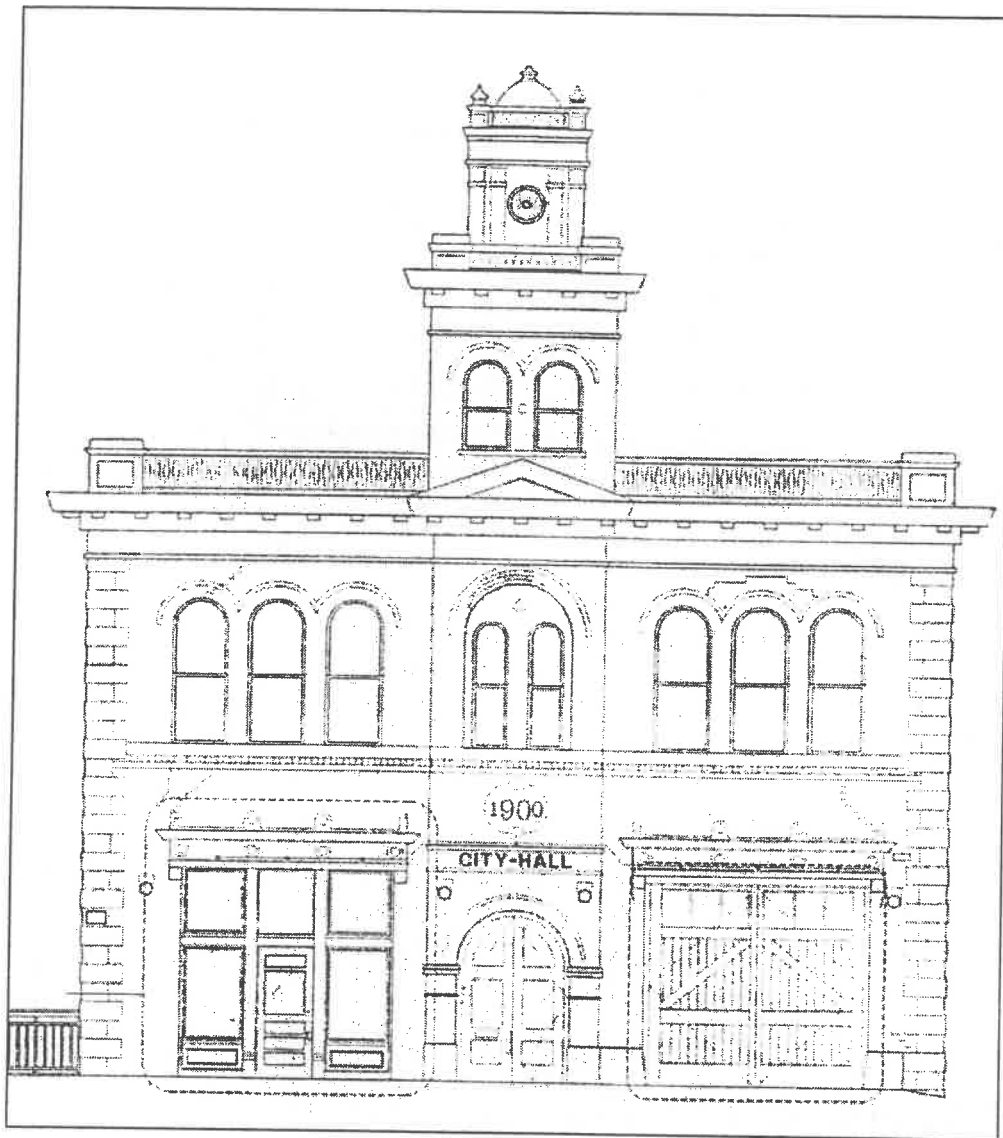




***1998 Victor Historic Building Survey***





## ***1998 Victor Historic Building Survey***

***A Cooperative Project Conducted by:***

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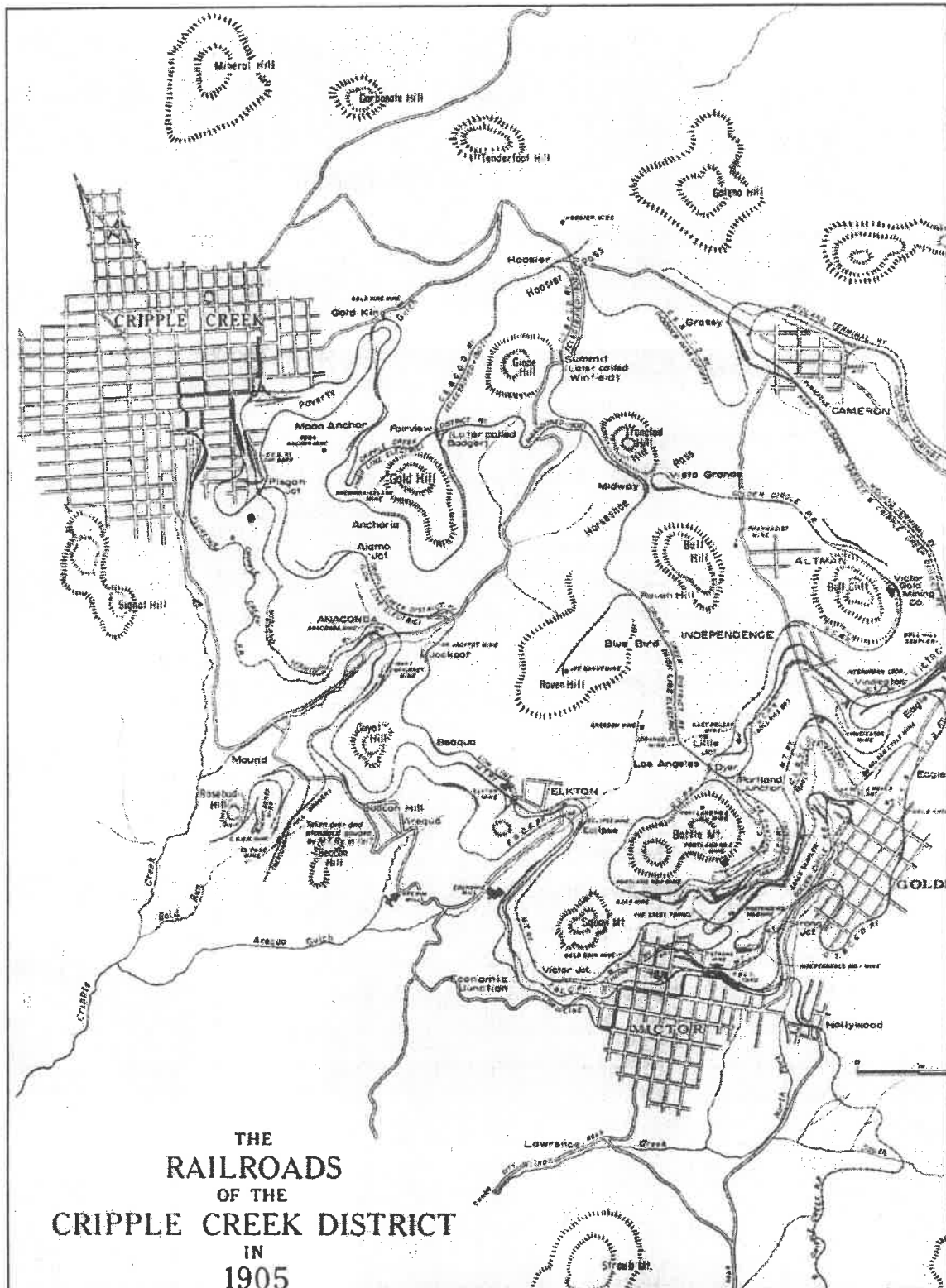
Colorado Historical Society  
Victor Historic Preservation Commission  
City of Victor  
Cathleen M. Norman, Consultant

*This project was funded by the City of Victor and partially funded by a State Historical Fund grant award from the Colorado Historical Society.*

*Cover photo courtesy Colorado Historical Society.*

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1905 Cripple Creek District Map

## Introduction

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The 1998 Victor Historic Building Survey identified, documented, and evaluated 382 sites within Victor, and six historically-significant sites nearby. This included every primary structure within the city. It resurveyed 66 sites included in the 1986 National Register nomination for the Downtown Victor Historic District. This intensive survey was taken as a step toward nominating the entire city to the National Register of Historic Places, either by designating the neighborhoods as a separate district or by expanding the existing Downtown District. An ultimate goal was to designate the city as a National Historic Landmark District (NHL), similar to the Cripple Creek Landmark District.

The survey project served several purposes. The principle goal was to nominate the entire city to the National Register of Historic Places. The survey also provided information and photographs used in developing the city's Preservation Plan and Design Guidelines/Standards. Site information will assist the Victor HPC during design review. The survey map, which identifies all city addresses, is a much-needed tool for the city water and emergency services departments. Survey photos were used in preparing the successful grant application for an economic feasibility study for under-used or empty Victor buildings.

Survey products and research materials are being shared with the public. Site forms and copied historic photographs, newspaper articles, and maps, will be available at the Resource Center, set up as part of this project. Part of the Survey Report appeared on the Resource Center website. Site forms copies and the Survey Report are also available at the public at the Victor Public Library.

This Historic Building Survey and Preservation Project was funded by a \$50,950 State Historical Fund (SHF) grant matched by \$13,250 from the City. In-kind mapping services were provided by Ginny Reilly, former Victor councilwoman and member of the Victor Planning Commission. The project was implemented by the Victor Historic Preservation Commission.

## **Project Area**

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The City of Victor is located in Teller County, Colorado, thirty miles west of Colorado Springs and five miles south of Cripple Creek. The survey area is located in Sections 29, 31, and 32, Township 15S, Range 69W, Principal Meridian, Colorado. The area consists of Victor's Historic Overlay Zone, which has city limits as its boundaries. The survey included each of the 382 sites within the city and six historically-significant sites outside. These were the Victor Sunnyside Cemetery, Strong Mine, City of Lawrence, City of Goldfield, and Midland Terminal and Cripple Creek & Victor railroad grades. Each was evaluated for its potential as a National Register site.

The present city is seven blocks wide and eight blocks long. It tapers to a one-block width at its southern edge and three-block width at the north. City additions include West Victor, Golconda to the northwest, McKinley and Columbine on the north, and Sunnyside to the east. Victor rises nearly 300 feet from its south to north border. This steep and mountainous topography impacted its development. It is hemmed in at the edges by the Battle Mountain mines to the north and gulches on three sides. The city's natural setting consists of the forested mountains that encircle it. These are Straub to the south, Big Bull to the east, and Squaw and Battle mountains to the north. Dominant physical characteristics are the mining landscape, both within the city and around it.

Remnants of turn-of-the-century gold mining activity permeate the landscape: railroad grades, wagon roads, masonry foundations, headframes, concrete mill pads, and dynamite bunkers. Most prevalent are the waste rock piles from the Ajax, Portland, Granite, Independence, Strong, Dillon, Dead Pine, and other Battle Mountain mines. Just outside Victor, the Strong Mine workings has several intact structures and a fully functional headframe. Further up Battle Mountain are the Independence, Portland No. 1, and Ajax headframes. Inside the city, the Gold Coin's brick foundation and ore dumps of the Mary Cashen Mine mark the North Victor neighborhood. South Victor has the Saint Patrick's workings on South Fourth and Stratton Gulch to the east. Just west are the remains of the Santa Rita Mine. The abandoned beds of two railroads and the streetcar line are now Victor streets.



3

## Victor's Historic Context

The search for precious metals was a driving force in the expansion of the American West and in the settlement of Colorado. In 1849, a gold strike near Sutter's Mill triggered the California gold rush. A similar discovery occurred in the Rocky Mountains a decade later. The gold flake panned near the confluence of the Platte River and Cherry Creek in late 1858 spurred the first major influx of settlers into "West Kansas Territory." Within a decade, gold miners had flocked into the Rocky Mountains, creating the settlements of Central City, Blackhawk, Nevadaville, Idaho Springs, Gold Hill, Breckenridge, Fairplay, and California Gulch/Oro City near present-day Leadville. Gold mining also spurred development of supply towns such as Denver, Golden, Cañon City, and Colorado City. Silver deposits located during the 1860s and 1870s hastened settlement of Georgetown, Silver Plume, Leadville, Aspen, Silverton, Silvercliffe, Westcliff, and others. Colorado's gold and silver mining also stimulated ore processing industries at Durango, Cañon City, Pueblo, Colorado City, and Denver. Over the years, an extensive railroad network was built to transport mineral ore to processing plants and to carry mining equipment, goods, supplies, food, and people into the mining centers.

By 1890, however, most people believed that Colorado's significant mineral deposits had been discovered. However, gold was found in a high-country cow pasture west of Pikes Peak and gold seekers poured into what became the Cripple Creek Mining District. The late timing of the Cripple Creek gold rush was due to the unusual mineral composition of the district's gold. Unlike placer mining in Gilpin, Summit, and Park Counties, Cripple Creek ore required grinding, crushing, and chemical processing to remove the gold. Cripple Creek's telluride ore also had a low and expensive rate of recovery. Investors were reluctant to believe reports of gold discoveries because the 1884 Mount Pisgah Gold Hoax had drawn thousands of disgruntled prospectors to a nearby site several years earlier.

Nevertheless, by 1892 hundreds of prospect holes and headframes dotted the mountainous mining district. The national Silver Panic of 1893 fueled the mining boom, sending hundreds of out-of-work silver miners into the district. The Cripple Creek gold rush attracted national attention and helped pull Colorado's economy out of the depression. Soon the "gold camp" contained the burgeoning cities of Cripple Creek, Victor, and Goldfield, and a number of smaller settlements. Lawrence was the first settlement at the foot of Battle Mountain, located near Wilson Creek and a few acres of flat land. Due to the excellent promotion of the Woods Investment Company and the arrival of the Cripple Creek & Florence Railroad, Victor became a more desirable townsite than Lawrence.



*Numerous gold mining claims underlay Victor.*

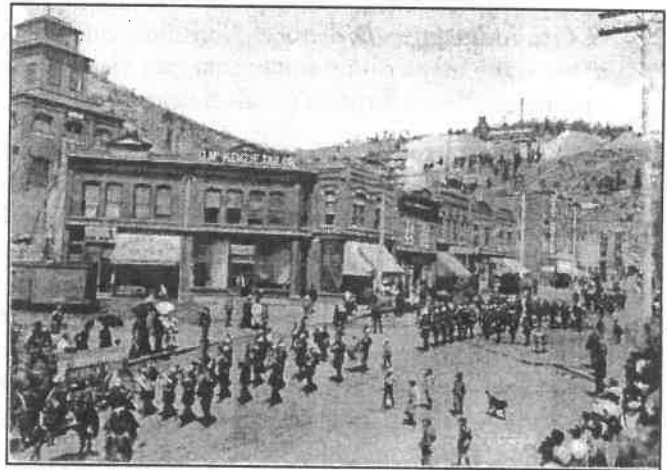
Mineral exploitation and commerce determined the site of Victor. The city was located on the southern slopes of gold-laden Battle Mountain. Its early rapid growth was fueled by mining and by provision of goods and services to miners. In 1891, the site was first claimed as Mount Rosa Placer by James R. McKinnie, owner of several district mines. Warren, Frank, and Harry Woods, wealthy from silver mining at Leadville, Kokomo, and Robinson, in 1893 purchased the placer claim from McKinnie and developed it as a townsite (Dorset, 359). The Woods men drew up the city plat, actively promoted land sales, and incorporated the City of Victor in 1894. According to Victor High School principal Seth E. Poet the city was named for the Victor Mine, owned by David Moffatt, builder of the first railroad into the district. (Regional historian Marshall Sprague later maintained that the city had been named after Victor Adams, an early pioneer in the area.)

Many top-producing mines were on Battle Mountain: Ajax, Cresson, Portland, Independence, Strong, and Gold Coin. Battle Mountain gold profits made many men millionaires and funded palatial homes in Denver and Colorado Springs. James Burns and James Doyle staked out the Portland Mine. Winfield Scott Stratton located his Independence Mine, which sold for the record-breaking price of \$11 million in 1899. Sam Strong established the Strong Mine just outside Victor. The Gold Coin was developed within the city after excavation for a hotel foundation yielded a high-grade ore deposit. The Woods operated their Gold Coin Mine, sold in 1903 to Spencer Penrose and C. L. Tutt. These properties earned Victor its title of "City of Mines."

Victor was an instant city, like Cripple Creek and many others throughout the Rocky Mountain West. Built hastily of wood and lacking efficient municipal services, Victor evolved from a crude mining camp into a bustling city. It boasted electricity, telephone lines, piped water, sewer service, and an interurban streetcar line. Mining activity and the arrival of the three railroads — in 1894, 1895, and 1901 — propelled the city's growth. The 1897 *Colorado Business Directory* described Victor as "a magnificent city of 8,000 people," and listed over 140 businesses. (Population numbers for Victor and for the mining district vary. The 1900 census reported around 5,000 Victor residents.) The large commercial district was typical of mining towns because the many single, male, miners depended on others to provide goods, services, lodging, and meals.

Victor's development followed patterns characteristic to other western boomtowns. The first structures were log cabins built from native timber. After the Florence & Cripple Creek Railroad in July 1894, milled lumber was shipped into Victor. Hotels, stores, shops, and offices were chiefly wooden, false-front buildings with a few brick structures. Dwellings consisted of log cabins, small woodframe houses, and tents. This development was dense: often commercial and residential lots had secondary structures — shacks and cabins — facing the alleys.

The city's layout was influenced by the mountainous topography of the lower, southern slope of Battle Mountain. At an elevation of 9,717 feet, Victor rises nearly 300 feet from its south to north border. The city founders applied the typical gridiron street pattern to Victor's steeply-sloping and irregular terrain. This steep incline prevented construction on entire blocks, and some platted streets never became fully usable. The mine dumps on Battle Mountain limited development to the north. Growth was hampered as well by the ridge on the west, Stratton Gulch on the east, and the Lawrence townsite to the south.



