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United States Department of the Interior  
National Park Service

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7/19/89

**NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION FORM**

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

A. Name of Multiple Property Listing

Historic Resources of Redstone, Colorado, and Vicinity

B. Associated Historic Contexts

John C. Osgood and the Development of Transportation and Coal Mining in the Crystal River Valley, 1882-1903.

The Development of Redstone as a Model Industrial Community, 1899-1909.

The Creation of John C. Osgood's Crystal River Valley Estate, 1882-1926.

C. Geographical Data

The properties included within this nomination are located in Pitkin County, Colorado. The geographical limits of the area are as follows: the western boundary of the White River National Forest on the east; the western boundary of the Coalbasin townsite on the west; the southern boundary of the townsite of Placita on the south; and the southern boundary of the town of Carbondale on the north.

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Barbara Sudler

Signature of certifying official

6-12-89

Date

State Historic Preservation Officer

State or Federal agency and bureau

I, hereby, certify that this multiple property form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

The multiple property listing "Historic Resources of Redstone, Colorado, and Vicinity" is organized around the buildings and structures developed in conjunction with the growth of transportation and the coal mining industry in the Crystal River Valley, the creation of the company town of Redstone, and the development of John C. Osgood's landholdings. Three historic contexts and two property types are examined. The multiple property groups prepared in conjunction with this nomination are divided into a contiguous district and a separate, individually eligible property. The district encompasses the bulk of structures related to the historic context "The Development of Redstone, Colorado, as a Model Industrial Community, 1899-1909" and includes the most cohesive group of the associated buildings which have retained substantial historic integrity. The district also includes buildings associated with the context, "The Creation of John C. Osgood's Crystal River Valley Estate: 1882-1926," and under this context includes the focal point of Osgood's estate, Cleveholm mansion, and many of the extant associated buildings of the estate. The individually nominated building is associated with the context "The Creation of John C. Osgood's Crystal River Valley Estate, 1882-1926." Property types related to the third context, "The Development of Transportation and Coal Mining in the Crystal River Valley, 1882-1903," were not included as part of this submission.

The community of Redstone is located in west-central Colorado in the Elk Mountain area of southwestern Pitkin County, approximately sixteen miles south of Carbondale and forty-five miles west of Aspen. Situated on the Crystal River immediately south of its confluence with Coal Creek, the community was developed along a north-south axis within the narrow confines of the river canyon.

(x) See continuation sheet



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      1

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The swiftly-flowing Crystal River flows northward past Redstone from its headwaters east of Marble, twenty miles southeast of Redstone, in Gunnison County. Northwest of Carbondale the Crystal River joins the Roaring Fork River, which flows into the Colorado River at Glenwood Springs. The Crystal River has strongly influenced the development of Redstone and the lines of transportation and communication which emerged along the valley.

Redstone's location and 7,202 foot elevation contribute to relatively harsh winter conditions and a short growing season in the summer. The northern entrance to the valley is dominated by Mount Sopris (12,953 feet), while Chair Mountain (12,721) rises to the south. Excellent quality coking coal is found in the Elk Mountains of the region. Coal Basin, west of Redstone, holds substantial deposits of this mineral and is centered in one of Colorado's two major high quality coal fields. <sup>1</sup>

**BACKGROUND HISTORICAL DEVELOPMENT**

The Utes were the dominant tribe in the mountainous lands of western Colorado until the nineteenth century. These hunters and gatherers favored the Glenwood Springs region for its medicinal hot springs and the area was considered sacred. The Crystal River Valley was a favorite summer hunting ground, with its abundant grasses, timber, and additional hot springs. The isolation of the area protected the native Americans from outside incursions until the region was reached by Spanish venturing northward from New Mexico in the late 1700s. In 1863, the Utes signed a treaty with the United States guaranteeing that the land in western Colorado Territory traditionally belonging to the Utes would remain in their possession. In 1868, this area was revised to cover a smaller region, encompassing about one quarter of the Territory. <sup>2</sup>

During the 1830s, trappers and traders worked the Crystal River. Beaver traders associated with Antoine Robidoux's Fort Uncompahgre trapped on the Crystal during this period. At this time, the rendezvous system emerged and flourished until mid decade. In the following decade, John Jacob Astor's traders were in the area. The

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<sup>1</sup>Mel Griffiths and Lynell Rubright, *Colorado: A Geography* (Boulder, Colo.: Westview Press, 1983), p. 89; and Howard K. Wilson, "A Study of Paternalism in the Colorado Fuel and Iron Company Under John C. Osgood: 1892-1903," M. A. thesis, 1967, p. 83.

<sup>2</sup>J. Donald Hughes, *American Indians in Colorado* (Boulder, Colo.: Pruett Publishing Co., 1977), pp. 27 and 62; Steven F. Mehls, *The Valley of Opportunity: A History of West-Central Colorado* (Denver: Bureau of Land Management, 1982), p. 6; and Mary Boland, "History of the Crystal River Valley" (Glenwood Springs, Colo.: Redstone Corp., n.d.), p. 2.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      2

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early 1840s marked the end of the trapping economy and, except for a few individuals, such as William Gant on the Crystal River, most of these men turned to other pursuits. Gant reportedly trapped and prospected portions of the Crystal and Roaring Fork Valleys in the late 1850s.<sup>3</sup>

With the completion of the Louisiana Purchase in 1803, the United States became involved in the exploration of the west and in defining the boundaries of lands owned by Spain. Although early Spanish explorers, such as Don Juan Rivera (1765) and Fathers Escalante and Dominguez (1776), may have reached the Crystal River, the first American expedition to enter western Colorado was that of John C. Fremont in 1843 and again in 1845. The end of the Mexican War in 1848 led to the inclusion of the area within the boundaries of the United States. The western region was extensively surveyed in the following years, and in 1860, Richard Sopris led a small expedition into the Roaring Fork Valley and up the Crystal River. Looking for gold, the group was disappointed, but it did name Mount Sopris near Carbondale in its leader's honor.<sup>4</sup>

The end of the Civil War led to a greater effort by the federal government to inventory the region's resources and encourage settlement. The Hayden surveys of Colorado, beginning in 1873, led to the mapping of the Crystal River region and naming of mountains and streams. These surveys documented the natural features of the area as well as evaluations concerning economic potential. The surveys asserted that coal mining could be a major industry in the area once transportation was developed. Thus, the Hayden surveys alerted developers for the first time to the potential of the western slope.<sup>5</sup>

Discoveries of silver and lead stimulated Anglo settlement of the Crystal River Valley. The first settlement in the valley was located at Schofield, on the south fork of the Crystal River in about 1878. In 1881, prospectors established Crystal City at the confluence of the north and south forks of the river. In the same years as the Hayden surveys, John Parsons of Denver headed an expedition which explored the agricultural and mineral resources of the Elk Mountains. Parsons' group also constructed a trail over Schofield Pass to the Crystal River Valley.<sup>6</sup>

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<sup>3</sup>Mehls, p. 20; and Duane Vandenbusche and Rex Myers, *Marble, Colorado: City of Stone* (Denver: Golden Bell Press, 1970), p. 5.

<sup>4</sup>Vandenbusche, pp. 4 and 6; Mehls, pp. 22 and 26; and Boland, p. 2.

<sup>5</sup>Boland, p. 2; and Mehls, p. 27.

