

# HISTORY COLORADO

## COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

### SECTION I

#### Name of Property

Historic Name Roof & Dick Building

Other Names J.C. Penney, Ben Franklin, Duckwall, Museum of Friends

#### Address of Property

address not for publication

Street Address 600 Main Street / 109 E. 6<sup>th</sup> Street

City Walsenburg County Huerfano Zip 81089

#### Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Museum of Friends (contact: Maria Berger)

Address 600 Main Street Phone 719-738-2858

City Walsenburg State Colorado Zip 81089

#### Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

#### Preparer of Nomination

Name Brendt & Maria Berger (edited by E. Warzel) Date October 2, 2015

Organization Museum of Friends

Address 109 E. 6<sup>th</sup> St. Phone 719-738-2858

City Walsenburg State Colorado Zip 81089

#### FOR OFFICIAL USE:

Site Number 5HF.615

10/2/2015 Nomination Received

1/15/2016 Review Board Recommendation  
 Approval  Denial

1/21/2016 HC Board State Register Listing  
 Approved  Denied

Listing Criteria  A  B  C  D  E

**Certification of Listing:** Vice-President for Preservation Programs, HISTORY COLORADO Date \_\_\_\_\_

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**SECTION II**

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**Local Historic Designation**

Has the property received local historic designation?

No

yes ---  individually designated  designated as part of a historic district

Date designated \_\_\_\_\_

Designated by \_\_\_\_\_ (Name of municipality or county)

**Use of Property**

Historic: Commerce: department store, business, financial

Current: Entertainment/Recreation: museum

**Original Owner** Fred O. Roof & George Dick

Source of Information Huerfano County Assessor, *Walsenburg World* newspaper

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**Year of Construction** 1910

Source of Information: *Walsenburg World* newspaper

**Architect, Builder, Engineer, Artist or Designer** Francis W. Cooper, architect.

Source of Information: Alton M. Tirey Local History Center, A.R. Mitchell Museum Collection, Spanish Peaks Library Archive, 1<sup>st</sup> National Bank in Trinidad.

**Locational Status**

Original location of structure(s)

Structure(s) moved to current location

Date of move \_\_\_\_\_

**SECTION III**

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**Description and Alterations**

# COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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## SECTION IV

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### 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, and 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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Agriculture                              | <input type="checkbox"/> Economics                        | <input type="checkbox"/> Landscape               |
| <input type="checkbox"/> Architecture                             | <input type="checkbox"/> Education                        | <input type="checkbox"/> Architecture            |
| <input type="checkbox"/> Archaeology –<br>prehistoric             | <input type="checkbox"/> Engineering                      | <input type="checkbox"/> Law                     |
| <input type="checkbox"/> Archaeology –<br>historic                | <input type="checkbox"/> Entertainment/<br>Recreation     | <input type="checkbox"/> Literature              |
| <input type="checkbox"/> Art                                      | <input type="checkbox"/> Ethnic Heritage                  | <input type="checkbox"/> Military                |
| <input checked="" type="checkbox"/> Commerce                      | <input type="checkbox"/> Exploration/<br>Settlement       | <input type="checkbox"/> Performing Arts         |
| <input type="checkbox"/> Communications                           | <input type="checkbox"/> Geography/<br>Community Identity | <input type="checkbox"/> Politics/<br>Government |
| <input type="checkbox"/> Community<br>Planning and<br>Development | <input type="checkbox"/> Health/Medicine                  | <input type="checkbox"/> Religion                |
| <input type="checkbox"/> Conservation                             | <input type="checkbox"/> Industry                         | <input type="checkbox"/> Science                 |
|   | <input type="checkbox"/> Invention                        | <input type="checkbox"/> Social History          |
|   |   | <input type="checkbox"/> Transportation          |

### Significance Statement

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

### Bibliography

## SECTION V

### Locational Information

Lot(s) 5 Block 37 Addition n/a

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USGS Topographic Quad Map Walsenburg South, 7.5 minute series.

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### Verbal Boundary Description of Nominated Property

(describe the nominated property on a continuation sheet)

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**SECTION VI**

**Photograph Log for Black and White Photographs**

(prepare a photograph log on one or more continuation sheets)

**SECTION VII**

**ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION**

**Owner Consent Form**

**Black and White Photographs**

**Color Prints or Digital Images**

**Sketch Map(s)**

**Photocopy of USGS Map Section**

**Optional Materials**

**Use of Nomination Materials**

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

**For Office Use Only**

Property Type:  building(s)  district  site  structure  object  area

Architectural Style/Engineering Type: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Commercial Style

Period of Significance: 1910-85

Level of Significance:  Local  State  National

Multiple Property Submission: n/a

Acreage less than one

P.M. 6 Township 28S Range 66W Section 9 Quarter Sections SW NE SE

UTM Reference: Zone 13 Easting 519360 Northing 4164067 NAD83

Site Elevation: 6,170 feet

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## DESCRIPTION and ALTERATIONS

### Description

The two-story 1910 Roof & Dick Building is a Late 19th and Early 20th Century American Movement: Commercial Style building that prominently occupies the southeast corner of 6<sup>th</sup> and Main streets in downtown Walsenburg with an alley passing north to south along the east (rear) of the building. Although the street grid in downtown Walsenburg is oriented northwest to southeast, for clarity in this nomination, the northwest side of the building will be referred to as north and the southeast will be referred to as south. Adhering to this convention, Main Street is to the west, while 6<sup>th</sup> Street is to the north. The Roof & Dick occupies nearly its entire lot, and the single-story building to its south is directly adjacent.

### Exterior

The Roof & Dick Building is a two-story, flat-roofed brick masonry building with an L-shaped plan (approximately 54' x 125') comprised of the northern half extending to the east by 33' more than the southern half. A sandstone foundation supports the entire building. The basement extends west and north under the sidewalks, creating two vaults, although the north vault along 6<sup>th</sup> Street has been closed off. The building's red brick masonry is laid in a common bond with headers every fifth course. A sandstone water table covered with nonhistoric sheet metal at the north and west sides distinguishes the first floor from the second and serves as a sill for the second story windows, which are set within decorative brick surrounds comprised of soldiers and headers laid in an orthogonal pattern. The windows themselves are a non-original tripartite aluminum frame with a middle horizontal sliding sash, except where noted. The major corners of the building feature stylized quoins of projecting brick courses. A cornice of brick corbelling runs along the west- and north-facing sides and has a sandstone coping, much of which is deteriorated and spalling. Above the sandstone coping is a red brick parapet wall featuring blond brick headers in a running diamond pattern.

