



United States Department of the Interior

NATIONAL REGISTER OF HISTORIC PLACES
Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240



March 26, 2021

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.

Please visit our homepage: <https://www.nps.gov/subjects/nationalregister/index.htm>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 3/15/2021 THROUGH 3/26/2021

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, SANTA CLARA COUNTY,
Pomeroy Green,
1087-1151 Pomeroy Ave. and 3201-3289 Benton St.,
Santa Clara, SG100006330,
LISTED, 3/24/2021

COLORADO, PARK COUNTY,
Spring House-Moynahan House,
53 South Pine St.,
Alma, SG100006292,
LISTED, 3/22/2021

GEORGIA, FULTON COUNTY,
Collier-Perry-Bentley House,
1649 Lady Marian Ln.,
Atlanta, SG100006307,
LISTED, 3/26/2021

INDIANA, FLOYD COUNTY,
U.S. Court House and Federal Office Building,
121 West Spring St.,
New Albany, SG100006338,
LISTED, 3/22/2021

MAINE, ANDROSCOGGIN COUNTY,
Lincoln Street Fire Station,
188 Lincoln St.,
Lewiston, SG100006334,
LISTED, 3/23/2021

MAINE, FRANKLIN COUNTY,
Phillips High School,

Prefix Codes:

AD - Additional documentation	BC - Boundary change (increase and/or decrease)	FD - Federal DOE property under the Federal DOE project
FP - Federal DOE Project	MC - Multiple cover sheet	MP - Multiple nomination (nomination under a multiple cover sheet)
MV - Move request	NL - NHL	OT - All other requests (appeal, removal, delisting)
SG - Single nomination		

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name Spring House/Moynahan House
other names/site number Spring Hotel/James Moynahan Home/5PA.429

2. Location

street & number 53 South Pine Street

n/a	not for publication
n/a	vicinity

city or town Alma
state CO county Park zip code 80420

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

 Deputy State Historic Preservation Officer 3/3/21
Signature of certifying official/Title Date
History Colorado
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

Signature of the Keeper Date of Action

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5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2		buildings
2		sites
		structures
		objects
4		Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/hotel

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

OTHER/Pioneer Log

foundation: STONE

walls: LOG

WOOD/horizontal wood siding

roof: METAL/corrugated metal

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Spring House stands at an elevation of 10,370' in Alma, Colorado, North America's highest incorporated town. Formally established in 1873, the historic mining town is situated in central Colorado on the eastern flank of 14,178' Mount Bross in northwestern Park County, five miles south of the Continental Divide and sixty-five miles southwest of Denver. The peaks of the Mosquito Range mountains tower to the west and the Middle Fork of the South Platte River flows north/south on the town's eastern edge. County Road 8 (Buckskin Street) extends west from the town's center through Buckskin Gulch, past the 1895 Paris Mill (5PA.4476/4706, NRIS.13000574) to the Kite Lake Trailhead at 12,000'. Colorado Highway 9 (South Main Street), the town's primary thoroughfare, runs north/south through town, connecting the small mountain community to Breckenridge, 17 miles to the north, and Fairplay, Park County's county seat, six miles to the southeast. Pine Street runs roughly parallel to Colorado Highway 9, from Fifth Street near the town's northern edge approximately 0.5 miles to the point where it intersects with Colorado Highway 9, 160' south of the Spring House.

For simplicity, the property is described as if the parcel was oriented on an east/west axis, with the Spring House facing east. The property is bounded on the east by South Pine Street and on the north by a short alley connecting South Pine Street to South Oak Street, which runs north/south at the rear of the property. All are gravel roads. The surrounding buildings are a mix of relatively recent residences and historic homes dating from the late nineteenth century to the first half of the twentieth century. The majority have been extensively remodeled (Photo 1). The most notable of these homes is the ca. 1873 Park County Landmark Treweek House (5PA.433), 160' north of the Spring House.

The rectangular 0.23-acre Spring House parcel is oriented on a northeast/southwest axis. The property slopes gently downward from South Oak Street to South Pine Street, with the L-shape Spring House situated at the northeast corner of the lot, set back approximately 10' from South Pine Street and less than 3' from the east/west alley. The ruins of a collapsed nineteenth-century log outbuilding are at the parcel's southeast corner, with a nineteenth-century wood-frame, side-gable, two-seat privy and a natural spring, which inspired the residence's name, to the north (see Sketch Map). The landscape surrounding the buildings consists of native grasses, low shrubs, and wildflowers. The area south of the Spring House adjacent to South Pine Street is occasionally used as a rudimentary parking area.

The Spring House property encompasses a rectangular-plan, two-story Pioneer Log cabin, initially constructed in the early 1860s within the early mining camp of Buckskin Joe, historically located approximately 1.25 miles to the northwest in Buckskin Gulch. Entrepreneur and politician James Moynahan moved the log cabin, and most likely its log rear addition, to Alma ca. 1873, where he expanded the building with a wood-frame addition to the cabin's south wall and clad its walls with horizontal wood siding. By 1896, a wood-frame shed-roof rear addition was added to the log rear addition and the Spring House achieved its current elongated L-shaped form. Initially operating as the Spring House hotel, the building served a variety of housing needs—temporary and long-term, multi-family and single-family—from the date of its move to Alma until ca. 1950, when the house was vacated. One of the oldest surviving buildings from Alma's initial settlement period and a fine example of Pioneer Log and Late Victorian vernacular architecture, the Spring House retains exceptional historic integrity to its period of significance, which extends from ca. 1873 to ca. 1896. Per National Register Bulletin 15, the property does not need to meet the special requirements of Criteria Consideration B given that the period of significance begins after its move from Buckskin Joe.

Narrative Description

Spring House, ca. 1867-96, contributing building, photos 1-28

The Spring House consists of four rectangular sections of varying age; a 20' x 32' front-gable, two-story Pioneer Log cabin, constructed in the early 1860s and moved from Buckskin Joe (established 1859) to Alma ca. 1873; an 18' x 16', one-and-one-half-story, gable-roof log rear addition, believed to have been moved to Alma with the cabin ca. 1873; an 18' x 22' two-story gable-roof wood-frame south addition, built ca. 1873; and a 14' x 16' one-story, wood-frame, shed-roof addition to the rear of the log addition, constructed between 1886 and 1896, based on an examination of Sanborn Fire Insurance maps. The early 1860s log cabin and south addition stand on a rubble-stone foundation and are sheltered by a wood-shingle, cross-gable roof with overhanging boxed eaves. The roof's wood shingles were subsequently covered by historic corrugated metal roofing. A brick chimney with a metal stove-pipe lining and extension rises from the ridgeline of

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the south addition, near its north end. The log walls of the gable-roof rear addition sit directly on grade. The wood-shingle roof over the log addition has overhanging boxed eaves and was also subsequently covered with historic corrugated metal roofing. A brick chimney with a metal stove-pipe lining and extension rises from the south roof slope near its west end. A historic gutter system drains water from the west-facing and south-facing roof slopes of the additions to a downspout at the southwest corner of the log addition. Log walls facing north and east are clad with horizontal wood siding, presumably installed ca. 1873, as are the walls of the south addition. The shed-roof addition is mostly clad with vertical board siding. All but two windows are historic, and the majority of windows are six-over-six, wood, single-hung windows with 1" x 4" trim and wood sills. All doors are historic. The majority of doors are four-panel wood doors with 1" x 4" wood trim, and most retain their historic wood screen doors.

The description that follows begins with the east wall of the pre-1867 log section and continues around the building in a clockwise direction.

The east wall of the building's front-gable early 1860s log section projects approximately 2' from the east wall of the ca. 1873 wood-frame addition to the south (Photos 2 & 11). Horizontal wood siding with 1" x 6" cornerboards covers the log wall and the fenestration is organized symmetrically. On the south side of the façade, there is a four-panel first-floor wood entry door with a single light that is covered by a historic wood screen door. The door is inset due to the depth of the log walls. North of the entry door is a six-over-six wood window. On the second floor, there are two smaller six-over-six wood windows.

The east wall of the wood-frame, side-gable south addition is clad with the same horizontal wood siding but features smaller 1" x 4" cornerboards. The fenestration on the addition's east wall is also organized symmetrically. On the first floor, a central four-panel wood entry door with a historic screen door is flanked by two six-over-six wood windows. There are two smaller six-over-six wood windows on the second floor.

The south wall of the south addition has a central six-over-six wood window on the first floor, with a single six-over-six wood window on the west side of the second floor (Photos 3 & 4). The west wall of the south addition has two four-panel wood entry doors on the first floor (Photo 4). The south door is covered by a historic screen door. The north door provides direct access to a stairway leading to the second-floor rooms in this section of the building. A smaller six-over-six wood window sits above the north door, slightly offset to the south. North of this wall is the south wall of the early 1860s log section (Photos 4-6). The log wall is not clad with wood horizontal siding and features square notch joinery (Photo 5). The ends of the logs extend beyond the joints. There is a large six-over-six wood window on the first floor and a smaller six-over-six wood window on the second floor that abuts the west wall of the south addition. The lower sash of the first-floor window is missing and the space has been temporarily infilled with plywood.

The south wall of the gable-roof log rear addition steps back approximately 1' and is not clad with wood horizontal siding (Photo 6). On the first floor, an early door opening is infilled with vertical boards. On the interior, the door opening is covered over with historic wallpaper, suggesting that the closure of the door opening occurred during the period of significance. To the west is a six-over-six wood window temporarily covered with plywood. On the second floor, directly above the infilled door opening, is a rectangular window opening that is filled with a salvaged four-light window installed in 2020. Square-notch joints are visible at the addition's southwest corner. The joinery matches that of the early 1860s section, supporting the theory that the addition was first built in Buckskin Joe and moved to Alma with the two-story log cabin. A small portion of the log addition's west wall is visible to the south and above the shed-roof addition (Photos 7-9). The wall features horizontal wood siding at the gable peak only and the log ends have been cut flush with the wall at its northwest corner.

The wood-frame shed-roof rear addition is minimally attached to the west wall of the log addition. Constructed between 1888 and 1896, the addition appears to have been cobbled together from surplus and/or salvaged building material, a practice that was common in the remote mountain community. The lower portion of the addition's south wall is clad with a mix of horizontal and vertical wood siding; the upper half is clad with vertical wood siding (Photo 6). A four-light fixed wood window sits low in the center of the wall. Directly east of the window is a wood four-panel door and a second four-light fixed wood window. On the addition's west wall, the vertical siding has been cut to create two rectangular shutters that are attached to the addition by strap hinges (Photos 7-8). There are no windows in these openings. The opening to the north is approximately twice as large as the opening to the south. There are no windows or doors on the addition's north side, which is clad with vertical wood siding (Photos 8-9 & 11).

To the east is the north wall of the gable-roof log addition, which is clad with wood horizontal siding with cornerboards (Photos 8-11). On the first floor there is a central six-over-six wood window. On the second floor, there is a window

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opening set close to the roofline and slightly west of center. A salvaged wood window with a single plexiglass light has been installed in the opening.

The north wall of the early 1860s two-story log section is clad with wood horizontal siding with cornerboards (Photos 8 & 10-11). On the first floor there is a wood three-panel door at the wall's northwest corner that provides direct access to a stairway leading to the second-floor rooms. To the east is a central four-over-four wood window and, further east, a six-over-six wood window. The lower sash of the six-over-six window is missing and the space temporarily infilled with plywood. On the second floor there is a central six-light fixed wood window that provides natural light in the second-floor hallway (Photo 18).

Interior, photos 12-28

The Spring House retains exceptional interior integrity for a building of its age, retaining its historic flooring, wall and ceiling finishes, interior doors and door hardware, window and door trim, and baseboards throughout. Interior spaces retain their historic configuration and reflect the property's historic use as a hotel and family residence during the period of significance (ca. 1873-96). The ca. 1860s log section likely served as the family residence, with hotel operations taking place in the ca. 1873 wood-frame addition. Each has a separate staircase leading to the second-floor rooms and each staircase can be directly accessed via an exterior door.

There is physical evidence that the larger first-floor spaces within the early 1860s log section and the ca. 1873 wood-frame addition were divided after the period of significance; these walls have since been removed from the ca. 1873 wood-frame addition (Photo 12). In the early 1860s log section, a historic wall partially divides the front (east) portion of the space where the front entry door is located from the rest of the room (Photo 14). The wood framing for a second added wall within the rear space remains intact (Photo 15). Both first-floor spaces feature tongue-and-groove wood flooring; floorboards in the early 1860s section are a mix of wider rough sawn boards in the eastern (front) space and narrower finished boards in the western (rear) space; floorboards in the ca. 1873 addition are narrow and finished. Walls in the early 1860s section are covered with historic wallpaper, as is the ceiling. In the ca. 1873 addition, walls are covered with what appears to be painted wallpaper and the ceiling is covered with tongue-and-groove beadboard. Interior doors in the ca. 1860s section are wood board-and-batten doors; interior doors within the ca. 1873 section are more refined wood four-panel doors.

The interior walls of the gable-roof log rear addition are clad with beadboard that was subsequently covered with painted wallpaper held in place with narrow wood battens (Photos 16-17). The historic wood floor had deteriorated due to groundwater seepage and was removed in 2020. The first-floor space in the rear addition is believed to have been used as a kitchen, as was typical in log homes of this era. A historic Home Comfort wood-burning stove remains in the space. The shed-roof wood-frame addition is accessed via a four-panel door on the log addition's west wall. The interior of this addition is unfinished.