*Victor had a vibrant commercial district, shown here during a Labor Day parade.*

*Photo courtesy Colorado Historical Society*

Victor Avenue was the main thoroughfare, traversing the sloping townsite and dividing it into upper and lower sections. North Victor contained the Gold Coin Mine, the three railroad lines, a railroad depot, numerous boarding and apartment houses, and scores of cottages and cabins. Neighborhoods with schools and churches developed in south Victor, furthest from the noise and pollution of the railroad and the mines. Industrial activities were located around the city's edge, such as railroad barns and ore-sorting sheds near Third and Diamond, the planing mill at First and Spicer, and ironworks near 700 Victor Ave. Like most mining towns, Victor also had a redlight district. Dance halls and "female boarding houses" were clustered near Third Street and Portland Avenue, in "Paradise Alley," until the downtown burned in 1899. This activity then moved to the southeast corner of First and Victor Ave., near the present-day Gold Bowl athletic field (1894, 1896, and 1900 Sanborn Maps.)



*Victor Fire – August 21, 1899*  
*Photo courtesy Colorado Historical Society*

A chief impact on Victor's city building was the fire of August 21, 1899, which destroyed a fourteen-block area consisting of the entire business district and scores of houses. Victorites quickly rebuilt as a modern city. Professional architects designed downtown's masonry "blocks," built of brick and stone, as required by a local fire ordinance.

Many of these proud structures remain relatively unaltered today. Victor's reconstruction was heralded by local newspapers to promote the stability of the mining district. "Victor Will Rise Phoenix-Like from the Ashes. Rebuilding Will Commence at Once," the *Victor Times* promised local residents and outside investors on August 22, 1899. Two years later, *The Denver Times* (Sept. 29, 1905, p. 25) touted Victor as the "Metropolis Of Famous Gold Belt. . . a shining example of what may be accomplished by Western dash and enterprise."

Soon after the city's reconstruction, Victor's mining-dependent economy declined. The Labor War of 1903 - 1904 threw hundreds of miners out of work and devastated the economy of the entire district. "The City of Mines" never fully recovered from this eighteen-month-long strike. The Depression of 1907 followed soon after. Gold production steadily decreased and by World War I, the district's greatest mineral reserves had been depleted. Victor's population had shrunk to 1,700 by 1920, according to the *Colorado Business Directory*. Significant mining activity was sporadic over the next 70 years. Victor survived chiefly on summer tourism, visitors who came to view the dozen or so "ghost towns" sprinkled throughout the Cripple Creek district.

Victor itself resembled a ghost town, with over half of its dwellings and buildings vacant and a population of just 250 in 1980. The decades of economic decline, however, were reversed with the 1991 legalization of limited-stakes gambling in Cripple Creek and with the resumption of local gold mining. Within five years, the city's population doubled and nearly every inhabitable dwelling was occupied. Today, the city's 600 residents are struggling to maintain the integrity of Victor's 382 historic structures. Chief sources of employment are the gold mine and gaming industries. However, some Victorites are trying to strengthen and diversify the local economy by promoting heritage tourism. Expanding the Downtown Victor Historic District to encompass the entire city could aid make more properties available for State Historical fund grants, federal tax credits, and other financial incentives. A citywide local historic district could also establish the mechanisms that help maintain the city's historic fabric.

*Remnants of historic mining  
on south Battle Mountain still  
dominate the city landscape.*  
*Photo by Cathleen Norman*



Remnants of the historic mining activity still surround and permeate the city. The Portland, Ajax, Dillon, and Dead Pine ore dumps provide the rustic Battle Mountain backdrop. The Strong Mine consists of several intact structures and a functional wooden headframe. Inside the city, reminders of the gold boom include the brick foundation of the Gold Coin Mine, large ore dumps of the Mary Cashen Mine in North Victor and those of the Saint Patrick Mine in South Victor. The three railroad lines that once served the district's gold mines have been converted to city streets. The Florence & Cripple Creek railbed now serves as the Phantom Canyon auto road and as Highway 67 between Cripple Creek and Victor.

The Cripple Creek gold rush attracted national attention and helped pull the state and the national economies out of the Silver Crash of 1893. For two decades, the district was the country's leading producer of gold. Victor played a crucial role in the development of the Cripple Creek Mining District. It flourished for ten years as the chief residence of the district's miners, and functioned as the district's transportation center. Little altered today, Victor is historically significant for the community development and planning associated with the large, well-known Cripple Creek Mining District. It is also architecturally significant, with numerous intact historic buildings and dwellings built during its 1893 – 1903 boom period. These feature stylistic influences of both the nineteenth and twentieth centuries, and represent both vernacular and architect-designed construction of this turn-of-the-century mining camp.

### **Native Americans (prehistory - 1870s)**

The Pikes Peak region was inhabited by prehistoric Indians for centuries before European settlers arrived. Ute tribes claimed the higher elevations, including the pine-clad slopes of Pikes Peak, while the plains-dwelling Cheyenne and Arapaho camped in the foothills and on the prairies below. An ancient trail preceded present-day Ute Pass, as a corridor between the lowlands and South Park where Native Americans hunted buffalo. Juan Bautista de Anza ventured into the Pikes Peak region in the 1700s, chasing a band of Comanche Indians. Anza and his troops battled the Comanche near Wetmore in present-day Fremont County, and perhaps camped near the site of Cripple Creek. Greenhorn, the prominent peak south of Pikes Peak, commemorates the Spanish defeat of Green Horn (Cuerno Verde) and his Comanche raiders.

In the early 1800s, separate exploration parties led by Zebulon Pike and Stephen Long followed the Arkansas River south of the present-day Cripple Creek-Victor district. The Arkansas Valley, 30 miles south of Victor, was settled during the 1860s and 1870s. These Anglo-American newcomers co-existed peacefully with the native inhabitants despite conflicts between settlers and Indians elsewhere in the territory. "Our friends, the Utes . . . spent a good deal of time in Fremont County during the early settlement of the country," reported an early history of the area. "Buckskins in those days were almost legal tender with the merchants; and ammunition, sugar, domestics, utensils and calicoes were swapped at enormous profits for them." (Binckley & Hartwell, 640) In 1869, a large gathering of Utes was called together from Signal Mountain west of Cripple Creek — now called Mt. Pisgah. Utes camped regularly in the area until the tribe's removal to Uncompahgre in the late 1870s. Squaw Mountain northwest of Victor was named for a Native American corpse unearthed there by early prospectors.

During the 1990s, archaeological excavations revealed limited prehistoric hunting stations and lithic scatters (waste stone from tool manufacture and sharpening) in lower Arequa Gulch south of Victor. A sandstone basin metate (grinding stone) found near Wilson Creek south of Victor also suggests that the area was visited by Native Americans.

## Ranching (1870s - present)

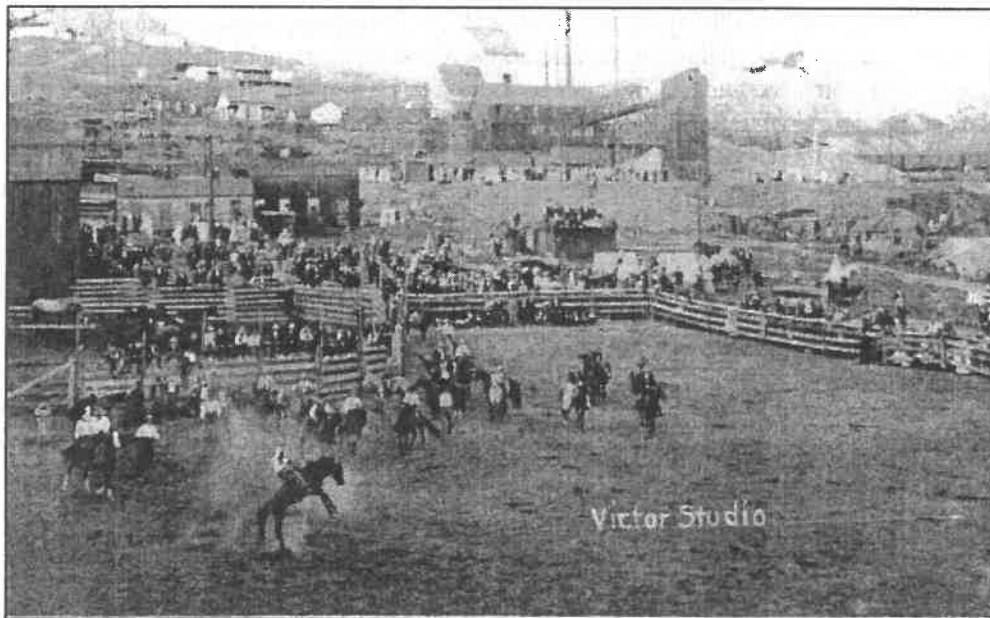
Cattle ranching was the area's earliest industry. Pikes Peaks' southwestern slopes provided sunny exposure and abundant natural grasses for cattle grazing. Beginning in the 1870s, southern Teller County and northeastern Fremont County were homesteaded by cattle ranchers, particularly in the areas of Beaver Creek, Skagway Reservoir, Phantom Canyon, and Garden Park. For example, Henry Rathke in 1888 homesteaded the Turkey Track Ranch on Beaver Creek southeast of the city (Lornez, 18 – 19). The Broken Box Ranch run by the Welty family occupied the present site of the city of Cripple Creek. Before gold was discovered, the Victor townsite was used for grazing by rancher Woodrow Higgins (Poet).

During the 1890s and early 1900s ranchers, farmers, and dairymen supplied the district populace. "The Cañon City ranchmen are beginning to make their daily visits to the gold camp with wagons loaded with garden truck, a sure sign that spring is here," reported the *Victor Times* on May 6, 1899. Ranchers ran large herds of beef to feed the booming camp. Dairy farms like Mrs. Lewis' operation on Wilson Creek at Lawrence provided milk and dairy products for Victor residents.

Stock raisers also served the district. E. H. Barnett raised draft horses used to freight ore to district mills. Ranchers supplied fresh horses needed at stagestops along the Shelf Road between Cañon City and the Cripple Creek district. Phantom Canyon ranchers raised stock rented to the Hollywood movie companies filming westerns in the Arkansas River Valley in the 1910s and 1920s. The prominence of local ranching also is evidenced by the rodeos held at the Victor Gold Bowl in the early 1900s.

Ranching continues south and east of the city. Cattle graze on the hillsides next to century-old prospect holes and mine dumps. Multi-generational ranching families have included the Graingers, Moores, Petersons, Kinswaters, Wilsons, and Bradleys. The Grainger family runs a ranch near Skagway Reservoir and operates a small feedlot east of the city. The Bradley Family ranches near Beaver Creek.

Horseback riding has been a local past-time since the late 1890s, when district residents scaled Pikes Peak on pack-horse. During the mid-1900s the Lazy S dude ranch near Gillett hosted visitors with overnight accommodations, a dining room, and horseback riding. Today, the Pikes Peak Outfitters run a trail-riding operation near Skagway Reservoir. Trail rides offered at Gillette. Summer trail rides between Cripple Creek and Victor have involved nearly 100 recreational riders.



*Rodeo at the Gold Bowl was a favorite past-time in the early 1900s.  
Photo courtesy Colorado Historical Society.*



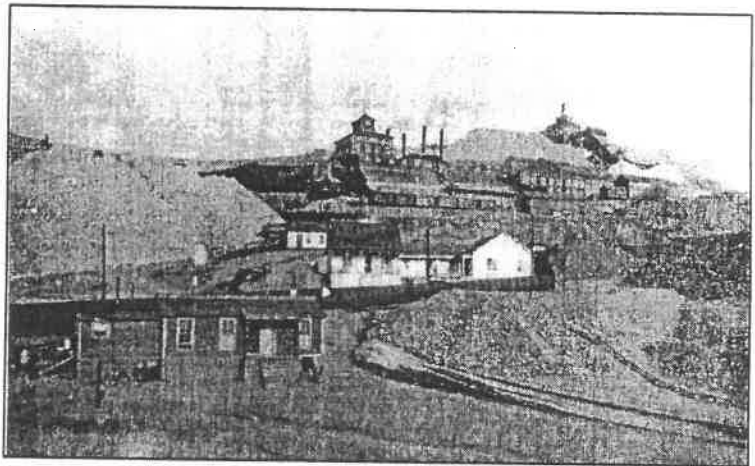
## Gold Mining (1891 - present)

The Cripple Creek bonanza was the last great Colorado gold rush. Ranch hand Bob Womack discovered gold at the Broken Box Ranch in 1890, and soon prospectors, investors, and entrepreneurs swarmed into the area. It quickly became evident that this was not a placer mining district, but that gold extraction would require capital investment for equipment, supplies, payroll, and other expenses. These were generally financed by issuing mining stock. At one time three stock exchanges operated in Cripple Creek and another in Victor.

The Cripple Creek Mining District was officially established in April 1891. The timing of the district's development had a strong impact on both the state and national economies, which were suffering from the Silver Panic of 1893. The gold camp drew out-of-work miners from mining districts across the country, and its capital-intensive mining and milling industries attracted financing from Eastern investors as well as England and France. The district's national significance is underscored by the fact that Theodore Roosevelt visited in 1900, campaigning for his presidential running mate William McKinley. He returned the following year as U. S. Vice-President.

Cripple Creek developed as the district's leading city, as the home of mine managers, professionals, and prosperous merchants. Victor, meanwhile, was a working class town, and served as the district's transportation center. Its nickname "City of Mines," signaled the importance of gold extraction to the city's economy and identity. Battle Mountain mines were among the district's top gold producers — the Portland, according to production figures cumulative to 1951, yielded \$60 million; the Cresson, \$49 million; the Independence, \$28 million; the Ajax, \$20.7 million; and the Strong, \$13 million (Sprague 302). The towering Gold Coin and St. Patrick shafthouses and mounded ore dumps dominated the north and south neighborhoods. Headframes from various smaller operations loomed here and there in the city. The rumble of blasting and shrill shift whistles were constant reminders of gold mining. Tunnels honeycombed beneath the city. District production peaked at \$18 million in 1900, declining steadily to \$4 million by 1919. Between 1891 and 1951 the district's mines produced a total of \$412 million in gold (Sprague, 297-298; Taylor, 167).

While Victor was not a "company town," its origin and early growth were strongly influenced by the Woods Investment Company. The firm owned numerous mining companies, along with the Victor Hotel, First National Bank of Victor, Economic Gold Mill, Pikes Peak Power Company, Golden Crescent Water & Light Company, Teller Mining Supply, and United Mines Transportation. The Woods helped build the Victor City Hall, Baptist Church, and Gold Coin Club, and sponsored the Victor Fire Department. Several influential Coloradans were involved in Victor's boom days. Colorado capitalist David Moffatt owned the Vindicator, Victor, and several other mines. He also built the Florence & Cripple Creek Railroad and was a major investor in the First National Bank of Victor. James Burns and James Doyle each were co-owners of the Portland Mine and ran Victor businesses. Each also served as Victor mayor. Albert E. Carlton developed his Colorado Trade and Transfer, headquartered in Cripple Creek, into a mining and milling empire. Carlton was president of Victor's First National Bank and a major owner in the Ajax, Gold Coin/Granite, and Golden Cycle mines. He ran the Golden Cycle Mill at Colorado City and sat on district railroad boards. Carlton built

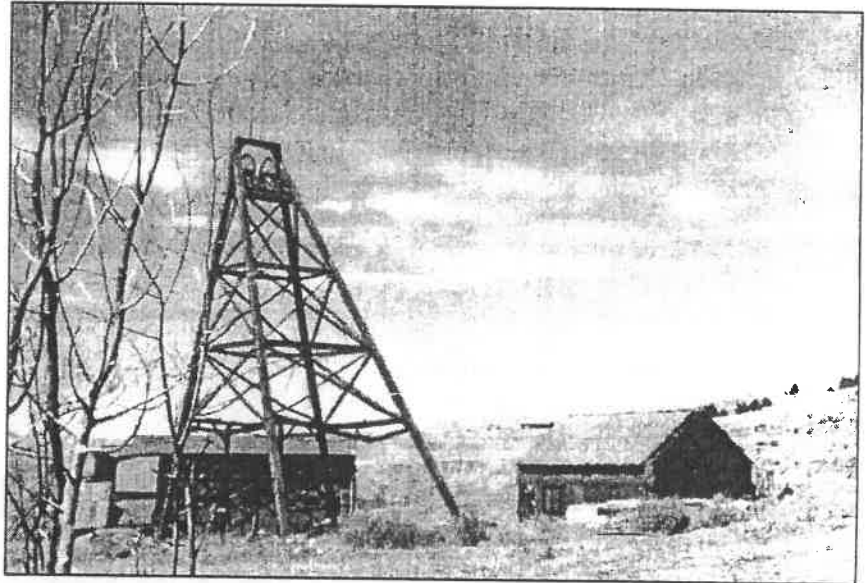


*Victor's Portland Mine  
Photo courtesy CHS*

the Roosevelt Tunnel in 1911 to alleviate the underground flooding that hampered many district mines. His widow, Ethel Frizzell Carlton, constructed the Carlton Mill between Cripple Creek and Victor in 1951 (demolished in 1997).

Victor's economy rose and fell with the gold mines. Following the 1900 peak, gold production steadily declined. The Labor War of 1903 – 1904, the Depression of 1907, and World War I further eroded the mining industry. Underground flooding also hampered mining activity. The El Paso Tunnel, built in 1904, and the Roosevelt Tunnel, built between 1907 – 1909, provided drainage. Increased gold prices in the 1930s inspired a brief flurry of gold mining in the district and the nation. For the next 50 years, Cripple Creek gold production dwindled. Major employment sources were the Teller County, Hilltop Hospital/Nursing Home, the Southern Colorado Power Company, and summer tourism. Some local hard rock miners worked for the federal government in the 1960s, blasting from Cheyenne Mountain's granite walls the NORAD defense center, 15 miles east of Victor.

Not until the 1990s did mining resume on a large scale, creating jobs and generating city revenues through Victor's sale of water for the open-pit operation one mile north of the city. This operation has impacted Victor in several ways. In 1998, the mining company was the county's largest employer, and some 40 mine employees lived in Victor and Goldfield. The Cripple Creek & Victor Gold Mining Company in 1997 rehabilitated the Post Office Building at 300 - 308 Third Street for use as business offices relocated from the demolished Carlton Mill. CC&V has contributed to civic projects such the Gold Bowl athletic fields, Victor Penguins ice skating rink, and a hiking and biking trail network in Vindicator Valley to the north.