#### *West-Facing Side*

The first level of the west-facing side originally featured two storefronts. Within that large opening, approximately half has been infilled toward the south end with newer red brick in running bond. The north end is a 1970s storefront with an off-center recessed aluminum and glass double-door entrance flanked to the north and south by large aluminum storefront windows, with a smaller storefront window beyond to the south. Red brick masonry knee-walls with rowlock sills are below each storefront window. The remainder of the first floor to the south is blank with red brick infill. Above the storefront and brick infill is a large modern sign that extends nearly the entire length of the façade and around the northwest corner. Directly above the metal sign is the sandstone water table, which visually supports two bays of three windows each.

#### *North-Facing Side*

The west end of the first story of the north-facing side along 6<sup>th</sup> Street features a former storefront opening that has been infilled with a newer red brick. The infilled opening is framed by the projecting brick quoins at the northwest corner and a pilaster of the same brick quoins at the east end of the opening.

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Further east along the ground level, set between two infilled storefront window openings with brick flat arches, is a former entrance framed by brick pilasters with sandstone capitals supporting a projecting sandstone lintel with "ROOF & DICK" inscribed within the frieze. The opening of this entrance has been infilled with the same brick as the other openings. At the eastern corner is a final opening that has been partially infilled with brick except for an aluminum door with transom. The second story of the north-facing side features thirteen window openings within brick surrounds as described above. The windows are generally paired with single openings centered above the infilled entrance with pilasters and sandstone lintel and above the infilled storefront window at the east corner.

#### *East-Facing Side*

On the east wing of the building that extends to the alley, the east-facing side features at the second story a row of three windows with elliptical arch brick lintels and sandstone sills covered with a nonhistoric sheet metal. The southern-most of these windows has the same tripartite aluminum window as the north- and west-facing sides. The other two window openings are covered with sheet metal. The first story has one window opening directly below the southern-most window at the second story which is covered with metal security bars.

The east-facing side of the south wing of the building has a large freight opening with a steel lintel that has been infilled with concrete block except for a flush metal personnel door. Directly above this opening to the north side is a square opening, possibly a window to the mezzanine, which has since been blocked. The second story has two window openings with brick elliptical arches and sandstone sills. These openings now accommodate smaller sliding sash aluminum windows, with the remainder of the openings and the sandstone sills covered with sheet metal.

At the intersection of the east and south wings of the building is a large brick chimney capped with nonhistoric metal and a vent.

#### *South-Facing Side*

The south-facing side of the building's east wing has an exterior covered staircase leading to the basement. The stair covering is comprised of plywood clad with salvaged yellow enameled metal signs from the building's J.C. Penney era that appear in a ca. 1940 photo of the building and are believed to have been removed during a 1962 remodeling. Above the stair covering at the first floor is a row of three window openings with brick elliptical arches and sandstone sills. All three feature metal security bars. A fourth opening, likely originally for a door, is at the east end. This opening has been infilled with brick. The second story has another row of three windows directly above those at the first story. The eastern-most of these windows has a small sliding sash aluminum window, with the remainder of the opening and the sill covered with sheet metal. The other two openings accommodate single-hung modern vinyl windows with an arched top sash that does not fit the original orthogonal opening. Wood blocking fills in the remainder of the opening around the arched sash.

#### *Interior*

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The interior main floor has centered cast iron columns and wood framing that creates an unobstructed main space. A small mezzanine level at the east end of the first floor overlooks the store space and is accessed by a small set of stairs at the south end. The ceiling on the ground floor features historic decorative pressed tin. Though finishes and doors are nonhistoric, the second story keeps its historic configuration of offices opening onto a central, wide corridor daylighted by skylights at the roof. The second floor is accessible only by the stairs at the exterior door at the eastern end of the east wing.

### Alterations

As building records are not available, the timeline of alterations to the Roof & Dick Building is based on historic photos (provided below), Sanborn Fire Insurance Company maps, and newspaper accounts. A 1930 Sanborn Fire Insurance Company map shows the insertion of a mezzanine towards the rear. A ca. 1940 photo (Photo H-1) shows a sign mounted on the west-facing side's second floor advertising for the Klein Hotel & Café, which was located down the block on 6<sup>th</sup> Street. In 1940 the *Walsenburg World* reported that the J.C. Penney store was expanding within the Roof & Dick Building. Based on historic photos and the newspaper article, it is believed that this expansion consisted of the infilling of the entrance and first-floor windows on the north side and the removal of the stairs accessing the second story from the north entrance to the far east end of the north side. The replacement of the first J.C. Penney yellow enameled metal sign with a more modern sign covering the original storefront transom is believed to have occurred in 1962 (see Photos H-1, H-2). The concrete corner treatments that once capped the parapet are believed to have been removed sometime between ca. 1962-71 based on historic photographs (see Photos H-2, H-3). Original one-over-one wood double-hung sash windows at the second level were removed and replaced with the current aluminum windows with a center sliding sash ca.1971-77. The west main storefront is believed to have been infilled and reconfigured with a 1977 remodeling to accommodate the arrival of the Ben Franklin store, as the earlier storefront is visible in a 1971 photo (see Photo H-3).

The sign board from 1962 that covers the original storefront transom now features signage for the Museum of Friends (MOF). Other alterations undertaken by MOF since 2012 include the insertion of partition walls at the southwest corner of the first floor to accommodate its gift shop, and the installation of a kitchenette on the second floor within a former storage space.

### Integrity

The building's integrity of location is intact as the building remains at its original location. Integrity of setting is also intact, with the building surrounded by other commercial buildings along Walsenburg's primary business and retail street, though many in the larger area have been subsequently demolished. Materials, design, and workmanship are less intact from the building's original construction, but the subsequent changes to the storefront, windows, and sign reflect the building's evolution as a downtown retail space. Integrity of feeling and association are strong, with the building clearly reflecting its history as a commercial building within a small town business district.

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## SIGNIFICANCE STATEMENT

The Roof & Dick Building is locally significant under Criterion A in the area of Commerce from 1910-1985 for its role in Walsenburg's commercial history. For several decades it has anchored the heart of downtown, including national chain stores like J.C. Penney (1932-1976) and Ben Franklin (1977-1985). The building continually provided Walsenburg and its surrounding communities with goods at the same location until 1985 when the Ben Franklin store closed. The period of significance of 1910-1985 recognizes the building's continual commercial use and presence in downtown Walsenburg.

