



# United States Department of the Interior

## NATIONAL PARK SERVICE

ROCKY MOUNTAIN REGIONAL OFFICE

12795 W. Alameda Parkway

P.O. Box 25287

Denver, Colorado 80225-0287

D-424  
JUN 7 1990  
TAKE PRIDE IN AMERICA

IN REPLY REFER TO:

H32 (RMR-PR)

JUN 29 1990

JUL 27 1990

Mrs. Barbara Sudler, President  
Colorado State Historical Society  
Colorado State Museum  
1300 Broadway  
Denver, Colorado 80203

Regional Director
Deputy Reg. Director
Park Oper.
Admin.
* Plan. & Res. Pres. <i>Rec 7/27</i>
Comm. & P.A. <i>Schene</i>
EO
Action Taken

Dear Mrs. Sudler:

Please find enclosed a Determination of Eligibility (DOE) prepared for the Lily Lake complex located in Rocky Mountain National Park. The Rocky Mountain Regional Office is seeking your concurrence that this property is ineligible for listing on the National Register of Historic Places. Please refer to the enclosed context, survey report, and forms for supporting documentation.

If you concur with the ineligibility of this property, please sign the concurrence and date blocks provided below.

If you should have any questions regarding this project, please contact Dr. Michael G. Schene, Supervisory Regional Historian, at 969-2875.

Sincerely,

*Richard A. Strait*  
FOR Richard A. Strait  
Associate Regional Director  
Planning and Resource Preservation

Enclosures

I Concur

*[Signature]*

Date

*7/24/90*

\* Provided that we receive a survey area map, acreage and date of survey as an amendment to the survey report.

**CONTEXT REPORT**

I. PIONEER SETTLEMENT AND THE DEVELOPMENT OF THE RESORT INDUSTRY  
IN THE ESTES PARK - GRAND LAKE AREA OF THE COLORADO ROCKIES,  
1859-1939

The region under consideration is located astride the Continental Divide in the northern Colorado Rocky Mountains. As a result of its montane setting, the climate is generally sub-alpine with long, cold winters of heavy snowfall and short, moderately warm summers. The two major drainages are the Big Thompson River east of the Continental Divide and the Colorado River, which has its headwaters on the west side at Grand Lake. The terrain is rugged as might be expected in such a setting.

For early pioneers and modern-day travelers, the prominent landmark in northern Colorado is the jagged mountain known as Long's Peak within Rocky Mountain National Park. The mountain was named for Major Stephen H. Long, leader of the famous expedition into Colorado. When Long sighted the peak in 1820, he believed it to be Pike's Peak. Long had preconceived ideas about suitable farmlands and he failed to see the potential of the arid Western landscape with its rugged beauty as a place to be sought out by visitors. Long coined the term "Great American Desert" to describe the terrain. The public accepted Long's perceptions and they remained strong in peoples' minds for many years.

Despite Long's low opinion, the Colorado mountains and plains offered more than spectacular scenery. They provided homes to an assortment of animals. Hunters and trappers of many nationalities and widely diverse backgrounds searched the region for beaver as early as the late 18th century. These men were pioneer explorers, remembering streams and paths for their survival. Many of these men would serve as guides to later scientific and military expeditions, to wagon trains of immigrants, and to prospectors.<sup>1</sup>

Although trappers and traders must have frequented the lands that now comprise Rocky Mountain National Park, the only reliable account of travel in the area was made by Rufus B. Sage. Sage trapped near Long's Peak in the fall of 1843. He noted in his journal his hunting path that went for "ten or twelve miles, through a broad opening between two mountain ridges, bearing a northwesterly direction, to a large valley skirting a tributary of Thompson's Creek, where, finding an abundance of deer, I passed the interval till my return to the Fort."<sup>2</sup> Historians have placed his campsite in the general vicinity of Wild Basin.<sup>3</sup> Hunting and trapping were not the only attractions Colorado offered.

Gold played a decisive role in the settlement of the northern part of the State. After 1859, discoveries of gold and silver lured thousands of prospectors to both sides of the Continental Divide. For many, such as Joel Estes, the mineral proved to be elusive but other methods of earning a livelihood soon arose.<sup>4</sup>

In the fall of 1859, Estes and his son Milton, encountered the park which later was named after them. Estes first came to the area around the future Rocky Mountain National Park on a hunting trip. He fell in love with the area and established a small cattle ranch. One of Estes' first visitors was William N. Byers, editor of the Rocky Mountain News. Byers, along with three others, attempted the first ascension of Long's Peak. Their 1864 attempt failed, but in writing for the Rocky Mountain News Byers called the mountain park by the name of his hosts, thereby giving Estes Park its name.<sup>5</sup>

#### Development of the Nineteenth Century Colorado Resort Industry

Western dude or resort ranches grew slowly in the last quarter of the 19th century. Their popularity increased in the early years of the 20th century as industrialization and urbanization created both a desire in the East to visit the West and a growing middle class with the time and money for summer vacations. World War I aided the growth of dude ranching, as Europe was closed to foreign travel and Americans explored their own country. The boom period for dude ranches was the 1920s. During the Great Depression many ranches survived, and another period of prosperity began in the late 1930s. During World War II business declined but many ranches adapted to the fluctuating economy, travel restriction and rationing. After 1945 another burst of growth in Colorado occurred, but changes after World War II gradually pushed dude ranches from the forefront of the vacation and recreation business.

All those developments, however, were many years in the future when

Estes hosted Byers. The key to the growth of resort ranches, like many activities in the West, was related to access to transportation. Guests used trains to get from their homes in the East and Midwest to the vicinity of the ranches. Early resorts depended almost exclusively on the railroads for long distance transportation, and as the dude ranching industry grew, this dependence increased. The railroads at first felt no need to promote the guest ranches as an adequate supply of guests seemed assured. Later railroad officials recognized the potential of travelers heading West, and officials of the Burlington and Northern Pacific railways cooperated with resorts on an advertising campaign that benefitted dude ranches and the railroads for decades. Other rail companies, such as the Union Pacific, quickly followed suit. However, by the early 1920s as automobile traffic increased and a corresponding decline in railroad passengers led to renewed publicity.<sup>6</sup>

The fortunes of the Western Slope of the Colorado Rocky mountains closely paralleled those of Estes Park. Gold and silver ores were discovered north of Grand Lake in the late 1870s, resulting in the settlements of Lulu City and Dutchtown. However, the metals quickly played out and the mining towns slipped into obscurity. Some people stayed and Grand Lake remained, first as a supply town and later as a tourist center. Homesteaders on the Western Slope often opened their homes to weary travelers. Adventurers became increasingly plentiful as word of the region's beauty and healthful

climate spread. By the turn of the century, hosting tourists was a way of life for many settlers.<sup>7</sup>

On the other side of the Divide in the Estes Park area, dude ranches developed slowly. This reflects the impact of two factors: first, the high cost of transportation into the area in relation to the average American's income of the late nineteenth century; and secondly, large parcels of land remained unsettled. Since few pioneers of the late nineteenth century moved to Estes Park to purposefully start a dude ranch, a time lag between settlement and conversion led to few dude ranches prior to 1900. Joel Estes, for example, sold his cattle ranch after a few years and left for warmer climates. He failed to realize the potential of the area lay neither in gold nor in cattle. Other early settlers remained focussed on ranching but did supplement their income by providing room and board to visitors seeking better health in the clean mountain air or big game hunting. While some ranchers grumbled, others began to recognize the potential of the lucrative tourist trade. Those same ranchers quickly recognized the link between their cattle ranch and the growing mystique of the West. As a result they took advantage of their ranch operations to provide "dudes" with a western outdoor experience. In the words of one settler, "Before the tourists came to Estes Park, it was only a cattle ranch and not a good one at that."<sup>8</sup>

As stated above, the first primitive dude ranches in the Estes Park

area predated the turn of the century. One of the earliest dude ranches in the country belonged to Griff Evans. As early as 1872, while on a trip through Colorado, the English Lord Dunraven was told of the spectacular hunting to be found in Estes Park and of Griff Evans' "Dude Ranch," where lodgings could be obtained. The following year Dunraven journeyed to the park where he found the dude ranch at the mouth of Fish Creek still open. That same year Isabella Bird, a noted author/world traveler, paid Evans \$8.00 a week for the use of a horse and accommodations consisting of "a small cabin...near a lake; it had a stone chimney, a hay bed, a chair with a tin basin on it, a shelf, some pegs, a small window overlooking the picturesque lake, and two doors, neither of which would close."<sup>9</sup>

The hunting and scenery impressed Lord Dunraven and he created a private hunting reserve in Estes Park. He began by purchasing Griff Evans holdings on Fish Creek. Dunraven then acquired thousands of acres of land, but his plans were threatened by legal challenges. One of the earliest settlers of Estes Park, Henry "Hank" Farrar built a house within the present city limits of Estes Park. Dunraven's Estes Park company induced Farrar to move off the land onto a 40 acre tract further west. He moved onto Section 6, T5N, R72W. Quickly Farrar sold the land to Peter Paulen (1884). Meanwhile, the disgruntled Dunraven visited Estes Park less frequently. In 1880 after numerous lawsuits, he left the valley permanently. He leased his holdings to Theodore Whyte, an



Englishman who operated part of the property as a hotel. In 1907 the land was sold. One of the purchasers was F. O. Stanley, co-inventor of the Stanley Steamer, who later established the famous Stanley Hotel on a section of what had been Lord Dunraven's holdings.

Another Estes Park rancher opened his home to paying guests as early as 1874. Abner Sprague was an early pioneer who homesteaded along Big Thompson Creek in Moraine Park, or Willow Park as it was then known. A paying visit from Lord Dunraven is credited with revealing to Sprague the income potential of a dude ranch. Sprague operated his guest ranch for several years. The resort consisted of a main lodge, dining room, kitchen, and small guest cabins. By 1904 the resort accommodated 100 guests. The property was later incorporated into Stead's Ranch. The entire complex was an in-holding within Rocky Mountain National Park after its establishment in 1915. In 1962 the National Park Service purchased the property and, within 2 years, removed all improvements. Sprague's interest in tourists continued, and in 1915, he began a summer hotel and fish preserve in Glacier Basin. This area became one of the most popular areas of the National Park. The National Park Service acquired this property in 1932 and leased the establishment to a concessionaire. The park took over the property in 1957 and removed the buildings.

Dude ranching was not limited to the eastern side of the Continental Divide. Henry Lehman and his family opened a dude ranch near Granby in Middle Park in the 1890s. It possessed a reputation as a fisherman's haven and was one of the earliest dude ranches in that section of the Rocky Mountains. Today the area once occupied by the Lehman Ranch is covered with the waters of Granby Reservoir, which is part of the Colorado-Big Thompson Water Diversion project, begun in the 1950s.

In 1907 "Squeaky" Bob Wheeler began operating his lodgings in the Kawuneeche Valley north of Grand Lake. His "Hotel de Hardscrabble" was a tent camp for hunters and trout fishermen. "Squeaky" was well known for his stories and good cooking, not for his housekeeping skills. "Squeaky" scented the guests sheets with talcum powder rather than to do laundry. In 1928 Wheeler sold his camp, located along the popular Trail Ridge Road, and that same year Phantom Valley Ranch was developed on the site. Phantom Valley remained operable for more than 30 years and housed thousands of guests. Rocky Mountain National Park bought the ranch about 1960 and the lodge and guest cabins were removed. The presence of a well-publicized national park in the area did not hurt local dude ranching after 1915. However, before that date, the dude ranchers played a significant role in popularizing the idea of a national park in northern Colorado.<sup>10</sup>

Beginning just after the turn of the century, the owners of many dude ranches, lodges and mountain campgrounds in and around Estes Park lobbied effectively for the establishment of a national park to include Long's Peak. Enos Mills, owner of the Long's Peak Inn, headed the movement. Mills publicized the beauty and recreation potential of the mountainous landscape. Also, he advocated the creation of a national park "before the area could be appropriated in piecemeal fashion by lumbering, mining and cattle interests."

Joining Mills' lobbying effort were other local businessmen, such as F. O. Stanley of the Stanley Hotel. Collectively they formed the Estes Park Protective and Improvement Association in September, 1906 (later the Colorado Mountain Club, organized April 26, 1912). Utilizing these forums, Mills and other local citizens argued that the U.S. Forest Service did not provide sufficient protection for the local scenery. Mills and his supporters believed that the Forest Service's utilitarian conservation philosophy encouraged commercial development of the environment to the detriment of other less consumptive uses such as hiking or backpacking. In addition, members of the association believed that creation of a national park would attract thousands of tourists and bring prosperity to the mountain valley. Agreeing with the idea of potential tourists, the Denver Chamber of Commerce and other business and political figures quickly supported the national park idea. After many years of work, the necessary political support was secured and on

January 18, 1915, the legislation passed Congress, with President Woodrow Wilson signing the bill into law a few days later.<sup>11</sup>

After establishment of Rocky Mountain National Park, more dude ranches were opened, among them the Holzwarth's Trout Lodge and Ranch. The Trout Ranch began in 1919 and was situated in a prime location near Fall River Road, which was completed in 1920. The only transmontane road in Rocky Mountain National Park at the time, Fall River Road connected the east and west sides of the Continental Divide, greatly increasing travel to the Grand Lake region. Tourists were happy to end their long drive from Estes Park with fishing, riding, and relaxation at Holzwarth's. The rates were \$2.00 a day or \$11.00 a week, which included lodging, meals, and the use of a horse. Guests at the Trout Ranch were housed in tents but when these ran out, the willing tourists slept on mattresses outside. On holidays, as many as 100 people could be found sleeping around the cabin and barn.

