

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: Gimlett/LeFevre Cabin
Other Names/Site Number: Junction City/Garfield School, 5CF.2883
Name of related multiple property listing: n/a

2. Location

Street & Number: 22555 Martin Street
City or town: Garfield State: CO County: Chaffee
Not for Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:
 national state local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer **Date**
History Colorado Office of Archaeology and Historic Preservation
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**

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State

4. National Park Certification

I hereby certify that the 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

5. Classification

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

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

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

<input checked="" type="checkbox"/>	Building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

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

Contributing	Non-contributing	
2	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
2	0	Total

Number of contributing resources previously listed in the National Register: None

6. Function or Use

Historic Functions (Enter categories from instructions.):

Education/school
Domestic/single dwelling

Current Functions (Enter categories from instructions.):

Domestic/single dwelling

7. Description

Architectural Classification (Enter categories from instructions.):

OTHER: Pioneer Log

Gimlett/LeFevre Cabin

Chaffee, CO

Name of Property

County and State

Materials: (enter categories from instructions.)

foundation:

walls: WOOD/log, WOOD/weatherboard

roof: METAL

other: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Gimlett/LeFevre Cabin is located sixteen miles east of Salida in Garfield, Colorado, a historic mining town in Chaffee County, which boomed in the 1880s but has lost most of its older buildings and population. The small, one-story log building faces south toward gravel-surfaced Martin Street at an elevation of 9,575' on a sloping site at the lower end of a forested hill. The building is situated on a 0.1-acre parcel set back from the street, with the front yard lying east of a short, unpaved, informal driveway. The yard includes grasses and forbs, a section of wood pole and metal rod fence, and arrangements of native stones of varied size creating a fire pit and an alignment of stones paralleling the street. The front yard south of the cabin contains aspen trees, which are also found east and west of the building and on the hillside above the site. A large evergreen tree stands at the southeast corner of the property. A dirt path along the west wall of the cabin leads to the small privy at the rear near the northwest corner. Near the southeast corner of the dwelling is a 2002 memorial to the current owner's family member John William Rumler. At the top of the steep slope behind the property is U.S. Highway 50. The included Sketch Map shows the boundary of the nominated area and photograph locations.

Narrative Description

Cabin, Resource 1, ca. 1880¹, building, contributing, photographs 1 through 7

This small, one-story, rectangular building (Resource 1) measures 21.5' x 15' and does not appear to have a foundation.² The land rises at the rear of the building, which is built into the slope of the hillside. The walls are composed of square logs on the front (south), where the logs display adze marks, cementitious daubing, and square notches; the logs of the west wall are round, with square notches; the rear wall has squared logs with square notches; the east wall of the original cabin is not visible due to construction of a lean-to addition.³ Some cut (square) nails are visible on the walls. The side gabled roof has overhanging eaves and historic corrugated metal roofing that wraps over the eaves. The gable faces are clad with vertical boards. At the west end of the roof is a central red brick chimney with a metal top.

The front (south) has a 6'-deep, full-width, shed-roof projecting porch with wood post and pole

¹ The Chaffee County Assessor reports the cabin was built in 1890. The building originally served as a school and the estimated construction date was derived from school district records, discussed more fully in the historical background. The building is shown in a February 1886 photograph of the town (see Figure 1), and cut (square) nails found on the cabin further support a pre-1890 construction date.

² Although assessor records indicate a concrete foundation (date not specified), a foundation is not visible.

³ This combination of varied log types is not unique among older log cabins in Colorado.

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

supports sheltering a wood deck with a board floor atop a base sided with stacked slab logs. The porch displays horizontal wood pole railings intersecting the supports, and there are central wood steps (recently rebuilt) flanked by railings. A hanging sign above the porch entrance is inscribed "Fahrlander," the surname of the previous owner. The cabin has a center entrance with a four-light, three-panel wood door and a wood screen door. The entrance is flanked by tall two-over-two-light double-hung sash wood windows with painted wood frames. The porch is not shown in an 1886 photograph of Garfield but is present in a 1939 photograph of the property.

A shorter, shed-roof, frame lean-to at the east end of the log cabin (measuring 14.5' x 6.5') is used for storage and probably was added between 1900 and 1939, based on historic photographs.⁴ Its south wall has vertical boards with wire (round) nails, while the east wall displays board-and-batten siding. The porch base and deck extend to the east in front of the lean-to, which has a small, hinged, vertical board door near the center. The hinge and latch are machine-made. The east and rear walls of the lean-to are unfenestrated. The rear wall is clad with diagonal and horizontal boards and is slightly inset from the main cabin. The roof is clad with sheets of historic corrugated metal like the main part of the building.

The rear (north) wall of the main wing is built into the hill and is unfenestrated. The west wall is also unfenestrated. The interior of the cabin is divided into two rooms: a larger living room/kitchen on the west and a smaller bedroom on the east.⁵

Alterations. The front porch and lean-to addition on the east appear to be historic changes dating to ca. 1900-39. The porch steps were recently rebuilt but follow the original design.

