

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name: Carriage Works

Other Names: (formerly 5MN.2725)

Address of Property

[] address not for publication

Street Address: 68169 Miami Road

City: Montrose

County: Montrose

Zip: 81401

Present Owner of Property

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

Name: Museum of the Mountain West

Address: 68169 Miami Road

Phone: (970) 240-3400

City: Montrose

State: Colorado

Zip: 81401

Owner Consent for Nomination

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

Preparer of Nomination

Name: Jonathon C. Horn (for property owner)

Date: 9/25/17

Organization: Alpine Archaeological Consultants, Inc.

Address: PO Box 2075

Phone: (970) 249-6761 x 14

City: Montrose

State: Colorado

Zip: 81402

FOR OFFICIAL USE:

Site Number 5MN.10916

27 September 2017 Nomination Received

19 January 2018 Review Board Recommendation

Approval Denial

24 January 2018 HC Board State Register Listing

Approved Denied

Listing Criteria A B C D E

Certification of Listing: Deputy State Historic Preservation Officer, HISTORY COLORADO

Date

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

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

Date designated Formerly listed in Colorado State Register of Historic Properties in 1993.
Delisted in 2003 because of being dismantled.

Designated by _____ (Name of municipality or county)

Use of Property

Historic Wagon and Blacksmith Shop

Current Part of outdoor historical museum

Original Owner William F. Diehl

Source of Information 1993 State Register nomination

Year of Construction 1895

Source of Information 1993 State Register nomination

Architect, Builder, Engineer, Artist or Designer Originally built by William F. Diehl, reconstructed
by Museum of Mountain West

Source of Information 1993 State Register nomination

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move 2005

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
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

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

SECTION V

Locational Information

Tract 5, Section 30, Township 49 North, Range 8 West, New Mexico P.M.

Lot(s) _____ Block _____ Addition _____

USGS Topographic Quad Map Montrose East, Colo. 1982

Verbal Boundary Description of Nominated Property

(describe the boundaries of 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: False-Front

Period of Significance: 1895

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage less than one

P.M. NM Township 49 N Range 8 W Section 30 Quarter Sections _____

UTM Reference: Zone 13 S Easting 254585 Northing 4263725 NAD83

Site Elevation: 6,093 feet

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DESCRIPTION

The Carriage Works (5MN.10916, formerly 5MN.2725), is a reconstruction of the building originally constructed in 1895, formerly at 237 North Cascade St. in Montrose. The Carriage Works was dismantled in 2002 and moved 3.5 miles east and reconstructed in 2005 on the grounds of the Museum of the Mountain West at 68169 Miami Road in Montrose. The building had formerly been listed in the State Register of Historic Properties (March 10, 1993). Later that year, a State Historical Fund (SHF) grant was obtained (SHF Grant No. 93-02-208) for a Historic Structure Assessment, and the exterior was rehabilitated in 1994 using funds from a second SHF grant (SHF Grant No. 94-M4-019). The rehabilitation in 1994 consisted of replacing deteriorated rafters, roofing with shakes, and stabilizing the interior with temporary plywood panels. The building was dismantled in September 2002 and, subsequently, delisted on June 11, 2003. The building materials were moved to the grounds of the Museum of the Mountain West in 2005 and the building was reconstructed using remaining original materials, materials incorporated during the rehabilitation project in 1994, and new materials that replicated historical materials as needed.

The Carriage Works is a two-story, 24'-x-64½', false-front building, oriented east to west on a concrete and stone perimeter foundation, with a shake-covered front-gable roof. The eaves of the roof project only slightly beyond the walls. The foundation is an 8"-wide, 4'-deep stem wall with two regular courses of natural-face, native Dakota sandstone set in cement mortar that extends about 1' above grade. The original building may have had an informal stone foundation, but county code required a new foundation at the time the building was reconstructed in 2005. The building retains its unusual historic framing of alternating 4"-x-4"-post and 2"-x-4"-board, full-dimension, rough-cut studs spaced at 24" intervals that extend to the full height of the walls. The framing is open to the interior. The exterior walls on the north and south sides are of full-height, vertical 1"-x-10" boards with full-height 1"-x-4" vertical board battens (full height meaning that single boards extend from foundation level to ceiling height of the second floor). The siding on the west side is identical in materials and height to the bottom edge of the gable; identical vertical board-and-batten fills the west gable end. The false-front façade on the east side of the building is covered with tightly fitting, horizontal, 1"-x-4" tongue-and-groove board siding surmounted by a plain-board cornice. The main entrance is through top-hung, sliding, double doors on the center of the east side that cover a 6'-3"-wide, 8½'-tall opening. The doors, all of which are original, are constructed of vertical 1"-x-4" tongue-and-groove boards and slide to each side on the original wheeled hardware on an overhead steel track. Above the ground floor doorway is an upstairs double door filling a 6½'-x-6½' opening. The double doors are constructed of horizontal 1"-x-4" tongue-and-groove boards and open inward on large strap hinges. Flanking the doors on both levels and stacked above each other are original two-over-two double-hung, wood-sash windows. This same type of window, though identical replacements, is found on the north and south sides of the building with stacked windows on the first and second floors to the east and west with single windows on the ground floor farther west. A stovepipe extends through the eastern end of the northern wall and bends upward above the eaves. This is a non-historic feature

