



Town of Guffey
Intensive Survey

Project # CO-06-016

Final Survey Report

Park County Historical Preservation Advisory Commission
Colorado Historical Society

May 31, 2007

All work performed by Will Crago, President
Equilibrium Architecture Inc.

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GUFFEY INTENSIVE SURVEY REPORT

I. Introduction

Survey Purpose & Description:

The purpose of this project sponsored by the Park County Historic Preservation Advisory Commission (PCHPAC) was to perform an intensive survey of the properties identified as high priority resources as shown in the Reconnaissance Survey of Park County, Colorado. (Northeast and Southeast Quadrants, dated 15 August, 2001, CLG Grant Project # CO-00-0022.) However, 14 of the 16 high priority sites are actually ranches that are scattered around a very large area surrounding the Town of Guffey. The remaining two high priority properties are in the town and are included in this Survey. As we looked at those properties, we realized the difficulty in surveying widely scattered ranch property, and began to see that if we concentrated this survey on the properties within Guffey, we might find that a group would emerge as a possible National or Local District or that perhaps an individual resource may be eligible for National, State or local designation. It was decided that this survey would indeed concentrate on the town properties, both residential and commercial, and not the ranch properties, which would have posed not only difficulty in obtaining permission to enter the ranch site, the wide distances would have posed a challenge to completing a survey in the required time frame, and the very nature of the surveys would have been different than those collected within the town, posing additional challenges for the consultant and grant administrator.

Guffey presents a quirky and interesting presence within the surrounding ranching area and it was decided that an intensive survey would yield historical information that would be valuable to the historical record of Park County.

After extensive review of the entire town, it was determined that this survey would include 25 buildings, 23 within the town limits and two immediately adjacent to the town. These 25 buildings currently sit on 14 properties due to the acquisition of properties by neighboring owners or due to associations of some kind. Therefore, this survey will include 14 Architectural Inventory forms, one for each site.

Several other properties that may have once had historic significance have been omitted from this report due to the lack of historic integrity that remains. Either these properties have been remodeled to the point that the historic character is non-existent, or the buildings have not been maintained and it would require nearly complete reconstruction to restore the buildings to the point that they would reflect their historic appearance. Many properties that were younger than 60 years old were also determined to be field not-eligible as this time period is outside of the time period that is of historic significance to the Town of Guffey.

Funding Source:

The activity that is the subject of this material has been financed in part with Federal Funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendations by the Department of the Interior or the Society.

Appropriate Legislation:

This program receives Federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, Washington, D.C. 20240.

PCHPAC selected Will Crago, president of Equilibrium Architecture Inc., to complete the intensive survey. Will Crago, Colorado licensed architect, was to do the entire project personally with assistance from Linda Balough of PCHPAC. Linda assisted with contact information, resource information, and set up and attended the initial meeting with town members. (Only one of whom attended.) The project was begun in May of 2006 and was completed on May 31, 2007.

This project was conducted following the guidelines set forth in the Colorado Historical Society's *OAHP Colorado Cultural Resource Survey Manual*, Volumes I and II, 2005 edition. In addition, the consultant meets the professional qualification standards established by the National Park Service and published in the Code of Federal Regulation, 36 CFR Part 61.

II. Project Area

This section provides a description of the general area of the survey, as well as the legal location of the surveyed areas and the total number of acres surveyed.

Description of Survey Area:

The intensive survey of Guffey, (Formerly know as Freshwater) Colorado located in Park County, Colorado examined 25 buildings total, 23 of which are located in the platted town of Guffey and the remaining two buildings are located immediately adjacent to the town limits. There are 14 sites surveyed and 14 Architectural Inventory Forms for these properties. These buildings are all located within the Northesast 1/4 and the Southeast 1/4 of Section 14, 6th Prime Meridiam, Township 15 South, Range 73 West. The survey area covers approximately 41 acres of the platted town. The boundaries are Third Street on the North, Water Street on the East, Ridge Street on the West, and Ninth street to the South and includes blocks 16-21, 29-33, 40-45 of the platted town as well as a small portion of the 8.67 acre property just to the Southwest of the town. This area is in a portion of both the Thirtyone Mile Mountain and the Thirtynine Mile Mountain Quadrangles.

The town maps included at the end of this report show the location of the specific resources surveyed and their resource numbers. These resources appear on the maps in order to make a determination of potential historic district eligibility, either local, state, or national.

III. Research Design and Methods

Scope of Work:

As previously stated, the purpose of this project sponsored by the Park County Historic Preservation Advisory Commission (PCHPAC) was to perform an intensive survey of the properties identified as high priority resources as shown in the Reconnaissance Survey of Park County, Colorado. (Northeast and Southeast Quadrants, dated 15 August, 2001, CLG Grant Project # CO-00-0022.) However, 14 of the 16 high priority sites are actually ranches that are scattered around a very large area surrounding the Town of Guffey. The remaining two high priority properties are in the town and are included in this Survey. As we looked at those properties, we realized the difficulty in surveying widely scattered ranch property, and began to see that if we concentrated this survey on the properties within Guffey, we might find that a group would emerge as a possible National or Local District or that perhaps an individual resource may be eligible for National, State or local designation. It was decided that this survey would indeed concentrate on the town properties, both residential and commercial, and not the ranch properties, which would have posed not only difficulty in obtaining permission to enter the ranch site, the wide distances would have posed a challenge to completing a survey in the required time frame, and the very nature of the surveys would have been different than those collected within the town, posing additional challenges for the consultant and grant administrator.

Several other properties that may have once had historic significance have been omitted from this report due to the lack of historic integrity that remains. Either these properties have been remodeled to the point that the historic character is non-existent, or the buildings have not been maintained and it would require nearly complete reconstruction to restore the buildings to the point that they would reflect their historic appearance. Many properties that were younger than 60 years old were also determined to be field not-eligible as this time period is outside of the time period that is of historic significance to the Town of Guffey.

Due to this lack of physical integrity among the resources within the survey area, it should be stated that not only did the survey need to be completed per the agreement, but also the consultant had to pre-assess the significance and integrity of the resources of the entire town prior to much of the information gathering necessary for an intensive survey. This unanticipated step has added an additional level of complexity to the project.