<sup>6</sup>Pitkin County Planning Office, "Historic Preservation Guidelines for Redstone and Crystal River Valley," p. 1; Vandenbusche, p. 7; and Boland, p. 2.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      3

---

In 1873, the Utes signed the Brunot Agreement which ceded a substantial portion of their land in western Colorado and in 1880, an agreement ceded the majority of the Ute lands and opened up the Crystal River Valley to Anglo settlement. By the time of the removal of the Utes to reservations in southwestern Colorado and northern Utah in 1881, most of the desirable ranch land in the valley had already been taken up. Prospectors were concurrently searching for mineral deposits of gold, silver, lead, zinc, slate, and coal. William Batt, William Fell, James Lambert and others first claimed the land near the future sites of Redstone and Coalbasin. William Batt made the first preemption in the area in 1882. Into these newly opened lands came John Cleveland Osgood in 1882 to survey the state's coal resources.<sup>7</sup>

JOHN C. OSGOOD AND THE DEVELOPMENT OF TRANSPORTATION AND COAL MINING IN THE CRYSTAL RIVER VALLEY, 1882-1903

John Cleveland Osgood was born in 1851 in Brooklyn, New York. He was orphaned at the age of seven and lived with relatives until fourteen, when he became an office boy in a cotton mill in Providence, Rhode Island. At sixteen, he took a clerical job in New York City and attended night school. Three years later, he became cashier for an Iowa mining company and began to assume increasingly important positions. In 1876, Osgood became associated with the White Breast Coal Company, which supplied the Chicago, Burlington and Quincy Railroad with fuel. His trip to Colorado in 1882 was requested by the railroad to determine the amount of coal resources in the state.<sup>8</sup>

Osgood made an exhaustive examination of the coal properties in Colorado and proposed to supply the Burlington and Missouri Railroad, a Chicago, Burlington and Quincy subsidiary, with the fuel. In 1883, he formed the Colorado Fuel Company, which primarily bought coal from Colorado mines and sold it to the railroad. A year later, the company was reorganized with the purpose of expanding its activities to buying and mining coal lands and creating subsidiary companies to support these efforts. Osgood surrounded himself with exceptionally talented business associates, the most important of whom included Alfred C. Cass, Julian A. Kebler, and John L. Jerome. With the assistance of Denver capitalists, Osgood bought land in the Crystal River Valley which he had examined during 1882 and which contained substantial deposits of coking coal. In order to develop these lands, Osgood and his associates created the Crystal River Toll Road Company in 1886 to build roads through the region. Although no construction was undertaken in at that time, the formation of Osgood's company

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<sup>7</sup>Hughes, p. 65; Boland, p. 7; and Camp and Plant, II(13 September 1902): 249.

<sup>8</sup>New York Times, 7 September 1902.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      4

---

signalled a serious attempt to overcome the isolation of the Crystal River Valley and thereby develop the region's mineral reserves.<sup>9</sup>

A further step toward opening up the region was manifested by plans for a railroad from the upper Crystal River to Glenwood Spring and further west to the Colorado-Utah border. In 1886, Osgood and his associates formed the Colorado and Utah Railway. During 1886 and the following year, portions of Osgood's road were surveyed, but no construction was commenced. At nearly the same time, the Colorado Coal and Iron Company, Osgood's rival for control of the valley and the western fuel trade, planned the Aspen and Western Railway with assistance from the Denver and Rio Grande Railroad. Colorado Coal and Iron intended to develop mines and build coke ovens at Willow Park on Thompson Creek, west of the Crystal River, thirteen miles from Carbondale. This line was completed and operational by 1888 but the coal at that location proved to be inferior and the mines and coke ovens were not developed as previously planned. The operation was abandoned the following year. Another attempt at securing transportation into the valley was made by the Elk Mountain Railway Company. Grading and masonry for this line closely followed the Crystal River but no evidence exists that rails were ever laid for this railroad.<sup>10</sup>

In 1888, Osgood and others created the Elk Mountain Fuel Company, with the intention of developing the coal lands in Pitkin County. The company purchased land, sold by Osgood and his associates, in Coal Basin, twelve miles west of the future site of Redstone.<sup>11</sup> During the same year, the Colorado Fuel Company reorganized to include the Elk Mountain Fuel Company. In the following years, the company, with Osgood at its helm, purchased additional acreage in the mountains, including land at Coal Basin.

In 1892, when the Colorado Fuel Company merged with the rival Colorado Coal and Iron Company to form the Colorado Fuel and Iron Company (CF&I), Osgood emerged as president of the new enterprise. The two companies had comprised about sixty-five percent of the coal business in Colorado in 1891. Now the ranking fuel company in the western United States, CF&I inherited plans which had already been laid to open Coal Basin and produce coal for coking (carbonization) and steam fuel. The coal at Coal Basin had been tested and found to be superior to any then being produced in the

<sup>9</sup>Ruland, Sylvia, *The Lion of Redstone* (Boulder, Colo.: Johnson Books, 1981), p. 12; and H. Lee Scamehorn, *Pioneer Steelmaker in the West: The Colorado Fuel and Iron Company, 1872-1903* (Boulder, Colo.: Pruett Publishing Co., 1976), p. 83.

<sup>10</sup>Scamehorn, p. 83 and Dell McCoy, *The Crystal River Pictorial* (Denver: Sundance Publications, 1972), p. 12. Colorado Highway 133 was constructed along and on top of this route.

<sup>11</sup>Coal Basin is the geographic area, Coalbasin is the town created by CF&I.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      5

---

west, because of its low percentage of ash and absence of impurities. To transport the coal, Osgood planned a narrow-gauge railroad from the projected mining company town of Coalbasin to a site on the Crystal River to be named Redstone. The Crystal River Railway Company was created with the mission of connecting Redstone with the Denver and Rio Grande Railroad and the Colorado Midland Railroad which both served Carbondale. This railway combined the resources of the Aspen and Western Railway, the Elk Mountain Railway, the Colorado and Utah Railway, and the Crystal River Toll Road Company.<sup>12</sup>

Plans for development of the coal resources in the mountains of Pitkin County were delayed by a series of problems occurring in 1893. The Silver Panic of 1893 resulted in bank failures in Colorado which magnified financial problems for CF&I and necessitated a two year struggle to avoid insolvency. In addition to the financial crisis being felt throughout the country, development was also delayed by a decline in smelting and by coal miner and railroad worker strikes. In 1893, Osgood reported that company sales were off twenty percent compared to the previous year. Development of Coal Basin and the railway was suspended.<sup>13</sup>

When prosperity in the region returned toward the end of the decade, activity in the Crystal River Valley began anew. In 1899, Osgood created the Colorado Finance and Construction Company, which contracted with CF&I to construct a series of beehive coke ovens twelve miles east of Coal Basin at the planned company town of Redstone. In addition, the Crystal River Land and Improvement Company was organized by Osgood in 1893 to construct the narrow-gauge track from Redstone to Coalbasin. The narrow gauge spur ran the twelve miles of steep grade along Coal Creek to Coalbasin and was known as the High Line. The railroad climbed over 2,200 feet in traveling from Redstone to Coalbasin through a series of curves, some as sharp as forty degrees. Cars coming from Coalbasin would enter transfer facilities in Redstone, where narrow gauge cars from the mines would turn over lump coal to standard gauge cars going toward Carbondale via the Crystal River Railroad, a reorganization of the earlier Crystal River Railway. Here, too, slack coal was unloaded to be used in the ovens to produce coke. During the years 1900-1909, Coalbasin produced one million tons of coal and most of that amount was utilized at Redstone.<sup>14</sup>

<sup>12</sup>Wilson, p. 14; Camp and Plant, II(13 September 1902): 250; Scamehorn, pp. 90 and 119; and McCoy, p. 27.

<sup>13</sup>Scamehorn, p. 94; Wilson, p. 57; and Camp and Plant, II(13 September 1902): 250.