## HISTORIC BACKGROUND

### *Early Settlement of Walsenburg*

Walsenburg is the seat of Huerfano County, named for the solitary volcanic butte on the plains north of town that was used for centuries by travelers as a navigation point. Isolated from the rest of the Rocky Mountains, the butte's orphan status gave it a name that in turn named the county.<sup>1</sup> Trappers and traders were the earliest visitors to this area known as the Cucharas River Valley. The settlement that would become the city of Walsenburg was originally known as Plaza de los Leones, founded by the Atencio and Don Miguel Antonito de Leon families in 1858. Don Miguel was born in New Mexico in the 1790s. Later in life he moved with his family to this valley and established one of its first homesteads. According to local parish records he died and was buried on June 24, 1884 in the South St. Mary's cemetery in Walsenburg. During the 1860s, groups of families began arriving from the San Luis Valley and elsewhere to take advantage of the mild climate of the Cucharas Valley in establishing their ranches and livestock operations. The area became a hub of activity for cattle drives and commerce over the passes through the Rocky Mountains, bringing many settlers to the area.

As travel through the area increased, the influx of new visitors required new businesses to serve their needs. Among many others who began to establish commercial enterprises among the Plaza's adobe buildings, Henry Anton Frederick ("Fred") Walsen, originally from Prussia, relocated from Fort Garland to Plaza de los Leones and established a general store in 1870. In 1873 the settlement incorporated as the town of Walsenburg, with Walsen serving as the first mayor, or "head trustee."<sup>2</sup> Soon after, in 1874, the Huerfano County seat was relocated from Bandito to Walsenburg.

Though coal was known to be in the area, with local families harvesting the fuel from open seams, the first coal mine, Walsen Mine, was not opened until 1876 just west of Walsenburg. Other mines soon followed. In the same year, two separate railroads, the Denver & Rio Grande Railroad, followed by the Colorado & Southern Railway, laid track in the area. With the opening of the coal mines and the coming of the railroads, the town continued to grow rapidly, though hindered in 1878 by a flood from the nearby Cucharas River which destroyed much of what was then becoming the main commercial area around Main and Fifth streets.<sup>3</sup>

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<sup>1</sup> *Huerfano* is the Spanish word for *orphan*.

<sup>2</sup> Dorothy Rose Ree, *Walsenburg: Crossroads Town*. Walsenburg: Nocturn Independent Publishing, 2006, 34.

<sup>3</sup> *Ibid.*, 37.



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### *Growth of a City*

With the opening of the Colorado Coal and Iron plant in Pueblo in 1879, the area's coal mining industry began to grow, with a significant boost of activity beginning in 1890 when steel production increased. From 1890-1920, the area:

experienced a boom period that resulted in population growth and the development of new buildings to meet the needs of the growing community. Payrolls from the mining camps... went into area businesses and tax coffers, boosting the local economy and resulting in the growth of Walsenburg, which served as the county seat and market center.<sup>4</sup>

When the Roof & Dick Building was constructed in 1910, Walsenburg was in the midst of establishing itself as a commercial hub for the surrounding area by providing services and goods for its residents as well as miners and their families from nearby camps. Though the town was incorporated in 1873 and made the county seat, it was just hitting its stride with the establishment of several stores and professional offices (such as medicine and law) in the downtown. The town was developing its first municipal park and was installing water pipes from its new system. The stone armory was built as were as many as a dozen other business buildings. The first moving picture theater opened in 1910 (no longer extant). The Trinidad Electric Transmission, Railway & Gas Company's power plant was constructed to the west of town in 1910 (site #5HF.2132). Grandview Townsite, in the north section of town, was opened with 200 more city lots. Concrete sidewalks were being laid. Between the 1900 and 1910 U.S. Censuses, the population of Walsenburg grew from 1,033 to more than 2,400.<sup>5</sup>

### *Construction of Roof & Dick Building*

In approximately 1907 the owners of the Roof & Dick Building, Fred Roof and George Dick, purchased several vacant lots at the southeast corner of 6<sup>th</sup> and Main streets, the site of a 1902 fire that destroyed five buildings.<sup>6</sup> In 1908, they had begun construction of two single-story brick buildings on their property, just south of where the Roof & Dick Building stands today. As noted by the newspaper at the time, the quarter block they owned at 6<sup>th</sup> and Main was "considered the finest business location in the city."<sup>7</sup> These earlier one-story buildings housed a butcher and a grocer.

The 1908 article mentioned the men's plans to construct a two-story building in the near future. In January 1910, a call for bids "for the construction of a two story brick building on the corner of Main and Sixth," with plans and specifications available at the "office of Coper [sic] & Robertson, Architects, Pueblo" or "at the office of George Dick," was placed in the *Walsenburg World*.<sup>8</sup> Once the building

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<sup>4</sup> Ron Sladek, "Huerfano County High School, 5HF.2183" National Register of Historic Places nomination form, May 2005, 9.

<sup>5</sup> U.S. Census records: 1900, 1910. [www.census.gov](http://www.census.gov), accessed 19 November 2015.

<sup>6</sup> Sara Murphy, "5HF.615 Ben Franklin Building/Roof & Dick Building Inventory Record," Colorado Cultural Resource Survey, on file with History Colorado Office of Archaeology and Historic Preservation, 24 March 1981.

<sup>7</sup> "Main Street Improvements" *Walsenburg World*, 2 April 1908.

<sup>8</sup> *Walsenburg World*, 20 January 1910.

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was completed later that same year, early tenants included a dry goods and clothing store in the large store space facing Main Street, with two smaller spaces at the east end of the east wing facing 6<sup>th</sup> Street housing a barber and tailor.<sup>9</sup> Professional offices on the second floor housed doctors, attorneys, and real estate and insurance agents.

The architect for the building was Francis W. Cooper from Pueblo, who designed many buildings and homes for prominent citizens in Pueblo, several of which are listed in the National Register (e.g., Bowen Mansion, 5PE.493, listed 9 January 1978; Asbury White House, 5PE.4200, listed 11 October 1984). In 1911 Cooper also designed a brick residence on 3<sup>rd</sup> Street in Walsenburg for James B. Dick, George Dick's brother. Cooper was a native of New York and graduated from Cornell University in 1874; in 1881, after working in Ohio and Cheyenne, Wyoming, he moved to Pueblo where he established a successful architectural practice. Cooper was the President of the State Board of Architect Examiners for sixteen years and a Fellow in the American Institute of Architects.<sup>10</sup>

#### *Department Stores and other Tenants*

The early tenants of the Roof & Dick Building's prime commercial space on Main Street included the Huerfano Trading Company (1910-1926) and the Walsenburg Electric Supply Company (1926-1932). In 1922, the national department store J.C. Penney moved its offices to the building's second floor, while still maintaining its store established ca.1921 down the street at 726 Main Street.