The evidence of the historic mining that surrounds the city still fascinates visitors and residents alike, and sustains Victor's image as City of Gold Mines.

*The Vindicator headframe north of Victor.  
Photo by Cathleen Norman*



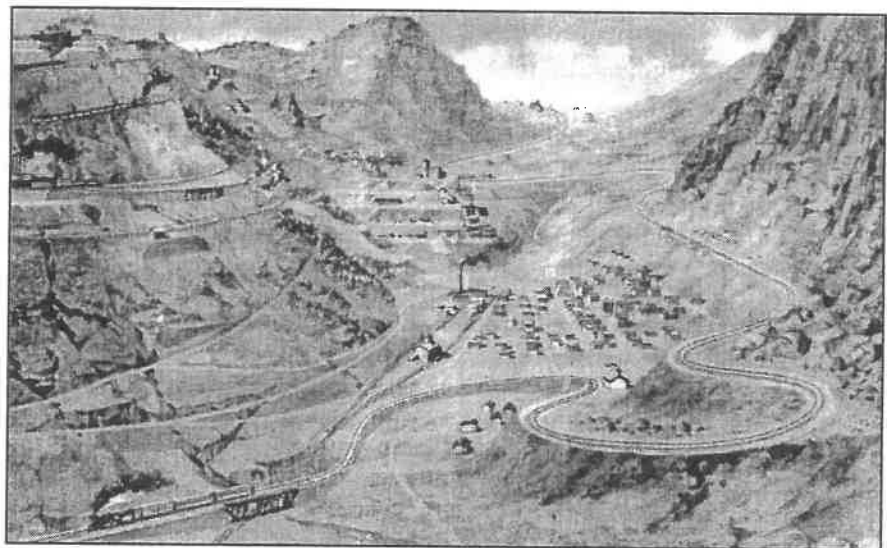
## Transportation (1892 - 1949)

A network of roads and railroads connected Victor with the mines and the district's cities and settlements. Two historic wagon roads provided the first access to the southern end of the district. The Cañon City and Cripple Creek Toll Road Company was built in 1892 with \$65,000 and convict labor. The five-mile stretch of road blasted from sheer canyon walls earned it the name "Shelf Road." The 1905 *Railroads of the Cripple Creek District Map* showed branch of this toll road entered Lawrence from the west and Victor from South Sixth St. Once railroads reached the district, the Shelf Road was used chiefly by ranchers and farmers selling produce in the gold camp. Today, it is part of the Gold Belt Scenic and Historic Byway. The second wagon road entered the city in 1893 from the southeast, built with \$10,000 and volunteer labor provided by Florence businessmen. This was converted to rail use within a year.

By 1901, three railroads served the Cripple Creek district. Victor's proximity to the Battle Mountain gold mines influenced its role as transportation center. The first railroad, the Florence & Cripple Creek, was built by David Moffat for a cost of \$800,000 (Brown, 58). Nicknamed "The Gold Belt Line," it entered Victor on July 1, 1894, and hauled gold ore to Fremont County mills and smelters. Two other railroads soon reached the district soon after the Florence & Cripple Creek. The Midland Terminal, completed in late 1895, was a standard-gauge branch of the Colorado Midland Railroad built between Colorado Springs and the Aspen silver district in the mid-1880s. The M-T ran south from Divide through Gillett, scaled Victor Pass near Goldfield, and arrived in Victor before continuing on to Cripple Creek.

The district's third railroad, the Colorado Springs & Cripple Creek District (CS&CCD) arrived in 1901. The "Short-Line" was built by Irving Howbert, Winfield Scott Stratton, and other mine owners who wanted to avoid the high freight rates charged by the other two lines. The CS&CCD was actually an extension of the two streetcar lines built in 1897 and 1898 to connect Cripple Creek, Victor, and the district's many settlements. At one time the district had 168 passenger trains arriving and departing daily. The Gold Water Bonds advertising circular in 1902 boasted that "Victor is a thriving city. It has water works, electric light, paid fire department, sewer system, telephones, electric fire alarms, two electric and three steam railroads, connecting it with the surrounding towns on which 168 passenger trains daily arrive and depart. The city is prosperous and growing."

The railroads' chief function was industrial, but they also contributed to the district's phenomenal growth. They transported gold ore to processing plants at Colorado City, Florence, Cyanide, and Cañon City. Rail track ran directly beneath Battle Mountain mines, and ore was loaded into freight cars through wooden chutes. The railroads shipped mining supplies, building materials, equipment, furniture, and household goods into the gold camp. They also brought new residents, visitors, and investors into the district. The populace enjoyed the mobility provided by railroads, riding the rails to Denver, Colorado Springs, and



*The Midland Terminal Line curved through Goldfield, then into Victor.  
Photo courtesy of Denver Public Library*

Cañon City for shopping, recreation, and festivals. Competition between the lines drove down the price of rail fare and boosted rail travel. (The Shortline was built after the F&CC and MT lines had merged into a new company and gained a near monopoly on railroad rates.)

The mining decline after 1910 impacted railroad traffic and profitability. A 1912 flood destroyed 18 bridges and ten miles of F&CC track, and that rail line was not rebuilt. Supposedly, several narrow-gauge railcars were left stranded in Victor and later converted to dwellings by Depression-era miners and other transients (Taylor 133 – 134). Instead, it was converted into an auto road six years later and today is part of the Goldbelt Historic Byway. The Shortline ceased operation in 1920. W. D. Corley bought the right of way, junked the line, and opened it as the Gold Camp toll road. The Midland Terminal operated until 1949, hauling gold ore to the Golden Cycle Mill in Colorado City. The Carlton Mill, which opened in 1951, removed the need to freight ore out of the district. The three-story brick Midland Terminal Depot became the Cripple Creek District Museum.

Evidence of the historic railroads remains in the Victor vicinity today. Two abandoned rail grades were converted to city streets. The curving railbed of the F&CC Railway influenced the angled placement of the Caffrey Building at Fourth and Diamond. The old Midland Terminal grade is now Granite Avenue, and the M-T passenger depot serves as a private residence. Highway 67, with its deep granite cut on the west edge of Victor, runs along the old F&CC railbed north to Cripple Creek. Other historic rail grades and wagon roads also crisscross the district. The CC&V Gold Mining Company is converting several of these for public use as bike paths and hiking trails, complete with interpretive signage, in Vindicator Valley northeast of Victor.

### **Milling and Reduction (1895 – 1903, 1951 - 1961)**

Victor's proximity to the gold mines made it the site of early samplers, mills, and reduction plants. The Lawrence Gold Extraction Mill was located in west Lawrence near Wilson Creek and south of Victor's Sunnyside Cemetery. The first of the kind in the district, it burned in 1895. The Woods Investment Company built the Economic Gold Extraction Mill north of Victor, accessed by the Columbine Tunnel, which was blasted through Squaw Mountain. Other district mills included the United States Reduction & Refining Mill in Goldfield, El Paso Reduction Plant at Gillett, Brodie Gold Extraction Co. at Mound City, and Rio Grande Sampling Company in Victor. Mill men soon realized that lack of local coal deposits and water made it more economical to haul ore to plants in low-lying cities than to freight coal uphill into the district. By 1903, most ore was treated at facilities in Colorado City, Florence, and Cañon City.

Another element of the mining industry was fire assaying, chemically evaluating ore samples to determine the gold content. Mining companies, prospectors, independent miners, and mine lessees all relied upon fire assayers. (These businesses often operated as fences for illegal "high grade," rich ore samples pocketed by underground miners. Many of the district's miners supplemented their \$3-per-day salaries by this means.) Victor assay companies listed in the 1899 *Colorado Business Directory* included Miners Assay, Welch Assay, Linares & Burke, and Vincent Assay. The Assay Office Antique Store (113 S. Third) and the Page Block (121 N. Fourth) are two remnants of this early industry.

Milling in the district resumed in 1951, when the Carlton Mill opened midway between Victor and Cripple Creek. It was built by A.E. Carlton's widow, Ethel, after high rail freight costs and other factors reduced profitability of shipping ore to the Golden Cycle Mill. The Carlton Mill operation was short-lived, however. Several factors impacted its operations: post-war inflation, the \$35.00 per ounce cap on gold prices, and the uranium boom that drew many hardrock miners to the western slope mines (Hunter). Gold production continued to decline, and the Carlton Mill and most of the district's mines closed in 1961. A portion of the facility opened in the 1970s to house gold processing laboratories during extensive exploration of the mining district. For nearly 20 years, a portion housed mining offices and laboratories. The mill was demolished in 1997.

## City Development and Planning (1893 - 1915)

Like most boom towns, Victor was platted rather than planned. It was developed on the 160-acre Mount Rosa Placer staked by James Renwick McKinnie in September 1891. Warren Woods and his sons Frank and Harry paid \$1,000 for a 136-acre tract in 1893 and developed it as a townsite (Sprague, 165). The Woods Investment Company sold lots for \$25 apiece, some on installment payments. The Woods applied a standard grid with a north-south axis on the steep valley. Avenues ran east to west and were named for gold mines: the Black Diamond, Granite, Victor, Spicer, Portland, and Anna Lee. The streets ran north to south over washboard topography. City blocks were plotted in standard 25' by 125' rectangles with 32 lots per block.

The mountainous terrain impacted development. Extensive grading was required to make several streets passable; in later years these were vacated. The gulch on West Victor Avenue near Fifth Street was first traversed by bridge. It was filled in by debris from the 1899 fire and became the site for the new city hall. The topography affected construction, too. Many blocks have dwellings stair-stepping up the hillside. Some clung to the precipitous perches, while others have basements blasted from granite bedrock. The slanting landscape, the high cost of real estate, and civic leaders' pre-occupation with more pressing demands also limited development of town parks.



In less than a decade, Victor grew from a crude settlement into a small, bustling city. At first, water was hauled into town by wagon and sold for 50 cents a bucket. In 1896, water lines were installed under Victor's primary streets, piping water from city reservoirs on Pikes Peak. Sewer lines were laid in early 1899. City electricity was supplied by the Woods brothers' Crescent Water and Lights Company. By 1900 Victor had a population of 5,000 to 8,000, and boasted telephone, fire department, streetcar service, and other urban amenities. The city also expanded by two additions — West Victor and Golconda on the northwest. Other historic additions, such as McKinnie, Granite, and Gold Hill to the north and Cunningham to the east, were never annexed to the city.

Victor's site and layout were determined by the gold mines and shaped by the railroads. The downtown commercial district, bounded by Granite and Portland avenues and Second and Fifth streets, was close to the Battle Mountain mines and to the railroads. Businesses were located at random. Retail stores and financial businesses were interspersed with boarding houses and saloons. Two-story commercial buildings had upstairs sleeping rooms or living quarters for



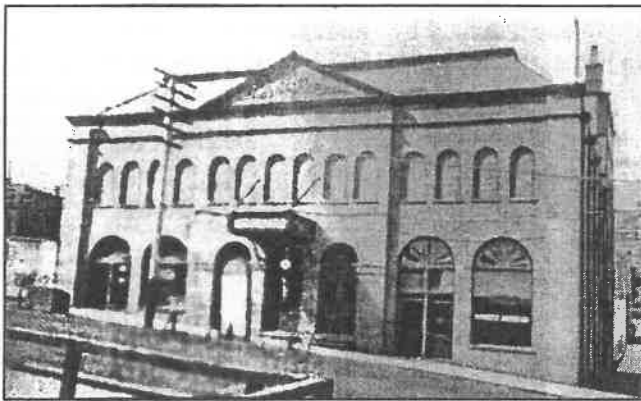
business owners. These second stories also contained gambling halls, or offices for lawyers, stock brokers, engineers, doctors, and dentists. The entertainment industry included saloons, dance halls, gambling parlors, sporting houses, restaurants, and the Victor Opera House.

Hemmed in by the mines on the north, and gulches to the south, east, and west, Victor's construction was dense. Often, several structures were built on the same lot with small cabins and wooden shacks facing the alley. The dense construction and wood building materials fueled the fire that destroyed the entire commercial district in 1899. The blaze began on August 21 in the "Paradise Alley" redlight district near Third and Portland. The newspaper reported that a prostitute at the 999 Dance Hall has been cleaning her gown with gasoline while smoking a cigarette. Dwellings west of the commercial district also burned, but South Victor was spared.

The fire provided opportunity for civic improvements. Debris was used to fill the gulch that bisected west Victor Ave., where a site was leveled for the new city hall. The city spent \$8,000 grading the streets and another \$8,000 building the city hall that also housed the fire department (*Victor Times*, Sept. 12, 1899, p. 1). City trustees mandated by ordinance new construction of brick and stone. Reconstruction was aided by a dozen architects and hundreds of unionized stone masons, carpenters, and bricklayers. "Victor is rebuilding with a vengeance," reported the *Victor Times* on Oct. 3, 1899. "All over the burned out district substantial structures are in course of erection. Some of them, in fact many of them, would be a credit to any city and state." Civic improvements also included banishing houses of prostitution to the outskirts of the commercial district.



South Victor was comprised of several residential neighborhoods, the Methodist Church, and three of the city's four schools. Most dwellings were tidy wooden cottages, 800 to 1000 square feet in size. Larger residences were often the homes of mine foremen or merchants, or run as boarding houses. To afford a home on a miner's \$3-a-day salary, some owners rented sleeping rooms to single miners, school teachers, or store clerks. Many people lived



in cabins, shacks, and tents. The city's large transient population also occupied the city's 50 or so rooming and boarding houses, according to the 1907 directory. Victorites enjoyed an active social, cultural, and spiritual life, evidenced by the number of public buildings that still remain and by newspaper articles and listings in city directories. The Gold Coin Club built by the Woods served as a social center for workers at the Gold Coin Mine. The Masons built their own lodge building,

while other fraternal lodges met in halls above commercial storefronts or rented rooms in the Masonic Hall. The 1500-seat Victor Opera House (103 Victor Ave.), now gone, hosted plays, band concerts, vaudeville acts, and "Aida," complete with an elephant. Supposedly, John Phillips Sousa and Groucho Marx both performed there.

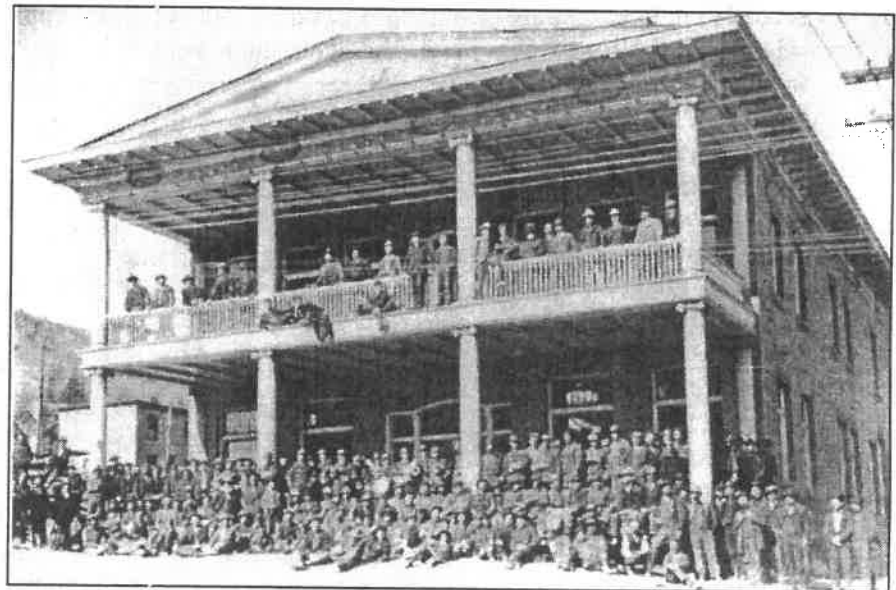
*The Victor Opera House was the pride of the city. Photo courtesy Colorado Historical Society.*

Recreation took many forms. There was ice skating at the northwest corner of Victor and Fourth, roller skating in the Armory Building (now the Elks Lodge) and baseball games between the Victor Rednecks and other local teams. Saloons continued as favored gathering places for males: there were 22 listed in the 1907 directory. Boxing matches were staged at the Gold Coin Club, and world-famous heavy weight Jack Dempsey got his pugilistic start in Victor. Victorites also enjoyed balls, festivals, and especially parades. Labor Day parades lasted more than an hour, with marchers from 50 or so local labor unions. The 1899 Fourth of July celebration featured a parade of several thousand participants, as well as a fireworks, a tightrope walker, and hot-air balloonist. People rode street cars to an amusement area at Pinnacle Park, near Cameron, for picnics, baseball games, and Fourth of July fireworks.

The city offered more sedate past-times. Victor's half-dozen churches provided both spiritual respite and socialization. A variety of women's organizations provided social, civic, and educational outlets for female residents, such as the Victor Women, Bay View, Monday, Shakespeare, New Thought, and Westside Mother's Clubs. The *Cripple Creek Times* on January 1, 1907 reflected: "Social life in a cosmopolitan mining camp means not only the association of persons in a given financial, literary or class orbit, but the rare opportunity and privilege of meeting many interesting people from every point of the globe."

Victor's vigorous growth and bustling activity were short-lived. Gold production peaked in 1900, and the district began its slow but steady decline. The 18-month-long strike from 1903 to 1904 decimated the city. Real estate values plummeted and empty structures outnumbered those that were occupied. During the late 1910s and in the 1940s, many buildings were dismantled and re-used for construction in Colorado Springs, Wyoming oil fields, and elsewhere. The Presbyterian Church at 213 South Second street was moved to Simla. Fire consumed several structures.

The 1930s revival in gold production briefly pulled people back into the district. Nearly every vacant house and building was occupied. Transient miners and hobos camped out in abandoned houses, empty railcars, and shacks. Although many dwellings were expanded by additions, the new construction was limited to several cinder-block automotive garages. Since then, there has been little development. The Balke Building next to City Hall is perhaps the only new commercial structure built between 1940 and 1998. Today, legalized gaming in Cripple Creek and the resumed gold mining have contributed to the city's doubling in population since 1991. Dozens of vacant dwellings have been restored and occupied. However, several large buildings are still in need of restoration.



