

Site Number 5ML283

Please Note

Some of the items previously filed with this cultural resource record were not scanned. These items may include:

- Published materials - including newspaper and magazine clippings
- Bound material - including brochures and pamphlets
- Microfiche
- Negatives (photocopy any contact sheets and clip to negatives)
- Computer disks or CDs
- Documents
- Items over 17 x 11

These items are now stored in the Supplementary Files at the OAHP office.

FOR OFFICIAL USE Site Number 5ML283
3-9-95 Nomination Received
Determined Eligible Not Eligible
5-19-95 Review Board Approved Denied
6-14-95 CHS Board Approved Denied
Level of Significance: National State Local

COLORADO HISTORICAL SOCIETY

STATE REGISTER OF
HISTORIC PROPERTIES

NOMINATION FORM

1. Name of Property

Historic Name Rio Grande Hotel / Railroaders' Hotel

Current Name Rio Grande Hotel

2. Address of Property

Street Address 209 West 2nd Street

City Creede County Mineral Zip 81130

3. Legal Description of Property

P.M. New Mexico Township 42N Range 1W

1/4 of 1/4 of NE 1/4 of NE 1/4 of Section 36 Quad Map Creede, CO 37106-G8-OQ-024-00

Lot(s) 8-14 Block 3 Addition N/A

UTM Reference: Zone 13 Easting 330520 Northing 4190910

Verbal Boundary Description

(describe the boundaries of the nominated property on a continuation sheet)

BOUNDARIES INCLUDE THE FOOTPRINT OF THE BUILDING PLUS FIVE (5) FEET

4. Present Owner of Property

Name Creede Repertory Theatre

Address P.O. Box 269 Phone (719) 658-2540

City Creede State CO Zip 81130

(if the property is in multiple ownership, please give the names and addresses of each owner on one or more continuation sheets)

5. Preparer of Nomination

Name Sarah Zaske & Lynn Lohr

Date March 1, 1995 ; Revised April 19, 1995

Organization Center for the Stabilization & Reuse of Important Structures, Colorado State University

Address Rm. 200B Industrial Sciences Building Phone (303) 491-5191

City Fort Collins State CO Zip 80523

6. Classification of Property

Type building(s) district site structure object area

Has the property received local historic designation?

no yes -- individual in district

date designated _____

designated by _____ (Name of municipality or county)

7. Condition of Property

excellent good fair deteriorated ruins

original location moved (date of move _____)

8. Use of Property

Historic Boarding House / Residence

Current Creede Repertory Theatre Seasonal Housing

9. Original Owner Unknown - First known owner was D. L. Motz , 1897

Source of Information Mineral County Courthouse,

February 1897 patent deed

10. Year of Construction circa 1892

Source of Information Feitz, Leland. Creede: Colorado Boom Town. Colorado Springs:
Little London Press, 1969.

11. Architect, Builder, Engineer, Artist or Designer

Unknown

Source of Information _____

12. Architectural style/Engineering type

Vernacular Wood Frame/ Balloon Frame Construction

- 13. Description**
(describe the current condition and appearance of the property on one or more continuation sheets)
- 14. Alterations**
(describe and date significant changes made to the original property on one or more continuation sheets)

15. Significance of Property
Nomination Criteria

a - property is associated with events that have made a significant contribution to history

b - property is connected with persons significant in history

c - property has distinctive characteristics of a type, period, method of construction or artisan

d - property is of geographic importance

e - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

Community Planning and Development

16. Significance Statement

(explain the significance of the property on one or more continuation sheets)

17. Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

18. Legislative Information

Colorado House District # 60 or Name of Representative Louis Entz

Colorado Senate District # 5 or Name of Senator Gigi Dennis

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

19. Sketch Map

20. Photocopy of USGS Map

21. Black & White Photos

22. Color Slides

23. Optional Materials

24. Owner Consent for Nomination

(attach signed and notarized consent from each owner of property - see next page)

**STATE REGISTER OF HISTORIC PROPERTIES
OWNER CONSENT FORM**

Property Name Rio Grande Hotel

Each partial owner must sign a separate form. Photocopy form as needed. All signatures must be notarized.