The J.C. Penney department store company was established by James Cash Penney in 1902 with a single store in Kemmerer, Wyoming. By 1912, there were 34 J.C. Penney stores in the Rocky Mountain region.<sup>11</sup> In 1932, when the Walsenburg store relocated to the Roof & Dick Building to gain a larger retail space, the company had 1,477 stores with locations in every state.<sup>12</sup> As the 1932 newspaper article announcing the move posited, "The J.C. Penney Company's action in opening a larger store in Walsenburg at this time is striking evidence of the faith of this nation-wide institution in the future and growth of this community."<sup>13</sup> Evidence that the J.C. Penney store thrived at this location may be inferred from an expansion in 1940:

A \$3,500 remodeling program is in progress at the J.C. Penney store at Sixth and Main, where 1,200 square feet of floor space is being added to the building by acquisition of the location formerly occupied by the Smoke House... Repair of the building calls for moving the stairway to the Roof and Dick office rooms to the far east corner of the building.<sup>14</sup>

This expansion evidently included expanding into the two smaller commercial spaces in the east wing, necessitating the removal of the stairs from the original north entrance. It is believed that at this time the

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<sup>9</sup> Sanborn Fire Insurance Company map, Walsenburg, July 1912.

<sup>10</sup> "Colorado Architects – Biographical Sketch: Francis W. Cooper," Office of Archaeology and Historic Preservation. 27 August 2001. [http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects\\_cooper.pdf](http://www.historycolorado.org/sites/default/files/files/OAHP/Guides/Architects_cooper.pdf) (accessed 18 November 2015).

<sup>11</sup> "J.C. Penney," Wikipedia. [https://en.wikipedia.org/wiki/J.\\_C.\\_Penney](https://en.wikipedia.org/wiki/J._C._Penney) (accessed 19 November 2015).

<sup>12</sup> "J.C. Penney Company Opens at New Location Tuesday," *World Independent*. 4 November 1932.

<sup>13</sup> Ibid.

<sup>14</sup> *World Independent*, 7 February 1940.

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north entrance was infilled along with the north storefront windows in order to accommodate the expansion.

The J.C. Penney store continued to provide goods while meeting changing customer needs and expectations. In 1962, the local paper announced that “The J.C. Penney Company store is undergoing a modernization program that includes two new features designed to speed customer service on items that are now prepackaged... [consisting of] a central wrapping counter and a new arrangement of merchandise counters.”<sup>15</sup> This modernization apparently consisted of mainly interior alterations, however a photograph from ca. 1962 shows a new J.C. Penney sign installed over the original storefront transom (see Photo H-2).

After four decades in this location, J.C. Penney announced in 1976 that it would close in mid-July that same year.<sup>16</sup> Though the main retail space on Main Street remained shuttered for about a year, there is no indication that the professional offices on the second floor lost tenants. In 1977 the *Huerfano World* reported that “[t]hree Missouri residents will open a new Ben Franklin Store in Walsenburg in early July at the former site of the J.C. Penney Store... Remodeling of the building at Sixth and Main in Walsenburg was started this week...”<sup>17</sup> The remodeling consisted of replacing and infilling the west storefront into essentially its current configuration and possibly the replacement of the second story windows, as well as the installation of a Ben Franklin sign where the ca. 1962 J.C. Penney sign had been (see Photo H-4).

Ben Franklin is a franchise chain of discount stores still in operation specializing in arts and crafts, with individual stores owned by independent proprietors. They are commonly found in small towns throughout the United States.<sup>18</sup> The Walsenburg store operated from 1977 until 1985, when its owners closed shop. The Roof & Dick Building then sat vacant for several years. A Duckwall store, another discount retail company with a business strategy of targeting markets where no other competitors exist, operated in the building from 1994 to 2010.

#### *Fred Roof and George Dick*

The original owners of the Roof & Dick Building were relatively prominent businessmen and real estate investors. Newspaper accounts indicate that the building at 6<sup>th</sup> and Main was one of at least a few downtown commercial buildings that the two owned, sometimes in conjunction with other partners.<sup>19</sup>

Frederick Osborne Roof came to Walsenburg in 1888 after a short stint as the railroad depot operator for the Denver & Rio Grande Railroad in Cucharas, six miles east of Walsenburg. He had been born in 1860 in New York and raised in Pennsylvania where his father Stephen was one of the first oil producers. He went to work for a railroad and by 1883 was a telegrapher in North Dakota. In 1884 he relocated to Pueblo, then Cucharas. While in Cucharas he invested in land and became a stock

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<sup>15</sup> *Huerfano World*, 1 February 1962.

<sup>16</sup> *Huerfano World*, 29 April 1976.

<sup>17</sup> “Missourians opening Ben Franklin Store,” *Huerfano World*, 21 April 1977.

<sup>18</sup> “Ben Franklin (company),” Wikipedia. [https://en.wikipedia.org/wiki/Ben\\_Franklin\\_\(company\)](https://en.wikipedia.org/wiki/Ben_Franklin_(company)) (accessed 20 November 2015).

<sup>19</sup> “Building to Be Extended,” *Walsenburg World*, 26 March 1914.

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raiser. In 1888 he was an organizer of the Walsenburg Electric Power Company. In 1889 he was secretary of the company that bought and put on the market some 500 lots in the Tourist City Addition. He became clerk of the district court and was the first subscriber to the *Walsenburg World* newspaper when it was first published in March 1889. He had been elected town clerk and recorder, but resigned in November 1889 when he was elected county clerk on the Republican ticket. He served as county clerk until 1895. In 1892 he married Inez Townsend and they had two daughters, Estella and Freda. Through the 1890s he was the cashier at Walsen's banking company and served on the Town Council. In 1899 he built a warehouse near the railroad tracks for the storage of wool or grain, which was the largest warehouse in Huerfano County at the time. In 1901 Roof resigned his bank job to devote his time to his real estate interests, sheep, and duties of the district clerk. He also was president of the Western Oil and Refining Company with wells near Walsenburg producing gas and expecting to strike oil at any time. In 1905 he was elected president of the board of the new First National Bank in Walsenburg and served in that position until 1910. He was also an incorporator of both the Walsenburg Foundry and Machine Shops and the Cuchara Coal Company which owned several local coal mines. In 1910 he moved with his family to Pueblo and became president of the Minnequa Bank. He died in 1936.