Within the ca. 1860s log portion, stairs along the north wall provide access to the second floor (Photo 18), which comprises a large room at the front (east) side of the building (Photo 19), likely occupied by James and Mary Moynahan, a smaller room along the south wall, and a north/south hallway that provides access to the front room and the ca. 1873 addition (Photo 20). Floors in these areas are rough sawn tongue-and-groove flooring; walls are covered with historic wallpaper. Ceilings are finished with wood boards and covered with wallpaper in the front room and a portion of the hallway. A low-height doorway at the south end of the north/south hallway leads to the ca. 1873 addition.

Within the ca. 1873 addition, finishes are somewhat more refined. Walls on the second-floor are covered with historic wallpaper and ceilings are finished with beadboard (Photo 21). Wood four-panel doors lead into the small rooms. Floors are wide tongue-and-groove wood boards. In the east room, the floor is covered by a remarkably well-preserved historic linoleum rug (Photos 22 & 23) and it is likely that the floors in the other rooms were historically covered with this type of material. Physical evidence indicates that the stairway along the west wall of the addition was modified; the stairway was enclosed and the run of the stairs shortened to accommodate an exterior door at the base of the staircase (Photo 24).

The second floor of the gable-roof rear log addition is accessed from the ca. 1860s log section via a wood board-and-batten door (Photo 26). The addition's brick chimney is exposed in this area and at one time connected to a wood-burning stove. The room has rough-sawn wood plank floors and the ceiling is covered with stained beadboard. The majority of the log walls are covered with wallpaper that was subsequently covered with what appears to be a paper- or fiber-based material. The logs of the room's east wall are notably covered with historic newspapers dating from as early as 1877 (Photo 27).

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Alterations:

Very few alterations have been made to the Spring House over time. On the first floor of the early 1860s log section, two damaged lower window sashes, one on the north wall and one on the south wall, have been replaced with plywood panels. The entry door on the north wall that provides direct access to the stairway in the early 1860s log section may be a later alteration given that the door's three-panel design is inconsistent with the design of the building's other exterior doors. After the Moynahan family moved away ca. 1915, a Mrs. Gentry operated a boarding house on the premises and she may have made the change to better accommodate her boarders. The only exterior change to the ca. 1873 addition appears to be the addition of a second entry on the north side of the west wall. It is possible that the change was made during the period of significance, given that the four-panel design of the exterior door matches the design of the addition's other exterior doors, or it is possible that the alteration was made by Mrs. Gentry after ca. 1915.

The second-floor windows on the north and south wall of the rear log addition have been replaced with salvaged historic sashes and the first-floor window on its south wall covered temporarily with plywood. A historic door opening on the south wall of the rear log addition was enclosed with vertical wood boards, likely very early in the property's history given that the historic interior finishes on that wall show no evidence of a door opening.

The historic wood shingle roofs of the early 1860s log section, ca. 1873 addition, and rear log addition were covered with corrugated metal some time before ca. 1925-35, based on a historic photograph of the area (Figure 10). The application of corrugated metal roofing was historically a common method of fireproofing highly-flammable wood-shingle roofs and/or preventing leaks in aging roofs of this type. The corrugated metal roofing on the shed-roof addition appears to be more recently applied and is crudely wrapped around the roof's eaves suggesting it was added as a quick solution to a water intrusion problem.

Historic photos (Figures 10 & 15) document a wood porch stretching across the east side of the Spring House. A short set of wood stairs in front of each of the two entry doors led from the street to the porch. By 2020, the wood porch had largely rotted and collapsed and was removed that year. Though it is difficult to see the porch in earlier historic photos, it was likely a part of the original construction given the distance between street level and the thresholds of the two front entry doors.

Significant interior changes appear to be limited to removal of the rotted wood floor in the rear log addition and alteration of the stairway in the ca. 1873 addition to make room for a second rear entry that allowed direct access to the stairs from outside the building. The run of the stairs was shortened and the stairwell enclosed on the second floor. Physical evidence indicates that the stairwell was enclosed after construction of the addition was completed; the north wall of the enclosure meets the west wall of the addition in the middle of the second-floor window and the original stair pattern remains visible in the stairwell's wallpaper. The changes made to the stairway and west wall could have been made during the period of significance to better serve hotel guests or made by Mrs. Gentry to accommodate her boarders.

Privy, contributing building, ca. 1873-90s, photos 28-29, 31

Southwest of the Spring House is a 5' x 10', rectangular-plan, wood-frame, two-seat privy. The side-gable roof is covered with historic corrugated metal roofing and the walls are clad with unpainted horizontal wood siding. The presence of cut nails suggest the outbuilding was constructed between ca. 1873 and 1900.¹ The privy lacks a foundation and its walls sit directly on the ground. The north wall has two wood board-and-batten doors. The Spring House property has not been professionally evaluated for archaeological significance; however, the relatively undisturbed nature of the property and the presence of historic surface artifacts suggests that there is a strong potential for historic archaeological deposits in the privy area that could provide important information about the lifeways of Alma's earliest residents.²

Collapsed log outbuilding, ca. 1873-90s, contributing site, photos 28-30

In the southwest corner of the property are the ruins of an approximately 10' x 18' gable-roof outbuilding. Constructed of round logs, the presence of cut nails suggest the outbuilding was constructed between ca. 1873 and 1900.³ The outbuilding was built into the slope of the property as it rises toward South Oak Street and what remains of the rear (west) wall is below grade. This wall features a small wood door that may have once led to a small root cellar. The roof has completely collapsed since it was last documented in 2002. Pieces of historic mining equipment sit inside what remains of

¹ The presence of cut nails suggests a construction date within the period of significance; however, cut nails continued to be used after the advent of wire nails, and some builders used cut nails salvaged from other buildings or that they had on hand for some time after wire nails became widely available, and it is possible that the privy and/or log outbuilding date to a slightly later time period.

² Any ground disturbing activities undertaken in the future should take the potential for historic archaeological deposits into consideration, and an archaeological survey of the property is recommended to evaluate potential significance under Criterion D.

³ See Footnote 1 regarding the presence of cut nails.

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the log walls. Additional mining equipment, including a hydraulic drill, were removed from the garage ca. 2018 and are in the possession of the owner of the neighboring property to the south. The presence of the mining equipment and other artifacts found in the area, suggest that the outbuilding site has the potential to contain historic archaeological deposits that could provide important information about the type of technologies employed by area miners, as well as information about the lifeways of Alma's earliest residents.⁴

Spring, contributing site, photos 31-32

Near the rear of the property, between the privy and the shed-roof addition, is a small natural spring that was the inspiration for the property's historic name. A low-rise structure that once protected the spring fell into ruin and the majority of the material has since been removed. When documented in 2002, the enclosure featured two wood plank doors with strap hinges like those leading to underground cellars. One of the wood plank doors remains on site. The spring is currently surrounded by rocks and continues to flow creating a small permanent natural pool in this area.

Integrity

Overall, the Spring House retains exceptional interior and exterior integrity for a property of its age and location. Its design and materials dating to the period of significance are almost completely intact. The small amount of historic materials that have been lost or removed—flooring in the rear log addition and four window sashes—minimally impact the overall integrity of materials, which is bolstered by the retention of nearly all of the building's interior historic finishes. Design changes made to the stairway in the ca. 1873 addition and the introduction of a second rear entry door, possibly after ca. 1915, do not detract from the Spring House's overall integrity of design. Non-historic walls on the first floor introduced outside the period of significance have been removed without the loss of historic material or stripped to the framing, restoring a clear sense of the original spatial configuration in these areas.

Integrity of workmanship is equally strong. Intact historic features such as the stone foundation, exterior wood siding, log walls with intact historic chinking and daubing, and interior finishes convey the construction techniques and craftsmanship typical in Alma during the nineteenth century. Though the Spring House property has not changed much since the 1890s, its physical setting has evolved over time in step with Alma's economic fortunes and the changing preferences of homeowners. Many of the surrounding historic homes have been altered over time or replaced with more recent construction; however, the area remains clearly residential, the adjacent roads remain gravel, and the size and scale of the houses are much the same as they were historically, providing some sense of the property's historic setting.

Within the property parcel, the retention of the historic two-seat privy, historic collapsed outbuilding, and the natural spring that inspired the property's name contribute to the Spring House's immediate setting and help the property to convey a strong feeling of what visitors to the Spring House would have experienced during the period of significance. Due to its excellent integrity of materials, design, workmanship, and feeling, the Spring House retains excellent integrity of association, clearly communicating its connection to Alma's early settlement period and the architectural trends prevalent at that time.

⁴ See Footnote 2 regarding the potential for historic archaeological deposits.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Exploration/Settlement

Architecture

Period of Significance

ca. 1873-1896

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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

The Spring House is locally significant under Criterion A in the area of Exploration/Settlement as one of the few surviving buildings dating to the initial settlement of Alma, Colorado, and the oldest of the two surviving buildings in Alma that historically functioned as hotels during the 1800s.⁵ Alma's initial settlement period is defined as extending from ca. 1871, when Henry Wolcott established the 250-acre mining claim along Buckskin Creek on which the town developed, to 1882, the year that the Denver, South Park & Pacific Railroad reached the Alma area and the town firmly entered a new period of accelerated development and population growth after a period of decline during the late 1870s. The Spring House is further locally significant under Criterion C in the area of Architecture as an excellent representation of the design norms and construction techniques prevalent in the high alpine mining community of Alma during the second half of the nineteenth century. First built as a two-story Pioneer Log cabin in the mining camp of Buckskin Joe during the early 1860s, the cabin was subsequently moved to Alma ca. 1873, expanded with a substantial two-story wood-frame addition and clad with milled wood siding. Displaying exceptionally high interior and exterior integrity for a residence of its age and a rare surviving example of its type within the town, the building serves as a physical record of the evolution of local residential building practices in Alma from 1870s through the 1890s, embodying the transition from log cabin construction to vernacular wood-frame buildings made possible by the availability of milled lumber. The Spring House retains outstanding historic integrity to its period of significance, which extends from ca. 1873, the date the James Moynahan family relocated their log cabin from Buckskin Gulch to Alma and began its expansion for use as a hotel and family residence, to ca. 1896 when the wood-frame rear addition was completed and the building achieved its final historic form.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Exploration/Settlement

The Spring House is locally significant as a hotel and residence dating to the town's initial settlement ca. 1873. After the demise in 1868 of Buckskin Joe, the area's earliest mining settlement, Alma developed two miles to the west of the earlier camp in response to the success of local silver mines established in the early 1870s. After construction of the Boston and Colorado Smelter in 1873, the town quickly developed at the intersection of the road leading to the mines in Buckskin Gulch and the wagon road connecting the established mining towns of Fairplay to the south and Breckenridge to the north. The area's reinvigorated mining prospects attracted prospectors, entrepreneurs, mining-related industries, and supporting businesses and the town's population grew to 500 in just three years.⁶ Early historic photos of Alma document a mix of wood-frame and log buildings, as well as temporary canvas tents (Figure 4). Milled lumber was available in Fairplay, and Alma's early commercial buildings and homes exhibited a level of craftsmanship and design sophistication in contrast to the rustic log cabins that formed the town of Buckskin Joe (Figure 1).

Historic photographs, drawings, and maps show Alma's commercial businesses clustered at the intersection of Buckskin St. and Main St., north of Buckskin Creek, with small one- and one-and-one-half-story dwellings situated on the hillside to the west (Figures 2 & 3). The area south of Buckskin Creek developed more slowly and remained primarily residential throughout the town's initial development period. When James and Mary Moynahan relocated their two-story log cabin from Buckskin Gulch ca. 1873 and opened the Spring House hotel, their property was likely one of the few developed properties in the immediate area. By mid-1880s, the area remained sparsely populated relative to areas to the north. In addition to the Moynahan family's hotel/residence, the area included just one commercial building, a one-story building constructed ca. 1880 by Lee Hayes, a civil engineer and surveyor (5PA.3368), and a dozen or so dwellings and their outbuildings (Figures 6 & 7).

Beginning in 1905, Alma experienced a series of destructive fires that wiped out large swathes of the town's earliest buildings. As a result of fires in 1905, 1915, 1917, 1928, 1935, and 1937, nearly all of the buildings associated with the town's initial settlement period were lost. In the 1950s, the few remaining nineteenth-century commercial buildings near the intersection of Buckskin and Main were removed to the South Park City Museum in Fairplay in an effort to preserve

⁵ The only other extant historic hotel in Alma, the wood-frame, high style Late Victorian Schwartz Hotel at 48 North Pine Street (5PA.427), was built after 1886 based on Sanborn Fire Insurance Maps of Alma and first appears in the Colorado Business Directory in 1889.

⁶ *Colorado Business Directory and Annual Register for 1876* (Denver: J. A. Blake, 1976), 48.