<sup>14</sup>Scamehorn, pp. 73, 98, and 120; Pitkin County, p. 3; Boland, p. 8; and McCoy, pp. 29 and 30. Define coal types here.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      6

---

In 1899, CF&I began to mine coal at Placita, four miles south of Redstone. Placita furnished fuel for the railroad and the Redstone coke ovens from 1899 to 1901, when Coal Basin began producing. The railroad was completed from Carbondale to Placita in 1898 and the narrow gauge from Redstone to Coal Basin the following year.<sup>15</sup>

By 1899, one hundred beehive and stack ovens had been constructed at Redstone, on the west bank of the Crystal River. Production of coke began the following year. By that date, CF&I had become the region's largest manufacturer of coke. The company soon began construction on another hundred ovens in Redstone, and eventually built a total of 249 ovens there. Eight other coking facilities with similar beehive ovens had been constructed in Colorado by the company, including the largest at Segundo, seventeen miles west of Trinidad, which had eight hundred ovens. By 1902, coal and coke production from CF&I equalled 5,678,841 tons. It has been estimated that the company and its affiliates employed approximately ten percent of Colorado's labor force in that year.<sup>16</sup>

Strikes by CF&I miners in 1901-1903 and a commitment to major improvements at the company's Pueblo steelmaking plant drained the enterprise's resources. As a result, Osgood was forced to turn to eastern capitalists for help in saving his enterprise. In 1903, John D. Rockefeller and George Gould interests gained control of CF&I, and Osgood resigned as chairman of the board of directors. Osgood and his associates managed to keep a small part of the empire they had created, including the Crystal River Land and Improvement Company, but the eastern capitalists gained control of the coking operations at Redstone and the mining at Coalbasin.

Osgood went on to establish another company, the Victor-American Fuel Company, which soon rivaled CF&I, becoming the second-ranking coal producer in the region. Osgood headed this company during the incident at the Ludlow tent colony in 1914, when a conflict between striking unionists and state militiamen resulted in the deaths of two women and eleven children. During the public outcry which followed the tragedy, Osgood acted as a major spokesman for the coal company operators.<sup>17</sup>

The decline of the precious metal mining and smelting industries in western Colorado created a downward spiral in the demand for coke. This decline impacted CF&I, the region's largest coke producer, which began closing its coking facilities in 1908. By the early 1900s, the CF&I steel plant in Pueblo, Colorado, was the region's largest consumer of coke and it was not profitable to transport the material from the

<sup>15</sup>Scamehorn, p. 122.

<sup>16</sup>Camp and Plant, I(11 January 1902): 72; Scamehorn, pp. 124-125; Camp and Plant, I(5 April 1902): 238; and Wilson, p. 18.

<sup>17</sup>Scamehorn, pp. 165 and 167; and Ruland, p. 62.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      7

---

west-central mountains to the southern location. When CF&I ended coking operations in the Crystal River Valley in 1909, the town, still owned by Osgood, was abandoned. The cessation of coking activities adversely affected mining at Coalbasin. That company town was also closed in 1909.<sup>18</sup>

In the end, CF&I operated the beehive ovens in Redstone for only a decade. Historian H. Lee Scamehorn has surmised that the decision to establish coking operations at Redstone was "based not on a realistic appraisal of market conditions, but on John C. Osgood's hope of creating a model industrial community in the picturesque setting where he erected his private mansion." Once Osgood lost control of the company, there was no personal involvement in the direction of the town and this, combined with changes in the coking industry, led to Redstone's eventual abandonment.<sup>19</sup>

#### THE DEVELOPMENT OF REDSTONE AS A MODEL INDUSTRIAL COMMUNITY, 1899-1909

The creation of the model company town of Redstone resulted from several factors: the existence of coal at nearby Coal Basin; the need for a switching station from narrow gauge to standard trackage; the personal interest of John C. Osgood in the Crystal River Valley; and a new managerial interest by CF&I in developing model towns to serve its mines and production facilities. Osgood and his associates had spent over a decade attempting to open up the coal resources of the valley for exploitation. Finally, in 1899, the transportation network necessary for such a venture was in place. At the same time, Osgood had obtained control of the Colorado Fuel and Iron Company (CF&I), the ranking fuel producer in the western United States. As befitting a man of his stature in industry, Osgood was ready to build an impressive and substantial home. The Crystal River Valley was chosen for the site of this mansion, and the town of Redstone, which lay in close proximity, was designed to physically compliment the coal baron's residence. At Redstone, the idea of a totally planned company town was developed on a grand scale.

When they obtained coal lands in Pitkin County, Osgood and his colleagues in the CF&I determined that, instead of sending the mineral to the company's plant at Pueblo to be processed, coke ovens would be constructed near the Crystal River. These ovens would process the raw material into coke, which could then be sent to smelters. In addition, Redstone would serve as the site where narrow gauge tracks from Coalbasin would be converted to standard gauge track for the journey into Carbondale and connections with the Denver and Rio Grande and Colorado Midland railroads.

<sup>18</sup>Ibid., pp. 125 and 168-170.

<sup>19</sup>Scamehorn, p. 125.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      8

---

During the late nineteenth century, mining companies had generally paid scant attention to the conditions in the towns which grew up near the mines. Often, the miners' houses were makeshift cabins and shacks which utilized any available material for construction. In mountainous regions, a log cabin covered by layers of rock and dirt was a popular construction. The towns as a whole were generally unplanned, primitive and unattractive. A major complaint among the workers was the condition of their homes and the dangers to family health and safety. Strikers cited poor living conditions as a grievance.<sup>20</sup>

Beginning in 1899, however, CF&I began to utilize the dominant and influential role it played in the lives of its workers to shape worker loyalty to the company. Accordingly, the company took steps to improve the quality of life in the towns it established. Planned manufacturing towns had been established in the early 1800s in New England, and George M. Pullman had created one of the most widely cited examples of a planned industrial community south of Chicago in 1880. Although that community was established in an urban setting and was well on its way toward becoming part of Chicago by the time Redstone was created, Pullman's professional design and social philosophy may have influenced Osgood and his associates when they began their experiment with welfare capitalism.<sup>21</sup>

Because many of CF&I's mining camps were situated in geographically remote areas, the company, out of necessity, established its own communities. The workers in these communities were dependent upon the company to provide necessary goods and services, which would otherwise be unobtainable due to the isolation of the camps. Sanitation, recreation, education, police and fire protection were all left to the company to provide. Eventually, company officials decided that homes constructed by the miners were "inferior," often utilizing the cheapest materials, with little regard to sanitation and health.<sup>22</sup>

At CF&I, a new program was established to provide the workers with company built houses which employed modern building methods, with consideration given to health and safety of the family. Other facilities, including schools, clubs, and stores were also planned and constructed and provided with professionals to run them. These accomplishments were pursued in the company's belief that "education and improved environment may be the means of bringing about brotherly love and the application of the Golden Rule. That the rich and the poor, the illiterate and the educated alike may be made to realize our social conditions and to unite in an effort to help one

<sup>20</sup>Wilson, p. 58.

<sup>21</sup>Ibid., p. 59; and Charles N. Glaab and A. Theodore Brown, *A History of Urban America* (New York: Macmillan Company, 1972), pp. 257-259.

<sup>22</sup>Scamehorn, pp. 126-150; and *Camp and Plant*, I(1 March 1902): 182.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      9

---

another...." It was hoped that the discontent, including excessive drinking and brawling, witnessed in other company towns could be relieved if the workers were given a more desirable quality of life.<sup>23</sup>

In 1899, the company partially reconstructed the camp at El Moro, six miles southeast of Trinidad, with company-built homes, a central water system, and indoor plumbing. These improvements resulted in a reduction in accidents and disease, both of which had been the prime factor in absenteeism among working miners. The coal company noted the success of its town building experiment and determined that all new camps would be carefully planned.<sup>24</sup>

Redstone was chosen to be the model for this effort, and in its design, little expense was spared. After the construction of the beehive ovens in 1899, Osgood and his associates turned their attention to the living conditions of the workers. Most of the coke workers were of Eastern European origin, predominantly Italians and Austro-Hungarians. CF&I had recruited many foreign workers on the east coast and immigrants were the predominant population at Redstone, as coke oven work was considered less desirable than mining. The workers had constructed the usual makeshift shacks in the valley floor west of the ovens. Osgood disliked the condition of these homes and he determined to build a model community for the workers across the river to the east, where the company would educate and acculturate them, providing them with an atmosphere "free of strife and want."<sup>25</sup>

Influential in this effort was the Sociological Department, established by CF&I in 1901 at the urging of Osgood and his assistant, Julien Kebler, and placed under the direction of company doctor, Richard W. Corwin. The Sociological Department sought to direct the lives of the workers in five areas: education; social training; industrial training; housing; and communications. In Redstone, town development was molded by the company's interest in these aspects of life. Workers' and managers' homes, a school, club house, company store, and support facilities were all planned and constructed by skilled professionals. The spectacular mountain setting and the Crystal River encouraged the creation of a town which aesthetically matched the landscape in beauty. All of these elements of life were designed to make Redstone "an ideal community" where "the temptations of life are reduced to a minimum."<sup>26</sup>

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<sup>23</sup>Camp and Plant, I(1 March 1902): 182.