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that serves a blacksmith forge inside. A 9'-3"-wide, 8½'-tall rear entry is just south of center on the west side of the building. The door is constructed of 1"-x-6" vertical beadboard with a second layer of 1"-x-4" vertical beadboard on the lower 3'. This lower layer of beadboard was installed in 2005 to replace a historic repair that was evidently needed to cover the worn out and damaged lower portion of the door. The door slides northward on an original overhead steel track.

A character-defining feature of the building is its painted historic signage on the false-front east façade. All of the front façade siding boards are original to the building. The black paint used on the original signage was more durable than the surrounding paint, and as the paint on the building deteriorated through time, the wood protected by the black paint resisted weathering, thereby resulting in the lettering standing out in relief. As a result, the lettering was carefully repainted when the boards were removed during the building's dismantling and then reinstalled to their proper alignment, thereby faithfully reconstructing the façade and its signage. On the second floor, the signage reads "CARRIAGE WORKS/PAINTING AND TRIMMING." Below, on the sliding double doors is "WAGONS REPAIRED" on the southern door and "237" on the northern door, its former address on North Cascade Street.

On the interior, the large front room has a gravel floor and the partly enclosed room taking up the rear 25' of the building has a 2"-x-8" plank floor that is a 2005 replication of the floor that had been in place historically. A central support beam running the length of the building at ceiling height is made of laminated 2"-x-8" boards on edge and is supported by regularly spaced 4"-x-4" posts. In order to meet county code, the laminated beam has been reinforced with steel, which is mostly not visible because it is encased within the boards. The alternating post and board wall studs are fully visible on the interior. Above ceiling level, the framing for the upstairs flooring is fully visible. Full-length 2"-x-12" joists on edge span the width of the building with 1"-x-4" diagonal bracing between. The front and rear rooms are connected by a 9'-wide opening offset to the south. This originally had a top-hung door that is now in storage. It could not be installed because an interior L-shaped stairway to the upstairs was installed in the northeastern corner of the rear room. The back room is divided by an east-west partition wall constructed of 2"-x-4" framing supporting horizontal 1"-x-4" tongue-and-groove boards on the southern side. Original lettering in black paint is visible on the wall, some of which reads "PRICES REDUCED," "DON'T ASK FOR CREDIT," and "TERMS."

The upstairs has much of its original 1"-x-8" and 1"-x-14" board floors. The walls are uncovered, and there is no ceiling. Individual sets of 2"-x-6" rafters are joined at the peak by cleats; no ridge is present. Many of the rafters are original; replacement rafters have identical dimensions as the originals. Horizontal 1"-x-6" cross pieces join every fourth individual rafter set at mid-slope. The rafters support 1"-x-10" board sheathing to which the shake roof is nailed.

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ALTERATIONS

After the building was dismantled in 2002, the long 2"-x-4"-board and 4"-x-4"-post wall studs were stolen, leaving only broken pieces as examples from which replica elements were patterned. It was reconstructed at the Museum of the Mountain West in 2005 using as much of the original materials as possible with the remainder of the materials being in-kind and matching; about 25 percent of the building is original materials. Reconstruction was done entirely by museum volunteers, including members of the Montrose High School's Future Farmers of America club, who raised the side walls like an old-fashioned barn raising.