As busy as the Holzwarths were, however, long winters and early snows in the Colorado mountains limited the dude business to a short season from late May to September. Like many other dude ranch families, the Holzwarths supplemented their income with a variety of odd jobs including trapping and guiding. Income from these activities, as well as from ranching and farming, enabled them to survive the lean winter months. Eventually, when fish and game departments established hunting and fishing seasons, dude

ranchers incorporated autumn hunting trips into their regular tourist activities. This resulted in an extended operating season for dude ranch operations.

In an effort to expand and upgrade their facilities, the Holzwarth's moved to a new ranch across the Colorado River in 1923. Named the Never Summer Ranch after the adjacent mountain range, it had a large, three-story lodge of native logs with a large porch. Fishing at the Never Summer Ranch continued to be popular with tourists. The fish were so plentiful that for many years the limit on trout was 20 pounds. Horseback expeditions were expanded from pleasure rides and all day treks to include an annual pack trip across the Divide into Central City. A tradition for 20 years, these rides lasted from 5 to 6 days and were highlighted by an evening at the famous Central City Opera House.

The Holzwarth's Trout Lodge and Ranch and the Never Summer Ranch, after operating for more than 50 years, were sold to the National Park Service to be incorporated into Rocky Mountain National Park. Aided by the Nature Conservancy, the National Park Service purchased the ranches in 1974 for \$1.5 million. Most of the buildings were dismantled, but several of the original homestead structures on the west side of the Colorado River were preserved to allow modern visitors to visit and experience a 1920s dude ranch. However, the three-story lodge along with other log buildings, were auctioned off and removed. The remaining structures of the

Holzwarth Trout Ranch west of the Colorado River are now known as the Never Summer Ranch by the National Park Service.

In addition to dude or guest ranches that had paying visitors, other, perhaps more affluent families began to build summer homes in the region of Rocky Mountain National Park. Many families began spending each summer in the area of Estes Park. This practice continued for generations. One of the most well known of these summer residents was the family of William Allen White. White first came to the Estes Park region from Kansas in the early 1880s; however he stayed only briefly. After honeymooning in the area of Moraine park in 1893, he and his family returned there on a permanent seasonal basis in 1911. White, who had been the editor of the Emporia Gazette in Kansas, became a noted literary figure during his years spent in the area of Moraine Park. Between 1910 and 1920 he wrote several novels and editorials as well as an autobiography. White's literary efforts gained national recognition as he displayed a pragmatic empathy with small town America. White wrote biographies of Presidents Woodrow Wilson and Calvin Coolidge and several short stories. His writings earned him two Pulitzer Prizes and he soon became known as the national spokesman for common sense.

Dude ranchers at first welcomed the automobile as an improvement in transportation that allowed a greater number of guests to make the journey west. With passage of the Federal Highway Act of 1916,

roads throughout the nation were improved. In Colorado, one of the improvements was the completion of the Fall River Road in 1920. Linking the east and west sides of Rocky Mountain National Park, this road increased automotive traffic and brought hundreds of additional visitors to the area.

Quickly, however, dude ranchers regarded the automobile as a liability rather than an asset to their livelihood. Automobile traffic presented three distinct problems for the ranchers. The first was the development of auto camps and the growth of the many lodges, cabins, and motels designed to accommodate auto travelers. The number and variety of these facilities offered tourists alternatives to the resort ranches. In Colorado, as elsewhere, ". . . the public sought accommodations in motor-courts. The luxury was to drive to one's private wilderness cabin after having registered in the main lodge."

A second problem was the potential destruction of wilderness areas by the growing demand for new roads. Before and after the great Depression, the U.S. Forest Service and National Park Service were besieged by requests to build roads through national lands, accompanied by applications for summer homes and resorts, gas stations, general stores, and other services, most with little regard for the possible damage that could result from the increased traffic. As a corollary to this demand for roads, the National Park Service promoted road development as a way to increase the

number of visitors to parks and thus to build a larger national constituency for the service.

A third significant problem was the automobile's mobility. The automobile enabled vacationers to visit more recreational sites in a shorter time period than ever before. The presence of the automobile meant that fewer people came to resort ranches to spend their entire holiday, and those who did visit left sooner.

The National Park Service perhaps presented the most serious threat to the continued prosperity of the dude ranching industry within and immediately adjacent to the new national park. In 1918 the National Park Service announced an administrative policy aimed at purchasing all private holdings within the national parks. Increasing federal appropriations in two periods, 1920-1930 and during the 10-year MISSION 66 program beginning in 1956, in combination with a policy to return Rocky Mountain National Park to a more natural setting, resulted in boundary extensions and acquisitions of inholdings.

At Rocky Mountain National Park, Sprague's resort was purchased in 1932. Also that year the NPS acquired Brinwood Guest lodge. In 1953 the Forest Inn was purchased and two years later the park bought Fall River Lodge. Other resort operations located within the boundaries of the park including Deer Ridge Chalets, Horseshoe Inn (designed by Frank Lloyd Wright in 1907), Bear Lake Lodge,



Bierstadt Lodge, and Moraine Park Lodge in Moraine Park were acquired and the buildings were removed. As a consequence, only a few, scattered, remnants of the dude ranching industry remain within Rocky Mountain National Park. The main lodge building of the Moraine Lodge, which has been rehabilitated to serve as a museum, and the Holzwarth Historic District are examples of the once-thriving industry.

The policy to return the park to a more natural setting marked the end of the resort industry as it previously existed within Rocky Mountain National Park. Although resorts and lodges flourished in Estes Park Village and other boundary areas, the emphasis of the park itself in terms of accommodations moved toward facilitating outdoor camping for the automobile tourist.<sup>12</sup>

## REGISTRATION REQUIREMENTS

Property Type: Dude/Guest Ranches or Camps and Vacation Homes  
(1859-1940)

Description: Dude ranches and vacation homes associated with this context and property type occur in Rocky Mountain National Park as historic districts. For both vacation homes and dude ranches, vernacular log or rustic architecture predominates the buildings within the districts. Rustic is used here to mean buildings constructed using older techniques and materials as part of a conscious effort by an architect to convey the feeling of an earlier period. Many of the individual structures exhibit additions and use of more modern materials, such as roofing, for maintenance or concrete for replacement of deteriorated foundations. With the exception of the barns in the dude ranch districts, the buildings are typically one or one and one-half stories. Core volumes vary from 18,000 cubic feet to more than 100,000 cubic feet. The generally used footprint is a rectangle with side (front) oriented facades. Most common, later additions frequently change the footprint to a "T" or "L." Roofs of either single or intersecting gables predominate. Construction dates for this property type range between 1875 and 1939. The other characteristic that distinguishes this property type is the spatial relationship of the buildings within the district to convey the feeling of either a dude ranch with the main lodge and animal husbandry/care areas, and the guest cabins interspersed between or

around those features. On the other hand, at vacation homes small cabins for family friends are placed around either a central court or more randomly over the property. Smaller scale animal care facilities also set vacation homes apart from dude ranches.

The condition of these resources may vary widely. These variations can be traced to two factors. First, the modernization of the building including the addition of electricity, kitchens or plumbing may or may not have been done in a sympathetic manner with sympathetic materials. Secondly, natural deterioration, especially of unused buildings, has taken its toll. The vacation homes can be either a single building or a small complex with architecture similar to that described above, most frequently rustic. The dude ranches and vacation homes have no particular locational pattern other than to reflect where parcels of land were available at the time they first were opened or built.

The history of the individual dude ranches varies, but generally three paths can be traced. Some were built purely for guests. Others were evolutions and adaptations of working ranches to accommodate guests. Finally, some were family retreats that were converted into guest ranch operations. No matter what their previous history, once they became dude ranches certain elements were present that defined them as dude ranches such as log cabins, barns and lodges and services such as "ranch meals" and horseback riding taking precedence over cattle feeding in the built

environment and activities of dude ranches. Equally, the placement of the cabins, lodge, barns, corrals, and other facilities helped define the dude ranch of the Estes Park area, also discussed above.

Significance: The significance of dude ranching and tourism in the Estes Park area is rooted in the combination of scenic attractions of the area and the popularity of western, outdoors vacations that grew rapidly during the period between the end of World War I and the latter years of the 1950s. Properties in this category must either be associated with National Register Criterion A or B under the area of significance of entertainment/recreation, as tourist/vacation activity at the local level, or associated with an individual that made an important contribution to the development of outdoor tourism as an industry. To be considered significant under Criterion C for its architecture, the property, or at least key elements of it must be the work of a recognized master in rustic architecture. If the building is not the work of a master and it is to be considered significant as either log or rustic vernacular, it must exhibit some unique or ethnically rooted construction techniques. No significant regional research concerns regarding dude ranching and the vacation industry in the area have been identified. However, other contemporary rural activities do have identified data gaps that are not applicable to these resources under Criterion D. Therefore, these resources have no significant informational value or potential.<sup>13</sup>

Registration Requirements: Resources associated with this context and this property type must meet the requirements outlined below to be considered as eligible for inclusion in the National Register of Historic Places. The first requirement is that the property be historically associated with the context, that is it must have been either a dude ranch or vacation home during the period of significance. Beyond that, there must be either a significant social or economic contribution made by the resource to the evolution of local dude ranching or tourism, or an association with the active tourism career of an individual significant to the local industry. In either case that significance must be clearly documentable. The second requirement is that the physical characteristics of a dude ranch or vacation home must be present, specifically that the buildings be primarily log and that the individual buildings must be part of a contiguous district or individual building with associated outbuildings. To be considered for registration under Criterion C the property, or at least key elements of it must be the work of a recognized master in rustic architecture. If the building is not the work of a master and it is to be considered significant as either log or rustic vernacular, it must exhibit some unique or ethnically rooted construction techniques. Finally, the district and/or contributing resources must be at least fifty years old. No National Register exceptions apply to this property type. The individual buildings and the district must be in their original location or their location during the period of significance and the setting must be present

to convey their historic feeling. Additions or modifications must not impair the quality of the historic fabric (design, materials, and workmanship) of the individual contributing buildings within a district or the overall district. If the individual buildings have lost any of their ability to convey either their design, materials, workmanship, or character/function within the district through natural deterioration or the activities of man during or after the period of significance, then those specific buildings shall be considered non-contributing. Properties associated with this context were evaluated under Criteria A, B, C and D.

Properties previously determined eligible under the context of Pioneer Settlement and the Development of the Resort Industry include:

Holzwarth HD (Listed 12/2/1977)

William Allen White HD (Listed 10/25/1973)

Moraine lodge (Listed 10/8/1976).

### The Lily Lake Ranch

The Lily Lake Ranch (Uncle Joe's Fishing Camp) is located about two miles south-southwest of Marys Lake, and approximately five miles south of Estes Park. Access to the ranch is provided by a gravel surfaced road. A trail type ranch road runs the entire length of the complex and beyond from the east to the northwest.

Euro-American use of the lands of Lily Lake dates back to the turn of the century. For a short time the area was occupied by an artists' colony which has all but disappeared from the historic record. The first episode of construction took place at the ranch on Lily Lake between 1918 and 1920 with construction of Uncle Joe's Fishing Camp. It was during this period that the large dormitory Building LL-8), and the horse barn (later garage, Building LL-5) were constructed. The remainder of the facility at that time appears to have consisted primarily of tent platforms and small, semi-permanent sheds.<sup>14</sup>

After that period of construction the land changed hands several times and was further subdivided. Apparently economic troubles befell Uncle Joe's camp during the mid-1920s and the property ceased to operate as a guest facility. Instead, the available county records indicate that the area, when not lying unused, was used as individual cabins or retreats. After World War II, in 1953, the Mace family purchased the ranch and began a series of improvements that were carried out between then and approximately

1956. The new owners operated the ranch as both a family retreat and as guest accommodations. This places the currently extant guest ranch as a very late follower rather than a trend setter in Estes Park tourism. The improvements mentioned above included additions to the old cabin to convert it into a dormitory type structure (LL-8), movement and reconstruction of four cabins onto the property (LL-1, LL-2, LL-3 and LL-6). The old horse barn was enlarged and improved at this time(LL-5).

The 1970s and 1980s brought more changes to the Lily Lake Ranch. During the 1970s, film production crews used the sites as a locale for the filming of the television mini-series "Centennial," building a lean-to and rusticating some of the cabins. In 1981 the Baker family acquired the property and used it as a retreat and guest camp. It was during this period that the final improvements were made including rebuilding the dining hall, constructing an outhouse and abandoning the old generator shed. The Conservation Fund purchased the ranch and in August of 1989 an agreement giving Rocky Mountain National Park responsibilities for management of the lands was signed pending Congressional action to formally transfer the lands to the United States for incorporation into the park.<sup>15</sup>

The two buildings (LL-5 and LL-8) more than fifty years old lack their historic fabric and are not considered as contextually significant under Criteria A, B, C, and D for the following reasons:



Criterion A - the various owners did not play a significant role in the evolution or development of the dude ranch industry nor did they make a significant contribution to the development of any other local industry;

Criterion B - the various owners/operators of the ranch were not leaders or trend setters in the local dude/guest ranch business. Despite the presence of many actors at the property during the filming of "Centennial," none of them were nationally honored for the work they did while on location at Lily Lake;

Criterion C - architecturally, the buildings do not display any unique or ethnically affiliated construction technique and none of the buildings were designed by masters of the rustic school;

Criterion D - pedestrian survey of the area found no surface indicators of any archaeological component and as stated above, there are no identified concerns or data gaps applicable to these resources.

