James H. Crawford's
1889 Copy Book

Business letters written by
James H. Crawford during 1889 - 1892
Steamboat Springs, Colorado

Edited By
James Logan Crawford

www.CrawfordPioneersOfSteamboatSprings.com
The old photographs in this book come from the private collection of the Crawford family and the Tread Of Pioneers Museum, Steamboat Springs, Colorado. The recent photographs were taken by the author.
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This shows the front of the Copy Book. The front and back covers are one long, thick, flexible cloth. The size of the back is much longer than the pages, so when the book is rolled, the back still covers all of the pages. The cloth cover, along with all of the interior pages, is nailed to the wooden roller by tacks.
FOREWORD

My sister Nancy Rosi was looking through old filing cabinets in her house in Denver when she came across a roll of old dog-eared pages with marginally readable handwriting on them. She put them in a pile of things to show me when I came to Steamboat Springs this last summer. I became very excited when I realized they were Steamboat Springs Company business letters written by our great-grandfather, James Harvey Crawford (JHC), from 1889 to 1892.

Over the past month I have scanned all of the pages and tried my best to transcribe them. The book is the 1880s version of a copier, or mimeograph machine. Called “Bushnell's Perfect Letter Copying Book”, it was published in 1885 for $1.30. Of the original 150 blank pages in the book, 11 of them have been ripped out, 6 were never used, 16 were typewritten, and 117 were hand-written by JHC.

Instructions for how to make copies were printed at the front of the book. The pages are very thin semi-transparent linen. The original letter was placed under a blank page, and two supplied sheets of manila were placed over the blank page and under the original letter. A supplied cloth was then moistened and put between the front manila and blank page. The whole book was rolled tight around the attached wooden roller and held firm for 10 seconds. The moisture and pressure caused the ink to partially transfer to the blank page. They claimed it worked for most, but not all inks.

The first half of the book shows the handwriting in green, while the second half in brown. JHC probably changed inks in the pen he used. Typewriter ink shows up in purple.

These letters provide a snapshot of JHC's business life. Combining them with other letters we have, with deeds recorded in the Court House, and with the information in various history books would present a more complete history of the Steamboat Springs Company.

Jim Crawford
October 2014

James H. Crawford
ca. 1890

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Chapter 1. Letters written in 1889

The following pages are an edited version of the Copy Book. The original writing has very spotty punctuation and capitalization. Periods often look like commas, and there are many stray points after words that are probably not meant to be periods. Some words are randomly capitalized (e. g. “Lot” and “Block”). There are also compound words that are now written without a space, but which JHC separated (e. g. “every body”). I have edited punctuation, capitalization, spelling, line breaks, and hyphenation to make it more readable. However I have kept the original wording. Any text in brackets “[ ]” or “< >” are my words. I use “[ ]” when I can't read the handwriting but know of a word or phrase that makes sense. “[?]” within or at the end of a word means I'm unsure of the spelling, e. g. in proper names or numbers. “???” by itself means I can not read the handwriting and have no idea what the word is.

The first copy page, in addition to the copied letter, had notes written in black pencil in the upper right of the page:

Pg 117 Congregational Church
124 Kernaghan
137 Deerfield & liquor clause
Flour mill
New town of Craig
Determination of County Seat

The book starts with a March 29th, 1889 letter. Two weeks earlier, a new newspaper was launched in Steamboat Springs, the *Inter Mountain*¹. In the March 16, 1889 inaugural issue we find the following item: “Hon. James H. Crawford left Wednesday morning on a business trip to Denver via Russell². He intends return by way of Glenwood for the purpose of examining the bath house and springs at that point. His son John accompanied him to Russell to return with the horse.”

---

¹ The *Inter Mountain* had several editors over it's brief life including 17-year-old Charles H. Leckenby. In 1894 the name changed to *Yampa Valley Democrat*, and in 1896 it was consolidated with the *Pilot*.

² The name of the town Russell was changed to Wolcott around 1889.
Steamboat Springs Colo.
Andrew J. Macky Esq
Boulder Colo.

March 29th 1889

My Dear Sir. I arrived home day before yesterday, via New Castle and Lay\(^3\). The snow is now nearly gone from the Valley here and the weather very good. I will proceed at once to have some grading done on Lincoln Ave. in order that that thoroughfare may be put in passable condition and will let contracts in due time for the work agreed upon by the Company in Boulder. I wish to urge the Co. to provide me at once with Realty Deeds or other blanks as you may decide upon for the use of the Co. in the sale of lots on time. And also to take official action upon all matters mentioned in the main memorandum left with you. I think there are 4/5 of the property holders here who want the Square\(^4\) platted. Mr Burgess and myself are in full accord that for the best interests of the Co. and the Town, it should be. Please provide me with a transcript of the official action of the Co. on all these matters. Following is a statement of my expenses going to and returning from Boulder as per the request of the Company.

\[
\begin{align*}
\text{Ry}^5 \text{ from } ??? \text{ Russell to Boulder} & \quad $13.55 \\
" " \text{ Boulder to New Castle} & \quad 14.85 \\
\text{Stage } " \text{ N. Castle } " \text{ Steamboat S.} & \quad 18.00 \\
\text{Pullman berth two nights} & \quad 4.50 \\
\text{Hotels E???} & \quad 16.50 \\
\text{Feed & stabling} & \quad 6.50 \\
\text{Total} & \quad $73.90
\end{align*}
\]

I make no charge for two horses and one person (my son) four days in taking me to the Ry. at Russell.

I am my Dear Sir
Very Truly &c
J. H. Crawford

---

\(^3\) New Castle is 10 miles west of Glenwood Springs; Lay is 10 miles west of Craig.

\(^4\) Block 15, bounded by Lincoln, Oak, 8\(^{th}\), and 9\(^{th}\), was called the Square and not divided into lots. It was intended for the County Court House.

\(^5\) Ry is the abbreviation for Railway

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James P. Maxwell, President-Steamboat Springs Company

James P. Maxwell (1839-1929) came to Colorado from Kansas in 1860, where he engaged in mining at Central City, was elected sheriff of the Gold Dirt district (Blackhawk), and built a lumber mill near Rollinsville. He moved to Boulder in 1870 and for several years worked as deputy US mineral and land surveyor. He was elected to the first Colorado state senate in 1876, and again in 1896, both times serving as president pro tem. He was elected mayor of Boulder in 1878 and county treasurer in 1880. From 1882 to 1888 he surveyed land in western Colorado, including Steamboat Springs. From 1888 to 1893 he was appointed state engineer by the governor and lived in Denver. He later returned to Boulder where he owned ranches and real estate; his house in Boulder still stands. He vacationed many summers in Steamboat, and built the Maxwell Building (Lyons Drug) in 1908.

Andrew J. Macky, Secretary & Treasurer

Andrew J. Macky (1834-1907) of New York and Wisconsin, was an early pioneer of Boulder. He came to Boulder in 1859, where as a carpenter he built the first frame house in the town. He became postmaster, county treasurer, justice of the peace, school secretary, town treasurer, clerk of the district court, and city clerk. He became a prominent businessman and served as the President of the First National Bank. At one time he was considered the richest man in Boulder. Macky Auditorium, one of the most prominent buildings on the University of Colorado campus, was built from funds donated to the University by Macky's estate.

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Andrew J. Macky Esq  
Boulder Colo.  
April 7th 89

Dear Sir. I saw both Stokes and Dickensheets\(^6\) while in Denver on my return from Boulder. Mr. Stokes said he understood the railway had not yet published anything for us but would do so. I would most respectfully urge upon you and President Maxwell the necessity of causing these men to proceed to comply with their agreement to you, now is the proper time for them to get in their leader in the paper. The lots they have are saleable ones and they ought to be urged to comply at once with whatever arrangement they made with you in the matter.

I personally visited the D. & R. Railway offices and gave Mr. Stokes the head of their literary business all the data I could regarding the springs [and] country, and they promise to give us good space in their folder which will soon issue. They seemed glad to have an opportunity to do so.

I will cause to be sent to you regularly one copy of the newspaper, the "Inter Mountain" which will I think be very friendly to us.

I am very Respectfully
James H. Crawford

---

The 1889 Denver city directory lists two Dickensheets, one an editor and the other a reporter of the Republican. It lists Stanley S. Stokes as travel correspondent for the Denver Times.

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surely advancing.

As soon as the Ry. publishes their advertisement for us, under the contract with Mr. Stokes & Mr. Dickensheets I will he pleased to receive several copies for distribution. You may ship me to Rawlins Wyo. one [load] of Portland Cement for [use] in walls next to the water. I will in a short time

<Too faint to read the half dozen lines before his signature>
The first Bath House, built by James H. Crawford in 1885.

The second Bath House, built by the Steamboat Springs Company in 1889.
May 28th 89

Andrew J. Macky  
Sec & Trea. Boulder  

My dear Sir. I have made arrangements for all the pipe and plumbing and also locks to be furnished by our local tinsmith, as from their offer, we get the work as cheaply as in Denver. I have opened an account for the Co. with Milwaukee Bankers of the Plains and will deposit all the receipts from payment on lots here to meet our expenses as far as possible. We have now a credit of some $800.00.

I now apply for Deeds as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Blk</th>
<th>Name of Seller</th>
<th>Consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>13</td>
<td>D.C. Crowell</td>
<td>$1.00</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>D.B. Webber</td>
<td>$1.00</td>
</tr>
<tr>
<td>8</td>
<td>12</td>
<td>J.D. Ashley</td>
<td>$1.00</td>
</tr>
<tr>
<td>2</td>
<td>17</td>
<td>I.B. Calder</td>
<td>$100.00</td>
</tr>
<tr>
<td>7</td>
<td>18</td>
<td>Myers &amp; Adair</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>18</td>
<td></td>
<td>$125.00</td>
</tr>
<tr>
<td>8</td>
<td>5</td>
<td>Mrs Helen Keech</td>
<td>$125.00</td>
</tr>
<tr>
<td>6</td>
<td>16</td>
<td>O.W. McGaslin</td>
<td>$125.00</td>
</tr>
<tr>
<td>7</td>
<td>7</td>
<td>James Norville</td>
<td>$125.00</td>
</tr>
</tbody>
</table>

The first three were of those that were given long ago and reported to you at the time and upon which substantial houses were to be built, and said premises have been delayed from causes which they could not overcome in the completion of their houses till the present time.

Please when you come bring the Seal and blank Deeds so that while you are here we can attend to these matters here without trouble or delay. Work on the Bath house is progressing, the stone work nearly completed. The Office is pretty nearly finished. I am having considerable grading done on Lincoln Ave. which is well under way now. I have no word from the Comp'y in relation to any further platting, nor as to whether you want the No. 9 tract of me or not. Please ship to me at Rawlins one doz. good strong chairs to be used in office & waiting room & the bath. They should be good ones, such as is used in hotels & also send one very good tilting or spiral spring office chair. Please also send or bring the field notes of
the Survey of the town site as in re-setting stakes which have been lost &c. I need the original notes.

I would be very glad to know of the official action of the Company upon all the matters mentioned in the memorandum left with you, I can but feel that the members of the Co. are neglecting duties easy to them, and which are of vital import to me in my efforts to conduct this business to a successful termination.

I am with respect
your obt. Servant
James H. Crawford

Letter 7

Augt 7

Andrew J. Macky
Sec & Treas. Boulder

We have looked for you for some time, but yet you do not come. I write trusting however that you may now be on the road & I will see you face to face before this reaches Boulder. Mr Crowell is now here but leaves tomorrow. Mr. Maxwell is also here, I was greatly in hope you all could or would be here together, so that many matters should be considered and decided upon. I have shown Mr. Krudskey[?] around and he was highly pleased and even delighted and says to me that he now thinks a great deal more of his stock than he did.

I would like the following deeds by the 15th instant and if you are not coming by that time please forward them
Lots 8 & 9 Blk 12, to J. A. Adams consideration $165.00
Lots 7 & 8 " 13 " Mary J. Crowell " $200.00
Lot 1 " 30 " " " $200.00

I mark the explanations with references to your books you will readily understand. Lot 8 in Blk 12 is the one which was given to J. D. Ashley under the old sale which was reported to you at our meeting in my house last year at this place & Lot 9 same blk was purchased by him for $60.00[?] one year ago or 12 mos time, the years interest making to the above consideration $165. Mr. Ashley erected a splendid
house and has now transferred the entire property to Mr Adams, hence my request for deed to Mr. Adams.

