the files of Cañon City Public Library, Local History Center; *Cañon City Daily Record*, 8 April 1991; John Margolies, *Pump and Circumstance: Glory Days of the Gas Station* (New York: Little Brown & Co., 1993).





Figure 16. L.M. Litz erected a one-story building housing “tourist apartments” in 1939. The building was remodeled and expanded in 1951 when it became the Star Court Motel. SOURCE: Historic postcard view provided by Jackie Johnson, Canon City.

Cañon City began to pull out of the economic slump of the 1930s toward the end of the decade. In 1939 building permits reached a decade high, and coal production increased, as did bank deposits. Agricultural production also rose, with apple shipments more than doubling. Growers were said to be adding more fruit stock than at any time in the past two decades. In addition, celery was a very profitable crop, sold locally and elsewhere. The number of telephones increased in the city at the end of the decade. Tourist figures also climbed, with the Royal Gorge Bridge and Amusement Co. counting fifteen thousand more visitors in 1939 than the previous year.

New buildings were constructed to provide lodging and services for tourists visiting the Royal Gorge and other local attractions. In 1939, an older building was torn down and a new one-story building was erected at 331 Royal Gorge Boulevard (5FN1114) by L.M. Litz, for the purpose of “tourist apartments.” Litz, who came to Colorado in the late 1880s, had also operated the Market Basket Cash and Carry grocery at 111-25 S. 5th Street, Cañon City's first cash grocery. In 1919 Litz sold his grocery stock and established the Litz Auto Supply in the 5th Street building. The Litz Motel later received the name “Star Court” and was remodeled and expanded to two stories by Robert H. Smith.<sup>90</sup>

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<sup>90</sup> Martha Abbott, owner of the facility in the 1960s and 1970s promoted tourism in the area and modernized the Star Court. *Cañon City Daily Record*, 18 September 1982, p.2; Jackie Johnson, Colorado Historical Society, Historic Building Inventory Record, 15 August 1994; *Pueblo Chieftain*, 23 October 1994.

## World War II and the Postwar Period in Cañon City

On the eve of World War II, a building representing a new type of restaurant opened at 110 N. 7<sup>th</sup> Street (5FN720.53): Roy's Drive-in. The drive-in restaurant was a phenomenon directly related to the popularity of the automobile. In addition to serving customers in their automobiles or delivering takeout food, many businesses had inside seating at counters and booths. Drive-ins became community gathering places and enjoyed great popularity during the postwar years. A 1941 newspaper article reported that radio star Jack Benny had stopped in Cañon City in his Cadillac sport coupe to have his car serviced and had eaten at Roy's Drive-in. Benny left his car at Howard Mann's service station at 7th and Main and went around the corner to Roy's, where he and his companions ordered steaks. Waitress Lola Robertson was described as "open-mouthed" after receiving a generous tip and an autograph.<sup>91</sup>

The nation's attention focused on international events during the international conflict, and many residents left the area to work in facilities assisting with war-related production or to serve in the armed forces. The city was slow to recover, posting a small decline in population during the 1940s, falling to 6,345 inhabitants (a loss of 345 persons) by 1950. At the same time, Cañon City attracted some new residents as returning veterans found Colorado an attractive place to secure jobs and start families. Fruit production was still an important part of the local economy in the 1940s. In 1945 the apple crop in Cañon City resulted in \$1.5 million in income divided among some six hundred growers. The surrounding area included small fruit and alfalfa farms and large cattle ranches. The return of veterans resulted in a housing shortage in Cañon City, just as it did in some of Colorado's larger cities. The shortfall occurred despite the fact that 120 houses were moved in from the coal-mining town of Chandler during 1944 and 1945. Many new four- to six-room houses were under construction or planned by 1946, especially in the Earl & Reynolds and Harding additions.

Several small local businesses were started after the war, including the Pioneer Brick Co. and a cinder block factory and quarry operated by Ray Sturbaum. The CF&I quarries, the Empire Zinc Co., the Diamond Fire Brick Co., and other established businesses had produced to capacity during the war and continued at peak employment into 1946. A large building program at the penitentiary also commenced, calling for an immense new cell house. In addition, the tourist industry continued to grow. The Strathmore Hotel was purchased by Frank Sheetz of Wichita, Kansas, and Boulderado Hotel president Ross Burns, who remodeled the facility after the war. The Jones/Skyline Theater was remodeled and improved, along with a number of other businesses along Main Street. The only addition to the stock of buildings on Main Street in the late 1940s was the 1948 Wann Motor Co. building at 413 Main Street (5FN720.53).<sup>92</sup>

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<sup>91</sup> Cañon City Public Library, Local History Center, Standard Oil, *Merchandiser*, March/April 1953 and newspaper clipping, 1941; Philip Langdon, *Orange Roofs, Golden Arches* (New York: Alfred A. Knopf, 1986), 59-67.

<sup>92</sup> *Pueblo Star Journal & Chieftain*, 1 January 1946, 5.

Construction rates climbed in Cañon City in the 1950s, and, by 1960, the population had jumped to 8,973, a 41.4 percent gain.<sup>93</sup> A new industry that bolstered the local economy was the production of terrazzo, a mosaic type building stone used for floors, walls, wainscot, and sidewalks, which was very popular in Modern style architecture of the era. The material was produced using a mixture of chips of travertine and cement which was poured in place and polished by electric grinding machines. Travertine in yellow, black, rose, green, and white shades was extracted from nearby quarries in blocks of five to twenty tons. The travertine was then sent to mills throughout the country and in Canada, where it could be cut into slabs for buildings. Colonna & Co. of Colorado, Inc., operated travertine quarries west of the city, as well as a crushing plant in the city. Cañon City chips were used for the Federal Savings and Loan Building in Chicago, the Dollar Savings Bank in New York City, the Fort Worth City Hall, and many other buildings.<sup>94</sup>

The city's largest industry, the LeCleve Cristle brick plant, sustained \$500,000 in damages in a September 1951 fire. The fire, believed to have started due to a short circuit in the brick pressing room, gutted the block-long facility. The brick pressing installations and the grinding plant were totally destroyed. Firemen from Cañon City and Florence prevented the flames from reaching 100,000 gallons of gasoline stored in tanks by Standard Oil Co. only one hundred feet across the railroad tracks. They also saved the kilns, storage area, and offices of the company. Before the fire, the plant employed sixty men, supplying fire brick to the Santa Fe Railroad and the Colorado Fuel & Iron Corporation.<sup>95</sup>

Cañon City's population increased only marginally during the 1960s, rising by 233 people to 9,206 by 1970. In response, the city's leaders sought new ways to attract residents. Cañon City described itself as having a "young look" and being "on the move" during the decade. This theme was developed to appeal to an influx of young business and professional people. In addition, voters approved the creation of a recreation district to establish new facilities. New construction increased, including a twelve-story apartment building completed by the Odd Fellows and an expansion and remodeling of the Fremont County National Bank. The prison was the biggest employer in the city, with more than three hundred workers, but Cañon City residents preferred to emphasize other aspects of town history. Tourism and agriculture continued to play a major, and increasing, role in the local economy. In 1965 the Royal Gorge had 400,000 visitors and its operation required one hundred employees. Retired people were increasingly attracted to the city by its climate, cost of living, convenient location, and scenery.<sup>96</sup>

Urban redevelopment occurred in the downtown business district during the 1960s, including two new buildings: 700 Main Street (1962) and 632 Main Street (1964). The new buildings were designed in a Modern style which contrasted with the Victorian buildings of the nineteenth century and the classically-influenced commercial buildings of the early twentieth

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<sup>93</sup> *Rocky Mountain News*, 29 December 1950, 19.

<sup>94</sup> *Denver Post*, 26 June 1953, 48.

<sup>95</sup> *Denver Post*, 1 October 1951, 34; *Rocky Mountain News*, 1 October 1951, 11 and 2 October 1951, 9.

<sup>96</sup> *Rocky Mountain News*, 21 February 1966, 76.

century. At 700 Main Street (5FN720.62) a Modern style one-story L-shaped corner commercial building with a flat roof and brick, stucco, white aggregate, and sandstone walls was erected. The building featured vertical panels of ornamental concrete block with aggregate bases. The Modern style building which housed the First Federal Savings & Loan Association of Pueblo-Cañon City Branch at 632 Main Street (5FN720.61) had a flat roof and walls composed of sandstone, laid with pieces of varied length and width divided by vertical sections of painted stacked block. Tall display windows on the north and east walls had decorative sunscreens on the upper part.

One of the most dramatic changes along Main Street in the 1960s was the remodeling of the First National Bank (Baker & Biggs Block, 531 Main Street, 5JF720.30). In 1969 the bank reopened after a \$350,000 total redesign by Marvin Knedler of Denver. The Modern (Formalist) style exterior featured a blocky appearance, stripped down ornament, a flat roof, dark-tinted window bands, and bands of stucco. The Fremont County National Bank (532 Main Street, 5FN720.31) across the street also expanded, razing an adjacent building to provide space for a new lobby and drive-in banking facilities. The bank announced that, following months of study, it believed that growth of the community necessitated that it "provide the most modern and efficient banking services." This work was described as the first major architectural improvement of the bank since it opened in the building in 1921. The new appearance was designed by the architectural firm of Marvin E. Knedler.<sup>97</sup>

In 1967 the last D&RG passenger train passed through Cañon City. In the same year the city's eighty-year-old opera house was razed--one of the few historic buildings along Main Street lost in the desire to create more parking space. The opera house had been considered one of the finest entertainment venues in Southern Colorado when it was completed in the 1880s. It had been the scene of traveling road shows, including musicals and dramas, as well as high school graduations when the school auditorium was too small. It had been converted to a movie theater (the Sarah Theater) in the 1920s, when it showed silent films. The building housed roller skating and bowling in addition to other entertainment before its demise.<sup>98</sup>

Following a period of slow growth in the 1960s, the local population increased by 41.6 percent during the 1970s, rising to 13,037 by 1980. Responding to the growth, in 1974 the Fremont County National Bank (532 Main Street, 5FN720.31) undertook a second phase of expansion. This time, the original 1921 bank building underwent major remodeling. As the *Daily Record* reported: "The contemporary new exterior will feature an all-metal expanse covering all four walls of the bank building, the metal motif being the same as that used in the new drive-in facility opened in April 1974." The bank officers stated that they wanted to build "a financial institution that would be an attractive asset to the downtown Cañon City." The lot to the west was designed as a "downtown park" for the community, where the bank hoped people would linger. The remodeling, which created the bank's current appearance,

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<sup>97</sup> *Cañon City Daily Record*, 22 December 1964, 1.