I Mark Viergutz, CRT Board of Trustees Treasurer
(type or print name)

certify that I am the sole owner /partial owner of the land and property located at

209 West 2nd Street
street number street name

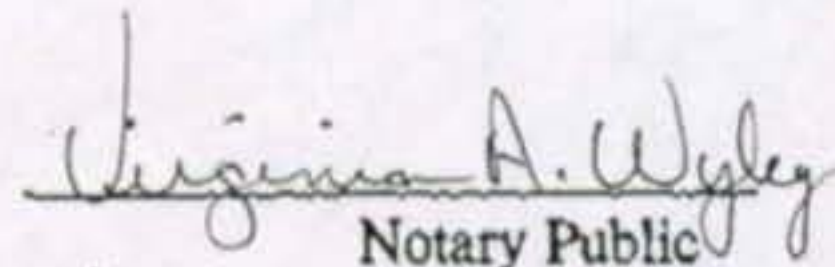
Creede Mineral
city county

and that I hereby give my written consent and approval for this property's nomination to and inclusion in the State Register of Historic Properties.


signature

Subscribed and sworn to before me, in my presence, this 3 day of
March, 1995, a Notary Public in and for the
(county) (state) of Mineral.

(seal)


Notary Public
My Commission Expires 1/11/99

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Rio Grande Hotel

Section Number 13 Page 1

ARCHITECTURAL DESCRIPTION

The Rio Grande Hotel is a 24' x 48' wood, two story, balloon frame structure with no foundation system. The wood shingled roof is gabled and has a pitch of approximately 8:12. The two straddle ridge brick chimneys are deteriorated and no longer functional. The north, south, and east facades are vertical rough sawn board and batten siding. The west facade is composed of historical, horizontal metal lap siding with clapboard embossings. Although an exact date cannot be found when the metal panels were applied, this type of metal siding was typically produced between the late 1880's and early 1930's, according to architectural pressed metal specialists W. F. Norman Corporation. An original second story door on the north facade opens to a wood frame porch with wrought-iron railings where a porch with wood railings was located originally. An open stair leads west from the north porch to ground level. The east elevation has a lower level addition with main level deck and a second story porch. Both the porch and the deck have wrought-iron railings. Originally, a front entry porch and second level porch with wood railings were located along the east elevation. Original, wood, double hung windows exist along the north, south, and east elevations. Three additional picture windows exist on the north and south elevations and there is one sliding window at the west elevation.

The interior has original bead board paneling along the existing original stair to the second floor. Most doors, as well as door and window trim on the second floor, appear to be original.

The Rio Grande Hotel is located at the westernmost end of the property. Four modular trailer homes are located at the easternmost portion of the property and are used for additional theatre housing. Please see listings below for an itemized description of Existing Original and Existing Non-Historical Elements.

Existing Original Elements:

- Original wood, balloon frame structure exists and is in good condition even though the building structure has no foundation. The structure originally and currently bears directly in contact with soil via sill plate timbers. Current condition of direct contact bearing is deteriorated.
- Original plain wood shingles exist under current wood shingles.
- The original layer of siding is existing. The original layer is 1" x 8" horizontal wood tongue and groove siding. The original siding layer is not exposed and condition is unknown.
- The historical second layer is horizontal metal panel siding. The horizontal, metal siding panels have clapboard-like embossings. These embossed impressions have a 4" to 6" reveal per impression with 6 clapboard-like rows per panel.
- At the west elevation, the historical second layer metal panel siding is exposed (with wood tongue and groove siding behind) and is in fair condition. At all other elevations, the wood tongue and groove siding and metal panel siding layers are behind existing board and batten siding.
- Original north, second story door with two lower infill panels and two upper glazing panels with rounded tops exists. Condition of door is fair.
- Two original brick, straddle ridge chimneys exist. Condition of chimneys is deteriorated.

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Rio Grande Hotel

Section Number 13 Page 2

Existing Non-Historical Elements:

- Existing wood shingle (shake style) layer is over original plain wood shingles. Condition of roof is deteriorated.
- East main level entryway is in original location. Existing door is non-historical and in fair condition.
- A lower level addition with main level deck is located at the east elevation where the front entry porch originally existed. The condition of this addition and deck is deteriorated.
- A second story wooden porch at the east elevation is located where a wood porch originally existed. Condition of existing porch is deteriorated. Existing door is wood, with two lower infill panels and one upper glazing panel. The door is in good condition.
- Second story wood porch exists at north elevation with a western stair flight. This porch replaced an original wood porch with an eastern stair flight. The condition of existing porch is deteriorated.
- Wrought-iron railings exist at all porches and decks. The condition of all railings is fair. Originally, wood railings existed on all porches.
- Existing south entry has wood, hood roof overhang with a solid door. The condition of entry is poor.
- Vertical, rough sawn board and batten siding exists at north, south, and east elevations. The condition of siding is fair.
- Wood, fixed picture windows exist at north and south elevations (one at north, two at south). Windows are in fair condition.
- One small aluminum frame sliding window exists at main level along the west elevation. The condition of the window is fair.
- Wood shutters exist on all double hung windows. Shutters are in fair condition.