Lot 8 in Block 13 is the one selected by Crowell under ??? ??? ??? for which was reported to you at same time as the Ashley lots. Mr. Crowell also at the time purchased the adjoining lot for $200. on time[?] he is now ready to pay the entire amt.

Lot 1 in Blk 30 was bought by Samuel J. Walker for $200. paying $25 down. Mr. Walker had traded his lot to Mr. Crowell & is ready to make final payment. And the deeds are [wanted] for in Mrs Crowell's name. With these explanations you will readily understand the situation and will post your books accordingly.

When you come please bring a good supply of deeds and also your books, so I may transcribe some records you have into my books & which I have not.

Will you kindly forward deeds and ??? by 1st mail.

And very gratefully obliged
Yours respectfully
James H. Crawford
Manager

“Splendid house” built by J. D. Ashley in 1889 and sold the same year to J. A. Adams. This house still exists at 134 12th St. Photo taken in 1892.

From January 2, 1889 Pilot: “Mr. J. D. Ashley ... has built a most cosy and comfortable dwelling, cottage style, quadrangular shape, with porches, bay-windows and five spacious rooms, with closets, recesses and halls.”
Letter 8

A. J. Macky Esqr
Sec & Treas. Boulder.

Dear Sir. Please forward deeds as follows:
Lot eight (8) Block ten (10) J.A. Adams price $75.00
" nine (9) " " (10) " " $50.00
" eleven (11) " six (6) Geo. Wither " $125.00
" six (6) " twenty seven (27) H.C. Metelmann " $225.00
" five (5) " " (27) S.R. Mayberry " $175.00

I am very truly
Your obedient Servt
James H. Crawford
Manager

Letter 9

Andrew J. Macky
Secy & Treas, Boulder.

Dear Sir. Please forward a Deed for Lot no. twelve (12) Block no. nine (9) to Mrs Mina M. Campbell, consideration two hundred & fifty (250) dollars.

And very greatly obliged
Yours respectfully
J. H. Crawford
Manager

Letter 10

J. William Leninger Esqr
Georgetown Colo.

My Dear Sir. Your letter of the 17th inst at hand. Your former letter inquiring of a draft for $101.00 on a lot purchased by you last summer had been received. I answered the letter promptly to the effect that no such remittance had been received and advising you to institute through the Bank where you made the deposit issuance, inquiring regarding the same. I have heard nothing of the Draft and there must
have been some mistake in the address or in some way to lead the letter astray. It seems my letter to you was not received, and I register this to better insure it's delivery. Hoping you will without difficulty trace the matter up without lost.

I am very truly &c.

James H. Crawford

(over)

Letter 11

Nov 26\textsuperscript{th} 89

Andrew J. Macky
Secy &c. Boulder Colo.

My Dear Sir. I have the honor to apply for Deed as follows:
Lot no. nine (9) Block no. eighteen (18) to Jacob R. Harding, consideration one hundred and fifty (150) dollars.

I am Very Truly &c.
Your Obedient Servant
James H. Crawford
Manager

Letter 12

Dec 9\textsuperscript{th} 89

Andrew J. Macky
Secy & Treas Boulder Colo.

My Dear Sir. I have the honor to ask for Deed as follows:
Lot no. six (6) Block no. twenty four (24) to Thomas Morgan, consideration $275.00 and
Lots numbered four and five (4 & 5) Block no. twenty four (24) to Mrs Sarah Selakard, consideration $200.00.

Very Respectfully
Your Obedient &c.
James H. Crawford
Manager
Letter 13

Thomas Morgan Esqr

Lay Colo.

Dec 23rd 89

My Dear Sir. I enclose herein the Deeds for lots purchased by you some time since.

I shall hope to see you up early in the Spring to open business. We hope you will also bring your sister and that you both will become permanent residents here.

I am very truly &c.

Your Obedient Servant

James H. Crawford

Manager

Letter 14

William Leninger Esqr

Georgetown, Colo.

Dec 23rd 89

My Dear Sir. Your letter of the 16th instant received. Your notes can stand over till middle of February as you request.

I am truly &c.

Your Obedient Servant

James H. Crawford

Manager

Letter 15

Andrew J. Macky Esqr

Secy & Treas. Boulder Colo.

Dec 23rd 89

My Dear Sir. Your letter of the 18th instant at hand.

The lot sold to Jacob Zumfield (no. 12 Bl. 18) was sold at $225.00. One hundred dollars of this account with interest, was collected when Deed was made.

Mrs Becraut[?] has paid to me on her note $210.90 and I find a credit on the note as ??? Mr Burgess of $12.50 making in all $223.40. The balance due will have to run a little longer, and I have taken a new note ??? for the amount which is $55.60.

I will not attend the annual meeting. The expense is
considerable, but will send my annual report in due time.

I am very Truly &c
Your obt. Servant
James H. Crawford
Manager

Letter 16

Dec. 27th 89

I have this day sold to W. H. Foster Lot no. 5 in Blk no. 24 in the town of Steamboat Springs Colorado for the sum of one hundred and sixty (160) Dollars to be paid nine months from this date and with interest at the rate of ten percent per annum from date till paid, and for interest payment a promissory note is given bearing same date with this agreement. It is stipulated in this agreement that no intoxicating liquors are to be sold or other wise disposed during the time of this Contract or agreement. And a violation of this Clause shall invoke a forfeiture of all claims on said lot by said W. H. Foster.

When the above stated amount of money is paid in full according to the terms of this paper, the Steamboat Springs Co. agrees and is hereby bound to make their usual Warranty Deed for said lot to said W. H. Foster.

James H. Crawford
V. Pres & Genl Manager

Letter 17

Dec 27th 89

This agreement by contract between The Steamboat Springs Town Co. Colorado, party of the first part and O. W. Mc-Caslin, the party of the second part. Witnesseth:

That the [above] party of the second part for and in consideration of ??? ??? ??? ??? agrees to ??? ??? of the Bath House, party of the first part as ??? ??? ??? perform all the labor necessary ??? ??? ??? ??? ??? ??? to the satisfaction of the said party of the first part beginning said work on the first day of November 1889 and ending on the first day of November 1890. ??? ??? from November 1st ??? ??? fifteen ($15.00) dollars per month ??? is paid to October 31st ??? Forty
($40.00) dollars per month. The said party of the 2nd p???? ???
do the working of the ??? ??? ??? ??? ??? ??? ??? ??? ??? said
party of the second part ??? ??? ??? ??? building and the Spring,
and all buildings covering the Spring, in a cleanly and proper
condition, attend to the heating and lighting the rooms. And to
give prompt and necessary attention to all patrons of the baths.
The party of the first part to furnish fuel and lights necessary.
The party of the second part has the free use of the cottage
now on the grounds for a dwelling and is to keep the house in
proper condition. All the work to be done to the satisfaction of
the said party of the first part.

It is further stipulated that if the party of the first part
desires it this contract can be extended till the 31st day of Oc-
tober 1891 at the same rate and conditions, said party of the
second part to have ninety (90) days notice of said extension.

The party of the second part to make out monthly state-
ments of the business of the baths and turn over to the Manag-
er for said party of the first part all the proceeds of said baths
and is hereby required to exhibit the State of the business at
any time when required to do so.

It is stipulated, and hereby agreed that if at any time
the services of the said party of the second part are not per-
formed in manner conforming to the condition of this agree-
ment and to the satisfaction of the party of the first part this
contract may be terminated at any time, ten (10) days notice
being given to said party of the second part.

It is further agreed that said party of the second part
will have charge of the grounds or plot belonging to or set
apart for said bathing and that he will care for any trees, shrub-
bery or grass & gates or other property or improvements
placed thereon.

Both parties hereto, hereby agree to all the above con-
siderations and conditions.

The Steamboat Springs Co.
by James H. Crawford
O. W. McCaslin

www.CrawfordPioneersOfSteamboatSprings.com
O. W. McCaslin

O. W. McCaslin came from Tennessee to Hahns Peak in 1881. A year later he homesteaded five miles east of Craig. He came to Steamboat around 1889 where he managed the Bath House. In 1892 he ran a Pool Hall with his brother-in-law James L. Norvell, and in 1894 he represented the Fireman's Fund Insurance Co. He was a justice of the peace for 6 years before running unsuccessfully for County Judge in 1896. He lived on Pine St until moving to California in 1900.

Letter 18

A.J. Macky                   Dec 31st 89
Sec  Boulder, Colo

My Dear Sir. Herewith please find my report of expenditures for the year 1889, with accompanying vouchers. The receipt of some sale of lots have been reported to you from time to time as Deeds were made.

Receipts from other persons have been as follows.
Mr Jas Hoyle one % of note to Co.     $645.60
H.H. Sutter " " bal " " 254.50
Mary Burnett " " note to Co.          210.70
net proceeds of Baths                185.80
                                    $1296.60

The receipts from Baths was seriously interrupted by failure of walls to hold the water losing the best part of the season. We experienced that difficulty in holding the water to the right ???, but finally succeeded and everything now works admirably. I am keeping the baths open this winter with a ??? man in charge and think will pay expenses till the season opens in spring when we [look] for very nice projects.

The work done in the previous year has been:
Building new Bath house
" " Office
Grading Lincoln Avenue
Bridging ??? ??? ???
Clearing & grading Oak Street from ??? to ???
" " ??? " Pine to River
" " Pine " 11th " 12th
Cleaning up the timber of growth at mouth of Soda Creek and balance with river and up to 12th Street.
And walling up and grading the, and also cleaning & opening 11th Street from Soda Cr to the River &c &c. Added Company's ground throughout the section and opening wagon road to the group of Hot Springs Township 7 which direct road could not be present on account of snow. I hope to [again] [resume] [work] in the Spring.
I am very Truly &c
James H. Crawford

PS.
Please find enclosed certificate of lender of Bank of Milners &c, as to my [conduct] there today, as manager. The company may take such action as it deems best regarding my Dep. with said Bank, but I respectfully say that it is much to my convenience to be permitted to do so. Still I ask backing of the Company on this point.

J. H. Crawford
Francis Emery Milner

F. E. Milner (1861-1929) was born in Indiana but grew up in Boulder, Colorado. He met the Crawfords when they spent the winter of 1879-1880 in Boulder and were neighbors of Lewis Cheney, the uncle of Milner and Perry Burgess. Milner came to Steamboat Springs in 1883, and operated a small merchandise store, post office, and crude hotel. He was closely identified with Steamboat's early development as he partnered with others in many different endeavors: the Milner & Metcalf General Merchandise store; the Steamboat Milling Company; the Milner & Co. Bankers; the Hahns Peak placers; a store at Hahns Peak; and the Wolcott, Steamboat Springs and Hahns Peak Stage Company. He bought and ran a large cattle ranch where the town of Milner is located. When his bank failed in 1918, he acquired the Cabin hotel and ran it until shortly before his death.
Disbursements during the year 1889

<table>
<thead>
<tr>
<th>No. of voucher</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Burgess and Milner agts</td>
<td>12.50</td>
</tr>
<tr>
<td>2</td>
<td>H. Malory Treas &amp;c. Bridge found.</td>
<td>300.00</td>
</tr>
<tr>
<td>3</td>
<td>Chas. J. Franz painter</td>
<td>139.75</td>
</tr>
<tr>
<td>4</td>
<td>&quot;           &quot;</td>
<td>13.00</td>
</tr>
<tr>
<td>5</td>
<td>Myers and Adams – hardware</td>
<td>16.22</td>
</tr>
<tr>
<td>6</td>
<td>Crowell and Sutter – contractors</td>
<td>403.60</td>
</tr>
<tr>
<td>7</td>
<td>J. F. Wyant   labor</td>
<td>15.00</td>
</tr>
<tr>
<td>8</td>
<td>Mettleman and Mayberry tinware</td>
<td>21.75</td>
</tr>
<tr>
<td>9</td>
<td>&quot;           &quot;</td>
<td>282.00</td>
</tr>
<tr>
<td>10</td>
<td>Whipple and Milner – Expenses</td>
<td>7.30</td>
</tr>
<tr>
<td>11</td>
<td>Roa. Saples(?)</td>
<td>2.25</td>
</tr>
<tr>
<td>12</td>
<td>Inter Mountain – printing</td>
<td>6.00</td>
</tr>
<tr>
<td>13</td>
<td>Myers and Adair – hardware</td>
<td>4.70</td>
</tr>
<tr>
<td>14</td>
<td>&quot;           &quot;</td>
<td>3.27</td>
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www.CrawfordPioneersOfSteamboatSprings.com
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No. of voucher: 4904.65
First page of the copy book with instructions.
Chapter 2: Letters written in 1890

Letter 20

January 3rd 90

Andrew J. Macky Esqr
Sec and Treas   Boulder

My Dear Sir. I mail you this day the plat for Lithographing made by Mr. Kongall[?] by your direction, and for which he asks ??? $25.22. I refer the matter to you not knowing whether such a ??? is what you wished, or whether indeed the price is what you had agreed upon. I will defer payment until I can hear from you.