<sup>98</sup> *Rocky Mountain News*, 10 December 1967, 44.

was designed by Colorado Springs architect Charles Y. Choi of Architectonics.<sup>99</sup>

In the early 1980s, the construction of new commercial buildings along Royal Gorge Boulevard worried downtown business owners. As in many communities, merchants felt that they should consider reinventing Main Street in order to continue to attract customers. Architect Charles Choi held planning workshops to study the downtown, examining the concepts of a covered mall and closing the street to vehicular traffic, two ideas that ultimately were not adopted. According to Herb Ventker, downtown florist and leader of the group of merchants studying the issues, the business owners wanted to preserve the historic character of the commercial district. In 1983 the Cañon City Downtown Historic District, encompassing buildings in the commercial core of the city, was entered in the National Register of Historic Places, the list of the nation's most significant historic properties. Throughout the 1980s and 1990s, the principal sectors of the city's economy included tourism, retirement migration, and correctional facilities. Strong population growth occurred during the 1990s, resulting in a 2000 population of more than 15,000.



**Figure 17.** Downtown business formed the commercial heart of Cañon City in the post World War II era. This circa 1950 view looks west from the 600 block of Main Street. SOURCE. Historic postcard view.

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<sup>99</sup> *Cañon City Daily Record*, 16 May 1974.

## IV. RESEARCH DESIGN

The objective of a survey of historic resources is to record identified properties and evaluate them for eligibility to the National Register of Historic Places. The purpose of a research design is to provide direction for fields of research and for the interpretation and evaluation of the resources identified.

Cañon City is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, *Colorado Mountains Historic Context* (1984). That report identifies a series of sequential themes based on socioeconomic periods of development.

Primary research questions for this project concerned the current historic physical integrity of resources within the downtown historic district and the appropriateness of the existing district boundary. The impact of nonhistoric development and alterations to the district was a subject for examination. Important questions about the resources included their dates of construction, the principal materials used to erect downtown buildings, and the architectural styles exhibited in the commercial district. Examination of the ability of existing buildings to convey their historic character was a major focus of the study. The representation of the work of professional architects in the downtown area was also an area for investigation. The types of building functions and the principal eras of construction with the downtown district were topics of research. Identification of prominent persons associated with downtown buildings, significant events that were associated with the properties, and important historical associations with the buildings were also topics for research.

Based on the results of the file search, preliminary historical research, and a reconnaissance of the area, it was expected that the resources would be principally commercial in nature, with a few social, cultural, residential, entertainment, and governmental buildings included within the examined acreage. It was expected that many of the buildings would have more than one functional category.

## V. METHODOLOGY

This section describes the scope of work for the project, project participants, preliminary research, project fieldwork, photography, mapping, sources for research, dating of buildings, and the preparation of forms and report.

### **Scope of Work**

The 2004-05 historic buildings survey of downtown Cañon City consisted of two principal components:

*Comprehensive Intensive Survey.* A comprehensive intensive survey of eighty resources in and adjacent to the existing National Register-listed Cañon City Downtown Historic District was to be completed. The buildings were to be described, photographed, researched, mapped, and evaluated, with Colorado Historical Society Architectural Inventory forms (Form 1403) completed for each property. The survey forms were to be produced in a database format for subsequent use by the City.

*Reconnaissance Survey.* A reconnaissance survey of the older central area of the city was to be performed for the purpose of identifying and prioritizing subareas of the city for future intensive survey work. A map showing identified survey areas and a memorandum discussing the results were to be produced.

The project also called for a final report (this document) explaining the survey findings and providing an overview of the general historical development of Downtown Cañon City. An evaluation of the existing National Register district and identification of any National and State Register individually eligible properties was also to be addressed on the forms and summarized in the report. The report was also to include a USGS topographic map extract outlining the project area and a survey map showing the surveyed buildings' locations and the boundary of the existing historic district.

### **Project Participants**

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic building survey as a consultant to Main Street USA Cañon City. R. Laurie Simmons and Thomas H. Simmons of Front Range Research completed research, fieldwork, and consultation regarding eligibility of resources, and prepared the forms, maps, and final survey report. Marcia Canter, Canter Research and Business Services, examined historic Cañon City newspapers at the Colorado Historical Society for information about specific buildings and general downtown development. Elizabeth Simmons assisted with survey photography and conducted city directory research at Denver libraries. Ivan Widom of Main Street USA Cañon City supervised and coordinated the project, provided information, reviewed draft products, and organized the public meetings. Holly Wilson, National and State Register Historian for the Colorado

Historical Society, reviewed evaluations of eligibility to the National Register. Mary Therese Anstey, Architectural Survey Coordinator for the Colorado Historical Society, reviewed the survey forms and survey report. Estella Cole, Colorado State Historical Fund, served as the technical advisor for the project.

Cañon City residents donated time and labor to assist the project. In addition to sponsoring the project, Main Street USA Cañon City, Inc., provided publicity and organized public meetings for the project. Theresa Hamby prepared the successful State Historical Fund grant application. A team of dedicated volunteers led by Cara Fisher researched historical materials in Cañon City to assemble and copy historical background information for each surveyed building. The volunteers included: Cara Fisher, Mary Chamberlain, Ruth Disher, Phyllis Giem, and Judy Gillette. Ivan Widom of the Main Street group made copies of Assessor appraisal cards and provided copies to the consultants.

### **Public Meetings and Selection of Survey Buildings**

Tom and Laurie Simmons attended a public meeting of property owners and other interested persons at the beginning of the project in June 2004 to discuss the goals and methodology of the project and to answer questions. During this visit, the consultants examined the historic district and adjacent areas, developed a count of resources, and proposed a list of buildings in adjacent areas which might be included in the intensive survey. Using this list, the Main Street group selected eleven buildings adjacent to the historic district to be included in the resources to be documented.

An update presentation on the progress of the survey was made to a meeting of the Main Street group in October 2004. In March 2005 a public meeting for all Cañon City residents was held at the City Hall to summarize the project's findings. A PowerPoint presentation, including current views and historic images, maps, and charts, was made to a group of about thirty residents. The presentation illustrated the development of the downtown, the types of businesses present in the area, and the architectural features of the buildings surveyed. Tom and Laurie Simmons discussed the results of the survey and responded to questions and comments from members of the audience.

### **Reconnaissance and Intensive Surveys**

The reconnaissance survey of the central portion of the city was completed in June 2004. A windshield survey of the area was conducted to examine the architectural styles, building materials, landscape, building types, and level of historic physical integrity of the resources. Geographic system data provided by the city was used to produce a base map for the fieldwork; areas containing historic buildings were identified and mapped. A memorandum (included as Section VI of this report) was produced discussing the results of the reconnaissance survey.

The comprehensive intensive level field survey was conducted from July through October 2004. The fieldwork included the examination of buildings for architectural features and design



elements, building materials, building condition, plan, setting, and alterations. The location of each resource was verified on a base map. Property and business owners and other interested persons encountered or identified during the fieldwork were interviewed for information about historic properties. Eighty buildings were recorded.

### **Photography**

Black and white photographic views of each resource surveyed were taken principally in June 2004, with some additional photography undertaken in October. All prints were four by six inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified by computer labels produced from the project database. The labels indicated Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative. Negatives were placed in archival sheets and a photographic log (sorted by street address and by roll and frame number) was prepared. The Colorado Historical Society Office of Archaeology and Historic Preservation received one set of prints, and Main Street USA Cañon City received the other set of prints and the associated negatives. Digital color images and color slides were taken of selected buildings for use at the public meeting at the conclusion of the project. A copy of the illustrations presented at the meeting was given to the Main Street group.

### **Mapping and Assessor Data**

A location map and a project map of the survey area were produced. The location map was prepared by digitizing the extent of the survey area on a digital extract of the USGS 7.5 minute quadrangle map covering the area: "Cañon City, Colo." (1959, photorevised 1976). Presentation and analytical maps of the survey area were completed using an extract obtained from the City of Cañon City geographic information system (GIS). The extract included parcels, streets, hydrography, and a digital aerial photograph. A building outline layer was produced using the digital aerial photograph, field observations, and historic Sanborn fire insurance maps. The building outlines were associated with the parcel layer which contained data on current ownership and legal descriptions.

The Fremont County Assessor's website was checked to verify current ownership, and updates were made when necessary. The parcel attribute database was then used to populate relevant fields in the survey database used for the generation of the Colorado Historical Society's Architectural Inventory Form for each building. The acreages of the survey area and historic district were computed from the project GIS.

### **Historical Research**

Historical research provided essential information regarding individual resources surveyed and the development of the downtown district as a whole. As noted above, much of the research concerning individual resources was completed by a volunteer committee. Information was obtained from public agencies and institutions as well as business and property owners of

Cañon City and individuals with knowledge of the city's history. General research materials about the Cañon City area, including primary and secondary sources, were reviewed for background and site specific information. Research sources in Cañon City and in Denver were utilized during the project.

In Cañon City, the Local History Center of the Cañon City Public Library has collected extensive materials on the city's development and individual buildings within the city. Researchers extracted items from the library's files of newspaper clippings, maps, historic photographs, city directory research, and other archival materials. Fremont County Assessor real estate appraisal cards were copied. Cara Fisher and Jackie Johnson loaned city directories to be utilized during the project. Copies of materials collected were returned to the volunteers at the end of the project.

In the Denver area, the files of the Colorado Historical Society, including survey forms, reports, and National Register nominations from the Office of Archaeology and Historic Preservation were accessed, as well as historic newspapers, photographs, and other research materials in the Stephen Hart Library of the Colorado Historical Society. Historic Cañon City newspapers archived at the library (and the Cañon City Regional Library) were particularly important sources of information about individual buildings. The historical materials housed at the Western History and Genealogy Department of the Denver Public Library were also useful, including Sanborn insurance maps, historic photographs, clippings files and brochures, newspaper indexes, city directories, and books relating to Cañon City.

Several publications examine aspects of Cañon City's history, although most concentrate on the city's early development. *Southern Colorado: Historical and Descriptive of Fremont and Custer Counties with Their Principal Towns*, produced by Binckley and Hartwell in 1879, remains a classic source for information about the early history of the city. O.L. Baskin's *History of the Arkansas Valley, Colorado*, published in 1881, contains a summary of the development of Fremont County and biographical information for many of the city's early residents. Rosemae Wells Campbell's *From Trappers to Tourists: Fremont County, Colorado, 1830-1950* (1972), is the most comprehensive history of the city yet produced. *The Upper Arkansas*, a history of the river valley written by Virginia McConnel Simmons also contains substantial information about Cañon City's history. Several historic pictorial works provide useful views of the city, its streets, and individual buildings, such as *Picturesque Cañon* (1892) and *Canyon City, Colorado* (1920s).<sup>100</sup>

### **Construction Dates**

Construction dates of historic buildings were determined from Fremont County Assessor information, Sanborn maps of the survey area, city directories, historic photographs, newspaper accounts, published books, other written sources, and examination of the buildings.