Changes to the building have included the installation of a perimeter foundation, steel reinforcement of the central beam, installation of an interior stairway to the second floor, removal of a brick chimney, and installation of a metal stovepipe to serve an interior forge. The foundation and central beam reinforcement were done to satisfy Montrose County building code in 2005. The perimeter foundation extends only slightly above ground level where only native sandstone is visible. The central steel beam is clad in wood to disguise its presence. The stairway is made of wood and is rustic in its construction, which fits the character of the building. The stovepipe exits the side of the building where a stovepipe appears to have exited in the past. The brick chimney was not a prominent feature of the building and probably served a heating stove in the back room. It was removed for safety reasons when the roof shifted during roof replacement in 1994. Because it was not possible to get boards of sufficient length in 2005, replacement siding on the west side did not reach all of the way to the eaves with single boards as it had originally. Instead, vertical board siding now reaches to the bottom of the upper gable face and the upper gable face is filled with shorter lengths of vertical board-and-batten. The historical repair of the lower portion of the sliding rear door was replaced with similar materials in 2005. The lower portion of the door had deteriorated through use and a second layer of vertical beadboard was installed just as a second layer had been installed sometime in the past. In addition, a former upstairs entrance with a shed dormer hood near the center of the south side was converted to a window with the 2005 reconstruction. This entrance was not original to the building, but had been added in 1936 and was reached by an outside stairway. The stairway was gone by the time the 1994 work on the building took place, but the entrance was retained at that time. The replacement with a window in 2005 is probably more historically accurate to the original 1895 configuration, as the 1936 doorway was likely an enlargement of a window. The windows on the south side of the building are in their original configuration except that the central window was moved westward beneath an upstairs window in 2005. This was done simply to give a more symmetrical appearance. On the north side, an upstairs window was added on the western end in 2005, also for symmetry. All of the windows are of the same type and size as the originals, but only those on the front of the building are original. None of the alterations are intrusive; they do not detract from the architectural integrity of the building as a whole. The front façade, the most distinctive element of the building, is entirely original.

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INTEGRITY

The building currently serves as storage for historic carriages, farm items, furniture, and other artifacts. The building was oriented east to west with its entry facing eastward at its original location on North Cascade Street. This orientation is retained at its current location. In addition, the building setting at the Museum of the Mountain West is more in keeping with the building's former setting, despite no longer being at its original location, because the mixed commercial-residential composition of North Cascade Street has changed and many contemporary buildings have been lost and modern buildings intrude. The only non-historic appearing building is a large metal building south of the Carriage Works that contains indoor museum exhibits. Despite being a replicated town setting, the Museum of the Mountain West provides a backdrop of residential and commercial buildings from the same historic time period as the 1895 period of significance for the building. Most of the nearby buildings have been moved intact to the site from elsewhere, retain their historic fabric or in-kind materials, and have been faithfully restored or reconstructed.

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SIGNIFICANCE STATEMENT

The Carriage Works is significant at the local level under Criterion C for Architecture with a Period of Significance of 1895 primarily because it is the last remaining false-front, wood-frame building in Montrose County. False-front commercial buildings were a common architectural type in the western U.S. in the late-nineteenth and early-twentieth centuries. The style was commonly built as a way for early business owners to erect a substantial-appearing building at low cost. The buildings projected an image of prosperity and stability to towns in their initial stages of development. As more permanent buildings were erected from brick and stone, false-front buildings were supplanted. None are known to have survived to the present day in Montrose or other towns in Montrose County. The Carriage Works is typical of the False Front Commercial style in that it has an upper false-front parapet wall on its front façade that obscures a front-gable roof behind. It is also typical because the front is constructed of higher quality materials and is more decorative than the other sides (History Colorado n.d.). The front is constructed of tightly fitted horizontal tongue-and-groove boards, painted white, and decorated with ornate calligraphic sign work. The sides and rear are plain, unpainted, vertical boards. The front and sides of the building appear as they did when the building was standing at its original location on North Cascade Street.