I am very truly &c.
James H. Crawford
Manager

Letter 21

January 17 90

Andrew J. Macky
Sec &c. Boulder Colo.

My Dear Sir. There is a movement on foot here to erect a Flouring Mill at Steamboat Springs the coming Summer. The projectors of this enterprise propose to ship in a sufficient amount of seed wheat to supply the farmers the coming Spring and to build and put in operation a mill of ample capacity for all present needs, and a mill with all improved machinery to manufacture first rate flour. Of course the different portions of the County are seeking to secure the location of this mill. I have used all due efforts to induce the parties to build the mill here, believing such an enterprise would materially help us. These mill men ask a donation of ground between Yampa Street and Bear River and near the mouth of Butcher Knife Creek to the amount of two acres. You will note the irregular strip of ground there. I had given them to understand that we would give them one acre of ground. My opinion is however, that we should if necessary secure the mill. I would give them two acres, say the entire irregular piece above spo-
ken of. Will you kindly furnish me at once with the directions of the Company in this matter as there is no time to lose. I regard the building of a flour mill one of the greatest needs of this section of country: the stimulus it would give to all branches of [commerce] would put us a long stride forward. The location if secured to us here, would as ??? bring all parts of the County & country into close communication and working sympathy with us; the matter of the location of the Co. Seat is now being agitated, and a determined effort will be made to secure it to Craig, a new town laid out some forty miles below us. Of course the question will not be submitted until the election in 1892. Still our focus should be kept in order to make a successful fight. I trust all these questions will have the earnest thought of members of the Co.

Very Truly &c.

James H. Crawford

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Letter 22

January 18, 90

A. J. Macky Esq
Secy & Treas  Boulder,
My Dear Sir. Following please find a list of lots sold or otherwise disposed of during the year 1889

<table>
<thead>
<tr>
<th></th>
<th>Lot</th>
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<td>C. L. Spinning</td>
<td>11</td>
<td>18</td>
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<tr>
<td>Margett Eddy</td>
<td>1&amp;2</td>
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<td>J. D. Powell</td>
<td>4</td>
<td>17</td>
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</table>
The point of the triangle\(^8\) at the west end of Pine Street: in amount equal to one lot was surveyed and held by contract for Dr. L. D. Campbell as a remuneration for the publication of certain articles endorsing and recommending the mineral waters here in Medical journals of the U.S. and to be deeded for, when contract complied with.

A like amount\(^9\) adjoining the above is under contract to Preston King E.E. for $150.00 to be paid in surveying and platting for the Co. at such times as it is needed, $35.00 of said amount is paid in securing out our liens the past season. A lot donated for church purposes on same (pine) street and opposite Lot 5 in Blk 7 on north side of said street and in the ground not yet platted.

These lots taken under the old deeds of donation and improved in part are yet held and I presume will be so built upon and completed within the coming Spring as will justify us under the existing circumstances in giving deeds.

These lots are no. 9 Block 7 to F. E. Milner

\(^8\) This is Lot 1 of Block 1 in the 1\textsuperscript{st} Addition to Steamboat Springs

\(^9\) This is Lot 2 of Block 1 in the 1\textsuperscript{st} Addition to Steamboat Springs
You remember I explained to you the circumstances regarding these lots last Summer,

Very Truly &c.
J. H. Crawford

Letter 23

January 18 90

A. J. Macky Esq
Sec &c. Boulder,

My Dear Sir. Replying to your inquiries of the 6th instant. I have to say the check of money received by me as interest on notes held for lots sold is $170.41

2nd. The amounts received as first payments on lots sold and not yet deeded is $440.00 When deeds are applied for the entire amt or price of lot is given to you.

3rd. The amount of notes, or value of such in my possession is $4713.25.

4th. The [audits] held by Mr. Suttle for lumber furnished and which did not appear on the papers you gave me made the ??? due as reported to you.

5th. The no. of lots sold in 1889 please find on sheets marked "A, B, & C" kept in this enclosure.

6th. Your request for me to send in bill for services rendered during the year just past is most respectfully declined. I believe that the Company owes it to itself to fix a salary for its manager sufficient in amount to be a reasonable compensation for the time and care necessary to maintain and carry forward this enterprise in all its novice phase. I made this request of the Company in December 1888, and also at that time filed a bill of charges of services done the Co. during the year 1888. I have no notice of any official action having been taken on the prescribed, though you kindly honored my draft for three hundred (300) dollars as against the bill for 1888.

Now I would be pleased if all these matters were definitely fixed. And also that my a/c with the Company which has been occurring for several years unsettled, be adjusted in a way that I may know where I am.
Thanking you for many corrections and much kindness to me, I am as
E??, R???, &c.
James H. Crawford

Letter 24

January 20  90

Editor Pilot

I am in receipt of a letter from State Engineer Maxwell in which he says "Will you kindly have some interested party secure a sworn statement of Mr. Smith's indebtedness for labors and supplies furnished in the construction of the road and forward the same to me. What can be done in the matter I am responsible to attain but if it is possible to protect these parties it shall be done."

The road referred to by Mr. Maxwell is the canon road between ??? and ??? and you will no doubt con??? ??? on in- terested persons by publishing the State Engineers request.

Very Truly

J. H. Crawford

Letter 25

February 6  90

To the Steamboat Springs Co. and to all whom it may concern.
I hereby authorize and empower Andrew J. Macky of Boulder Colo. to vote my stock and otherwise act for me at a meeting of said Company to be held after this date, and which is an adjourned general meeting.

James H. Crawford

Letter 26

Feby 5th  90

Mr J. B. Imoley Esq
State Colo.

My Dear Sir. I am informed that Mr. Jno. M. Burger dis. atty. of Routt Co. is about [to go] out of the Co. and State permanently, and I hope you will pardon me for suggesting that the Board of Commissioners exercise great care
and deliberation in the selection of a successor to Mr. Burger. You realize I have no doubt, more deeply than I, the very unsettled state of the County's business, brought about in part by the unwise comments of incompetent or unscrupulous persons, and in order to protect and promote the County's industry the very safest counsel should be sought in all matters wherein it is needed. As I believe we must guard our interests, both against those who would defraud the County of taxes legitimately due us, and those who are reaping [vice] [brought] from the toils and turmoils we have been drawn into. I beg that you will believe that this letter is simply to assure you and this board, of my sincere sympathy with you in the arduous duties that are before you, and of my earnest desire to aid you in the discharge of these duties to the end that the interests of all the people of the County may be protected and advanced. I trust and believe that the Hon. board will give this and these matters much earnest consideration, and when action is taken it will be for the best.

Hoping I may see you and talk these matters face to face.

I am very Truly &c.
Your Obedient Servant
James H. Crawford

Letter 27

February 11  90
A. J. Macky, Secy &c.
Boulder Colo.

My Dear Sir. Your letter of the 3rd inst. at hand. I have approached Mr. Suttle on the subject of sale of his land. He does not want to sell all of it. But intimates that he would sell that part which would be needed for Davis[?] and Lothing[?] &c. &c. and I have induced him to submit to me an offer upon such land as he will sell, within a short time, as I did not wish to appear in a hurry. I do not understand from your letter whether you want a bond on his section tract of land at price that he would get if he was insisted upon to make a price. So just what you expect me to do? Now while he is making up his mind please advice me. If an option on
land sufficient to control the water is all you want, and do you want me to close with him (i. e. get a deed) at his price even if in my judgment it should be too much? In short if I can know the feeling of the Company, I will be better prepared to negotiate.

I am anxious to know something in regard to the proposed Railway that Mstrs Maxwell & Stephens told me about. If there is any news that is Trustworthy I would be obliged to you for it.

I have written to ascertain to whom the donation of $50.00 toward the Russell road should be paid and will attend to the matter.

I wrote Mr. Maxwell to attend the convention to be held tomorrow the 12th inst. in deciding to formulate places for advertising the resources of the state and hope he will press the claims of this part of the country for recognition. Some plan should be adopted by the Company at once, to advertise the Springs. And Stokes & Dickensheets should now proceed to fulfill their pledge to this end.

I am as Ever &c.
J. H. Crawford
Mgr.
The first of nine typewritten letters written between February 17th, 1890 and May 12th, 1890.
A. J. Macky, Esq.  
Boulder, Colo.  

February 17th, 90

Dear Sir. Your letter of the 12th last is at hand. There was but one donation to bridge fund, and that was for 1889. I could not have reported it in statement for 1889 as the donation was not then made; but presume I filed the receipt of treasurer H. Woolery, with you when in Boulder last spring and you have entered it as a part of my report. Change all the difference between the amount I received from Mr Suttle in my report for 1889 and the amount of his note to the Co. except $23.45 which charge to me. These credits to Suttle, are for lumber supplied at various times, and used in building office & porch at the bath house, the repairs on the old building, and the various foot bridges, wagon bridges, culverts and crossings throughout the town, and in the building of the temporary bath at big sulphur spring pavilion, and all other improvements made since the loan was made to Mr. Suttle. This is I think correct, as I find it in a general statement made to me by Mr. Suttle, covering all this period. I think as you do, that if we can bond and sell to a strong Co. we should do so. We have not the financial strength in the present Co. to carry forward the enterprise. The figure you mentioned would be satisfactory to me. I will be pleased if you will lose no time in posting me on all matters relating to the proposed Railway. You can scarcely realize the eagerness with which we look forward to the coming of a road. and the least intimation of it will tend to put life into all our people, and very greatly encourage persons to increased activity and enterprise.

I am very truly &c,
Your obedient servant.

James H. Crawford
Manager.

Wm. Leninger Esq.
Georgetown, Colo.

Steamboat Springs, Colo.

February, 18th, 1890
Dear Sir. I have received from the banking house of Milner &c. $106.40, being payment in total for the lot purchased by you June 27th last. As soon as our deed can be properly executed, I will cause it to be sent to you.

Hoping we may see you here again in business. I am

Very truly &c. Your obedient servant.

James H. Crawford
Manager

Letter 30

Andrew J. Macky Esq.  
Sec. & Treas. Boulder, Colo.

Feb'y 18th 90

Dear Sir. Please make deed as before. to William Leninger, Lot no. five (5) Block no. twenty nine (29). price $325.00. In my report of lots sold in 1889, this lot was reported as sold for $300.00 which was an error made by taking the amount due from the books, and failing to report the $25.00 paid down at time of purchase, which amount was entered in another book and reported to you as advanced payment. When deed is executed please forward it to Mr. Leninger at Georgetown Colo.

And greatly oblige,

Yours truly &c.

James H. Crawford
Manager

Letter 31

Dr. A. C. Peale  
Special Agent Census Office &c.
Washington D. C.

Feb'y 25th 90

Dear Sir. Replying to letter of the 11th inst. I have to say that the Steamboat Springs are used entirely as a resort, at the present, there being no Rail Way communication with Cities where the water could be marketed. There is here perhaps the most varied and valuable group of mineral springs in the world. and I would be pleased to co-operate with the Department in any way that I can, to bring these waters, and their uses and value, to the notice and knowledge of
the Government. Also if it is desired [I will] forward you
copies of the analysis of some of the waters of this group, and
will be pleased to furnish you all the data in my possession re-
lating to the springs and locality.

I am very truly &c.
James H. Crawford
Manager.

Letter 32

A. J. Macky, Esq.
Boulder, Colo.

March 3 90

Dear Sir. What word have you from the Analy-
sis of the samples of water taken by Prof. Chauvene last
summer? Dr. A. C. Peale special agent of the Census Dept of
the U. S. Gov't has applied to me for a great mass of informa-
tion relative to the Steamboat Springs, for publication in the
forthcoming Census. It will be greatly to our advantage to
make a strong showing, as the Census will not only circulate
in all parts of our own country, but will go to every nation of
the earth. I have already replied to Dr. Peale's letters, but have
advised him that a supplemental report would follow, and I
very greatly desire to be enabled to forward copies of the new
analyses, which must now be completed.