George Dick was a name used in three generations of the family. The George who co-owned the Roof & Dick Building was the one who lived from 1851 to 1927. He was born in Fife, Scotland as one of four brothers who came to Walsenburg before 1890. The other brothers were Robert, Andrew and James.<sup>20</sup> George was at first a miner near Walsenburg, but later was county sheriff one term, county treasurer two terms, county clerk one term and Walsenburg Chief of Police for two years. While he was sheriff, he became a naturalized American citizen. In 1902 he bought the J.R. Kearns Real Estate Company. In 1918 he organized Dick Abstract and Investment Company that remained in his immediate family until 1947. He also sold real estate and insurance. George owned a ranch near the Huerfano Butte north of Walsenburg. When he died in Pueblo in 1927, he left two daughters, two sons and numerous grandchildren, nearly all of whom were active in Huerfano County politics and business. Upon George's death, the building at 6<sup>th</sup> and Main streets is believed to have passed to his son Andrew. Among George's four children, Andrew was the only one who went into business with his father. The Dick family retains a presence in the county even today.<sup>21</sup>

#### *Subsequent and Current Owners*

Deed research on the sequence of early ownership for the Roof & Dick Building is not conclusive; however, it is believed that sometime following his move to Pueblo in 1910, Roof sold his ownership of the building to Dick, who owned it outright by his death in 1927. The building was sold to Gerald Ariano in 1955.<sup>22</sup> In 2005 the building was purchased by Brendt Berger, who transferred joint ownership to Maria Cocchiarelli in 2006.<sup>23</sup> The Museum of Friends, a 501(c)(3) nonprofit incorporated in December 2007, became the owner in April 2011.

The Museum of Friends (MOF) uses the building to display and house over 500 works of art by

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<sup>20</sup> *Portrait and Biographical Record of the State of Colorado*. Chicago: Chapman Publishing Co., 1899, 580.

<sup>21</sup> Nancy Christofferson, correspondence with Brendt and Maria Berger, May 2015.

<sup>22</sup> Huerfano County Clerk & Recorder, 3 November 1955. #200817, Book 247, Page 229.

<sup>23</sup> Brendt Berger, email correspondence with E. Warzel, July 2015.

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contemporary artists. Its mission is to “honor the artists who have freely given art to the museum’s founders thereby establishing its collection... MOF’s primary goals are to foster the open inquiry necessary to a cultural education and its ideals through exhibitions, sharing an extensive reference library, and public programs.”<sup>24</sup> The first floor houses the MOF’s primary exhibition space and its gift shop, while the second floor has additional exhibit spaces, MOF offices, and a small apartment for visiting artists within the original office areas.

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<sup>24</sup> Berger email correspondence.

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**GEOGRAPHICAL DATA**

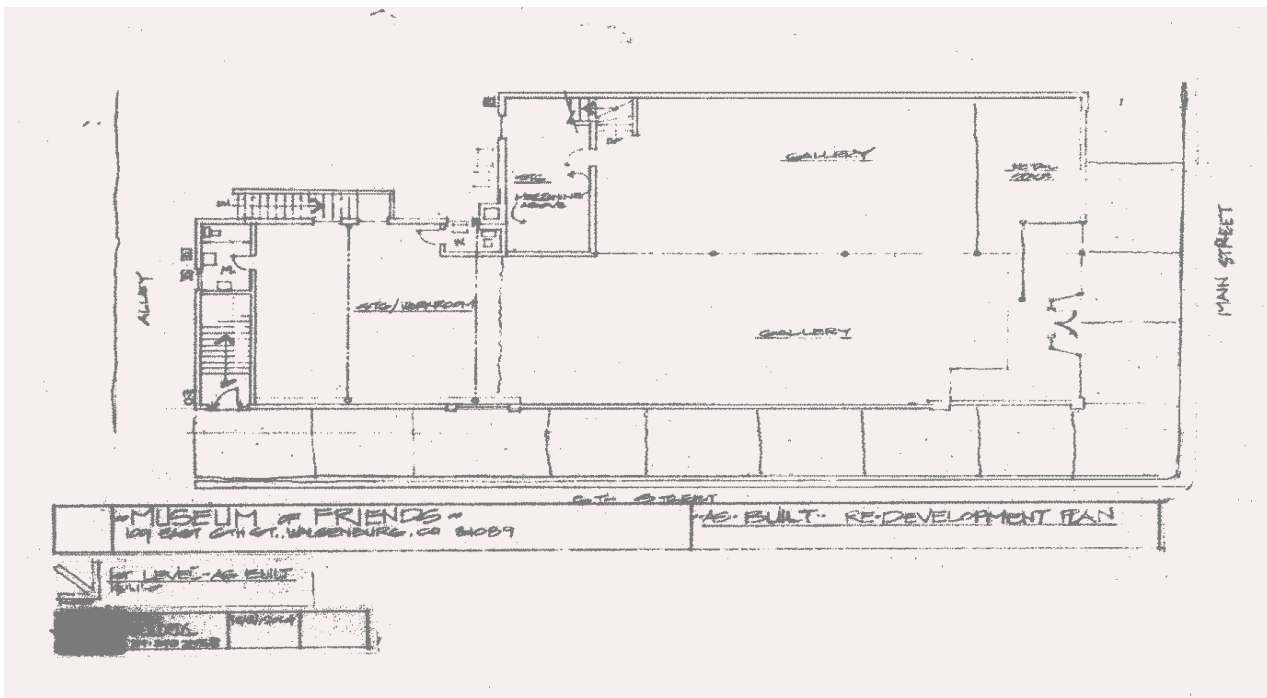
**VERBAL BOUNDARY DESCRIPTION**

A part of Lots 4 and 5, Block 37, in the Town, now City of Walsenburg, more particularly described as follows, To-wit: Beginning at a point on the Westerly line of said Lot 5 in said Block 37 at a point 52 feet 10 ½ inches Southerly from the Northwest corner of said Lot 5, thence Easterly along a line parallel with the North line of said Lot 5, a distance of 110 feet to the alley in the rear, then at right angles Southerly along the alley in the rear, thence at right angles Southerly along the alley line a distance of 23 feet, 6 inches, then at right angles Westerly along a line parallel to North line of said lot 5 a distance of 110 feet to the Westerly line of said Lot 4, thence Northerly along the Westerly line of said Lot 4, thence Northerly along the Westerly line of said Lots 4 and 5, a distance of 23 feet 6 inches to the place of beginning.