Survey Methodology:

PCHPAC selected Will Crago, President of Equilibrium Architecture Inc. to complete this intensive survey. All of the work was performed by Will Crago; Linda Balough, coordinator for PCHPAC assisted in contacting individuals with possible knowledge of the town of Guffey. Special thanks should be extended to Bill Soux, longtime Guffey

resident and owner of many of the properties in this survey, and Betty Royse, Guffey resident and historian.

The survey process employed by Equilibrium Architecture (EA) began with a local meeting with town residents in May of 2006. Only one resident attended the initial meeting but he was very informative nevertheless. The purpose of this meeting was to let residents of the town know that the survey was taking place and to begin the information gathering process. After this meeting the consultant determined that the limits of the survey should basically be the limits of the platted town. Several other sites were identified that had been omitted altogether from the 2001 reconnaissance survey of this area that are included in this survey. The next step was to take two trips to Guffey to photograph all of the buildings in the town. This happened in June and July of 2006. The photographs were first used as visual reference while all of the properties in Guffey were researched with the Park County Assessor. It became useful to compare the new images with what the assessor had on file. The current photos also were useful as a visual reference when discussing the buildings in town during the interviews that followed. These photos then were used as a reference while the architectural descriptions were written for each resource using form #1403, the Architectural Inventory Form. These forms were filled out using the appropriate lexicon terms for the required fields.

The original plat of the town of Guffey (Freshwater) is on file at the Park County Clerk & Recorder's office. A copy of this town plat was obtained and it was digitized so it could be reduced and used for/included in this survey. The local libraries were then searched for materials concerning the town of Guffey including the local history archives. Very little documentation and few pictures of the town of Guffey or Freshwater were found. On-line searches through historic newspapers of the area produced several references to the town of Guffey, but these proved to be of little use also. Most of these references just discussed random comings and goings of townspeople, instead of information relevant to either the towns development for the historic context in the report or the individual surveyed sites for the Historical Background on the survey forms. Later newspaper references were mostly legal notices. References to the Town of Freshwater were almost entirely on the Delinquent Tax list or legal notices of one kind or another. The only 6 references for Idaville (Another name used for the town briefly) referred to a town in Indiana named Idaville and contained no information pertinent to this survey.

All of these searches occurred between October 2006 and February 2007 during multiple visits to Guffey and office time. It was during this time that the town plat was obtained and additional Architectural Inventory forms were started.

Once all of the construction dates for the buildings in town had been reviewed using Park County Assessor's records, local residents Bill Soux and Betty Royse were

interviewed to offer their opinions as to which of the buildings in town were indeed historic and to see if their responses were consistent with the Assessor's records. All of the buildings in town were discussed with both individuals, and any knowledge of renovation or remodels were reviewed as well as the Assessors records are spotty at best. This occurred during January and February of 2007. Following this set of research tasks, the list of buildings to be surveyed was finalized.

One final trip was taken to the town to get the last of the necessary pictures to complete the Architectural Inventory forms in February of 2007. The Architectural Inventory forms were finalized and the Survey Report was written. All of the necessary/available maps and pictures are included with this report. All pictures taken were in digital format and printed on HP Premium Plus Photo Paper using Hewlett-Packard Vivera inks (95 and 97 tri-color cartridges.)

It was expected that a potential historic district might exist within the town of Guffey, but it would almost certainly be a local district. (Currently neither Park County nor the town of Guffey has established local district designations. This would have to be implemented prior to any nominations.) It had always been doubtful that a National or even State listing would be possible. All of the properties surveyed were to be assessed for possible individual designation at the National, State, or local levels, but none were determined to be significant at any level other than local.

It needs to be emphasized that research for this project was extremely difficult to complete. It did not take long to realize that very little written information exists about the town of Guffey and most of the records in the Park County Assessors office are incomplete. There seems to be more information about Old Mose, the Grizzly that roamed the hills in the area in the late 1800s than there is about the buildings or local events.

Interviews and conversations with local residents yielded the greatest amount of information, but even those details proved difficult to obtain. Many of the residents of the town were very suspicious about outsiders and were not very forthcoming with information. Many owners could not be contacted regarding their properties or they had little knowledge of the history of the buildings. There is a general attitude in the Town of Guffey that outside influence is not welcome and the survey consultant was viewed with a great deal of suspicion. Wary residents perceived the survey process as a means to inhibit use of their properties instead of the information-gathering activity it was. Most Guffey residents do not want to have any type of restriction placed on their properties, for any reason. That is the reason most people live in Guffey, to escape modern life and step back in time to a place where they can do whatever they want.

The inavailability of written historical accounts and reticence of local residents may mean the products for this project seem incomplete compared to many other intensive

surveys. But every effort was made to document as much as possible about the historic structures in the town of Guffey, as it seems that most of the information has been lost already. Currently most of the buildings in town are for sale and it seems that most of the long-time residents have already left the area.

Previously Surveyed Resources:

There were four properties identified in the Reconnaissance Survey that are included in this survey. Two were identified as high priority sites and the others were identified as medium priority. These properties are:

1. Guffey Garage #5PA1656 – high priority
2. Last Chance Antiques #5PA1657 – medium priority
3. Guffey Town Hall #5PA1659 – high priority
4. Log House (West Residence) #5PA1661 – medium priority

Two properties were identified in the reconnaissance report (they were medium and low priority respectively) which were not included in this survey. These two properties have been excluded from this intensive survey for different reasons. The first excluded property (#5PA1658) was the Guffey School; it was not included in this survey because the building has been entirely remodeled in the last few decades and nothing of the historic structure remained.

The other property has been excluded because the two buildings on this site have not been maintained for a very long time and obvious deterioration has taken place since the time of the reconnaissance survey. The survey consultant determined that the two buildings on this site had lost most of their structural integrity and would require a nearly total rebuild in order for them to be a safe structure, let alone suitable for use for any purpose. This property is identified in the reconnaissance survey as State ID #5PA1660.

The necessary OAHF file search yielded no information relevant to this survey.

IV. Historic Context

Native Americans:

Originally the area of South Park was home to various Native American tribes primarily Ute, but also Comanche, Kiowa, Cheyenne, Arapaho, and possibly many others. The Ute tribe mostly maintained control of the mountain regions in this area until the mid to late 1800s. The area was considered a great summer hunting ground due to the lush valleys that supported large herds of buffalo. In the vicinity of Trout Creek Pass, salt was found and collected by the tribes that passed through the area. There was a period of Spanish control during the 1700s through the early 1800s, but their presence was not significantly felt in the area.