If you will give this your immediate attention
You will very greatly oblige
Your obd't Servant,
James H. Crawford
Manager.

Letter 33

A. J. Macky, Esq.
Sec'y &c Boulder, Colo.

March 5th 90

Dear Sir. I have the honor to ask for a Deed to
F. E. Milner, as follows:

Lots numbered nine (9) and ten (10) Block no. Seven
(7) Price $175.00. Lot no. ten (10) is the one mentioned in
my letter of the 18th of Jan last, and of which I spoke to you
about last summer. I think now that inasmuch as he has built a
good two story business house on the lot, and as I have charged him a pretty good price for the other lot we perhaps should make him the deed. And would ask that you put both lots in one deed. Please forward the deed to me and I will collect the money and deliver the paper.

I am very truly &c.
Your Obedient Serv't
James H. Crawford
Manager

Letter 34

Andrew J. Macky Esq
Boulder Colo.
May 9th 90

Dear Sir. Mr. Henry Stephens of your town came here last night at eleven o'clock, and went out at five o'clock this a.m. He says his Co. have organized as a construction co. and will get to business at once. Indeed he says they have men on the line both west and east of here. He complains that the Steamboat Springs Co. has failed or refuses to quote a price, or at least to put the matter in such shape as that he could present it to the Ry. Co. I had heard that a bond for $225.00 had been made and forwarded out but Stephens says Mr. M??? writes him asking what we are going to do, and he is anxious about it. Now you all in Boulder know, or can find out whether it is worth while to bother with these people or not, but it seems to me we might miss something, by our indifference in this matter. I am fully of the opinion that we should lose no opportunity to sell at that set figure, as it will require more money to keep up with the deeds and demands, when a Ry. gets to us, than we can muster. I have to suggest that if the matter has not been properly investigated, as to the responsibility of these people and their ability to do the things they propose, that it be done at once, and thoroughly. Then if they prove to be in earnest, and have the strength to carry forward this thing, that negotiations be opened for the sale of the property.

Very truly &c.
James H. Crawford
A. J. Macky, Esq.  
Sec’y &c. Boulder Col.  

May 10th 90

Dear Sir.  Mr. Suttle has at last handed me a memorandum of his price on land for the proposed reservoir. As early as we can tell without surveys, the amount of land necessary for a lake that would be deep enough to give pressure for water works in town, will be about 65 acres, this would be in an irregular shape, and his price is about $75.00 per acre. he cannot say exactly till by survey we can describe just where land needed would lay. I have thought best not to get bound on this until further advices from you are received. Suttle does not want to sell his entire tract. I am of the opinion that unless there is to be a forward movement, we could let this rest a while.

I am very truly &c.
James H. Crawford  
Mgr.

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A. J. Macky, Esq. Sec. &c.  
Boulder, Colo.  

May 12th 90

Dear Sir. Some time since I wrote you about a flour mill project for this County, and that I wanted to do all in my power to secure the mill to this place. I have now about gotten a decision from the mill Co. favorable to us. Though other locales have bid strong and long for it. There are some questions to be decided though before we can make a final selection of a mill site. The projectors of the enterprise look forward to the time when their power will be utilized for running other machinery besides a flour mill and hence they feel that they are entitled to the most liberal consideration of this Co. Now the place they have in view is just east from the mouth of hot spring creek and as you know south of the bath house. But in order to get level ground enough there to supply the needs of the building they would need that part of Bluff St. between Lincoln Ave. and Yampa St. I wish you to find out if we can legally abolish that much of the street and give the land with
other adjacent lands on the hill side and in the stream there for this purpose? What they ask of us is about this that we give them the east half of Block 23 and enough of the land lying east and south east of the half blk. for wagon yards, corrals, feed lots, and stables and altogether an amount equal to perhaps four or five acres. They hold that all of this land is very rough and not of value for any purpose but some thing of this kind which is indeed a fact; and that in starting this business they will expend several thousand dollars on the very beginning and run a business that will continuously bring many of the citizens of all the surrounding country to our town &c. &c. and that Hayden and other localities have offered them 40 acres of choice valley land, if they would put the mill there. If it is possible, the mill should not be allowed to go from us, and I will not permit it. The gift of a few acres of our worst land that is not available for building or other purposes will hold it here unless I am directed to the contrary by the Co. I feel that the building of a flour mill here at this time is worth more to this Company than would be the gift of the amount of money in cash, which it will take to build the mill and put it into operation. Still I would much appreciate an intimation from the Co. which would be in effect "go ahead and don't lose the mill".

Will you kindly ascertain about the vacating the st. &c. as found on first sheet, and greatly oblige, &c.

James H. Crawford
Manager.

Letter 37

Regis Chanruet May 29th 90
?? School of Mines Golden Colo.

My Dear Sir. I am in receipt of a letter from Capt. James F. Smith relating to matter for publication in the forth coming report upon the mineral nature of the State. Also selecting a photograph of some scenes here for the work.

Replying I have to say that we have no pictures that will be suited for publication but can have, I think within a
short time if you are not ready. So if you would kindly advise me of the latest date you can acquire a photo for insertion we will try and supply one. Capt Smith says you will inform us in regarding facilities for recording this plan &c. &c. The best and easiest way to get here from Denver is via the D. &. G. Ry. To Wolcott station, and thence by stage. The staging is about 75 miles. I am not now able to give the exact distance from Denver but it is about 321 mi. and the fare is about $30.00. The average expenses for board and lodging here is about $15. a week.

As to the medicinal properties of the waters here, I have to say that I have enclosed an opinion from Dr. L. D. Campbell a physician here who has made these matters a study for the past two years, which opinion I [can't] say is not [over-drawn]. The analysis you have, I also enclose clipping describing bosite[?] of minerals from Denver.

I have the honor to be
My Dear Sir
Your Obedient Servant
James H. Crawford.

Will you kindly supply me copies of your analysis in advance of the publication?

J.H.C.

Letter 38

M. F. Everett
Glenwood Springs Colo.

June 2nd 90

Dear Sir. Your letter with a remittance of $60.00 to be applied on your note to this Co. is at hand, with thanks. I have given credit on note, and enclose herein my receipt for same. As early as convenient, please favor me with further payment. The prospects are good. Come and see us.

Very truly, &c.
James H. Crawford
Manager
Fredk. F. Chisholm  
Special Agent &c.

My Dear Sir.  Your letter of the 3rd inst. is at hand. Replying I have to say that we can do the work you mention at the price you designate viz: $3.00 per day salary and $3.00 per day expenses, in all $6.00 per day. Logan is now employed in the banking house of Milner Colo here, and could not well spare the time to go [about] the County. My next son John D. (who is as big as I am) is as fully equipped to do this work as Logan or myself and if you liked him I will be responsible for the work.

I estimate the number of days necessary to do Routt Co. to be about 20. and base my estimate upon the following points. Starting from Steamboat Springs it will take two (2) days to do Egeria Park. One (1) day to do Twenty Mile Park. The Yampa to Hayden one (1) day, around and south of Hayden one (1) day. To and including Yampa one (1) day. Yampa to Lay & all the Lay Creek Country two (2) days. Axiel basin two (2) days. Maybell and Lilly Park two (2) days. from mouth of Snake river to Wyoming line three (3) days. Fortification Cr two (2) days. Elkhead Creek one (1) day. Deer Cr. one (1) day. It may take more time to do the work very thorough, but I think it can be fairly close in the time mentioned above, but it will keep one moving pretty lively.

I am my Dear Sir  
Your Obedient Servant  
James H. Crawford

P.S.

There is some coal mined on Snake river just over the line in Wyoming, which if you have Wyoming too, would be easier done from Routt Co. than from the north.
One of the interior pages of the copy book (June 9th 90). Note that the left-hand page has darker-looking text. The ink is actually transferred to the back side of a page. It probably soaks through the entire sheet when wet, but is still crisper and bolder on the back side.

**Letter 40**

April 1. 90

An agreement between Dr. L. D. Campbell party of the first part and the Steamboat Springs Co. or J. H. Crawford General Manager, party of the second part. *Witnesseth*:

Dr. Campbell being a regular graduate of medicine and in good standing [with] the profession and at present in the state medical association of Colorado. Thereby agrees to write, and cause to be published in the medical journal of the State and U. States, certain articles discussing springs and in the interest of the Steamboat Springs as a Health resort. And to as speedily as possible familiarize himself with the various minerals with the [intent] of aiding progress in ascertaining the
[uses] of said waters for the greatest benefit. And in all mat-
ters within the line of his profession as a physician and ??? to
aid and assist [popularizing] the waters of the Steamboat
Springs.

In consideration of the above the said party of the sec-
ond part agrees that when said work is well and adequately
performed the said party of the 1st part to make a Warranty
Deed to said Dr. L. D. Campbell for a parcel of ground equal
to a lot 50 x 140 feet or containing 7000 sq. feet lying and sit-
uated as follows: seeing the point of a triangle of land belong-
ing to said Co. adjoining the N.E.¼ of S.W.¼ of Sec 8 Tp 6 N
Range 24 W of the 6th P.M. and fronting Pine Street and oppo-
site lots 7, 8 and 9 in Block no. 11 in the Town of
Steamboat Springs. And to further allow said party of the 1st
part the free use of all Baths within the period of this Contract
for himself and his own personal family. It is further agreed by
the parties hereto that said L. D. Campbell M.D. is to ??? and
to be ??? ??? ??? to the Steamboat Springs Company till the
first day of April 1890 the term and period of the contract. It is
further stipulated that in the event of sickness, death, or any-
thing unforeseen which will [render] it impossible for said
Dr. L. D. Campbell to fulfill or complete this Contract he will
be expected to buy above described parcel of ground for the
price of one hundred (100) dollars to be paid to said Co.

The Steamboat Springs Co.
by James H. Crawford
V.P. and G. Manager

Letter 41

June 17th 90
The time in the foregoing Contract is hereby extended till Jan-
uary 1st 1891

James H. Crawford
L. D. Campbell

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10 This is Lot 1 of Block 1 in the 1st Addition to Steamboat Springs

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Dr. John A. Campbell

The Campbell family, originally from Indiana, arrived in Steamboat Springs in 1887. The father, Dr. John A. Campbell (1831-1917), was an ordained minister who had a degree in medicine but not a license. He traveled extensively throughout the county in the early days, performing many weddings and dispensing medical care where he could. He was superintendent of county schools from 1889 to 1893, and mayor of Steamboat Springs in 1908.

Dr. Lucien D. Campbell

Dr. John A. Campbell's son, Dr. Lucien D. Campbell (1858-1917), was the first licensed doctor in Steamboat, and co-owner of the first drug store in town. He only lived in Steamboat for 15 years before working on ocean liners on the Pacific, and then moving to Denver. He returned to Steamboat in 1917 to take care of his elderly parents. Both he and his father died in Steamboat Springs a month apart in the summer of 1917.

Letter 42

July 17th 90

My Dear Dr.

It will be necessary for you to now make payment of your note to this Company. Of course if you pay the most of the amount due, I could induce the Co. to give an exclusion for a short time on the bal. I think, but we should be pleased to
have the full amount.

I am as Ever
Your friend &c
James H. Crawford
Mgr.

Dr C. L. Spining
Comington Ind.

Letter 43
July 17th, 90.

A. J. Macky, Esq. Sec'y &c.
Boulder Colo.

Dear Sir. I have the honor to now apply for deeds as follows:
To Maryette Eddy. Lots 1 & 2, Blk. 19, price $300.00.
" Stafford & Whipple. Lot 12, Blk. 7, " $125.00

I am very truly &c.
James H. Crawford
Manager

Letter 44
July 24th, 90

I have sold to William Kernaghan M.D. Lot no. three (3) Block no. six (6) in the town of Steamboat Springs Colorado for seventy five (75) dollars, ten dollars of which is paid down and a promissory note given for sixty five (65) dollars bearing ten (10) percent per annum till paid, due ??? six (6) months from date and having same date with this contract. When said amount is paid in full, and with all accrued interest, the Steamboat Springs Co. agrees and is hereby bound to make and issue warranty deed for said lot to the said Dr. W. Kernaghan. It is further agreed and stipulated, that no intoxicating liquors shall be sold on said lot, or otherwise disposed of from said grounds or premises and a violation of this clause shall work a forfeiture of said lot to said Steamboat Springs Co.