The Carriage Works was constructed by William F. Diehl in 1895 for wagon and farm equipment fabrication and repair and for blacksmithing (Boulder 1992). Diehl was a dealer in Studebaker wagons, which he marketed in Montrose and other nearby towns, providing him with his nickname “Studebaker Bill.” It stood on the northwestern corner of North 3rd and Cascade streets in Montrose until 2002, when it was dismantled. The materials were donated to the Museum of the Mountain West in 2004 and transported to the museum grounds at 68169 Miami Road where it was rebuilt in 2005 using as much of the original materials as possible. Those elements no longer usable because of damage or loss through theft were replicated with in-kind materials to the exact dimensions of the original. The exterior façade of the building was repainted using existing lettering and historic photographs as the guide to replicate the original historical appearance. The building is now one of several historic buildings on the museum grounds that are used to interpret the history of the city of Montrose and surrounding Montrose County. Despite its dismantling and reconstruction, the building retains excellent architectural integrity, with reconstruction accomplished with in-kind materials. It currently appears largely as it did at the time it was constructed, as evidenced by historic photographs. Salvaging of the materials and rebuilding the building in its current setting, as part of the building complex that has grown up at the Museum of the Mountain West, allows the building to be visited by the public, its architecture preserved, and its history presented and interpreted. Being part of the museum complex insures its long-term preservation.

The original building had the distinction of having been associated with the early development and training of Jack Dempsey, one of the most well-known American boxers in history. Dempsey trained in the building from 1909–1912. Two of Dempsey’s early professional fights were in Montrose in 1915. He became the World Heavyweight Boxing

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Champion in 1919, when he beat Jess Willard, and remained the champion until 1926, when he was beaten by Gene Tunney. Because the Carriage Works has been dismantled, moved from its original location, and reconstructed, the building is not considered eligible under Criterion B because of its connection with Dempsey's early boxing career, though it had been listed on the State Register under that criterion in 1993.

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BIBLIOGRAPHY

Boulder, Linda

1992 *Carriage Works State Register of Historic Places Nomination Form*. On file at History Colorado, Office of Archaeology and Historic Preservation, Denver.

1995 *State Historical Fund Final Project Report: Carriage Works Restoration, Project No. 94-M4-19*. On file at History Colorado, Office of Archaeology and Historic Preservation, Denver.

History Colorado

n.d. *False Front Commercial*. Electronic document

<http://www.historycolorado.org/oahp/false-front-commercial> Accessed September 25, 2017.

Site file for 5MN.2725, Diehl Carriage Works, Old Carriage Shop in Compass: Colorado's On-line Cultural Resource Data Base. Maintained by History Colorado, Office of Archaeology and Historic Preservation, Denver.

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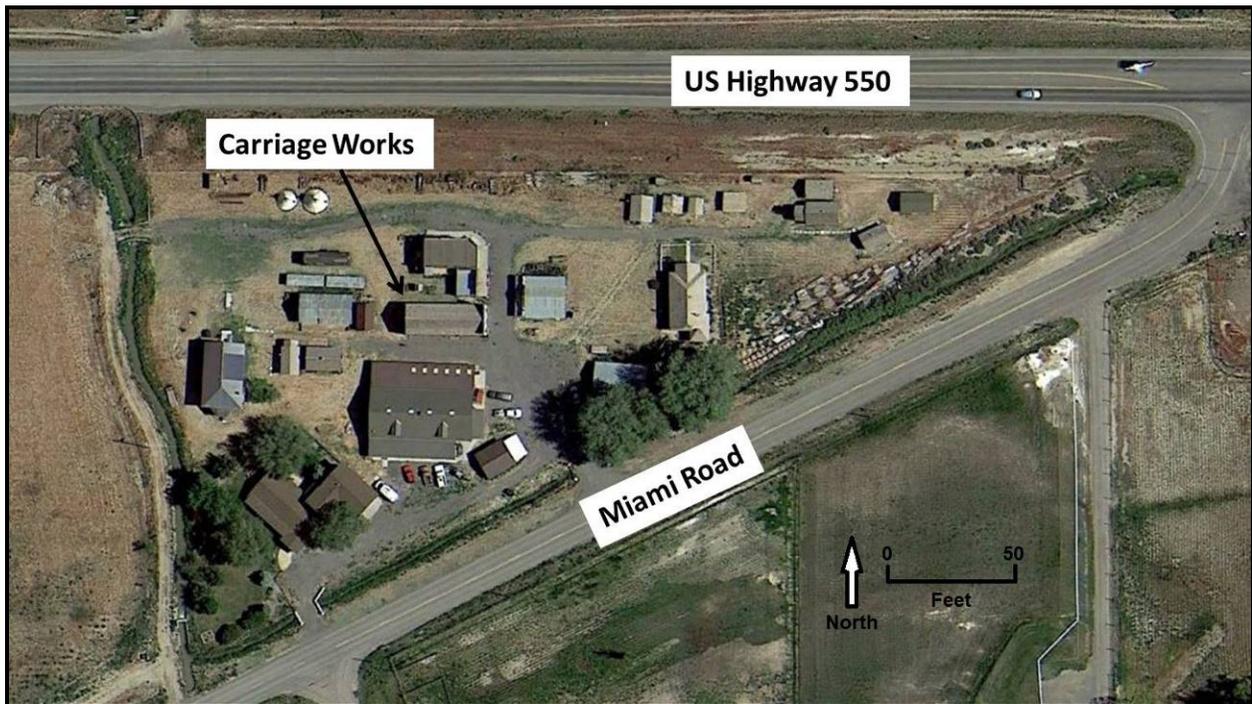
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The Carriage Works is on the grounds of the Museum of the Mountain West at 68169 Miami Road on the eastern end of Montrose, Colorado. The boundary is a 44' x 84½' envelope, oriented east to west, that extends 10' beyond the exterior walls of the 24' x 64½' building.