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Rio Grande Hotel

Section Number 14 Page 1

ALTERATIONS

In 1978 and 1979, owners Ernest and Enid Hageman made several alterations to the structure, including the replacement of the second story porch on the north elevation and the addition of board and batten siding on the exterior. They installed a 4'x2' aluminum sliding window on the west elevation of the main level, a 4'x5' wood fixed picture window on the south elevation of the main level, and two 4'x5' fixed picture windows on the north elevation, one on the main level and one on the second level. The Hageman's also added decorative wood shutters to all double hung windows as well as a shed style roof over the south entry door.

In 1983, the Creede Repertory Theatre built a 280 square foot lower level addition on the east elevation to supply additional space for seasonal housing. At the same time, a deck and a second story porch were added to the east elevation. Wrought-iron railings were added to all porches and decks. Below is a descriptive list of building alterations.

1978-1979

- Second story wood porch exists at the north elevation with a western stair flight. This porch replaced an original wood porch that had an eastern stair flight.
- Vertical, rough sawn board and batten siding exists at north, south, and east elevations. The condition of siding is fair.
- Decorative, wood shutters exist on all double hung windows.
- Wood, fixed picture windows exist at north and south elevations (one at north, two at south).
- One small, aluminum frame, sliding window exists at main level along the west elevation.
- Existing south entry has a shed style roof overhang and a solid door.

1983

- A lower level addition with main level deck is located at the east elevation where the front entry porch originally existed.
- A second story wood porch at the east elevation is located where a wood porch originally existed.
- Wrought-iron railings exist at all porches and decks. Originally, wood railings existed on all porches.

**STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

Property Name Rio Grande Hotel

Section Number 16 Page 1

SIGNIFICANCE STATEMENT

The Rio Grande Hotel was constructed in 1892 to alleviate the extreme housing shortage that existed in Creede, CO as the result of the silver mining boom. In 1889, prospector Nicholas Creede discovered a vein of silver near the head of Willow Creek. When David Moffat, President of the Denver and Rio Grande Mining Company learned of the strike, he and several other investors purchased the land for \$70,000 and founded the Holy Moses Mining Company. In 1891, Moffat used his personal funds to construct the ten mile railroad extension from Wagon Wheel Gap to Creede. A wave of fortune seekers, up to 200 per day, flooded the area and several other lucrative mines were established. At this time, the district referred to as Creede was actually composed of six mining camps: Willow, Amethyst, Upper Creede, Bachelor, Sunnyside Camp, and Weaver (Creede was incorporated as a town in May of 1892). Six million dollars in silver was taken from these mines in 1891 alone. The population of Creede grew to 10,000 during the peak mining year of 1892. The urgent need for housing prompted the development of many makeshift shelters, including the erection of shacks over the riverbed and tent "hotels." The Denver and Rio Grande Railroad even parked unused Pullman cars near the side of the tracks and rented them out as sleeping quarters. When the State of Colorado put its Section 36 school land up for sale in February 1892, the individual lots sold quickly. The Rio Grande Hotel was built upon one of these lots and its central location near the Denver and Rio Grande railroad tracks and depot made it a convenient stoppingpoint for both railroad workers and transient miners.

After Congress repealed the Sherman Silver Act in 1893, the price of silver decreased dramatically and, consequently, Creede's population also decreased. The demand for temporary housing sharply declined. The Rio Grande Hotel was sold in 1897 to D.L. Motz and became a private residence. It later became the home and offices of Theodore Wheeler. An abstractor by profession, Wheeler served as Colorado State Representative (1909-1911), Mineral County Assessor (1913-1917), Mineral County Treasurer (1921-1927), and Mineral County Judge (1933-1937). The property remained within the Wheeler family for decades. The Rio Grande Hotel was vacant for several years before it was sold to Ernest and Enid Hageman in 1977. In 1983, the property was purchased by the Creede Repertory Theatre (CRT). Established in 1966 to provide valuable theatrical experience for young actors and technicians, the CRT has consistently offered professional dramatic productions to Creede's residents and summer visitors. The acquisition of the Rio Grande Hotel has supplied much needed housing for the CRT's summer artists. It is significant to note that the Rio Grande Hotel is fulfilling the same purpose today that it did over one hundred years ago.