James H. Crawford
Genl Manager

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I have this day sold to Levi Hunt Lots numbered eleven (11) in Block numbered ten (10) and two (2) in Block numbered twenty-nine (29) in the Town of Steamboat Springs Colo. for three hundred & fifty (350) dollars ninety (90) dollars of which is paid down and a promissory note given having same date with this Contract for the sum of two hundred & sixty (260) dollars, payable on or before one year from this date, and bearing interest at the rate of ten (10) per cent per annum from date till paid. When this the amount of said note is paid with all accrued interest, the Steamboat Springs Company agrees and is hereby bound to make a Warranty deed for said lots, to said Levi Hunt.

It is further stipulated and agreed that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on said lots, a violation of this clause shall work a forfeiture of said lots.

James H. Crawford
Manager

July 31 90
I have sold to Jacob R. Harding Esqr Lot no. eleven (11) in Block no. eighteen (18) in the Town of Steamboat Springs Colorado for two hundred fifty one & 20/100 dollars for which amount a promissory note is given of same date with this Contract, and bearing interest at the rate of ten (10) per cent per annum from date till paid. When the amount of said note with accrued interest is paid, the Steamboat Springs Co. agrees and is hereby bound to make their usual Warranty deed for said lot to the said Jacob R. Harding.

It is stipulated and agreed that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on said lot. A violation of this clause shall work a forfeiture of all title to the lot

James H. Crawford
Manager
August 6th 90

I have sold to Alisson Brown Lot no. 3 in Block no. 29 in the Town of Steamboat Springs Colorado for two hundred & fifty (250) dollars Twenty five dollars is paid down, and a promissory note given for two hundred & twenty five (225) dollars payable on or before one year from this date, and bearing interest at the rate of ten per cent per annum from date till paid. When the amount of the said note with all accrued interest is paid, the Steamboat Springs Co. agrees and is hereby bound to make their usual Warranty deed for said lot to the said Alisson Brown.

It is hereby stipulated and agreed that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on this said lot and a violation of this clause shall work a forfeiture of all right or claims to said lot.

James H. Crawford
Manager

Letter 48

July 28 90

I have sold to Robert F. Smith Lots 3, 5, & 6, in Block 17, in the town of Steamboat Springs Colo, for five hundred & twenty five (525.00) dollars. Two (2) dollars of which is paid down and ninety eight (98) dollars to be paid on or before August 20th 1890, and two hundred (200) dollars to be paid January 28th 1891 and two hundred & twenty five (225.00) dollars to be paid July 28th 1891. Promissory notes are given for the said amounts bearing interest at the rate of ten (10) per cent per annum from this date till paid. When all of the amount of said notes is paid, with all interest accrued, the Steamboat Springs Company agrees, and is hereby bound to make their usual Warranty deed for said lots to the said Robert F. Smith. It is agreed & stipulated that no intoxicating liquors shall be manufactured, sold or other wise disposed of on said lots. And a violation of this clause shall forfeit all claims of said lots & they shall revert to the said Steamboat Springs Co.
Letter 49

August 8 90

I have sold to Mrs John A. Campbell Lot no. 4, in Block no. 6 in the town of Steamboat Springs Colorado for one hundred (100) dollars to be paid as follows; twenty five (25) dollars on the first day of May 1891, and twenty five (25) dollars every three months from that date till the whole amount is paid. Promissory notes are given for all of said amounts, bearing interest at the rate of ten (10) per cent per annum until paid. When the full amount of said notes with all interest is paid, the Steamboat Springs Company agrees, and is hereby bound to make their usual Warranty deed for said lot to Mrs Jno. A. Campbell.

It is further agreed and stipulated that no intoxicating liquors shall be sold or otherwise disposed of or manufactured on said lot. A violation of this clause shall forfeit all claims of said Mrs. John A. Campbell to said lot, and the title shall revert back to the Steamboat Springs Co.

James H. Crawford
Manager

Letter 50

Aug 20th 90

A. J. Macky, Esq.
Boulder, Colo.

Dear Sir. Please make deeds as follows, viz.
Lot 12, in Block 6, to Albert Bourquin, price $200.00
Lot 3, in Block 11, to Emma May Hunt, price $140.00

Please send the deed to Mrs Hunt11 to no. 1406 Gaylord St, Denver, and forward the one for Mr. Bourquin to me.

11 The 1890 Denver city directory lists at 1406 Gaylord: Arba L. Hunt; A. Levi Hunt, clerk; Levi Hunt, notary public; and Matthew L. Hunt, teacher.

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Letter 51

Sept 4th 90
I have this day sold to Thomas Morgan Lot no. nine (9) in Block no. three (3) in the town of Steamboat Springs Colo. for one hundred & fifty (150) dollars. Fifteen (15) dollars paid down and a promissory note given bearing same date with this instrument for one hundred & twenty five (125) dollars bearing ten per cent interest from date till paid. When the amount of said note with all interest is paid according to the terms of the Contract the Steamboat Springs Co. agrees & is hereby bound to make their usual Warranty deed for said lot to said Thos Morgan. The time of said note is on or before 12 months after date. It is further agreed & stipulated that no intoxicating liquors shall be sold, manufactured, or otherwise disposed of on said lot. And a violation of this clause shall forfeit all rights of said Thomas Morgan to said lot.

James H. Crawford
Manager

Letter 52

Sept 8th 90
I have this day sold to Peter F. Reinhardt Lot no. 5 in Block no. 22 [?] in the town of Steamboat Springs Colorado for one hundred eighty & no frac. dollars for which amount a promissory note is given bearing same date with this instrument bearing interest at the rate of ten (10) per cent per annum from date till paid, and maturing sixty days from this date. When the amount of said note with all interest is paid the Steamboat Springs Company agrees, and is hereby bound to make their usual Warranty deed for said lot to said Peter F. Reinhardt. It is further agreed and stipulated that no intoxicating liquor shall be sold, manufactured, or otherwise disposed of on the said lot, and a violation of this clause shall forfeit all claim of said

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Letter 53

A. J. Macky, Esq.
Secy, Boulder Colo
Sept 25th 90
Dear Sir. Please make deed as follows:
To Louis Myers and W. W. Adair Lots 7 and 8, Block 4, price $200.00. Forward deed to me and much oblige.
Yours truly &c
James H. Crawford
Manager

Letter 54

Sept 29th 90
I have sold to Jeff. Clark Lot no. 7 Block no. 32 in the town of Steamboat Springs Colo. Said lot having been previously sold to W. C. Dragen, and then being yet due on the said lot one hundred dollars for which amount a promissory note is given bearing same date with this instrument, and bearing ten per cent interest per annum from date till paid and measuring 6 months. When said amount is paid in full the Steamboat Springs Co. agrees and is hereby bound to make their usual Warranty deed for said lot to said Jeff. Clark.

It is agreed and stipulated that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on said lot. and a violation of this clause shall work a forfeiture of all claims on said lot now held by said Jeff. Clark.

James H. Crawford
Manager
One of the earlier pages of the book (Sept 29th 90) showing green ink. This page is one of the many sale contracts he wrote (we now call them Purchase and Sale Agreements). Typically it lists the buyer, the property and the price. Most people paid $25 in cash and the rest in a promissory note at 10% interest. They would not receive the deed until the note was entirely paid. The final paragraph is the “no intoxicating liquor” clause.
Oct 18th  90
I have sold to F. E. Milner Lot no. three (3) in Block no. 32 and Lot no. 2 in Block no.11 in the town of Steamboat Springs Colorado, and also a parcel of ground opposite to Lots 5 and 6 in Block no.10 and laying on the north side of Pine Street and described as follows: adjoining at a point on the north line of Pine St. just opposite to the north west cor. of Block 10, and running in a north easterly direction and following the course of the east line of 11th Street to the north boundary line of the land owned by the Steamboat Springs Company, thence east along said boundary line a sufficient distance to make five[?] & one half acres when a parallel line is run to the one first named. All of said described lots and parcels are sold for the price of nine hundred and seventy five ($975.00) dollars. One hundred & ninety five (195) dollars is paid down and a promissory note given for eight-hundred (800) dollars bearing same date as this instrument and bearing ten (10) per cent interest from date till paid. When all the amount of said note is paid, with all accrued interest, the Steamboat Springs Company agrees, and is hereby bound to make their usual Warranty deed for all of said lots and lands to said F. E. Milner.

It is stipulated and agreed by both parties that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on the said lots or grounds. A violation of this clause shall forfeit all rights of the said F. E. Milner to said lots & lands and they shall revert back to the said Steamboat Springs Company. We both hereby agree to all of the above conditions.

James H. Crawford  
F. E. Milner

Letter 56
Oct 8th  90
I have sold to F. W. Parkinson Lot 5 in Block 5 in the town of Steamboat Springs Colo. For $125.00. $25.00 is paid down and a promissory note is given for $100.00 payable February 15th 1891 and bearing ten per cent interest from date till paid.

12 This is most of block 2 in the 1st Addition to Steamboat Springs
When the full amount of prom. note is paid The Steamboat Springs Co. agrees and is hereby bound to make the usual Warranty Deed for said lot to said F. W. Parkinson. It is stipulated the said F. W. Parkinson by the acceptance of this agreement that no intoxicating liquors shall be sold, manufactured, or otherwise disposed of on the lot. And a violation of this clause shall forfeit all the rights said F. W. Parkinson may have in said lot and said right shall revert to the Steamboat Springs Co.

James H. Crawford
Manager

Letter 57

Oct. 30th 90

A. J. Macky, Esq.
Boulder Colo.

Dear Sir. Final payment has been made on Lot one Block 27, and you will please make deed to M. F. Everett and forward to him at Glenwood springs, Colo.

And oblige &c.
James H. Crawford
Manager

This is the lot sold to Dr. H. A. Long and transferred by him to Mr. Everett.

J. H. Crawford

Price $400.

Letter 58

Andrew J. Macky, Esq.
Sec'y, Boulder Colo.

My Dear Sir. Please make deed as follows:
To Theodore A. Chatiday, Lot three (3) Block twenty seven (27) price one hundred seventy five (175) dollars. Forward deed to me.

And Oblige,
Yours truly &c.
James H. Crawford
Manager
A. J. Macky, Esq.  Sec'y &c  Nov 21st 90  
Boulder Colo.

Dear Sir. Under the old rule Mrs. Margie Sampson\(^{13}\) took Lot 4, Block 16, agreeing to build a satisfactory house thereon and was to have deed free. As I reported to you on a former occasion she began her building but on account of financial troubles was unable to complete it according to agreement. She has however lived on the ground and as far as was possible did her part. Now she has finished a very good building and in lew of all the circumstances she being a widow &c. I have to request that you make her a deed for the lot. As I have reported to you before this is one of the ten lots bargained under our old rule which in my opinion should be deeded so as to keep entire good faith with those people. The liberal policy maintained by this Co. has been appreciated by our citizens and our town is prospering. Please send deed to me.

Jas. H. Crawford - Mgr.

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A. J. Macky Esq.  
Boulder Colo.  
Dec. 2nd

My Dear Sir. Please make deed as follows

To Peter F. Rienhardt  Lot 6 in Block 32, price $180.00 and 3 14 $250.00

Send deed to me.

And obliged, Yours truly,  
James H. Crawford  
Manager

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Dec. 2\(^{nd}\) 1890

I have sold to Archie Wither Lot No. 9 in Block No. 4 in the

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\(^{13}\) The January 2, 1889 issue of the Pilot reported that Mrs. Sampson built a one-story building, 18 by 30, for $300. In 1890 the Pilot reported that Mrs. Sampson and her son John moved to their ranch a few miles from town near Perry Burgess, who was her nephew.

Town of Steamboat Springs Colo. for one hundred and seventy-five (175) dollars. Twenty five dollars is paid down, and a promissory note given bearing same date with this endorsement for one hundred and fifty (150) dollars bearing ten per cent interest per annum from date till paid. When the full amount of said note is paid the Steamboat Springs Company agrees, and is hereby bound to make their usual Warranty Deed for said lot to said Archie Withers.

It is agreed that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on the lot, and a violation of this clause shall forfeit all right and title the said Archie Wither shall have in said lot and the same shall revert back to the said Steamboat Springs Co. By accepting this, the said Archie Wither agrees to this clause and condition.