The remainder of the buildings and structures (nine) are less than fifty years old, have no exceptional significance and warrant no National Register exception. What remains at Lily lake today is a post World War II complex with the two remaining buildings from the earlier fishing camp being so modified and subsumed into the newer structures that they no longer represent any connection they once had to the earlier fishing camp.

## NOTES

1. Steven F. Mehls, Colorado Plains Historic Context, (Denver: Colorado Historical Society, 1984), pp. 2 - 1, 3 - 1-2; hereafter cited: Mehls, Plains.
2. LeRoy R. and Anne W. Hafen, eds., Rufus B. Sage, His Letters and Papers, 1836-1847, vol. 2, (Glendale, CA: The Arthur H. Clark Co., 1956), p. 277.
3. Ibid.
4. Mehls, Plains, pp. 4 - 1-2.
5. C. W. Bucholtz, Rocky Mountain National Park, A History, (Boulder: Associated University of Colorado Press, 1983, pp. 49-52, hereafter cited: Bucholtz, Rocky.
6. There are a number of advertising pamphlets by the Union Pacific Railroad for the Estes Park/Rocky Mountain National Park area on file at the Colorado Historical Society in the Union Pacific Railroad Collection.
7. For a general overview of the history of Western dude ranching please refer to: Lawrence R. Borne, Dude Ranching, A Complete History, (Albuquerque: University of New Mexico Press, 1983).
8. June E. Carothers, Estes Park Past and Present, (Denver: University of Denver Press, 1951), p. 63.
9. Quoted in Bucholtz, Rocky; pp. 72-76 give a detailed synopsis of her trip in 1873, including the climbing of Long's Peak.
10. The foregoing information was obtained from a National Register of Historic Places form prepared for Rocky Mountain National Park dude ranch resources and on file at the Colorado State Historic Preservation Office and the Rocky Mountain Regional Office of the National Park Service.
11. Bucholtz, Rocky, pp. 104-137.
12. The above information was obtained from Bucholtz, Rocky, pp. 173-197; and the National Register nomination form cited earlier.
13. William G. and Nancy B. Buckles, Colorado Historical Archaeology Context, Denver: Colorado Historical Society, 1984, pp. 47-60.
14. Personal Communication between S.F. Mehls and Cybil Barnes, 27 October 1989 and Larimer County Assessor's and Treasurer's Records, various dates, Larimer County Courthouse, Ft. Collins, CO.

15. Ibid., and Memorandum of Understanding between the National Park Service and the Conservation Fund, Agreement # MU1520-9, August, 1989, copy on file at headquarters, Rocky Mountain National Park.

**NRHP FORM AND SKETCH MAP**

**SURVEY REPORT WITH LCS FIELD FORMS**

**SURVEY REPORT**  
**LILY LAKE RANCH, ROCKY MOUNTAIN NATIONAL PARK,**  
**LARIMER COUNTY, COLORADO**

Submitted to  
Rocky Mountain National Park  
National Park Service  
Estes Park, Colorado

May 15, 1990

Submitted by  
Western Historical Studies, Inc.  
1225 Atlantis Ave.  
Lafayette, Colorado  
Carol Drake Mehls, Ph.D., Principal Investigator  
Steven F. Mehls, Ph.D., Historian

CONTENTS

Objectives . . . . . 1  
The Survey Area . . . . . 2  
Research Design . . . . . 3  
Methodology . . . . . 4  
Number of Resources Recorded . . . . . 6  
The Natural Environment . . . . . 7  
Historic Context . . . . . 8  
Results . . . . . 29  
Notes . . . . . 32

Appendix A -- NPS LCS Field Inventory Forms

## OBJECTIVES

The objectives of the Lily Lake Ranch survey as completed by Western Historical Studies, Inc., under federal contract number PX-1520-9-A692 were twofold. The first goal of the project was to develop a synthesized, specific historic context for ranching settlement and dude ranching from the general Colorado Mountains and Plains Resource Protection Planning Process (RP3) themes that had been developed during the early 1980s and previous work that had been done on Rocky Mountain National Park dude ranches. Secondly, the survey was to perform an intensive level survey of the Lily Lake Ranch within Rocky Mountain National Park.



## THE SURVEY AREA

The area studied by Western Historical Studies for this project is the developed area of the Lily Lake Ranch. The historical research and contextual development covered cattle and dude ranching for all of the Park. The field intensive inventory included only the Lily Lake Ranch portion of the park. The lands were all contained Section 14, Township 4N, Range 73W, on the Long's Peak, CO. United States Geological Survey 7.5' map.

## RESEARCH DESIGN

Western Historical Studies, Inc.(WHS), following approved Colorado Office of Archaeology and Historic Preservation procedures did not prepare a separate research design for this project as it was for a small area that would fall under the small survey guidelines. Rather WHS used existing RP3 concerns and previously developed National Register contexts concerning dude ranching, vacation homes and tourism in the northern Colorado Rockies. These documents identified a number of concerns on the general topic as well as offering guidance for establishing evaluation criteria.<sup>1</sup> It was from those sources that WHS developed the historic context which follows.

## METHODOLOGY

WHS approached the project as a unified whole even though there were two distinct phases, research and field survey. This methodology assured that at the end of the project the entire package of survey, report and context provided a cohesive whole. Certain procedures were to be taken to reach that point.

The first step in the process was to undertake preliminary research to identify specific sources for the study area. The purpose was to identify sources and types of information available to support the context and property evaluations. This included a file search at the Colorado Preservation Office, acquisition of information from the National Park Service real estate files, bibliographic searches at local repositories such as Colorado Historical Society, Denver Public Library, University of Colorado Library, Colorado State University Library, contact with county offices (recorder, assessor, county agent) and an interview with a nearby property owner.

The next step in the research phase was to evaluate the utility of the sources and proceed with the actual research. The research focussed on two topics, the first combined the pertinent parts of the existing documentation (RP3 themes, results of any other inventories and data from documentary research) into a preliminary context outline including identification of preliminary property types, significant trends and patterns in study area ranching and resort/dude ranch development and any significant

innovations or individuals. Through this process, the appropriate linkages to RP3 themes were maintained and strengthened. From this documentary research, the narrative portion of the context was developed. Such work met all requirements for a historic context as specified by the Colorado Survey Manual and National Register of Historic Places Bulletin 16. The research was conducted prior to and during the field survey.

The second phase of research was the site specific research needed to fulfill the requirements of an intensive level survey under Colorado survey guidelines and applicable Secretary of the Interior standards. The information for the site specific research came from records such as the County Recorder and Assessor offices, real estate files, and interviews. From this phase, data for total documentation and evaluation of the properties was generated. The information was used during form preparation, final context writing and survey report writing. The intensive level survey included a number of different tasks. The first was completion of the site specific research outlined above to arrive at details of ownership, changes that have taken place at the property and further work to identify any associations of significant persons, events or innovations. Based upon the field inventory and research, recommendations of eligibility were framed.

## NUMBER OF RESOURCES RECORDED

The survey recorded eleven buildings, structures, and features associated with the operation of the Lily Lake Ranch. Two of those had dates of construction before 1950. A site file search at the Colorado Office of Archaeology and Historic Preservation found no previously recorded sites in the study area. However, other dude ranching related resources had been previously recorded in the Section. Those resources were at a neighboring guest ranch.

## THE NATURAL ENVIRONMENT

The region under consideration is located astride the Continental Divide in the northern Colorado Rocky Mountains. As a result of its montane setting, the climate is generally sub-alpine with long, cold winters of heavy snowfall and short, moderately warm summers. The two major drainages are the Big Thompson River east of the Continental Divide and the Colorado River, which has its headwaters on the west side at Grand Lake. The terrain is rugged as might be expected in such a setting.

## HISTORIC CONTEXT

For early pioneers and modern-day travelers, the prominent landmark in northern Colorado is the jagged mountain known as Long's Peak within Rocky Mountain National Park. The mountain was named for Major Stephen H. Long, leader of the famous expedition into Colorado. When Long sighted the peak in 1820, he believed it to be Pike's Peak. Long had preconceived ideas about suitable farmlands and he failed to see the potential of the arid Western landscape with its rugged beauty as a place to be sought out by visitors. Long coined the term "Great American Desert" to describe the terrain. The public accepted Long's perceptions and they remained strong in peoples' minds for many years.

Despite Long's low opinion, the Colorado mountains and plains offered more than spectacular scenery. They provided homes to an assortment of animals. Hunters and trappers of many nationalities and widely diverse backgrounds searched the region for beaver as early as the late 18th century. These men were pioneer explorers, remembering streams and paths for their survival. Many of these men would serve as guides to later scientific and military expeditions, to wagon trains of immigrants, and to prospectors.<sup>2</sup>

Although trappers and traders must have frequented the lands that now comprise Rocky Mountain National Park, the only reliable

account of travel in the area was made by Rufus B. Sage. Sage trapped near Long's Peak in the fall of 1843. He noted in his journal his hunting path that went for "ten or twelve miles, through a broad opening between two mountain ridges, bearing a northwesterly direction, to a large valley skirting a tributary of Thompson's Creek, where, finding an abundance of deer, I passed the interval till my return to the Fort."<sup>3</sup> Historians have placed his campsite in the general vicinity of Wild Basin.<sup>4</sup> Hunting and trapping were not the only attractions Colorado offered.

Gold played a decisive role in the settlement of the northern part of the State. After 1859, discoveries of gold and silver lured thousands of prospectors to both sides of the Continental Divide. For many, such as Joel Estes, the mineral proved to be elusive but other methods of earning a livelihood soon arose.<sup>5</sup>

In the fall of 1859, Estes and his son Milton, encountered the park which later was named after them. Estes first came to the area around the future Rocky Mountain National Park on a hunting trip. He fell in love with the area and established a small cattle ranch. One of Estes' first visitors was William N. Byers, editor of the Rocky Mountain News. Byers, along with three others, attempted the first ascension of Long's Peak. Their 1864 attempt failed, but in writing for the Rocky Mountain News Byers called the mountain park by the name of his hosts, thereby giving Estes Park its name.<sup>6</sup>

#### Development of the Nineteenth Century Colorado Resort Industry



Western dude or resort ranches grew slowly in the last quarter of the 19th century. Their popularity increased in the early years of the 20th century as industrialization and urbanization created both a desire in the East to visit the West and a growing middle class with the time and money for summer vacations. World War I aided the growth of dude ranching, as Europe was closed to foreign travel and Americans explored their own country. The boom period for dude ranches was the 1920s. During the Great Depression many ranches survived, and another period of prosperity began in the late 1930s. During World War II, business declined but many ranches adapted to the fluctuating economy, travel restriction and rationing. After 1945, another burst of growth in Colorado occurred, but changes after World War II gradually pushed dude ranches from the forefront of the vacation and recreation business.

All those developments, however, were many years in the future when Estes hosted Byers. The key to the growth of resort ranches, like many activities in the West, was related to access to transportation. Guests used trains to get from their homes in the East and Midwest to the vicinity of the ranches. Early resorts depended almost exclusively on the railroads for long distance transportation, and as the dude ranching industry grew, this dependence increased. The railroads at first felt no need to promote the guest ranches as an adequate supply of guests seemed assured. Later railroad officials recognized the potential of travelers heading West, and officials of the Burlington and

Northern Pacific railways cooperated with resorts on an advertising campaign that benefitted dude ranches and the railroads for decades. Other rail companies, such as the Union Pacific, quickly followed suit. However, by the early 1920s as automobile traffic increased and a corresponding decline in railroad passengers led to renewed publicity.<sup>7</sup>

The fortunes of the Western Slope of the Colorado Rocky mountains closely paralleled those of Estes Park. Gold and silver ores were discovered north of Grand Lake in the late 1870s, resulting in the settlements of Lulu City and Dutchtown. However, the metals quickly played out and the mining towns slipped into obscurity. Some people stayed and Grand Lake remained, first as a supply town and later as a tourist center. Homesteaders on the Western Slope often opened their homes to weary travelers. Adventurers became increasingly plentiful as word of the region's beauty and healthful climate spread. By the turn of the century, hosting tourists was a way of life for many settlers.<sup>8</sup>

On the other side of the Divide in the Estes Park area, dude ranches developed slowly. This reflects the impact of two factors: first, the high cost of transportation into the area in relation to the average American's income of the late nineteenth century; and secondly, large parcels of land remained unsettled. Since few pioneers of the late nineteenth century moved to Estes Park to purposefully start a dude ranch, a time lag between settlement and

conversion led to few dude ranches prior to 1900. Joel Estes, for example, sold his cattle ranch after a few years and left for warmer climates. He failed to realize the potential of the area lay neither in gold nor in cattle. Other early settlers remained focussed on ranching but did supplement their income by providing room and board to visitors seeking better health in the clean mountain air or big game hunting. While some ranchers grumbled, others began to recognize the potential of the lucrative tourist trade. Those same ranchers quickly recognized the link between their cattle ranch and the growing mystique of the West. As a result they took advantage of their ranch operations to provide "dudes" with a western outdoor experience. In the words of one settler, "Before the tourists came to Estes Park, it was only a cattle ranch and not a good one at that."<sup>9</sup>

As stated above, the first primitive dude ranches in the Estes Park area predated the turn of the century. One of the earliest dude ranches in the country belonged to Griff Evans. As early as 1872, while on a trip through Colorado, the English Lord Dunraven was told of the spectacular hunting to be found in Estes Park and of Griff Evans' "Dude Ranch," where lodgings could be obtained. The following year Dunraven journeyed to the park where he found the dude ranch at the mouth of Fish Creek still open. That same year Isabella Bird, a noted author/world traveler, paid Evans \$8.00 a week for the use of a horse and accommodations consisting of "a small cabin...near a lake; it had a stone chimney, a hay bed, a

chair with a tin basin on it, a shelf, some pegs, a small window overlooking the picturesque lake, and two doors, neither of which would close."<sup>10</sup>

The hunting and scenery impressed Lord Dunraven and he created a private hunting reserve in Estes Park. He began by purchasing Griff Evans holdings on Fish Creek. Dunraven then acquired thousands of acres of land, but his plans were threatened by legal challenges. One of the earliest settlers of Estes Park, Henry "Hank" Farrar built a house within the present city limits of Estes Park. Dunraven's Estes Park company induced Farrar to move off the land onto a 40 acre tract further west. He moved onto Section 6, T5N, R72W. Quickly Farrar sold the land to Peter Paulen (1884). Meanwhile, the disgruntled Dunraven visited Estes Park less frequently. In 1880 after numerous lawsuits, he left the valley permanently. He leased his holdings to Theodore Whyte, an Englishman who operated part of the property as a hotel. In 1907 the land was sold. One of the purchasers was F. O. Stanley, co-inventor of the Stanley Steamer, who later established the famous Stanley Hotel on a section of what had been Lord Dunraven's holdings.