Privy, Resource 2, ca. 1880, building, contributing, photographs 8 and 9

The small frame privy, which probably dates to the erection of the building, is located about 12' north of the cabin. Some cut (square) nails are present, and it is visible in a ca. 1949 photograph of the property. A dirt path and stepping stones lead to the building. The privy faces south, has vertical board-on-board walls with square and wire (round) nails, and is crowned by a shed roof. There is a vertical board door with metal strap hinges on the south wall. A small board entrance deck is in front of the building. The simple interior contains a wood bench with two seats. The roof is clad with historic corrugated metal.⁶

Alterations. There are no apparent alterations.

Integrity

The building appears to retain all seven aspects of integrity, including location, setting, design, materials, workmanship, feeling, and association. The location is unchanged since the building's construction. The setting on an aspen-covered hillside remains essentially the same and includes the privy behind the building. The materials and workmanship also maintain a very high level of integrity, with the logs displaying the original adze marks and corner notches created by those who constructed the cabin. Small elements, such as the porch steps, have received new in-kind materials as the original ones deteriorated during more than a century of use. The design also exhibits a high level of integrity through retention of the small building's size; simple rectangular plan, and pioneer log design

⁴ Russ Collman, "Narrow-Gauge Operations on the Monarch Branch," in *The Monarch Branch of the Denver & Rio Grande Railway, Trails Among the Columbine*, 1993/1994, ed. Russ Collman (Denver: Sundance Publications, 1994), 84. The exact date of the lean-to is unknown. It is not shown in a photograph of the town taken "after 1900" in Collman's article. It is present in a 1939 photograph of the cabin (see Figure 2).

⁵ Based on the materials used for the dividing wall, the current owner believes the interior originally consisted of one large room.

⁶ Archaeological monitoring is recommended should ground disturbance occur in the area of the privy.

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State

displaying a typical lack of ornamental details. The lean-to addition at the east end dates to the period of significance. The cabin retains a high level of integrity of feeling by preserving its other aspects of integrity, which convey the essence of utilitarian architecture in an early Colorado mining community. The building's association with the mining camp of Garfield during its heyday and the community's later evolution as a spot for vacation cabins is also supported by its other aspects of integrity and continued domestic use.

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.)

X	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.
X	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:

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. 1880 to 1939

Significant Dates: N/A

Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): N/A

Architect/Builder (last name, first name): Unknown

Period of Significance (justification): The period of significance for Exploration/Settlement extends from the construction of the building as a school ca. 1880 and its continuing use as a cabin until 1893, the year of the silver crash and end of the settlement period for Garfield. The period of significance for Architecture is ca. 1880, the approximate date of the original construction, to ca. 1900-39, by which time the porch and lean-to addition were in place.

Criteria Considerations (explanation, if necessary): None

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

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

The Gimlett/LeFevre Cabin is locally significant under Criterion A in the area of Exploration/Settlement for its service as a school and cabin in Junction City/Garfield, a community that flourished from the 1880s to 1893 as a service and supply center for the surrounding mining area and continued to be associated with mining activity into the early twentieth century. The building reflects the very early settlement history of Junction City/Garfield, which was established in 1879. After its use as a school ca. 1880-82, the building was repurposed as a dwelling owned by persons associated with mining interests in the county. The building is further locally significant under Criterion C in the area of Architecture as a rare intact example of Pioneer Log construction.

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

Criterion A. The building is significant for its association with the settlement history of Junction City/Garfield, both as a school and after 1882 as a cabin housing persons drawn to the area in search of mineral wealth. The building dates to the earliest years of the community's settlement. Many of the early buildings of Garfield were destroyed in an 1883 fire, while others were lost over time to deterioration or redevelopment.

Criterion C. The building is architecturally significant as a cabin displaying Pioneer Log construction, with log walls (some hewn by adzes), two-over-two-light double-hung sash wood windows, a gabled roof, and a simple rectangular plan. Once common in mining towns, most small buildings of this period and method of construction are greatly altered or gone.

Developmental History/Additional Historic Context Information

Settlement and Growth of Garfield

Settlement at the location of today's Garfield began in early 1879 as Junction City, named for its location at the confluence of the South Arkansas River and its Middle Fork and the junction of the Monarch Pass and Alpine Pass roads. The U.S. General Land Office produced a plat map for the 80-acre Junction townsite in 1880, but when the community received a post office in July 1880, it was renamed Garfield, in honor of presidential candidate and Civil War general James A. Garfield.⁷ The community was referred to by both names into the 1890s. The 1880 manuscript census enumerated one hundred persons in the Garfield precinct of Chaffee County, an area likely larger than the town itself.⁸

The settlement's location in a well-traveled area and its proximity to the rich mines of the Middle Fork and Taylor Gulch explain its description in 1881 as "the busiest town in the district" during the mining season.⁹ The 1881 state business directory listed four general mercantile stores (Bettis & Latham, W.D. Jones, F.W. Mead & Co., and Henry Nollman), a hotel (Cummings House), two saloons (Russell & Forbes and William Toms), two mining companies (Black Tiger and Columbus), an assayer, John Toms's stationery store, a painter, and William Van Werden's drugstore.¹⁰

The Denver & Rio Grande Railway laid tracks to Garfield in 1883 as part of its Monarch branch line. Garfield served as a center of trade and entertainment for nearby mining camps in its heyday, with a dance hall, hotel, school (1883, 5CF.2884), park, town hall and dwellings.¹¹ In October 1883 a fire

⁷ William H. Bauer, James L. Ozment, and John H. Willard, *Colorado Post Offices, 1859-1989* (Golden, Colorado: Colorado Railroad Museum, 1990), 59; Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University of Kansas Press, 1994), 80-81; Surveyor General's Office, Plat of the Junction Town Site, 25 September 1880.