*The Woods Investment Company built the Gold Coin Club as a recreation center for the miners.*

*Photo courtesy Denver Public Library*

## Labor Union Disputes (1903 - 1904)

Organized labor played a significant role in the district's political, economic, and social arenas. After striking in 1894, district miners won an eight-hour, three-dollar work day, a situation that allowed many miners to purchase houses and support families in Victor. This success encouraged union organization in other industries. The 1900 Victor directory listed unions that included the Bakers and Confectioners, Carpenters and Joiner, White Cooks and Waiters, Excelsior Engineers, Federal Labor, Hardware Clerk, Retail Clerks, Plasterers and Lathers, United Association of Plumbers, Steam Fitters and Gas Fitters, Victor Miners, Victor Trades Assembly, and Victor Typographical. The most powerful was the local branch of the Western Federation of Miners (W.F.M.).

As home of many of the district's miners, Victor became the site of violent confrontations during the 1903 - 1904 strike. The conflict began when the owners of the United States Reduction & Refining plant in Colorado City, Spencer Penrose, Charles L. Tutt, Sr., and Charles MacNeill, began firing any smelter worker who joined the Smelter Man's union. In February 1903, smelter workers struck to protest wages as low as \$1.80 a day. The W.F.M. called a sympathy strike at all Cripple Creek mines supplying ore to the U.S.R.&R. plant. The strike escalated into violent conflict between the district's Mine Owners' Association and the W.F.M.

When the 18-month-long strike ended, scores of men had been killed and 225 others illegally deported from Colorado by the state militia (Sprague, 259). The W.F.M. and union organization were eradicated from the district. The results of the 1903 - 1904 strike endured for decades. The Miners' Protective Association, composed of the powerful mine owners, refused to employ any man who had ever belonged to a union. The Union Wars had a devastating impact on Victor. Hundreds of workers left with their families. Many abandoned homes and other possessions.

Three Victor buildings have historical associations with the union activity and Labor Wars. The Miners Union Hall (110-112 N. Fourth) was the local W.F.M. headquarters from 1900 through 1904. It later contained apartments, the Victor High School gymnasium, and New Isis Theater. The second building is the Armory (128 - 130 N. Third), converted to the Victor Elks Lodge in 1914. The facility was used to house and train state militia troops and to jail striking miners. It briefly housed Tomkins Hardware Store before it was purchased and remodeled by the B.P.O.E. Lodge 367. The third Victor site associated with labor is the Victor Daily Record (118 S. Fourth St.) This pro-union publication was vandalized and wrecked because of its sympathetic coverage of the labor conflict. After the state militia arrested most of the newspaper's staff, linotyper Emma Langdon published a pro-union issue of the *Record*. The following year Langdon wrote a lengthy history of labor union confrontations in Colorado and the Rocky Mountain West.



*Victor Miners' Union Hall. Building to left, gone.  
Photo courtesy of Denver Public Library*



## Great Depression Revival (1934 - 1941)

In response to massive unemployment during the Great Depression, mining districts throughout the American West saw a resurgence in precious metal mining. This interest was further stimulated in 1933-1934 when the federal government increased the fixed price of gold from \$20.67 to \$35.00 per ounce (Twitty, Grant, and Marmour, 24-25). Unemployed men migrated into Cripple Creek and other mining districts. By early 1934, the influx of miners and prospectors had revived several of the district's settlements. The new arrivals inhabited nearly every empty house in Cripple Creek and Victor, filling the hotels and rooming houses. Historic gambling halls and taverns were converted to grocery and clothing stores (Taylor, 120). During the mid-1930s, additions and other improvements were made to Victor dwellings. New construction was chiefly cinder-block automotive garages.



*These concrete block automotive garages were built during the 1930s.  
Photo by Cathleen Norman*

Much production involved low grade material extracted from older, marginal mines, and waste rock from turn-of-the-century operations. Between 1930 to 1937, annual district gold production doubled from \$2.5 million to \$5 million per year (Sprague, 298). This short-lived renaissance ended with the onset of World War II. War efforts drained labor from the Cripple Creek districts. Gold mining operations were suspended in October 1942 at the direction of the War Production Board. The Golden Cycle Mill was converted to the reduction of lead-zinc ores necessary for the war effort (Taylor, 122). The mass exodus from the District in the early 1940s left Victor and Cripple Creek "desolate," with the county jail and several churches closing, school enrollment sharply declining, and railroad service curtailed to one train a day. During World War II, several buildings and houses were dismantled for materials used elsewhere.

## Tourism (1890s - Present)

The Cripple Creek District has attracted visitors since its earliest days. Its fame and phenomenal growth invited attention nationwide, and Cripple Creek and Victor capitalized on this. The three railroads promoted the area's natural beauty to draw passengers. They produced lavish booklets like the Midland Terminal's *Chain of Gold Cities*, and they staffed the passenger cars with tour guides. Vice-President Theodore Roosevelt rode the Short-Line and pronounced it "the ride that bankrupt the English language!" The Victor Daily Record on July 25, 1899 reported that "hundreds of excursionists came up on the F&CC from Pueblo Sunday and reveled in the cool mountain breezes. Although the trains went through to Cripple Creek, most of the excursionists knew a good thing when they saw it and got off in Victor."

The district actively wooed visitors. The October, 1903 *Official Guide to the Cripple Creek District*, published monthly by the Cripple Creek Chamber, praised the "panorama of scenic grandeur - stupendous and bewildering," and boosted the district's wealthy mines, fine restaurants, and furnished rooms. The magazine invited visitors to ride the Electric Circle Tour streetcar, scale Mt. Pisgah or Pikes Peak on horseback, or explore the district in rented horse-drawn buggies. It promoted the district as "a three-dollar-a-day camp," and listed the payrolls and average wages of the top 20 gold mines. It also advertised gold mining stock. In 1902, the Cripple Creek District Press Club hosted 60 "newspaper men and ladies" with a reception at the National Hotel, champagne punch served at the Gold Coin Club, and tours of the Gold Coin and Independence Mine.

Victor and Cripple Creek relied ever more heavily on tourism, as output from the district's mines declined. Colorado Springs touring companies offered excursions into the mining district. By 1918, visitors drove their own vehicles into the area. Auto tourists traveled on roads converted from historic railroad beds: the Phantom Canyon Road, Gold Camp Road, and Highway 67. Muriel Sibelle Wolle, author of *Stampede to Timberline*, and artists from the Colorado Springs Fine Arts Center visited the district in the 1930s and 1940s. Their artwork captured the brooding industrial quality of the mining landscape. History buffs and four-wheel drivers explored and photographed the district's decaying "ghost towns."

Cripple Creek took the lead in marketing the district's history, then Victor followed. Cripple Creek businessmen launched Donkey Derby Days in the early 1930s. This annual event continues today, featuring donkey races, hard-rock drilling contests, and traditional games for children. In 1946, Wayne and Dorothy Mackin purchased and refurbished Cripple Creek's Imperial Hotel, where they launched a highly-successful melodrama theater. The district also served as a resort for people from Texas, Kansas, and other mid-western states, who purchased inexpensive homes as summer dwellings. This tradition of absentee ownership continues. Today, out-of-towners own nearly half of Victor's houses, many rented to casino workers or mine employees.

Since the 1940s, Victor's restaurants, the New Victor Hotel, soda fountains, a photography studio, and antique shops subsisted on summer tourism. The Victor Museum (300 - 302 S. Third) opened its doors in 1959, exhibiting artifacts and antiques reflecting the city's history. The CC-V Sylvanite Club and Historical Society of the Pikes Peak region erected the billboard east of City Hall, listing famous





events and people from Victor. Guided "ghost town tours" entertained visitors. During the 1970s, the New Isis Theater in the Miners' Union Hall and a dinner theater in the Gold Coin Club offered diversions. Also during this decade, a small movement of new residents was prompted by an article in *Mother Earth News* about how to purchase a house for back taxes.

The character of tourism changed with the approval of a 1991 ballot initiative to legalize limited-stakes gaming in Cripple Creek, Central City, and Blackhawk. The three historic mining towns sought this new industry as a means to create jobs, rehabilitate historic structures, and finance new water and sewer systems. Victor was invited to be included in the gaming initiative but declined. Gambling has drawn a different type of visitor to the district, one uninterested in history. Museums, tourist attractions, and gift shops all reported drastic declines in business in the 1990s. The chief impact of gambling has been on the housing market, with a number of casino workers renting homes in Victor. Victor's bed-and-breakfasts, restaurants, arts and crafts shops are still struggling. The restored four-story Victor Hotel provides lodging for busloads of gamblers from midwestern states. Most shops and the Victor Lowell Thomas Museum close through the winter. In 1998, Cripple Creek began a marketing strategy to re-interest potential tourists in the district's mining heritage, and invited Victor to participate.

Victor's authentic historic atmosphere holds tremendous potential as an attraction for heritage tourism. The Gold Belt Scenic and Historic Byway, created in 1991, developed brochures, maps, interpretive signage, and an audio-tour focusing on the area's agricultural, mining, and transportation history. The route includes the Phantom Canyon Road, Shelf Road, and western Fremont County's High Park Road. The CC&V Gold Mining Company in 1998 initiated a trails project, developing historic transportation corridors in Vindicator Valley one mile north of Victor. These walking and biking trails are complete with interpretive signs. Restoring the city's historic buildings and marketing Victor as a destination for heritage tourism could help sustain the local economy after gold mining operations cease.

## Preservation Successes

Despite its small population, Victor has seen numerous preservation successes. Benign neglect had characterized preservation in Victor. For several decades, the city had more empty than occupied structures. The mining district's long economic slump prevented the modernization of historic storefronts that occurred on main streets across the country during the mid-1900s. During the 1990s, many properties were restored, in part as a result of city growth brought by the casino and gold mining industries. Long-vacant houses and buildings had been refurbished and returned to active use. These include the Victor Bank Building, rehabilitated as the Victor Hotel, the Gold Coin Club, and the T. C. Dunn undertaking parlor (204 Victor), restored as a residence. The 1994 SHF-funded Showcase Block project restored the facades of buildings at 301 – 303, 305, 311 and 313 Victor Avenue. Restoration of the Powers House by Marilyn Fay (602 Fifth) and the Post Office Block by CC & V Mining Company (100 – 106 N. Third) both received 1998 Preservation Honor Awards from Colorado Preservation, Inc. The City Hall restoration project is now in Phase II, following extensive foundation, drainage, and structural work. The State Historical Fund at the CHS has awarded grants assisting Victor preservation totaling more than \$510,000, including re-roofing the Victor Elks Lodge, City Hall restoration, acquisition and rehabilitation of the Swedish Lutheran Church as a community center, and signage for a trail system in lower Vindicator Valley.



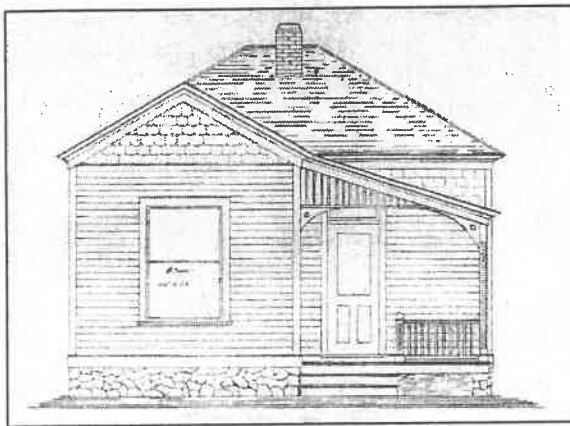
*The Swedish Lutheran Church is being converted as the Victor Community Center.*

Yet, many dwellings and commercial sites remain vacant or under-used. These include the Victor Daily Record, Doyle Block, Bob and Wave Salon, Miner's Union Hall, Masonic Hall, Gold Coin Club, American Legion Building, and several Victor Avenue commercial buildings. Meanwhile, the Masonic Lodge, Baptist Church, Elks Lodge, and Catholic Church are being maintained by handful of people. The Christian Science Church was placed on the state's Most Endangered Places list. Victor is faced with the challenge of restoring and putting these empty landmarks back into use. The city has undertaken an economic feasibility study to investigate potential uses and funding sources for rehabilitation of several commercial and public buildings. The project also will help market these buildings to new tenants and owners. Economic development could take the form of preservation projects, heritage tourism, recreation, and services to the neighboring casino industry can bring growth and put these handsome historic buildings back in to service.

## Victor's Architectural Character

During the town's first five years, gold mining activity propelled Victor from a slab-and-tent camp to the fifth largest city in the state. The first permanent structures were log cabin homes and stores built from native timber. The Florence and Cripple Creek Railway arrived in 1894, after which milled lumber and pressed brick were shipped into town. The commercial district was densely concentrated with wooden, false-fronted structures and a few brick buildings. The surrounding neighborhoods were also of wood. In both commercial and residential districts, wooden shacks, sheds, barns, and alley-facing houses were built at the rear of residential lots.

Most cities have an inner historic core with development radiating outward during successive decades. Nearly all of Victor, however, was built during the 1893 to 1903 boom period, nearly two-thirds date from 1898 to 1900. The downtown business district was built twice: first in wood, then in brick and stone following the fire of 1899. Dozens of handsome masonry business "blocks" and classical-influenced public facilities rose.



*Architect Matthew L. McBird designed this hipped-roof miner's cottage. Drawing from Denver Public Library McBird collection.*

Victor was a working class town, and its architecture was modest vernacular rather than the elaborately-decorated styles of the Victorian era. The neighborhoods, including the burnt-out area surrounding the downtown, were built generally of wood. Miners' cottages were one-story vernacular dwellings with front-gabled, gabled-L, or hipped-pyramid roofs. They featured modest ornamentation. Merchants and mine foremen built larger houses, some in subdued versions of Queen Anne and Edwardian Vernacular styles seen in the early 1900s. Many boarding houses were two-story, front-gabled woodframe buildings.

The town's mountainous topography posed several challenges to local builders.

Many structures were built on precarious perches or had foundations blasted from granite bedrock. The south side of Victor Ave. was extended past Fourth Street only by commercial buildings that overhung the steep gulch on the south side of the avenue. On slanting Third and Fourth Streets, some commercial buildings lean uphill. Others, like Zeke's Place Saloon and the Masonic Hall, were propped up in recent years by buttresses. Most dwellings were squeezed onto 25-foot-wide lots, some so close together that their side facades had no windows. In the neighborhoods, stone retaining walls created narrow, level sites that stair-step up the hill.

Nearly half of the city's original buildings are gone. These were either dismantled during World War I or II or lost to fire or neglect. Yet Victor neighborhoods still possess a coherent pattern of gabled- and hipped-roofs and uniform building alignment punctuated by tall evergreens and clusters of aspen. Since the hilly terrain provides birds-eye vantage points around the city, new construction is highly visible and therefore should respect the shapes and sizes of historic residences. In the commercial district, the wide gaps between some structures provide ample building sites, but new construction ideally should be compatible with the old.

## Commercial Architecture

The downtown district extends along Victor Avenue between Second and Fifth. At Third Street it reaches north to Diamond and south to Portland. At Fourth Streets it extended to Granite on the north and Portland on the south. As a result of the short boom period and the 1899 fire, nearly every building in the commercial district dates to 1899 or 1900. Many were architect-designed, and reflect stylistic influences from both the nineteenth and the twentieth centuries.

The commercial construction is typical of that American cities built in the late 1800s and early 1900s. The buildings are chiefly two-story, brick or stone, with storefronts below and additional rooms above. The ground-floor storefronts have recessed entries and large display windows. An exterior side door provides access to the upper story. Corner buildings possess angled doorways facing the intersections. Second story windows vary in type — arched double-hungs, rectangular tripartite windows, and oriel bays with elaborate stamped metal bases. Front facades are enriched with brick corbelling and dentils, or iron cornices molded with egg-and-dart molding and Adamesque garland-and-wreath patterns. Corner buildings feature boxed cornices. Cast iron lintels provide structural support and a strong visual division between first and second stories. Two-story buildings have cast iron pillars, many with a diamond-shaped pattern and manufactured at the Victor Iron Works and the Hassel Iron Works in Colorado Springs.



*Downtown Victor is composed of handsome masonry commercial buildings.*

Several sites are associated with early transportation — in particular the railroad, which was so crucial to the city's early growth and economy. The Midland Terminal Railroad passenger depot, a National Register property, is the only remaining depot on its original site. Its red-brick construction, wide overhanging eaves, passenger platform, and ticket window are features common to many railroad stations. The Alta Vista Station (203 Victor) was moved to its present location from the Phantom Canyon "Y" east of the city. Stylistic characteristics are its diminutive scale, beadboard exterior, and overhanging, bracketed eaves. The vacated Midland Terminal and Florence & Cripple Creek grades also are remnants of the early railroads. The Colorado Trade and Transfer complex (219 – 305 Diamond) is associated with shipping and with Albert E. Carlton and his mining, milling, and transportation enterprises. Historic structures associated with automobile transportation include the Teller County garage (100 – 119 Victor) built originally as the East End Auto garage. It originally housed an automobile dealership. Others are the now-vacant Victor city garages (105 - 107 S. Fourth), District Garage (401 – 405 Victor), part of which was originally a commercial storefront, and three vacant cinder-block garages (127 – 131 N. Fourth) built in the 1930s.

Two commercial buildings are associated with power and electricity. The red brick Pikes Peak Power Company (115 N. Fourth) was built by the Woods Investment Company to facilitate distribution of electricity generated from their Skagway Reservoir seven miles southeast of Victor. The Woods built the Skagway plant to generate power for the Gold Coin Mine, other local mines, Pinnacle Park, and the interurban railway line. A second site associated with electrical power is the red brick and sandstone-trimmed office building (204 Diamond). It housed offices for the Woods brothers' power company, and in later years, those of Southern Colorado Power (now Centel).