James H. Crawford
Manager

Letter 62

I have this day sold to Dr. Wm Kernaghan one acre of ground lying and being in the S.E.4 of the S.E.4 of Sec 8. Township 6 N. Range 84 West and described as follows: beginning at a point on the south line of said tract of 40 acres 380 feet east from the S.W. corner of said tract; and thence on said line east 209 feet to a point; thence north parallel with the west line of said tract of 40 acres 208.4 feet to a point; thence west parallel with the south line of said tract of 40 acres 209 feet to a point; thence south parallel to the west line of said tract of 40 acres to the place of beginning,¹⁴ and containing one acre, the price of this said acre is $225.00, thirty (30) dollars of which is paid down and the receipt of same is hereby acknowledged and a promissory note given for one hundred & ninety five (195) dollars bearing ten per cent interest from date till paid and maturing September 1st 1891. When the full amount of said note and all interest is paid I agree to make a Warranty deed for said tract of one acre to said Dr Wm Kernaghan. I do further

¹⁴ This land is northwest of the Maple St./4th St. intersection in JHC's 1890 land patent, not Steamboat Springs Co. land. It is in Block 13 of the Crawford Addition. Note there is no intoxicating beverages clause, although it might be in the part of the letter I could not transcribe.
agree that said Wm. Kernaghan may have the use of water sufficient to irrigate said acre; he agrees to get water for said acre agreeing to keep open the ditch from where it now is on the land of H. H. Suttle to said acre tract.

James H. Crawford

Letter 63

A. J. Macky Esq

Boulder,

Dec 13th 90

Dear Sir. Please make deed to Levi Hunt for Lot eleven (11) Block ten (10) and Lot two (2) Block twenty nine (29) price $350.00. Mr. Hunt paid $90.00 down which is to be charged to my a/c and I enclose his note for balance $260.00, which if you will send to any Bank in Denver or place in the hands of Mr. Maxwell and notify Mr. Hunt will be paid (see Hunt's letter enclosed) Please collect interest on note. I have written Mr. Hunt that the matter was in your hands and he will no doubt expect an early notice from you.

I am Truly &c.

James H. Crawford Mgr.

Letter 64

Dec 6th 1890

In compliance with the request of the principal of the school, and in pursuance of the call of the Pres. of the board of Directors of this Dist. the said board met at the school house on this day and the following proceedings were had. Mr. Charles M. Robinson principal of the school was requested to suggest points upon which rules should be adopted for the government of the school, which he did. After which there was free and full discussion of the matters suggested. Owing to the lateness of the time it was agreed that the board of Directors should take the memorandum of points decided upon and formulate rules to propose. After which the meeting adjourned.

James H. Crawford Pres

Henry Woolery Secy

Present at meeting

15 See footnote #11 about Levi Hunt in Denver.
Back side of the first page of the book, with testimonials from customers.
Chapter 3: Letters written in 1891 and 1892

**Letter 65**

April 28th 1
I have sold to C. E. Baer Esq Lot no. five (5) in Block no. twenty six (26) in the town of Steamboat Springs Colo. for the sum of two hundred & fifty dollars, twenty five (25) dollars is paid down, and a promissory note given for two hundred and twenty five (225) dollars bearing same date with this Instrument and bearing interest at the rate of ten (10) per cent per annum from date till paid, and maturing on the 28th day of October 1891. When all of the amount of said note is paid the Steamboat Springs Company is hereby bound to make a Warranty Deed for said lot to said C. E. Baer. It is hereby agreed and stipulated, that no intoxicating liquors shall be sold or otherwise disposed of on the lot, and a violation of this clause shall forfeit all rights the said C. E. Baer shall have in said lot and it shall revert back to the said Steamboat Springs Co.

James H. Crawford  Mgr.
Chas E. Baer

**Letter 66**

May 7th 91
A. J. Macky Esq
Boulder
Dear Sir. Please make deed as follows:
Lot three (3) Block six (6) to W. Kernaghan Price $75.00
This lot is badly damaged by the creek & sloughs.
I am Truly &c
J. H. Crawford
Mgr.

**Letter 67**

May 20th 91
I have sold to F. A. Metcalf 2nd a parcel of ground located on Pine Street and described as follows: beginning at a point 80 feet north easterly from the N.E. corner of Block 11 and run-
ning westerly along said Pine St. 150 feet, thence north easterly in line with the west line of Lot 3 Block 11 to the north line of the Steamboat Springs Company land, thence along said line east to a point opposite the west line of 11th Street & along said line of 11th Street extended to the place of beginning and containing one 7/10 of an acre. The price to be paid is $300.00 and $30. is paid down.

This parcel of ground is sold with all restrictions placed upon lots sold by this company, and whenever said lands adjoining are platted this is to become a part of the town plat of Steamboat Springs. Deed is to be executed as soon as convenient by the Company and final payment made on delivery of deed.

James H. Crawford  Mgr.

Frederick A. Metcalf

Frederick A. Metcalf (1865-1938), the son of Benjamin F. Metcalf (-1918), came to Steamboat Springs from New Jersey in 1888. He immediately entered the business community by teaming with J. Q. Groesbeck to build the Springs Drug Store, run by Groesbeck and Dr. Lucien Campbell. Metcalf then became partners with F. E. Milner in several endeavors: the Milner & Metcalf General Merchandise store (sold to Dunfield in 1899); Milner & Co. Bank (Metcalf was cashier); the Steamboat Milling Company (incorporated with Milner and Horace Suttle in 1894); the Hahns Peak Placer (from 1892 to 1897); and the Wolcott, Steamboat Springs and Hahns Peak Stage Company (incorporated with Milner and D. W. Whipple in 1898). Metcalf also helped form the First National Bank in 1902 and was it's Vice President. In 1899 he became Secretary-treasurer of the Northwestern Promotion

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16 This is Lot 3 of Block 1 in the 1st Addition to Steamboat Springs
Company with James H. Crawford as President. Within a year he opened up his own real estate and investment firm, which he maintained for many years. He was also active in politics, being elected Routt County Treasurer in 1900 and Mayor of Steamboat Springs in 1913.17

Letter 68

May 20th

Andrew J. Macky Esq.
Boulder Colo.

My Dear Sir. I have sold to Benjamin F. Metcalf of New York, a piece of ground in the little triangle north of Block 11, and lying on Pine St. and running back to my land and describe as follows: Commencing at the point on the north line of Pine Street in the town of Steamboat Springs Colo. where the west line of Eleventh (11th) Street if extended north easterly would intersect the same; thence north 51° 22' W, along the north line of said Pine Street 150 feet to a point; thence north 38° 38' East 150 feet to a point on the north line of the S.E.¼ of the S.W. ¼ of Sec. 8 Township 6 N Range 84 W of the 6th P.M., thence easterly along the north line of said sectional subdivision 187.3 feet to the point where it would be intersected by the west line of 11th Street if extended to the north line of said sectional subdivision, thence south 38° 35' W. along the said west line of 11th Street if extended, 262 feet to the point of beginning comprising 0.709 of an acre. All bearings take bearings variations N 15° 05'E. When it is the pleasure of the Steamboat Springs Co. the above described parcel of ground is to become a part of platted town of Steamboat Springs.

I enclose you a small sketch of the piece with grounds adjacent so you & Mr. Maxwell can see how it is and you will see that all that point of the triangle west from 11 St. if extended is now provided for. The gentleman buying this is the Father of young Metcalf, present cashier of the bank here and is said to be very wealthy and they will make some improve-

17 The Pilot: July 27, 1898 page 1; August 6, 1902 page 1; Mar 18, 1935 page 5; and June 9, 1938 page 1

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ments at once. The piece as you may remember lies in a sag & is not a really very desirable piece, and in my opinion is sold for a good price. Please get Mr. Maxwell to carefully examine the description I send you, it was made by McKennedy an engineer who Mr M. knows & I suppose is correct as to facts but Mr. M. may be able to better word the description. Please make up the deed & forward to me here and I will be pleased to see you & Mr M. and any of the members of the Company here as early as you can this spring.

I am very Truly
Your Obedient Servant
James H. Crawford,
Manager

Letter 69

June 10th 91

A. J. Macky Esq
Boulder

Please make deed as follows:
Lot no. seven (7) Block no. thirty two (32) to Jeff. Lelank -
Price $200.00

Very Truly &c.
James H. Crawford

Letter 70

June 9th 1

I have sold to O. W. McCaslin two lots of 50 feet by 140 feet and opposite the lots 3 & 4 in Block 4 & lying on the north side of Pine Street for $250.00, $50.00 paid down and a promissory note given for $200 bearing same date with this instrument and bearing interest at the rate of ten per cent per annum from date till paid. It is hereby agreed that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on said lots, and a violation of this clause shall forfeit all rights the said O. W. McCaslin may have in said lots and they shall revert back to the Steamboat Springs Co. When the full amount of the said note is paid the Steamboat Springs Company agrees & is hereby bound to make their usual Warranty
deed for said lot to said O. W. McCaslin. He agrees to all the above.

James H. Crawford  Mgr.
O. W. McCaslin

Letter 71

June 13\textsuperscript{th} 1
I have sold to C. J. Franz Lot 6 in Block 7 in the town of Steamboat Springs Colo. for $240.00. $25.00 is paid down and a promissory note given for 215.00 bearing same date with this paper, and drawing ten per cent interest till paid, and maturing on the 13\textsuperscript{th} day of Dec. 1891. When the full amount of said note is paid the Steamboat Springs Co. is bound to make their usual Warranty deed for said lot to said C. J. Franz. It is stipulated and agreed that no intoxicating liquors shall be sold or otherwise disposed of on this said lot, and a forfeiture of this clause shall cause said lot to revert back to the Steamboat Springs Co. We agree to the conditions.

Jas. H. Crawford  Mgr.
Chas J. Franz

Letter 72

June 16\textsuperscript{th} 91
Vincent Gessasci has bought of Mr. Charles J. Franz Lot 6 in Block 7 in the town of Steamboat Springs Colo. and this Company agrees to make their usual Warranty Deed for said Lot to said Vincent Gessasci when payment in full is made by said Charles J. Franz for said lot, there being a note given on said lot not yet due.

James H. Crawford
Manager

Letter 73

June 26\textsuperscript{th} 1
I have sold to Austen Hamilton  Lot no. 7 in Block no.5 in Steamboat Springs Colorado for two hundred six & 40/100 dollars, and promissory notes given for said amount bearing same date with this contract and bearing ten per cent interest
from date till paid. It is agreed & hereby stipulated that no in-
toxicating liquors shall be sold or otherwise disposed of on
this said lot, and a violation of this clause shall work a forfei-
ture of the said lot and it shall revert back to the Steamboat
Springs Company.

When all of the amount of the above described note is paid, the Steamboat Springs Company agrees and is hereby bound to make their usual Warranty Deed to said lot to said Austen Hamilton. We both agree to all of the above condi-
tions.

James H. Crawford Mgr.
Austen Hamilton

Letter 74

A. J. Macky Sec,  
Boulder  \[June 27 91\]
My Dear Sir. Please make deed as follows:
Lot 3, Block 32 to F. E. Milner Price $325.00
And much obliged
James H. Crawford
Manager

Letter 75

June 26th 1
Major C. C. Graham has bought Lot 7 Block 5 in Steamboat Springs Colo. for two hundred sixty[?] and 45/100 dollars, and has given his promissory note for said amount bearing same date with this agreement and bearing ten per cent interest till paid. It is agreed and is hereby stipulated that no intoxicating liquors shall be manufactured, sold, or otherwise disposed of upon the premises above described, and it is herein reserved that in case any of the above conditions concerning intoxicat-
ing liquors is in violation the said premises shall revert to the Steamboat Springs Company. When all of the amount of said notes is paid according to the terms thereof, the Steamboat Springs Co. agrees, and is hereby bound to make their usual Warranty Deed for said lot to said Major C. C. Graham. We
both agree to all the above conditions.

James H. Crawford Mgr.
C. C. Graham

Letter 76

This article of agreement made this 9th day of July A.D. 1891 between Charles A. Heff and Benjamin F. Thissell of Steamboat Springs Routt County Colorado, parties of the first part and the Steamboat Springs Company of the same place party of the second part. Witnesseth:

That the said parties of the first part agree and hereby bind themselves to make, burn and furnish to the said party of the second part at the kiln about one mile below Steamboat Springs one hundred thousand good merchantable brick, one third of which shall be a good quality of ??? brick of fairly uniform color - said brick to be made and delivered on or before the fifteenth day of September 1891.