Based on photographic evidence, the Rio Grande Hotel is one of few wood frame structures in Creede to survive the devastating fire of June 1892. In less than two hours, the town's entire business district was destroyed. After the fire, many of the town's structures were rebuilt using stone and brick. Additional floods and major fires in 1895, 1902, and 1936 all but erased the remainder of the town's earliest architectural history. The Rio Grande Hotel's balloon frame construction is representative of the predominant method of construction employed during Creede's initial growth. Quicker, cheaper, and easier to construct than traditional heavy timber framing, balloon frame construction provided an ideal solution to Creede's housing crisis. However, balloon frame construction includes no fire blocks between floors and is therefore highly susceptible to the rapid spread of fire. The fact that the Rio Grande Hotel has survived so many natural disasters untouched is significant. The widespread use of balloon framing in Creede ceased after the 1892 fire.

STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Rio Grande Hotel

Section Number 16 Page 2

The major industry in Creede's early years was silver ore mining. Creede's rapid growth as a mining boom town created the need for the construction of the Rio Grande Hotel to house the influx of people into the area. Today, no mining is conducted anywhere in Mineral County. Tourism has become virtually the only industry in the area and the CRT is a vital component of that industry. The CRT brings approximately 16,000 visitors to Creede annually. That translates into an estimated two million dollar boost to the community's economy each year. The Rio Grande Hotel provides much needed housing for the CRT's summer actors, technicians, and support staff.

The parallel between the original and current functions of the Rio Grande Hotel is striking. It was initially constructed to house the people who were involved in the major industry of the area, silver ore mining. Today, it supports the tourism industry in the same way. The Rio Grande Hotel is representative of a building type once common in early Creede. It is significant because it is one of the few remaining structures of boomtown Creede and it provides the community with a reminder of its dynamic early days.

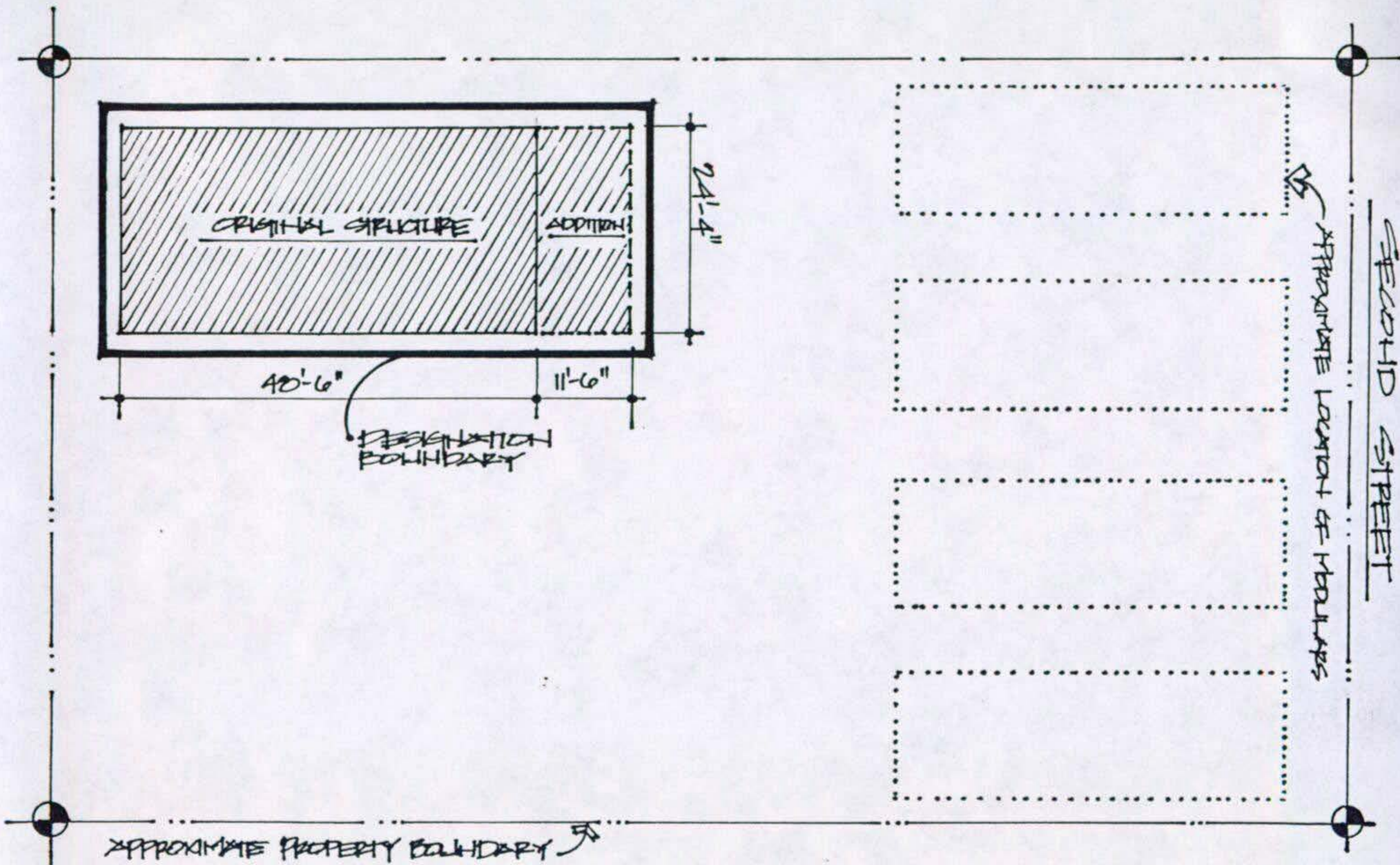
STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name Rio Grande Hotel