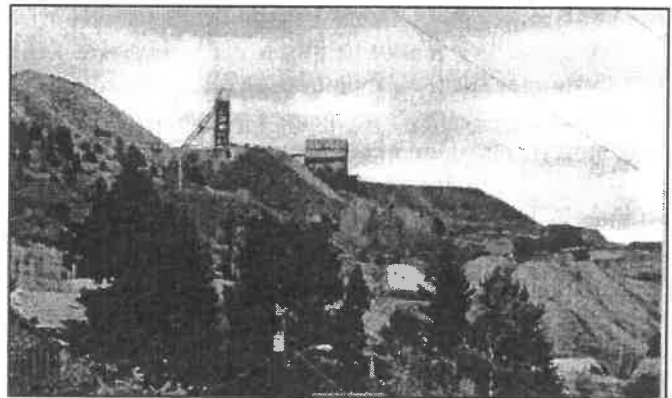
Historically significant commercial buildings include: the two power company buildings; the Victor Hotel (317 – 319 Victor), originally the Woods brothers' Bank of Victor; the Post Office block (100 – 106 N. Third), originally David Moffat's First National Bank of Victor; and the Colorado Trading & Transfer complex (219 - 305 Diamond). Architecturally significant buildings include the Tatlow Block (400 S. Fourth), Doyle Block (303-305 Victor), Monarch Block (301 – 303 Victor), Guinan Block (305 Victor), and those at 105 S. Third, 112 S. Third, 114 S. Third, and 123 N. Fourth. Each is an unaltered example of Victor's best commercial architecture.

The commercial district has lost more than forty of its original structures. Many were destroyed by fire, such as the Victor Opera House (201 - 205 Victor), Baltimore Hotel (111-113 N Third), and McMillin Mortuary (110-112 N. Third). Others, like the Gold Coin complex, were demolished by owners to avoid paying property taxes. Some fell victim to neglect. Gone are the commercial buildings that stood across from City Hall, as well as dozens at the intersections of Third and Portland and of Fourth and Diamond. The 60 or so remaining buildings reflect the vibrant downtown district that once served the city's population. Nearly all have been well preserved, although several are vacant or under-utilized today.

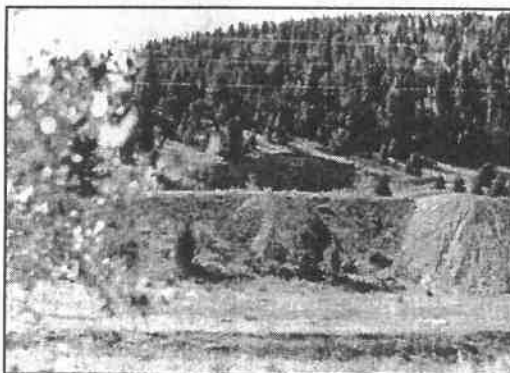
## Mining Structures

Several sites in and around Victor represent the area's early mining industry. Visible from all over the city are the ore dumps and headframes from the Ajax, Strong, and Portland mines on south Battle Mountain. These landmarks represent the turn-of-the-century mining that made the Cripple Creek district the nation's largest gold producer for nearly 20 years. Remaining from the gigantic Portland operation is the No. 1 headframe, ore house, and superintendent's residence. The Ajax headframe and ore dumps mark that legendary mine. The Strong Mine complex is the most complete, and was evaluated through intensive survey as part of this project. Prospect holes, adits, and ore dumps from smaller operations also surround the city. These can be seen in Stratton Gulch past the east edge of the city and lower Straub Mountain in Lawrence.

The mining landscape reaches into the city as well. Remaining are the stone foundation of the Gold Coin shaft-house (415 Diamond), and ore dumps from the St. Patrick, Mary Cashen, and Golconda mines. One mining landmark is new. The Cresson headframe was relocated in 1992 by CC&V Mining from north Battle Mountain to its present site at the Gold Bowl ballpark.



*Portland No. 1 Mine viewed from northwest Victor.  
Photo by Cathleen Norman*



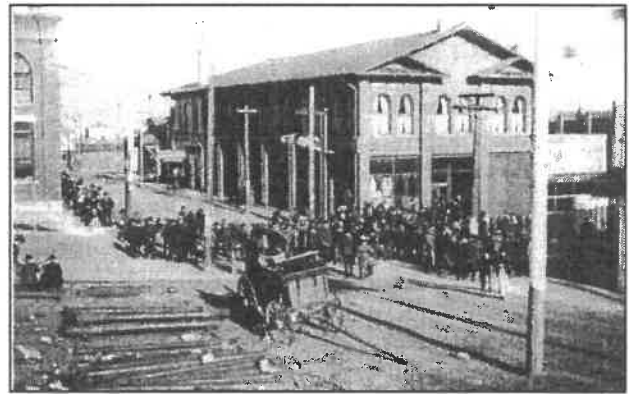
*This small mining operation is located in the  
Lawrence townsite near Wilson Creek.  
Photo by Cathleen Norman*

## Community Landmarks

The city's community landmarks are reminders of the civic, cultural, social, and spiritual aspects of life in historic Victor. All are two stories in height, and some occupy double city lots. All are masonry, with red brick being most common. Beige brick and stone block were also used. Many employ Neo-Classical features such as decorative moldings, pedimented gables, capital-crowned pilasters, and egg-and-dart trim.

Civic pride and fire protection were twin motivations in constructing the Victor City Hall and Fire Station (501 Victor Ave.). This two-story, red brick building combines elements from several Victorian styles. The round-arched doorway and windows are characteristic of the Romanesque Revival style used for civic structures and railroad stations, such as Cripple Creek's Midland Terminal depot. The stamped-metal cornice features a triangular pediment, egg-and-dart molding, and Adamesque garlands and be-ribboned wreaths. A cupola with an egg-shaped dome is silver-glided; its red-brick base features pairs of narrow round-arched windows. City Hall was designed by P. P. Mills of Victor and McNulty of Cripple Creek and built by a contractor named Prisk.

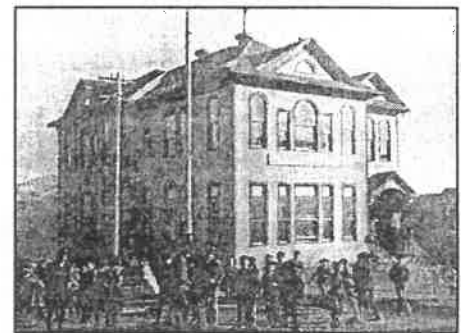
The Masonic Hall (114-116 S. Fourth) and Elks Lodge (128 – 130 N. Third) represent the fraternities and lodges that provided a social outlet and system of health, life, and burial insurance for their members. Victor fraternities and clubs also met in upstairs rooms over storefronts. One of these was the American Legion, which met at 105 S. Third through the early 1980s. The Elks Lodge was originally constructed as an Armory building, then briefly occupied by Tomkins Hardware Store. It was purchased and remodeled by the B.P.O.E. Lodge 367 in 1914.



*The Victor Elks Lodge originally served as an armory. Photo courtesy Denver Public Library*

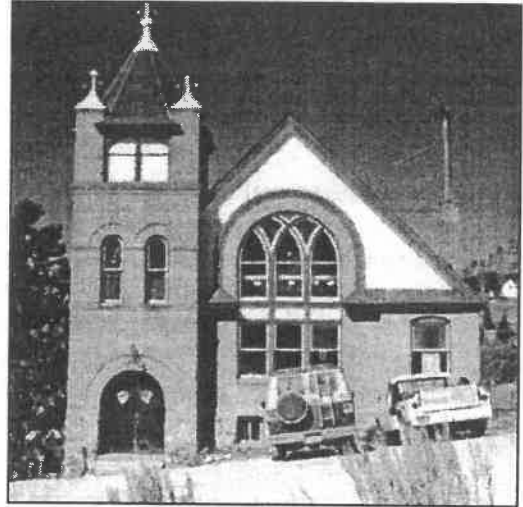
The Gold Coin Club (413 Diamond) was built and operated by the owners of the Gold Coin Mine as a recreational facility for their employees. The interior, patterned after the New York Athletic Club, contained a ballroom, gymnasium, bowling alley, swimming pool, pool and game room, 700-volume library, dining rooms, and a 25-piece band, which played at many community events. Supposedly, Theodore Roosevelt delivered a speech from the front porch during his vice-presidential campaign as running mate for McKinley.

The Victor High School (105 Dewey) is the last remaining schoolhouse of four that once educated local schoolchildren. The T-shaped, two-story facility, designed by P. P. Miller [sic] in twentieth-century commercial style was built of red brick in 1900 (*Victor Daily Record*, July 30, 1899, p5.) In the mid-1900s, it became the district's grade school, while Cripple Creek and Victor youths were educated at the Cripple Creek High School. In the early 1980s both facilities were replaced by a combined grade school and high school built in Cripple Creek. The Victor High School was used as a photography school for several years, then converted to an apartment/rooming house, which purpose it serves today. A trailer park occupies the former site of the Washington School (200 S. Portland). A dwelling was moved onto the site of the Garfield School (227 - 231 S. Fifth), but part of the quarried-stone foundation still remains. The stone foundation and lower walls of the Lincoln School are still visible at the terminus of S. Third Street in Lawrence.



*Washington School, now gone.*

Of Victor's seven church buildings, only four remain today. The eclectic Baptist Church (131 S. Fourth) and Gothic Revival influenced Saint Victor Catholic Church (130 S. Second) still hold Sunday services. The vernacular Swedish Lutheran Church (203 Portland) is being rehabilitated as community center. The Christian Science Church (117 S Fourth), empty for a half-century, captivates visitors. This structure in 1998 was named to Colorado Endangered Places list. Its Greek-revival facade was applied to a commercial storefront, that had originally housed the Bunte Brothers Saloon and Bowling Alley. The woodframe Presbyterian Church (213-215 Second) was moved to Simla, Colo. The Episcopal Church (116 S. Sixth) and Methodist Church (510 – 512 Victor) were demolished long ago.



***Victor Baptist Church  
Photo by Cathleen Norman***



***Christian Science Church  
Photo by Susan Goldstein***



## Residential Architecture

Victor's domestic architecture is characterized by woodframe construction and vernacular design. Most common are front-gabled dwellings and hipped boxes, built by local craftsmen and embellished with modest decorative details. In addition, there are log cabins and a few examples of the modified Queen Anne and Edwardian Vernacular styles. Historic outbuildings consist of sheds, outhouses, shacks, and a few auto garages. Historic temporary shelters included platformed tents, alley houses, railcars, and sheds. Some of these decades-old structures remain in various neighborhoods. Nearly every dwelling was built between 1893 and 1900.

After the arrival of the F&CC railroad in 1894, cabins of native timber gave way to planed mill cottages. Details such as small bay windows, turned porch posts, and decorative woodworking were shipped from Cañon City and Colorado Springs lumber companies, or purchased through mail order catalogue. Brick dwellings are rare. Foundation materials are rubblestone, brick, or wood, sometimes sheathed in rock-patterned stamped metal or wood siding. Some houses have no foundations, but were simply built on the granite bedrock. Alterations have been minimal. Many dwellings have been expanded by one or more small, shed-roofed rear additions. Some have enclosed porches or have been re-sided in near-brick rolled asphalt, asbestos, stucco, vinyl, or aluminum. Most retain their original footprint, roof form, exterior materials, and window shapes.

Landscaping in Victor was minimal. Rubblestone retaining walls helped create a level site that provided a front and back yard, but early photographs show wide streets with narrow or non-existent front yards. Wrought iron, looped wire, and wooden picket fences separated neighboring yards, or the front yard from the street. The alpine climate and three-month growing season hampered gardening and landscaping. Home owners transplanted and cultivated native aspen, evergreens, and wildflowers. Some of the 20- and 30-foot-tall pines dwarfing wooden cottages today are remnants of those early beautification efforts.

### Vernacular Dwellings

A majority of Victor dwellings are vernacular – designed and built by local contractors and carpenters. There are several vernacular house types in Victor, ranging from log cabins to large woodframe dwellings. Log cabins were the first permanent structures. Many are still scattered throughout the city and concentrated in the northwest corner.

Front-gabled design was common. Several residential blocks consist entirely of one- to 1.5-story front-gabled dwellings, such as the 200 block of S. Second, 200 block of S. Third, and 300 block of S. Fourth. Larger dwellings often served as boarding houses. There are also one-story, gabled-L residences scattered throughout the city.



The “hipped box,” a one-story square dwelling with pyramid-shaped roof, was also common. This house type was prominent in twentieth-century working class neighborhoods throughout the Rocky Mountain West. Its size was typically 800 square feet or smaller, and often had an expanded rear section. In Victor, fancier versions have a shingled front gable and porch trimmed in decorative woodworking. Examples are 503 Portland, 505 Portland, 219 Spicer, and the 500 block of S. 3rd.

Following World War II, mobile homes became an economical and portable housing choice. Several are dispersed through town, along with a four-unit mobile home park at 200 S. Second. During the 1970s, three double-wide mobile homes were installed, and in the 1990s a “modular” home in North Victor.



### Queen Anne and Edwardian Vernacular

The city's most elaborate residences are Edwardian Vernacular or employ Queen Anne elements. Queen Anne predominated as a national style in the 1880s and 1890s with asymmetrical massing, multiple gables, and decorative details such as sunburst in gable, decorative wood working, turrets, Palladian windows, and multi-paned windows. No elaborate versions of this style were built in Victor. However, several cottages have modest Queen Anne features, such as gable-end shingling, bay windows, turned porch posts, and ornate porch friezes and balusters.

Edwardian Vernacular, a more subdued style popular in the early 1900s, features a symmetrical design and less ornamentation than Queen Anne. Typical features are a front-gabled roof, shingled gable-ends, returning gable ends, and front porch with turned posts decorative woodworking. These are typically 1,200- to 2,000 square-foot homes, 1.5- or two-stories in height. The best examples of this style are 422 S. Fourth, 310 S. Fifth, 112 S. Sixth, and 408 Lee.

There are two documented, architect-designed dwellings in Victor. These are the large log dwelling at 412 S. Fourth and the Page House at 413 Spicer. Architect Matthew L. McBird designed for Charles Sharp the distinctive 1.5-story height, wrap-around front porch, triangular dormers, and river stone fireplace with exterior chimney. The Page House is more conventional, with front-gabled orientation, wooden clapboard exterior, and a shingled clipped gable end. Other architectural drawings for Victor dwellings were found among McBird's architectural drawings at the Western History Collection of the Denver Public Library. It was not possible to definitively connect any other McBird drawings to extant Victor dwellings, although two sketches for hipped-roof cottages strongly resemble the house at 323 S Fourth.



*Edwardian Vernacular dwelling.  
Photo by Cathleen Norman*

## The Architects and Builders

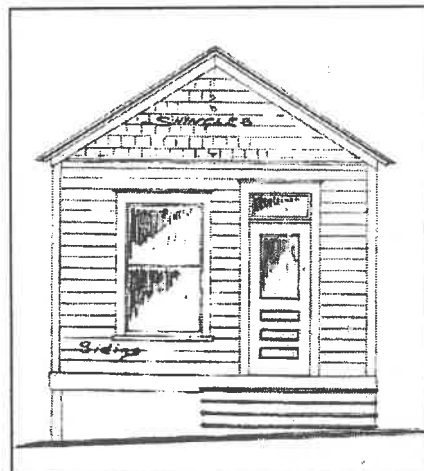
Most of Victor's original commercial buildings were carpenter-designed and built. Some of the original brick buildings may have been designed by P. P. Mills, who advertised his practice in the 1898 *Colorado Business Directory*. After the 1899 fire, several architects were drawn to the city and designed the dozens of masonry blocks in the downtown district. The 1899 and 1900 Victor directories listed architects J. P. Julien, F. E. Beulah & C. D. Syler, A. G. Higgins & I. D. Stine, M. L. McBird, and P. P. Mills. Mills designed the Victor High School and the City Hall.

Matthew L. McBird was the city's longest-practicing architect, sustaining his business by designing mining structures as well as commercial buildings and dwellings. McBird designed numerous buildings in Victor and Cameron. These included the Guinan Block (305 Victor), Allen Block (400 – 408 Victor), Charles Sharp house (412 S. Victor), and Victor Times block (gone). He also designed several miners' cottages and the Page House at 413 Spicer Street. A number of McBird's architectural drawings are preserved at the Western History Department of the Denver Public History.

Original builders were prospectors, but carpenters and contractors soon entered the district. They constructed wooden, false-fronted commercial buildings and simple woodframe dwellings. Commercial reconstruction after the 1899 fire employed 20 contractors, 12 bricklayers, over 100 carpenters, and dozens of painters and wall paper hangers (1900 *Cripple Creek District Directory*). Nearly all these workers belonged to trade unions or craft guilds. Union sentiment was strong in Victor. Local stone masons refused to use stone quarried by convicts at the State Penitentiary in nearby Cañon City. Instead the "prison stone," quarried non-union labor, was used as fill for grading Victor streets.

Most downtown buildings are red brick. Several also are of beige brick or light-colored stone and considered very stylish. The latter includes the Victor Bank/Victor Hotel (317 - 319 Victor), Monarch Building (301-303 Victor), Reynolds Block/Lowell Thomas Museum (100-102 S Third), and Doyle Block (305-307 Victor). Smooth pressed brick, probably shipped into the district via the Florence & Cripple Creek Railroad, was used on the street facade. Soft-fired brick, possibly kilned at Dutchtown, was used on side facades. The city directory lists two local brickyards, a sawmill, planing mill, and brick plant at Dutchtown, southeast of Victor. There were also several lumberyards.

As with most cities, roadwork was essential to Victor construction. Waste rock and low-grade gold ore often were used in rubblestone masonry, as fill, and also road grading. Dry (mortarless) masonry was used in roadbeds (100 block of S. Seventh, 300 block of S. Fourth, and 500 block of S. Sixth), as well as in the railroad grades. Extensive dynamiting was necessary to create the "cuts" through which the Florence & Cripple Creek railroad (now Highway 67) passed, and the route of the Low Line electric street car that followed South Seventh and West Portland out of Victor, north to Cripple Creek.



**"Foley Brothers Cottage"**  
 designed by **Matthew Lockwood**  
**McBird.**  
 Drawing from **Denver Public**  
**Library, McBird collection.**

## Research Design

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The 1998 Historic Building Survey was undertaken by the Victor HPC to investigate potential nomination of the entire city as a National Register Historic District. It was thought that this could possibly be followed by nomination of the entire city as a National Historic Landmark District similar to the Cripple Creek NHL. Victor's commercial downtown had been nominated in 1985 as a National Register District. It was believed that the vernacular dwellings that served as homes for miners, merchants, and other workers in the Cripple Creek Mining District reflected the nationally-significant gold mining boom. It also was believed that the Victor residential neighborhoods would be eligible for the National Register, either as an expansion of the existing Downtown District or as separate residential district(s).