Aerial Plan View Map

Google Earth image, June 2014

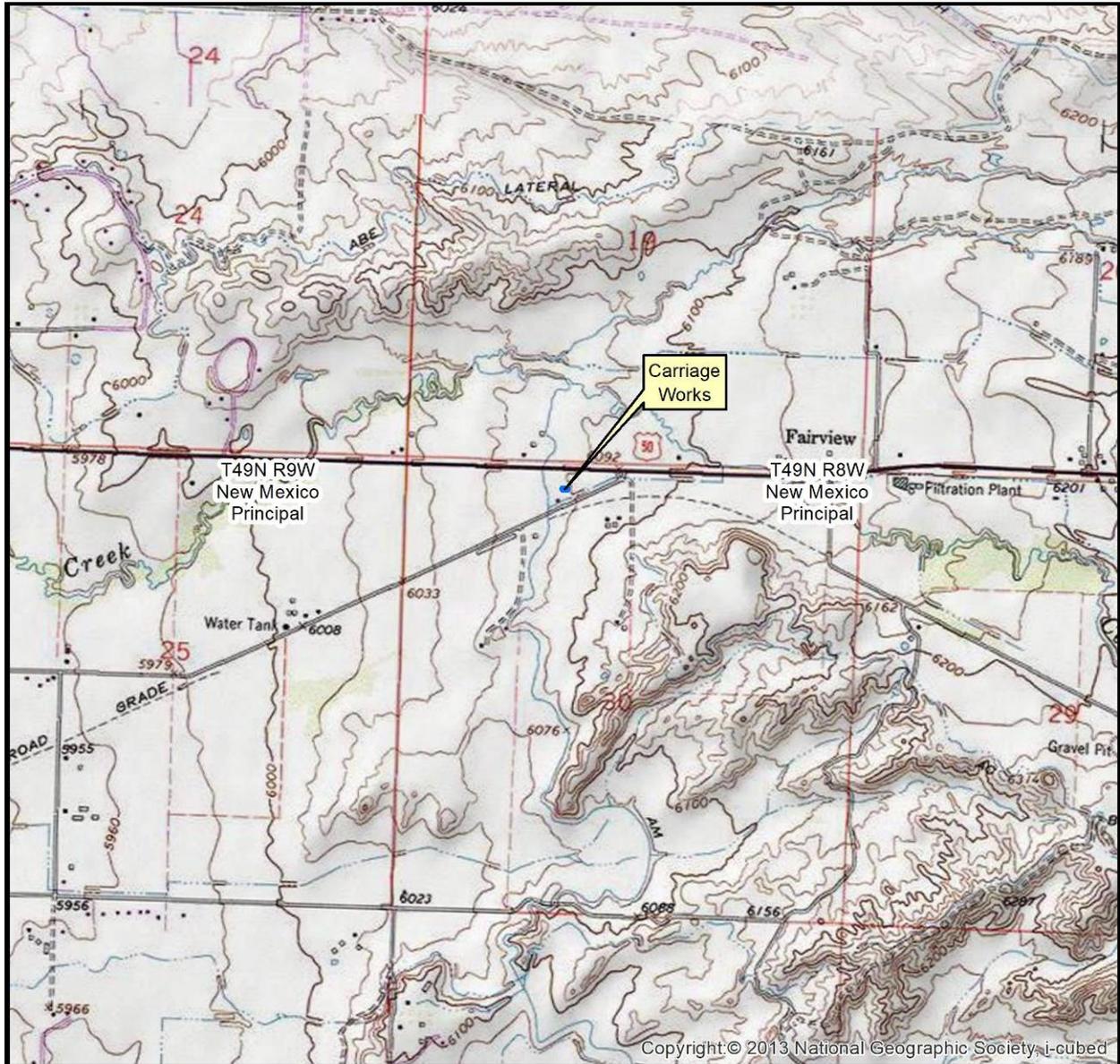


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USGS TOPOGRAPHIC MAP

Quadrangle, Colorado

7.5 Minute Series



Carriage Works

 Building Location



USGS Topo Map:
Montrose East 1982



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HISTORIC PHOTOGRAPH LOG

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

Name of Property: Carriage Works

Location: Montrose, Colorado

Photographer: See Caption

Date of Photographs: See Caption

Negatives: None – Photographs on file at the Museum of the Mountain West, Montrose, Colorado

Photo No. Photographic Information

- HP 1 The south and eastsides of the Carriage Works prior to its exterior renovation in 1992. Photo by Tom and Joy Baird, Montrose, Colorado.
- HP 2 Front (east) side of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995).
- HP 3 South and east sides of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995). Note the upper entry on the south side.
- HP 4 North and east sides of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995).
- HP 5 West side of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995). Note the historic repair of the lower portion of the door.
- HP 6 The north and part of the west sides of the Carriage Works in August 2002, prior to its dismantling. Photo by Bob Moore, Montrose, Colorado.
- HP 7 The mostly dismantled Carriage Works in the fall of 2002. Note the alternating 4"-x-4"-post and 2"-x-4"-board studs that are exposed on the north wall. Photographer unknown.

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HP 1. The south and east sides of the Carriage Works prior to its exterior renovation in 1992. Photo by Tom and Joy Baird, Montrose, Colorado.



HP 2. Front (east) side of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995).

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HP 3. South and east sides of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995). Note the upper entry on the south side.



HP 4. North and east sides of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995).

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HP 5. West side of the Carriage Works just prior to rehabilitation work in 1994 (Boulder 1995). Note the historic repair of the lower portion of the door.