Section Number 17 Page 1

BIBLIOGRAPHY

- Bancroft, Caroline. Unique Ghost Towns and Mountain Spots. Boulder, CO: Johnson Publishing Co., 1967.
- Beebe, Lucius Morris. Rio Grande: Mainline of the Rockies. Berkeley, CA: Howell-North, 1962.
- Bennett, Edwin Lewis. Boom Town Boy in Old Creede. Chicago: Sage Books, 1966.
- Collman, Russ. Trails Among the Columbine. Denver: Sundance Publications, 1988.
- Colorado Historical Society. Creede files and photographic collection.
- Creede Candle (Creede, CO), 17 January 1892.
- Creede Candle (Creede, CO), 28 January 1892.
- Creede Candle (Creede, CO), 4 February 1892.
- Creede Candle (Creede, CO), 11 February 1892.
- Creede Candle (Creede, CO), 11 March 1892.
- Davis Richard Harding. At a New Mining Camp (1892); reprint, Olympic Valley, CA: Outbooks, 1977.
- Eberhart, Perry. Guide to the Colorado Ghost Towns and Mining Camps. Chicago: Sage Books, 1959.
- Feitz, Leland. Creede: Colorado Boom Town. Colorado Springs: Little London Press, 1969.
- Florin, Lambert. Ghost Town Album. Seattle: Superior Publishing Co., 1969.
- Mineral County Clerk and Recorder's Office. Creede, Colorado.
- Mineral County Tax Assessor's Office. Warranty and Patent Deeds. Creede, Colorado.
- Peterson, Fred W. Homes in the Heartland: Balloon Frame Construction of the Upper Midwest. Lawrence, KS: University of Kansas Press, 1992.
- Rocky Mountain News (Denver), 29 August 1982.
- Wheeler, Lloyd. Telephone interview conducted by Sarah Zaske, January 29, 1995.