In consideration of the above agreement made by the said parties of the first part and upon the delivery of the brick as above specified the said party of the second part hereby agree to pay for said brick at the rate of ten dollars per thousand thirty per cent of said payment to be made in lots in the town of Steamboat Springs at the Company's regulation prices therefor the balance to be paid in cash or its equivalent.

It is hereby further agreed that the said parties of the first part shall have the free use of such ground belonging to the Company as may be necessary for the making of said brick, said ground to be selected at a point on the north side of the Bear river and about one mile below the Town of Steamboat Springs.

In witness whereof we have hereunto set our hands this 9th day of July A.D. 1891.

Benj. F. Thissell
Chas A. Heff

J. P. Maxwell
Pres Steamboat Springs Company
Brick Yards

Several attempts were made to produce bricks for the growing town. James H. Crawford made the first attempt in 1886 as reported in the Pilot:

“Mr. Crawford expects to begin making brick about the 15th inst. George Hangs of Denver will superintend.”\textsuperscript{18}

“The brick kiln has been fired and in a week the first brick burned in Routt county will be ready for use.”\textsuperscript{19}

The first brick was undoubtedly used in the chimney of Crawford's frame cottage seen below. The Crawford/Hangs kiln was probably the same one as mentioned in the contract, located a mile below Steamboat. The chimneys of the Bath House on page 12, the Ashley home on page 15, and the Company Office on page 22, all built in 1889, were probably all made of brick from this kiln. A number of other homes built before 1891 must have used brick from this kiln; most businesses used metal stovepipes instead. In 1899 James Hangs was reported to be preparing his brick kiln on the island.\textsuperscript{20}

Crawford frame cottage built at the end of 1886 or beginning of 1887

The next attempt to make bricks took place in 1900:

“Mullin and Babcock of Rifle have located their brick kiln

\textsuperscript{18} The Pilot, July 11, 1906, page 2 in the “20 Years Ago” column.
\textsuperscript{19} The Pilot, September 9, 1903 page 2 in the “17 Years Ago” column.
\textsuperscript{20} The Pilot, July 26, 1899 page 4
on the north side of Soda creek at the intersection of Pine and 9th street, they having found in the bank there a clay which is suited to their purpose and which they say will make a splended quality of brick.”

These bricks were used to construct the first brick business building in Steamboat Springs, a warehouse built by Hugus & Co. which still stands at 924 Lincoln Avenue (currently the VFW hall). The brickyard, however, was bought by Ed Smith and converted to a lumber yard.

Finally in 1902 a permanent location was found for a brickyard. W. L. St. Clair, Kitzmiller, and Keefe, all of Denver, bought land one mile south of Steamboat Springs on the Minnie Hangs ranch near Fish Creek. They brought machinery from Denver to make pressed bricks, rather than the previous burnt bricks. They turned out 10,000 bricks a day for the short summer season. These bricks caused a surge in brick buildings in 1903: the two-story Hugus building at 928 Lincoln; the Franz building at 830 Lincoln; the Milner home at 1051 Crawford Ave.; and the Schaller home at 1006 Crawford Ave.

The brickyard lay idle in 1904, but under the new ownership of A. A. Smith, with Henry Trogler running the yard, it produced enough brick in 1905 to make the 1st National Bank at 803 Lincoln and the F. M. Light building at 830 Lincoln; and in 1906 the Wither building (burned in 1961), the Carver Light Co. building at 124 10th St, and the Laundry building at 127 11th St. Henry Trogler continued to run the yard at least through 1915, when they made a quarter million brick. Notable brick buildings constructed during these later years included the Maxwell building at 842 Lincoln in 1908, the Milner building at 903 Lincoln, the new school on Pine St. in 1911, and the Schaefermeyer building at 811/813 Lincoln in 1915 (later the Chief Theater).

There is no further mention in the newspapers of a Steamboat brickyard after 1915. Perhaps it was just cheaper to ship the bricks in by train, which they did for the flour mill building in 1918 (see page 74).

21 The Pilot, June 13, 1900 page 1
22 The Pilot, August 14, 1901 page 1

www.CrawfordPioneersOfSteamboatSprings.com
Augt 26th 1

A. J. Macky Esq.
Boulder Colo.

My Dear Sir. Please make deed to M. L. Hunt as follows:

"Beginning at the point where the line of the N.E. side of Pine St. intersects the south line of the N.E.⅓ of the S.W.⅓ of Sec. 8 Tp 6N Range 84 W. and thence running along the line of the N.E. side of Pine St. 138 ft to a point, thence at right angles to Pine St. north easterly direction, to the said south line of the N.E.⅓ of the S.W.⅓ of Sec 8 Tp 6 R 84W 101 7/10 feet, thence westerly along said south line to the place of beginning and containing about 7000 sq. ft of ground. Said piece of ground to become a part of the plat of the town of Steamboat Springs."

This is a pretty lengthy description, and is aimed to confer the point of the triangle that runs against my land, and which was contracted to on L. D. Campbell some time ago for the performance of certain work here in his professional way in popularizing the springs with all visitors and in writing articles for the press in our interest, and of which contract I consulted with Mr. Maxwell at the time. Dr. Campbell has substantially complied with the agreement, and now asks that the deed be made to the person named who will erect a building thereon at once & reside there. Please submit the description to Mr. Maxwell and if all o.k. make deed & send me, making the consideration $1.00.

I am truly &c.
J. H. Crawford
Manager

Sept 7th 91

A. J. Macky Esq.
Boulder Colo.

Please make deed as follows:

---

23 This is Lot 1 of Block 1 in the 1st Addition to Steamboat Springs

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To Maryett Woodson. Lot two (2) Blk twenty seven (27)  
Price one hundred & fifty (150) dollars. Please forward deed to me.  

And obliged Yours Truly &c.  
James H. Crawford  
Manager

---

Letter 79

Sept 7th 1

And. J. Macky Esq.  
Boulder Colo.  
My Dear Sir:  

As I wrote you at the end of the year, The Congregation Church Society here had selected ground upon which to build a church house, purchasing one lot at $150.00 and we donating an adjoining lot. Their Missionary Society East now offers to lend them $800.00 to aid them in erecting their house if they will raise a like amount and get a deed to the ground. They do not feel that they can now raise the full amount here and make full payment on lot but in order to secure the $800. they agree to pay $75. to us & give their note to us for balance due on ground if we can make them the deed & hence secure the donation from the east & go forward with their building which will be a very nice one. In order to encourage the building & also to accommodate a good many persons here who belong to that church I have agreed that we will make the deed & take the note of the trustees of the church and herewith send you a description of the ground which is on our own unplatted ground & just opposite Block 4 and on north side of Pine St. & when we plat the next tier of blocks will fit in all right.  

Please attend to this and charge the $75.00 to my a/c which is the amount they pay'd me  

I am truly &c.  
your Obedient Servt  
James H. Crawford  
Manager
Description
Beginning at the point where the east line of 5th Street if extended would intersect the north line of Pine Street. Thence northeasterly along the said east line of 5th Street, if extended 140 ft. Thence southeasterly parallel to Pine Street 100 ft. thence southwesterly and parallel to first line 140 ft. to the north line of Pine Street. Thence north westerly along said north line of Pine Street to the place of beginning and containing an amount of ground equal to two lots, or 14000 sq. feet, and when desired by the Steamboat Springs Co. shall become a part of the plat of the town of Steamboat Springs.24

(note)
make deed to the "Euzoa Congregational Church of Steamboat Springs".

The Euzoa Congregational Church built late in 1891 on the Pine St. between 4th and 5th. An addition was added in 1956. On August 11, 1986 the church was hit by lightning and burned to the ground.

24 Block 10 Lots 11 and 12 in the 1st Addition to Steamboat Springs
Sept 25th 91

A. J. Macky Esq
Boulder Colo.

My Dear Sir. Please make deed as follows:
To C. M. Beelar Lot 2 blk 7 Price $200.00. Please send deed to me.

and much obliged
James H. Crawford
Manager

Oct 7. 1

A. J. Macky Esq
Boulder

My Dear Sir. Please make deed as follows: Lot one (1) Block seven (7) to W. H. Dunfield, price $250.00.

This lot was sold some time ago to Daniel Clay, who made a payment in const[?] on sheets[?] but could not make final payments, and Dunfield takes it off our hands.

I am truly &c
J. H. Crawford
Manager

Oct 1st 1

I have sold to Milda G. Robinson Lot no. ten (10) in Block no. six (6) in the town of Steamboat Springs Colo. for one hun-
dred (100) dollars. Ten dollars is paid down, and a promissory note given for ninety (90) dollars bearing interest at the value of ten (10) per cent per annum and maturing six[?] months [time] from the date. When all of the amount of said note is paid according to the terms of the said note the Steamboat Springs Company will make their usual Warranty deed for said lot to said Milda G. Robinson.

It is agreed by both parties hereto that no intoxicating liquors shall be manufactured, sold or otherwise disposed of as a beverage on the premises hereby noted and if there shall be
any violations of this clause all interest of the said Milda G. Robinson in said lot shall be forfeited and said land shall revert to Steamboat Springs Co. and the said Milda G. Robinson by accepting this contract for herself, her heirs or legal representations, consents and agrees to reservation, conditions, forfeitures and reservations aforesaid.

The Steamboat Springs Co
by James H. Crawford
Manager

Letter 83

Nov. 13th 1
I have sold to William Kernaghan Lot no. 3, in Block no. 29, for $250.00. $75.00 dollars is paid down and a promissory note given bearing same date with this contract for $175.00 and bearing ten per cent interest from date and maturing six months from date. When the full amount of said note is paid the Steamboat Springs Co. will make their usual Warranty deed for said lot to said Wm Kernaghan. It is stipulated and by the parties hereto agreed, that no intoxicating liquors shall be manufactured, sold or otherwise disposed of on the said lot, and a violation of this said clause shall forfeit all rights & claims the said Wm. Kernaghan may have in said lot and it shall revert to the Steamboat Springs Co. and the said Wm Kernaghan by accepting this contract agrees to the conditions forfeitures and reservations aforesaid.

The Steamboat Springs Co.
James H. Crawford
Manager

Letter 84

A. J. Macky Esq
Jany 7th 92
Boulder.

My Dear Sir. Please make deed as follows:
Lot 7 Block 5 to Mrs Mary A. Graham – and mail same to her, P.O. Box 728 Iowa City Iowa. Price of Lot $200.00.

very truly &c.
James H. Crawford Mgr.

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Hon James P. Maxwell
Denver Colo.

My Dear Sir. The question of a flour mill here is again being agitated and a letter from Mr. N. A. Baker of 1525 West 14th Ave, Denver, has been recvd in which he says he will put in the machinery the coming season if he has encouragement from the people here sufficient to warrant him in doing so. In short he says the investment will be for him an unprofitable one for one or two years after the mill is in operation and until more wheat is raised than there now is, or will be until people know that there is a mill ready to [grind] the grain. You know an effort was made last year to put in a mill and farmers were induced to buy & store wheat, but then Mill builders failed to get to time & hence farmers are disappointed & would not sow much until they see the mill.

Mr Baker was here last fall and seemed fully satisfied with the wheat prospects of the County. He is said to be a man of large means & is said also to be largely interested in the Denver Aspen and Western Ry.

That a mill built and running here would be of great value to us goes without question. The people here have just held a meeting in my office at which a subscription of some $1300.00 was pledged to Mr. Baker as a gift if he would have a mill of not less [than] thirty (30) barrel capacity - up & ready to begin in the town of Steamboat Springs by the last of September next and would agree to keep it at said place not less than five (5) years, & for the above assessment I subscribed $200.00 individually, & thought not best to do anything on behalf of the Company, but submit the matter to you & the Company and ask you to see Mr. Baker personally and caucus the matter with him and if he will require a longer term than we can offer him you (the Co) could make him such additional offer as you see fit. I have no doubt that a liberal offer of lots by the Co. would have weight with him.


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Flour Mill

This and the previous two letters on page 27 and page 39 discussing a flour mill, present a little bit of a mystery. Since the first two letters don't mention any names, we can not be sure if there was one or multiple projects contemplated. Steamboat did get a flour mill, but the building which housed the mill was built in 1890, after the first two letters were written but before this one. The “effort” mentioned in this letter must have been the construction of the building, but without the requisite machinery.