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the buildings as historic artifacts. In areas untouched by fire to the north and south of the commercial core, most of the town's historic buildings constructed ca. 1873 have been demolished or extensively remodeled, with only a handful of notable exceptions documented in the following chart.⁷

Notable Buildings Constructed in Alma during the 1870s

Site Number	Name	Address	Style/Type	Year Built	Integrity
5PA. 429	Spring House	53 S. Pine St.	Pioneer Log	ca. 1873	Excellent
5PA.437	Hunter House	241 N. Main St.	Pioneer Log	ca. 1873	Excellent
5PA.2248	Clesson Cabin	217 S. Main St.	Pioneer Log	ca. 1873	Very Good
5PA.432	Mulock House	101 N. Pine St.	Gable-front-and-wing	ca. 1870s	Very Good
5PA.439	Boston and Colorado Smelter Office	112 N. Pine St.	Gable-front	1873	Fair
5PA.433	Treweek House	39 S. Pine St.	Gable-front-and-wing	ca. 1875	Very Good

Additional buildings within the town believed to have been constructed in the 1870s were altered in later years and no longer convey their appearance during the initial settlement period. These include the ca. 1874 gable-front residence at 65 S. Pine St. (5PA.3368), and the ca. 1870s Snell Barn (5PA.434).⁸

Among this small group of surviving buildings, the Spring House is distinctive for its association with one of the town's earliest commercial hotel businesses. Hotels played an important role in the initial settlement of Alma by providing temporary accommodations for new residents as they first arrived, and the 1876 Colorado Business Directory listed five hotels in Alma that year. With the exception of the Spring House, all of these hotels have been lost, including the St. Nicholas Hotel, Alma's longest running hotel business, destroyed by fire in 1915. Only one other historic hotel building, the ca. 1889, two-story, wood frame, Late Victorian-style Schwartz Hotel, survives today in Alma. As the oldest extant hotel building in Alma and one of the oldest residences, the Spring House is a rare and highly significant physical record of the type of businesses in operation during Alma's initial settlement and the domestic lifeways of one of the first, and most influential, families to settle in Alma, the Moynahans, who regularly occupied the house from its construction until ca. 1919 and continued to own the property until 2018. The period of significance for Exploration/Settlement extends from ca. 1873, when the Moynahans moved their log cabin to the fledgling settlement of Alma, expanded it, and opened the Spring House hotel, to 1882, the year that the Denver, South Park & Pacific Railroad reached the Alma area and the town firmly entered a new period of accelerated development and population growth after a short period of decline.

Criterion C: Architecture

The Spring House is locally significant under Criterion C for Architecture as an outstanding example of nineteenth-century Pioneer Log residential architecture within the town of Alma, Colorado. When the earliest occupants of Park County's mining camps required more permanent living quarters, they constructed log cabins, which utilized the most readily available building materials and required relatively little experience or skill in the building trades to construct. Logs could be easily harvested from the surrounding forest and cabins assembled with basic tools and minimal hardware. Colorado's State Historic Preservation Office identifies such dwellings as a distinct and significant type, the Pioneer Log building.⁹

Commonly found in Colorado's mountainous landscapes, Pioneer Log cabins are typically square or rectangular-plan, front- or side-gable buildings with walls constructed of round or hewn logs. In many examples, especially those built hastily or with little concern for permanence, the sill logs were laid directly on the ground, while in other instances the log walls rest on stone foundations constructed of native rocks gathered from the surrounding area. Logs are laid in alternating tiers and joined at the corners using a variety of notching techniques, including saddle, V-notch, square, and dovetail, connected via tenons to vertical corner posts, or attached to vertical corner planks using spikes or other fasteners. Examples constructed by experienced builders are recognized by tightly-fitting logs and well-crafted, consistent notching. In other examples, the corner joinery is more rudimentary. If a more finished appearance was desired, and the tools, time, and skills available, log ends were cut even or flush with the wall surface. In more rustic examples, the log

⁷ Information for the chart was gathered from History Colorado's On-line Cultural Resource Database (COMPASS). <https://gis.colorado.gov/compass/index.html>

⁸ The dwelling at 85 S. Main St. may date to the 1880s, but has not been surveyed, nor does the 1886 Sanborn map document this area south of the Spring House.

⁹ "Pioneer Log," *Colorado's Historic Architecture & Engineering Guide*, <https://www.historycolorado.org/pioneer-log>.

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ends were left unfinished and allowed to extend beyond the wall surface to varying degrees. Spaces between the logs were filled with chinking—often wood strips, cloth, or other material such as stones, moss, or straw—and the chinking covered by daubing, a mortar typically made from natural materials such as clay or mud to seal the joints.¹⁰

Various roofing materials were utilized including sod, wood shingles, or wood boards and battens. Once corrugated metal was readily available, it became a popular roofing material and was often installed over aging wood-shingle or board-and-batten roofs. Decidedly utilitarian in design, most log cabins lacked stylistic or decorative design details, with aesthetic appeal generally conveyed by the fineness of its craftsmanship, or through simple features such as horizontal or vertical wood boards or wood shingles at the gable ends. Interiors typically consisted of a single room where all domestic functions took place, or two rooms, a living space at the front and a kitchen at the rear of the cabin. Second-floor spaces generally provided sleeping and storage space.¹¹

Floors were wood plank or dirt and the interior surface of the log walls left bare or, in the more finished examples, covered with wood boards or lath and plaster to improve aesthetics and weather resistance. The boards could be covered with fabric of any type, muslin tacked to the boards to serve as a backing for wallpaper, or pasted with newspaper.¹² Pioneer Log cabins were expanded to create more living space through additions of various form. One-story gable-roof log cabins were often enlarged by simply extending the building to the side or rear while maintaining the original roof form. One-and-one-half and two-story log buildings often received one-story gable- or shed-roof additions to the rear and construction of a shed-roof side addition was another frequently employed method of enlarging both one-story and taller log buildings. Kitchen functions were typically moved to the addition to provide more interior living space or space for commercial business operations. Many early log cabins served dual purposes, housing both the family and their business. As settlements grew and milled lumber became easier to acquire and more affordable, log buildings were commonly expanded with wood-frame additions and property owners seeking to present a more refined exterior appearance to the public opted to clad the street-facing sides of their log buildings in horizontal wood siding, either during the initial construction or as a later upgrade.¹³

First built between 1859 and 1867 in Buckskin Joe, the first Euro-American mining settlement in northern Park County, and moved two miles southeast to its present location ca. 1873, the Spring House displays all of the character-defining features of the Pioneer Log type and serves as an important record of the evolution of log building practices in Park County during the nineteenth century in response to the growing wealth and status of their owners and the increased availability of milled lumber. The oldest portion of the Spring House exemplifies the two-story variation of the Pioneer Log cabin type, featuring round log walls resting a native stone foundation, corner notching, front-gable wood-shingle roof later covered by corrugated metal, offset front entrance, simple construction techniques, lack of stylistic design details, and gable-roof rear kitchen addition constructed of logs.

It was not uncommon for log buildings in Park County's less successful mining settlements to be disassembled and relocated to more promising locations, and such was the case with the Spring House. Once reassembled in its present location on the southern edge of Alma's historic commercial core, the building was expanded through construction of a two-story wood-frame side-gable addition and the street-facing walls of the original log building and addition clad with horizontal wood siding to match the new addition. The expansion allowed the Moynahan family to use the home as their residence and a business, the Spring House hotel, offering temporary lodging to travelers, visitors, new residents and itinerant miners. While living in Buckskin Joe, James Moynahan became a successful mine manager and local politician, serving as a Park County Commissioner from 1870 to 1873, and the cladding of the log building's rustic log walls signaled the family's growing success and status within the Alma community. The period of significance for Architecture extends from ca. 1873, when the log building was reassembled in its present location, to ca. 1896, when the second one-story, shed-roof, wood-frame rear addition was completed. Given that the building was moved prior to the period of significance, Criteria Consideration B does not apply per National Register guidance.

The Spring House retains exceptional integrity for a building of its age and type, with very few alterations made to the building outside its period of significance. As such, the Spring House is arguably one of the finest surviving examples of

¹⁰ Bruce D. Bomberger, *Preservation Brief 26: The Preservation and Repair of Historic Log Buildings*, National Park Service Technical Preservation Services, <https://www.nps.gov/tps/how-to-preserve/briefs/26-log-buildings.htm>.

¹¹ C. Eric Stoehr, *Bonanza Victorian: Architecture and Society in Colorado Mining Towns* (Albuquerque: University of New Mexico Press, 1975), 28.

¹² Bomberger.

¹³ Stoehr, 28.

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ca. 1870s Pioneer Log construction within the town of Alma, which experienced a series of devastating fires between 1905 and 1937 that wiped out many of the town's earliest historic log buildings. The majority of the log buildings that survived the fires have been removed, replaced, or extensively remodeled over time. The following chart documents the five nineteenth-century buildings within Alma town limits, known to be constructed of log.¹⁴

Nineteenth-century Log Buildings Recorded in Alma

Site Number	Name	Address	No. of Stories Roof Form	Type	Year Built
5PA. 429	Spring House	53 S. Pine St.	2-story cross gable	Pioneer Log with horizontal wood cladding	ca. 1873
5PA.437	Hunter House	241 N. Main St.	1-1/2 story front gable	Pioneer Log with horizontal wood cladding	ca. 1873
5PA.2248	Clesson Cabin	217 S. Main St.	1 story side gable	Pioneer Log	ca. 1873
5PA. 435	Neuhaus Residence	11 N. Pine St.	1 story side gable	Pioneer Log	ca. 1884
5PA.3757	Outbuilding	240 S. Main St.	1-story front gable	Pioneer Log	ca. 1891

The Spring House and the Hunter House are distinctive among this group for the use of horizontal wood cladding on the street-facing sides of the buildings. Reportedly built in 1866, but more likely dating to the early 1870s, the one-and-one-half-story front-gable Hunter House is constructed of round logs with corner-notching, and features an offset front entrance in keeping with the Pioneer Log type. William H. and Hannah Hunter acquired the residence in the early 1900s and it is possible that the cladding, bay windows, and decorative detailing were added during their tenure to reflect the family's wealth and status. The Hunters successfully operated the Capital Hotel from 1901 until it was destroyed by fire in 1917, and acquired the Windsor and Fairplay hotels in nearby Fairplay in 1911. William Hunter involved himself in a variety of businesses including ranching and mining and served as mayor of Alma in 1910. Both properties retain excellent integrity, however, the Spring House is particularly notable for both its size, exceptional interior integrity, and ability to demonstrate the transition from log to wood-frame construction in nineteenth-century Alma.

Developmental history/additional historic context information (if appropriate)

Early Occupation and Settlement in Buckskin Gulch

Archaeological evidence suggests that humans first occupied South Park, the 1,000-square-mile, high-elevation grassland basin in central Colorado that occupies the majority of Park County, as early as 12,000 years ago. Paleoindian hunters took advantage of the wild game that roamed the park, including mammoth and bison, and later groups of indigenous people frequented the area on a seasonal basis throughout the Archaic period. About 1,000 years ago, likely earlier, Ute people, specifically members of the Taveewach band, known today as the Taviwach or Tabeguache band, established camps on South Park's western edge. Arapaho, Comanche, Kiowa, and Cheyenne people were drawn to South Park by the abundant game as well, and the competition for resources at times brought the tribes into conflict.¹⁵ While not confirmed through archaeological investigations, it is probable that indigenous people entered the Buckskin Gulch area to hunt game or gather food, perhaps camping along Buckskin Creek or at the edges of its high mountain lakes.

French fur trappers began exploring the area in the early 1700s, calling the park "Bayou Salade" in reference to its salt springs and marshes, utilized historically by the Utes and other tribes. Euro-American trappers arrived in South Park as early as the 1810s and according to historian Virginia McConnell Simmons, the name South Park was first used in the 1840s when a chain of mountain valleys—North Park, Middle Park, and South Park—became a popular hunting ground for American and European adventurers. Trappers believed to have visited South Park in the early 1800s include Kit Carson, Joseph Meek, John Smith, and Dick Wootton, who is said to have gathered 1,000 pounds of skins during one

¹⁴ Information for the chart was gathered from History Colorado's On-line Cultural Resource Database (COMPASS).
<https://gis.colorado.gov/compass/index.html>

¹⁵ *South Park National Heritage Area Management Plan* (Fairplay, Colorado: South Park National Heritage Area, October 2012), 51-52.

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season. By 1840, with the beaver population decimated and changing tastes in fashion, the fur trade waned.¹⁶ As rumors and reports of gold discoveries began to circulate, prospectors began to explore the rivers and creeks in the mountains surrounding South Park hoping to strike it rich.

Euro-American settlement in the area of present-day Alma, Colorado, began in earnest after a group of prospectors led by Joseph Higganbottom discovered significant gold deposits along Buckskin Creek. Known as "Buckskin Joe" due to his penchant for deerskin clothing, Higganbottom established the "Buckskin Joe's Diggings" about two miles west of present-day Alma in 1859. Prospector's rushed to the area after word of Higganbottom's richest find, the Phillips Lode, spread and the Buckskin Mining District was quickly formed that same year.¹⁷ The area was later described as "the scene of extraordinary excitement" with "people flocking there from all parts of the mining region, living in shacks, tents, wagons, and under trees."¹⁸ In 1860, Jacob B. Stansell, Griff Harris, Miles B. Dodge, and J. W. Hibbard acquired Higganbottom's mining claims, reportedly for the low price of a horse and a gun, and roughly laid out a townsite ten miles long by four miles wide in "the open Park, below M. B. Dodge's house, in Buckskin Joe's mining district" in what was then the Kansas Territory.¹⁹ By September that year, Buckskin Joe was a thriving boomtown.