Another Estes Park rancher opened his home to paying guests as early as 1874. Abner Sprague was an early pioneer who homesteaded along Big Thompson Creek in Moraine Park, or Willow Park as it was then known. A paying visit from Lord Dunraven is credited with

revealing to Sprague the income potential of a dude ranch. Sprague operated his guest ranch for several years. The resort consisted of a main lodge, dining room, kitchen, and small guest cabins. By 1904 the resort accommodated 100 guests. The property was later incorporated into Stead's Ranch. The entire complex was an in-holding within Rocky Mountain National Park after its establishment in 1915. In 1962 the National Park Service purchased the property and, within 2 years, removed all improvements. Sprague's interest in tourists continued, and in 1915, he began a summer hotel and fish preserve in Glacier Basin. This area became one of the most popular areas of the National Park. The National Park Service acquired this property in 1932 and leased the establishment to a concessionaire. The park took over the property in 1957 and removed the buildings.

Dude ranching was not limited to the eastern side of the Continental Divide. Henry Lehman and his family opened a dude ranch near Granby in Middle Park in the 1890s. It possessed a reputation as a fisherman's haven and was one of the earliest dude ranches in that section of the Rocky Mountains. Today the area once occupied by the Lehman Ranch is covered with the waters of Granby Reservoir, which is part of the Colorado-Big Thompson Water Diversion project, begun in the 1950s.

In 1907 "Squeeky" Bob Wheeler began operating his lodgings in the Kawuneeche Valley north of Grand Lake. His "Hotel de Hardscrabble"

was a tent camp for hunters and trout fishermen. "Squeeky" was well known for his stories and good cooking, not for his housekeeping skills. "Squeeky" scented the guests sheets with talcum powder rather than to do laundry. In 1928 Wheeler sold his camp, located along the popular Trail Ridge Road, and that same year Phantom Valley Ranch was developed on the site. Phantom Valley remained operable for more than 30 years and housed thousands of guests. Rocky Mountain National Park bought the ranch about 1960 and the lodge and guest cabins were removed. The presence of a well-publicized national park in the area did not hurt local dude ranching after 1915. However, before that date, the dude ranchers played a significant role in popularizing the idea of a national park in northern Colorado.<sup>11</sup>

Beginning just after the turn of the century, the owners of many dude ranches, lodges and mountain campgrounds in and around Estes Park lobbied effectively for the establishment of a national park to include Long's Peak. Enos Mills, owner of the Long's Peak Inn, headed the movement. Mills publicized the beauty and recreation potential of the mountainous landscape. Also, he advocated the creation of a national park "before the area could be appropriated in piecemeal fashion by lumbering, mining and cattle interests."

Joining Mills' lobbying effort were other local businessmen, such as F. O. Stanley of the Stanley Hotel. Collectively they formed the Estes Park Protective and Improvement Association in September,

1906 (later the Colorado Mountain Club, organized April 26, 1912). Utilizing these forums, Mills and other local citizens argued that the U.S. Forest Service did not provide sufficient protection for the local scenery. Mills and his supporters believed that the Forest Service's utilitarian conservation philosophy encouraged commercial development of the environment to the detriment of other less consumptive uses such as hiking or backpacking. In addition, members of the association believed that creation of a national park would attract thousands of tourists and bring prosperity to the mountain valley. Agreeing with the idea of potential tourists, the Denver Chamber of Commerce and other business and political figures quickly supported the national park idea. After many years of work, the necessary political support was secured and on January 18, 1915, the legislation passed Congress, with President Woodrow Wilson signing the bill into law a few days later.<sup>12</sup>

After establishment of Rocky Mountain National Park, more dude ranches were opened, among them the Holzwarth's Trout Lodge and Ranch. The Trout Ranch began in 1919 and was situated in a prime location near Fall River Road, which was completed in 1920. The only transmontane road in Rocky Mountain National Park at the time, Fall River Road connected the east and west sides of the Continental Divide, greatly increasing travel to the Grand Lake region. Tourists were happy to end their long drive from Estes Park with fishing, riding, and relaxation at Holzwarth's. The rates were \$2.00 a day or \$11.00 a week, which included lodging,

meals, and the use of a horse. Guests at the Trout Ranch were housed in tents but when these ran out, the willing tourists slept on mattresses outside. On holidays, as many as 100 people could be found sleeping around the cabin and barn.

As busy as the Holzwarths were, however, long winters and early snows in the Colorado mountains limited the dude business to a short season from late May to September. Like many other dude ranch families, the Holzwarths supplemented their income with a variety of odd jobs including trapping and guiding. Income from these activities, as well as from ranching and farming, enabled them to survive the lean winter months. Eventually, when fish and game departments established hunting and fishing seasons, dude ranchers incorporated autumn hunting trips into their regular tourist activities. This resulted in an extended operating season for dude ranch operations.

In an effort to expand and upgrade their facilities, the Holzwarth's moved to a new ranch across the Colorado River in 1923. Named the Never Summer Ranch after the adjacent mountain range, it had a large, three-story lodge of native logs with a large porch. Fishing at the Never Summer Ranch continued to be popular with tourists. The fish were so plentiful that for many years the limit on trout was 20 pounds. Horseback expeditions were expanded from pleasure rides and all day treks to include an annual pack trip across the Divide into Central City. A tradition for 20 years,



these rides lasted from 5 to 6 days and were highlighted by an evening at the famous Central City Opera House.

The Holzwarth's Trout Lodge and Ranch and the Never Summer Ranch, after operating for more than 50 years, were sold to the National Park Service to be incorporated into Rocky Mountain National Park. Aided by the Nature Conservancy, the National Park Service purchased the ranches in 1974 for \$1.5 million. Most of the buildings were dismantled, but several of the original homestead structures on the west side of the Colorado River were preserved to allow modern visitors to visit and experience a 1920s dude ranch. However, the three-story lodge along with other log buildings, were auctioned off and removed. The remaining structures of the Holzwarth Trout Ranch west of the Colorado River are now known as the Never Summer Ranch by the National Park Service.

In addition to dude or guest ranches that had paying visitors, other, perhaps more affluent families began to build summer homes in the region of Rocky Mountain National Park. Many families began spending each summer in the area of Estes Park. This practice continued for generations. One of the most well known of these summer residents was the family of William Allen White. White first came to the Estes Park region from Kansas in the early 1880s; however he stayed only briefly. After honeymooning in the area of Moraine park in 1893, he and his family returned there on a permanent seasonal basis in 1911. White, who had been the editor

of the Emporia Gazette in Kansas, became a noted literary figure during his years spent in the area of Moraine Park. Between 1910 and 1920 he wrote several novels and editorials as well as an autobiography. White's literary efforts gained national recognition as he displayed a pragmatic empathy with small town America. White wrote biographies of Presidents Woodrow Wilson and Calvin Coolidge and several short stories. His writings earned him two Pulitzer Prizes and he soon became known as the national spokesman for common sense.

Dude ranchers at first welcomed the automobile as an improvement in transportation that allowed a greater number of guests to make the journey west. With passage of the Federal Highway Act of 1916, roads throughout the nation were improved. In Colorado, one of the improvements was the completion of the Fall River Road in 1920. Linking the east and west sides of Rocky Mountain National Park, this road increased automotive traffic and brought hundreds of additional visitors to the area.

Quickly, however, dude ranchers regarded the automobile as a liability rather than an asset to their livelihood. Automobile traffic presented three distinct problems for the ranchers. The first was the development of auto camps and the growth of the many lodges, cabins, and motels designed to accommodate auto travelers. The number and variety of these facilities offered tourists alternatives to the resort ranches. In Colorado, as elsewhere, "

. . . the public sought accommodations in motor-courts. The luxury was to drive to one's private wilderness cabin after having registered in the main lodge."

A second problem was the potential destruction of wilderness areas by the growing demand for new roads. Before and after the great Depression, the U.S. Forest Service and National Park Service were besieged by requests to build roads through national lands, accompanied by applications for summer homes and resorts, gas stations, general stores, and other services, most with little regard for the possible damage that could result from the increased traffic. As a corollary to this demand for roads, the National Park Service promoted road development as a way to increase the number of visitors to parks and thus to build a larger national constituency for the service.

A third significant problem was the automobile's mobility. The automobile enabled vacationers to visit more recreational sites in a shorter time period than ever before. The presence of the automobile meant that fewer people came to resort ranches to spend their entire holiday, and those who did visit left sooner.

The National Park Service perhaps presented the most serious threat to the continued prosperity of the dude ranching industry within and immediately adjacent to the new national park. In 1918 the National Park Service announced an administrative policy aimed at

purchasing all private holdings within the national parks. Increasing federal appropriations in two periods, 1920-1930 and during the 10-year MISSION 66 program beginning in 1956, in combination with a policy to return Rocky Mountain National Park to a more natural setting, resulted in boundary extensions and acquisitions of inholdings.

At Rocky Mountain National Park, Sprague's resort was purchased in 1932. Also that year the NPS acquired Brinwood Guest lodge. In 1953 the Forest Inn was purchased and two years later the park bought Fall River Lodge. Other resort operations located within the boundaries of the park including Deer Ridge Chalets, Horseshoe Inn (designed by Frank Lloyd Wright in 1907), Bear Lake Lodge, Bierstadt Lodge, and Moraine Park Lodge in Moraine Park were acquired and the buildings were removed. As a consequence, only a few, scattered, remnants of the dude ranching industry remain within Rocky Mountain National Park. The main lodge building of the Moraine Lodge, which has been rehabilitated to serve as a museum, and the Holzwarth Historic District are examples of the once-thriving industry.

The policy to return the park to a more natural setting marked the end of the resort industry as it previously existed within Rocky Mountain National Park. Although resorts and lodges flourished in Estes Park Village and other boundary areas, the emphasis of the

park itself in terms of accommodations moved toward facilitating outdoor camping for the automobile tourist.<sup>13</sup>

## REGISTRATION REQUIREMENTS

Property Type: Dude/Guest Ranches or Camps and Vacation Homes  
(1859-1940)

Description: Dude ranches and vacation homes associated with this context and property type occur in Rocky Mountain National Park as historic districts. For both vacation homes and dude ranches, vernacular log or rustic architecture predominates the buildings within the districts. Rustic is used here to mean buildings constructed using older techniques and materials as part of a conscious effort by an architect to convey the feeling of an earlier period. Many of the individual structures exhibit additions and use of more modern materials, such as roofing, for maintenance or concrete for replacement of deteriorated foundations. With the exception of the barns in the dude ranch districts, the buildings are typically one or one and one-half stories. Core volumes vary from 18,000 cubic feet to more than 100,000 cubic feet. The generally used footprint is a rectangle with side (front) oriented facades. Most common, later additions frequently change the footprint to a "T" or "L." Roofs of either single or intersecting gables predominate. Construction dates for this property type range between 1875 and 1939. The other characteristic that distinguishes this property type is the spatial relationship of the buildings within the district to convey the feeling of either a dude ranch with the main lodge and animal husbandry/care areas, and the guest cabins interspersed between or

around those features. On the other hand, at vacation homes small cabins for family friends are placed around either a central court or more randomly over the property. Smaller scale animal care facilities also set vacation homes apart from dude ranches.

The condition of these resources may vary widely. These variations can be traced to two factors. First, the modernization of the building including the addition of electricity, kitchens or plumbing may or may not have been done in a sympathetic manner with sympathetic materials. Secondly, natural deterioration, especially of unused buildings, has taken its toll. The vacation homes can be either a single building or a small complex with architecture similar to that described above, most frequently rustic. The dude ranches and vacation homes have no particular locational pattern other than to reflect where parcels of land were available at the time they first were opened or built.