An 1892 brochure about Steamboat Springs²⁶ stated “A flouring mill … is now being completed.” It also listed Suttle & Milner in the Town Directory under “Flouring Mill”. Milner was a merchant and banker, while Suttle built the first saw mill. The company was called the Steamboat Milling Company, and a sign painted on the building said it was the Steamboat Springs Roller Mills. Over the years there was a progression of men involved with the mill, among them F. E. Metcalf, W. C. Schaller, Miller, the Stukey Bros., Ora Haley, and E. H. Zimmerman. The name also changed to Yampa Valley Milling and Power company. New buildings were added in 1896 and 1914, with a major expansion in 1918 involving a huge three-story brick building, grain elevator, big water wheel, and new machinery²⁷. Sadly, the mill burned to the ground February 28, 1958.

The mill was located just east of the southern end of the island south of Steamboat Springs, where the largest building of the Iron Horse Inn is now situated at 333 South Lincoln.

²⁷ Routt County Sentinel: January 3, 1919, page 1
The original flour mill building, photo taken about 1892

The expanded mill as it looked after 1918.
Some of the numbered buildings are:
#1 warehouse built in 1914;
#2 grain elevator built in 1914;
#3 brick mill built in 1918;
#4 original 1890 building;
#5 warehouse built by 1896.
One of the later pages of the book showing brown ink. The majority of letters in this book were written to Andrew J. Macky, the Secretary and Treasurer of the Steamboat Springs Company, from James H. Crawford, Manager of the company (in writing to others he sometimes said V.P. and General Manager).
Letter 86

January 16th 2

Andrew J. Macky  
Secy & Treas.

Dear Sir.  I have recd moneys belonging to the Steamboat Springs Company other than that secured for lots reported & charged when deeds issued during the year 1891, as follows:

Note of Mrs Jenny Burnett $56.65
pd Nov. 23 1891  Int. 10.85 = $67.50
Int. pd from other sources 94.90
Profits from Baths 226.70
$389.10

Very Respectfully
Your obedient Servant
James H. Crawford
Manager

Letter 87

February 5  2

Andrew J. Macky Treas  
Boulder Colo.

I enclose herewith my check for $500. also cert. of Dep. for $661.57 - also receipt for tax for $216.64 which it was necessary to pay last month to save penalty. Henceforth all money coming into my hands as Manager, will be deposited to your credit as Treasurer, with Milner & Co.

I take this opportunity to express to you my thanks for your decision to leave a part of the funds here, as it will help the Bank here no little, and it has been my desire to aid them all I could in their efforts to maintain their business here.

I am Truly &c.
Your Obedient Servant
James H. Crawford
Manager

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Letter 88

March 1\textsuperscript{st} 1892

I have this day sold to Mrs Amelia F. Suttle Lot no. seven (7) in Block no. seventeen (17) in the town of Steamboat Springs Colorado, for three hundred and fifty ($350.00) dollars to be paid as follows:

- twenty five (25) dollars to be paid May 18\textsuperscript{th} 1892 and
- twenty five (25) dollars on June 1\textsuperscript{st} 1892
- twenty five (25) dollars September 1\textsuperscript{st} 1892
- twenty five (25) dollars December 1\textsuperscript{st} 1892
- twenty five (25) dollars March 1\textsuperscript{st} 1893 and
- two hundred twenty five dollars on the 1\textsuperscript{st} day of June 1893.

When all of the above amounts are paid according to the term of notes which are given for said amounts, then the Steamboat Springs Company agrees & is hereby bound to make their usual Warranty deed for said lot to Mrs Amelia F. Suttle. It is further agreed that no intoxicating liquors shall be manufactured, sold, or otherwise disposed of on the said lot, and a violation of this clause shall cause the said lot to revert to the Steamboat Springs Company, the said Smelia F. Suttle by accepting this contract agrees to this reservation

The Steamboat Springs Co.

by James H. Crawford

Manager

Letter 89

March 21 1892

Hon. James P. Maxwell

Denver Colo.

My Dear Sir. Mr. W. H. Dunfield\textsuperscript{28} the saloon man is erecting a house on the lot he bought of Mr. Macky in Block 14 and it is said by the carpenter in charge of the building that Dunfield will move his saloon into the building as soon as it is enclosed. Now I doubt his doing so, but think it [best] for the Company to decide at once of a plan of action. If

\textsuperscript{28} W. H. Dunfield built a two story structure below town in the spring of 1889 as reported in the May 5, 1909 Pilot. This was probably the saloon mentioned in the letter.

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he opens his business and continues to serve for weeks or months before the Co. [moves] then he would be strengthened by our inaction & would [amass] idle, [listless] & don't care people to him and all the better people would be disgusted, discouraged and dissatisfied with us. Whereas if we are in agreement and act vigorously & promptly in maintaining our position we will earn the gratitude and support of all people whose support or gratitude is of any use to us. Now I think you ought to bring this matter without any delay before the company & let Judge Donner be requested to investigate the lawful methods of restraining Dunfield or any other person as soon as they shall open a saloon. We had as well know at once what our rights are & be ready to stand by them or else ignominiously surrender. For me I wish to say now again, that we should meet this movement (if it develops as stated) without any kind of hesitation and combat it by the very strongest & quickest legal means or we will be in disgrace & should be. I know nothing about the law, but there should be a way to restrain him by closing him up as soon as he shall open, & put him on the defensive & not ourselves. There is no doubt but that we are sustained and will be sustained by a large majority of the property owners & by all good people every where.

I ask that you allow nothing to cause delay in this as, if he shall open the sale of whiskey, I want to know at the moment what to do, and if he does not open we will have lost nothing by knowing our privileges under the law.

I am Truly &c.
J. H. Crawford
Manager

P.S.
I will write Mr. Macky but not so fully probably as to you.

J.H.C.
March 21, 2

Andrew J. Macky Esq
Boulder Colo.

My Dear Sir. Mr. Dunfield has resumed work on his building here and it is given out that he will move in his saloon as soon as the house is ready. Now I have just written Mr. Maxwell fully upon this subject and asked him to bring the matter before the Company at once, and suggest that Mr. Donner be requested to look up the legal aspects of this case so that in the event of Dunfield's opening up, we would know what means to take to maintain our position. Mr. Maxwell will no doubt show you my letter which goes more into detail than I shall in this but I will say to you that in my opinion nothing should be allowed to interfere with the full & immediate instigation of this matter by us. If we[?] come to surrender at the first sound of battle, then that would perhaps not require any great thought and nothing should be to do but to do nothing, but if we maintain the position we have already taken and if we wish, have the support and gratitude of all those whose support & gratitude is worth anything to us, we should be ready to grapple with this [soil] the moment the law will allow, & in no uncertain way.

I hope you will in the event of Mr. Maxwell being away, bring this matter before the Company. If Judge Donner should be engaged in his Court duties then some competent legal talent should be engaged to fully examine into the legal means to put a quietus upon this or any man who may seek to take the law into his hands and dictate a ??? to us. I wish to say again as I have often said to you that there can be no doubt that a large majority of the property owners here sustain us, and will sustain us in any effort we shall make to maintain the liquor clause as it is now in the deeds.

Let me hear from you by 1st mail of the receipt of this letter.

Truly &c
James H. Crawford
Manager
William H. Dunfield

William H. Dunfield (1855-1917) came to Steamboat Springs in 1888 from Leadville, where he was a practicing attorney. In Steamboat Springs he became a very successful merchant. He started his new career by moving a building built by D. C. Chaple on Oak street to the 900 block on Lincoln Avenue\textsuperscript{29} next to the Milner buildings, and opening up a store which was promptly bought out by Milner. In May of 1889 he built a two-story building below town\textsuperscript{30} and opened up a saloon. This location was just north of the land owned by the Steamboat Springs Company and so was not governed by the Company's liquor policy. Dunfield's reputation with the residents of the town was not very high, considering the events described in the following newspaper article:

"Dr. L. E. Bamber, dentist, of this place, was found dead in the slough or branch of Bear River near Dunfield's saloon and just below town, on Monday morning at about ten o'clock.... This is the first victim of the deadly whisky mill that has fastened itself by the side of our town, and which is a stench in the nostrils of all good persons in the community. The feeling of the community is positive in condemnation of the acts of persons who supply this deadly drug to people who are struggling to conquer a passion for drink, and some decisive action to curtail or abolish this evil may be expected."\textsuperscript{31}

Dunfield also had a fondness for gambling and "would bet on poker, a horse race, an election or anything else that gave him action on his money"\textsuperscript{32}. But Dunfield also sold dry goods in his saloon, and his good business sense led him back to the center of town in 1892, where he built just east of the store he had sold to Milner. Crawford's fears of a saloon never materialized; Dunfield's store sold general merchandise, anything and everything from food to clothes to machinery; it carried the largest stock in Northwestern Colorado.\textsuperscript{33} After five

\begin{flushright}
\textsuperscript{29} \textit{The Steamboat Pilot}, May 19, 1919, page 4  \\
\textsuperscript{30} A 1954 tourist map by Ellen Winchell locates the building on the north side of US40 close to where Indian Trail meets Lincoln Ave).  \\
\textsuperscript{31} \textit{The Inter Mountain}, April 17, 1890, page 3  \\
\textsuperscript{32} \textit{The Steamboat Pilot}, July 10, 1936, page 6  \\
\textsuperscript{33} \textit{The Steamboat Pilot}, December 30, 1894, page 4
\end{flushright}
successful years, Dunfield enlarged his store and added a warehouse next door. This attracted the attention of J. W. Hugus & Company which had a number of stores throughout the region. Hugus bought the buildings and complete stock of Dunfield in August of 1898.\textsuperscript{34} Within a few months Dunfield bought his original store back from Milner and proceeded to triple its size by extending it back and sideways.\textsuperscript{35} This new store started as Dunfield & Son, but later became Dunfield & Marsh.

North side of the 900 block of Lincoln Ave., winter of 1898/9. Dunfield had just sold the two buildings at the right to Hugus, but had not yet bought the large building on the left. The far right building is the one he was building in 1892 when Crawford wrote his letters. Photograph courtesy of the Denver Public Library, History Colorado, CHS.X4748

Dunfield was elected to one term as County Judge in the 1890s. In the first town elections in 1900, Crawford was elected Mayor and Dunfield was elected one of the Trustees; with 124 out of 129 votes. Crawford retired, and Dunfield was elected mayor in 1902, 1904 and 1906, each for 1-year terms.

As happened to many of the old wooden buildings in Steamboat the Dunfield & Marsh store burned to the ground January 27, 1910. Dunfield decided to move to Salt Lake City, where his daughter lived, and opened up a store there. He died in 1917. In spite of his earlier saloon business and his fondness for gambling, Dunfield was an important part of the early growth of Steamboat Springs, and one of its popular leaders.

\textsuperscript{34} The Steamboat Pilot, August 17, 1898, page 4
\textsuperscript{35} The Steamboat Pilot, April 12, 1899, page 1 and September 20, 1899, page 4

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January 27\textsuperscript{th} 91

Mr. G. H. Suttle
Secy Sch. Dist No. 4 &c.

My Dear Sir. Your failure and refusal to make out an order or certificate of salary due to Mrs. Franz, teacher in the public school in this District for the last school month, makes a meeting of the board necessary. And I hereby call a meeting of the board of Directors of the school Dist. to convene at my office on Friday the 30\textsuperscript{th} inst. at 2 ocl P.M. to act upon the above mentioned, and such other business as may properly come before the meeting.

J. H. Crawford Pres.
Board directors school dist #4

Letter 92

N?? 12\textsuperscript{th} 91

Hon Jno. A. Campbell
Co. Supt Schools Routt

My Dear Sir. Upon the matter of a meeting of the school board next Saturday. We have to say that if the parties all [aiming] to be [appraised] will advise us in writing of any points they wish to discuss not having already been discussed fully and decided upon, we will cheerfully meet with them, otherwise we think the meeting would be not profitable and could result in no good

Yours truly &c.
James H. Crawford Pres
Henry Woolery Secy

Index

<under 'C'>
Congl Church pg. 119

<under 'M'>
101 Metcalf
Page 114 print
The plat of Steamboat Springs as it was in 1890. The major streets run from the northwest to the southeast, parallel to the Yampa River.