The town was formally organized on 15 September 1860 as Laurette (Lauret), "compounding the names of the only two ladies in the gulch" Laura Hibbard Dodge and Jenette Lewis Dodge, the wives of Miles B. Dodge and his brother, Allen C. Dodge.²⁰ Formed by J. W. Hibbard, Miles Dodge, L. W. Stuart, J. B. Stansell, Allen Dodge, J. D. Stuart, W. H. K. Smith, F. J. Hibbard, G. N. Hay and D. C. Misher, the Laurette Town Company resolved to donate fifty lots to "actual residents" and members of the company received two lots with the directive that they must "erect a building upon one of them, of such size and dimensions as the board of Directors shall specify, and in such reasonable time as said board may direct."²¹ On 14 November 1861, Laurette received a post office; however, nearly everyone continued to refer to the settlement by its earlier name, and on 21 December 1865 the post office name was officially changed to Buckskin Joe.²²

The Phillips Lode was highly successful, producing more than \$300,000 worth of ore in its early years of operation. By 1862, an estimated three to six hundred people resided in Buckskin Joe, including Augusta Pierce Tabor and her husband, Horace, who would rise to fame in later years as one of Colorado's richest and most controversial mining entrepreneurs. In 1861, the Tabors arrived from Denver and opened a mercantile business, joining other commercial ventures that included a newspaper, two banks, four hotels, and a number of dance halls and saloons.²³ The Tabors initially stayed only a few months, moving to Oro City then Leadville before returning to Buckskin Joe in 1863. While residing in Buckskin Joe, Horace Tabor prospected and served as postmaster from 1863 to 1868. Augusta took in boarders and laundry, and ran the post office and the mercantile, which offered groceries, household supplies, and mining equipment. As was common in early mining towns, the store and post office occupied a portion of their log home.²⁴

Buckskin Joe became part of Park County, one of the seventeen original territorial counties, when the Territory of Colorado was formed on 28 February 1861. In 1862, Park County's county seat was transferred to Buckskin Joe from Tarryall City after the promising placer gold deposits along Tarryall Creek failed to produce lasting results. Horace Tabor is said to have influenced the move and a small log courthouse was built to house county functions.²⁵

By 1863, the Phillips Lode and much of the easily worked high-grade gold deposits in Buckskin Gulch were played out. The onset of the Civil War further depressed Park County's mining economy until the war's end in 1865. After a brief revival in 1866, mining activity in the Buckskin Joe Mining District steadily declined and the town's population began to

¹⁶ Virginia McConnell Simmons, *Bayou Salado: The Story of South Park*, Revised Edition (Boulder: University Press of Colorado, 2002), 49-61.

¹⁷ Thomas and R. Laurie Simmons, "Townbuilding," *Park County, Colorado Historic Contexts*, Front Range Research Associates, Inc., Denver, Colorado, 2002, II-10-12.

¹⁸ Jerome C. Smiley, *History of Denver* (Denver: Old Americana Publishing Co., 1978), 291.

¹⁹ McConnell Simmons, *Bayou Salado*, 75.

²⁰ *Rocky Mountain News*, October 18, 1860.

²¹ *Ibid.*

²² Simmons, II-10-11.

²³ *Ibid.* What was reportedly the Tabor's general store was moved to the Buckskin Joe theme park near Canon City, Colorado.

²⁴ Simmons, II-11.

²⁵ *Ibid.* The log courthouse building now stands in the South Park City Museum in Fairplay, Colorado, where it was relocated in 1978 from the nearby site of the 1874 Park County Courthouse in Fairplay.

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drift away. The county seat was moved to nearby Fairplay in 1867 and by the time Horace and Augusta Tabor left the area for good in 1868, the once-bustling town was nearly deserted.²⁶

Settlement of Alma, Colorado

In the early 1870s, major silver discoveries on Mount Lincoln and Mount Bross at the northern end of Buckskin Gulch spurred renewed interest in the area, resulting in the establishment of the Moose and Dolly Varden mines, two highly productive operations.²⁷ In 1871, the Boston and Colorado Smelter Company's Nathaniel Hill, Hermann Beeger, and Henry Wolcott partnered with Joseph A. Thatcher and William H. Stevens to form the Park Pool Association, which purchased a group of placer and lode claims in the area of Mount Lincoln and Mount Bross. J. B. Stansell, one of Buckskin Joe's early investors, reportedly built a large log ore house for the group near the confluence of Buckskin Creek and the Middle Fork of the South Platte River. Shortly afterward, Hill sent Wolcott to evaluate the feasibility of constructing a smelter in Park County. Wolcott reported favorably on the opportunities in the area and a branch of the Boston and Colorado Smelting Company was constructed on an extensive 250-acre placer claim established by Wolcott along Buckskin Creek.²⁸ The Moose Mine on Mount Bross produced \$900,000 in 1871 and \$340,000 worth of ore was extracted from the nearby Dolly Varden Mine in 1872.²⁹ As the area mining operations grew in size and number, a small settlement developed around the smelter operation on Wolcott's claim.³⁰

On 7 March 1873 the settlement incorporated as the town of Alma and Addison Marshall Janes became its first postmaster.³¹ Accounts of the source of the town's name vary in potential veracity. In the *History of the State of Colorado*, published in 1895, Frank Hall states the town was named for the wife of a merchant named James, the occupant of the town's first house, built in 1872 by Stansell and Abraham Bergh.³² A second plausible theory suggests the town was named for Alma Graves, wife of mining engineer Abner Graves.³³ An often-repeated story that the community was named after Alma Janes, daughter of Addison M. Janes, Alma's first postmaster, appears to be untrue. Janes' daughter was named Lillian Evelina and not born until 1874, after the town had been incorporated.³⁴

The town's location was more advantageous when compared with the site of Buckskin Joe, two miles to the west in Buckskin Gulch. Alma was near to ample water, conveniently accessible to miners working the silver mines to the north, and close to the mining claims in Buckskin Gulch and Mosquito Gulch to the south.³⁵ In 1876, the town's businesses and organizations were typical of a booming mining community, with an assayer, three attorneys, two blacksmiths, five general merchants, two billiards halls, three saloons, three churches, and five smelters. J. G. Brooks was the town's sole carpenter, and local mining investor and entrepreneur James Moynahan served as postmaster, sat on the school board and was involved in multiple businesses, including a livery stable, the Harris & Moynahan general store, and the Spring House hotel. Indicative of the influence of the smelting industry on the town, the Boston and Colorado's Henry Wolcott sat on the town's board of trustees, with Brooks, O. E. Harris, James V. Dexter, and John Peirson. By 1877, Alma's population had reached 700.³⁶

Across the Mosquito Range, the town of Leadville incorporated in 1878 and exploded in population as news of major discoveries, most notably George Hook and August Rische's Little Pittsburg Mine, spread. Leadville's silver boom attracted many of Park County's prominent citizens and capital, weakening the local economy. In 1882, the Fairplay Flume decried the impact of the Leadville boom on Park County:

²⁶ Ibid.

²⁷ Thomas and R. Laurie Simmons, "Mining," *Park County, Colorado Historic Contexts*, Front Range Research Associates, Inc., Denver, Colorado, 2002, IV-18.

²⁸ Amy Unger, Boston and Colorado Smelter Office local landmark nomination, March 2014.

²⁹ McConnell Simmons, 125.

³⁰ Local historian and preservation commission member Jerry Davis recalls that the settlement was identified as "Wolcott" on a pre-1873 map located in the Park County Clerk's office. Jerry Davis, email message to Amy Unger, December 18, 2020.

³¹ *Record of Appointment of Postmasters, 1832-Sept. 30, 1971*, accessed via ancestry.com.

³² Frank Hall, *History of the State of Colorado, Volume IV* (Chicago: The Blakely Printing Company, 1895), 266-7.

³³ Simmons, II-20.

³⁴ 1900 US Census Records. Addison Marshall Janes married Sarah Elizabeth Lucas in 1872 and his daughter Lillian Evelina Janes was born in 1874.

³⁵ Simmons, II-20.

³⁶ *Colorado Business Directory and Annual Register for 1876* (Denver: J. A. Blake, 1876), 48-9.

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Lying so near to the wonderful carbonates of Leadville, which gave sudden fortune indiscriminately, to the poor as well as to the rich, miners could not be induced to remain steadily at work for the customary wages and even the owners of paying mines here, drifted across the range to seek the quicker and richer returns afforded the lucky person who struck a carbonate deposit. Thus it happened that in a short time the country was almost depopulated and mining operations on a large scale were almost entirely suspended. During these years the Dolly Varden mine alone was worked vigorously, and most of the product of the county came from that property.

Even the business men who remained here were employing all their spare capital in mining enterprises about Leadville.³⁷

To “show in stronger color the detrimental effect the Leadville boom produced upon the mining interests of Park county” the paper ran a lengthy list of individuals that had left Fairplay and Alma for Leadville.³⁸ Alma’s list included physicians, the local saw mill operator, merchants, *Mount Lincoln News* publisher W. F. Hogan, former town trustees James V. Dexter and O. E. Harris, mine owners and operators, and many others, including Mrs. Ray, a “hard working washerwoman” who made “a snug little fortune” on real estate deals along Leadville’s Harrison Avenue.³⁹ Local entrepreneurs who chose to stay, such as James Brooks, James Moynahan, Miles McDonald, and Felix McLaughlin, were noted for their considerable investments in Leadville.⁴⁰ The article, however, ended on a decidedly positive, boosterish note, chronicling plans to extend the Denver, South Park & Pacific rail line to Alma and to connect the London Mine in Mosquito Gulch by rail to the DSPP and Leadville, and emphasizing the health of the area’s numerous ore milling facilities.

In October 1879, an incident known as “The Scare” laid bare the paranoia and anti-American Indian attitudes held by many early white settlers in Colorado. On Monday, October 6, a courier arrived in Alma with the erroneous news that twenty people in nearby Breckenridge had been killed by members of the Ute tribe. Rumors quickly spread through Alma that Breckenridge had been burned to the ground and Utes were advancing toward Park County.⁴¹ The rumors arose the day after the Battle of Milk Creek in Rio Blanco County, which resulted in the deaths of fourteen US soldiers and twenty-three Ute warriors. In retaliation, Utes set fire to White River Agency that day, killing agent Nathan Meeker and ten others, and taking several women and children hostage. The Meeker Incident caused white panic throughout the state and eventually led to the forced removal of the Ute people from Colorado in the early 1880s.

On Tuesday afternoon a local man rode into Alma declaring that a band of sixty Utes had been seen crossing Hoosier Pass and he had been shot at north of town. Smoke rising near Hoosier Pass was declared evidence that the town of Montgomery was under attack, further panicking the townspeople. “Every available horse and vehicle was seized and heavily loaded” as residents fled to Fairplay. James Moynahan, local merchant and owner of the Spring House hotel, spread the alarm, telegraphing Fairplay with the report that Utes were coming and calling for men and arms. Riders arriving in Fairplay soon after reinforced the rumors. The terrified residents of Alma joined the armed residents of Fairplay on the courthouse grounds and waited. By nightfall, however, the rumors had been proven false, allegedly arising from “an attack of the tremens” or, as many believed, an act of malicious intent instigated for political purposes.⁴²

As in all remote mountain communities, the threat of fire was a major concern, and during the 1800s, the *Park County Bulletin* and *Fairplay Flume* frequently reported on forest fires in the region surrounding Alma, grass fires in South Park started by sparks from DS&P trains, and building fires. Homes and businesses constructed during Alma’s initial settlement period were almost exclusively built of wood, using either log or wood-frame construction techniques. Heated by wood stoves or fireplaces and equipped with wood-burning stoves for cooking, the town’s homes and business were acutely vulnerable to destruction by fire. The town’s first formal firefighting organization, the Alma Hook and Ladder Company, formed on 19 July 1880 and the town purchased its first piece of firefighting equipment, a “Fire King” hand engine from the city of Golden, Colorado, that same year.⁴³ As was typical in small communities of the day, firefighting was done by volunteer members of organizations sponsored by well-to-do influential members of the community and funded through balls and other social events. In November 1880, the fire company was renamed the Moynahan Hose Company in honor

³⁷ *Fairplay Flume*, March 9, 1882.

³⁸ *Ibid.*

³⁹ *Ibid.*

⁴⁰ *Ibid.*

⁴¹ *Fairplay Flume*, October 9, 1879.

⁴² *Ibid.*

⁴³ *Fairplay Flume*, March 16, 1882.

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of James Moynahan. In May 1881, Moynahan provided the company with uniforms and a hand-hauled hose reel, or "jumper." The company included thirty-six active members and battled seven fires in 1881, losing one member in the effort.⁴⁴

The Brooks Hook and Ladder Company, formed in April 1881 under the patronage of another prominent Alma citizen, J. G. Brooks, with thirty-two active members. The townspeople presented the company with a hook and ladder truck "together with all the apparatus for tearing down buildings and rescuing life and property," with Brooks providing uniforms.⁴⁵ The headquarters for both organizations was the Central Fire Station, a false-front building near the intersection of Buckskin Street and Pine Street (Figure 5). The Moynahan Hose Company raised funds to establish a public library, housed in a shed-roof addition to the fire station, and held annual fundraisers and social events through at least 1908.