The 1998 survey established two periods of significance. The first was 1893 – 1915 which began with the city's founding and incorporation, and ended with the decline of gold production as the U. S. prepared for entry into World War I. A secondary period of significance was 1934 to 1940, during which time a substantial increase in local gold mining activity prompted some new construction: several small dwellings and concrete-block automotive garages.

The survey project was to examine and evaluate all 350 sites within city limits. Sixty-six of these had been previously surveyed for the 1985 Downtown Victor Historic District nomination. It was anticipated that a majority of sites would contribute to a citywide NR District, associated with the primary period of significance (1893 – 1915). The survey would also identify and evaluate several historically-significant sites outside the city. Among these would be the Strong Mine, Battle Mountain, Victor Sunnyside Cemetery and townsites of Lawrence and Goldfield.

## Methodology

The 1998 Survey of the City of Victor recorded and evaluated 382 buildings, dwellings, and mining structures within the city boundaries. During this intensive survey, each site was documented and photographed. Data was organized in a computer database with output provided in the Historic Building Inventory format required by the Office of Archaeology and Historic Preservation (OAHP) at the Colorado Historical Society (CHS). Site information was being furnished in both paper and digital (computer diskette) format. A Survey Map identifies each site's location. The Survey Report explains the survey findings and describes the historical development of Victor. It also evaluates each site for National Register potential and as contributing to the citywide potential National Register Historic District.

The survey began in August 1997. Chief participants were preservation consultant Cathleen Norman and photographer Susan Goldstein. A number of other people were involved in the project. Ginny Reilly created the survey map as a pro bono service of her mapping company, Geographic Central. Anne Kennedy, employee of the Teller County Assessor's Office, helped identify site addresses. Eric Twitty, mining archaeologist, documented the historic mining resources. Local resident Chris Downs wrote architectural descriptions. Brian Levine, Rosemary Fetter, and Victor resident Ed Hunter reviewed and edited the Survey Report. City clerk Margaret Bay and deputy clerk Martha Connelly provided administrative assistance, and Linda Bretag of the County Assessor's office furnished property data in Microsoft Excel format. Victor HPC member Karen Robran served as grant administrator. Dale Heckendorn, CHS National Register coordinator, provided project guidance. The Cripple Creek & Victor Gold Mining Company provided a city map and copied historic maps. Volunteers Holly Guite and Ron Norman data entered information from the historic city directories.

The project began with a file search at the OAHP. This yielded information for 48 buildings contributing to the Victor Downtown Historic District, and four individual National Register sites: the Victor High School, St. Victor Catholic Church, Victor Hotel, and Midland Terminal Passenger Depot. New Smithsonian identification numbers were assigned by OAHP to the rest of the structures. Regional histories and other secondary sources were examined for background and site specific information. Primary resources included Sanborn fire insurance maps, 1899 city water records, the *Victor Daily Record*, the *Victor Times*, city directories, and Colorado business directories. This information and data from the 1986 survey were entered into a computer database and indexed by site address and name. Also examined were photographs, pamphlets, and clipping files at nine Colorado Front Range libraries and museums.

Architectural photographs within the city were shot in August 1997, January 1998, and July 1998. Shooting was done in roughly three segments: south Victor, the commercial district, and North Victor. Mining landmarks, railroad beds, the cemetery, and Goldfield and Lawrence were photographed separately. Field work from September 1997 to November 1998 consisted of architectural descriptions, onsite evaluation, interviews with residents, and validation of site footprints. Street addresses were not available from city or county records, so they were determined using legal descriptions, Sanborn maps, a city map, the photographer's log, and field investigation. Teller County Assessor's data (owner, construction date, square footage and improvements) was furnished on computer diskette. Other information was data entered manually. Footprints were scanned from the 1918 Sanborn map then updated to reflect site alterations. Photo labels were generated from the project database. The Survey Map identifies sites by address. Interim drafts of the Survey Report and Map were submitted to the CHS in January and May, respectively. Completed site forms were delivered to the CHS four separate batches of 80 to 100 each in February, May, September, and November. The survey project ended December 3 1998, with submission to the CHS of the final Survey Report, final Survey Map, and site forms for several historic landmarks outside the city.

## Survey Results

The survey identified, recorded, and evaluated 382 sites within the City of Victor, including 66 commercial sites previously surveyed in 1985. The period of significance determined by the 1985 survey, 1893 – 1915, was retained for this survey as well. There were found to be 32 more than the 350 sites originally anticipated. Each site was evaluated according to National Register criteria, in particular Criterion A and Criterion C. The expanded Victor historic district meets National Register Criteria A, through its association with commercial development and planning during the Cripple Creek gold rush. It is significant as the residential community for several hundred hardrock miners employed in the district's gold mines. Victor was a city of mines and a city of miners. Mining took place both around and in the city. Most early residents occupied log and woodframe vernacular dwellings. The simple, small historic residences reflect the economical cost and vernacular design that allowed a miner and his family to purchase their own home. Larger residences are associated mine foremen, engineers, merchants, businessmen, and health professionals who provided goods and services to the mining community.

The enlarged district also meets Criterion C, because the Victor neighborhoods embody the distinctive characteristics of the vernacular house type during the late 1890s and early 1900s period of construction. These dwellings are characterized by small size (originally 800 square feet or less), woodframe construction, clapboard exteriors, minimal ornamental trim, and a ubiquitous front porch. Several larger dwellings are Edwardian Vernacular in design. These are marked by symmetrical design, and features such as shingled gable ends, returning gable ends, woodworking, and a porch with turned posts and carved frieze.

### Sites Individually Eligible to the National Register

Sixty-three sites were determined to be individually eligible for the National Register. These are identified in the Site List at the end of this Survey Report. Of the 35 commercial sites, three of these had been listed previously in the Register: the Colorado Midland Terminal Depot, Victor Hotel, and St. Victor Catholic Church. The eligible commercial sites were evaluated as meeting Criterion A, community development and planning. Several commercial buildings also met Criterion C, for their architectural merit. These included the Gold Coin Club, City Hall, Masonic Lodge, Victor Hotel, Guinan Block, Rodgers Block, Doyle Block, Tatlow Block, Monarch Gallery/Reynolds Block, the churches, and the six Colorado Trade & Transfer buildings. Three sites also met Criterion A, for their direction association with the mining industry: the Gold Coin, Mary Cashen, and St. Patrick mines.

There were 21 residential sites individually eligible for the National Register. Two had been previously listed in the National Register: the Lowell Thomas residence at 229 South Sixth and the dwelling at 104 S. Second. A third National Register site, the cottage at 503 Portland, had been altered so that its historic character was obscured. All 21 sites met Criterion A, community development and planning, as residential examples of the boom period in the Cripple Creek District between 1893 and 1915. Several also met Criterion C as individual landmarks, as evidence of vernacular design or Edwardian Vernacular style. These individual sites also include the Charles Sharpe house (412 S. Fourth) and Page House (413 Spicer), both designed by McBride. Several individually-eligible sites are significant as excellent examples of Edwardian Vernacular style, such as those at 410 Lee, 310 S. Fifth, 412 Portland, and 205 S. Sixth. Others exemplify vernacular design, such as 109 S. Sixth. The log cabin at 211 S. Fifth, meanwhile, is eligible through Criteria A, B, and C, as it is associated with the Victor Daily Record, first as a job printing location, then as residence of printer S. S. Bellesfield.



*211 South Fifth*

### **Existing National Register Historic District**

Eighty sites in downtown Victor were surveyed. Of these, 49 had been designated previously as contributing to the 1985 National Register District. Nearly all were constructed between 1899 and 1900, with the exception of several concrete-block garages built during the 1934 – 1941 secondary period of significance. The commercial district included a number of community landmarks designed in traditional styles. These were Classical Revival (Masonic Lodge, Christian Science Church), Colonial Revival (City Hall, Gold Coin Club), Second Renaissance Revival (Victor High School), Gothic Revival (St. Victor Catholic Church), and Eclectic (Victor Baptist Church). Finally, two structures were built in the 1970s were categorized as Modern style.

The 1998 survey found 67 contributing structures in the downtown area. This included five structures associated with the Colorado Trade & Transfer company, and five associated with the secondary period of significance, 1934 – 1941. This increased number of contributing structures also reflects restoration that has occurred during the past decade. The survey also found that one commercial building, 122 S. Fourth St., had been demolished since the 1985 survey. Also, while the 1985 survey identified numerous commercial buildings as Second Renaissance Revival style, this survey re-classified all but one as simply Commercial style.

### **Potential National Register Historic District**

As expected, a majority of sites contribute to a potential citywide historic district: 236 of 302 residential sites or 78%. These are chiefly vernacular and represent the various building types, dwelling sizes, and architectural influences seen in Victor. Approximately 85% were vernacular in design. Thirteen percent were Edwardian Vernacular, while there were three modified Queen Anne dwellings, and one Craftsman style. These hipped- and gable-roofed houses create a visual continuity of roof peaks, that cover the city's steep and hilly terrain. Many dwellings stair step up an inclining street; others overhang steep ledges or ridges. The narrow residential lots and uniform façade alignment reveals the concentrated development during the gold mining boom.

If the city were to proceed with nomination of the entire city as a historic district, a multiple property submission should be considered. This nomination could include both the city, and some landmarks outside the city, such as the Strong Mine, Battle Mountain, Sunnyside Cemetery, railbeds of the Florence & Cripple Creek and Midland Terminal railroads, and/or the townsites of Lawrence and Goldfield.

### **Potential Local Historic Districts/Small National Register Districts**

In addition to the potential citywide National Register Historic District, the survey identified Victor neighborhoods eligible as smaller NR districts or as local historic districts. These are distinguished by uniform house type, building materials, and architectural elements. If the citywide National Register nomination is not possible, these smaller districts are eligible for nomination as separate NR districts.

#### **Stratton City View**

This district is the 100 block of South Dewey, composed of five dwellings built between 1896 and 1900. It is distinguished by a uniformly-aligned setback, 1- to 1.5-story height, steeply-pitched front-gabled roofs, wooden clapboard exteriors, front porches, and decorative wood shingles and wood trim. Some dwellings have double gables. Those at 120, 124, and 128 S. Dewey are Edwardian Vernacular in style; 128 S. Dewey is individually eligible for the National Register as an outstanding example of this style. Early residents of this district include S. R. and Mrs. Ada Hackley, Sr., owners of Hackley Furniture Store (124 S. Dewey) and W. W. Harrison, cashier at Bank of Victor (128 S. Dewey).

### South Second Street District

This district is the 200 block of Second Street, east and west sides, and 201 Spicer. The district is composed of 20 dwellings. It is distinguished by uniformly-aligned setbacks, one- to 1.5-story height, steeply-pitched front-gabled roofs, wooden clapboard exteriors, shingled gable ends, and bay windows. It is also characterized by full or partial front porches, several with spindlework balusters and wooden porch friezes. Most dwellings are vernacular in design; 207 S. Second is Queen Anne, and 217, 216, and 221 S. Second are Edwardian Vernacular. With the exception of 210 (1906) and 226 (1915) S. Second, these dwellings date between 1898 and 1900. This district was the site of the Presbyterian Church, which was moved from its site at 213 - 215 S. Second to Simla, Colorado. The parsonage, eligible as a National Register site, still stands at 217 S. Second with an associated alley house at 217.5 S. Second. It was also the location of the Washington School, which stood at 202 - 204 S. Second. Several dwellings have double front doors, indicating that front rooms were rented as sleeping rooms. Depending on house size, historic residents were merchants or miners. Residents included J. T. Johnson, carpenter and contractor and Mrs. L. M. Johnson, school teacher at 201 S. Second. Jessie Kneece, bookkeeper, and Loammie L. Kneece, miner, lived at 203 S. Second. 201 Spicer was owned by Chamblor and Georgia Powell, owners of Powell-Williams Clothing Co.



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### South Third Street District

This district is the east side of the 200 block of South Third, and 211, 217, and 219 Spicer. This consists of seven contributing dwellings built between 1898 and 1900. Four dwellings (206, 208, and 212 S. Third and 211 Spicer) are distinguished by uniformly aligned setbacks, 1.5-story height, steeply-pitched front-gabled roofs, wooden clapboard exteriors, shingled gable ends, second-story Palladian windows, and porches. The dwelling at 216 S. Third is a hipped box with an elaborate bay window on the south façade and a vestibule porch. Dwellings at 217 and 219 Spicer have been vacant for years, but are unaltered; 226 S. Third is a noncontributing but non-intrusive site. Early residents of this district included the city's more prominent and prosperous residents. These were: George B. Heiser, leaser, at 206 S. Third; C. E. Elliott, surgeon at the Red Cross Hospital, and his wife Mary at 208 S. Third; the Merle Kessey family, owners of the Isis Theater, at 212 S. Third; and Edward Olsen, owner of the Economy Market at 216 S. Third.

### South End District

This district is the 500 block of South Third, east and west sides, made up of eight dwellings. All were built between 1898 - 1900, except 502 S. Third which was built in 1910. The district is distinguished by small dwellings, chiefly hipped boxes clad in clapboard or near-brick exteriors, with porches (some enclosed in glass), rear additions, and outbuildings. Among historic residents were Harry W. Phillips, a blacksmith, and his wife Lydia at 513 S. Third, E. M. Ovren, proprietor of Ovren's department store at 519 S. Third, and Edward G. Liggett, a tinner, and his wife Nellie at 504 S. Third.

### Portland Avenue District

This district is the 500 block and east end of 600 block of Portland, north sides. It consists of seven dwellings built between 1898 - 1900. The district is characterized by small dwellings — hipped boxes and front-gabled and gabled-L dwellings all with front porches. Exterior materials include wooden clapboards and near-brick rolled asphalt. The dwelling at 505 is rare in that it is of brick, and 507 Portland features a conical-roofed porch turret. Historic residents included Thomas S. Daily, a miner, and his wife Delia at 505 Portland, Edward McGee, proprietor Phoenix market, at 507 Portland, Dr. Will R. Collins, who lived and practiced at 509 Portland, and R. G. Riddett, a bookkeeper at 603 Portland.

### St. Patrick Mine District

This district is the 300 block of South Fourth, east and west sides. Ten sites are dwellings were built between 1898 and 1900 and are among the larger in the city. The eleventh is the St. Patrick Mine (326 S. Fourth). The district is distinguished by uniformly aligned setbacks, one- to two-story height, steeply-pitched front-gabled roofs, wooden clapboard exteriors, shingled gable ends, shallow bay windows, second-story Palladian windows, and several cutaway porches. Several dwellings are Edwardian Vernacular style and are eligible individually to the National Register. The foreman of the St. Patrick Mine supposedly resided at 323 S. Fourth. Other historic residents included George B Mackey, engineer and his wife Fannie at 317 S. Fourth, J. M. Fitzpatrick, contractor, at 321 S. Fourth, and Wilfred E Dingman, ore sorter, and his wife Elizabeth at 325 S. Fourth. 305 S. Fourth was operated as a boarding house.

### Fifth Street District

This district includes the west end of the 300 block of Spicer, 300 block of South Fifth, both sides, and 300 block of Lee, both sides. This district is composed of 19 dwellings; nearly all were built between 1898 and 1900. Three Spicer Street houses (411, 413, and 415) are distinguished by uniformly-aligned setback, 1.5-story height, clapboard exterior with shingled gable ends, clipped gables or double gables, and porches. The three on the south side of Spicer and others on S. Fifth are front-gabled, gabled-L, or T-plan with clapboard exteriors, shingled gable ends, and porches. The dwellings at 310 S. Fifth



is a notable example of Edwardian Vernacular style and individually eligible for the National Register. The larger houses in this district were owned by merchants or professionals. These included B. S. Roseberry, physician and surgeon, at 307 S. Fifth, Charles G. Gorman, president of Gorman Department Store and his wife Gertrude, M. W. O'Conall, engineer, at 324 S. Fifth, and Mark D Greve, manager of the Victor Mines Supply and Hardware Co. at 310 S. Fifth. (The residence at 318 S. Fifth was built in 1975, but is compatible with the adjacent historic structures).

### West Victor District

This district is the 200 block of South Seventh, both sides. It consists of seven dwellings built between 1898 – 1900. The district is distinguished by their site on the granite ridge on the west edge of the city. All are small dwellings — hipped boxes and front-gabled and gabled-L dwellings with front porches. Exterior materials include wooden clapboards and near-brick rolled asphalt. Among historic residents at 224 S. Seventh were A S Treman, wheelwright and J H Trueman, engineer (1900), and Cecil Lennox Elliott, shipping boss, Independence mine, and Dixon D. and Blanche Pennington, Ore inspector (1917). The dwelling at 222 S. Seventh was owned by the Fryberger family for twenty years; F P Fryberger was Fryberger & McKinney furniture store. Residents at 212 S. Seventh were Lewis M Clark, engineer and his wife Pearl.



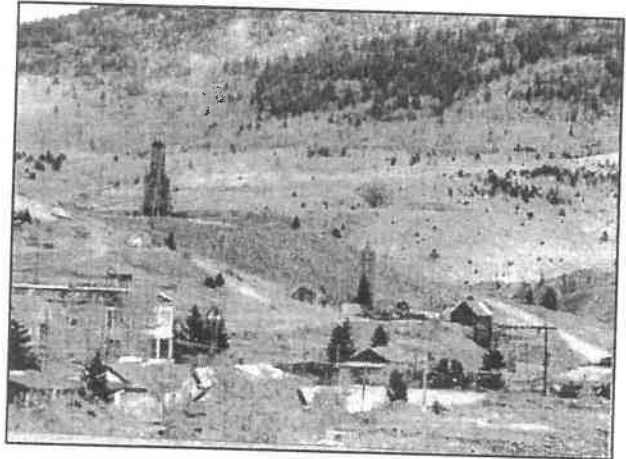
## Victor's Cultural Landscape

Structures from the mining activity that propelled Victor's development both surround and penetrate the city. Most dominant is the south Battle Mountain mining landscape which contains numerous ore dumps and the Ajax headframe. Ore dumps and headframes from the Portland and Strong mines distinguish the northeastern horizon. Just west of the city is the Santa Rita mine. Prospect holes, smaller ore dumps, adits, and small workings also surround the city in Stratton Gulch to the east, Lawrence townsite to the south, near Sunnyside Cemetery to the west, and Squaw Mountain to the northwest. Northeast of Victor is Vindicator Valley – location of the townsite of Independence, and the Vindicator, Mary Theresa, and other mines.