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<sup>100</sup> Larry Thomas Ward's *Cañon City: Every Picture Tells a Story* (2005) became available after the completion of the survey.

Construction dates from Assessor's records proved to be unreliable in many cases. Estimated dates of construction (in some cases expressed as a span of years) were produced from other sources, such as Sanborn fire insurance maps for 1883, 1886, 1890, 1895, 1901, 1908, 1914, 1926, and 1945, and bird's eye view maps of the city for 1874 and 1882. The examination of architectural styles and features, building materials, and construction techniques also provided clues for dates of construction. While Cañon City has early city directory coverage, the first listing organized by street address did not appear until the early 1950s.

### **Preparation and Distribution of Forms and Report**

After completion of the field survey, Colorado Historical Society Architectural Inventory forms were prepared in an output form acceptable to the Colorado Historical Society and in a database format for analysis and mapping uses. The task required developing a report template that replicated the appearance of the state form produced from a database structure conforming to other project needs. The system was used for forms completion and printing and analytical sorts, listings, and queries. Sorted extracts from the database were imported into a word processing package for use as survey report tables.

The forms included information on each property's ownership, location, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. The Colorado Historical Society assigned Smithsonian identification numbers for each property that did not have one. The numbers were included on forms and photographs and were referenced in the report. New identification numbers within the historic district spanned the range from 5FN720.53 to 5FN720.69, while those outside the district embraced 5FN2019 through 5FN2027. The architectural styles assigned on the forms were based on those in the Colorado Historical Society's booklet, *A Guide to Colorado's Historic Architecture and Engineering*, and a lexicon of architectural styles included in the Society's survey manual. Survey photographs associated with the forms were labeled and stored in archival storage sheets, which were placed in three-ring notebooks organized by street. Included with each survey form was a sketch map (produced from the GIS) showing the building outline of the surveyed resource in the context of the block where it is located.

All of these survey products, together with the final survey report (this document), were submitted to the Main Street USA Cañon City and the State Historical Fund. The Colorado Historical Society Office of Archaeology and Historic Preservation transfers the information generated on the inventory forms into its statewide database and houses an original copy of the forms and survey report. Copies of the report, survey forms, original photographs, and negatives were provided to Main Street USA Cañon City, which planned to provide copies for the Cañon City Public Library Local History Center.

## **Acknowledgments**

A number of individuals and organizations contributed to the successful outcome of the project. Theresa Hamby prepared the State Historical Fund grant application for the project. Ivan Widom coordinated the project for Main Street USA Cañon City, organized public meetings, obtained Assessor information, and reviewed draft products. A group of volunteers led by Cara Fisher combed through the archives of the Local History Center of the Cañon City Public Library and assembled existing research materials on all of the buildings included in the survey. These volunteers included: Mary Chamberlain, Ruth Disher, Phyllis Giem, and Judy Gilette. Cara Fisher and Becky Lowe reviewed the forms and survey report. The library staff provided access to historical materials and allowed documents to be copied. A number of property owners and businesspersons answered questions about historic buildings and the development of Downtown Cañon City. Cara Fisher and Jackie Johnson loaned city directories and other historical materials for use during the project. To these persons and the many others who provided information and assistance, we offer sincere thanks.

## VI. RECONNAISSANCE SURVEY

The reconnaissance survey of central Cañon City was performed in June 2004 for the purpose of identifying and prioritizing areas for future intensive survey work. The area to be examined was specified by Main Street USA Cañon City and embraced resources within the following boundaries: 1<sup>st</sup> Street on the west; College Avenue on the north; 15<sup>th</sup> Street on the east; and Vine Street and the railroad tracks on the south. This area included the downtown area, residential neighborhoods to the north, strip commercial development along Royal Gorge Boulevard (U.S. 50), and industrial, vacant, and agricultural parcels lying south of the railroad tracks. The area of the 2004-05 intensive survey (including the existing Cañon City Downtown National Register Historic District) was excluded from the analysis since all its resources were intensively surveyed as part of the current project.

### Methodology

Blocks and block faces within the reconnaissance survey area were categorized for survey priority based on significance and integrity. Areas with greater concentrations of intact architecturally significant historic buildings were given the highest priority for future intensive survey work. It was reasoned that such areas have the best potential for the presence of National Register or local historic districts and therefore warrant an intensive survey producing Colorado Historical Society Architectural Inventory forms (form 1403). The three survey priority categories are discussed below:

*High Priority for Intensive Survey Work:* Areas that have high concentrations of historic buildings with historic physical integrity, few intrusions, and numerous architecturally significant and/or representative buildings.

*Moderate Priority for Intensive Survey Work:* Areas that have a concentration of historic buildings, but with a larger number of alterations and/or intrusions, and generally possessing less architectural significance and/or fewer buildings representative of particular styles and eras of construction.

*Low Priority for Intensive Survey Work:* Areas that contain predominantly nonhistoric buildings or extremely altered historic buildings. Some of the individual historic buildings in such areas may merit intensive survey, but examination of the area as a whole would not be a high priority.

Geographic information system data provided by the city was used to produce a map for use during fieldwork. Using the map, the study area was systematically examined in a windshield survey, and notes were taken on the character, architectural significance, apparent age, and historic physical integrity of the areas. Selected digital photographs were taken of individual buildings and streetscapes. Blocks or blockfaces were individually categorized by survey priority level. Generalized areas were then created by aggregating blocks into larger

areas based on the preponderance of survey priorities. Approximate numbers of parcels within each category were estimated from the Assessor data. Figure 18 displays the generalized survey priorities within the study area. The survey priority categories are discussed in more detail on subsequent pages.

## **Discussion and Recommendations**

Communities vary in the approaches they take to intensively surveying large areas and scattered resources. Durango and Boulder, for example, surveyed all historic buildings within their original townsites and historic subdivisions regardless of the apparent historic physical integrity of the resources. Arvada and Littleton, on the other hand, undertook comprehensive, intensive level surveys in cohesive areas believed to have historic physical integrity, while opting for targeted, scattered surveys of individual buildings in newer or more altered areas. Some communities prefer to select each address to be surveyed, focusing on buildings of the greatest historical and/or architectural significance.

*Greenwood Avenue Area.* In the case of Cañon City, it is recommended that future intensive survey efforts first concentrate on the potential historic district in the Greenwood Avenue area. The consultants believe that this area has high potential for a National Register of Historic Places (NRHP) historic district. The intensive survey would provide the historical research and architectural descriptions needed to prepare a NRHP nomination for the area and would provide a basis for preparing and justifying a boundary for the district. Many residents of Greenwood Avenue are interested in the preparation of a National Register nomination for the potential historic district in their area.

*Other Areas.* Survey efforts should also intensively document other portions of the High priority area, as well as high priority resources scattered throughout the study area. In a scattered resources survey, a specified number of buildings significant for their history or architecture could be pre-selected by Main Street USA, chosen by the consultant during the course of the project, or selected through a combination of these approaches. Such future projects would be eligible for State Historical Fund grant funds.

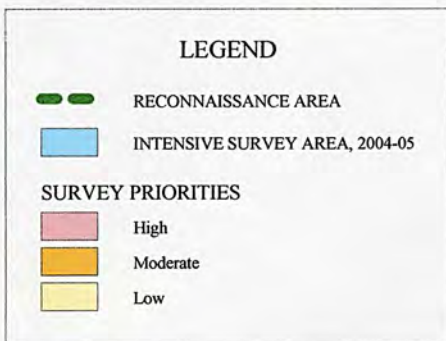
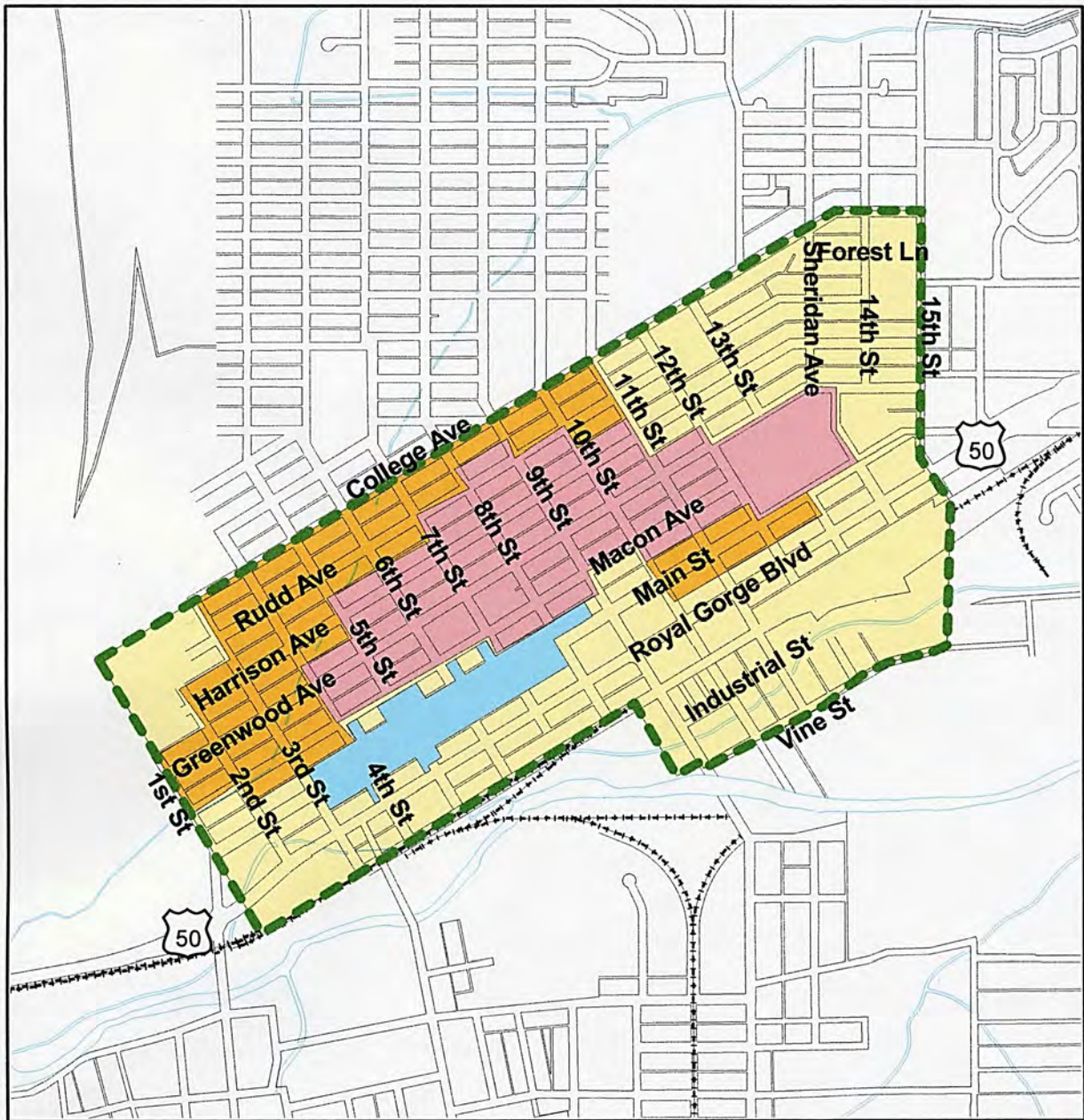


Figure 18. Reconnaissance Survey Results. Areas of High, Medium, and Low Priority for future intensive survey are shown.