The compact manner in which the town was developing and, more especially, the filling in of vacant lots during the building seasons of 1880 and 1881, prompted the *Fairplay Flume* to call for more "protection against the devouring element a necessity" and in 1882, the town purchased a Silsby steam fire engine.⁴⁶ The town celebrated its arrival with a "grand dress parade" followed by a ball and supper.⁴⁷

The *Flume* was accurate in its predictions of a resurgence in Alma's mining economy. The *Park County Bulletin* began publishing in 1880, new businesses were established, and miners who did not strike it rich in Leadville began to return, drawn by new producers such the Fanny Barrett group of mines. Work resumed with new vigor on the Alma Placer along the South Platte River and the hydraulic mining operation, which employed forty-one men in 1880.⁴⁸ In 1881, three hotels, the Spring, Southern, and St. Nicholas, provided lodging for transient workers and visitors.⁴⁹ By 1882, three additional enterprises opened, the Miners's Home, Inter-Ocean, and Western hotels.⁵⁰

In September 1882, the Denver, South Park & Pacific Railroad reached London Junction (now known as Alma Junction), one mile south of Alma at the mouth of Mosquito Gulch. According to historians Tom and R. Laurie Simmons, the arrival of the railroad connection further contributed to a surge in the community's population.⁵¹ By 1880, Alma's population had declined to 446; by 1884 the number of residents had grown to 900. Other signs pointed to Alma's resilience. In 1882, E. P. Arthur and C. G. Hathaway, owners of the Bank of Fairplay, founded the Bank of Alma, signaling faith in the local economy.⁵²

The promise of the early 1880s did not develop into a full-blown boom in subsequent years, but population held steady at around 500 throughout and Alma remained the principal mining town in Park County. The Silver Panic of 1893, however, struck a major blow in Alma, as its wealth was directly tied to the nearby silver mines. As the local mining economy ground to a near halt, it appears that some attempt was made to market the town as a healthful and wholesome place to live. In the 1896 *Colorado State Directory*, Alma was described in glowing terms:

The principal mining town of Park county and at present first also in population. It has an excellent location on the Platte river, near its head, and sparkling Buckskin creek pours its crystal tide through Alma's very center. The altitude of Alma is almost 10,300 feet. Its climate is remarkably fine for such an altitude, the summer and fall seasons being all that a poet's pen could describe, while the winters are not severe. The town nestles at the foot of Mt. Bross, thought to be the richest mineral mountain in the state. There are no healthier localities than Alma, the record of sickness and death showing a smaller percentage, according to population, than any point in the West, for a period of any number of years. The town is supplied with good schools and churches.⁵³

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ *Silver World*, July 17, 1880.

⁴⁹ *Colorado Business Directory* (Denver: J. A. Blake, 1881), 55-8.

⁵⁰ *Colorado Business Directory* (Denver: J. A. Blake, 1882), 64-6.

⁵¹ Simmons, II-21.

⁵² Ibid.

⁵³ *Colorado Business Directory* (Denver: J. A. Blake, 1896), 64-6

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The town survived, riding the waves as various advancements in mining technologies during the first decades of the twentieth century encouraged the reopening of mines and reprocessing of waste rock generated by earlier efforts. In 1902, the Snowstorm Hydraulic Company acquired the Alma Placer along the South Platte and all the placer claims upstream to Montgomery and downstream to the northern edge of Fairplay.⁵⁴ Mining activity in the Alma area noticeably increased during the 1900s, with a focus on gold as opposed to silver.

In 1904, a number of Alma residents began advocating for construction of a water works to supply the town with a reliable and readily available source of water.⁵⁵ In April 1905, residents voted on a proposition to issue bonds in the amount of \$1,500 for water supply improvements and fire protection.⁵⁶ The measure was voted down, a decision that would have disastrous consequences.⁵⁷

On October 18, 1905, Alma had its first fire of great consequence. The blaze began in the Town Hall, a large two-story wood-frame building on Main Street, north of town center and “as perfect a kindling box as could have been selected to give impetus to a conflagration.”⁵⁸ The town’s aged fire equipment didn’t work at the critical moment, requiring “heroic work on the part of her citizens and the blowing up of several houses to prevent the entire town from going to ashes.”⁵⁹ After whole cases of powder were placed in a building and discharged, volunteers rushed in to clear away the debris ahead of the flames. People from Fairplay, Park City, area miners, and railroad workers from London Junction joined local residents in forming a bucket brigade to fight the fire. The twelve residences and businesses between the Town Hall and St. Nicholas Hotel to the south were destroyed with an estimated loss of \$15,000 to \$20,000.⁶⁰

The town once again showed its resilience and began rebuilding, but substantial fires continued to plague the town. On 4 February 1915, Alma was once again almost destroyed when high winds fanned a fire that began in the St. Nicholas Hotel. With the river and creek frozen, firefighting efforts were hampered by a lack of water, but the damaged was fortunately limited to the buildings at the northwest corner of First and Main streets. Along with the St. Nicholas Hotel, which began operations in the 1870s, Alma lost its Catholic Church.⁶¹

Two years later, a fire that began in the old telephone building on the northwest corner of Main and Buckskin streets resulted in even greater destruction. On 7 January 1917, fire burned down the west side of Main Street, engulfing the Capital Hotel, crossed the street and destroyed several buildings at the northeast corner of Main and Buckskin. The town’s chemical fire-fighting equipment was ineffective and dynamite was again used to destroy adjacent buildings in an effort to starve the fire of fuel. A call was again made for construction of a waterworks, but no action taken.⁶²

Though it would seem that there was little left to burn, fire once again destroyed a large portion of Alma’s commercial center on 10 October 1917. Starting in Joseph Oppenheim’s dry goods store, all of the commercial buildings on the east side of Main Street from its intersection with Buckskin Street to the blacksmith shop to the south were destroyed, including a pool hall, grocery store, and the post office.⁶³ The burned-out area included some of the town’s oldest commercial buildings, including James Moynahan’s general store, which opened in 1880. New buildings were constructed at the site only to be lost when a 12 March 1935 fire destroyed five businesses and four homes in the newly rebuilt area.⁶⁴

The town had barely finished rebuilding when the west side of Main Street below Buckskin Street was destroyed on 24 March 1937 in Alma’s costliest fire. Starting in the early hours of the morning, fifty-mile-an-hour winds quickly spread the fire from building to building, consuming the entire block that included the Gately Motor Company Garage. By the end of the day, Alma had lost nearly all of its remaining false front wood-frame commercial buildings built before 1900.⁶⁵ The following summer, the former Denver South Park & Pacific Railroad line to London Junction (Alma Junction) was removed, dealing the town another difficult blow.

⁵⁴ McConnell Simmons, 126.

⁵⁵ *Park County Bulletin*, June 17, 1904.

⁵⁶ *Park County Bulletin*, March 31, 1905.

⁵⁷ *Park County Bulletin*, April 7, 1905.

⁵⁸ *Park County Bulletin*, October 20, 1905.

⁵⁹ Ibid.

⁶⁰ Ibid.; *Summit County Journal*, October 21, 1905.

⁶¹ *Middle Park Times*, February 12, 1915.

⁶² *Fairplay Flume*, January 12, 1917.

⁶³ *Fairplay Flume*, October 12, 1917; *Raymer Enterprise*, October 18, 1917.

⁶⁴ *Fairplay Flume*, March 15, 1935; *World-Independent*, March 13, 1935.

⁶⁵ *Fairplay Flume*, March 26, 1937; *Greeley Tribune*, March 24, 1937; *Oak Creek Times*, April 1, 1937.

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Despite the many fires, the local economy remained strong through the 1930s. While other areas of the country suffered during the Great Depression, Alma experienced a revival as gold mining once again became more profitable. A number of lode and placer mines reopened and the town's population grew from 325 in 1936 to 500 in 1937.⁶⁶ Dredging operations along the South Platter River helped bolster the town's economy until World War II essentially ended productive mining operations in the area.

Today Alma remains a small community of approximately 250 full-time residents, with a local economy focused primarily on recreation and tourism. In March 2009, the significance of the area's rich heritage was recognized by its inclusion in the South Park National Heritage Area, one of less than 50 such congressionally designated areas in the United States.

Moynahan Family and Spring House

Born 7 June 1842, in Greenfield, Michigan, to Irish immigrants James and Catherine Hart Moynahan, James Moynahan grew up on his family's farm. After his father's death in 1858, Moynahan worked in Michigan's copper mines before volunteering to serve in the Fifth Michigan Infantry. Seeing no action as a volunteer, he enlisted as a private in the Twenty-seventh Michigan Infantry, Company C. With Company C, Moynhan saw action in several Civil War battles, and was wounded twice before mustering out with the rank of captain in 1865. He chronicled the at times harrowing details of his years of Union Army service in a series of dairies published in 2020 by great-great-granddaughter Lynn Muras and her husband Andrew.⁶⁷

In 1866, Moynahan graduated from Detroit's Bryant & Stratton Commercial College and married fellow Irish-American Mary Monaghan. The couple soon left for Colorado, traveling by wagon to Buckskin Joe where Moynahan found work as a mine manager. In 1867, he purchased a two-story log cabin from Elisha Edwards for \$150 and the couple welcomed their first daughter, Mary G. Moynahan, in 1872.⁶⁸

As the gold mines surrounding Buckskin Joe declined and the nearby silver mines on Mount Bross showed greater promise, the family relocated their two-story log cabin in Buckskin Joe to a parcel of land south of Buckskin Creek that was part of an 80-acre placer mining claim acquired by Moynahan and business partners Alfred Ward, Clark S. Topping, John Reed, Crawford Reed, George E. Pease, and Henry W. Hodges in 1874.⁶⁹ The Moynahans expanded the building with a large wood-frame addition and opened the Spring House hotel.⁷⁰ The hotel, presumably catered to travelers seeking adventure, visitors on business, and itinerant miners, and was one of the earliest accommodation businesses established in Alma, operating from 1876 to at least the mid-1880s.⁷¹ Zelda Moynahan, granddaughter of James Moynahan, noted that the hotel "became a landmark for its hospitality; its stable of horses, its fishing equipment, riding gear and bountiful food for numerous visitors in the summer."⁷² Horses were presumably stabled in a large barn owned by the family (no longer extant) that stood just south of the Spring House.

In 1874, a second daughter, Alice Rose, was born and James Moynahan, in partnership with George A. Harris, opened a mercantile in 1875.⁷³ The couple continued to operate the Spring House hotel through the birth of their sons Ambrose Edwin (known as Edwin) (b. 1876) and James William (b. 1878).⁷⁴ In 1877, Harris sold his interest to Moynahan and left for Leadville, drawn by the excitement of the silver discoveries there.⁷⁵

⁶⁶ *Greeley Tribune*, March 24, 1937.

⁶⁷ Amy Unger, "Behind the Façade: The James Moynahan House in Alma," *Preservation Matters* (Newsletter of the Park County Office of Historic Preservation), Spring 2012; *Portrait and Biographical Record of Denver and Vicinity, Colorado* (Chicago: Chapman Publishing Company, 1898), 179-80.

⁶⁸ Unger, "Behind the Façade"; *Portrait and Biographical Record of Denver and Vicinity, Colorado*, 179-80; Park County Deed Records, Book E, 264.

⁶⁹ Mineral Patent (Placer) Number 932, June 30, 1874. General Land Office Records, Bureau of Land Management; Lynn and Andrew Muras, eds., *First Alma Citizen: Memoirs of James A. Moynahan (1842-1919)* (Self-published, 2020), epilogue.

⁷⁰ Muras and Muras, epilogue.

⁷¹ *Colorado Business Directory*, review of directories for the years 1876-1923 (Denver: J. A. Blake, 1876-1923).

⁷² Muras and Muras, epilogue.

⁷³ *Fairplay Flume*, November 27, 1879; *Fairplay Flume*, January 4, 1883.

⁷⁴ 1880 and 1900 US Census Records, accessed via ancestry.com; <https://www.findagrave.com/memorial/113903832/ambrose-edwin-moynahan>; <https://www.findagrave.com/memorial/147285140/james-william-moynahan>.

⁷⁵ *Fairplay Flume*, January 4, 1883.

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In February 1880, Moynahan purchased the blacksmith shop of M. McDonald, two doors from his mercantile, and moved the grocery portion of his business there.⁷⁶ His first store continued to house the town's post office and Moynahan's stock of general merchandise.⁷⁷ By May, the business had again outgrown its space, and construction of a new 30' x 80' storefront began on the east side of Main Street, south of Buckskin Street, with plans to sell or rent the old storefront after completion of the new building.⁷⁸

In 1880, the *Colorado Business Directory* listed two additional general stores, operated by James G. Brooks, and John L. Gray; four hotels, the St. Nicholas, Southern, and Western hotels, and the Miners' Home; and two restaurants. The Moynahan's did not advertise the Spring House in the directory that year, but ads in the *Fairplay Flume* announced that the hotel, now run by Mrs. Mary Parks, had been "refitted and refurnished and offers best inducements to the public."⁷⁹ Mary J. Parks, was James Moynahan's widowed sister, who joined her brother in Alma with her three daughters sometime before 1880.

In 1881, the hotel operated as the Spring Hotel under the management of Augustus K. Fuller, who had previously managed Alma's Southern Hotel. In 1883, C. E. and H. A. Rideout took over as proprietors of the Spring Hotel. That same year, the *Fairplay Flume* reported that Moynahan had sold all but a small portion of his interest in the Alma mercantile to brothers Walter and John (Harry) Singleton and closed his livery barn in Alma, likely in response to his election to the Colorado Senate in 1882.⁸⁰ By 1885, the Spring Hotel appears to have ceased operations as a formal hotel, though the family may have continued to take in boarders. James Moynahan's absence from the mercantile business was short-lived, directories list him as the proprietor of a general merchandise store beginning in 1889. During his absence from the business, niece Kitty Moynahan, daughter of James's brother, Matthew, was the proprietress of the Moynahan & Co. dry goods business in Alma. The *Colorado Business Directory* listed James Moynahan's business as a grocery from 1894 to 1903, when the business apparently shifted its focus to "general merchandise and mining supplies," likely in response to a resurgent interest in area mines.⁸¹ That same directory listed James Moynahan as the manager of three mining ventures.