RIO GRANDE HOTEL - SITE SCHEMATIC
 APPROXIMATE ONLY! NOT TO SCALE

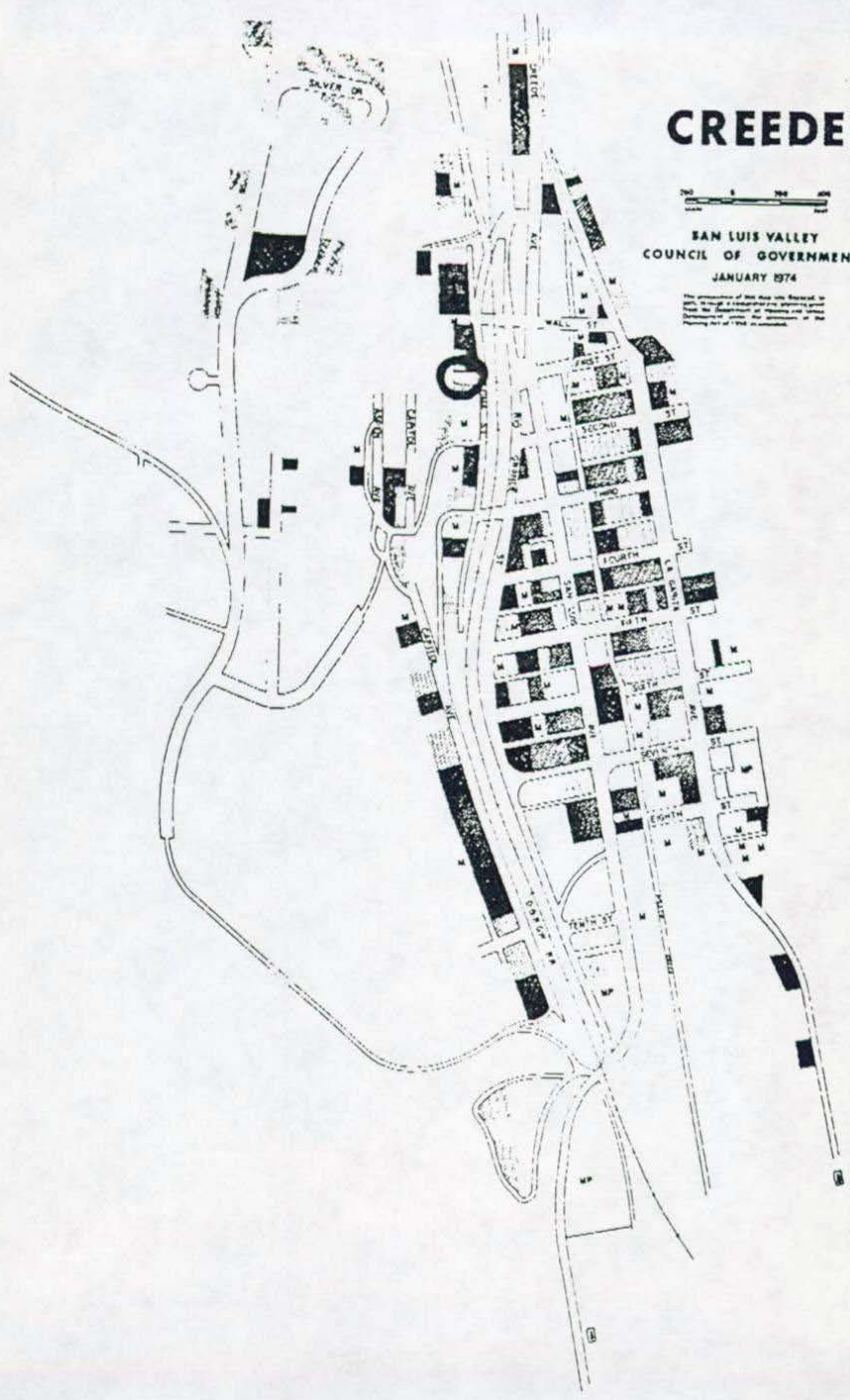


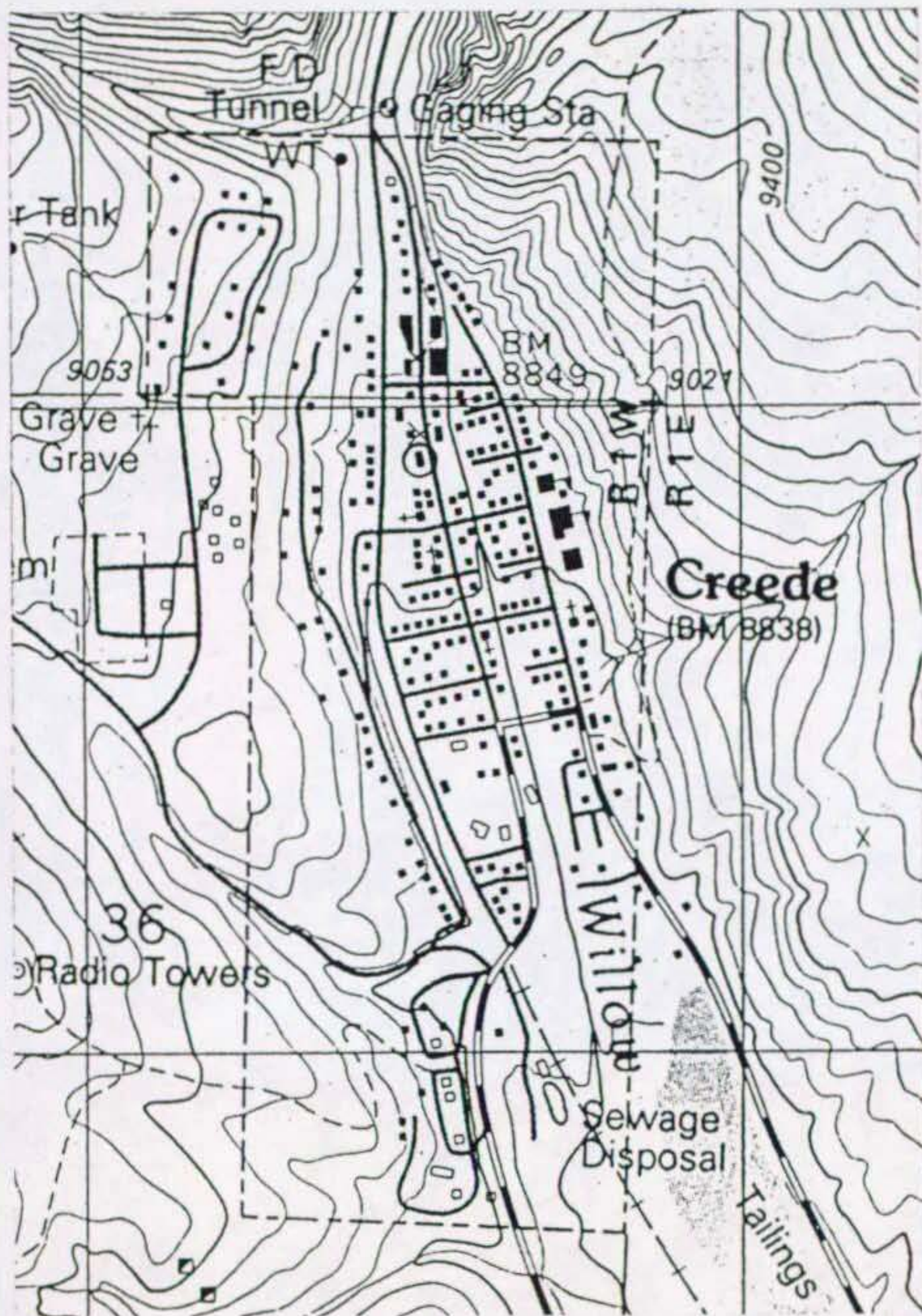
CREEDE



SAN LUIS VALLEY
COUNCIL OF GOVERNMENTS
JANUARY 1974

The portions of this map not covered by
other maps are shown in black. The portions
from the Department of Housing and Urban
Development under the provisions of the
Planning Act of 1968 are indicated.





CREEDE QUADRANGLE
COLORADO-MINERAL CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
 SW/4 CREEDE 15' QUADRANGLE



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route State Route

CREEDE, COLO.
 SW/4 CREEDE 15' QUADRANGLE
 37106-G8-TF-024

1986

DMA 4659 IV SW-SERIES V877

Warranty deed from Enid A. Hageman and Ernest L. Hageman to Creede Repertory Theatre, Inc., a Colorado non-profit corporation
September 19, 1983

The South Half of Block Three (3) South Creede and the South Half of tract or parcel of land lying West of and adjoining Block Three (3) South Creede, as described in State Patent recorded in Book 21 on Page 111 of Mineral County, Colorado, records.

ALSO a fractional part of the North Half of Block Three (3) in South Creede Section of the Town of Creede, Colorado, being bounded and described as follows: Beginning at a point on the center line between the North Half and the South Half of said Block Three (3), one hundred thirty-one (131) feet West of the East boundary line of said block and running thence North, five (5) feet; thence West to the West boundary line of said block, thence South five (5) feet to the center line between the North half and the South half of said block, thence East along said center line to the point of beginning.