The history of the individual dude ranches varies, but generally three paths can be traced. Some were built purely for guests. Others were evolutions and adaptations of working ranches to accommodate guests. Finally, some were family retreats that were converted into guest ranch operations. No matter what their previous history, once they became dude ranches certain elements were present that defined them as dude ranches such as log cabins, barns and lodges and services such as "ranch meals" and horseback riding taking precedence over cattle feeding in the built

environment and activities of dude ranches. Equally, the placement of the cabins, lodge, barns, corrals, and other facilities helped define the dude ranch of the Estes Park area, also discussed above.

Significance: The significance of dude ranching and tourism in the Estes Park area is rooted in the combination of scenic attractions of the area and the popularity of western, outdoors vacations that grew rapidly during the period between the end of World War I and the latter years of the 1950s. Properties in this category must either be associated with National Register Criterion A or B under the area of significance of entertainment/recreation, as tourist/vacation activity at the local level, or associated with an individual that made an important contribution to the development of outdoor tourism as an industry. To be considered significant under Criterion C for its architecture, the property, or at least key elements of it must be the work of a recognized master in rustic architecture. If the building is not the work of a master and it is to be considered significant as either log or rustic vernacular, it must exhibit some unique or ethnically rooted construction techniques. No significant regional research concerns regarding dude ranching and the vacation industry in the area have been identified. However, other contemporary rural activities do have identified data gaps that are not applicable to these resources under Criterion D. Therefore, these resources have no significant informational value or potential.<sup>14</sup>



Registration Requirements: Resources associated with this context and this property type must meet the requirements outlined below to be considered as eligible for inclusion in the National Register of Historic Places. The first requirement is that the property be historically associated with the context, that is it must have been either a dude ranch or vacation home during the period of significance. Beyond that, there must be either a significant social or economic contribution made by the resource to the evolution of local dude ranching or tourism, or an association with the active tourism career of an individual significant to the local industry. In either case that significance must be clearly documentable. The second requirement is that the physical characteristics of a dude ranch or vacation home must be present, specifically that the buildings be primarily log and that the individual buildings must be part of a contiguous district or individual building with associated outbuildings. To be considered for registration under Criterion C the property, or at least key elements of it must be the work of a recognized master in rustic architecture. If the building is not the work of a master and it is to be considered significant as either log or rustic vernacular, it must exhibit some unique or ethnically rooted construction techniques. Finally, the district and/or contributing resources must be at least fifty years old. No National Register exceptions apply to this property type. The individual buildings and the district must be in their original location or their location during the period of significance and the setting must be present

to convey their historic feeling. Additions or modifications must not impair the quality of the historic fabric (design, materials, and workmanship) of the individual contributing buildings within a district or the overall district. If the individual buildings have lost any of their ability to convey either their design, materials, workmanship, or character/function within the district through natural deterioration or the activities of man during or after the period of significance, then those specific buildings shall be considered non-contributing. Properties associated with this context were evaluated under Criteria A, B, C and D.

Properties previously determined eligible under the context of Pioneer Settlement and the Development of the Resort Industry include:

Holzwarth HD (Listed 12/2/1977)

William Allen White HD (Listed 10/25/1973)

Moraine lodge (Listed 10/8/1976).

### The Lily Lake Ranch

The Lily Lake Ranch (Uncle Joe's Fishing Camp) is located about two miles south-southwest of Marys Lake, and approximately five miles south of Estes Park. Access to the ranch is provided by a gravel surfaced road. A trail type ranch road runs the entire length of the complex and beyond from the east to the northwest.

Euro-American use of the lands of Lily Lake dates back to the turn of the century. For a short time the area was occupied by an artists' colony which has all but disappeared from the historic record. The first episode of construction took place at the ranch on Lily Lake between 1918 and 1920 with construction of Uncle Joe's Fishing Camp. It was during this period that the large dormitory Building LL-8), and the horse barn (later garage, Building LL-5) were constructed. The remainder of the facility at that time appears to have consisted primarily of tent platforms and small, semi-permanent sheds.<sup>15</sup>

After that period of construction the land changed hands several times and was further subdivided. Apparently economic troubles befell Uncle Joe's camp during the mid-1920s and the property ceased to operate as a guest facility. Instead, the available county records indicate that the area, when not lying unused, was used as individual cabins or retreats. After World War II, in 1953, the Mace family purchased the ranch and began a series of improvements that were carried out between then and approximately

1956. The new owners operated the ranch as both a family retreat and as guest accommodations. This places the currently extant guest ranch as a very late follower rather than a trend setter in Estes Park tourism. The improvements mentioned above included additions to the old cabin to convert it into a dormitory type structure (LL-8), movement and reconstruction of four cabins onto the property (LL-1, LL-2, LL-3 and LL-6). The old horse barn was enlarged and improved at this time(LL-5).

The 1970s and 1980s brought more changes to the Lily Lake Ranch. During the 1970s, film production crews used the sites as a locale for the filming of the television mini-series "Centennial," building a lean-to and rusticating some of the cabins. In 1981 the Baker family acquired the property and used it as a retreat and guest camp. It was during this period that the final improvements were made including rebuilding the dining hall, constructing an outhouse and abandoning the old generator shed. The Conservation Fund purchased the ranch and in August of 1989 an agreement giving Rocky Mountain National Park responsibilities for management of the lands was signed pending Congressional action to formally transfer the lands to the United States for incorporation into the park.<sup>16</sup>

The two buildings (LL-5 and LL-8) more than fifty years old lack their historic fabric and are not considered as contextually significant under Criteria A, B, C, and D for the following reasons:

Criterion A - the various owners did not play a significant role in the evolution or development of the dude ranch industry nor did they make a significant contribution to the development of any other local industry;

Criterion B - the various owners/operators of the ranch were not leaders or trend setters in the local dude/guest ranch business. Despite the presence of many actors at the property during the filming of "Centennial," none of them were nationally honored for the work they did while on location at Lily Lake;

Criterion C - architecturally, the buildings do not display any unique or ethnically affiliated construction technique and none of the buildings were designed by masters of the rustic school;

Criterion D - pedestrian survey of the area found no surface indicators of any archaeological component and as stated above, there are no identified concerns or data gaps applicable to these resources.

The remainder of the buildings and structures (nine) are less than fifty years old, have no exceptional significance and warrant no National Register exception. What remains at Lily lake today is a post World War II complex with the two remaining buildings from the earlier fishing camp being so modified and subsumed into the newer structures that they no longer represent any connection they once had to the earlier fishing camp.

## NOTES

1. The specific RP3 themes used were:  
Steven F. Mehls, Colorado Plains Historic Context, (Denver: Colorado Historical Society, 1984), pp. XI-1 to XI-8; XIV-1 to XIV-6; and XVII-1 to XVII-7., \_\_\_\_\_, Colorado Mountains Historic Context, (Denver: Colorado Historical Society, 1984), pp. XIV-1 to XIV-6., William G. and Nancy B. Buckles, Colorado Historical Archaeology Context, (Denver: Colorado Historical Society, 1984), pp. 39-60.
2. Steven F. Mehls, Colorado Plains Historic Context, (Denver: Colorado Historical Society, 1984), pp. 2 - 1, 3 - 1-2; hereafter cited: Mehls, Plains.
3. LeRoy R. and Anne W. Hafen, eds., Rufus B. Sage, His Letters and Papers, 1836-1847, vol. 2, (Glendale, CA: The Arthur H. Clark Co., 1956), p. 277.
4. Ibid.
5. Mehls, Plains, pp. 4 - 1-2.
6. C. W. Bucholtz, Rocky Mountain National Park, A History, (Boulder: Associated University of Colorado Press, 1983, pp. 49-52, hereafter cited: Bucholtz, Rocky.
7. There are a number of advertising pamphlets by the Union Pacific Railroad for the Estes Park/Rocky Mountain National Park area on file at the Colorado Historical Society in the Union Pacific Railroad Collection.
8. For a general overview of the history of Western dude ranching please refer to: Lawrence R. Borne, Dude Ranching, A Complete History, (Albuquerque: University of New Mexico Press, 1983).
9. June E. Carothers, Estes Park Past and Present, (Denver: University of Denver Press, 1951), p. 63.
10. Quoted in Bucholtz, Rocky; pp. 72-76 give a detailed synopsis of her trip in 1873, including the climbing of Long's Peak.
11. The foregoing information was obtained from a National Register of Historic Places form prepared for Rocky Mountain National Park dude ranch resources and on file at the Colorado State Historic Preservation Office and the Rocky Mountain Regional Office of the National Park Service.
12. Bucholtz, Rocky, pp. 104-137.

13. The above information was obtained from Bucholtz, Rocky, pp. 173-197; and the National Register nomination form cited earlier.

14. William G. and Nancy B. Buckles, Colorado Historical Archaeology Context, Denver: Colorado Historical Society, 1984, pp. 47-60.

15. Personal Communication between S.F. Mehls and Cybil Barnes, 27 October 1989 and Larimer County Assessor's and Treasurer's Records, various dates, Larimer County Courthouse, Ft. Collins, CO.

16. Ibid., and Memorandum of Understanding between the National Park Service and the Conservation Fund, Agreement # MU1520-9, August, 1989, copy on file at headquarters, Rocky Mountain National Park.

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Cabin Structure #: LL-1  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

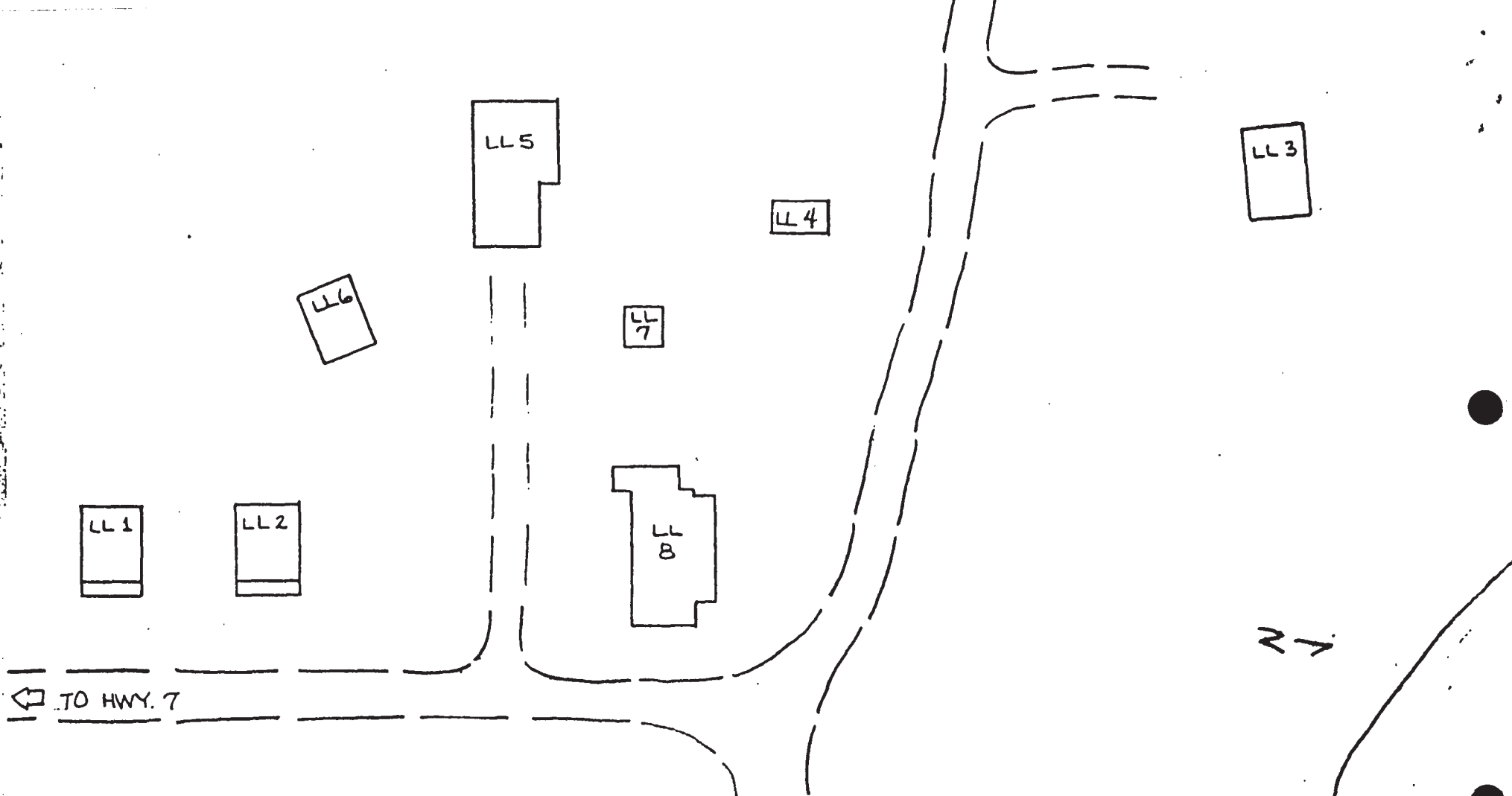
Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: UNK Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This structure was moved onto the property during the mid-1950s from another nearby tract during the period that the Mace family operated a family retreat and guest lodging facility on the property. It appears that the building exterior was rusticated during the 1970s as part of the movie set for the television mini-series Centennial. The building is less than fifty years old in its present location and has made no exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore, it is considered to be non-contributing under the applicable contexts.  
Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X  
Integrity Statement: The cabin is deteriorating, especially the front porch which has nearly collapsed, its character and design remain.