### ***High Priority for Future Intensive Survey***

A large residential area lying north of downtown was evaluated as possessing High Priority for future intensive survey. The area extends from 4<sup>th</sup> Street on the west to the old Cañon City High School on the east (14<sup>th</sup> Street) and from Macon Avenue on the south to Rudd Avenue on the north. This area includes approximately 268 parcels.<sup>101</sup>

There is considerable variation in scale and architectural styles within the identified area. In general, the area contains older, more architecturally significant, and less altered resources. In addition to residences, the area contains examples of other types of resources, including churches, the Fremont County Courthouse, the Mountain States Telephone and Telegraph building (Qwest), the Cañon Club Apartments, the old Cañon City High School, and the Holt Mortuary.

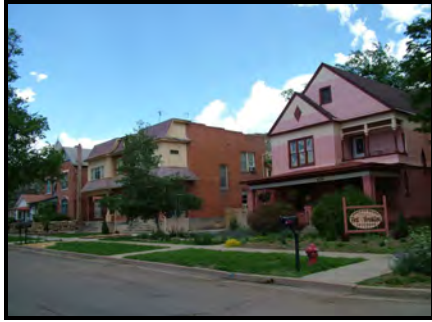
Within this large area, a smaller subarea was identified which may possess sufficient important historical associations, examples of significant larger-scale houses representing particular architectural styles, and sufficient historic integrity to comprise a National Register historic district. The area is shown on the accompanying map and extends from 9<sup>th</sup> to 12<sup>th</sup> streets and includes residences in the 900 through 1100 blocks of Greenwood Avenue and the 900 block of Harrison Avenue. Approximately forty-seven parcels are included in the subarea. This “Greenwood Avenue” potential district is recommended as the first focus for future intensive survey efforts.

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<sup>101</sup> Parcels are not equivalent to physical structures in every case, as some may be vacant and some may have more than one building present. Nevertheless they provide a rough idea of the magnitude of potential survey resources.



**High Priority Area: Streetscapes and Significant Individual Resources**



400 block of Greenwood Avenue.



821 Macon Avenue.



800 block of Rudd Avenue.



Cañon City High School, Main Street.



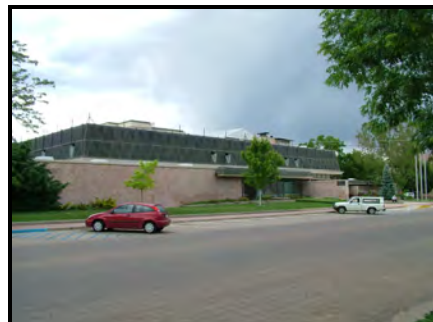
921 Greenwood Avenue.



806 Macon Avenue, Holt Mortuary.



930 Greenwood Avenue.



Fremont County Courthouse.

### ***Moderate Priority for Future Intensive Survey***

Two areas were assessed as Moderate Priority for Future Intensive Survey. The larger area extends in an arc from the western edge of the study area at 1<sup>st</sup> Street to the northern boundary at 11<sup>th</sup> Street. This area contains roughly 249 parcels. Most houses are of smaller scale, and often display greater alterations to original siding and other features. There are instances of nonhistoric infill construction which give the area a more mixed feel. The west end of Macon Avenue displays some interesting landscape features, with a stone retaining wall to the north and a large irrigation ditch to the south. Individual buildings noted for intensive survey included 629 Harrison Avenue (Vineyard Church) and 704 College Avenue (an ornamental concrete block house). A smaller Moderate priority area (containing approximately thirty-two parcels) was also identified along an eastern section of Main Street, extending from 10<sup>th</sup> to 13<sup>th</sup> streets.



704 College Ave.



629 Harrison Ave., Vineyard Church

### ***Low Priority for Future Comprehensive Intensive Survey***

Three portions of the study area were categorized as Low Priority for Future Comprehensive Intensive Survey: the northwest section, the northeast section, and the U.S. 50 Corridor/Southern Region. Within two of these areas are individual buildings which merit future intensive survey.

*Northwest Corner.* The northwestern area of the city consists of a hilly, undeveloped area, generally lying west of 3<sup>rd</sup> Street and north of Harrison Avenue. While streets are platted in this area, there are no standing structures. There are only twelve parcels in this area.

*Northeast Corner.* This area is roughly bounded by 12<sup>th</sup> Street, Greenwood Avenue, 14<sup>th</sup> Street, and Main Street. This residential area is predominantly composed of post-World War II housing and contains examples of Ranch and Minimal Traditional style dwellings and a few scattered historic buildings that might merit intensive survey. Because of the area's relatively recent age of construction, it is prioritized in the Low category. This prioritization should be re-evaluated as the buildings age. There are approximately 196 parcels in this area.

Among the notable individual buildings in this section which are: 1350 College Avenue (a

long, low Modern style brick dwelling on an irregular corner lot); a Foursquare style dwelling in the 1300 block (south side) of College Avenue; and 425 15<sup>th</sup> Street (a large frame house with outbuildings).

*U.S. Highway 50 Corridor.* This area lies south of the downtown and extends along U.S. Highway 50 (Royal Gorge Boulevard) the entire east-west width of the study area. The immediate corridor contains many nonhistoric chain motels, fast food outlets, service stations, and other businesses. The southeast section has large vacant tracts. The area is characterized in the Low survey category due to the recent age of construction and lack of district potential. There are approximately 207 parcels within this area.

There are, however, several interesting historic buildings scattered within the southern area that merit completion of individual survey forms.<sup>102</sup> Examples of the latter types of resources include: the brick manufacturing plant in the 300 block of S. 11<sup>th</sup> Street (a rare resource); 1201 Royal Gorge Boulevard (Mr. Ed's Restaurant, an interesting example of Modern style roadside architecture); 315 S. 11<sup>th</sup> Street (a two-story brick house); 316 S. 10<sup>th</sup> Street (a two-story brick dwelling with ornamental concrete block outbuilding); 405 S. 10<sup>th</sup> Street (a small ornamental concrete block dwelling); 212 S. 4<sup>th</sup> Street (small brick dwelling); 501 Royal Gorge Boulevard (a two-story brick apartment buildings); 300 block Royal Gorge Boulevard (south side) (a former fire station; ornamental concrete block); 403 Royal Gorge Boulevard (a two-story Second Empire style brick house now housing the Chamber of Commerce); 429 and 500 S. 9<sup>th</sup> Street (examples of ornamental concrete block commercial buildings); 224 Main Street; 816 and 818 Main Street (the First Church of Christ Science Church and Reading Room); 900 block of Royal Gorge Boulevard (south side) (one-story brick commercial building with a round arch entrance); and 1102 Vine Street (Koehn Farms).

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<sup>102</sup> Resources currently listed in the National or State Registers are not named for survey in this discussion.

**Low Priority Area: Significant Individual Resources**



1350 College Ave.



Brick plant, 300 block S. 11th St.



224 Main St.



1201 Royal Gorge Blvd., Mr. Ed's



Former fire station, Royal Gorge Blvd.



501 Royal Gorge Blvd.



900 block Royal Gorge Blvd.



816-18 Main St.,  
First Church of Christ Science

## VII. RESULTS

The 2004-05 Historic Buildings Survey of Downtown Cañon City documented eighty resources within or adjacent to the Cañon City Downtown Historic District. Eleven individual resources examined in the survey were evaluated as potentially eligible to the National Register of Historic Places, while two other resources in the study area are already listed in the National Register.<sup>103</sup> Twenty-two buildings within the area are potentially eligible to the State Register (two buildings are listed). Appendices 1 and 2 list surveyed resources in street address order and state identification number order, respectively, and include evaluations of National and State Register eligibility. The Cañon City Downtown Historic District is completely contained within the survey area. Evaluations of eligibility are based upon the status of the building during fieldwork, and any subsequent alterations made to resources may have a positive or negative impact on a building's significance.

### **Types of Resources Recorded in Intensive Survey**

Examination of the original functions of the buildings surveyed revealed that the overwhelming majority were originally utilized for commerce and trade. Sixty-three of the surveyed buildings (78.8 percent) had primarily commercial functions historically. The businesses represented the diversity of enterprises that operated in Downtown Cañon City historically, and included such ventures as mercantiles, department stores, groceries, restaurants, newspapers, meat markets, clothing stores, hardware stores, office buildings, furniture stores, paint and wallpaper stores, banks, saloons, drugstores, bakeries, confectioneries, shoe stores, barber shops, automobile garages and sales offices, laundries, millineries, bookstores, photographers, and service stations. A variety of professional offices, occupied by doctors, lawyers, dentists, and others, were located in many of the buildings.

The next largest category by building function documented was domestic buildings, or those which were principally living quarters or hotels. Included in the survey were four hotels and one motel. One house is located within the survey area, a double house erected at 715-17 Main Street (5FN720.67). Many of the buildings whose primary function was commerce and trade also had domestic functions on the upper story in the form of apartments or rooms. Three buildings with social or clubhouse functions were surveyed, representing the strong presence of fraternal organizations in Downtown Cañon City. Several buildings erected primarily for commercial functions also had halls on the second floor used for social and club functions.

Other building uses recorded included two churches (the First Baptist and the First Methodist) and two buildings that were used as the post office: 420 Main Street (5FN720.13) and 117 N. 5<sup>th</sup> Street (5FN720.48). One example of each of the following functions was recorded: library, health care, communications, recreation and culture/theater.

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<sup>103</sup> Buildings evaluated as eligible to the National Register are also eligible to the State Register.

## **Period of Construction**

Some buildings in downtown Cañon City have elements which date to the 1860s, based on published accounts. These buildings were remodeled and expanded or encompassed by later construction. This was the case of the McClure building (322-24 Main Street, 5FN720.3), which dates to before 1864. The building at 401-07 Main Street (5FN720.64) also dates to the 1860s, but has been remodeled.