<sup>24</sup>Wilson, pp. 59-60.

<sup>25</sup>Ibid, pp. 63 and 81.

<sup>26</sup>Scamehorn, pp. 149-150; Wilson, p. 60; and Camp and Plant, I(28 June 1902):



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      10

---

Osgood employed Architect Theodore Boal to supervise the design of Redstone's buildings. The architect was said to favor a "Swiss chalet effect" for the town. The Swiss Chalet style had been popularized in the United States by Andrew Jackson Downing, whose 1850 pattern book, *The Architecture of Country Houses* presented several examples. Downing asserted that the style was suited to "a bold and mountainous country, on the side, or at the bottom of a wooded hill, or in a wild and picturesque valley." The Swiss Chalet style was intended to be ornamental in nature, well suited to rural locations. Elements such as decorative brackets, hipped roofs, and wood shingles were suggested. When employing this style for the mountain village of Redstone, it is apparent that Boal combined the picturesqueness of Downing's Swiss detailing with styles popular at the time of Redstone's creation, including Shingle, Dutch Colonial Revival, and Tudor Revival.<sup>27</sup>

In 1901, the first group of workers' cottages was constructed across the river from the coke ovens. These frame houses with three to five rooms, were a major improvement over the shacks which the workers had formerly occupied. Each one-story house had a pleasing and individual combination of exterior ornamentation. Each cottage in Redstone had clapboard or shiplap siding, rather than the ubiquitous board and batten siding associated with homes in other mining towns, and each house was painted in one of a variety of "restful" (pastel) colors. Notable were the wavy vergeboards and shaped brackets which decorated overhanging eaves intended to provide protection against inclement weather. Many of the workers' houses had hipped roofs, described by Downing as being more picturesque, and shed or gable roofed porches. Windows were generally two-over-two sash and were often paired. Small, hipped or gabled dormers and center chimneys were also common features. Curved half-timbering was utilized as an applied surface decoration. Built with the houses were wooden outbuildings and sheds, some with simple architectural ornamentation. At Redstone, cottages even had running water and electricity, luxuries unheard of in most other camps.<sup>28</sup>

The town was laid out with one main street, River Road (now Redstone Boulevard), running north/south through its center. Hill Road ran north/south along the upper hillside east of River Road, and a back road and switchback were between the two named roads. A spur of the railroad ran parallel to the river's eastern bank behind the workers' cottages. In the commercial district, the spur ran in front of the buildings, parallel to the main street. All housing was constructed east of the Crystal River and east of the railroad spur. The main track ran west of the river, where the depot and the coke production facilities were located.

<sup>27</sup>New York Times, 7 September 1902.

<sup>28</sup>Camp and Plant, I(14 December 1901): 8 and I(11 January 1902): 72; and Scamehorn, p. 155.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      11

---

By 1903, eighty-three workers' and managers' homes had been constructed along and above River Road. The bulk of these were workers' cottages, which lay north of the coke ovens and were built close together along both sides of the road. The front yards of these homes had board fences which ran along the street and divided the yards of the individual houses. Mature trees were left in place during construction of the homes so that the final effect was one of a pleasantly landscaped mountain village.

Another group of cottages was constructed further south, on the east side of the road. The second group of homes, which was probably reserved for the upper echelon of coke workers or some of the town's white collar workers, differed from the others in terms of landscaping, being constructed on much larger lots with greater setbacks from the road. These cottages were situated between two more ornate managerial homes and, although their design is in many ways representative of the bulk of workers' cottages, it must have been a symbol of prestige to occupy these homes with their larger yards and prime location across from the commercial center of the town.<sup>29</sup>

Along the southern end of River Road and above it to the east were the grander homes of the managers and superintendents. These homes were much larger, had finer views and somewhat more ornate architectural ornamentation than those of the coke workers. As with the workers' dwellings, no two of the larger homes were the same. The homes had wood shingle or clapboard and shingle siding, were one-and-a-half to two-stories in height, and varied in roof form. The finest of these, identified on a 1903 map as the superintendent's house, was situated high on the hillside, on the east side of Hill Road, to command a sweeping view of the town. Very large lots with a variety of natural vegetation surrounded the homes of the managers. In their design, these dwellings reflected the popular trend toward simplicity of form and the use of natural materials. It is evident that Boal borrowed appropriate elements from several late Victorian styles to create an aesthetic especially suited to the mountain environment of Redstone. The eclectic use of Tudor Revival, Dutch Colonial Revival, Shingle, and Queen Anne elements complimented the Swiss village concept.

At the southern end of the main street stood the very picturesque, Tudor Revival style dormitory for single men. The Redstone Inn was a sandstone, stucco and wood shingle building designed in the "old English style." Half-timbering covered the building's clipped gable ends, and dormers and diamond-shaped window panes added interest to the exterior. The Inn had forty rooms for bachelors, electric lights, telephones, a barber shop, a laundry, and reading rooms. A central clock tower

<sup>29</sup>F. Young, "Topographical Map of Property of J. C. Osgood and Adjacent Town of Redstone," August 1903.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      12

---

supported by a stone entrance base was visible from much of the town. The Inn is listed in the National Register of Historic Places.<sup>30</sup>

For their personal needs, the residents were provided with a company store run by the Colorado Supply Company, a subsidiary of CF&I. The 1900 Palace Company Store at Redstone was the best equipped company store outside CF&I's main facility at Pueblo. Like other commercial buildings in the town, the store had shiplap and wood shingle siding, clipped gables and diamond-shaped window panes. Here the workers could obtain many of the necessities of life otherwise unavailable at such a remote location. The company issued scrip which could be exchanged for goods at the store as a means of providing credit in advance of payment to workers. A fenced park and pond were located behind the store to add an attractive landscape for the building.<sup>31</sup>

Educational pursuits were served by the erection of a one-and-a-half story school building on the hillside west of Hill Road, completed in 1902. The school was an imposing building with a stone entrance tower with a massive Tudor arch. All pupils at the Redstone School were provided with free textbooks. The company also provided teachers for the school, who were assigned the task of creating model citizens who appreciated the value of labor in addition to the usual subjects. CF&I was an innovator in educational programs, creating kindergartens in many of its company towns, including Redstone. In addition to instructing children, the teachers at Redstone also taught domestic science classes to the housewives in the town, thereby instilling a proper appreciation of the homes and facilities provided for the residents. The company also conducted night classes for the workers. Realizing that instruction in English would benefit the immigrant workers, the company provided such classes, as well as making reading material of various languages available. By these means, the company sought to quickly Americanize the immigrant workers. The school, a personal gift to the town from Osgood, was considered a showplace by the townspeople. The school was demolished in the 1940s.<sup>32</sup>

For the workers' recreational pursuits, Osgood had built the Redstone Club, also to the west of Hill Road, slightly south of the school. This 1902 building was designed with a lounge and bar, billiard and pool room, and reading area. The two-and-a-half story building had wood shingle and vertical board siding, stone entrances, and a variety of windows with diamond-shaped panes. An interior decorator was hired to furnish this facility, the Osgood home and the Big Horn Lodge. Osgood recognized that many mining camps had problems with excessive drinking, which could

<sup>30</sup>Boland, p. 9; and Wilson, p. 94.