⁸ U.S. Census Bureau, Census of Population, Manuscript Returns, Chaffee County, Colorado, 1880.

⁹ O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin, 1881), 499.

¹⁰ *Colorado State Business Directory* (1881).

¹¹ Virginia McConnell Simmons, *The Upper Arkansas: A Mountain River Valley* (Boulder, Colorado: Pruett Publishing Co.,

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

destroyed at least two blocks of the town, and reports vary concerning how much was rebuilt.¹² Travel writer George A. Crofutt in 1885 described the “new town” of Garfield, embracing a population of about 250 and including various businesses, a stamp mill, and the Cummings Hotel.¹³ Businesses listed in the State Business Directory included a livery, two mercantiles, a boarding house, saloon, an assayer and chemist, and a Knights of Pythias lodge. A town government organized by 1885, and Crofutt wrote that “this infant camp is putting on metropolitan airs.”¹⁴

The 1890 State Business Directory estimated Garfield’s population at fifty residents. The silver crash of 1893 negatively impacted the town, as it did others in the vicinity and throughout the state. However, some mining activity in the Garfield area continued into the twentieth century. The 1906 State Business Directory listed a population of 20, including the postmaster, Susie A. Hyland; justice of the peace, Robert Finlay; and saloon operator, Louis Bonhajo. A May 1906 article in the *Denver Post* reported Garfield was, “to be expanded by the erection of a number of dwellings” in anticipation of increased mining once a new tramway was built for the Lillie Mine.¹⁵ In the late 1920s some workers at the Monarch Limestone Quarry resided in Garfield.¹⁶

In the post-world War II era the Garfield area became popular as a location for second or vacation homes. This trend was boosted by the improvement of U.S. Highway 50 in the late 1930s and by the creation of the Monarch Ski Area. The community’s location and nearby amenities make the community suitable for outdoor recreation enthusiasts, fishermen, and hunters.

Construction and Use as a School

This building served as the first school in Junction City/Garfield and was likely erected ca. 1880.¹⁷ Chaffee County School District 10 organized in 1880 in the southwest corner of Chaffee County.¹⁸ Frank E. Gimlett, who lived in Garfield and whose family owned the building from 1883 to 1892, stated this was the “Old Junction City School House.”¹⁹ Prior to the construction of the 1883 frame school (still extant), the Annual Register of School District 10 for 1882 reported lessons were taught in a different building (the subject of this nomination), noting “they would have had school longer. But, deciding to build a new building for this purpose it was thought best to close earlier than was at first

1990), 132. Built on a hillside, Garfield featured two principal east-west streets built at two different levels. Virginia McConnell Simmons asserted, without elaboration, that residents used the physical layout of the town to segregate themselves into two levels of society, one “respectable” and the other less so.

¹² *Tenderfoot Times* (Salida, Colorado), 20 February 1981, 6.

¹³ George A. Crofutt, *Crofutt’s Grip-Sack Guide of Colorado: A Complete Encyclopedia of the State*, 1885 edition (Boulder, Colorado: Johnson Books, 1981), 94-95; *Colorado State Business Directory* (1885).

¹⁴ Crofutt, *Grip-Sack Guide*, 95.

¹⁵ *Denver Post*, 27 May 1906, 36.

¹⁶ Eleanor Fry, *Salida: The Early Years* (Salida, Colorado: Arkansas Valley Publishing Company, 2001), 229.

¹⁷ This estimate is based on the 1880 year the school district organized. School board records noted classes were taught in 1882 in an earlier school (this building) before a new building was completed in 1883. The presence of cut (square) nails in parts of the building also supports a pre-1890 construction date.

¹⁸ Chaffee County Colorado Record of School Districts for the years 1892 to 1958, Chaffee County School Records, Colorado State Archives, Denver, Colorado.

¹⁹ Frank E. Gimlett, postcard, in the collection of Nancy Lindsay, Anamosa, Iowa; Frank E. Gimlett, “The Rise and Fall of Junction City,” in Frank E. Gimlett, *Over Trails of Yesterday* (Salida, Colorado: n.p., 1943), 32; Donna Nevens, Salida, Colorado, email to Thomas H. Simmons, 22 April 2018. One postcard produced by Gimlett shows this cabin labeled “Old Junction City School House. Where deer (not children) now romp and play” (see Figure 3). He also mentions “the little old log school house” in “The Rise and Fall of Junction City.” If the building was erected early in 1880, it may have been known as the Junction City School, prior to the renaming of the town to Garfield in June of that year. The frame Garfield School (still extant) dates to 1883 (5CF.2884). Gimlett is assessed as a credible source on this building’s use since his family owned the building and his father served as president of the school board. Local historian Donna Nevens judged that Gimlett would be “very reliable” on the building’s use as a school.