Condition: F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? MO Date: ca 1953  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 2,3,4  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/9/89  
Report Prepared By: C.D. Mehls Date: 10/20/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692





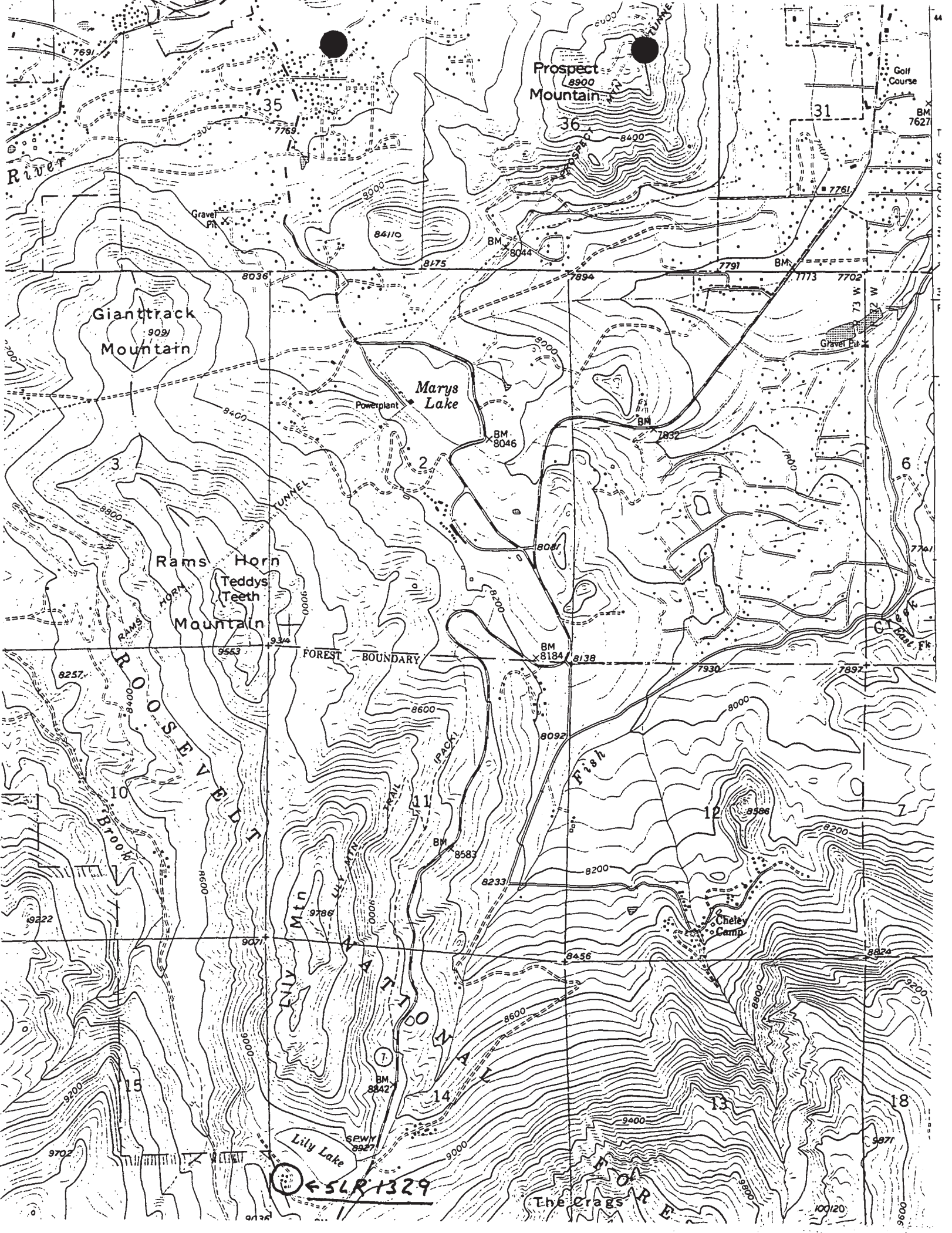
LILY LAKE BUILDINGS

- L1. CABIN 1
- L2. CABIN 2
- L3. CABIN 3
- L4. OUTHOUSE
- L5. GARAGE
- L6. CABIN 4
- L7. SHED
- L8. "HOUSE"
- L9. KITCHEN/DINING HALL

NOT TO SCALE

JRA 8/89

LILY LAKE



Prospect Mountain 8900

Gianttrack Mountain 909

Rams Horn Mountain 9000  
Teddys Teeth

ROOSEVELT  
Brook

Marys Lake  
Powerplant

FOREST BOUNDARY

Fish Creek

Cheley Camp

Lily Lake

The Crags R. E.

56R 1329

100/20



Cabin Interior

66-1



Cabin 1 Rear 3/4

LL-1



Cabin 1 66-1

Front 3/4 to NW



CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Cabin Structure #: LL-2  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

---

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION

Proposed Document X  
Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

---

Approved Ultimate Treatment Completed [ Y or N ]

---

Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: UNK Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This structure, moved onto the property during the mid-1950s from an adjacent parcel of land, represents part of the Mace family operation a family retreat and guest lodging facility on the property. It appears that the building was rusticated during the 1970s as part of the movie set for the television mini-series Centennial. The building is less than fifty years old in its present location and has made no exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore, it is considered to be non-contributing to the applicable contexts.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X

Integrity Statement: The cabin is deteriorating, especially the roof which has been reinforced and the collapsed front porch.

Condition: F Documentation: F Significance: UND

Impact Types: NEG/VAN Level of Impact: M to S

If structure has been removed, how? MO Date: ca 1953

Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89

Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 6,7,8

Drawing Number (s):

Field Recorded By: S.F. Mehls Date: 10/9/89

Report Prepared By: C.D. Mehls Date: 10/20/89

Affiliation: Western Historical Studies, Inc.

Project Title: Lily Lake Ranch LCS Inventory

Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Cabin 2

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01D

Intermediate Use: 01D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 18' x 12' Stories: 1

Composition (NPS 28 Code): 03-26

Foundation: random drylaid fieldstone, perimeter

Walls: board and batten on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber, false purlins decorated with log pieces (nailed on to 2" x 4"s with wire nails), wood shingles

Chimneys: 1-metal stovepipe

Porches: 1-wood planking on posts uncovered, full width front

Windows: 2-6 light sliding, 1 pair 6 over 6 light center-hinged; 1 millwaste shutter, hinges for others remain

Doors: 1-board and batten

Additions: none

Interior Plan: 1 open multi-purpose room

Interior Finishes: plywood, tongue and groove flooring(wood)

MODIFICATIONS: Interior: Y Exterior: Y

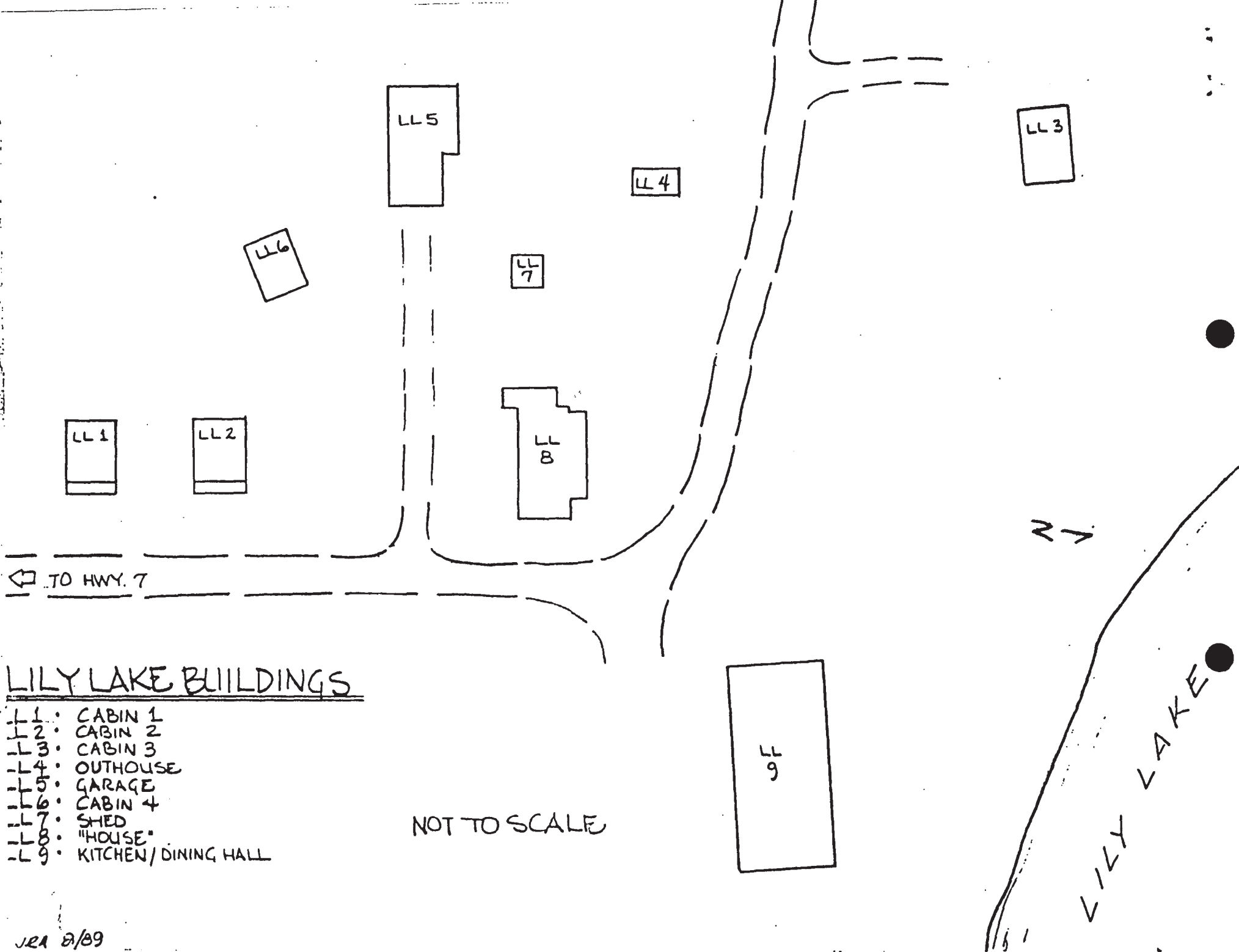
Interior Modifications: Additions of new interior panelling, flooring

Interior has recently been used by "squatters"

Exterior Modifications: Porch collapsed, roof reinforcements, addition of decorative log and stick trim around facade and porch, apparently to "rusticate" the cabin.

Site Sketch (including orientation)

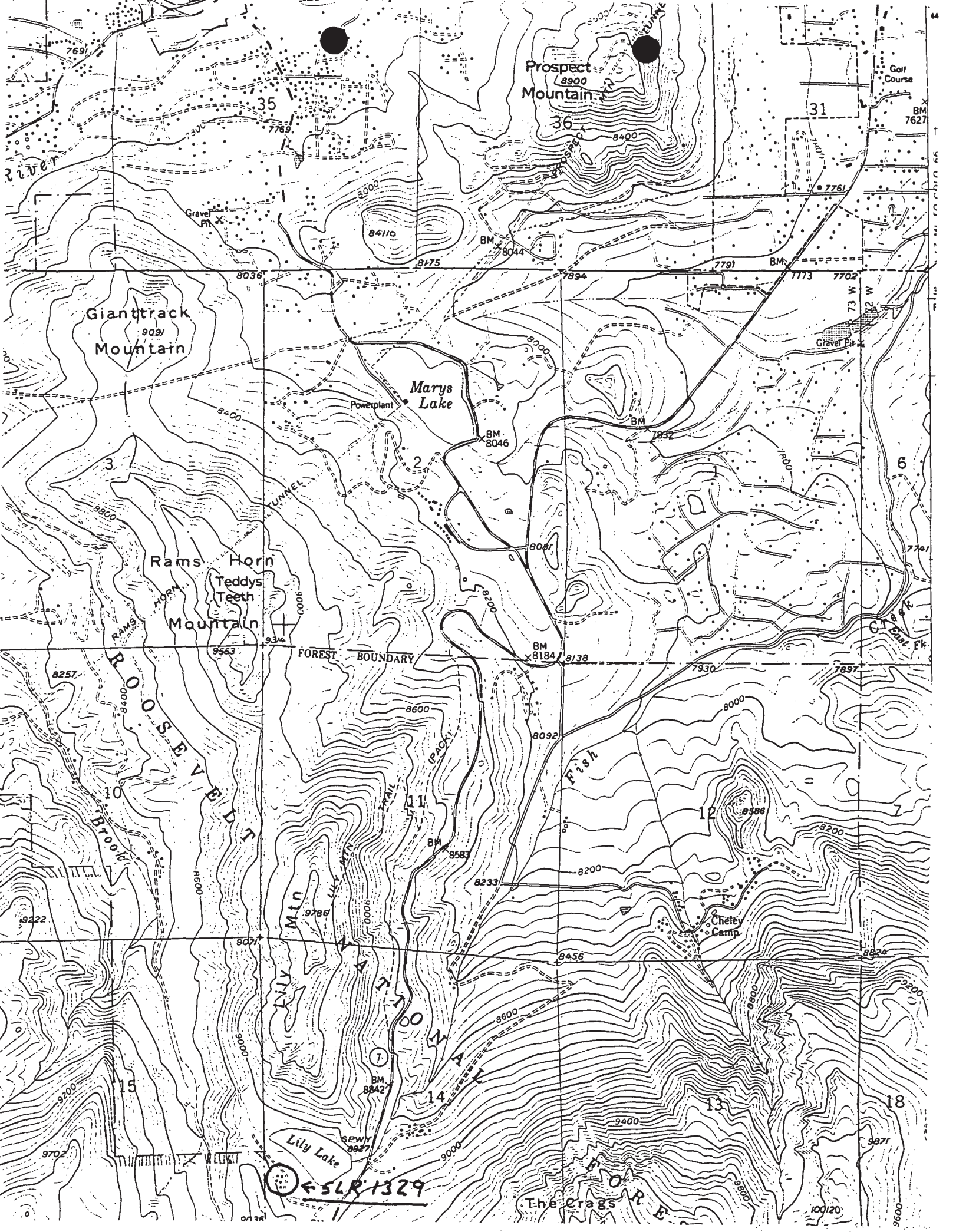
N SEE ATTACHED



LILY LAKE BUILDINGS

- LL1: CABIN 1
- LL2: CABIN 2
- LL3: CABIN 3
- LL4: OUTHOUSE
- LL5: GARAGE
- LL6: CABIN 4
- LL7: SHED
- LL8: "HOUSE"
- LL9: KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9099

Rams Horn  
Teddys Teeth  
Mountain  
9006

Marys Lake  
Powerplant

Cheley Camp

ROOSEVELT  
BROOK

FOREST BOUNDARY

Fish

The Crags

5LR 1329



1880

Interior

.