<sup>31</sup>Interview with H. Lee Scamehorn, Director, Western Business History Research Center, Colorado Historical Society, Denver, 17 August 1988; and Wilson, p. 90.

<sup>32</sup>Wilson, pp. 65, 90, and 93.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      13

---

lead to employees missing work or having accidents on the job. At Coalbasin he introduced the company run bar and outlawed the treating of others to drinks. This successful program was also established at Redstone. On the third floor of the Club was a theater, referred to as the Redstone Opera House, where community entertainments and meetings were held. In the basement were showers, baths, and dressing rooms. Eleven clubs were established in CF&I mining camps, and the one at Redstone was perhaps the best equipped. The club was demolished in the 1940s.<sup>33</sup>

Across the river and south of the coke ovens, the Swiss Chalet style Big Horn Lodge was erected in 1902. This building was to be used to house important visitors, to hold banquets, and as a meeting place for managers. The Lodge had luxurious appointments and even included a bowling alley. Unfortunately, its proximity to the coke ovens made the building untenable. The thick smoke from the ovens rendered the air around the building difficult to breathe. The lodge was sold for salvage in the 1940s.<sup>34</sup>

A cemetery was situated across the river, on a hillside west of the industrial area. The cemetery was surrounded by a wrought iron fence with an arched entrance. When workers were buried here, their graves were often marked with tools used in their work.<sup>35</sup>

The year 1902 marked the peak of construction activity in Redstone, and by that date, the community received notice from the outside world because of its unusual attractiveness as a company town. A journalist at the time detailed the many amenities to be found there and called Redstone Osgood's "pet hobby." Osgood and his wife were actively involved in the community, donating supplies, checking on worker's lives, and participating in town ceremonies. Boal, the town architect, was often on the scene supervising construction and visiting his patron, Osgood. During the same year, CF&I received an award for its mining camp housing at the St. Louis Exposition.<sup>36</sup>

Every aspect of life was provided for within the community. The natural landscape was enhanced by the creation of Lake Gibb, named after one of the town superintendents, where the workers could ice skate in the winter time. To encourage healthful living, each family was offered a garden plot to grow fresh vegetables and a cow to provide fresh milk. The gardens were across the river to the west of the

<sup>33</sup>Camp and Plant, I(29 March 1902): 262 and II(20 September 1902): 290; Wilson, p. 95; and Boland, p. 9.

<sup>34</sup>Camp and Plant, I(29 March 1902): 262.

<sup>35</sup>Interview with Paula Mechau, Redstone, Colo., 24 January 1989.

<sup>36</sup>New York Times, 1902; and Wilson, p. 64.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number    E    Page    14

---

town, and a public barn, 195 feet long, was also constructed there to house the workers' cows, horses, pigs, and poultry. A hydroelectric plant was erected near the Crystal River south of the town. This facility provided the townspeople with electricity at the rate of thirty-five cents per month. The hose house, a two-story frame and stone building, was constructed to house the town's hand-drawn pumper. The substantial building featured half-timbering, wood shingles, and diamond-shaped window panes.<sup>37</sup>

THE CREATION OF JOHN C. OSGOOD'S CRYSTAL RIVER VALLEY ESTATE, 1882-1926

From the time of his first visit to the Crystal River Valley in 1882, Osgood began the acquisition what would eventually amount to thousands of acres of land in the area. Although he sold much of the land to CF&I to be developed, he also retained a substantial amount as private holdings with the intention of creating a residence in the area. While Redstone was being developed, Osgood established a ranch which would serve as a summer residence and where he could reside while visiting Redstone and Coalbasin. Osgood originally lived in a house at the Crystal River Ranch, south of the town. This house, which still stands, was designed in the Swiss Chalet style, with a hipped roof, gabled dormers, diamond-shaped window panes, a wide porch with decorative balustrade, stone foundation, and wood shingle siding. Osgood's private railroad car, "Sunrise" had its own siding near the house.<sup>38</sup>

When the company town at Redstone began to take shape, Osgood determined to erect a mansion there, on lands he owned south of the townsite. In 1903, the climax of construction in Redstone came with the completion of Osgood's magnificent baronial residence, "Cleveholm." He chose a prime location with 4,200 acres for the mansion and its associated service buildings. In the manner of the captains of industry of his day, Osgood erected a forty-two room, Tudor Revival style residence based on the English country house model. Cleveholm, designed by the firm of Boal and Harnois, is now listed in the National Register. Sparing no expense, Osgood and his second wife, Alma, made trips to New York and Europe to purchase furnishings for the residence. Prominent guests from around the world, including Theodore Roosevelt, J. D. Rockefeller, and King Leopold of Belgium, were drawn to this monument to Osgood's wealth and power. In the splendid mountain setting, the Osgoods and their guests could enjoy the natural beauty, the abundant recreational opportunities, and Cleveholm, which provided every convenience.<sup>39</sup>

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<sup>37</sup>Young, "Topographical Map"; Camp and Plant, I (14 June 1902): 521; and Scamehorn interview.

<sup>38</sup>Ruland, p 28.

<sup>39</sup>Ibid, p. 42.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number    E        Page    15

---

The massive acreage surrounding the residence was fenced and included private roads to the north and south entered through stone gates decorated with Osgood's symbol, the lion. The private road from Redstone passed through the abundant forest, rocky cliffs, and along the tumultuous river, creating a scenic path of great natural beauty. Near each set of gates stood a gatekeeper's lodge (one of which remains) which guarded the approach to the mansion. The southern lodge (no longer extant) had a regularly coursed, rusticated stone first floor, which was built into the hillside, and featured Tudor arches. A large, arched, stone entrance with heraldic crest, through which carriages passed, was attached to the wall of the lodge. This entryway featured massive wrought iron gates and a cast iron bell. The lodge had a hipped roof with overhanging eaves, gabled dormers, stone chimneys, half-timbering, and windows with multiple panes in the upper sash. The northern gate lodge, which still stands, reflects Tudor Revival and Swiss Chalet influences and features a gabled roof with overhanging eaves, decorative vergeboards, picturesque dormers, wood shingle siding, and a rusticated stone foundation. These buildings were erected to insure that Osgood's lands remained private and undisturbed. Only those who passed through the gates were allowed to enter the industrialist's estate.

Also included in Osgood's private domain were an elaborate stable/carriage house, still extant, which included facilities for the owner's carriages, automobiles, and horses. The stable, located north of the main residence, duplicates the style of the larger building, and includes a stone foundation, shingled walls, towers, and gabled dormers. The stable housed horses in luxurious surroundings, which included oak paneling and glass domed cases for their harnesses. The stable has been converted to a residence. A kennel was provided for Osgood's dogs. A hose house stored the linen and rubber hoses used for fire protection and to water the lawns. The water for the lawns was held by a stone reservoir.

A large greenhouse was erected, designed with a central octagonal pavilion and four radiating wings. The foundation of the greenhouse was constructed of rusticated stone and the windows had curved glass. Glaziers from New Jersey were hired to build the greenhouse, which provided fresh flowers year-round, thereby circumventing the short growing season of the Crystal Valley. The southern entrance to the greenhouse carried out the Tudor motif with its gabled entryway with half-timbering, decorative vergeboard, and slanted lintels. A portion of this building was later moved to Glenwood Springs. For entertainment, a small, open pagoda west of the main residence was the site of relaxing summer concerts. The pagoda is still extant.<sup>40</sup>

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<sup>40</sup>Young, "Topographical Map;" Vaughn Mechau, "Redstone on the Crystal," Redstone, 1947; and Denver Public Library Western History Collection, Photographic Collection, Redstone Greenhouse.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      16

---

A focal point of the Osgood estate was its private game preserve, designed for the use of Osgood's huntress wife, Alma, and his guests. In Colorado, the concept of establishing a private game preserve found some popularity among wealthy landowners, such as Estes Park's Earl of Dunraven. Across the river from Osgood's residence was a gamekeeper's house and a vast expanse of land stocked with game, which visiting dignitaries, including Theodore Roosevelt, were encouraged to hunt. A deer shelter was included in this scheme, as well as acres of alfalfa fields. Rare big horn sheep were said to roam this land. Crisscrossing the estate were bridle paths and trails for hunting and sightseeing parties.