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

anticipated.”²⁰ Miss R.E. Betlis taught in the school in 1882. A February 1886 photograph of the town shows this building and the 1883 school (see Figure 1). The *Rural School Buildings in Colorado* MPDF noted “very few ‘first generation’ log schools exist today as most were replaced with frame buildings.”²¹

The Gimletts

After the new school was completed, the older school was sold. Edward Gimlett bought the center lot of this parcel (lot 35, on which the cabin is located) for \$36 in May 1883.²² Gimlett was born in England in 1845 and came to this country in the early to mid-1860s. In 1868 he married his wife, Elizabeth, born in Pennsylvania in 1848. The Gimletts came with their three children to Chaffee County in 1879 and settled in Junction City/Garfield. The 1880 Garfield census enumerated the family and identified Edward Gimlett as a miner. In 1883 Gimlett was elected as the president of School District No. 10. The family is shown in Garfield until the early 1890s. It is not clear if they lived in this cabin or rented it out. Gimlett pursued prospecting and mining in the vicinity. In 1885 a newspaper article reported he had resumed working on the Tabor Mine near the town. From November 1886 to about May 1889, Gimlett served as town postmaster. In 1892 he ran for town treasurer on the Citizens’ or People’s party ticket.²³

The Gimlett’s youngest child, Frank E., became one of Chaffee County’s most colorful characters. Frank (1875-1952) engaged in mining with his father in the Monarch district before marrying in 1897 and moving to Salida, where he operated the Salida Wood and Supply Company. Gimlett ran into business problems during the Great Depression and “soon abandoned his wife and business in Salida and set up a homestead at Arbor Villa, located about a mile below Garfield. He rebranded himself as ‘The Hermit.’”²⁴ In his new life, Gimlett wrote *Over Trails of Yesterday*, a nine-volume series of reminiscences of the mining era in Garfield and Monarch, as well as Salida. He also continued prospecting and produced postcards, which he sold to tourists on Monarch Pass. The postcards were often composites placing him and his burro in the scene (see Figure 3).²⁵

In 1892 Edward Gimlett sold the Garfield cabin property to Sarah E. Baker and apparently left the town.²⁶ Gimlett and his wife lived in Monarch in 1900 and moved to Salida by 1908. He retained mining interests in the Garfield area and may have lived there in later years.

William A. LeFevre

Gimlett’s transfer of Lot 35 to Sarah E. Baker in September 1892 included the notation “with all improvements,” further corroboration of the cabin’s presence. Baker held the property briefly and sold

²⁰ Annual Register of School District No. 10, Chaffee County School Records, Colorado State Archives, Denver, Colorado.

²¹ Suzanne Doggett and Holly Wilson, *Rural School Buildings in Colorado*, Multiple Property Documentation Form, March 1999, on file with History Colorado’s Office of Archaeology and Historic Preservation (OAHP), Denver, Colorado, 23. Per OAHP, the building does not meet the MPDF’s registration requirements for the schoolhouse property type due to alterations made after the building’s use as a school, including construction of the front porch and the east shed-roof addition.

²² Town of Junction City to Edward Gimlett, deed, 28 May 1883, in the records of the Chaffee County Clerk and Recorder, Salida, Colorado.

²³ U.S. Census, Census of Population, Chaffee County, Colorado, manuscript returns, 1880-1910; U.S. Post Office, Appointments of Postmasters, 1832-1971, Garfield, Colorado; Donna Nevens, Salida, Colorado, email to Thomas H. Simmons, 22 April 2018; *Salida Daily Mail-Record*, 4 February 1952 (Frank E. Gimlett obituary); *Salida Mail*, 11 April 1885, 1 April 1892, and 21 April 1908; *Aspen Daily Leader*, 30 March 1892; Edward Gimlett to Mrs. Sarah E. Baker, deed, book 80, page 333, 26 September 1892, in the records of the Chaffee County Clerk and Recorder, Salida, Colorado.

²⁴ *Mountain Mail* (Salida), 27 March 2017.

²⁵ *Mountain Mail* (Salida), 27 March 2017.

²⁶ Edward Gimlett to Mrs. Sarah E. Baker, deed, book 80, page 333, 26 September 1892, in the records of the Chaffee County Clerk and Recorder, Salida, Colorado.

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

it to William A. LeFevre in October 1894.²⁷ It seems likely LeFevre lived in the cabin. Local historian Donna Nevens relates that a longtime resident identified this property as the William LeFevre cabin. Nevens describes LeFevre as “an early and longtime miner” in Garfield.²⁸ A Mr. Lefever [sic] was mentioned in an 1885 *Chaffee County Times* article reporting that he displayed “some very fine looking pieces of ore from the Miner’s Delight Tunnel.”²⁹ The 1885 Colorado State Census indicated he was born in New York and worked as a miner. After he sold this property in 1910, LeFevre was listed in the 1911 Salida city directory as a miner who owned land in Chaffee County.

William W. Roller

In 1910 LeFevre sold the property to William W. Roller.³⁰ The deed stated the transfer included “all improvements thereon, also all furniture and household goods contained therein.” Roller, born in Gowanda, New York in 1843, served in the Union Army during the Civil War. After the conflict he attended Dartmouth College and then settled in Kansas, engaging in the furniture business. Roller continued that occupation in Colorado Springs, where he relocated in 1875. He became a Salida pioneer, moving in 1880 to its predecessor, South Arkansas.³¹ He continued in the furniture trade and was active in mining and Salida real estate transactions in the 1880s, buying and selling town lots and erecting “an elegant brick block” at the corner of F and First streets.³² Roller engaged in many commercial and civic ventures in Salida, serving on boards of the electric light company, the Salida Opera House Association, and Fairview Cemetery.³³ In 1890 Roller joined the executive committee of the Chaffee County Industrial and Development Association, concerned with “accumulating and distributing statistical and other data” about the county.³⁴ He was involved in mining in the Turret Mountain District in the late 1890s and led the operations of the Mandate Mine.³⁵ Roller’s use for the cabin is unknown.