2000 66-6

Rear 3/4



CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Cabin Structure #: LL-3  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: UNK Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This structure was either built or moved onto the property during the mid-1950s during the period that the Mace family operated a family retreat and guest lodging facility on the property. It appears that the building exterior was rebuilt during the 1970s as part of the movie set for the television mini-series Centennial. The building is less than fifty years old in its present location and has made no exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore, it is considered to be non-contributing to the historic context.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X

Integrity Statement: The cabin is deteriorating, especially the front porch which has nearly sunk into the ground, its character and design remain.

Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? MO Date: ca 1953  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 18,19,20,21  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/9/89  
Report Prepared By: C.D. Mehls Date: 10/20/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Cabin 3

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01D

Intermediate Use: 01D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 18'3" x 12'3" Stories: 1

Composition (NPS 28 Code): 03-26

Foundation: random drylaid fieldstone, perimeter

Walls: board and batten on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber, wood shingles

Chimneys: 1-metal stovepipe

Porches: 1-wood stoop on ground, partially sunk into earth

Windows: 3-6 light sliding

Doors: 1-board and batten

Additions: none

Interior Plan: 1 open multi-purpose room

Interior Finishes: plywood, tongue and groove flooring(wood)

MODIFICATIONS: Interior: Y Exterior: Y

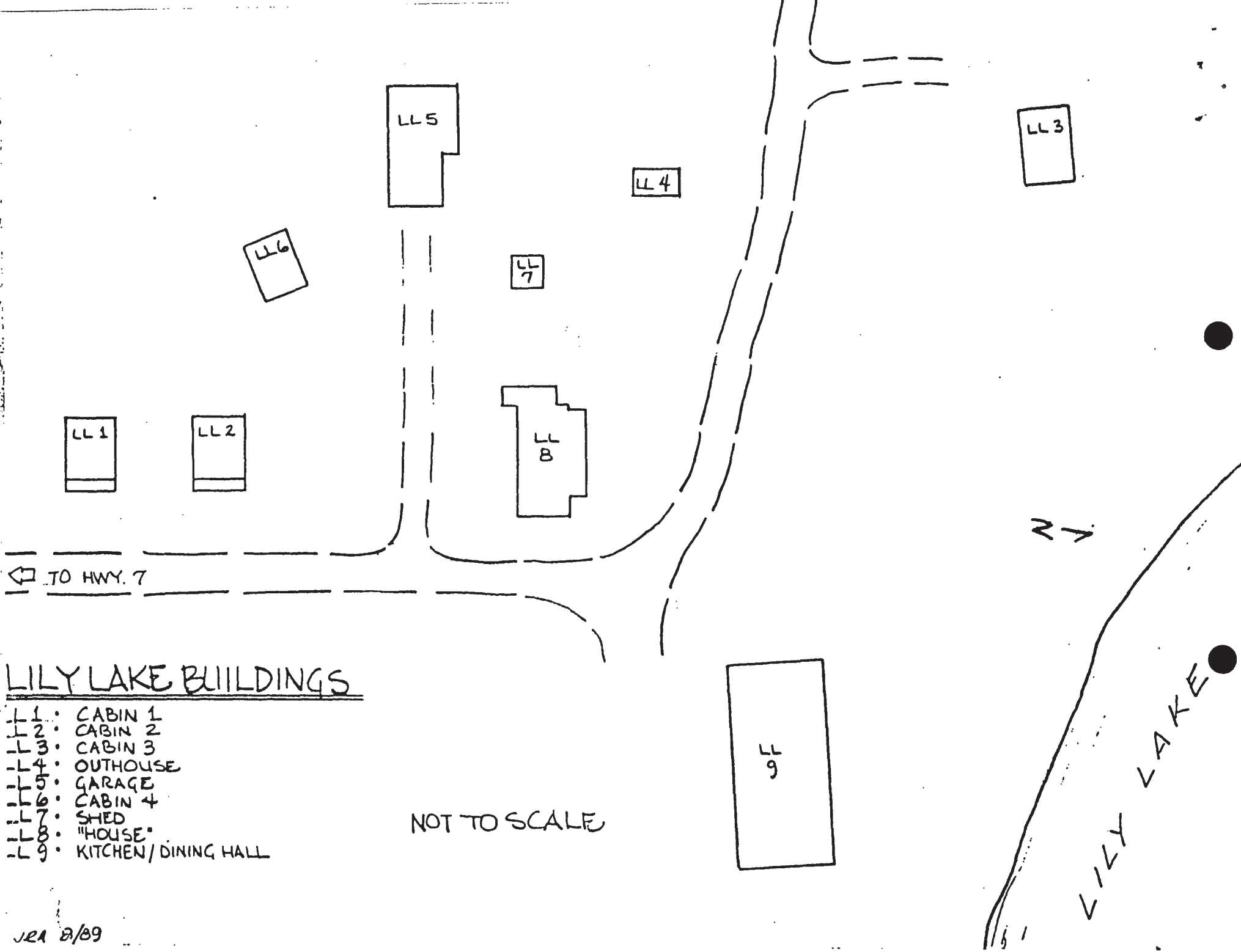
Interior Modifications: Additions of new interior panelling, flooring

Interior has recently been used by "squatters"

Exterior Modifications: Addition of new sheathing and window framing material to alter the exterior appearance for theatrical purposes during the 1970s

Site Sketch (including orientation)

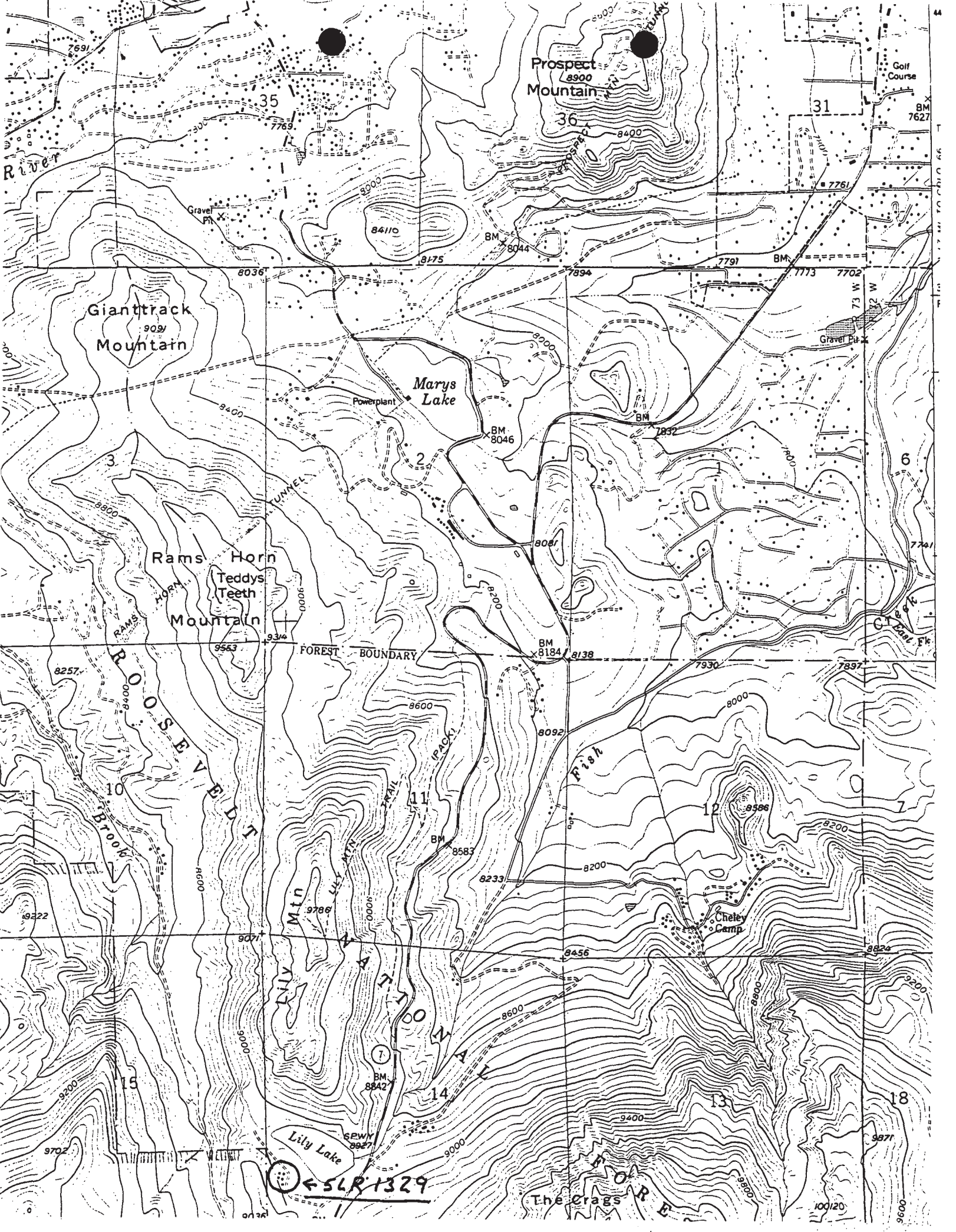
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1: CABIN 1
- L2: CABIN 2
- L3: CABIN 3
- L4: OUTHOUSE
- L5: GARAGE
- L6: CABIN 4
- L7: SHED
- L8: "HOUSE"
- L9: KITCHEN/DINING HALL

NOT TO SCALE





66-266-3

Interior



Cabin 66-3

Rear 3/4





Front 317

Front 317

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Outhouse Structure #: LL-4  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X  
Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /  
Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1981 Code for construction: BU  
Architect/Designer: Unknown Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This outhouse was placed on the property after the Baker family acquired it in 1981. It has no contextual significance and no exceptional significance and therefore is considered to be non-contributing.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X  
Integrity Statement: The outhouse is in comparatively good condition, it has recently been in use, its character and design remain.

Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? Date:  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 31,32,33,34,35

Drawing Number (s):

Field Recorded By: S.F. Mehls Date: 10/9/89

Report Prepared By: C.D. Mehls Date: 10/20/89

Affiliation: Western Historical Studies, Inc.