Mining:

During the 1890's, gold was discovered around the nearby town of Cripple Creek. Prospectors were drawn to the Guffey area by its similar geology. As word got out, over 1,000 prospectors came into the area. The town of Freshwater was founded in 1895, and it soon grew to over 500 residents. It was at this time that the town was platted. The extensive size of the plat indicates much greater growth was anticipated than was actually experienced. Gold was never found in any appreciable amounts in the Guffey area but the rumor allowed the town to boom briefly.

Freshwater's main street became lined on both sides with false-front stores. Early businesses included three grocery stores, four saloons, three hotels, four restaurants, a couple of bakeries, three hardware stores, two clothing stores, a couple of assay offices, two barber shops, a fruit store, two meat markets and a furniture store.

The residents of Freshwater applied for a post office in 1895. Because there was a Freshwater post office in California, application under this name was denied. Residents then decided on the name Idaville for Ida McClavery Wagner, owner of several mining claims. The following year the name was changed to Guffey. This post office remains active today.

James Guffey was born in Pennsylvania. During the 1870's, he got in on the ground floor of the oil business. Using money he earned from selling machinery, he began to lease land and sink his own wells. His oil wells eventually extended from Pennsylvania to Texas, and his name was associated with some of the country's major oil fields. In the 1890's, he purchased mining property in the Freshwater Mining District on the south end of South Park. He generously gave the Town of Freshwater money for street improvements. For this, the town honored him by changing its name to Guffey.

While gold precipitated the original rush, others ores present in the area include silver, copper, iron, and lead. One of the rarest metallic ores, yptotaritalite, was also found. Its main use is as an alloy.

As with many other Colorado mining towns, there was insufficient ore to sustain a mining industry. Several tunnels were drilled and shafts were sunk mainly in the area northeast of the town. No large lodes were discovered and within several years Guffey was almost deserted. Its economic base became ranching.

Ranching:

In the early part of the 1900s ranching became the most common means of existence for the residents of the Guffey area. The town itself was still dwindling, but Guffey became a central location for the ranchers of the area to meet and to obtain supplies. The nearby city of Canon City was the primary hub for supplies coming both to and from Guffey. No railroad came into the town, all supplies had to come and go by wagon.

Many of the nearby ranches are still present, but very little information was available in either written or oral form that pertained to the town and its architecture.

Guffey became well known for its rodeos and ever since this era, Guffey has been a place for visitors from all around to go on the Fourth of July to celebrate. For many years, Guffey was the home of the Park County Ranchers Association and meetings were held in the Town Hall. Even so, the town has seen a slow but steady decline since the late 1800s and this is evident even today.

Present Day:

Today Guffey is perhaps best known for its mayors. In 1988, Park County officials in Fairplay lost the town plat for Guffey. A new map was drawn and zoning changed what was once residential property into commercial at a substantially higher tax rate. As part of a protest, Guffey residents created a new zone called "ET" for "existing transitional". Officials applied the ET zoning liberally to town lots.

The residents of Guffey also elected a feline mayor, a cat named Paisley. She died of natural causes and was replaced by Smudge le Plume, also a feline. Smudge died mysteriously in 1991 and was believed to have been eaten by an owl. Whifley le Gone, a calico cat, took over the mayoral duties. In 1993, Whifley moved out of town to a ranch.

Shanda, a dog, inherited the position when her master, Bruce Buffington, purchased the general store where the mayor's office was located. The two appeared on the Oprah Winfrey show. During the interview, Shanda preferred to let Buffington do all the talking. Guffey's two political parties are the "Democats" and the "Repupkins". Some residents felt the mayor should be an elected position, and on Halloween, 1998, there was a general election. Monster, a solid black cat, was elected the town's

new mayor, beating out Lars and Luke, both dogs, and a cockatiel. Monster's office is on an old sofa in front of a stove in the Guffey Garage (5PA1656.)

Once a year, usually on the Fourth of July, Guffey holds a chicken flying contest. For \$5.00, people can rent a chicken. The money goes to city improvements. Those that pay are able to spend quality time bonding with their fowl prior to the event. From a special containment box twelve-feet above the ground, the chickens are "encouraged" to see how far they can fly. The record is 138 feet, established in 1998.

At the time of the survey, very few businesses exist in the town. These include two restaurants, one bar, the Guffey Garage and Last Chance Antiques (5PA1657.) There are also a couple of real estate offices but most residents work in the relatively nearby towns of Fairplay or Canon City.

The town's most prominent citizen is Bill Soux. Not only does he own much of the town (including several sites included in this survey) but he also organizes and hosts the Guffey Chicken Fly each year. Bill has taken great care to restore many of the buildings in town and maintain the historic character of Guffey. He was a valuable resource during the course of this survey and deserves recognition for his efforts.

V. Results

The purpose of this project was to perform an intensive survey of the Town of Guffey to determine if an eligible historic district at either the National, State, or local levels was present. As part of this evaluation, each surveyed resource also was evaluated to determine if it was eligible for individual listing on the National or Colorado State Registers of Historic Places or local (Park County) Landmark designation.

List of Surveyed Resources:

The Survey Logs attached to the end of this report list the resources by various criteria including address and site number. The buildings examined in this survey are as follows:

1. 1555 Main Street – 2 Buildings	#5PA4024
2. 1495 Main Street – 4 Buildings	#5PA1657
3. 1395 Main Street	#5PA1656
4. Property @ SW corner of Main & 5 th Street (no recorded physical address)	#5PA4025
5. 144 Main Street	#5PA4026
6. Property @ W side of Main & 6 th Street (no recorded physical address)	#5PA1659
7. Property @ SE corner of Main & 7 th Street – 2 Buildings (no recorded physical address)	#5PA4027
8. Property @ NW corner of Main & 8 th Street – 3 Buildings (no recorded physical address)	#5PA4028
9. 1545 Fourth Street	#5PA1661
10. 1521 Canon Street – 2 Buildings	#5PA4029
11. 1381 Canon Street – 3 Buildings	#5PA4030
12. 1360 Canon Street	#5PA4031
13. 1279 Canon Street	#5PA4032
14. 1013 CO Rd 102 – 2 Buildings	#5PA4033

Criteria for Evaluation:

National Register of Historic Places:

The following is the criteria for evaluation of historic resources as established by the National Park Service to determine eligibility for listing on the National Register of Historic Places:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of persons significant in our past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.