In 1915 Roller transferred his interest in this and numerous other properties to the Roller Investment Company for \$20,000. A decade later the company conveyed the property to Wilmore Securities Company, which immediately transferred it to Winfried I. and Douglas A. Roller.³⁶ Douglas was William W. Roller’s son. The Rollers owned the property into the 1930s, then failed to pay property taxes on the parcel, perhaps because of the Great Depression.

Edgar E. Smith

New York native Edgar E. Smith acquired a treasurer’s deed for the property in 1938 as a result of unpaid taxes.³⁷ He held the property until 1945 (see Figures 2 and 3). In 1917 he was described as “an old-timer in Salida and conducts the only assay office in the place.”³⁸ In the 1920 U.S. Census he listed his occupation as a chemist, reported three years of college attendance, was married to Minnie

²⁷ Mrs. Sarah E. Baker to William A. Lefever [sic], book 90, page 61, 27 October 1894, in the records of the Chaffee County Clerk and Recorder, Salida, Colorado.

²⁸ Donna Nevens, Salida, Colorado, email to Thomas H. Simmons, 16 April 2018.

²⁹ *Chaffee County Times*, 7 May 1885, 2.

³⁰ William A. LeFevre to William W. Roller, warranty deed, 1 August 1910, book 156, page 148.

³¹ Baskin, *History of the Arkansas Valley, Colorado*, 534.

³² *Buena Vista Democrat*, 4 August 1886, 3.

³³ Eleanor Fry, *Salida: The Early Years* (Salida, Colorado: Arkansas Valley Publishing, 2001), 62-63, 66, and 149.

³⁴ *Buena Vista Democrat*, 3 April 1890, 3.

³⁵ *Chaffee County Republican* (Buena Vista), 24 February 1898, 3.

³⁶ Roller Investment Company to Wilmore Securities Company, warranty deed, 2 April 1925, book 139, page 43; Wilmore Securities Company to Winfried I. and Douglas A. Roller, 4 April 1925, Chaffee County Clerk and Recorder, Salida, Colorado.

³⁷ Public Trustee of Chaffee County to E.E. Smith, treasurer’s deed, 13 December 1938, book 237, page 12, Chaffee County Clerk and Recorder, Salida, Colorado.

³⁸ *Colorado School of Mines Magazine*, 7-8 (1917): 50.

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

Smith, and was the father of two sons, Albert and Leonard. The 1930 U.S. Census for Salida found Smith working as an upholsterer, while in 1940 he was identified as a self-employed assayer. Later, Smith lived in Monterrey, Mexico. He apparently did not reside in the cabin on a permanent basis.³⁹

Later Owners

The cabin had a number of owners in the post-World War II period. Given the lack of running water, it seems unlikely any of them lived here on a permanent basis. In 1945 Smith sold the property to Harry Rugg. Two years later, Harry and Hettie M. Rugg provided Maxine Myers with a quitclaim deed to the land (see Figure 4). Maxine Myers made a similar transaction in 1951, giving W.E. and Sylvia Gertrude Myers of Chaffee County ownership. In 1953 they transferred the property with a quitclaim deed to Harry L. and Mary Louise Frost of Fremont County. Mary Frost became the sole owner in 1968, following the death of her husband (see Figure 5). She sold the property to Robert L. and Ruby LaVerne Dietz in 1982, but they quitclaimed it back to her in 1985. Mary Frost then sold the property that year to Merna Fahrlander, mother of current owner, Nancy R. Lindsay of Anamosa, Iowa. Lindsay became owner in 1997.⁴⁰

Merna Fahrlander was born in 1908 and taught school in various towns in Nebraska. She had dreamed of living in Garfield, and first purchased a cabin on the north side of U.S. 50 above the town after seeing a newspaper advertisement. Following the death of her husband in 1972, Fahrlander did something her daughter found "quite astonishing": "She sold her home (where I was raised) in Lincoln, Nebraska, and auctioned off almost all her possessions ([with the] exception of her precious books) and moved to Garfield. She had a wonderful life there until her health failed and she died in a Salida nursing home" in 2002.⁴¹ According to Lindsay, her mother bought this cabin when it came up for sale and referred to it as her "precious lower cabin."

Mrs. Fahrlander did not live in this dwelling but "would take her thermos bottle of coffee down there and sit on the porch."⁴² Ms. Lindsay, an artist in Anamosa, Iowa, notes that no one has lived permanently in the cabin since her family acquired it in 1985. The property does not have running water, but occasionally family members spend a few days there "roughing it" in the spring or fall.⁴³

³⁹ U.S. Census, Census of Population, Chaffee County, Colorado, manuscript returns, 1880-1940.