A driving force behind the town's incorporation in 1873, Moynahan served on its first board of trustees. Before moving to Alma, he had served as Park County Commissioner from 1870 to 1873. A staunch republican, in 1876 he was elected to the Colorado Senate, defeating Democrat James Y. Marshall by ten votes.⁸² Re-elected to the Senate in 1882, Moynahan represented Park County for four years and served as president pro tempore of the Senate for two years. After 1884, the Moynahans split their time between their Denver residence at 6 Broadway and their home in Alma, likely due to James's growing political stature and obligations. At the Republican conventions in 1886 and 1888, Moynahan's name was put forward for governor, but he did not win the nomination. After the defeat, he largely stepped away from state politics, but continued to play a substantial role in the local civic matters. Alma residents elected Moynahan mayor for three consecutive years beginning in 1896.⁸³ As was frequently the case in small mountain communities, local merchants and their families served as Alma's postmaster with the post office occupying space in the family store. James Moynahan served as Alma's postmaster a number of times between 1876 and 1900, sat on the Park County School Board, and sponsored the Moynahan Hose Company of volunteer firefighters. In 1899, Moynahan discussed his early life in Park County and his political career:

I went to Alma a Republican in 1866, after serving for four years in the Army of the North. ... I made one good-sized fortune in mining after I had graduated from a commercial college, subsequent to the war, married and brought my bride to Colorado. Then I thought I could live easy without plying a hazardous business so I invested in a lot of Denver property. My money all went and I had to start over again—or nearly so. But I have attended strictly to business because I could not make a living in politics as many seem to do.⁸⁴

⁷⁶ *Fairplay Flume*, February 19, 1880.

⁷⁷ *Fairplay Flume*, February 19, 1880.

⁷⁸ *Fairplay Flume*, May 13, 1880.

⁷⁹ *Fairplay Flume*, June 24, 1880.

⁸⁰ *Fairplay Flume*, January 4, 1883.

⁸¹ *Colorado Business Directories*, 1894-1903.

⁸² Thomas B. Corbett, *The Legislative Manual of the State of Colorado* (Denver: Denver Times, 1877), 1862.

⁸³ *Fairplay Flume*, April 8, 1898.

⁸⁴ *Denver Republican*, October 26, 1899, reprinted in the *Park County Bulletin*, November 3, 1899.

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Zelda Moynahan remembered her grandfather as a deeply patriotic man, a grand commander in the Grand Army of the Republic and proud of his service in the Union Army. Each year, James Moynahan ensured that flags were placed on the graves of Civil War veterans buried in Buckskin Cemetery every Memorial Day. A flag pole once stood on the Spring House property and the flag was ceremoniously raised and lowered each day.⁸⁵

In his 1899 interview, Moynahan reminisced about the fine hunting in Park County when he first arrived in the 1860s and was apparently an avid hunter and fisherman (Figure 18). In addition to the Spring House, the family developed a ranch in South Park near Jefferson, Colorado, about fifteen miles northeast of Alma. By 1899, the ranch encompassed 1,800 acres of patented land and 640 of school land. The family had owned another 800 acres to the south in Turner Gulch before selling the land to Jerome Harrington in 1897.⁸⁶ According to Zelda Moynahan, the ranchland was sold to fund the education of James and Mary's son Ambrose Edwin Moynahan (known as Edwin) at the Colorado School of Mines. Moynahan had apparently experienced devastating losses after the Silver Panic of 1893 severely depressed the local mining economy.⁸⁷

Throughout his life in Alma, Moynahan patented a large number of placer and lode claims and was involved in a wide variety of mining ventures in both Alma and Leadville. As director of the Moynahan Mining Company, he invested in a number of Leadville silver mines in the early 1880s, including the McDonald, Queen of the Hill, and Moynahan claims on Iron Hill.⁸⁸ In the Alma area, he is perhaps best known for his management of the Orphan Boy Hill Consolidated Mining Company, formed in 1885, the Gold Drift Mining Company, in operation through the early 1900s, and the Mascotte Gold Mining Company, Mount Bross Mining Company, and Sir Walter Mining Company, also active at that time. In 1903, Moynahan lost ownership of the Orphan Boy Hill Consolidated Mining Company and its holdings, but remained involved in the Orphan Boy and its twenty-three associated claims as manager of the Kennebec Mining Company until his death in 1919.⁸⁹ The general merchandise business appears to have remained in business until that time as well. Son Edwin (A. E.) Moynahan graduated from the School of Mines in June 1900 and assisted his father in his mining and business ventures.⁹⁰

The Moynahan's eldest daughter, Mary G. Moynahan, died of typhoid fever in 1896, and her younger sister, Alice Rose, married Edward J. Carmichael in 1903.⁹¹ After marrying on 14 June 1900, Edwin and wife, MaeBelle Williams, lived at Spring House for fifteen years, "while they worked to clear the debts accrued by James Moynahan "grub-staking" many families in the general merchandise store on the main street of Alma."⁹² After the Catholic Church burned down in 1915, Zelda Moynahan related that a few times each year an itinerant priest from Leadville would hold mass in the living room of the Spring House and hear confessions in the kitchen. She also wrote of a Jesuit priest who blessed the natural spring on the property, "so that it will perpetually be 'St. Ignatius' water,' having very positive value for many ills but especially for alcoholics and for women in childbearing difficulties."⁹³

The youngest daughter, Clarissa, known as Carrie, died on 2 February 1919, ten years after the sudden death of her mother, Mary, from appendicitis.⁹⁴ Just a few months later, James Moynahan died on 8 October 1919.⁹⁵ By 1920, Alice was widowed and she and her three daughters were living in Denver's Baker neighborhood with her brother James

⁸⁵ Muras and Muras, epilogue.

⁸⁶ *Park County Bulletin*, June 2, 1899; *Fairplay Flume*, December 10, 1897.

⁸⁷ Muras and Muras, epilogue.

⁸⁸ *Leadville Daily Herald*, December 30, 1881.

⁸⁹ *Fairplay Flume*, August 28, 1903. Some sources indicate that Moynahan retained partial ownership of the Orphan Boy mine and associated claims after the Orphan Boy Hill Consolidated Mining Company holdings were acquired by the Kennebec Mining Company, presumably at the advertised August 31, 1903, sheriff's sale.

⁹⁰ Muras and Muras, epilogue.

⁹¹ *Leadville Daily/Evening Chronicle*, May 7, 1896; *Colorado, County Marriage Records and State Index, 1862-2006*, accessed via ancestry.com.

⁹² Muras and Muras, epilogue; *Colorado, County Marriage Records and State Index, 1862-2006*, accessed via ancestry.com.

⁹³ Muras and Muras, epilogue.

⁹⁴ Clarissa Moynahan, *Colorado, Wills and Probate Records, 1875-1974*, accessed via ancestry.com; *Fairplay Flume*, March 12, 1909; "Pioneer Woman Dies at Alma," *Denver Post*, March 14, 1909.

⁹⁵ "James A. Moynahan, Veteran and Mine Manager is Dead," *Denver Post*, October 9, 1919; "Colorado Pioneer Dies at Home of Daughter," *The Rocky Mountain News*, October 9, 1919.

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William Moynahan and his wife, Glenn C. Baker.⁹⁶ Edwin Moynahan had moved to Golden, Colorado, where he and wife MaeBelle Williams raised three daughters, Zelda, Maxine, and Jacqwyn.⁹⁷

After the family members had moved away, a Mrs. Gentry reportedly operated the Spring House as a boarding house during the 1920s. Zelda Moynahan cited Gentry as responsible for dividing interior rooms to accommodate her boarders.⁹⁸ Descendants of Edwin Moynahan continued to own the Spring House until Brad and Chris Klafehn acquired the property via tax sale in 2018. In 2019, local Alma resident Mark McCabe purchased the property and began the process of preserving the house with hopes to reactivate the site in the future.

⁹⁶ 1920 US Census Records, accessed via ancestry.com.

⁹⁷ Muras and Muras, epilogue.

⁹⁸ Ibid.

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9. Major Bibliographical References

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Unger Amy, "Behind the Façade: The James Moynahan House in Alma," Preservation Matters (Newsletter of the Park County Office of Historic Preservation), Spring 2012

Unger, Amy. Boston and Colorado Smelter Office local landmark nomination, March 2014. On file at the Park County Department of Heritage & Tourism, Fairplay, Colorado.

World-Independent, March 13, 1935.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 5PA.429

10. Geographical Data

Acreage of Property less than one
(Do not include previously listed resource acreage.)

Latitude/Longitude

Datum if other than WGS84: _____
(Insert additional points as needed.)

- | | | | | | |
|---|----------|-----------|---|----------|-----------|
| 1 | _____ | _____ | 3 | _____ | _____ |
| | Latitude | Longitude | | Latitude | Longitude |
| 2 | _____ | _____ | 4 | _____ | _____ |
| | Latitude | Longitude | | Latitude | Longitude |

or

UTM References

Datum:
NAD 1927 _____ or **NAD 1983**
(Insert additional UTM references as needed.)

- | | | | | | | | |
|---|-----------|---------------|----------------|---|-------|---------|----------|
| 1 | <u>13</u> | <u>408403</u> | <u>4348622</u> | 3 | _____ | _____ | _____ |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | _____ | _____ | _____ | 4 | _____ | _____ | _____ |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area consists of all of Park County Assessor parcel 188, a roughly rectangular parcel comprised of Lots 1-4, minus the southerly 10' of Lot 4, in Block 1 of the Moynahan Addition in Alma, Colorado, documented in the Land Survey Plat included in this nomination.

Boundary Justification (Explain why the boundaries were selected.)

The nomination boundary includes all of the ownership parcel containing the Spring House, and all surviving buildings and natural features historically associated with the Spring House.

11. Form Prepared By

name/title Amy Unger (for property owner Mark McCabe)
organization Pine Street Preservation date October 2020
street & number 233 North Pine Street telephone 210-347-5558
city or town Alma state CO zip code 80420
e-mail amy@pspreservation.com

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

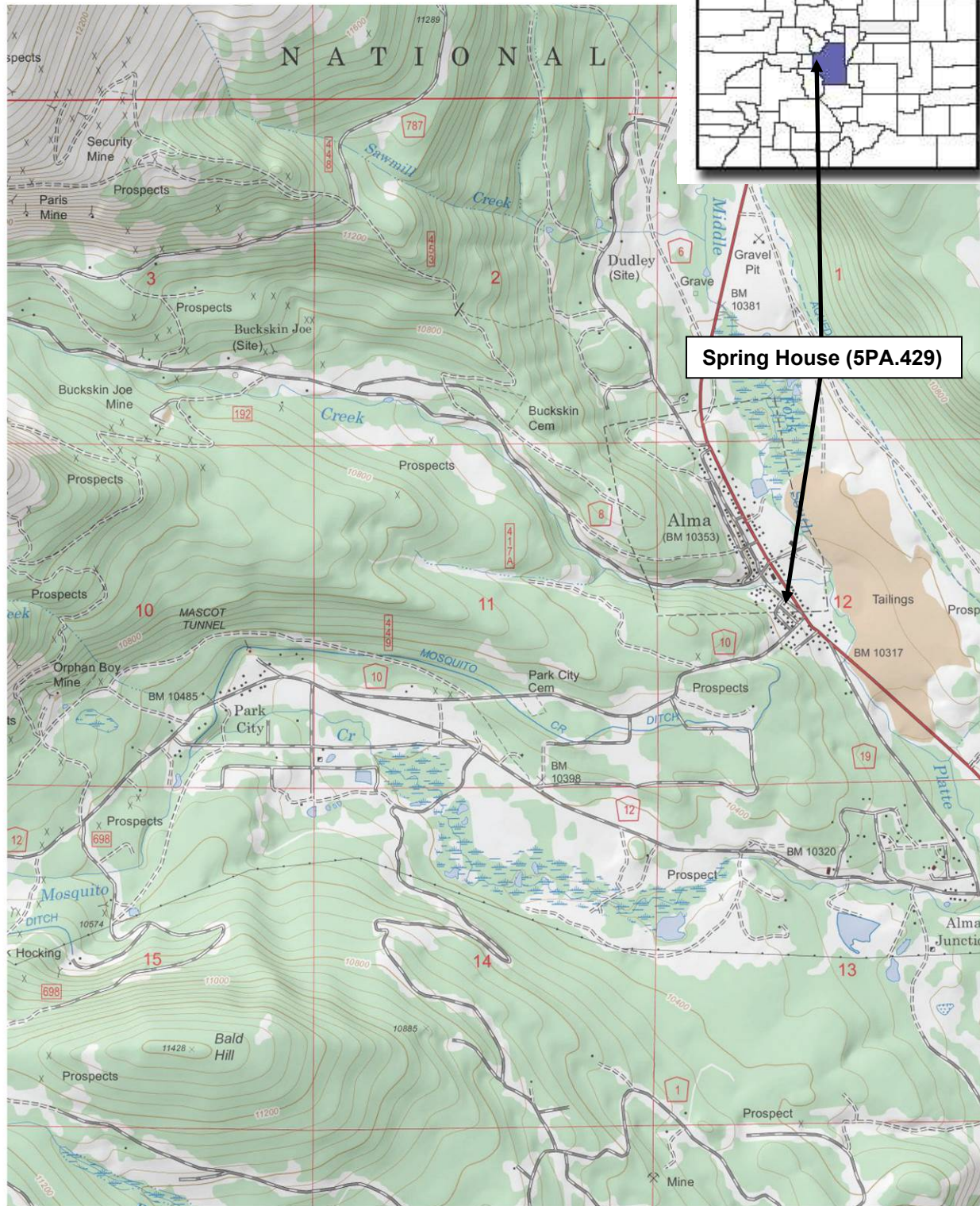
Nomination boundary



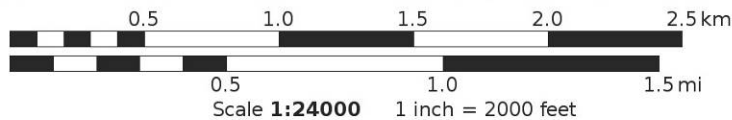
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Topographic Maps