HP 6. The north and part of the west sides of the Carriage Works in August 2002, prior to its dismantling. Photo by Bob Moore, Montrose, Colorado.

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HP 7. The mostly dismantled Carriage Works in the fall of 2002. Note the alternating 4"-x-4"-post and 2"-x-4"-board studs that are exposed on the north wall. Photographer unknown.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-14 except as noted:

Name of Property: Carriage Works
Location: Montrose, Colorado
Photographer: Jon Horn
Date of Photographs: 7/28 and 9/25/17
Negatives: Digital images on file with History Colorado Office of
Archaeology and Historic Preservation, Denver.

Photo No. Photographic Information

- 1 Eastern (front) façade of the Carriage Works, looking west.
- 2 Looking northwest at the eastern and southern sides of the Carriage Works. Note the setting with adjacent historical buildings on the grounds of the Museum of the Mountain West.

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- 3 The western side of the Carriage Works, showing the rear sliding door with the extra layer of wood at the bottom. View is to the east.
- 4 The western and northern sides of the Carriage Works, looking southeast.
- 5 Looking southwest at the eastern and northern sides of the Carriage Works. Note the stovepipe from the blacksmithing forge extending through the northern wall and climbing above the roofline.
- 6 Detail of the lettering on the false front and on the double doors on the eastern side of the Carriage Works. View is to the west.
- 7 Upstairs floor joists with diagonal angle bracing and second-floor flooring, looking north.
- 8 Alternating 2" x 4"-board and 4" x 4"-post wall studs, looking north.
- 9 Unoriginal blacksmithing forge with its stovepipe extending through the northern wall. View is to the north-northwest.
- 10 Looking west through the front room of the carriage works. Note the long central beam supported by 4-x-4" posts and that steel reinforcing of the beam is not visible.
- 11 The eastern room of the Carriage Works, looking west.
- 12 Black lettering on partition wall in the back room of the Carriage Works. View is to the north.
- 13 Stairs installed in the northeastern corner of the back room to access the upstairs of the Carriage Works, looking east northeast.
- 14 Looking west through the upstairs of the Carriage Works at the rafters and rafter bracing.