Two ranches were established by Osgood on neighboring lands. Prospect Ranch was the site where the entrepreneur raised blooded cattle. Crystal River Ranch was a generalized farming operation which grew vegetables and common farm and meat animals. Included in the development were a farm superintendent's house, a laborer's cottage, a barn, and several animal storage buildings. The Crystal River Ranch buildings were designed in the Swiss Chalet style, with decorative elements including gabled dormers, balconies, decorative brackets and hipped roofs. Many, if not all, of the Crystal River Ranch buildings are still standing.<sup>41</sup>

Cleveholm was Osgood's principal residence until 1903, when he lost control of CF&I to Rockefeller and Gould interests. After that date, Osgood returned to his mansion infrequently. For several years, he lived in New York and traveled extensively in Europe. He retained ownership of the town of Redstone, but no longer had time to personally develop and direct its growth. Production at Redstone continued under the direction of the new leadership at CF&I, but it appears that sociological programs had less support and no new construction was undertaken within the town. In 1909, CF&I abandoned its coking production at Redstone and its mining at Coalbasin. Redstone was abandoned except for a few caretaker residents. In 1913, Osgood closed Cleveholm. He returned to the valley in 1925, stricken with cancer. Osgood died at Cleveholm in January of the following year and his ashes were scattered along the valley.<sup>42</sup>

Subsequently, Osgood's third wife, Lucille, attempted to renew interest in developing the town as a resort, an idea which Osgood also had entertained. These efforts proved unsuccessful and the town languished during the 1930s and 1940s. In the 1940s, Lucille Osgood sold several of the town's major buildings for salvage, including the Big Horn Lodge, the club, and the school. Other buildings, including some of the cottages, the southern gate lodge, and Osgood's greenhouse were moved to new locations. Cleveholm was sold and turned into a hotel. At the same time, the

<sup>41</sup>Wilson, p. 104; and Boland, p. 10.

<sup>42</sup>Ruland, p. 106; and Mechau, p. 17.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      E      Page      17

---

Inn, which had been closed for many years, was purchased and restoration began. Other buildings of the town and of Osgood's estate were purchased and utilized.

During the 1950s, mining was resumed at Coal Basin, an activity which has boosted Redstone's economy through increased use of its service facilities. Frank Kistler, owner of the Hotel Colorado in Glenwood Springs, bought Osgood's mansion and the Inn, with the intention of creating a resort. Kistler planned to use the residence and its grounds as a country club and added a golf course on the front lawn. He added a wing to the Inn and built an enclosed swimming pool and tennis courts nearby. A ski lift was constructed near the northern Gatekeeper's Lodge and that building was turned into a ski lodge.

In recent years, Redstone has become a popular site for summer homes, and several of the cottages and larger managers' houses are utilized in that fashion. New homes have been constructed on the northern end of town, where they are intermixed with some of the original workers' cottages, and new businesses have enlarged the commercial district. Cleveholm has undergone extensive restoration and now functions as a bed and breakfast. Redstone is experiencing a year-round reawakening through its attraction of resident artists and vacationing tourists. Many of the buildings in town have been restored and revitalized and the recognition of Redstone's historic development has instilled in residents an appreciation of its unique architectural heritage.<sup>43</sup>

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<sup>43</sup>Mechau, p. 17; Boland, pp. 11-12; and telephone interview with Paula Mechau, Redstone.



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## F. Associated Property Types

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### I. Name of Property Type: Company Town Buildings in Redstone

Subtypes: Residences; Public Buildings; Commercial Buildings; Sites Likely to Yield Information

Historic Context: Development of Redstone as a Model Industrial Community, 1899-1909

### II. Description

The company town buildings in Redstone, Colorado were built during the period of the town's historic development, 1899-1909, and embody the design elements developed by the town's chief architect, Theodore Boal, and supervising architect, C. H. Lee. These buildings were erected to create the model industrial community envisioned by John C. Osgood and the Colorado Fuel and Iron Company. The buildings were created to provide necessary facilities for the families associated with the coking operations underway at Redstone. Subtypes included among these buildings are: residences, including workers' cottages, managers' houses, and a dormitory; public buildings, including a hose house, an early school, and a power plant; and commercial buildings, including a barn and a warehouse.

Subtypes: Residences

The physical characteristics of Redstone's residences were determined by the overall plan for the community developed by the chief architect, Theodore Boal, in conjunction with Osgood. In style, the residences were influenced by an architect-conceived Swiss Chalet motif, which was combined with popular styles of the day, including Shingle, Dutch Colonial Revival, Tudor Revival, and Queen Anne, and took into account the beauty of the mountain setting in which the town was located. All houses were of wood construction, with either clapboard, shiplap, or wood shingle siding, and stone foundations. Workers' cottages were of simple, three to five room floorplans, with gabled or hipped roofs, double-hung windows, and small porches with wooden balustrades. Larger homes intended for managers and superintendents had varied rooflines, richer architectural ornamentation, and more lavish landscaping. These homes had shingle and shiplap or clapboard siding, were one-and-a-half to two stories in height, and featured varied window treatments. The grandest of these homes was reserved for a superintendent. As was typical of mining towns, homes of the average workers were situated on both sides of the main road through the town, while upper echelon workers' homes were spaciouly placed on the hillside. Natural landscaping materials, such as stonework from the surrounding mountainsides, and cottonwood, aspen, and spruce trees were utilized along the roads and hillsides.

Subtype: Public Buildings

The public buildings of Redstone were, after the initial period of the town's establishment, large and ornate, reflecting the pride of the town's developers and their sense of public mission. These buildings were generally of stone and wood

(x) See continuation sheet

(x) See continuation sheet for additional property types



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Historic Resources of Redstone, Colorado, and Vicinity

Section number    F    Page    1

---

construction, with massive arched entrances defining public access. Shingle siding predominated in the large public buildings, which also featured stone trim.

The Redstone hose house was situated at the top of the eastern hillside. This building, one of the few of the larger, more substantial Redstone buildings which was not torn down for salvage, combines both stone and frame construction. The hose house represents many of the architectural features employed in Redstone's public buildings, including stone arches, wood shingles, diamond-shaped window panes and half-timbering. The hose house, which backs directly into the mountainside, has wide window openings which present a sweeping view of the valley.

The circa 1899 old school, now an art gallery, is one of the oldest extant buildings in Redstone. As such, it represents a different period of construction than the grander style of the later public buildings of the town's maturity. The school was probably one of the first company town buildings erected on the east side of the river in preparation for the development of the town. The early school is a side gable roofed, rectangular building, covered with board and batten siding, which has tall, narrow, double-hung windows. Constructed adjacent to the railroad grade which ran along the east bank of the Crystal River, the building may have served originally as a storage building for the spur which ran into town. Later, the building was utilized as an educational facility while the town awaited the completion of the more ornate school on the hillside to the east. The building has served many functions, including a blacksmith shop, liquor store, and a chapel.

The power plant, situated on the west bank of the Crystal River south of town, represents a third type of public building. The plant served as the provider of electricity to the town, and its design was both functional and decorative. The power plant was designed with a steeply pitched, hipped roof and projecting porch with a gabled roof and decorative vergeboard. The careful attention to exterior detail accorded the small building demonstrates the fact that in Redstone, each building was considered to be an integral part of the historic and aesthetic landscape.