The mining landscape reaches into the city, as well. Mine sites still visible within Victor include: the Mary Cashen and Gold Coin (North Victor), St. Patrick (South Victor), and Golconda (west end of Victor Avenue). The Florence & Cripple Creek and the Colorado Midland Terminal railroad beds have been converted into North Victor streets.

Nearly one-third of Victor is undeveloped land. This is for two reasons. Two large gulches bisect the city, running north-south at Fifth Street between Victor and Spicer and at Fourth Street between Spicer and Lee. Traditionally these were not developed, because the steep terrain provided poor access and created excess water drainage. Other

undeveloped land is in the form of vacant lots dispersed throughout the city. Most were historically occupied by buildings or dwellings, later lost to fire, demolition or neglect.



*Independence (left) and Strong (right) mines*

## Survey Recommendations

There are additional ways for Victor to continue preservation of its architectural heritage, described in the *Victor Preservation Plan* produced in conjunction with this survey. The city and the Victor Historic Preservation Commission can assist local property owners by:

- Establishing a local landmarking program within the local historic district to encourage civic pride and property preservation by current and subsequent property owners.
- Developing a locally-administered grant redistribution program to assist property owners with matching funds to restore or rehabilitate their properties.
- Acting as the applicant for SHF grants for privately-owned properties, where appropriate.
- Conducting technical workshops; providing technical assistance.
- Carrying out the economic feasibility study of under-used buildings.

Protection of historic sites can be achieved by:

- Formalizing the local historic district by establishing and implementing design standards for commercial and residential properties.
- Expanding the present National Register Historic District to encompass the entire city or establishing individual NR Districts in the neighborhoods.
- Applying for a National Register Landmark District that encompasses the entire city.
- Survey the Portland Mine, Ajax Mine, and Battle Mountain.
- Listing the Strong Mine, Sunnyside Cemetery, south Battle Mountain, Ajax Mine, and Portland Mine in the National Register of Historic Places.
- Asking Cripple Creek-Victor Gold Mining Company to dedicate the historic Battle Mountain mining landscape to the state as a conservation easement.
- Contacting absentee owners of derelict properties and offering assistance of the Victor HPC in selling or rehabilitating the sites.

Education and interpretation can be furthered by:

- Providing survey site forms and photographs upon request to residents.
- Using survey materials to produce a local history booklet and/or walking tour guide.
- Using survey materials to create a local history center.
- Developing a children's and/or teen-ager's walking tour.
- Conducting a workshop series on topics such as researching house histories, historic Victor photographs, grant writing, applying for the State and/or National Register, walking tours, mining history, Victor social history, mapping, tax credit programs for preservation and rehabilitation.

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## Glossary

<b>anodized metal</b>	Coated, brown metal used in window and doorframes.
<b>ashlar</b>	Hewn stone blocks with even faces and square edges and laid in horizontal courses with vertical joints, as opposed to unhewn stone straight from the quarry.
<b>bargeboard</b>	Projecting boards placed against the incline of the gable of a building and hiding the ends of the horizontal roof timbers; sometimes decorated.
<b>bay window</b>	Projecting, often three-sided window
<b>board and batten siding</b>	Consisting of vertical application of boards, trimmed by thin wood strips.
<b>bargeboard</b>	A decorative band placed along a gable edge.
<b>baluster/balustrade</b>	Small, bulging, vase-shaped column. A series of these is called a balustrade and may form a porch railing.
<b>bracket, knee-bracket</b>	A supporting piece, often L-shaped, projecting from a wall to support a roof, cornice, or other item.
<b>clapboard</b>	A long thin board, thicker on one edge than the other, used in covering the outer walls of buildings; of or made of clapboard. Describe as either <i>narrow</i> or <i>wide</i> . Wide is often more recent and may be vinyl or aluminum.
<b>classic column</b>	A column with pronounced capital (top) and a base (bottom).
<b>clerestory windows</b>	Window panels above large storefront windows in commercial buildings.
<b>clipped gable</b>	A gable roof in which the upper portion is hipped, or inclined toward the ridgeline, forming a small triangle of roof surface. Also called a jerkinhead roof.
<b>cobblestone</b>	A naturally rounded stone, larger than a pebble and smaller than a boulder, formerly used in paving.
<b>cornerboards</b>	Vertical wood strips applied to the corner of a structure.
<b>corbel, corbelling</b>	Stepped arrangements of stones or bricks, with each course projecting beyond the one below. Seen at rooflines of flat-roofed buildings, especially commercial buildings.
<b>course</b>	Row of laid brick or stone.
<b>cornice</b>	Any prominent, projecting molded feature surmounting a wall, doorway, or other construction. Most often seen on commercial buildings.
<b>cresting</b>	Decorative, wrought iron placed along roof ridge.
<b>cross gable</b>	Multiple gables facing both front and sides.
<b>cut-away porch</b>	Porch that is located within the main section of the dwelling. Also called recessed or inset.
<b>dentils</b>	A series of closely spaced small rectangular blocks used at the cornice, especially in classical architecture. Often seen in brick Italianate commercial architecture.
<b>dog tooth brick</b>	Brick course laid with corner edge out, forming a pointed row.
<b>Doric column</b>	A fluted column having as a capital a convex circular molding.
<b>dormer window</b>	A small gabled or shed-roofed window projecting from a roof.
<b>double-hung window</b>	A window having two vertical sashes, each closing a different part of the opening.

<b>Edwardian vernacular style</b>	A post-Victorian style resembling Queen Anne but with fewer decorative details. Elements include gabled roofs, gable-end shingling, and a front porch.
<b>facade</b>	The front of a building, especially an imposing or decorative one. Most often used in reference to commercial buildings.
<b>fanlight</b>	A semicircular window with radiating glazing bars suggesting a fan. Often over a door.
<b>fascia</b>	A plain, molded, or ornamental board that covers the horizontal edges (eaves) or sloping edges of a roof.
<b>finial</b>	A vertical ornament placed at the apex of an architectural feature, such as gable or turret.
<b>fishscale shingling</b>	Often seen in gable end, round-ended shingles.
<b>foursquare</b>	Boxy, two-story house, hipped roof with dormer(s). Popular in early 1900s.
<b>frieze</b>	A decorative, often carved, band near the top of a wall; most often seen in commercial architecture. In Victor, some porches are decorated with a wood, spindle-work frieze.
<b>friezeboard</b>	Wood band applied directly under gable..
<b>front gabled</b>	Principle gable faces front of the property, toward the street.
<b>gable</b>	Roof with two sloping sides that meet at the top, forming a triangular shape.
<b>gable end</b>	End of roof under gable, used to describe things found under the roof gable, such as fishscale shingling in gable end or sunburst in gable end.
<b>gabled L</b>	L-shaped floor plan with a gable at each outside end.
<b>gambrel roof</b>	A four-sided gable, often associated with American barn. May be front-, side- or cross-gabled.
<b>garlands</b>	Draping foliage motif used on metal cornices on commercial buildings.
<b>half-timbering</b>	Linear, decorative woodworking applied over stucco to imitate English half-timbering, which consisted of wooden structural supports filled in.
<b>Hipped Box</b>	Small, square-shaped, one-story house with a pyramid-shaped roof. Some have a small gable or gabled section added to the front..
<b>hipped roof</b>	Pyramid shape, generally seen on hipped box or Foursquare house. Truncated hip.
<b>income-producing property</b>	Property that contains a business or is rented as a residence. Preservation work on an income-producing property in a historic district may qualify for state and/or federal tax credit.
<b>keystone</b>	Stone inserted in apex (top) of arch.
<b>kickplate</b>	Wooden panel found on lower exterior of commercial storefront, below windows.
<b>lap-siding</b>	Siding composed of overlapping, horizontal strips, which may be wood, vinyl, or aluminum.
<b>lintel</b>	The upper horizontal terminate of doors and windows.
<b>lite</b>	Window pane, used to describe number and placement of panes in a window, such as 2/2 or 6/1.
<b>oriel window</b>	Window that projects from an upper story and is supported on some form of corbelling or bracketing. Similar to a bay window.



<b>parapet</b>	Low wall used at edge of roof.
<b>pediment</b>	A low triangular gable outlined by a horizontal cornice below and sloping cornices above; a feature resembling this, used to crown an opening, monument, etc. or as decoration (such as above a window).
<b>pier</b>	A square pillar.
<b>pilaster</b>	A shallow pier or rectangular column, projecting only slightly from a wall, and in classical architecture, conforming with one of the orders.
<b>pedimented gable</b>	Roof gable with indentations at lower corners.
<b>plot plan</b>	A sketch of a building's exterior walls. Also called a footprint.
<b>pyramid roof</b>	Pyramid-shaped hipped roof with steep slopes meeting in a single point.
<b>quarried stone</b>	Stone taken from a quarry, usually cut in squares.
<b>Queen Anne style</b>	An asymmetrical house style, marked by multiple gables and two-story, often brick, construction. Features include shingles in gable end, sunburst in gable, bay windows, decorative wood working, turrets, and/or multi-paned windows.
<b>Queen Anne window</b>	Single larger pane surrounded by small or rectangular panes on one or more sides.
<b>quoin</b>	The dressed stones at the corners of buildings, usually laid so that their faces are alternately large and small.
<b>rubblestone</b>	Rough, unhewn building stones or flints, generally not laid in regular courses.
<b>rock-faced masonry</b>	Stone masonry with a rough, three-dimensional face, as opposed to ashlar which is smooth.
<b>roof truss</b>	Beams or joists supporting roof. Sometimes applied on the exterior of a gable as an ornamental detail.
<b>rusticated</b>	Masonry cut in massive blocks separated from each other by deep joints, employed to give a rich and bold texture to an exterior wall.
<b>segmental arch</b>	Gently rounded window top, usually of brick or stone. On homes may indicate 1880 or earlier construction date. On commercial buildings used in the 1880s, 1890s, and early 1900s.
<b>shingle</b>	A thin piece of wood, slat, metal, or asbestos laid in overlapping rows to cover the roofs and walls of buildings. Notable when wood shingling appears in the gable end of a house or on the exterior walls. Shapes of shingles include fishscale (rounded) and variegated.
<b>side gabled</b>	Gable(s) perpendicular to street front. House is parallel to street.
<b>siding</b>	Placed over exterior walls. Aluminum and vinyl siding, which are not considered as contributing the houses' integrity, are Modern siding is wider and shinier than historic wooden siding. Siding materials from the 1940s included asphalt and asbestos
<b>sill</b>	Horizontal piece or member beneath a window, door, or other opening.
<b>single-hung window</b>	A window having a lower vertically sliding sash, and an upper, fixed portion.
<b>spindlework</b>	Woodworking such as railings or balustrades, composed of short, turned or circular ornaments that resemble spindles.
<b>spindlework frieze</b>	Decorative wooden band below the roof of a porch.

<b>stucco</b>	An exterior finish for masonry or frame walls usually composed of cement, sand and hydrated lime mixed with water and laid on wet. Often considered to degrade a building's history integrity.
<b>sunburst</b>	A decorative wooden pattern found in the gable end, that suggests the rays radiating from a sun. Considered a Queen Anne detail.
<b>transom window</b>	Window panel above a door or window.
<b>truncated hip</b>	Hipped roof that terminates in a flat plane, rather than point.
<b>turned porch posts</b>	Rounded, shaped posts made by turning on a lathe.
<b>turret</b>	Small, decorative tower attached to the corner of building and often topped with a conical (cone-shaped) roof. Not to be confused with tower, which has a foundation.
<b>vernacular</b>	Common style, constructed by local craftsman or home owner. Subdivided by building material: either masonry (brick, stone, stucco) or wood-frame (clapboard or dropped exterior walls). Housing sub-types based on plot plan: front-gabled, side-gabled, gabled-L, cross-gabled, hipped box
<b>vestibule</b>	Glass-enclosed entrance foyer at front entrance of house.
<b>vestibule porch</b>	A glass enclosed exterior porch.
<b>voussoirs</b>	Radiating stone or brick used in construction of arched window or doorway.
<b>window, bay</b>	Projecting, often three-sided window, associated with Queen Anne style home.
<b>window, dormer</b>	A small gabled or shed-roofed window projecting from a roof.
<b>window, dormer</b>	A projecting polygonal or curved window unit supported on brackets or corbels. Distinguished from a bay window which rises from the foundation and has a rooted rather than suspended appearance.
<b>wreath</b>	Foliage motif used on metal cornices on commercial buildings.
<b>egg and dart trim</b>	Ornamental pattern used on metal cornices on commercial buildings. Inspired by classical Greek architecture, it features alternating pattern of ovals and arrow-shaped objects.
<b>window, Palladian</b>	A three-part window consisting of a tall, arched window flanked by two shorter, square-topped ones.

## Site List

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2199	808 Portland	N	NA	N	N
5TL2200	8th and Portland	N	NA	N	N
5TL2201	719 Spicer	N	NA	N	N
5TL2202	220 S 8th	N	NA	Y	N
5TL2203	710 Spicer	N	NA	N	N
5TL2204	700 Spicer	N	NA	Y	N
5TL2205	119 S 7th	N	NA	Y	N
5TL2206	121 S 7th	N	NA	N	N
5TL2207	123 S 7th	N	NA	N	West Victor
5TL2208	712 Portland	N	NA	Y	West Victor
5TL2209	219 S 7th	N	NA	Y	West Victor
5TL2210	327 S 7th	N	NA	N	N
5TL2211	224 S 7th	N	NA	Y	West Victor
5TL2212	222 S 7th	N	NA	Y	West Victor
5TL2213	212 S 7th	N	NA	Y	West Victor
5TL2214	210 S 7th	N	NA	Y	West Victor
5TL2215	109 S 6th	Y	NA	Y	N
5TL2216	113 S 6th	N	NA	Y	N
5TL2217	117 S 6th	N	NA	Y	N
5TL2218	119 S 6th	N	NA	Y	N
5TL2219	121 S 6th	N	NA	Y	N
5TL2220	125 S 6th	N	NA	Y	N
5TL2221	201 S 6th	N	NA	Y	N
5TL2222	205 S 6th	Y	NA	Y	N
5TL2223	209 S 6th	N	NA	Y	N
5TL2224	215 S 6th	N	NA	Y	N
5TL2225	217 S 6th	N	NA	Y	N
5TL2226	221 S 6th	N	NA	Y	N
5TL2227	225 S 6th	N	NA	Y	N
5TL2228	229 S 6th	Y	NA	Y	N
5TL2229	327 S 6th	N	NA	Y	N
5TL2230	415 S 6th	N	NA	Y	N
5TL2231	224 S 6th	N	NA	Y	N
5TL2232	116 S 6th	N	NA	Y	N
5TL2233	114 S 6th	N	NA	Y	N
5TL2234	112 S 6th	N	NA	Y	N