Colorado State Register of Historic Properties:

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association,

and that meet one or more of the following criteria:

- A. The property is associated with events that have made a significant contribution to history; or
- B. The property is connected with persons significant in history; or
- C. The property has distinctive characteristics of a type, period, method of construction or artisan; or
- D. The property has geographic importance; or
- E. The property contains the possibility of important discoveries related to prehistory or history.

Criterion A - To be considered for nomination under Criterion A, a property must have an historical association with a single event, such as the founding of a town, or with a pattern of events important in the history of the locality, of Colorado or of the nation. It must be documented through historical research that the property existed at the time of the event(s) and was associated with those events in some significant way.

Criterion B - This criterion applies to properties associated with an individual whose contribution to history was significant and can be documented. The property also needs to be associated with the person's productive life when the person achieved importance. The property should have a documented association with the individual, such as an office, home or studio, but should not be a property merely owned by the prominent person or one which does not represent the productive period in that person's life.

Criterion C - Properties nominated under Criterion C are generally significant for their architecture and must be physically intact with a minimum of alterations. Buildings may qualify under this criterion if they have artistic merit in design or individual elements. In addition to architecture, other areas of significance under this criterion are engineering, community planning and development, art, and landscape architecture. If the building represents the work of an artisan, it would qualify under Criterion C and not B. An artisan can be a prominent architect or a craftsman (either known or anonymous) whose work is distinguishable from others. A building nominated for a particular architectural style must possess the distinctive characteristics which define that particular style. A building may also qualify if it can be demonstrated that the building exemplifies important local building practices, techniques or materials. A property which illustrates an early or developing technology in structural systems may be eligible as an example of a particular method of construction. Archaeological architectural features must be intact enough to retain information concerning construction methods and materials.

Criterion D - The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may qualify under Criterion D. A lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. A property which helps establish a strong sense of place or provides community identity may be eligible under Criterion D.

Criterion E - When properties contain information that may answer important research

questions, those properties may be eligible for nomination under Criterion E. If a site has already yielded information it may still be eligible for nomination if the importance of that information can be documented. The most common sites nominated under Criterion E are prehistoric and historic archaeological sites. However, buildings, structures and objects may also be eligible for their information potential. In nominating a property under this criterion, it must be demonstrated through site documentation that recovering information from the site will yield answers to important research questions. Subsurface testing is one method, among others, of assessing a site's information potential.

Special Property Types

Certain property types require special consideration due to the nature of their use, age, location or ownership. While these property types may be eligible for listing, they are subject to additional scrutiny. Such properties include:

- Religious Properties
- Moved Properties
- Birthplaces and Graves
- Cemeteries
- Reconstructed Properties
- Commemorative Properties
- Properties that Have Achieved Significance Within the Recent Past

County Landmark Designation:

Park County resolution (no. 99-1) was executed in January of 1999 and established the local landmark designation criteria and created the Park County Historic Preservation Advisory Commission. The local criteria for evaluation of historic resources are similar to the National and State Register criteria and according to the resolution a resource must be shown to be important for one or more of the following:

- a. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Park County, State of Colorado, of the United States;
- b. Its location as the site of a significant local, county, state, or national event;
- c. Its identification with a person or people who significantly contributed to the culture and development of Park County, State of Colorado, or the United States;
- d. Its exemplification of the cultural, economic, social or historic heritage of Park County, State of Colorado, or the United States;
- e. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- f. Its embodiment of distinguishing characteristics of an architectural type or specimen;
- g. Its identification as the work of an architect or master builder whose individual work has influenced the development of Park County, State of Colorado, or the United States;

- h. Its embodiment of elements of design, detail, materials, or craftsmanship that represent a significant architectural innovation;
- i. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on historic, cultural, or architectural motif; or
- j. Its unique location or singular physical characteristics representing and established and familiar visual feature of a neighborhood, community, landscape, or Park County.

(Bold, underlined text indicates criteria that applies to this survey.)

Resources examined in this intensive survey were all categorized as field eligible as local landmarks. Resources that were determined to be field eligible exhibited a high level of historic physical integrity and had very few alterations, addition, or non-historic intrusions. All of these resources also possessed both a strong architectural style as well as being part of the “core” of the town and contribute to the town’s overall character.

As stated before, several other properties that may have once had historic significance have been omitted from this report due to the lack of historic integrity that remains. Either these properties have been remodeled to the point that the historic character is non-existent, or the buildings have not been maintained and it would require nearly complete reconstruction to restore the buildings to the point that they would reflect their historic appearance. Many properties that were younger than 60 years old were also determined to be field not-eligible as this time period is outside of the time period that is of historic significance to the Town of Guffey.

Results:

Based on the criteria stated above, it has been determined that an eligible National Register Historic District does not exist within the survey area within the Town of Guffey. Guffey cannot be designated as a State of Colorado Historic District either. No individual buildings in the town are eligible for listing on the National or State Registers.

At the County level, all of the buildings in this survey could be designated as Historic Landmarks. (The applicable criteria above have been underlined.) None of the buildings stand out as much as the Town Hall, however all of the buildings included in this survey should be landmarked. There is currently no local (town) ordinance regarding historic districts or individual listing and it is not likely that there will ever be one. There is also no provision in the Park County Landmark Ordinance for a historic district but if there were, the town of Guffey would certainly qualify.

VI. Recommendations

This town has a very interesting history and should be preserved. Unfortunately, there is little interest in historic preservation with a few notable exceptions. If the efforts of these individuals are not recognized and buildings landmarked, there is a high probability that these buildings will be destroyed, moved, or scrapped in the decades to come. With the influx of second home owners purchasing small “cabins” in the woods, and only a few other full-time semi-retired residents, there is a small chance that Guffey could become a social center for the larger surrounding community.

The following is a list of recommendations that might help the town of Guffey maintain its historic character and resources.