⁴⁰ E.E. Smith to Harry Rugg, quitclaim deed, 7 January 1945; Harry and Hettie M. Rugg to Maxine Myers, quitclaim deed, 25 October 1947, book 255, page 340; Maxine Myers to W.E. and Sylvia Gertrude Myers, quitclaim deed, 13 October 1951, book 265, page 529; W.E. and Sylvia Gertrude Myers to Harry L. and Mary Louise Frost, quitclaim deed, 22 October 1953, book 273, page 551; Mary Louise Frost to Robert L. and Ruby LaVerne Dietz, bargain and sale deed, 22 September 1982, book 451, page 817; Robert L. and Ruby LaVerne Dietz to Mary Louise Frost, quitclaim deed, 31 July 1985, book 473, page 619; Mary Louise Frost to Merna Fahrlander, warranty deed, 20 September 1985, book 474, page 696; Merna Fahrlander to Nancy R. Lindsay, special warranty deed, 5 February 1997, reception number 289703.

⁴¹ Nancy R. Lindsay, Anamosa, Iowa, email to Thomas H. Simmons, 5 March 2018.

⁴² Lindsay email to Simmons, 5 March 2018.

⁴³ Nancy R. Lindsay, Anamosa, Iowa, email to Thomas H. Simmons, 24 February 2018; Nancy Lindsay Studio, Anamosa, Iowa, www.nancylindsay.com (accessed 24 February 2018).

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State

9. Major Bibliographical Resources

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Baskin, O.L. *History of the Arkansas Valley, Colorado*. Chicago: O.L. Baskin & Co., 1881. Reprint by Unigraphic, Inc., Evansville, Indiana, 1971.
- Benson, Maxine. *1001 Colorado Place Names*. Lawrence, Kansas: University Press of Kansas, 1994. *Buena Vista Democrat*.
- Chaffee County Assessor. Real property information, and appraisal cards. Salida, Colorado.
- Chaffee County Clerk and Recorder. General records and town lot books. Salida, Colorado.
- Chaffee County Times* (Buena Vista, Colorado).
- Collman, Russ. "Narrow-Gauge Operations on the Monarch Branch." In *The Monarch Branch of the Denver & Rio Grande Railway, Trails Among the Columbine*, 1993/1994, edited by Russ Collman, 65-151. Denver: Sundance Publications, 1994.
- Colorado. Colorado State Census, 1885.
- Colorado School of Mines Magazine*. 7-8 (1917): 50.
- Colorado State Business Directory*. 1880-1906.
- Colorado State University Experiment Station Bulletin*. 1931.
- Doggett, Suzanne and Holly Wilson. *Rural School Buildings in Colorado*. Multiple Property Documentation Form. March 1999. On file with History Colorado's Office of Archaeology and Historic Preservation, Denver, Colorado.
- Gimlett, Frank E. "The Rise and Fall of Junction City." In *Over Trails of Yesterday*, Frank E. Gimlett, 6-46. Salida, Colorado: n.p., 1943.
- Lindsay, Nancy R. Anamosa, Iowa. Comments on Property Owner Permission Form for Survey of Property. 2012. Funded by State Historical Fund Grant number 2010-02-003.
- _____. Anamosa, Iowa. Emails to Thomas H. and R. Laurie Simmons. 24 February and 5 March 2018.
- McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013. *Mountain Mail* (Salida, Colorado).
- Nevens, Donna. Salida, Colorado. Emails to Thomas H. Simmons. 16, 20, and 22 April 2018.
- Shaputis, June and Suzanne Kelly, comps. and eds. *A History of Chaffee County*. Marcelline, Missouri: Walsworth Publishing Company, 1982.
- Simmons, Virginia McConnell. *The Upper Arkansas: A Mountain River Valley*. Boulder, Colorado: Pruett Publishing Co., 1990.
- U.S. Census Bureau. Census of Population. Manuscript returns. Chaffee County, Colorado. 1880-1940.

Previous documentation on file (NPS):

- _____ preliminary determination of individual listing (36 CFR 67) has been requested
- _____ previously listed in the National Register

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State

___ 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): 5CF2883

10. Geographical Data

Acreage of Property: 0.10

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.552413 Longitude: -106.291620

UTM Coordinates

Datum if other than WGS84: _____

1. Zone: 13 Easting: 387453 Northing: 4267900

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

The nominated area consists of all of lots 35 and 36 and part of lot 34 (except that included in the highway right-of-way), block 7, Garfield original plat, which is equivalent to Chaffee County Assessor parcel number 368727307150.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area encompasses all of the area historically associated with the property.

11. Form Prepared By

name/title: Thomas H. Simmons and R. Laurie Simmons, Architectural Historians
organization: Front Range Research Associates, Inc.
street & number: 3635 West 46th Avenue
city or town: Denver state: CO zip code: 80211
e-mail: fraden@msn.com www.frhistory.com
telephone: 303-477-7597
date: 1 May 2018 (revised)

Additional Documentation

Submit the following items with the completed form:

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

Gimlett/LeFevre Cabin

Chaffee, CO

Name of Property

County and State

- **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, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Gimlett/LeFevre Cabin

City or Vicinity: Garfield

County: Chaffee

State: Colorado

Name of Photographer: Thomas H. Simmons

Date of Photographs: September 2017

1 of 9, Overview of property. View north.

2 of 9, Front of school/cabin. View north.

3 of 9, Front and west wall of school/cabin. View northeast.

4 of 9, Porch detail of school/cabin. View east-northeast.