1998 Victor Historic Building Survey

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2235	112.5 S 6th	N	NA	Y	N
5TL2236	106 S 6th	N	NA	Y	N
5TL2237	115 S 5th	N	NA	Y	N
5TL2238	117.5 S 5th	N	NA	Y	N
5TL2239	125 S 5th	N	NA	N	N
5TL2240	209 S 5th	N	NA	Y	N
5TL2241	211 S 5th	Y	NA	Y	N
5TL2242	217 S 5th	N	NA	N	N
5TL2243	221 S 5th	N	NA	Y	N
5TL2244	227 S 5th	N	NA	Y	N
5TL2245	307 S 5th	N	NA	Y	South Fifth
5TL2246	309 S 5th	N	NA	Y	South Fifth
5TL2247	315 S 5th	N	NA	Y	South Fifth
5TL2248	317 S 5th	N	NA	Y	South Fifth
5TL2249	319 S 5th	N	NA	Y	South Fifth
5TL2250	323 S 5th	N	NA	Y	South Fifth
5TL2251	423 S 5th	N	NA	Y	N
5TL2252	324 S 5th	N	NA	Y	South Fifth
5TL2253	318 S 5th	N	NA	N	N
5TL2254	314 S 5th	N	NA	Y	South Fifth
5TL2255	310 S 5th	Y	NA	Y	South Fifth
5TL2256	224 S 5th	N	NA	N	N
5TL2258	214 S 5th	N	NA	Y	N
5TL2257	216 S 5th	N	NA	Y	N
5TL2259	305 S 4th	N	NA	Y	St. Patrick
5TL2260	307 S 4th	N	NA	Y	St. Patrick
5TL2261	309 S 4th	N	NA	Y	St. Patrick
5TL2262	311 S 4th	N	NA	Y	St. Patrick
5TL2263	315 S 4th	N	NA	Y	St. Patrick
5TL2264	317 S 4th	Y	NA	Y	St. Patrick
5TL2265	319 S 4th	Y	NA	Y	St. Patrick
5TL2266	321 S 4th	Y	NA	Y	St. Patrick
5TL2267	323 S 4th	N	NA	Y	St. Patrick
5TL2268	325 S 4th	Y	NA	Y	St. Patrick
5TL2269	407 S 4th	N	NA	Y	N
5TL2270	409 S 4th	N	NA	Y	N
5TL2271	411 S 4th	N	NA	Y	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2272	501 S 4th	N	NA	N	N
5TL2273	430 S 4th	Y	NA	Y	N
5TL2274	426 S 4th	N	NA	Y	N
5TL2275	422 S 4th	Y	NA	Y	N
5TL2276	416 S 4th	N	NA	Y	N
5TL2277	412 S 4th	Y	NA	Y	N
5TL2278	410 S 4th	N	NA	N	N
5TL2279	326 S 4th	Y	NA	Y	St. Patrick
5TL2280	205 S 3rd	N	NA	N	N
5TL2281	211 S 3rd	N	NA	Y	N
5TL2282	217 S 3rd	N	NA	Y	N
5TL2283	313 S 3rd	Y	NA	Y	N
5TL2284	405 S 3rd	N	NA	N	N
5TL2285	421 S 3rd	N	NA	Y	N
5TL2287	431 S 3rd	N	NA	N	N
5TL2286	423.5 S 3rd	N	NA	Y	N
5TL2288	501 S 3rd	N	NA	N	N
5TL2289	513 S 3rd	N	NA	Y	South End
5TL2290	515 S 3rd	N	NA	Y	South End
5TL2291	519 S 3rd	N	NA	Y	South End
5TL2292	525 S 3rd	N	NA	Y	South End
5TL2293	531 S 3rd	N	NA	Y	South End
5TL2294	506 S 3rd	N	NA	Y	South End
5TL2295	504 S 3rd	N	NA	Y	South End
5TL2296	502 S 3rd	N	NA	Y	South End
5TL2297	422 S 3rd	N	NA	Y	N
5TL2298	406 S 3rd	N	NA	N	N
5TL2299	320 S 3rd	N	NA	Y	N
5TL2300	318 S 3rd	N	NA	Y	N
5TL2301	312 S 3rd	N	NA	Y	N
5TL2302	226 S 3rd	N	NA	Y	N
5TL2303	216 S 3rd	N	NA	Y	South Third
5TL2304	212 S 3rd	N	NA	Y	South Third
5TL2305	208 S 3rd	N	NA	Y	South Third
5TL2306	206 S 3rd	N	NA	Y	South Third
5TL2307	200 S 3rd	N	NA	Y	N
5TL2308	107 S 2nd	N	NA	N	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2346	119 S 1st	N	NA	N	N
5TL2347	207 S 1st	N	NA	Y	N
5TL2348	221 S 1st	N	NA	Y	N
5TL2349	307 S 1st	N	NA	N	N
5TL2350	317 S 1st	N	NA	Y	N
5TL2351	402 S 1st	N	NA	N	N
5TL2352	230 S 1st	N	NA	Y	N
5TL2353	202 S 1st	N	NA	N	N
5TL2354	124 S 1st	N	NA	Y	N
5TL2355	107 Portland	N	NA	Y	N
5TL2356	205 Portland	N	NA	N	N
5TL2357	209 Portland	Y	NA	Y	N
5TL2358	503 Portland	N	NA	Y	N
5TL2359	505 Portland	Y	NA	Y	Portland St.
5TL2360	507 Portland	N	NA	Y	Portland St.
5TL2361	509 Portland	N	NA	Y	Portland St.
5TL2362	511 Portland	N	NA	Y	Portland St.
5TL2363	517 Portland	Y	NA	Y	Portland St.
5TL2364	601 Portland	N	NA	Y	Portland St.
5TL2365	603 Portland	N	NA	Y	Portland St.
5TL2366	605 Portland	N	NA	N	N
5TL2367	611 Portland	N	NA	N	N
5TL2368	617 & 619 Portland	N	NA	Y	N
5TL2369	512 Portland	N	NA	Y	N
5TL2370	506 & 508 Portland	N	NA	Y	N
5TL2371	500 Portland	N	NA	Y	N
5TL2372	412 Portland	Y	NA	Y	N
5TL2373	410 Portland	N	NA	Y	N
5TL2374	308 & 312 Portland	N	NA	Y	N
5TL2375	214 Portland	N	NA	Y	N
5TL2376	200 S 2nd	N	NA	N	N
5TL2377	108 Portland	N	NA	Y	N
5TL2378	104 Portland	N	NA	Y	N
5TL2379	100 Portland	N	NA	Y	N
5TL2380	111 Spicer	N	NA	Y	N
5TL2381	115 Spicer	N	NA	Y	N
5TL2382	117 Spicer	N	NA	Y	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2309	109 S 2nd	N	NA	Y	N
5TL2310	113 S 2nd	N	NA	Y	N
5TL2311	201 S 2nd	Y	NA	Y	South Second
5TL2312	203 S 2nd	N	NA	Y	South Second
5TL2313	207 S 2nd	N	NA	Y	South Second
5TL2314	209 S 2nd	N	NA	Y	South Second
5TL2315	211 S 2nd	N	NA	Y	South Second
5TL2316	217 S 2nd	Y	NA	Y	South Second
5TL2317	217.5 S 2nd	N	NA	Y	South Second
5TL2318	221 S 2nd	N	NA	Y	South Second
5TL2319	223 S 2nd	N	NA	Y	South Second
5TL2320	307 S 2nd	N	NA	N	N
5TL2321	311 S 2nd	N	NA	N	N
5TL2322	313 S 2nd	N	NA	Y	N
5TL2323	315 S 2nd	N	NA	Y	N
5TL2324	515 S 2nd	N	NA	Y	N
5TL2325	428 S 2nd	N	NA	Y	N
5TL2326	406 S 2nd	N	NA	Y	N
5TL2327	312 S 2nd	N	NA	N	N
5TL2328	306 S 2nd	N	NA	N	N
5TL2329	300 S 2nd	N	NA	N	N
5TL2330	230 S 2nd	N	NA	Y	South Second
5TL2331	226 S 2nd	N	NA	Y	South Second
5TL2332	224 S 2nd	N	NA	Y	South Second
5TL2333	220 S 2nd	N	NA	Y	South Second
5TL2334	218 S 2nd	N	NA	Y	South Second
5TL2335	216 S 2nd	N	NA	Y	South Second
5TL2336	214 S 2nd	N	NA	Y	South Second
5TL2337	212 S 2nd	N	NA	Y	South Second
5TL2338	210 S 2nd	N	NA	Y	South Second
5TL2339	208 S 2nd	N	NA	Y	South Second
5TL2340	126 S 2nd	N	NA	Y	N
5TL2342	118 S 2nd	N	NA	Y	N
5TL2341	112 S 2nd	N	NA	Y	N
5TL2343	108 S 2nd	N	NA	Y	N
5TL2344	110 S 2nd	N	NA	Y	N
5TL2345	104 S 2nd	N	NA	Y	N



Site No.	Address	Individually NR eligible	Contr. to existing NR down-town district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2383	201 Spicer	N	NA	Y	South Second
5TL2384	205 Spicer	N	NA	Y	N
5TL2385	209 Spicer	N	NA	Y	N
5TL2386	211 Spicer	N	NA	Y	South Third
5TL2387	217 Spicer	N	NA	Y	South Third
5TL2388	219 Spicer	N	NA	Y	South Third
5TL2389	401 Spicer	N	NA	Y	N
5TL2390	409 Spicer	N	NA	N	N
5TL2391	411 Spicer	N	NA	Y	South Fifth
5TL2392	413 Spicer	N	NA	Y	South Fifth
5TL2393	415 Spicer	N	NA	Y	South Fifth
5TL2394	419 Spicer	N	NA	N	N
5TL2395	501 Spicer	N	NA	Y	N
5TL2396	515 Spicer	N	NA	Y	N
5TL2397	510 Spicer	N	NA	Y	N
5TL2398	418 Spicer	N	NA	Y	South Fifth
5TL2399	412 Spicer	N	NA	Y	South Fifth
5TL2400	408 Spicer	N	NA	Y	N
5TL2401	400 Spicer	N	NA	Y	N
5TL2402	218 Spicer	N	NA	Y	South Fifth
5TL2403	212 Spicer	N	NA	Y	N
5TL2404	204 Spicer	N	NA	Y	N
5TL2405	104 Spicer	N	NA	Y	N
5TL2406	102 Spicer	N	NA	Y	N
5TL2407	100 E Spicer	N	NA	Y	N
5TL2408	411 Lee	N	NA	Y	N
5TL2409	400 S 5th	N	NA	Y	South Fifth
5TL2410	410 Lee	Y	NA	Y	South Fifth
5TL2411	408 Lee	N	NA	Y	South Fifth
5TL2412	406 Lee	N	NA	Y	South Fifth
5TL134.137	105 S Dewey	Y	Y	NA	South Fifth
5TL2412	203 Portland	Y	Y	NA	N
5TL134.135	130 S 2nd	Y	Y	NA	N
5TL2413	128 - 130 S 3rd	N	N	NA	N
5TL2414	126 S 3rd St.	N	Y	NA	N
5TL2415	124 S 3rd St.	Y	Y	NA	N
5TL2416	120 -122 3rd St.	N	Y	NA	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2417	118 S 3rd St.	N	N	NA	N
5TL2418	116 S 3rd St.	Y	Y	NA	N
5TL2419	114 S 3rd St.	Y	Y	NA	N
5TL2420	112 S 3rd St.	Y	Y	NA	N
5TL2421	108 S 3rd St.	N	N	NA	N
5TL2422	106 S 3rd St.	N	N	NA	N
5TL2423	104 S 3rd St.	N	Y	NA	N
5TL2424	100 - 102 S 3rd St.	N	Y	NA	N
5TL134.4	100 - 106 N 3rd St./ 215 - 219 Victor	Y	Y	NA	N
5TL134.6	108 N 3rd St. ST	N	Y	NA	N
5TL2425	128 - 130 N 3rd St.	Y	Y	NA	N
5TL134.8	129 - 131 N 3rd St.	N	Y	NA	N
5TL134.7	127 N 3rd St.	N	N	NA	N
5TL134.9	109 N 3rd St.	N	Y	NA	N
5TL134.10	107 N 3rd St.	N	N	NA	N
5TL134.33	105 S 3rd St.	Y	Y	NA	N
5TL134.34	107 S 3rd St.	N	N	NA	N
5TL134.35	109 S 3rd St.	N	Y	NA	N
5TL134.36	113 S 3rd St.	Y	Y	NA	N
5TL134.37	119 S 3rd St.	N	N	NA	N
5TL134.38	129 S 3rd St.	N	N	NA	N
5TL134.39	126 S 4th St.	N	N	NA	N
5TL134.40	120 S 4th St.	N	N	NA	N
5TL134.41	118 S 4th St.	Y	Y	NA	N
5TL134.42	114 - 116 S 4th St.	Y	Y	NA	N
5TL134.43	108 - 110 S 4th St.	N	Y	NA	N
5TL134.44	106 S 4th St.	N	Y	NA	N
5TL134.45	102 - 102.5 S 4th St.	N	Y	NA	N
5TL134.48	100 S 4th St./318 Victor	Y	Y	NA	N
5TL134.18	106 N 4th St.	N	Y	NA	N
5TL134.19	108 N 4th St.	N	Y	NA	N
5TL134.20	110 - 112 N 4th St.	Y	Y	NA	N
5TL134.21	114 - 114.5 N 4th St.	N	Y	NA	N
5TL134.136	230 N 4th St.	Y	Y	NA	N
5TL2426	129 - 131 N 4th St.	N	Y	NA	N
5TL2427	127 N 4th St.	N	Y	NA	N
5TL2428	125 N 4th St.	N	Y	NA	N

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Site No.	Address	Individually NR eligible	Contr. to exist- ing NR down- town district	Contributing to potential city- wide NR district	Contributing to small district (NR or local)
5TL134.22	123 N 4th St.	Y	Y	NA	N
5TL134.23	121 - 121.5 N 4th St.	N	Y	NA	N
5TL134.23	119 - 119.5 N 4th St.	N	Y	NA	N
5TL2429	117 N 4th St.	N	N	NA	N
5TL134.24	115 N 4th St.	N	Y	NA	N
5TL2430	105 - 109 S 4th St.	N	Y	NA	N
5TL134.27	117 S 4th St.	Y	Y	NA	N
5TL134.28	131 S 4th St./ 401 Portland	Y	Y	NA	N
5TL2431	100 - 118 Victor Ave.	N	Y	NA	N
5TL2432	204 Victor Ave.	Y	Y	NA	N
5TL2433	206 Victor Ave.	N	N	NA	N
5TL2434	208 Victor Ave.	N	Y	NA	N
5TL134.29	300 - 302 S 3 <sup>rd</sup>	N	Y	NA	N
5TL134.30	304 Victor Ave.	N	Y	NA	N
5TL134.31	306 Victor Ave.	Y	Y	NA	N
5TL134.32	308 Victor Ave.	N	N	NA	N
5TL134.46	310 - 314 Victor Ave.	N	Y	NA	N
5TL134.47	316 - 316.5 Victor Ave.	N	Y	NA	N
5TL2435	400 - 410 Victor Ave.	N	N	NA	N
5TL2436	505 Victor Ave.	N	N	NA	N
5TL134.26	501 Victor Ave.	Y	Y	NA	N
5TL134.25	415 Victor Ave.	N	N	NA	N
5TL2437	401 - 405 Victor Ave.	N	Y	NA	N
5TL.3	317 - 319 Victor Ave./ 400 - 402 Victor Ave.	N	Y	NA	N
5TL134.14	315 Victor Ave.	N	Y	NA	N
5TL134.15	313 Victor Ave.	N	Y	NA	N
5TL2438	311 Victor Ave.	Y	Y	NA	N
5TL134.13	307 - 309 Victor Ave.	Y	Y	NA	N
5TL2439	305 Victor Ave.	Y	Y	NA	N
5TL134.11, 12	301 - 303 Victor Ave., 105 N 3rd	Y	Y	NA	N
5TL2440	211 - 213 Victor Ave.	N	Y	NA	N
5TL134.5	203 Victor Ave.	N	N	NA	N
5TL134.2	204 Diamond	Y	Y	NA	N
5TL143	410 Diamond	Y	Y	NA	N
5TL134.1	413 Diamond	Y	Y	Y	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2441	307 Diamond	Y	Y	Y	N
5TL2442	305 Diamond	Y	Y	Y	N
5TL2443	303 Diamond	Y	Y	Y	N
5TL2444	219 Diamond	Y	Y	Y	N
5TL2445	217 Diamond	Y	Y	Y	N
5TL2446	205 - 207 Diamond	Y	Y	Y	N
5TL2447	128 N Dewey	N	NA	Y	N
5TL2448	123 N Dewey	N	NA	Y	N
5TL2449	119 N Dewey	N	NA	Y	N
5TL2450	120 S Dewey	N	NA	Y	Sunnyside
5TL2451	124 S Dewey	N	NA	N	Sunnyside
5TL2452	126 S Dewey	N	NA	N	Sunnyside
5TL2453	128 S Dewey	Y	NA	Y	Sunnyside
5TL2454	130 S Dewey	N	NA	Y	Sunnyside
5TL2455	211 E Portland	N	NA	N	N
5TL2456	212 E Portland	N	NA	N	N
5TL2457	214 E Portland	N	NA	Y	N
5TL2458	514 Victor	N	NA	Y	N
5TL2459	514.5 Victor	N	NA	Y	N
5TL2460	602 Victor	N	NA	Y	N
5TL2461	604 Victor	N	NA	Y	N
5TL2462	608 Victor	N	NA	Y	N
5TL2463	610 Victor	N	NA	Y	N
5TL2464	612 Victor	N	NA	Y	N
5TL2465	714 Victor	N	NA	Y	N
5TL2466	716 Victor	N	NA	Y	N
5TL2467	707 Victor	N	NA	Y	N
5TL2468	705 Victor	N	NA	Y	N
5TL2469	701 Victor	N	NA	N	N
5TL2470	615 Victor	N	NA	N	N
5TL2471	613 Victor	N	NA	N	N
5TL2472	611 Victor	N	NA	Y	N
5TL2473	609 Victor	N	NA	Y	N
5TL2474	601 Victor	N	NA	Y	N
5TL2475	513 Victor	N	NA	N	N
5TL2476	511 Victor	N	NA	N	N
5TL2477	504 Diamond	N	NA	N	N

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Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2478	516 Diamond	N	NA	N	N
5TL2479	600 Diamond	N	NA	Y	N
5TL2480	612 Diamond	N	NA	N	N
5TL2481	619 Diamond	N	NA	Y	N
5TL2482	617 Diamond	N	NA	Y	N
5TL2483	613.5 Diamond	N	NA	Y	N
5TL2484	605 Diamond	Y	NA	Y	N
5TL2485	515 Diamond	N	NA	Y	N
5TL2486	509 Diamond	N	NA	Y	N
5TL2487	503 Diamond	N	NA	N	N
5TL2488	501 Diamond	N	NA	N	N
5TL2489	419 Diamond	N	NA	Y	N
5TL2490	311 Granite	N	NA	Y	N
5TL2491	307 Granite	N	NA	Y	N
5TL2492	303 Granite	N	NA	N	N
5TL2493	229 Granite	N	NA	N	N
5TL2494	115 N 2nd	N	NA	N	N
5TL2495	328 N 3rd	N	NA	Y	N
5TL2496	204 N 4th	N	NA	N	N
5TL2497	210 N 4th	N	NA	N	N
5TL2498	305 N 4th	Y	NA	Y	N
5TL2499	219 N 4th	N	NA	N	N
5TL2500	213 N 4th	N	NA	N	N
5TL2501	207 N 4th	N	NA	Y	N
5TL2502	222 N 5th	N	NA	N	N
5TL2503	226 N 5th	N	NA	N	N
5TL2504	230 N 5th	N	NA	Y	N
5TL2505	229 N 5th	N	NA	Y	N
5TL2506	229.5 N 5th	N	NA	N	N
5TL2507	225 N 5th	N	NA	N	N
5TL2508	223 N 5th	N	NA	Y	N
5TL2509	215 N 5th	N	NA	N	N
5TL2510	209 N 5th	N	NA	Y	N
5TL2511	214 N 6th	N	NA	N	N
5TL2512	218 N 6th	N	NA	Y	N
5TL2513	226 N 6th	N	NA	N	N
5TL2514	227 N 6th	N	NA	Y	N

Site No.	Address	Individually NR eligible	Contr. to existing NR downtown district	Contributing to potential city-wide NR district	Contributing to small district (NR or local)
5TL2515	225 N 6th	N	NA	N	N
5TL2516	223 N 6th	N	NA	Y	N
5TL2517	209 N 6th	N	NA	N	N
5TL2518	121 N 6th	N	NA	Y	N
5TL2519	119 N 6th	N	NA	Y	N
5TL2520	117 N 6th	N	NA	Y	N
5TL2521	109.5 N 6th	N	NA	Y	N
5TL2522	114 N 7th	N	NA	N	N
5TL2523	120 N 7th	N	NA	N	N
5TL2524	123 N 7th	N	NA	Y	N
5TL2525	115 N 7th	N	NA	Y	N
5TL2526	300 N 8th	N	NA	Y	N
5TL2527	100 E Diamond	N	NA	Y	N