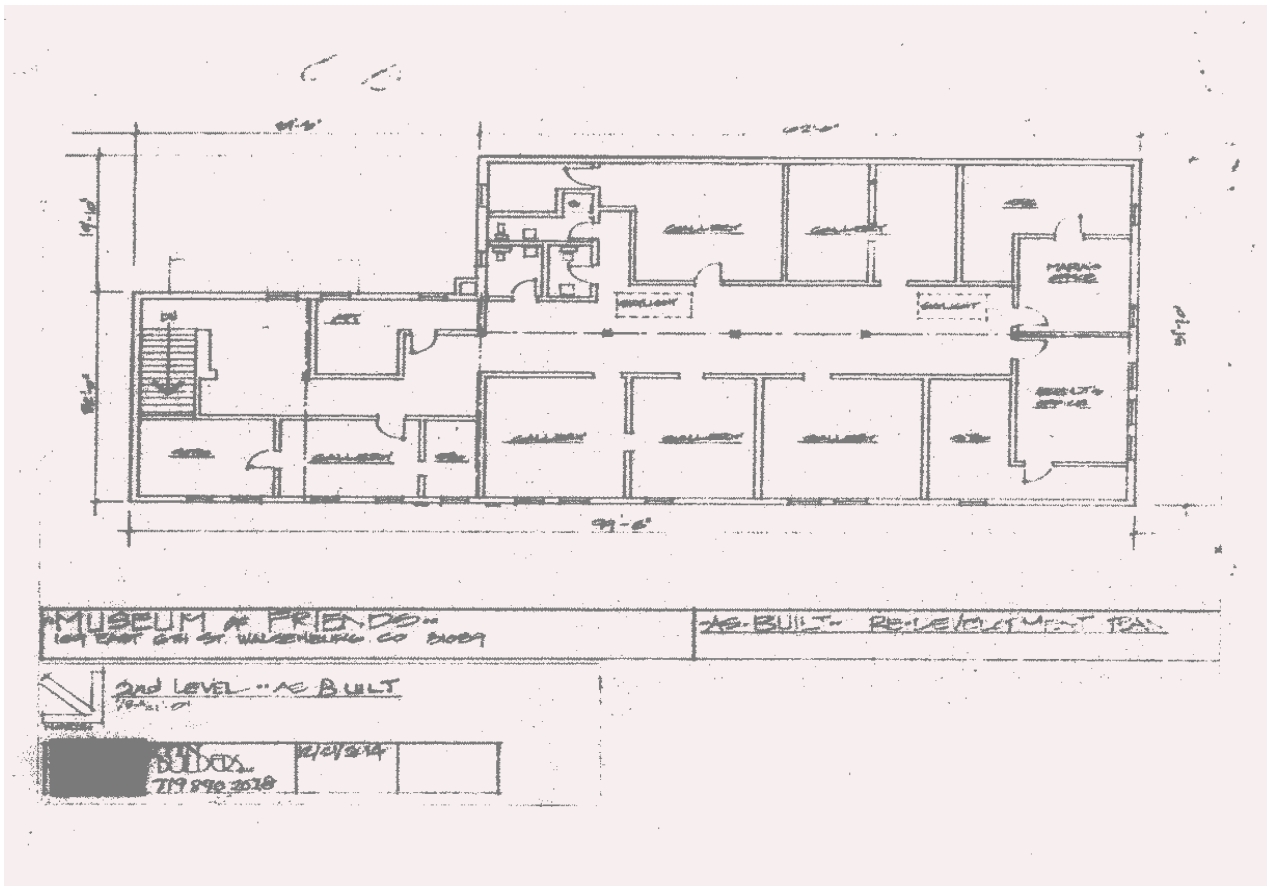
According to the records of the Clerk and Recorder for Huerfano County Colorado, the property is known by street and number as 600 Main Street.



Property Name Roof & Dick Building



First Floor Sketch Map (courtesy of Museum of Friends)



Second Floor Sketch Map (courtesy of Museum of Friends)

**Property Name** Roof & Dick Building

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**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-8 except as noted:

Name of Property: Roof & Dick Building  
Location: 600 Main Street, Walsenburg, CO  
Photographer: Brendt Berger  
Date of Photographs: January 2015

Photo No.                      Photographic Information

- 1 West-facing side.
- 2 North-facing side.
- 3 East end of north-facing side and east-facing wall of east wing (E. Warzel, July 2015).
- 4 Rear of building with south facing wall of east wing and east-facing wall of south wing (E. Warzel, July 2015).
- 5 Detail of infilled entrance and window openings at first floor on north-facing side.
- 6 Interior view of historic ceiling at first floor retail space (contemporary art installation in foreground).
- 7 Interior view of second floor central hall with offices on either side (E. Warzel, July 2015).
- 8 Detail of second floor skylight (E. Warzel, July 2015).

**HISTORIC PHOTOGRAPH LOG**

Photo No.                      Photographic Information

- H-1 J.C. Penney, ca. 1940, looking south on Main Street. Courtesy of the Alton M. Tiery Local History Center Collection, Walsenburg.
- H-2 J.C. Penney, ca. 1962, north and west facing with double entrance and storefront windows.
- H-3 J.C. Penney, 1971, during Walsenburg High School's homecoming parade. Photo by Clifford Coe, posted on "What you remember about Walsenburg" Facebook page by Laura Hacsí (Coe's granddaughter). Accessed 4 June 2015.
- H-4 Ben Franklin store, 1977. Courtesy of the Alton M. Tiery Local History Center Collection, Walsenburg.
- H-5 Duckwall, entire building with offices on second floor, 2000. Courtesy of the Alton M. Tiery Local History Center Collection, Walsenburg.
- H-6 Duckwall interior of store with merchandise, 2000. Courtesy of the Alton M. Tiery Local History Center Collection, Walsenburg.

Property Name Roof & Dick Building

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Photo H-1: J.C. Penney, ca. 1940, looking south on Main Street.