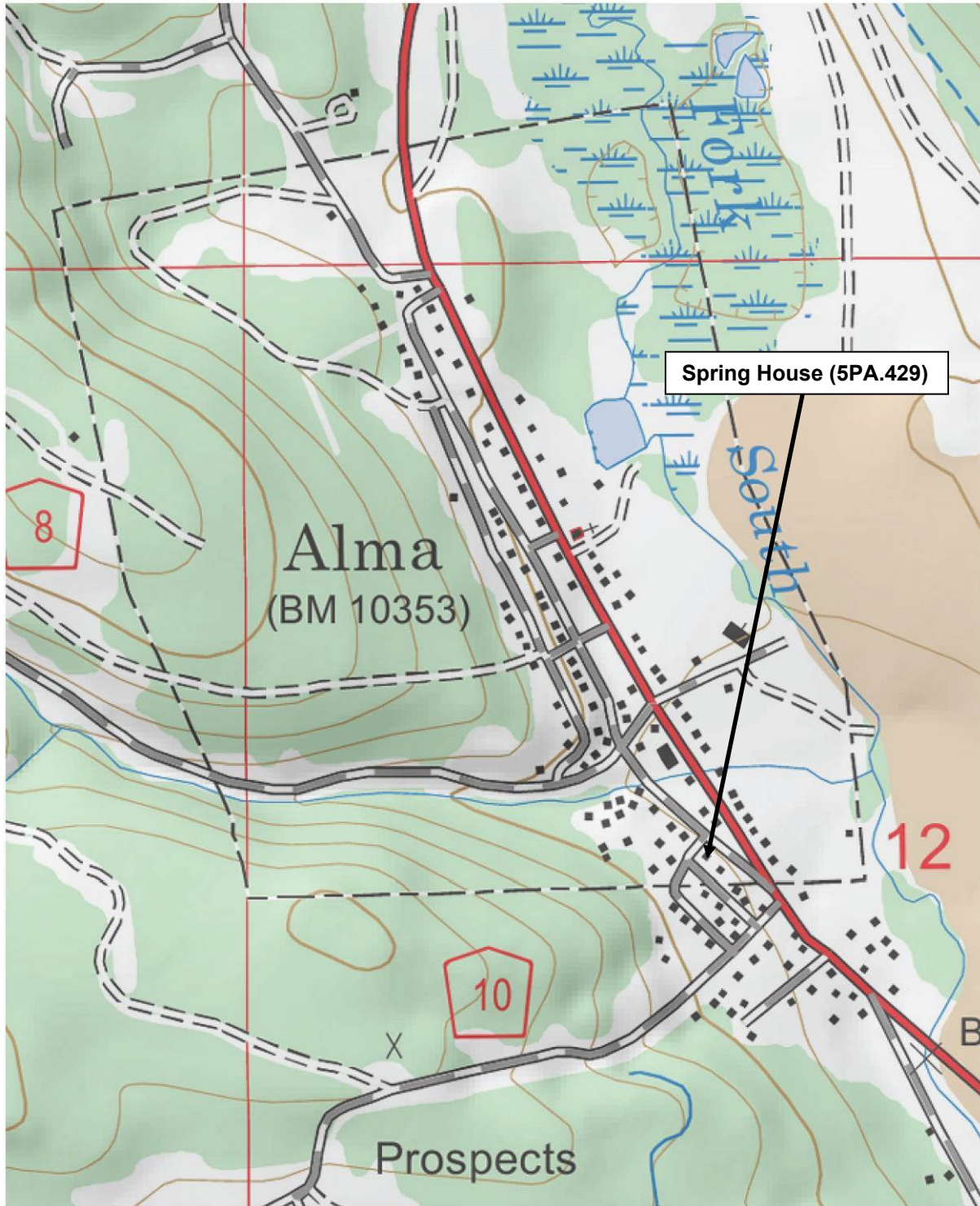


Mercator Projection
WGS84
USNG Zone 13SDD

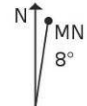



Spring House
Name of Property

Park County, CO
County and State



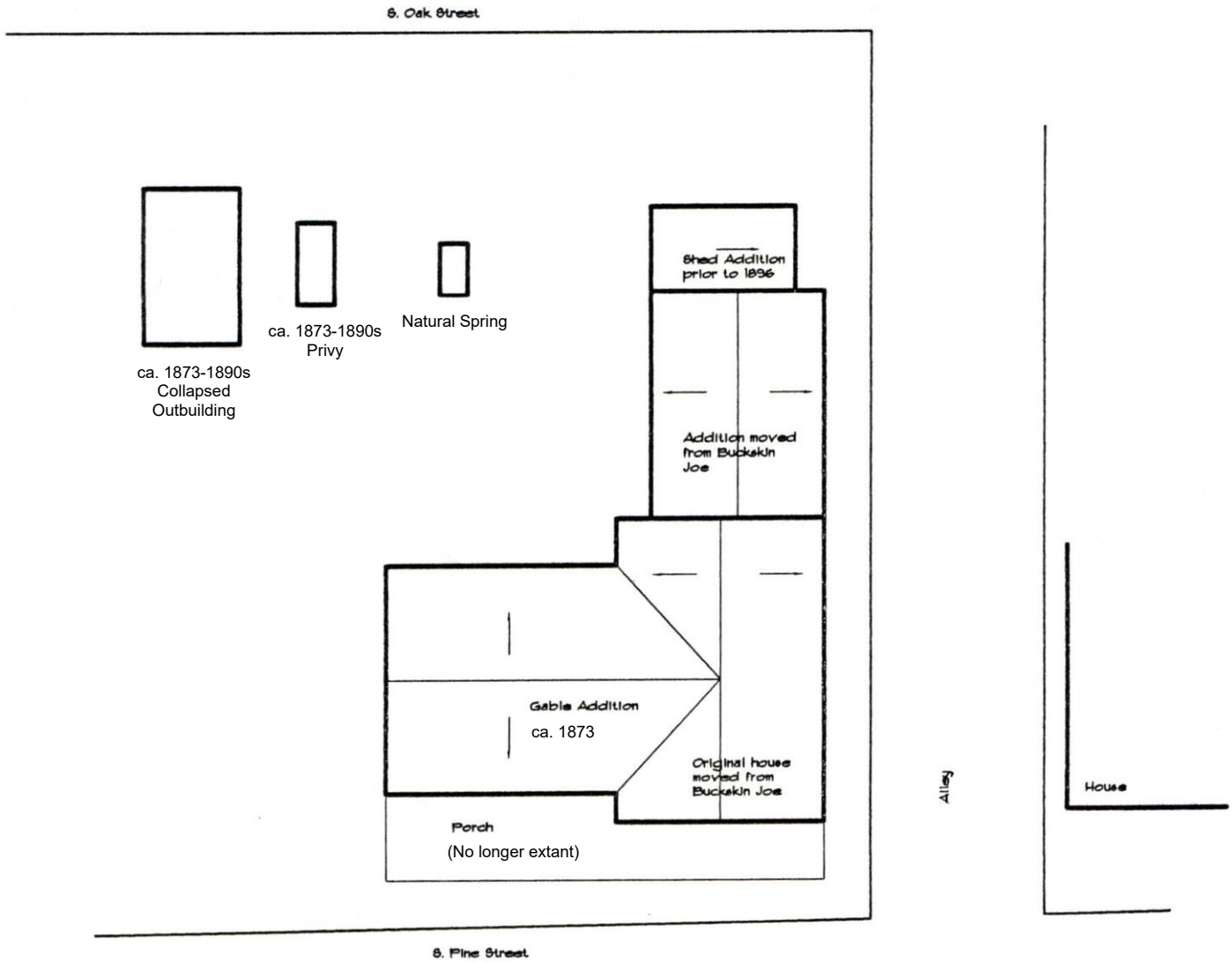
Mercator Projection
WGS84
USNG Zone 13SDD
CALTOPO



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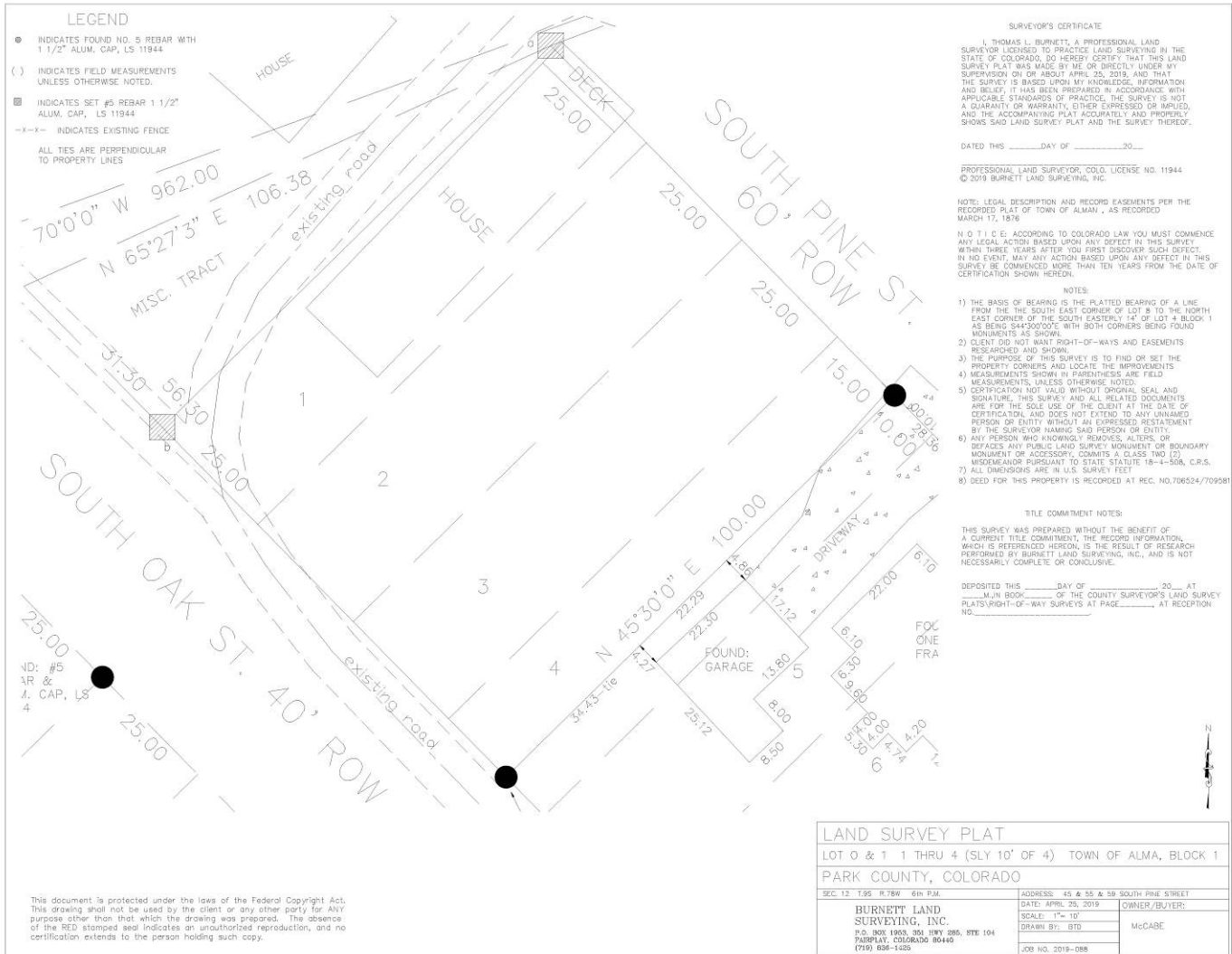
Sketch Map



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Land Survey Plat



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Historic Photographs and Figures



Figure 1: An 1864 photograph of Buckskin Joe, the first Euro-American settlement in the Alma area, which flourished in the 1860s before its abandonment ca. 1868, documents several representative examples of Pioneer Log buildings of various size and form.



Figure 2: Drawing of Alma's Main Street in 1876 from C. S. Richardson's Geographical Report on South Park.