1. As stated above, the buildings examined in this survey should be landmarked at the County level to allow the owners to seek grant funds for historic preservation (should they become available at the County level.)
2. Park County and the Town of Guffey should have on file a historic resource map to identify all historic sites that are determined to be eligible for County Landmarking as well as a map of the buildings that are at least 50 years or older. This map would allow Planning Department or County Commissioners to identify potential endangered sites in developing areas. These maps would also assist local authorities in establishing a policy to protect and/or investigate these historic sites as development occurs.
3. Park County should execute an ordinance allowing for the creation of County Historic Districts. Inclusion in a district might provide an incentive for owners of the buildings that lack historic integrity to restore their building to the point that it might be eligible for County Landmarking.
4. A local (town) landmark ordinance should be instituted to assist in preserving the historic resources in the Town of Guffey. Residents will not currently allow any restriction to be placed on their activities with regard to the historic buildings, but if grant funding were available to assist with historic preservation, people would certainly be more likely to do historic preservation and less likely to demolish old buildings and structures.
5. There are things that can be done to recognize the town’s historic significance such as placement of plaques on significant historic buildings and structures. Publication of this survey will certainly evoke comments from townspeople and perhaps interest in making Guffey a local historic district.
6. A photographic library should be established to preserve any historic photos of the town. Very few photos of the Town of Guffey seem to exist, any that do remain should be preserved immediately. If this is not done, any photos found should be immediately added to the Park County Archives.

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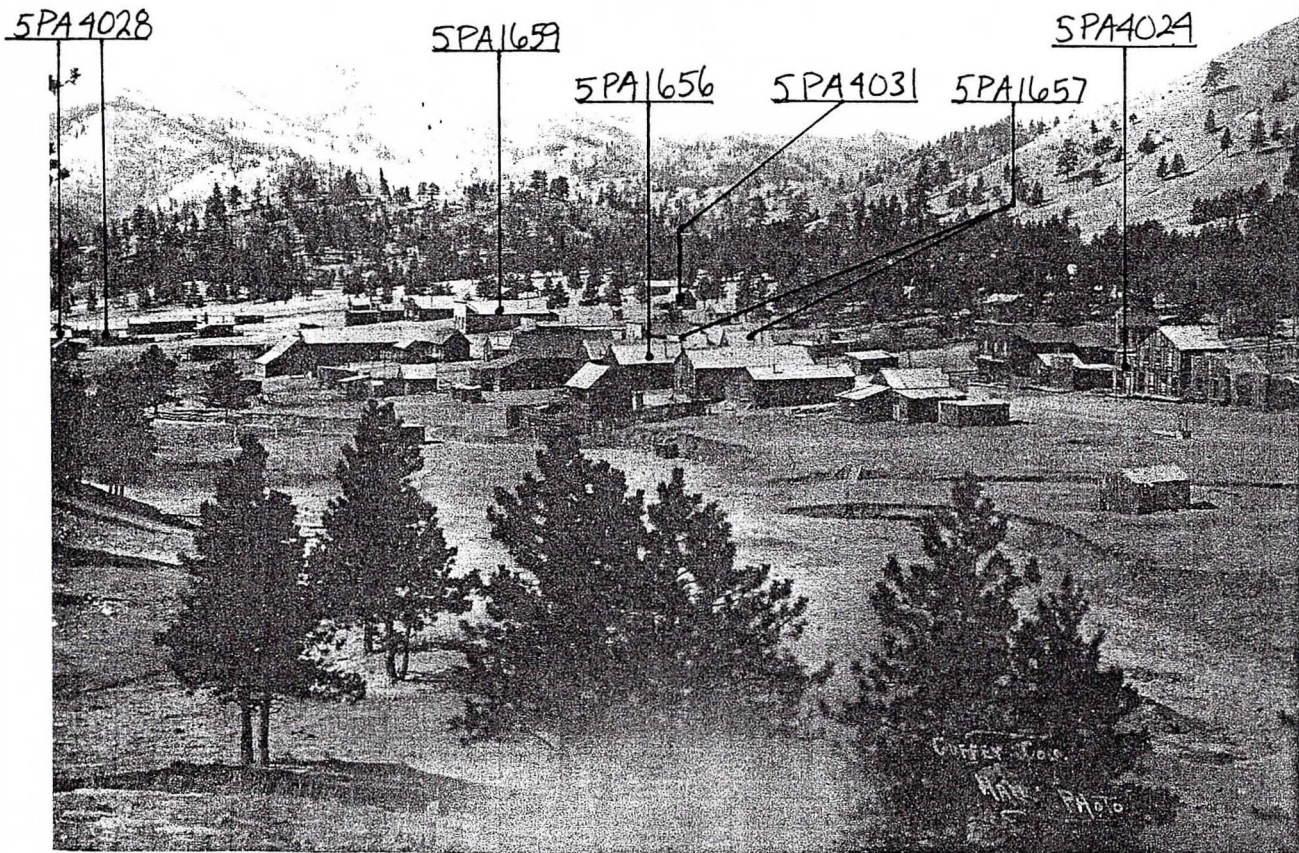
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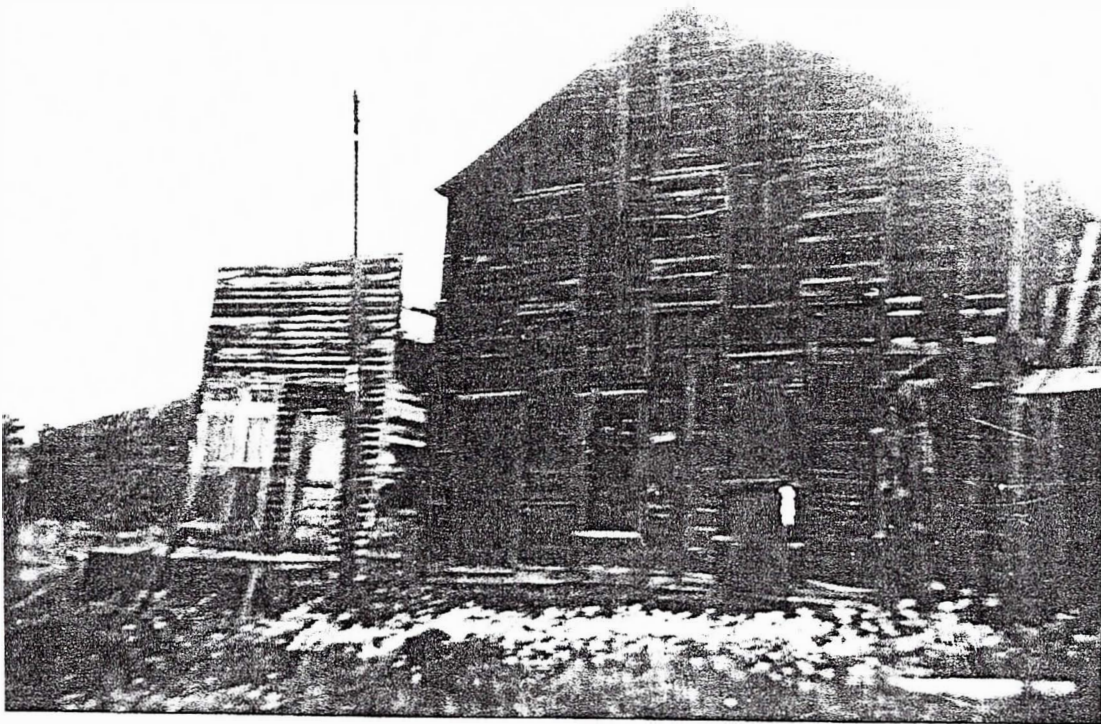
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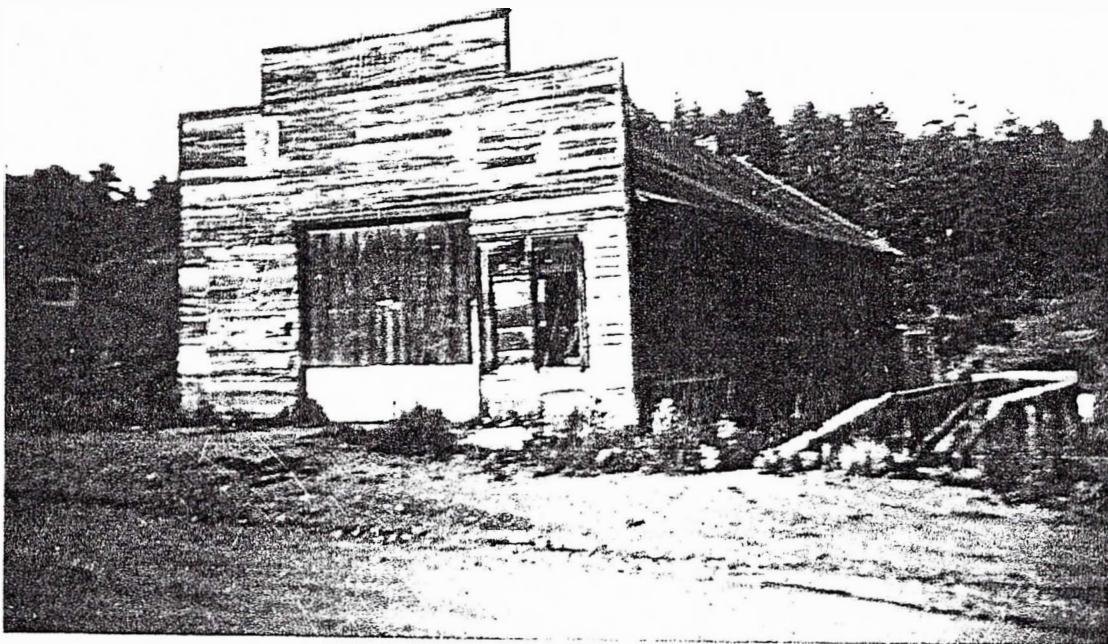
HISTORIC IMAGES