Subtype: Commercial Buildings

Because of its status as a company town, where CF&I provided materials goods through a single company store, Redstone never developed a major commercial district. The small number of commercial structures built along the western edge of Redstone's main street are utilitarian in nature, yet display architectural elements representative of the town style. The extant buildings were influenced in design by the most significant commercial building, the company store, which is no longer standing. The building which now serves the town as a general store was identified on a 1903 map as



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      2

---

a barn and in 1926 as a stable. Located north of the site of the company store, the barn may have served as a support facility for the store. Photographs indicate that the original design of the building included a clipped gable ends and a sweeping bracket-supported overhang typical of many mining camp railroad depots. Because the building is located adjacent to the railroad grade which ran into town along the east side of the river, it may have served originally as the town's first depot. The barn has architectural elements similar to the original company store, including a clipped gable ends with wood shingles, diamond-shaped window panes, and dormer with decorative vergeboard.

The ice house warehouse, now a restaurant, is a one-and-a-half story, frame building with a clipped front gable roof, with wood shingles in the gable ends. The ice house features decorative half-timbering and a stone foundation. The building is situated north of the barn/depot. These commercial buildings are located east of Redstone's main street and adjacent to the site of the railroad spur and the Crystal River. The closeness of these factors influenced the historic placement of the commercial district west and south of the residential portion of Redstone.

Subtype: Sites likely to yield further information

Several of Redstone's most important company-constructed buildings were razed during the early 1940s. Among these were the Redstone School, the Redstone Club, and the Big Horn Lodge. The sites of these major wood and stone buildings have remained relatively undisturbed and could yield information which would offer a more complete picture of Redstone's history. In addition, the Redstone Cemetery, west of the town, might yield information if historic archaeological methods of resource identification were utilized.

### III. Significance

The company town buildings in Redstone are significant under criteria A, B, and C, in the areas of architecture, community planning, commerce, and social history. All of the resources are associated with the development of the Crystal River Valley by John Osgood and the Colorado Fuel and Iron Company and subsidiaries during the years 1899-1909.

The resources are significant under criterion A for their representation of the growth of transportation and settlement in the Crystal River Valley; for the development of a model industrial community; and for their association with the development of coal mining and coke production in Pitkin County. The complex problem of providing transportation routes through the rugged and isolated Elk Mountains and the Crystal River Valley was given impetus by the discovery of high grade coal in the



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      3

---

region. In developing mines at Placita and Coal Basin, and coking facilities at Redstone, the Colorado Fuel and Iron Company furthered its plan to become the dominant coke producer of the western United States. At Redstone, John C. Osgood and CF&I created a model industrial community which established a new national standard for the planned company town and brought into effect an early form of welfare capitalism.

The buildings are significant under criterion B for their association with John Cleveland Osgood, a major American industrialist, who headed the Colorado Fuel and Iron Company from its creation in 1892 until 1903. Osgood directed the development of the transportation, mining, and town planning in the area and constructed his personal estate, Cleveholm, here. Under Osgood's guidance, Redstone became the most carefully designed company town in the western coal region. Osgood was personally involved in the growth and development of the town, investing much of his own money in its construction, hiring the architect and interior designer for the buildings, and playing a paternalistic role in the town's development and growth. Redstone represented Osgood's personal vision of a model industrial community, and when his interest turned elsewhere, the town began to decline.

The property type is also significant under criterion C because of its representation as a totally planned model company town and its association with architect Theodore Boal. The buildings included in the property type embody commonalities of style, method of construction, materials and craftsmanship. All were constructed at the turn of the century to serve the workers engaging in coke production at Redstone. The houses were designed, under the guidance of the company's Sociological Department, to provide a higher quality of life than commonly found in mining camps. In addition to complimenting the natural environment, many of the buildings were designed with common architectural elements to display the concept of a Swiss mountain village, with picturesque details such as decorative wood shingles, multi-paned windows, hipped roofs, and ornamented porches. Landscaping was employed to enhance the natural beauty of the surroundings and bring nature to the residential development. In design and execution the creators of the town sought to employ natural materials such as wood and stone in combinations that accented the beauty of the environment.

As a complete community, Redstone represents a major body of work by architect Theodore Boal. Boal was a prominent Denver architect, whose firm, Boal and Harnois, designed the Neoclassical Grant-Humphreys mansion (1902) and the Renaissance Revival Crawford Hill mansion (1906) in the capital city, both of which are listed in the National Register. The firm of Boal and Harnois was popular with Denver's social elite and was known for its well crafted and designed residences. The buildings in Redstone display a knowledge of architectural styles popular during the late 1890s,



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      4

---

as well as a sense of overall planning. Boal also designed Osgood's personal estate, Cleveholm, which is listed in the National Register, and which marked the apex of architectural design in Redstone.

#### IV. Registration Requirements

Under criterion A, the property type must have been constructed during the period of the town's historic significance, 1899-1909, and must maintain a high degree of integrity of location. The resource must have been constructed in connection with the creation of the company town and must have served a function for the town. If a district is nominated, the associated buildings should relate to the period of the town's development, and must maintain a strong association with the industrial community as created. Original setbacks, landscaping, and outbuildings would add strength to the integrity of a district.

Under criterion B, the resource must be one of the town's major constructions, and must be shown to have been directly associated with Osgood during the years 1899-1903. It must be demonstrated that the building played a key role in Osgood's planned community, embodying an aspect of the capitalistic paternalism which guided the growth of the community.

Under criterion C, buildings must maintain enough original design so that the original floor plan of the building is easily discernable and additions must be non-intrusive and of similar scale to the original building. Buildings must also retain a high number of original design elements, including a preponderance of the following elements: original siding; original windows; original porch design and details; original location; and original landscaping.

It is expected that most of the workers' cottages will display a high degree of original exterior ornament, although most will have been added on to or expanded to meet contemporary needs. Commonly, some original porch detail has been lost. Most of these buildings display original siding and windows. The larger homes of the managers of the town have undergone fewer exterior alterations and can be expected to have been well maintained and display a proportionately larger degree of original decoration. Most are in very good condition and have a high degree of integrity. Stylistic features of the larger homes, should display original late Victorian details typical of Shingle, Dutch Colonial Revival, Tudor Revival, and Queen Anne designs. These features should be apparent in original floor plans, roof shapes, window and door details, and wall cladding. It is expected that public buildings and commercial buildings will have undergone greater remodeling than the residential buildings. Typical alterations include the addition of new doors or windows and new siding.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      5

---

It is possible that further investigation will identify sites eligible under criterion D. If such sites are found, their eligibility should be based upon evidence that information to be obtained from archaeological investigation of the site will supplement the written record. The site should maintain subsurface integrity. Under criterion D, the resource may yield valuable information regarding the expansion of transportation, the growth of industry, and patterns of settlement. The resources could explain further information about social activities and community interaction in the region. Information regarding the relationship of ethnic groups, the development of extractive and production processes, and the role of support facilities in the growth of the community might be obtained.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      6

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I. Name of Property Type: Buildings and Structures Related to Osgood's Personal Estate

Historic Context: The Creation of John C. Osgood's Crystal River Valley Estate: 1882-1926

II. Description

Osgood spent much time in Redstone, first at a home at the Crystal River Ranch, and later at his 1903 mansion, Cleveholm. To service the entrepreneur and his grand lifestyle, support buildings for the mansion were erected on the lands surrounding his home and other areas were developed in conjunction with his interests, which included hunting and ranching. Several of the buildings connected to the Osgood estate were designed by Theodore Boal in a richly embellished version of the Swiss Chalet theme popularized by Andrew Jackson Downing and in variations of the Tudor Revival style. The gatekeeper's lodges, one of which remains, guarded the northern and southern approaches to Osgood's residence. The gamekeeper's lodge (still extant) was constructed across the river, on a hill facing Osgood's mansion. These lodges embody the frame and stone construction intended to harmonize with a rustic mountain setting. Buildings at Osgood's Crystal River Ranch were designed in the Swiss Chalet style, featuring elements such as wood shingles, gabled dormers, and hipped roofs.