Precise dates for some early buildings were not determined. For example, it is known that the Murray Saloon existed in 1872, but its actual year of construction is not known. Bird's-eye-view maps for 1874 and 1882 were examined to more precisely date the construction of buildings shown on the 1883 Sanborn map, if no newspaper or other documentation was available. Some dates of construction had to be formulated as a range of years (i.e., 1874-82 or 1883-86) given the documentation available. Therefore, tabulation of eras of construction for the early years is approximate.

Using the methodology described above, sixteen buildings are estimated to have been built in the 1870s. Fifteen buildings were likewise assigned to the 1880s decade of construction. Nine buildings were erected in the 1890s. The first decade of the twentieth century saw the construction of twenty-three buildings, the most active decade recorded. Only fifteen buildings within the survey area were built between 1910 and the 1980s, attesting to the relatively early age of the downtown area. While six buildings were put up during the 1910s, substantially smaller numbers were recorded for later decades: two in the 1920s, 1930s, 1940s, and 1960s; one in the 1980s; and none in the 1950s and 1970s. The Golden Age Center (5FN2021), built in 1986, was the last building constructed in the survey area.

## **Building Materials**

Buildings in downtown Cañon City display construction principally of materials found or manufactured in Fremont County. Stone, including sandstone, limestone, marble, and other types of rock, was quarried on the site of the penitentiary and at nearby private quarries. This stone was used to erect buildings from the 1860s through the twentieth century. During the nineteenth century, large blocks of rock-faced, tooled, or carved stone were utilized for foundations, window sills and lintels, quoins, columns, walls, and decorative elements. Stone continued to be a popular material for construction in Cañon City during the twentieth century, notably for Modern style buildings after World War II built utilizing sandstone laid in varied lengths and thickness.

Cañon City had its own brick manufacturing facilities, which produced high quality pressed brick in a variety of hues. Many of the buildings of Main Street display this local brick, often ornamented with stone trim. Cañon City masons created elaborate patterns of brickwork and utilized contrasting colors of brick to create lively visual patterns on buildings. The F.L. Smith Block, 501-03 Main Street (5FN720.20), and the Burrage Block, 506-08 Main Street (5FN720.23) are two examples of this type of skilled masonry. During the later part of the

twentieth century, Modern style buildings were designed with a combination of wall claddings, including stucco, aggregate, stone, metal panels, and brick.

### **Architectural Styles**

The historic resources surveyed principally reflect architectural styles popular during the period of significance for the district, 1870-1930. The largest group of buildings, representing the era of greatest construction in Downtown Cañon City, fell into the Late Nineteenth/Early Twentieth Century American Movements stylistic category. Twenty-four buildings (30 percent) were classified in this broad category, with twenty-two of those buildings labeled as Commercial style. The broad category Late Victorian represented the next largest group. Thirteen of the buildings erected during the period before 1900 were of Italianate style commercial construction, classified more generally as Late Victorian. Other Late Victorian styles found in the survey area were two examples of Gothic Revival style architecture (the First Methodist Church and the Reynolds-McGee Block) and one significant example of Second Empire style, the St. Cloud Hotel. The category Modern Movements was the third largest grouping, reflecting the updating of buildings after World War II, as well as some new construction of buildings. A number of early twentieth buildings erected in downtown represented period revival styles, the fourth largest category. Six examples of the Classical Revival style and one of the Beaux-Arts style, both styles influenced by the popularity of the City Beautiful movement of the early twentieth century, were identified. Also recorded were two examples of the Mission Revival style. The smallest stylistic grouping was Mixed Style, with two examples. Eleven buildings were classified as No Style, generally reflecting buildings altered so that they no longer represented a particular architectural style.

### **Architects**

The architects of a number of buildings within the survey area have been identified, as shown in Table 3. Architects working in Cañon City ranged from those who were local residents to prominent architects who lived in Colorado Springs and Denver. The most prolific architect associated with buildings included in the survey was Charles C. Rittenhouse, who lived in Cañon City during the period 1890-1908 and designed seven of the surveyed resources. One building was attributed to Bradbury & Rittenhouse, and D.A. Bradbury was identified as the sole architect for another building. Local architect/builder A.C. Jensen was credited with two designs in the survey area. Denver architects who designed one building each in the survey area were the firms of Baerresen Brothers and Marean & Norton. Thomas P. Barber, a noted Colorado Springs architect, worked on the redesign of the First Methodist Church following a fire. George W. Roe, who became a prominent architect in Pueblo, designed one building in the survey area. Denver architect Marvin Knedler and Charles Y. Choi, a Colorado Springs architect, produced new designs for old buildings in the 1960s and 1970s. Jacob B. Gile, the Colorado Telephone Co., and A.P. Johnson (a remodeling) were also the architects for one building each. The architects for most of the buildings in the study are still unknown.

**Table 3**  
**ARCHITECTS ACTIVE IN CANON CITY**  
**ATTRIBUTED BUILDINGS INCLUDED IN THE SURVEY**

ARCHITECT	ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT
Baerresen Brothers, Architects, of Denver	404 Macon Ave.	5FN720.47	Cañon City Elks Lodge	1911-12
Thomas P. Barber (reconstruction)	801 Main St.	5FN720.51	First Methodist Church	1899, 1905 (reconst.)
D.A. Bradbury	107 N. 7th St.	5FN720.50	First Baptist Church	1890-91
Bradbury & Rittenhouse	506-08 Main St.	5FN720.23	Burrage Block	1899-1900
Colorado Telephone Co.	709 Main St.	5FN720.43	Colorado Telephone Company	1906
Jacob B. Gile	710-12 Main St.	5FN720.44	I.O.O.F. (Independent Order of Odd Fellows)	1916
Anders C. Jensen	302-04 Main St.	5FN720.1	W.C. Catlin Building	1888
Anders C. Jensen (1902); Marvin Knedler (1969)	531 Main St.	5FN720.30	Baker & Biggs Block/First National Bank	1902, 1969
A.P. Johnson (remodeling)	322-24 Main St.	5FN720.3	McClure Building/Mulock Building/Blake's Hall/Wilson Block//Hodgin Block	Pre-1864
Marvin Knedler (1964); Charles Y. Choi (1974); Unknown-Orig	532 Main St.	5FN720.31	Fremont County National Bank	1920-21
Marean & Norton (Denver)	425-31 Main St.	5FN720.17	Apex Block	1901-02
C.C. Rittenhouse	517-19 Main St.	5FN720.27	Arthur Block	1895-1901
C.C. Rittenhouse	501-03 Main St.	5FN720.20	F.L. Smith Block	1901
C.C. Rittenhouse	513-15 Main St.	5FN720.26	Central Block/Coulter Block/Bethel's Clothing	1901
C.C. Rittenhouse	602 Macon Ave.	5FN720.54	Ward/Graves/Colorado/Hurliman Hospital	1901, 1913
C.C. Rittenhouse	516 Macon Ave.	5FN720.49	Cañon City Public Library	1902
C.C. Rittenhouse	505-07 Main St.	5FN720.22	The Annex	1902-03
C.C. Rittenhouse	722-24 Main St.	5FN720.46	Acme Block	1904
George W. Roe of Pueblo	117 N. 5th St.	5FN720.48	Maupin Block/Post Office Block	1903, 1907



## Cañon City Downtown Historic District

*Historic Physical Integrity.* The examination of the current status of the Cañon City Downtown National Register Historic District and a reassessment of the existing district boundary were primary tasks of this project. The surveyors found that the district maintained a substantial amount of historic physical integrity. Overall, the district's historic physical integrity appeared to be about equal to what it was when the district was created in 1983. The majority of alterations made to the buildings surveyed appear to have been completed before the district was designated.

*Boundary.* The district boundary is generally well drawn and encompasses the bulk of Cañon City's intact historic commercial core. Many of the buildings adjacent to the district that were surveyed in the current project would have been evaluated as noncontributing if included within the district.

*Contributing Status.* The survey evaluated the contributing/noncontributing status of each of the sixty-nine buildings within the existing district. Fifty resources (72.5 percent) were evaluated as contributing and nineteen (27.5 percent) as noncontributing. Figure 19 shows the contributing status for all resources within the existing district. A contributing resource adds to the historic associations and historic architectural qualities for which the district is significant, while a noncontributing building does not add to those associations and qualities. Contributing resources within the district are those that were erected in the district during its Period of Significance and which retain sufficient historic physical integrity to convey their historic character and add to the district's significance through their historic associations and architectural qualities. A contributing resource may have had some alterations, but significant architectural features and historic fabric must remain that reflect the historic design and character of the property. Noncontributing resources were built after the district's Period of Significance or altered so that their historic fabric and design are not apparent. Common alterations within the district are window and door replacement, reconfiguration of storefronts, and alteration of materials (applying nonhistoric cladding to exterior surfaces). Many of these alterations affected only the first story of the buildings.

*Period of Significance.* The 1983 National Register nomination for the district listed a 1870-1930 Period of Significance, which is defined as "the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing."<sup>104</sup> The district represents one of the older collections of commercial buildings recognized within the state. Relatively few buildings (four) within the boundaries of the district were erected after 1930. Therefore it is recommended that the existing Period of Significance be retained.

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<sup>104</sup> National Park Service, *Guidelines for Completing National Register of Historic Places Forms*, Part A (Washington: National Park Service, 1997), 42.

### **Potential Individual National Register Resources**

Surveyed resources were evaluated for their individual eligibility to the National Register of Historic Places, and eleven resources were found to be potentially eligible for listing. In addition, the McClure House and the associated building to the west (325-31 Main Street, 5FN37 and 321-23 Main Street, 5FN720.5) were listed in the National Register in 1978, before the creation of the Cañon City Downtown Historic District in 1983. Only one of the eleven individually eligible (but not listed) resources is located outside the existing historic district (305 Main, 5FN562). Individually eligible buildings within a district usually are not nominated separately from the existing listed district. See Table 4 for a list of individually eligible buildings. Pages with photographs of each individually eligible resource follow the table.

### **Potential Individual State Register Resources**

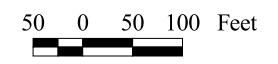
Given their historical associations and architectural significance, twenty-two properties were identified as potentially eligible to the State Register. In addition, the National Register-listed McClure House and the associated building to the west (325-31 Main Street, 5FN37 and 321-23 Main Street, 5FN720.5) are also listed on the State Register. The eleven buildings found to be eligible for National Register listing are also eligible for State Register listing. Eleven additional properties were found to be eligible to the State Register only. The State Register permits clearly nonhistoric additions to buildings to be excluded from nominations. See Table 4 for a list of properties potentially eligible to the State Register.