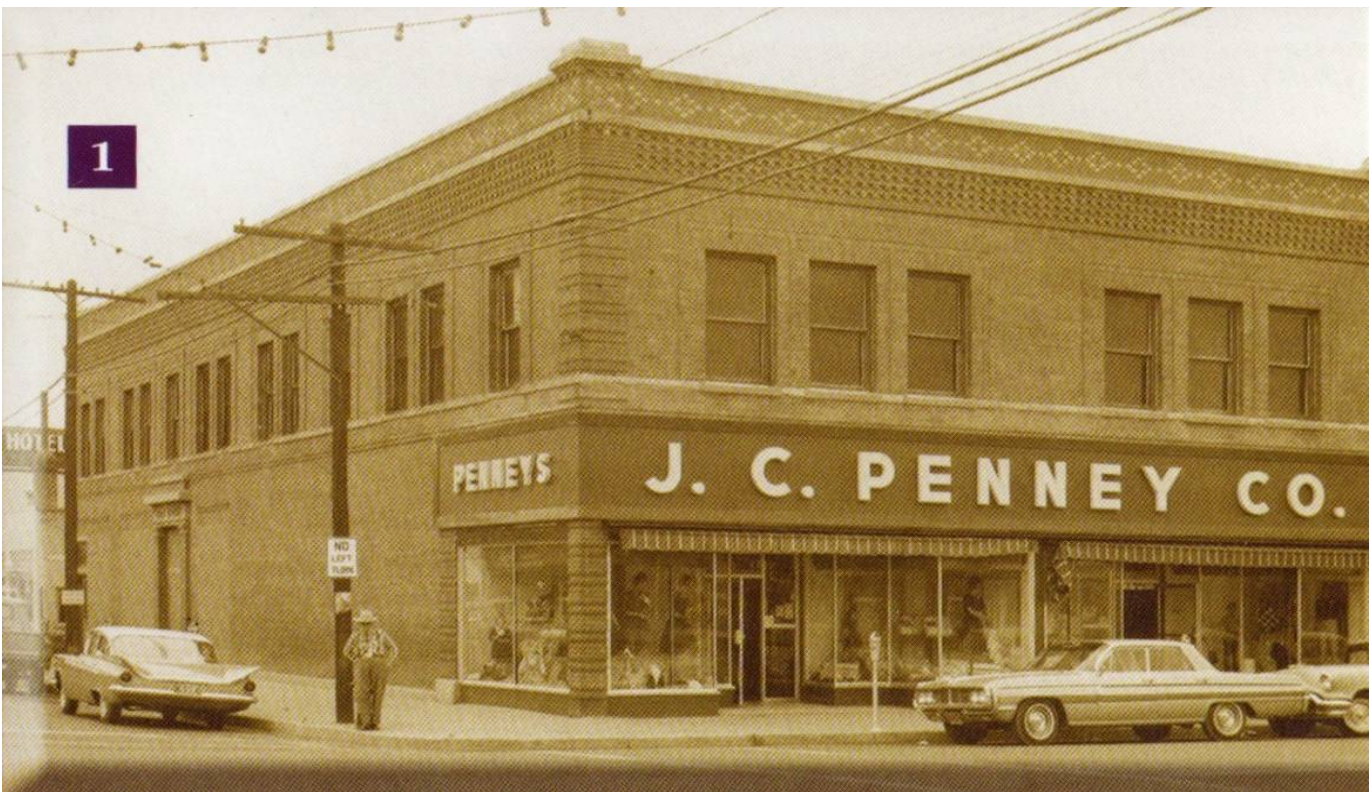


Photo H-2: J.C. Penney, ca. 1962, north and west facing with double entrance and storefront windows.

Property Name Roof & Dick Building

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Photo H-3: J.C. Penney, 1971, during Walsenburg High School's homecoming parade.

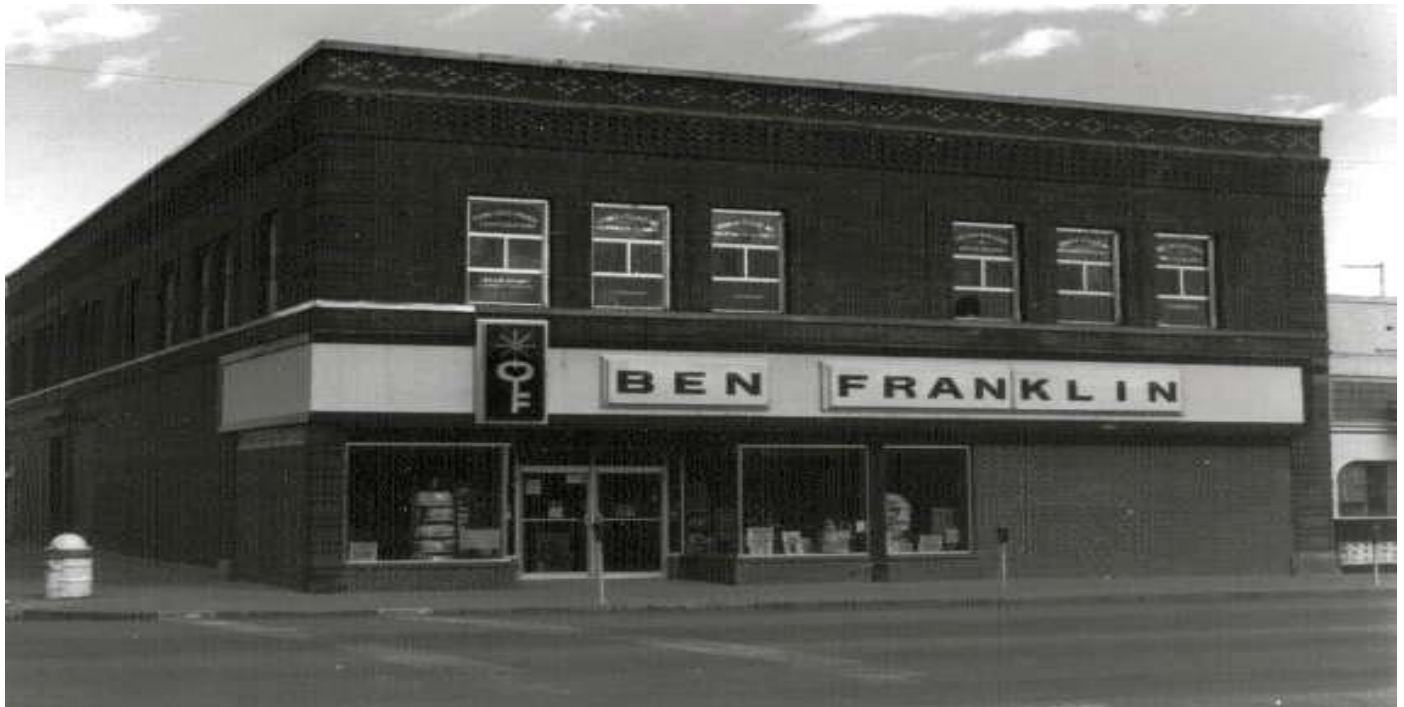


Photo H-4: Ben Franklin store, 1977.