5 of 9, West wall and rear of school/cabin. View southeast.

6 of 9, Rear and lean-to addition on east wall of school/cabin. View west-southwest.

7 of 9, Lean-to addition on east wall and front of school/cabin. View west-northwest.

8 of 9, Front and east walls of privy. View northwest.

9 of 9, Rear and west wall of privy with school/cabin beyond. View southeast.

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 100 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.

Gimlett/LeFevre Cabin

Name of Property

Chaffee, CO

County and State

List of Maps and Historic Figures

Location Map

Sketch Map

Historic Figures

1 of 5, The nominated building is shown on the right (identified by arrow number 1) in this February 1886 photograph looking west over Garfield, with the 1883 school (arrow number 2) to the left. A railroad grade (now the alignment of U.S. 50) extends from the right edge of the photograph in the upper part of the image. Courtesy of Donna Nevens Collection, C.H. Clark photograph, February 1886, Salida Regional Library, Salida, Colorado.

2 of 5, This view north-northwest shows the cabin in 1939. The shed addition to the east is present. Courtesy of Donna Nevens, photograph collection, Salida, Colorado.

3 of 5, This ca. 1940s postcard of the cabin, identified as the old Junction City Schoolhouse, was one of many produced by Frank E. Gimlett (right), the "Hermit of Arbor Villa." Gimlett composited pictures of himself and his burro into the scene. Courtesy of Frank E. Gimlett, postcard, in the collection of Nancy Lindsay, Anamosa, Iowa.

4 of 5, This ca. 1949 view northeast shows the front and west wall of the cabin. Courtesy of Chaffee County Assessor, appraisal photograph, Buena Vista Heritage Museum, Buena Vista, Colorado.

5 of 5, This ca. 1970s-80s view north shows the front of the cabin. Courtesy of Chaffee County Assessor, appraisal photograph, Salida, Colorado.

Gimlett/LeFevre Cabin
Name of Property

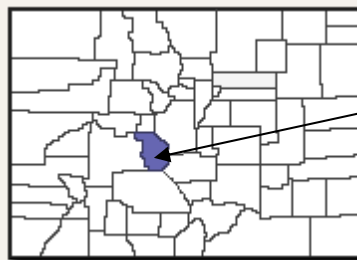
Chaffee, CO
County and State

Location Map



The labeled point indicates the location of the nominated resource, which has the following coordinates:

Latitude: 38.552413, Longitude: -106.291620, Image Date: 13 October 2015

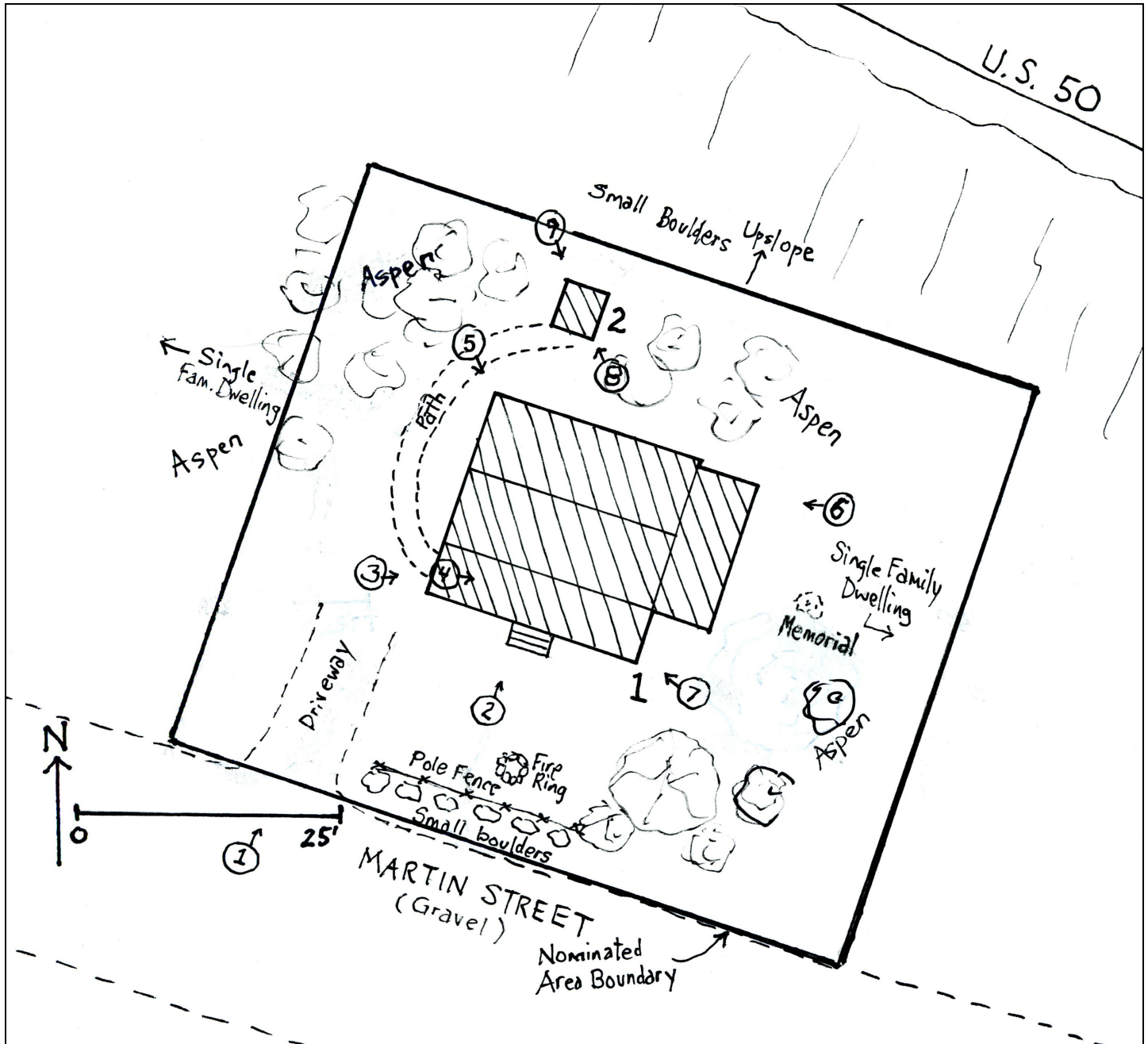


State Perspective:
Gimlett/LeFevre
Cabin

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State

Sketch Map



The solid line indicates the nominated area boundary. Numbers adjacent to buildings are resource numbers. Numbers in circles show photograph locations and camera directions.

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State



Figure 1. The nominated building is shown on the right (identified by arrow number 1) in this February 1886 photograph looking west over Garfield, with the 1883 school (arrow number 2) to the left. A railroad grade (now the alignment of U.S. 50) extends from the right edge of the photograph in the upper part of the image. Courtesy of Donna Nevens Collection, C.H. Clark photograph, February 1886, Salida Regional Library, Salida, Colorado.

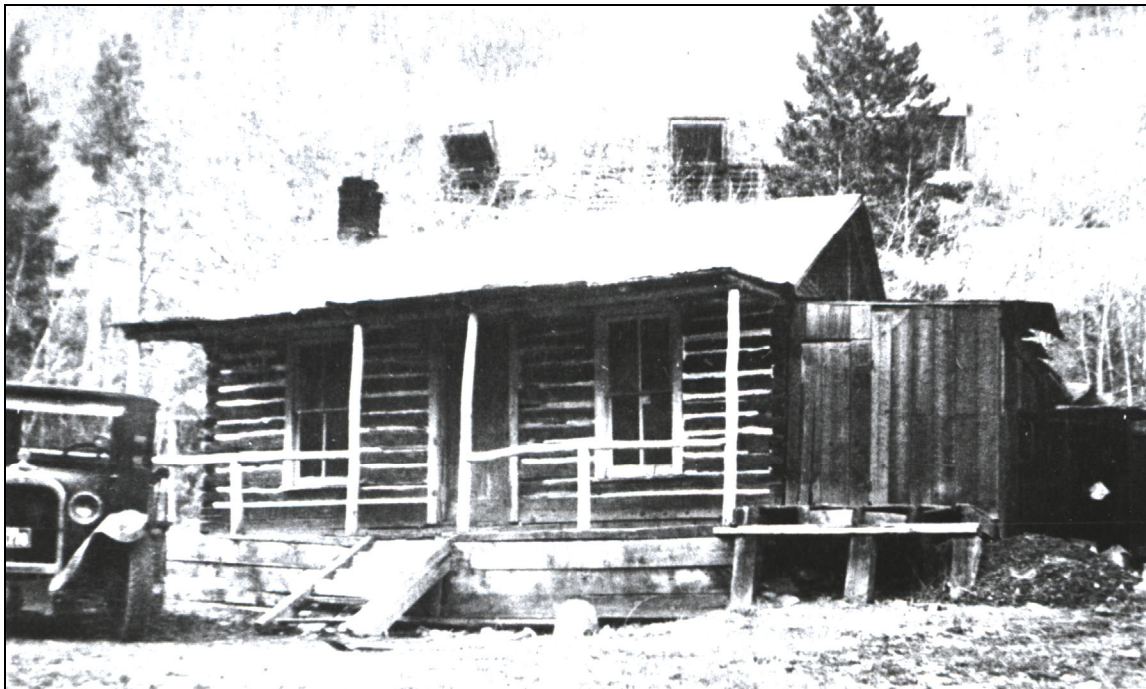


Figure 2. This view north-northwest shows the cabin in 1939. The shed addition to the east is present. Courtesy of Donna Nevens, photograph collection, Salida, Colorado.

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State



Figure 3. This ca. 1940s postcard of the cabin, identified as the old Junction City Schoolhouse, was one of many produced by Frank E. Gimlett (right), the "Hermit of Arbor Villa." Gimlett composited pictures of himself and his burro into the scene. Courtesy of Frank E. Gimlett, postcard, in the collection of Nancy Lindsay, Anamosa, Iowa.



Figure 4. This ca. 1949 view northeast shows the front and west wall of the cabin. Courtesy of Chaffee County Assessor, appraisal photograph, Buena Vista Heritage Museum, Buena Vista, Colorado.

Gimlett/LeFevre Cabin
Name of Property

Chaffee, CO
County and State



Figure 5. This ca. 1970s-80s view north shows the front of the cabin. Courtesy of Chaffee County Assessor, appraisal photograph, Salida, Colorado.