**Figure 19**  
**CONTRIBUTING STATUS, 2004-05**  
**CANON CITY DOWNTOWN**  
**HISTORIC DISTRICT**

LEGEND

Contributing Status, 2004-05	
<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border: 1px solid black;"></span>	Contributing
<span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border: 1px solid black;"></span>	Noncontributing
<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border: 1px solid black;"></span>	Outside District (Surveyed)
<span style="display:inline-block; width:15px; height:15px; border: 1px dotted black;"></span>	Outside District (Not Surveyed)
<span style="display:inline-block; border-top: 1px dashed red; width: 20px;"></span>	National Register District Boundary
<span style="display:inline-block; border-top: 1px dashed yellow; width: 20px;"></span>	Intensive Survey Area



Buildings are labeled with their street address numbers. Building outlines are only shown for blocks within the survey area.

**Table 4**  
**RESOURCES EVALUATED AS INDIVIDUALLY ELIGIBLE**  
**FOR NATIONAL AND/OR STATE REGISTER DESIGNATION**

ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		
				National Register		State Register
				Eligibility	Criteria	
325-31 Main St.	5FN37	McClure House/Strathmore Hotel	1873-74	Listed	A,B,C	Listed
305 Main St.	5FN562	Murray Saloon	Pre-1872	Eligible	A,C	Eligible
321-23 Main St.	5FN720.5	O.B. Myer's Grocery	1874-82	Listed	A,C	Listed
330-32 Main St.	5FN720.6	Raynolds-McGee Block/Raynolds Bank/McGee & Mack Grocery/Fremont Co. Bank	1882-83	Eligible	A,B,C	Eligible
402 Main St.	5FN720.7	Clelland Block/Clelland Dry Goods/E.T. Alling Hardware/First National Bank	1876-77	Not Eligible		Eligible
410-16 Main St.	5FN720.11	Hartwell Block/Thomas Building	1875	Not Eligible		Eligible
418 Main St.	5FN720.12	Odd Fellows Lodge/Smith Dry Goods	1880	Not Eligible		Eligible
501-03 Main St.	5FN720.20	F.L. Smith Block	1901	Eligible	A,C	Eligible
505-07 Main St.	5FN720.22	The Annex	1902-03	Not Eligible		Eligible
602 Main St.	5FN720.33	Masonic Temple	1881-82	Not Eligible		Eligible
623-25 Main St.	5FN720.39	Bryant Grocery/Bryant & Shappell/Woodford & Co./Riede & Co./Rex Theater	1886-90	Not Eligible		Eligible
627-31 Main St.	5FN720.40	St. Cloud Hotel/Cañon Hotel (reassembled)	1886-88	Eligible	A,C	Eligible
701 Main St.	5FN720.41	Standard Oil Service Station/Mann's Service Station	1930	Not Eligible		Eligible
709 Main St.	5FN720.43	Colorado Telephone Company	1906	Not Eligible		Eligible
710-12 Main St.	5FN720.44	I.O.O.F. (Independent Order of Odd Fellows)	1916	Eligible	A,C	Eligible
722-24 Main St.	5FN720.46	Acme Block	1904	Eligible	A,C	Eligible
404 Macon Ave.	5FN720.47	Cañon City Elks Lodge	1911-12	Eligible	A,C	Eligible
117 N. 5th St.	5FN720.48	Maupin Block/Post Office Block	1903, 1907	Eligible	A,B,C	Eligible

ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		
				National Register		State Register
				Eligibility	Criteria	
516 Macon Ave.	5FN720.49	Cañon City Public Library	1902	Not Eligible		Eligible
107 N. 7th St.	5FN720.50	First Baptist Church	1890-91	Eligible	C, (A)	Eligible
801 Main St.	5FN720.51	First Methodist Church	1899, 1905 (reconst.)	Not Eligible		Eligible
602 Macon Ave.	5FN720.54	Ward/Graves/Colorado/Hurliman Hospital	1901, 1913	Eligible	A,C, (G)	Eligible
715-17 Main St.	5FN720.67	Cassedy House	1888	Not Eligible		Eligible
729-31 Main St.	5FN720.69	Cañon Auto Company	1918	Eligible	A,C	Eligible

NOTES: The "Criteria" column indicates under which National Register criterion (or criteria), if any, the resource is eligible; a letter in parentheses indicates an applicable criteria consideration (e.g., an "A" indicates a religious property while a "G" is a resource whose period of significance ends with a date that is less than fifty years ago. The resource at 321-23 Main St. (5FN720.5) was included as part of the nomination for the McClure House, so it is indicated as "Listed."

**National Register Potential Eligible**



117 N. 5th Street, Post Office Block (5FN720.48).

**National Register Potential Eligible**



107 N. 7th Street, First Baptist Church (5FN720.50).

**National Register Potential Eligible**



404 Macon Avenue, Elk's Lodge (5FN720.47).



**National Register Potential Eligible**



602 Macon Avenue, Ward/Graves Hospital (5FN720.54).

**National Register Potential Eligible**



305 Main Street, Murray's Saloon (5FN562).

**National Register Potential Eligible**



330-32 Main Street, Raynolds-McGee Block (5FN720.6).

**National Register Potential Eligible**



501-03 Main Street, F.L. Smith Building (5FN720.20).

**National Register Potential Eligible**



627-31 Main Street, St. Cloud Hotel (5FN720.40).

**National Register Potential Eligible**



710-12 Main Street, Independent Order of Odd Fellows Building (5FN720.44).

**National Register Potential Eligible**



722-24 Main Street, Acme Block (5FN720.46).

**National Register Potential Eligible**



729-31 Main Street, Cañon Auto (5FN720.69).



## **Recommendations**

Information gathered during the intensive and reconnaissance level surveys supports the following recommendations:

1. The Downtown Cañon City Historic District remains a strong historic district, with 72.5 percent of the resources within the district evaluated as contributing. The district contains many pivotal anchor buildings and has significant historical associations and important architecture. The district has undergone relatively few negative changes since its listing in the National Register. The current survey forms provide up-to-date documentation of the buildings in the district.
2. The intensive survey of Cañon City's historic neighborhoods should continue in order to provide complete documentation of the City's significant historic resources. The reconnaissance survey of the city revealed a residential area north of downtown that appears to include high numbers of historic resources with substantial integrity that may possess historic district potential. Scattered individually significant properties were observed throughout the reconnaissance survey area.
3. Preparation and adoption of design guidelines for the Cañon City Downtown Historic District should be considered at the earliest opportunity. Design guidelines provide an analysis of the existing features of an historic area and offer guidance regarding appropriate considerations for changes to existing resources and for new construction. Included in such studies are guidelines for building design, such as height, setback, width of facades, storefronts, roof form, architectural details, and building materials. In addition, guidelines are formulated for improvements in public areas, including streetlights, trees, sidewalks, street furniture, planters, and parking lots. Guidelines can be voluntary or mandatory, based upon the desires of the local community.
4. The city should create an ordinance for designation of local districts and individual landmarks and establish a program to coordinate preservation activities in the city. The present boundary of the National Register historic district appears to be well-drawn. Based on a survey of resources adjacent to the existing district, there is no compelling reason to expand the existing boundaries of the National Register district. However, a larger locally-designated district should be considered. Local district boundaries could be established to include those buildings of local significance adjacent to the current district boundary.
5. Application for designation as a Certified Local Government (CLG) should be considered. CLGs have enacted local preservation ordinances that meet certain standards. Privately owned properties achieve protection through these local ordinances. Communities participating in the CLG program are eligible for a pool of

federal grants, can participate in the state tax credit program, and can participate in workshops and meetings to facilitate networking among local governments. The Colorado Historical Society has staff available to assist with the creation of new CLGs.

6. A National Register nomination form should be prepared for one building (305 Main Street, Murray's Saloon, 5FN562) located outside the National Register district identified by the survey as potentially individually eligible (if there is owner interest for such designation).

7. Greater awareness of Cañon City's significant architectural heritage will stimulate an appreciation of the downtown's built environment and the desire to preserve the historic architectural features of buildings and make appropriate changes. Projects conveying information about the city's history and architecture, including the preparation of walking tours, interpretive signs and plaques, websites, newspaper articles, lectures, and books will educate residents and visitors. State Historical Fund grants have been obtained by other cities to publish booklets or create signage with historical and architectural information about historic neighborhoods. A resource directory with contact information for professional assistance with projects involving historic buildings and sources of materials and supplies could also be produced to assist property owners.

8. The Local History Center of the Cañon City Public Library is an excellent resource for information about the city's historic properties. Residents should continue to be encouraged to contribute historic photographs and other documents that shed light on the history of the city and its buildings to the Center, in order to insure their preservation and access by the public. Oral history interviews with persons who possess knowledge and information about historic resources and development of the city should be an on-going effort. Public agencies should also be encouraged to donate documents relevant to the city's history, such as old real estate appraisal cards or building permits.

9. Copies of the products resulting from this survey should be placed in a public repository, such as the Local History Center. This will allow citizens to consult the materials associated with the project to learn more about their properties and will preserve the survey documents for future generations.

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## APPENDICES

**Appendix 1**  
**CAÑON CITY DOWNTOWN HISTORIC BUILDINGS SURVEY, 2004-05**  
**SURVEYED RESOURCES IN STREET ADDRESS ORDER**

ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
117 N. 5th St.	5FN720.48	Maupin Block/Post Office Block	1903, 1907	Eligible	Eligible	Contributing
110-20 S. 5th St.	5FN2019	Shaeffer Block	1900	Not eligible	Not Eligible	N/A
111-25 S. 5th St.	5FN2020	Peabody Block/Litz Block	1901	Not eligible	Not Eligible	N/A
107 N. 7th St.	5FN720.50	First Baptist Church	1890-91	Eligible	Eligible	Contributing
110 N. 7th St.	5FN720.53	Roy's Drive-In/Holmes Drive Inn/Biddy's Drive Inn	1941	Not eligible	Not Eligible	Noncontributing
404 Macon Ave.	5FN720.47	Cañon City Elks Lodge	1911-12	Eligible	Eligible	Contributing
516 Macon Ave.	5FN720.49	Cañon City Public Library	1902	Not eligible	Eligible	Contributing
602 Macon Ave.	5FN720.54	Ward/Graves/Colorado/Hurliman Hospital	1901, 1913	Eligible	Eligible	Contributing
301-03 Main St.	5FN2023	Roane & Sanders Clothing/Speedway Gas & Oil	1874-78, 1930s	Not eligible	Not Eligible	N/A
302-04 Main St.	5FN720.1	W.C. Catlin Building	1888	Not eligible	Not Eligible	Contributing
305 Main St.	5FN562	Murray Saloon	Pre-1872	Eligible	Eligible	N/A
306-08 Main St.	5FN720.52	Higgins Brothers/Loyal Order of the Moose, Lodge 293	1883-90	Not eligible	Not Eligible	Contributing
307 Main St.	5FN2024	Oriental Tea Co./McCunniff Bowling Alley/Maxwell Tin Shop	1883	Not eligible	Not Eligible	N/A
309 Main St.	5FN2025	White House Restaurant/ Columbine Music Co./Quick Service Co.	1883	Not eligible	Not Eligible	N/A
310-16 Main St.	5FN720.55	Fremont Auto Co./Colorado Auto Co.	1919	Not eligible	Not Eligible	Noncontributing
311-13 Main St.	5FN2026	Jimmy's Sport Shop	1878	Not eligible	Not Eligible	N/A
315 Main St.	5FN2027	Pedley Drugstore, The Antlers, Main Auto Livery	1874-78	Not eligible	Not Eligible	N/A
318-20 Main St.	5FN720.2	Taggart Building	Pre-1883, 1889	Not eligible	Not Eligible	Contributing
321-23 Main St.	5FN720.5	O.B. Myer's Grocery	1874-82	Listed	Listed	Contributing
322-24 Main St.	5FN720.3	McClure Building/Mulock Building/Blake's Hall/Wilson Block//Hodgin Block	Pre-1864	Not eligible	Not Eligible	Contributing
325-31 Main St.	5FN37	McClure House/Strathmore Hotel	1873-74	Listed	Listed	Contributing
326-28 Main St.	5FN720.56	Wright & Morgan Meats/Bachelor's Dairy	1901, 1926	Not eligible	Not Eligible	Noncontributing
330-32 Main St.	5FN720.6	Raynolds-McGee Block/Raynolds Bank/McGee & Mack Grocery/Fremont Co. Bank	1882-83	Eligible	Eligible	Contributing
401-07 Main St.	5FN720.64	Bain & Raynolds Block/Harding Hardware/The Shanty	1860, 1874	Not eligible	Not Eligible	Noncontributing



ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
402 Main St.	5FN720.7	Clelland Block/Clelland Dry Goods/E.T. Alling Hardware/First National Bank	1876-77	Not eligible	Eligible	Contributing
404-06 Main St.	5FN720.8	Clelland Building (404)/Engleman Building (406)	1875	Not eligible	Not Eligible	Contributing
408 Main St.	5FN720.9	Weaver & Bond Block	1890-95	Not eligible	Not Eligible	Contributing
409-11 Main St.	5FN720.10	Craven-Phillips Block, Post Office Block	1886	Not eligible	Not Eligible	Contributing
410-16 Main St.	5FN720.11	Hartwell Block/Thomas Building	1875	Not eligible	Eligible	Contributing
413 Main St.	5FN720.65	Wann Motor Co./ Dice Furniture/Becker Typewriters	1948	Not eligible	Not Eligible	Noncontributing
415-17 Main St.	5FN720.66	Graham Building	1874-82	Not eligible	Not Eligible	Noncontributing
418 Main St.	5FN720.12	Odd Fellows Lodge/Smith Dry Goods	1880	Not eligible	Eligible	Contributing
420 Main St.	5FN720.13	Whipple's Book Store	1874-82	Not eligible	Not Eligible	Contributing
421-23 Main St.	5FN720.14	Teape & Mermod Jewelry/Rockafellow & McClure/Rosenberg Jewelry	1895	Not eligible	Not Eligible	Contributing
422 Main St.	5FN720.15	Dennis Photographer/La Croix Tailoring/Renovator Cleaners	1895	Not eligible	Not Eligible	Contributing
424 Main St.	5FN720.16	Shaeffer & Cassidy Jewelry/Shaeffer Jewelry/Mayhew Jewelry/Patton Jewelry	1874-82	Not eligible	Not Eligible	Contributing
425-31 Main St.	5FN720.17	Apex Block	1901-02	Not eligible	Not Eligible	Contributing
426-28 Main St.	5FN720.18	Shaeffer Block	1885	Not eligible	Not Eligible	Noncontributing
430-32 Main Street	5FN720.19	Samuel Bash Barber Shop, Keables & Co. Popular Drug Store	1874-82	Not eligible	Not Eligible	Noncontributing
501-03 Main St.	5FN720.20	F.L. Smith Block	1901	Eligible	Eligible	Contributing
502 Main St.	5FN720.21	Burrage Block/Shaeffer & Chapman Block/Post Office/Ben Franklin	1887	Not eligible	Not Eligible	Contributing
505-07 Main St.	5FN720.22	The Annex	1902-03	Not eligible	Eligible	Contributing
506-08 Main St.	5FN720.23	Burrage Block	1899-1900	Not eligible	Not Eligible	Contributing
509-11 Main St.	5FN720.24	Handy & McGee Block/Sulphide Building	1891	Not eligible	Not Eligible	Contributing
510 Main St.	5FN720.25	J.C. Penney Building	1928, 1962-63	Not eligible	Not Eligible	Noncontributing
513-15 Main St.	5FN720.26	Central Block/Coulter Block/Bethel's Clothing	1901	Not eligible	Not Eligible	Contributing
517-19 Main St.	5FN720.27	Arthur Block	1895-1901	Not eligible	Not Eligible	Contributing
518-20 Main St.	5FN720.28	Felter Block	1898	Not eligible	Not Eligible	Contributing
521-23 Main St.	5FN720.29	Record Block	1901	Not eligible	Not Eligible	Contributing
531 Main St.	5FN720.30	Baker & Biggs Block/First National Bank	1902, 1969	Not eligible	Not Eligible	Noncontributing

ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
532 Main St.	5FN720.31	Fremont County National Bank	1920-21	Not eligible	Not Eligible	Noncontributing
601-03 Main St.	5FN720.32	Smith Merc./Cañon Savings Bank/Palace Drug/Cañon Grocery/Duff-Moyle Dry Goods	1902	Not eligible	Not Eligible	Contributing
602 Main St.	5FN720.33	Masonic Temple	1881-82	Not eligible	Eligible	Contributing
605 Main St.	5FN720.34	Harding Block/Harding Hardware	1909-10	Not eligible	Not Eligible	Contributing
606 Main St.	5FN720.57	Jones Theater	1917	Not eligible	Not Eligible	Noncontributing
609-15 Main St.	5FN720.35	Harrison Block	1906	Not eligible	Not Eligible	Contributing
610-12 Main St.	5FN720.58	Turner House/St. James Hotel	1874-82	Not eligible	Not Eligible	Contributing
618 Main St.	5FN720.59	St. John's Bicycle Shop/Cañon Novelty Works/Babberger Photography	1874-82; 1883-86	Not eligible	Not Eligible	Noncontributing
619 Main St.	5FN720.36	Jack Brown's Cigars/Boice & Weber/John Brill Barber/Derby Liquors	1906-08	Not eligible	Not Eligible	Noncontributing
621 Main St.	5FN720.37	Noah's Ark; Hoosier Market; Cañon Red & White; Derby Liquor	1904	Not eligible	Not Eligible	Contributing
622-24 Main St.	5FN720.38	Bengley Block/Home Bakery/Glade Market	1874-82	Not eligible	Not Eligible	Contributing
623-25 Main St.	5FN720.39	Bryant Grocery/Bryant & Shappell/Woodford & Co./Riede & Co./Rex Theater	1886-90	Not eligible	Eligible	Contributing
626-28 Main St.	5FN720.60	The Owl Cigar Store	E-1914-26; W-1886-90	Not eligible	Not Eligible	Noncontributing
627-31 Main St.	5FN720.40	St. Cloud Hotel/Cañon Hotel	1886-88 (reassembled)	Eligible	Eligible	Contributing
632 Main St.	5FN720.61	First Federal Savings & Loan Association of Pueblo-Cañon City	1964	Not eligible	Not Eligible	Noncontributing
700 Main St.	5FN720.62	Skyline Barber Shop/Spud Nut Shop/Freda's Gift Shop and Freda's Men's Shop	1962	Not eligible	Not Eligible	Noncontributing
701 Main St.	5FN720.41	Standard Oil Service Station/Mann's Service Station	1930	Not eligible	Eligible	Contributing
706-08 Main St.	5FN720.42	Hall Block	1904	Not eligible	Not Eligible	Contributing
709 Main St.	5FN720.43	Colorado Telephone Company	1906	Not eligible	Eligible	Contributing
710-12 Main St.	5FN720.44	I.O.O.F. (Independent Order of Odd Fellows)	1916	Eligible	Eligible	Contributing
714-20 Main St.	5FN720.63	J.H. Harrison Block	1899	Not eligible	Not Eligible	Noncontributing
715-17 Main St.	5FN720.67	Cassedy House	1888	Not eligible	Eligible	Contributing

ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
719-21 Main St.	5FN720.45	Cañon Auto. Co./Bunten Bus & Auto Co./ Rainbow Rte. Garage/Bliley-Walker	1908-12	Not eligible	Not Eligible	Contributing
722-24 Main St.	5FN720.46	Acme Block	1904	Eligible	Eligible	Contributing
723 Main St.	5FN720.68	Eugene C. Jones Hudson-Essex/Fremont Distributors	1918	Not eligible	Not Eligible	Noncontributing
728 Main St.	5FN2021	Golden Age Center	1986	Not eligible	Not Eligible	N/A
729-31 Main St.	5FN720.69	Cañon Auto Company	1918	Eligible	Eligible	Contributing
730 Main St.	5FN2022	The Fair/Piggly-Wiggly	1902	Not eligible	Not Eligible	N/A
801 Main St.	5FN720.51	First Methodist Church	1899, 1905 (reconst.)	Not eligible	Eligible	Contributing
331 Royal Gorge Blvd.	5FN1114	Star Court	1939, 1951	Not eligible	Not Eligible	N/A

NOTE: "Contributing Status" is reported for the Cañon City Downtown Historic District (5FN720); an "N/A" indicates that the resource lies outside the boundary of the district.