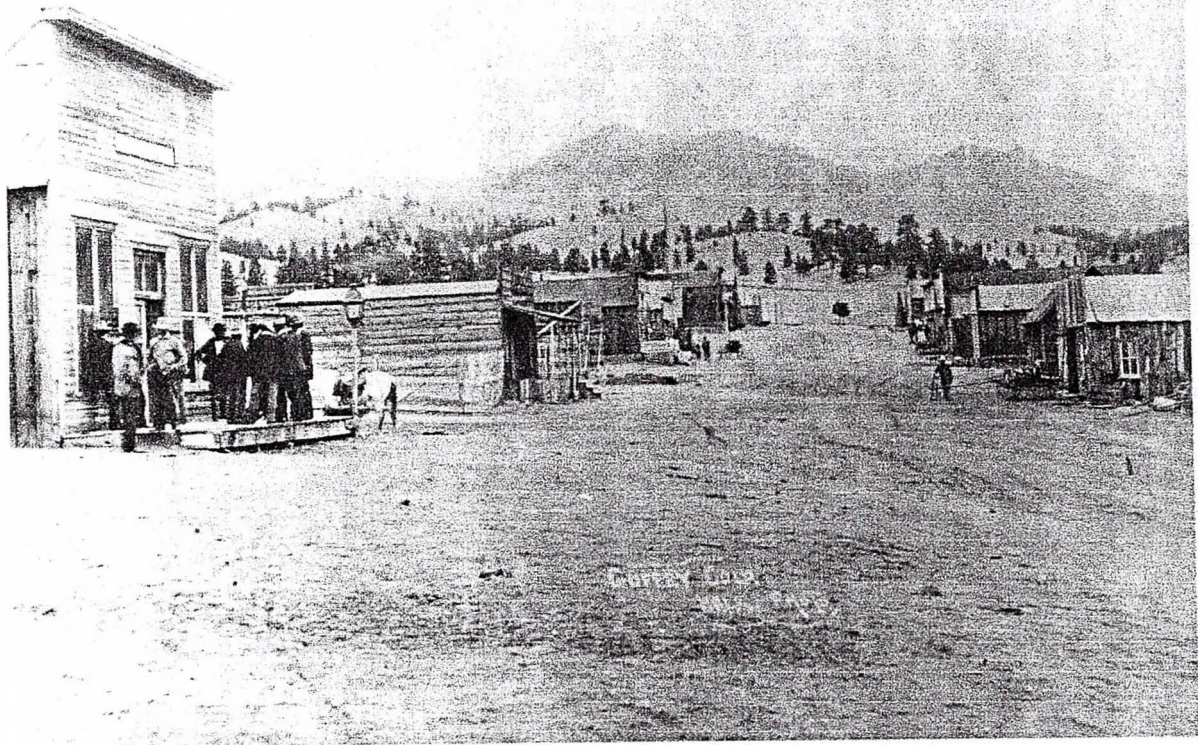
Guffey - 1910
Park County Archives



Assay Office (Chow Hall - #5PA4024) & Hotel (Hotel no longer exists) – Date Unknown
Park County Archives