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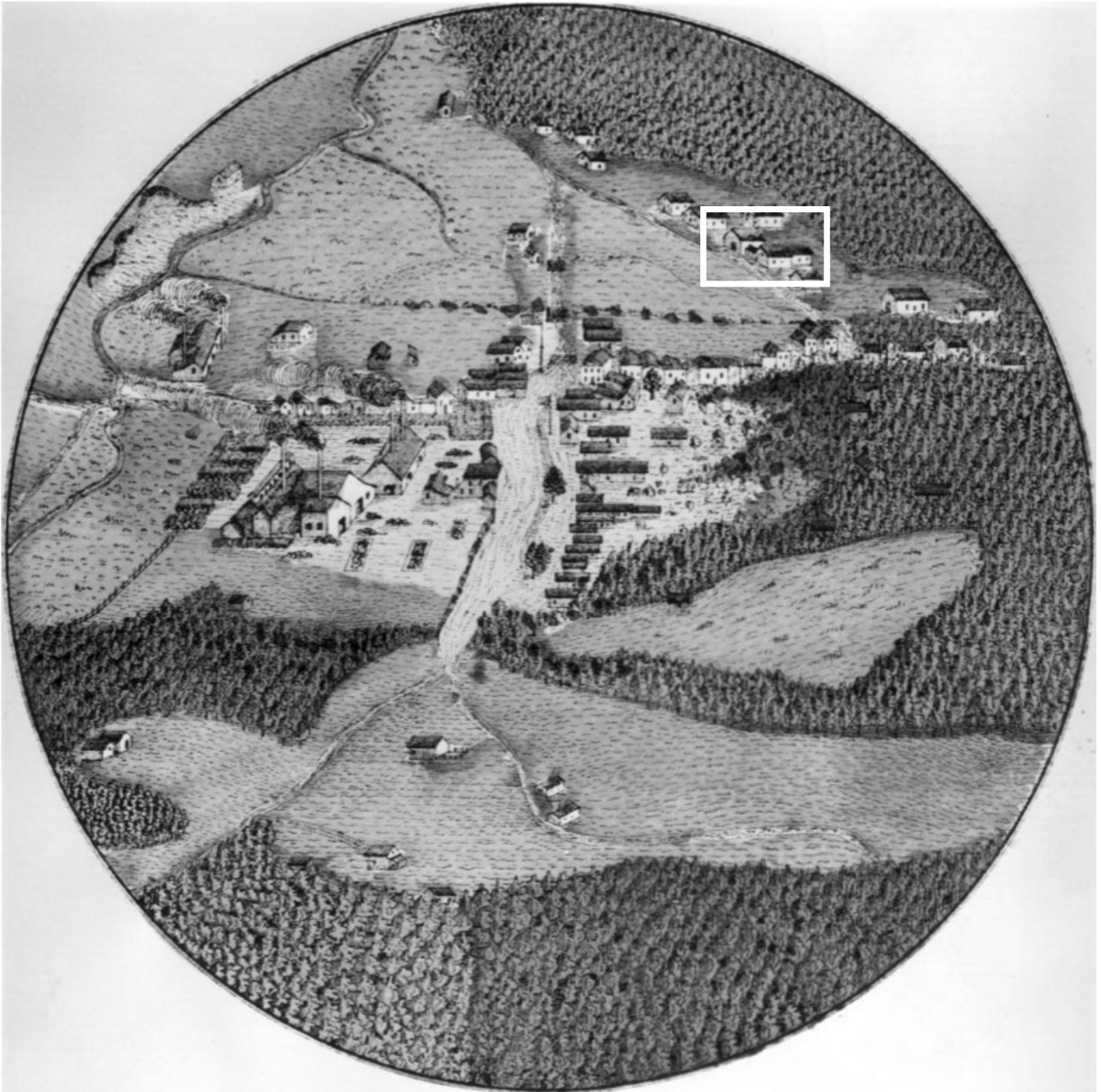


Figure 3: Alma and its smelting works from the Dolly Varden Mine, 1870s. Spring House and its associated livery stable are depicted within the highlighted area. Denver Public Library, X-6526.

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Figure 4: Early photograph of the intersection of Pine and Buckskin Streets, looking north toward Mount Bross, ca. 1880. Photograph by T. C. Miller. Park County Local History Archives.



Figure 5: Photograph of Central Fire Station, headquarters of the Moynahan Fire and Hose Company and the Brooks Hook and Ladder Company, ca. 1882. Note the two-log gable-roof cabin with street-facing sides clad in horizontal wood siding at right. The building once stood at the southwest corner of Buckskin and Pine streets. Park County Local History Archives.

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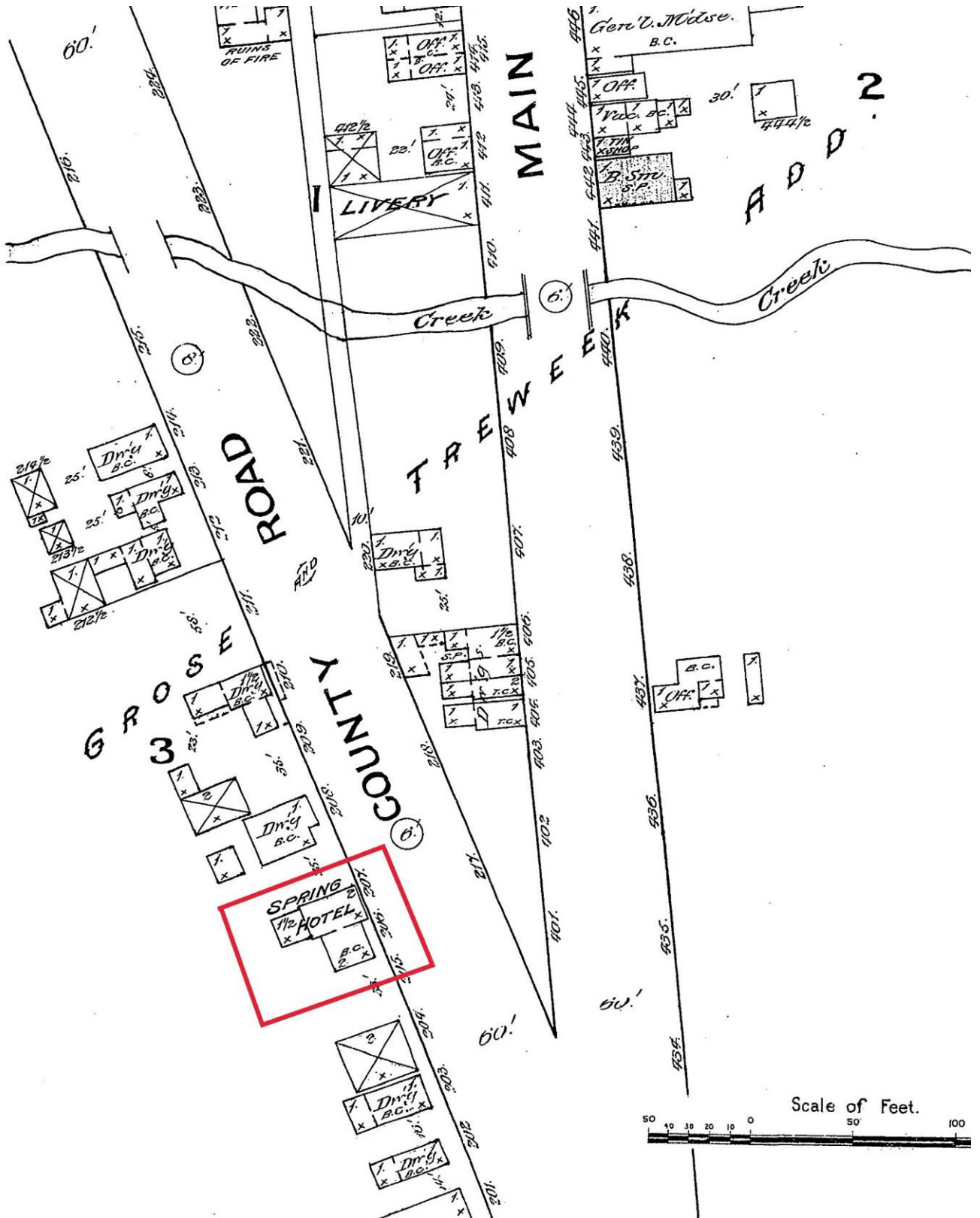


Figure 6: 1886 Sanborn Map. Log rear addition is documented.

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Figure 7: 1896 Sanborn Map. Second shed-roof wood-frame addition is in place.

SPRING HOUSE,
(South Main Street,
Alma. - - - Colorado.
MRS. MARY PARKS, PROP'R.

This house has been refitted and re-furnished, and offers best inducements to the public. *OUR ENDEAVOR:* To make it pleasant and give satisfaction to all.

Figure 8: Advertisement for the Spring House, Fairplay Flume, 24 June 1880.

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Figure 9: Spring House center, photographed by William Henry Jackson ca. 1885. Denver Public Library, CHS.J909.



Figure 10: Spring House, left, ca. 1925-35. Denver Public Library, X-6490.

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Figure 11: Southern end of Alma, 1929. Rocky Mountain Photo Company, Denver Public Library, X-6487



Figure 12: Spring House, center. Photograph by William L. Fick, 1940. Denver Public Library, X-63026.

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Figure 13: Spring House, ca. 1940. Back row from left, James and Mary Moynahan's son James William Moynahan and his wife Glenn Moynahan, Nell Kelly, Elma Gates, Edna Moore, Laura Craig. Bottom row, Jane Kelly, Frank Kelly, Betty Craig, Thelma Gransbury. Betty J. Terry/Park County Local History Archives.



Figure 14: Spring House, ca. 1940. Laura Craig, Nell Kelly, Edna Moore, Elma Gates, and Glenn Moynahan. Betty J. Terry/Park County Local History Archives.

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Figure 15: Spring House ca. 1950. Park County Local History Archives.



Figure 16: Spring House ca. 1950. Park County Local History Archives.

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Figure 17: James Moynahan, 1885, Colorado Senate portrait, Charles C. Wright. Denver Public Library, Z-1056



Figure 18: James Moynahan, center, on a hunting trip with Sam Carmichael, left, and Jim Hamilton, right. Park County Local History Archives.

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Spring House

City or Vicinity: Alma

County: Park State: Colorado

Photographer: Amy Unger

Date Photographed: October/November 2020

Description of Photograph(s) and number:

Photo 1 of 32: The Spring House property on South Pine Street in Alma, Colorado. Colorado Highway 9, in foreground, ca. 1873 Treweek House (5PA.433) at far right (painted green). Camera facing northwest.

Photo 2 of 32: Spring House, east (front) façade. Camera facing west.

Photo 3 of 32: Spring House, east (front) and south walls. Camera facing northwest.

Photo 4 of 32: Spring House, south and west walls of ca. 1873 wood-frame addition, south wall of early 1860s log section. Camera facing northeast.

Photo 5 of 32: Detail of log joinery at southwest corner of early 1860s log section. Camera facing northeast.

Photo 6 of 32: From left: South wall of ca. 1896 shed-roof wood-frame addition; south wall of gable-roof log addition; south wall of early 1860s log section. Camera facing north.

Photo 7 of 32: Spring House and additions. Camera facing northeast.

Photo 8 of 32: West and north wall of shed-roof wood-frame addition, north walls of gable-roof log addition and early 1860s log section. Camera facing southeast.

Photo 9 of 32: North wall of shed-roof wood-frame addition and north wall of gable-roof log addition. Camera facing southeast.

Photo 10 of 32: North walls of gable-roof log addition and early 1860s log section. Camera facing southeast.

Photo 11 of 32: Spring House and additions, east and north sides. Camera facing southwest.

Photo 12 of 32: Interior, first floor of ca. 1873 wood-frame addition. Rear entry door at right. Camera facing southwest.

Photo 13 of 32: Interior, first floor of ca. 1873 wood-frame addition. Doorway to ca. 1860s section at center right, door to stairwell leading to second floor of wood-frame addition at center left. Camera facing northwest.

Photo 14 of 32: Interior, first floor of ca. 1860s log section. Doorway to wood-frame addition at right. Camera facing southeast.

Photo 15 of 32: Interior, first floor of ca. 1860s log section. Doorway to stairs to second floor at center left. Entrance to log rear addition just visible at far left. Camera facing northwest.

Photo 16 of 32: Interior, rear log addition. Doorway to ca. 1860s log section at center left. Camera facing southeast.

Photo 17 of 32: Interior, rear log addition. Doorway to shed-roof wood-frame addition at right. Camera facing southwest.

Photo 18 of 32: Interior, hallway at the top of stairs from the first floor of the 1860s log section; looking into front (east) room on the second floor. Camera facing east.

Photo 19 of 32: Interior, front (east) room on the second floor of ca. 1860s log section. Camera facing southwest.

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Photo 20 of 32: Interior, second-floor hall in ca. 1860s log section looking toward wood-frame addition. Doorway to front (east) room at left. Camera facing south.

Photo 21 of 32: Interior, second-floor room at the southwest corner of the ca. 1873 wood-frame addition. Camera facing southwest.

Photo 22 of 32: Interior, second-floor room at the southeast corner room of wood-frame addition. Camera facing northwest.

Photo 23 of 32: Detail of linoleum flooring in second-floor room in wood-frame addition.

Photo 24 of 32: Interior, stairway at rear of ca. 1873 wood-frame addition, exterior door to the left at the bottom of the stairs. Wallpaper indicates that the stairs were altered at some point, likely to allow for installation of a second exterior door on north side of the addition's west wall that allowed direct access to the second-floor rooms. Camera facing north.

Photo 25 of 32: Interior, view from second-floor hallway in ca. 1860s log section into second floor of log rear addition. Camera facing west.

Photo 26 of 32: Interior, gable-roof rear log addition. Camera facing west.

Photo 27 of 32: Interior, gable-roof rear log addition. Camera facing east.

Photo 28 of 32: Spring House parcel, ca. 1873-90s collapsed outbuilding in foreground, west and south walls of ca. 1873-90s privy at center, with Spring House in background. View from southwest corner of property, camera facing northeast.

Photo 29 of 32: East and north walls of ca. 1873-90s privy, ca. 1873-90s collapsed outbuilding in background at left. Camera facing southwest.

Photo 30 of 32: Collapsed outbuilding. Camera facing southwest.

Photo 31 of 32: Natural spring in foreground, privy in background. Camera facing south.

Photo 32 of 32: Natural spring that inspired the Moynahan family to name their hotel/residence "Spring House." Camera facing northwest.

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.