**Appendix 2**  
**CAÑON CITY DOWNTOWN HISTORIC BUILDINGS SURVEY, 2004-05**  
**SURVEYED RESOURCES IN STATE IDENTIFICATION NUMBER ORDER**

STATE ID NUM.	ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
5FN37	325-31 Main St.	McClure House/Strathmore Hotel	1873-74	Listed	Listed	Contributing
5FN562	305 Main St.	Murray Saloon	Pre-1872	Eligible	Eligible	N/A
5FN720.1	302-04 Main St.	W.C. Catlin Building	1888	Not eligible	Not Eligible	Contributing
5FN720.2	318-20 Main St.	Taggart Building	Pre-1883, 1889	Not eligible	Not Eligible	Contributing
5FN720.3	322-24 Main St.	McClure Building/Mulock Building/Blake's Hall/Wilson Block//Hodgin Block	Pre-1864	Not eligible	Not Eligible	Contributing
5FN720.5	321-23 Main St.	O.B. Myer's Grocery	1874-82	Listed	Listed	Contributing
5FN720.6	330-32 Main St.	Raynolds-McGee Block/Raynolds Bank/McGee & Mack Grocery/Fremont Co. Bank	1882-83	Eligible	Eligible	Contributing
5FN720.7	402 Main St.	Clelland Block/Clelland Dry Goods/E.T. Alling Hardware/First National Bank	1876-77	Not eligible	Eligible	Contributing
5FN720.8	404-06 Main St.	Clelland Building (404)/Engleman Building (406)	1875	Not eligible	Not Eligible	Contributing
5FN720.9	408 Main St.	Weaver & Bond Block	1890-95	Not eligible	Not Eligible	Contributing
5FN720.10	409-11 Main St.	Craven-Phillips Block, Post Office Block	1886	Not eligible	Not Eligible	Contributing
5FN720.11	410-16 Main St.	Hartwell Block/Thomas Building	1875	Not eligible	Eligible	Contributing
5FN720.12	418 Main St.	Odd Fellows Lodge/Smith Dry Goods	1880	Not eligible	Eligible	Contributing
5FN720.13	420 Main St.	Whipple's Book Store	1874-82	Not eligible	Not Eligible	Contributing
5FN720.14	421-23 Main St.	Teape & Mermod Jewelry/Rockafellow & McClure/Rosenberg Jewelry	1895	Not eligible	Not Eligible	Contributing
5FN720.15	422 Main St.	Dennis Photographer/La Croix Tailoring/Renovator Cleaners	1895	Not eligible	Not Eligible	Contributing
5FN720.16	424 Main St.	Shaeffer & Cassedy Jewelry/Shaeffer Jewelry/Mayhew Jewelry/Patton Jewelry	1874-82	Not eligible	Not Eligible	Contributing
5FN720.17	425-31 Main St.	Apex Block	1901-02	Not eligible	Not Eligible	Contributing
5FN720.18	426-28 Main St.	Shaeffer Block	1885	Not eligible	Not Eligible	Noncontributing
5FN720.19	430-32 Main St.	Samuel Bash Barber Shop, Keables & Co. Popular Drug Store	1874-82	Not eligible	Not Eligible	Noncontributing
5FN720.20	501-03 Main St.	F.L. Smith Block	1901	Eligible	Eligible	Contributing

STATE ID NUM.	ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
5FN720.21	502 Main St.	Burrage Block/Shaeffer & Chapman Block/Post Office/Ben Franklin	1887	Not eligible	Not Eligible	Contributing
5FN720.22	505-07 Main St.	The Annex	1902-03	Not eligible	Eligible	Contributing
5FN720.23	506-08 Main St.	Burrage Block	1899-1900	Not eligible	Not Eligible	Contributing
5FN720.24	509-11 Main St.	Handy & McGee Block/Sulphide Building	1891	Not eligible	Not Eligible	Contributing
5FN720.25	510 Main St.	J.C. Penney Building	1928, 1962-63	Not eligible	Not Eligible	Noncontributing
5FN720.26	513-15 Main St.	Central Block/Coulter Block/Bethel's Clothing	1901	Not eligible	Not Eligible	Contributing
5FN720.27	517-19 Main St.	Arthur Block	1895-1901	Not eligible	Not Eligible	Contributing
5FN720.28	518-20 Main St.	Felter Block	1898	Not eligible	Not Eligible	Contributing
5FN720.29	521-23 Main St.	Record Block	1901	Not eligible	Not Eligible	Contributing
5FN720.30	531 Main St.	Baker & Biggs Block/First National Bank	1902, 1969	Not eligible	Not Eligible	Noncontributing
5FN720.31	532 Main St.	Fremont County National Bank	1920-21	Not eligible	Not Eligible	Noncontributing
5FN720.32	601-03 Main St.	Smith Merc./Cañon Savings Bank/Palace Drug/Cañon Grocery/Duff-Moyle Dry Goods	1902	Not eligible	Not Eligible	Contributing
5FN720.33	602 Main St.	Masonic Temple	1881-82	Not eligible	Eligible	Contributing
5FN720.34	605 Main St.	Harding Block/Harding Hardware	1909-10	Not eligible	Not Eligible	Contributing
5FN720.35	609-15 Main St.	Harrison Block	1906	Not eligible	Not Eligible	Contributing
5FN720.36	619 Main St.	Jack Brown's Cigars/Boice & Weber/John Brill Barber/Derby Liquors	1906-08	Not eligible	Not Eligible	Noncontributing
5FN720.37	621 Main St.	Noah's Ark; Hoosier Market; Cañon Red & White; Derby Liquor	1904	Not eligible	Not Eligible	Contributing
5FN720.38	622-24 Main St.	Bengley Block/Home Bakery/Glade Market	1874-82	Not eligible	Not Eligible	Contributing
5FN720.39	623-25 Main St.	Bryant Grocery/Bryant & Shappell/Woodford & Co./Riede & Co./Rex Theater	1886-90	Not eligible	Eligible	Contributing
5FN720.40	627-31 Main St.	St. Cloud Hotel/Cañon Hotel	1886-88 (reassembled)	Eligible	Eligible	Contributing
5FN720.41	701 Main St.	Standard Oil Service Station/Mann's Service Station	1930	Not eligible	Eligible	Contributing
5FN720.42	706-08 Main St.	Hall Block	1904	Not eligible	Not Eligible	Contributing
5FN720.43	709 Main St.	Colorado Telephone Company	1906	Not eligible	Eligible	Contributing
5FN720.44	710-12 Main St.	I.O.O.F. (Independent Order of Odd Fellows)	1916	Eligible	Eligible	Contributing
5FN720.45	719-21 Main St.	Cañon Auto. Co./Bunten Bus & Auto Co./ Rainbow Rte. Garage/Bliley-Walker	1908-12	Not eligible	Not Eligible	Contributing

STATE ID NUM.	ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
5FN720.46	722-24 Main St.	Acme Block	1904	Eligible	Eligible	Contributing
5FN720.47	404 Macon Ave.	Cañon City Elks Lodge	1911-12	Eligible	Eligible	Contributing
5FN720.48	117 N. 5th St.	Maupin Block/Post Office Block	1903, 1907	Eligible	Eligible	Contributing
5FN720.49	516 Macon Ave.	Cañon City Public Library	1902	Not eligible	Eligible	Contributing
5FN720.50	107 N. 7th St.	First Baptist Church	1890-91	Eligible	Eligible	Contributing
5FN720.51	801 Main St.	First Methodist Church	1899, 1905 (reconst.)	Not eligible	Eligible	Contributing
5FN720.52	306-08 Main St.	Higgins Brothers/Loyal Order of the Moose, Lodge 293	1883-90	Not eligible	Not Eligible	Contributing
5FN720.53	110 N. 7th St.	Roy's Drive-In/Holmes Drive Inn/Biddy's Drive Inn	1941	Not eligible	Not Eligible	Noncontributing
5FN720.54	602 Macon Ave.	Ward/Graves/Colorado/Hurliman Hospital	1901, 1913	Eligible	Eligible	Contributing
5FN720.55	310-16 Main St.	Fremont Auto Co./Colorado Auto Co.	1919	Not eligible	Not Eligible	Noncontributing
5FN720.56	326-28 Main St.	Wright & Morgan Meats/Bachelor's Dairy	1901, 1926	Not eligible	Not Eligible	Noncontributing
5FN720.57	606 Main St.	Jones Theater	1917	Not eligible	Not Eligible	Noncontributing
5FN720.58	610-12 Main St.	Turner House/St. James Hotel	1874-82	Not eligible	Not Eligible	Contributing
5FN720.59	618 Main St.	St. John's Bicycle Shop/Cañon Novelty Works/Babberger Photography	1874-82; 1883-86	Not eligible	Not Eligible	Noncontributing
5FN720.60	626-28 Main St.	The Owl Cigar Store	E-1914-26; W-1886-90	Not eligible	Not Eligible	Noncontributing
5FN720.61	632 Main St.	First Federal Savings & Loan Association of Pueblo-Cañon City	1964	Not eligible	Not Eligible	Noncontributing
5FN720.62	700 Main St.	Skyline Barber Shop/Spud Nut Shop/Freda's Gift Shop and Freda's Men's Shop	1962	Not eligible	Not Eligible	Noncontributing
5FN720.63	714-20 Main St.	J.H. Harrison Block	1899	Not eligible	Not Eligible	Noncontributing
5FN720.64	401-07 Main St.	Bain & Raynolds Block/Harding Hardware/The Shanty	1860, 1874	Not eligible	Not Eligible	Noncontributing
5FN720.65	413 Main St.	Wann Motor Co./ Dice Furniture/Becker Typewriters	1948	Not eligible	Not Eligible	Noncontributing
5FN720.66	415-17 Main St.	Graham Building	1874-82	Not eligible	Not Eligible	Noncontributing
5FN720.67	715-17 Main St.	Cassedy House	1888	Not eligible	Eligible	Contributing
5FN720.68	723 Main St.	Eugene C. Jones Hudson-Essex/Fremont Distributors	1918	Not eligible	Not Eligible	Noncontributing
5FN720.69	729-31 Main St.	Cañon Auto Company	1918	Eligible	Eligible	Contributing
5FN1114	331 Royal Gorge Blvd.	Star Court	1939, 1951	Not eligible	Not Eligible	N/A
5FN2019	110-20 S. 5th St.	Shaeffer Block	1900	Not eligible	Not Eligible	N/A

STATE ID NUM.	ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY EVALUATION		CONTRIBUTING STATUS
				Nat. Reg.	State Reg.	
5FN2020	111-25 S. 5th St.	Peabody Block/Litz Block	1901	Not eligible	Not Eligible	N/A
5FN2021	728 Main St.	Golden Age Center	1986	Not eligible	Not Eligible	N/A
5FN2022	730 Main St.	The Fair/Piggly-Wiggly	1902	Not eligible	Not Eligible	N/A
5FN2023	301-03 Main St.	Roane & Sanders Clothing/Speedway Gas & Oil	1874-78, 1930s	Not eligible	Not Eligible	N/A
5FN2024	307 Main St.	Oriental Tea Co./McCunniff Bowling Alley/Maxwell Tin Shop	1883	Not eligible	Not Eligible	N/A
5FN2025	309 Main St.	White House Restaurant/ Columbine Music Co./Quick Service Co.	1883	Not eligible	Not Eligible	N/A
5FN2026	311-13 Main St.	Jimmy's Sport Shop	1878	Not eligible	Not Eligible	N/A
5FN2027	315 Main St.	Pedley Drugstore, The Antlers, Main Auto Livery	1874-78	Not eligible	Not Eligible	N/A

NOTE: "Contributing Status" is reported for the Cañon City Downtown Historic District (5FN720); an "N/A" indicates that the resource lies outside the boundary of the district.