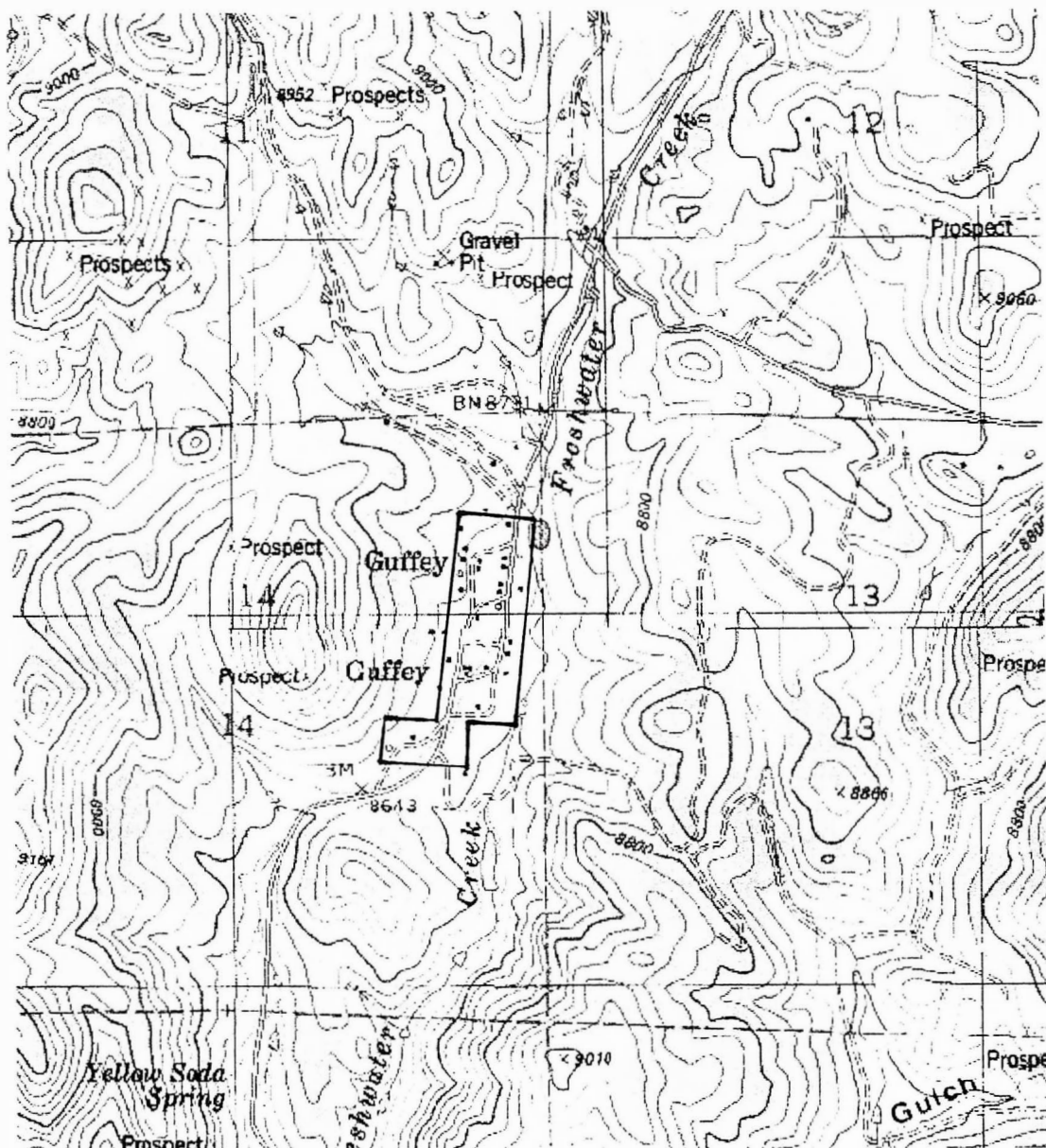


Guffey Garage (#5PA1656) – Early 1900's
Park County Archives



Town Hall - #5PA1659 – Date Unknown
Park County Archives

Guffey Intensive Survey Boundaries
Park County, Colorado



6th Principal Meridian; Township 15S; Range 73W; Section 14

Source: U.S. Geological Survey, portions of Thitynine Mile Mountain Quad and Thirtynone Mile Mountain Quad.

7.5 minute topographic map, Denver, U.S. Geological Survey, 1994

SURVEY LOG - GUFFEY HISTORIC RESOURCES - BY CONSULTANTS FIELD NUMBER

EA Reference Number	State ID Number	Address	Legal Description	Resource Name	National/ State Register Eligibility Criteria	Park County Eligibility Criteria	Individual Eligibility			District Potential - Contributing/Noncontributing		
							National/State Register Eligible	State Register Eligible	Park County Eligible	National Register	Colorado State Register	Park County Register*
1	5PA4024	1555 Main Street	Block 33 Lots 1-8	Chow Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
2	5PA1657	1495 Main Street	Block 32, Lots 4-10	Last Chance Antiques	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
3	5PA1656	1395 Main Street	Block 17, Lots 18-19	Guffey Garage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
4	5PA4025	? Main Street	Block 31 Lot 1 new	Dunn Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5	5PA4026	144 Main Street	Block 31, Lots 3-5	Teacherage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
6	5PA1659	? Main Street	Block 31, Lots 9-10	Guffey Town Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
7	5PA4027	? Main Street	Block 20, Lots 1-9 & 16-20	Royse Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
8	5PA4028	? Main Street	Block 29, Lots 8-10	Henry Reed Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
9	5PA1661	1545 Fourth Street	Block 40, Lots 2-10	West Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
10	5PA4029	1521 Canon Street	Block 32, Lots 13-16	Johnson Shack	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
11	5PA4030	1381 Canon Street	Block 42, Lots 4-10	Stahl Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
12	5PA4031	1360 Canon Street	Block 30, Lots 1-20	Honeymoon Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
13	5PA4032	1279 Canon Street	Block 44, Los 6-7	The Doll House	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
14	5PA4033	1013 CO Rd 102	Ruth Placer...Ninth Street	Killam Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing

* The Park County Landmark Ordinance does not provide for districts; See report for recommendations about modifying the current landmark ordinance to allow historic districts.