A strip of land five (5) feet wide across the entire South side of the North half of tract lying West of Block Three (3) in the South Creede Section of the Town of Creede, Colorado.

THE FOREGOING BEING SUBJECT TO rights of way for roads, highways, ditches, canals and utilities

Filed for record the 30 day of Sept
A. D. 1983, at 11:10 o'clock A. M.
Reception No. 46745
C. M. Rogers Recorder



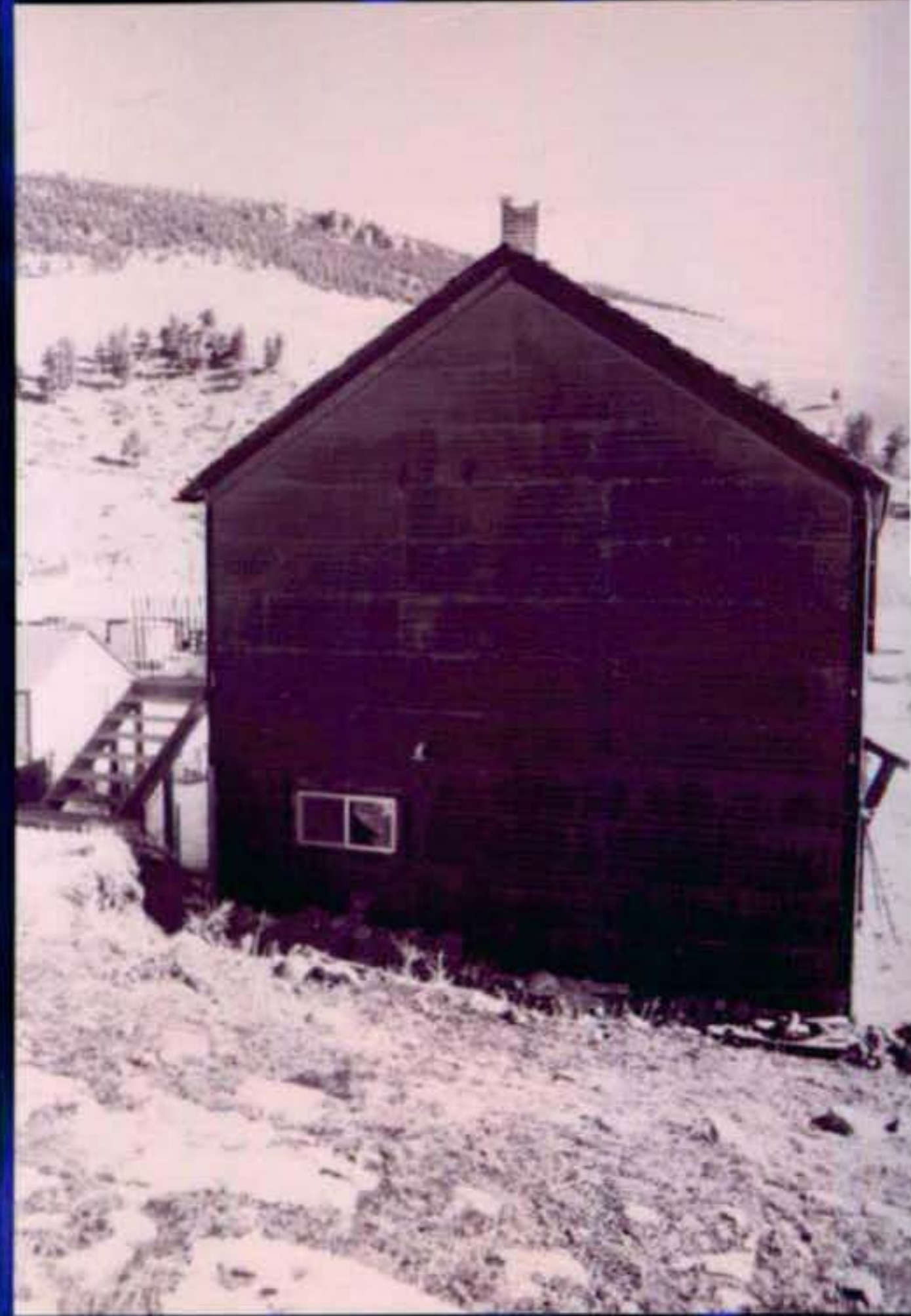
1995
View South



1995
View North



1995
View West



1995
View East