It is expected that several examples of Osgood-related buildings and structures will be found to the south of the town of Redstone, on the lands developed by Osgood as part of his private estate, and will include buildings associated with the Osgood mansion, the Crystal River Ranch, and the game preserve.

III. Significance

The Osgood-associated buildings are significant under criterion A for their association with the development of the Crystal River Valley and their representation of early twentieth century upper class lifestyles, under criterion B for their association with industrialist John C. Osgood, and under criterion C for their architecture. The establishment of Osgood's estate at Redstone reflected the entrepreneur's intense interest in the development of the area and his appreciation of the natural setting. At Cleveholm, Osgood sought to establish a way of life based on the model of the English county house. Osgood's estate was considered a magnificent development, where visiting dignitaries such as Theodore Roosevelt enjoyed the mountain environment and partook of the many conveniences, such as hunting in the private game preserve. The Osgood ranches were agricultural prototypes where no expense was spared to maintain and produce animals and crops of the highest quality. These buildings represent the lifestyle of the wealthy in



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      7

---

Colorado and are important symbols of the recreational pursuits of the upper class at the turn of the century.

Under criterion B, some of the Osgood-related buildings are significant for their direct association with the life of industrialist John C. Osgood. Osgood was responsible for the development of coal resources throughout the state and was head of the Colorado Fuel and Iron Company from its creation in 1892 until 1903, when it was the largest employer in Colorado and the reigning fuel company in the Rocky Mountain region. Osgood established a Swiss Chalet style residence at Crystal River Ranch and later built his magnificent Tudor Revival style mansion, Cleveholm, in the Crystal River valley. These dwellings display Osgood's position in the social order of the valley, his architectural tastes, and his appreciation of the natural environment.

Under criterion C, the Osgood-related buildings are significant as representatives of architect Theodore Boal's interpretation of the Tudor Revival and Swiss Chalet styles. Cleveholm mansion and attendant outbuildings are excellent examples of classic Tudor Revival design. The Swiss Chalet style, of which there are few extant examples in the United States, was developed to its fullest extent at Redstone. Boal recognized in the magnificent mountain scenery the perfect setting for Downing's picturesque concept. Many of the elements of the style discussed by Downing in his 1850 pattern book are present in the Osgood-associated buildings, including wood shingling, hipped roofs, balconies, decorative brackets, and stone foundations. Several Osgood-related buildings are thus excellent and rare examples of the Swiss Chalet style as adapted to the western region.

#### IV. Registration Requirements

Under criterion A, the buildings must have been built during the period 1882-1926. To qualify individually, the buildings must have played a significant role in the operation of Osgood's estate and be of significant size and architectural definition. If a district is nominated relating to Osgood's estate, there must be a significant number of original buildings with historic integrity in terms of location, materials, design and setting.

Under criterion B, the buildings must have been a residence of John C. Osgood when he was active in the development of the town of Redstone. Such buildings must maintain a high degree of historic integrity in terms of design, materials, craftsmanship and location. Of particular importance are original wall cladding, integrity of facade arrangement, and original roof shape. Alterations should not significantly change the historic appearance of the buildings, although nonintrusive additions may have been added if they are modest in scale in relation to the original building.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      F      Page      8

---

Under criterion C, the buildings should maintain a high degree of historic integrity in terms of location, design, materials, and workmanship. The buildings should convey the sense of original function and design, and be a good example of a defined style. Modern alterations should not eclipse the original design and materials utilized in construction of the building. Original plan, fenestration, and wall cladding must be apparent, as well as a significant amount of original decoration, including roof brackets, balustrades, and decorative shingles.

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G. Summary of Identification and Evaluation Methods

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Discuss the methods used in developing the multiple property listing.

Funding for this project was provided by the Inactive Mines Program of the Mined Land Reclamation Division of the Colorado Department of Natural Resources and administered by the Colorado Historical Society Office of Archaeology and Historic Preservation. Loretta Pineda of the Inactive Mines Program and Barbara Norgren of the Colorado Historical Society coordinated and supervised the project.

The multiple property listing "Historic Resources of Redstone, Colorado, and Vicinity" initially includes buildings identified by the Colorado State Historic Preservation Office as having the potential for the greatest degree of historic significance and integrity, and in the case of the district; the greatest concentration of buildings with historic significance and integrity. The survey of historic properties relating to the Redstone Historic District was based upon a previous survey of all historic buildings and structures within Redstone prepared in 1980 by Jolene Vrchota for the Pitkin County Planning Office. An initial analysis of

(x) See continuation sheet

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H. Major Bibliographical References

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Denver, Colorado. Denver Public Library Western History Department. McClure Photographic Collection.

(x) See continuation sheet

Primary location of additional documentation:

- |                                                             |                                           |
|-------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> State historic preservation office | <input type="checkbox"/> Local government |
| <input type="checkbox"/> Other State agency                 | <input type="checkbox"/> University       |
| <input type="checkbox"/> Federal agency                     | <input type="checkbox"/> Other            |

Specify repository: \_\_\_\_\_

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      G      Page      1

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the area was undertaken by the Colorado State Office of Archaeology and Historic Preservation, which identified the probable boundaries of the district within the town of Redstone and selected resources for possible individual nomination. An intensive survey and evaluation was subsequently undertaken by Front Range Research Associates, Inc. Based upon this survey, historic maps, ownership boundary information, and interviews, the final district boundaries were identified and individual sites were selected for nomination. In addition, the geographical limits for related property types were determined.

The property types identified are associated with the historic contexts "The Development of Redstone as a Model Industrial Community, 1899-1909," and "The Creation of John C. Osgood's Crystal River Valley Estate, 1882-1926," and were selected for their close association with these themes and representation of buildings and structures erected as a result of these historical processes. 1909 was selected as the cut-off date for the town of Redstone historic context development due to the fact that the company town was abandoned at that point and all company town construction had been completed previously. The year 1926 was selected as the cut-off date for the context relating to Osgood's personal estate because Osgood died in that year. A third context, "John C. Osgood and the Development of Transportation and Coal Mining in the Crystal River Valley, 1882-1903," is presented herein but this project did not include an examination of related property types.

The standards of integrity were based on the National Register standards for assessing integrity. Information from research literature, photographs, interviews, and survey data was also used to assess the relative condition and significance of each building. Comparisons were made between the property types identified at Redstone and those of other company towns to determine degrees of scarcity and significance. The above mentioned studies were also utilized to determine registration requirements.

H. Lee Scamehorn's *Pioneer Steelmaker in the West: The Colorado Fuel and Iron Company, 1872-1903* was the primary source for information regarding Osgood's development of the coal resources of the Crystal River Valley and the formation of the Colorado Fuel and Iron Company. Scamehorn also provided information regarding comparisons between Redstone and other CF&I towns. Howard K. Wilson's thesis, "A Study of Paternalism in the Colorado Fuel and Iron Company Under John C. Osgood: 1892-1903," provided information regarding CF&I's status in the western fuel trade and Osgood's motivation for creating Redstone. A map of Osgood's properties drawn in 1903 located precisely the buildings and structures in Redstone at that date. This map is now held by the Denver Public Library Western History Department.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      G      Page      2

---

Roxanne Eflin of the Pitkin County Planning Department assisted with research at local government agencies. Interviews with local residents, including Paula Mechau, Ken Johnson, Sherry Johnson, Syd Lang, Robert McCormick, Peter Martin, David Thompson, Harold Reed, and Michael Gray provided information concerning house histories and alterations to historic buildings as well as locations of resources, both extant and demolished. Interviews also provided information concerning developments in the town after Osgood's departure and its abandonment by CF&I.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Historic Resources of Redstone, Colorado, and Vicinity

Section number      H      Page      1

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