SURVEY LOG - GUFFEY HISTORIC RESOURCES - BY STATE ID NUMBER

State ID Number	EA Reference Number	Address	Legal Description	Resource Name	National/State Register Eligibility Criteria	Park County Eligibility Criteria	Individual Eligibility			District Potential - Contributing/Noncontributing		
							National/State Register Eligible	State Register Eligible	Park County Eligible	National Register	Colorado State Register	Park County Register*
5PA1656	3	1395 Main Street	Block 17, Lots 18-19	Guffey Garage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA1657	2	1495 Main Street	Block 32, Lots 4-10	Last Chance Antiques	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA1659	6	? Main Street	Block 31, Lots 9-10	Guffey Town Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA1661	9	1545 Fourth Street	Block 40, Lots 2-10	West Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4024	1	1555 Main Street	Block 33 Lots 1-8	Chow Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4025	4	? Main Street	Block 31 Lot 1 new	Dunn Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4026	5	144 Main Street	Block 31, Lots 3-5	Teacherage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4027	7	? Main Street	Block 20, Lots 1-9 & 16-20	Royse Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4028	8	? Main Street	Block 29, Lots 8-10	Henry Reed Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4029	10	1521 Canon Street	Block 32, Lots 13-16	Johnson Shack	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4030	11	1381 Canon Street	Block 42, Lots 4-10	Stahl Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4031	12	1360 Canon Street	Block 30, Lots 1-20	Honeymoon Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4032	13	1279 Canon Street	Block 44, Los 6-7	The Doll House	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
5PA4033	14	1013 CO Rd 102	Ruth Placer...Ninth Street	Killam Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing

* The Park County Landmark Ordinance does not provide for districts; See report for recommendations about modifying the current landmark ordinance to allow historic districts.

SURVEY LOG - GUFFEY HISTORIC RESOURCES - BY ADDRESS

Address	EA Reference Number	State ID Number	Legal Description	Resource Name	National/State Register Eligibility Criteria	Park County Eligibility Criteria	Individual Eligibility			District Potential - Contributing/Noncontributing		
							National/State Register Eligible	State Register Eligible	Park County Eligible	National Register	Colorado State Register	Park County Register*
1555 Main Street	1	5PA4024	Block 33 Lots 1-8	Chow Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1495 Main Street	2	5PA1657	Block 32, Lots 4-10	Last Chance Antiques	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1395 Main Street	3	5PA1656	Block 17, Lots 18-19	Guffey Garage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
? Main Street	4	5PA4025	Block 31 Lot 1 new	Dunn Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
144 Main Street	5	5PA4026	Block 31, Lots 3-5	Teacherage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
? Main Street	6	5PA1659	Block 31, Lots 9-10	Guffey Town Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
? Main Street	7	5PA4027	Block 20, Lots 1-9 & 16-20	Royse Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
? Main Street	8	5PA4028	Block 29, Lots 8-10	Henry Reed Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1545 Fouth Street	9	5PA1661	Block 40, Lots 2-10	West Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1521 Canon Street	10	5PA4029	Block 32, Lots 13-16	Johnson Shack	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1381 Canon Street	11	5PA4030	Block 42, Lots 4-10	Stahl Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1360 Canon Street	12	5PA4031	Block 30, Lots 1-20	Honeymoon Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1279 Canon Street	13	5PA4032	Block 44, Los 6-7	The Doll House	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
1013 CO Rd 102	14	5PA4033	Ruth Placer...Ninth Street	Killam Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing

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SURVEY LOG - GUFFEY HISTORIC RESOURCES - BY LEGAL DESCRIPTION

Legal Description	EA Reference Number	State ID Number	Address	Resource Name	National/ State Register Eligibility Criteria	Park County Eligibility Criteria	Individual Eligibility			District Potential - Contributing/Noncontributing		
							National/State Register Eligible	State Register Eligible	Park County Eligible	National Register	Colorado State Register	Park County Register*
Block 17, Lots 18-19	3	5PA1656	1395 Main Street	Guffey Garage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 20, Lots 1-9 & 16-20	7	5PA4027	? Main Street	Royse Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 29, Lots 8-10	8	5PA4028	? Main Street	Henry Reed Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 30, Lots 1-20	12	5PA4031	1360 Canon Street	Honeymoon Cabin	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 31 Lot 1 new	4	5PA4025	? Main Street	Dunn Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 31, Lots 3-5	5	5PA4026	144 Main Street	Teacherage	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 31, Lots 9-10	6	5PA1659	? Main Street	Guffey Town Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 32, Lots 13-16	10	5PA4029	1521 Canon Street	Johnson Shack	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 32, Lots 4-10	2	5PA1657	1495 Main Street	Last Chance Antiques	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 33 Lots 1-8	1	5PA4024	1555 Main Street	Chow Hall	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 40, Lots 2-10	9	5PA1661	1545 Fouth Street	West Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 42, Lots 4-10	11	5PA4030	1381 Canon Street	Stahl Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Block 44, Los 6-7	13	5PA4032	1279 Canon Street	The Doll House	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Ruth Placer...Ninth Street	14	5PA4033	1013 CO Rd 102	Killam Residence	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing

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SURVEY LOG - GUFFEY HISTORIC RESOURCES - BY RESOURCE NAME

Resource Name	EA Reference Number	State ID Number	Address	Legal Description	National/ State Register Eligibility Criteria	Park County Eligibility Criteria	Individual Eligibility			District Potential - Contributing/Noncontributing		
							National/State Register Eligible	State Register Eligible	Park County Eligible	National Register	Colorado State Register	Park County Register*
Chow Hall	1	5PA4024	1555 Main Street	Block 33 Lots 1-8	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Dunn Residence	4	5PA4025	? Main Street	Block 31 Lot 1 new	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Guffey Garage	3	5PA1656	1395 Main Street	Block 17, Lots 18-19	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Guffey Town Hall	6	5PA1659	? Main Street	Block 31, Lots 9-10	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Henry Reed Cabin	8	5PA4028	? Main Street	Block 29, Lots 8-10	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Honeymoon Cabin	12	5PA4031	1360 Canon Street	Block 30, Lots 1-20	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Johnson Shack	10	5PA4029	1521 Canon Street	Block 32, Lots 13-16	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Killam Residence	14	5PA4033	1013 CO Rd 102	Ruth Placer...Ninth Street	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Last Chance Antiques	2	5PA1657	1495 Main Street	Block 32, Lots 4-10	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Royse Residence	7	5PA4027	? Main Street	Block 20, Lots 1-9 & 16-20	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Stahl Residence	11	5PA4030	1381 Canon Street	Block 42, Lots 4-10	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
Teacherage	5	5PA4026	144 Main Street	Block 31, Lots 3-5	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
The Doll House	13	5PA4032	1279 Canon Street	Block 44, Los 6-7	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing
West Residence	9	5PA1661	1545 Fourth Street	Block 40, Lots 2-10	None	a,c,d,e	Not Eligible	Not Eligible	Eligible	Non	Non	Contributing

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