Property Name Roof & Dick Building

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Photo H-5: Duckwall, entire building with offices on second floor, 2000.

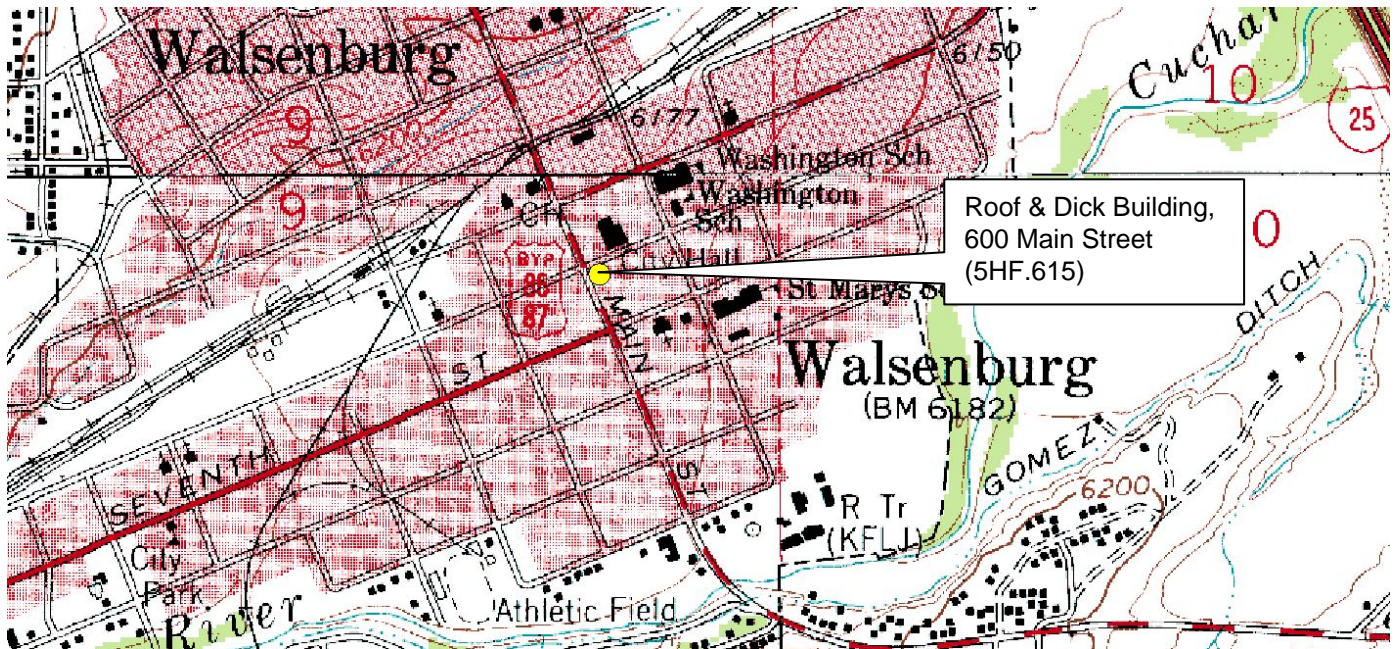
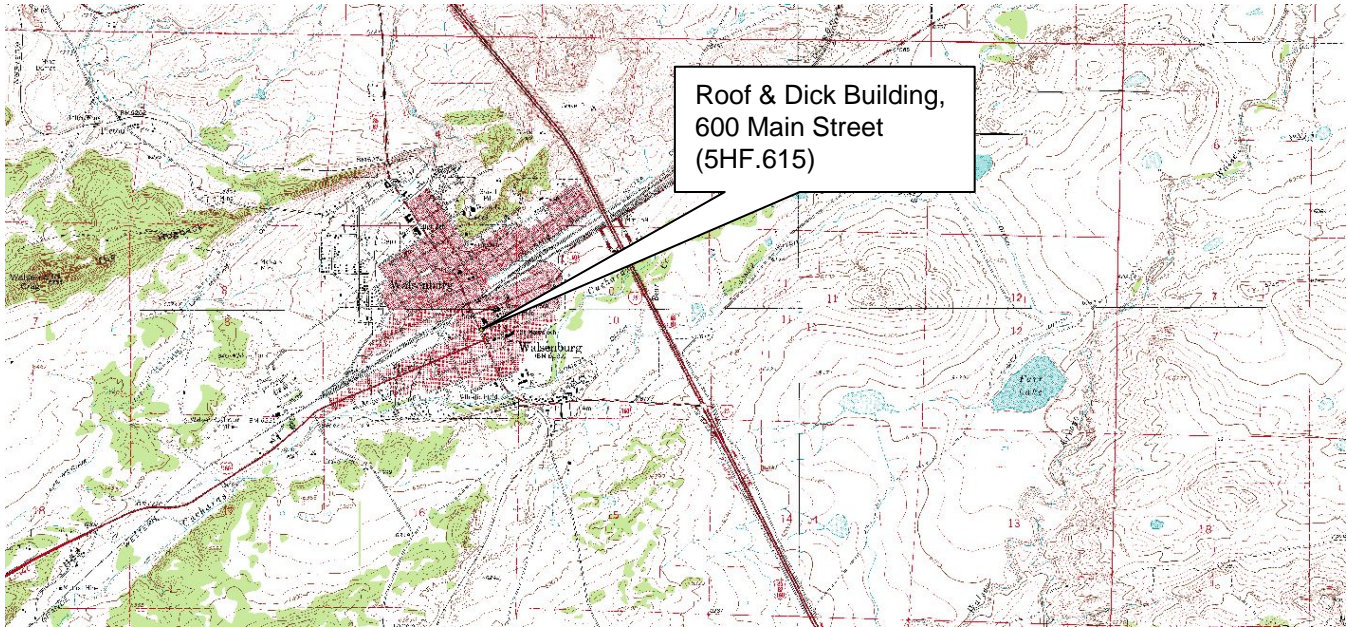


Photo H-6: Duckwall, interior of store with merchandise, 2000.

Property Name Roof & Dick Building

**USGS TOPOGRAPHIC MAP**

Walsenburg South Quadrangle, Colorado  
7.5 Minute Series



Property Name Roof & Dick Building

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Location: Walsenburg, Huerfano County