Project Title: Lily Lake Ranch LCS Inventory

Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Outhouse 4

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01C

Intermediate Use: 01C Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 5'3" x 8'2" Stories: 1

Composition (NPS 28 Code): 03-21

Foundation: poured concrete with poured "hoppers" underneath

Walls: rough finished planks on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber, rolled asphalt roofing (red)

Chimneys: N/A

Porches: N/A

Windows: N/A

Doors: 2-vertical wood planking

Additions: none

Interior Plan: 2 holer, separated by interior wall

Interior Finishes: cardboard, poured concrete flooring

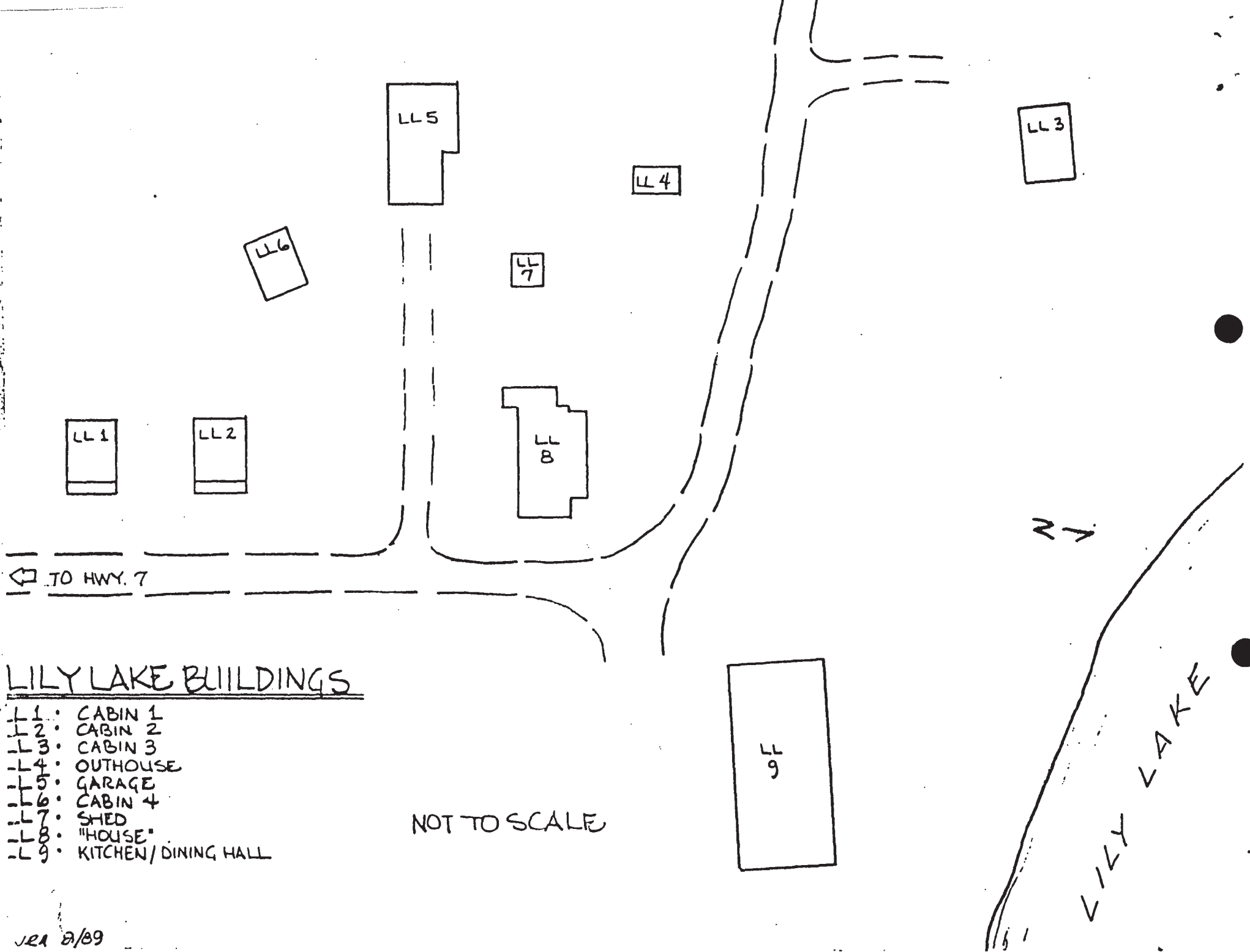
MODIFICATIONS: Interior: N Exterior: N

Interior Modifications:

Exterior Modifications:

Site Sketch (including orientation)

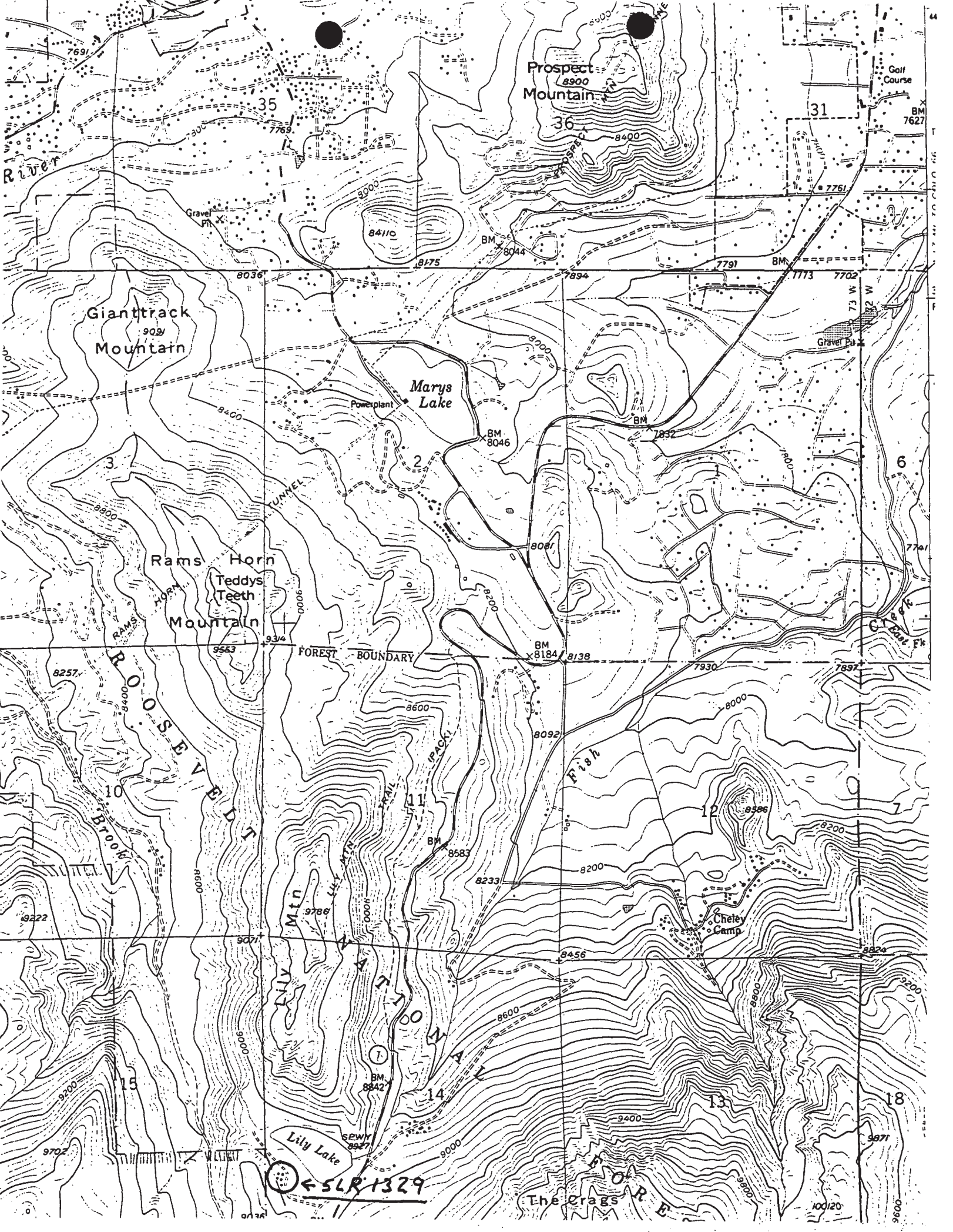
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1: CABIN 1
- L2: CABIN 2
- L3: CABIN 3
- L4: OUTHOUSE
- L5: GARAGE
- L6: CABIN 4
- L7: SHED
- L8: "HOUSE"
- L9: KITCHEN/ DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9039

Marys Lake  
Powerplant

Rams Horn  
Teddys Teeth  
Mountain

ROOSEVELT  
BROOK

ADIRONDACK  
MOUNTAIN

Chetey Camp

Lily Lake  
GEWY 8927

The Craggs

SLR 1329



Outbound 66-4

Interview





Outboard 66-4

Rear Dry



LL 4 Outhouse

Front 3/4

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Garage Structure #: LL-5  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION

Proposed Document X  
Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1920 Code for construction: BU  
Architect/Designer: UNK Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching

Statement of Significance: This garage was originally a small horse barn for "Uncle Joe's Fishing Camp," the second user of this parcel near Lily Lake. Other than ads in local papers, little is known of the fishing camp. After World War II when the Mace family took control of the property the barn was added to, doubling its size and converted to a combination garage and workshop. The character and feeling of the present building bear little relationship to that of a 1920 era camp and as a result it is felt that the building no longer conveys its association with early twentieth century Estes Park area tourism and, therefore, it is not considered to be a significant resource within the context. There was no evidence of significant archaeological materials present either.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X

Integrity Statement: The addition and new siding have cost this building its design, feeling and character by adding approximately 50% to its volume and changing its fabric

Condition: P/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S

If structure has been removed, how? Date:

Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89

Representation in Other Surveys: NO

ADMINISTRATIVE DATA  
Negative Numbers: Roll: LLR-1 Negative (s): 22,23,24

Drawing Number (s):

Field Recorded By: S.F. Mehls Date: 10/9/89

Report Prepared By: C.D. Mehls Date: 10/20/89

Affiliation: Western Historical Studies, Inc.

Project Title: Lily Lake Ranch LCS Inventory Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Garage 5

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01C

Intermediate Use: 01C Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 19' x 32' Stories: 1

Composition (NPS 28 Code): 56

Foundation: sill logs with cornerstones of fieldstone

Walls: corrugated metal building sheets over wood planking on wood frame

Roof: gabled, metal sheeting on lumber stringers and rafters, exposed rafter tips

Chimneys: 1 stovepipe opening

Porches: N/A

Windows: None

Doors: 1 large opening. 1 vertical plank with 1 covered light

Additions: front/east elevation to form a carport

Interior Plan: 3 rooms; workshop, carport, storage bin

Interior Finishes: unfinished, soil floors

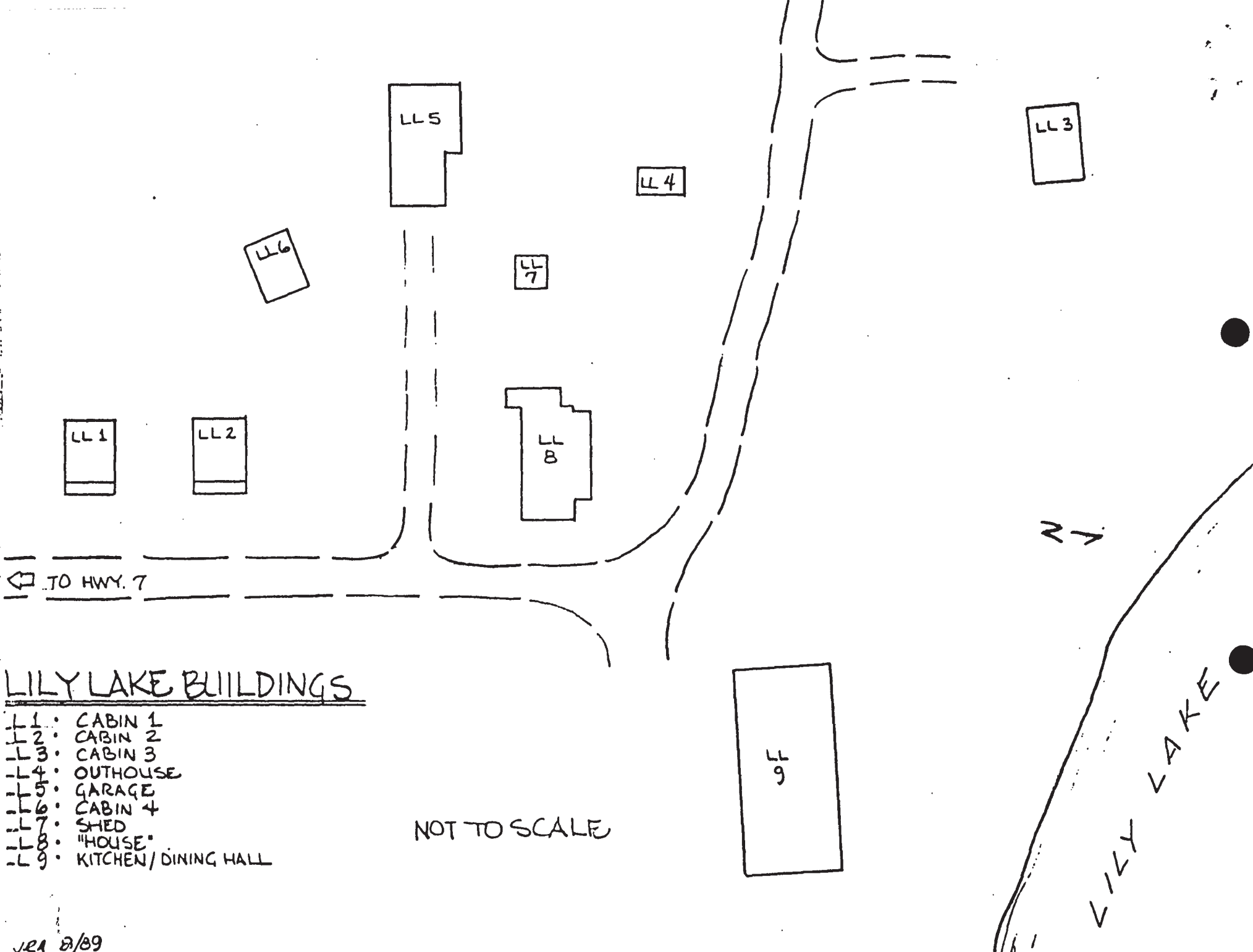
MODIFICATIONS: Interior: Y Exterior: Y

Interior Modifications: removal of interior fixtures in workshop area, is now being used as "junk" storage

Exterior Modifications: east wing (carport), that doubled the size of the building, old wood plank walls covered with newer corrugated metal sheets

Site Sketch (including orientation)

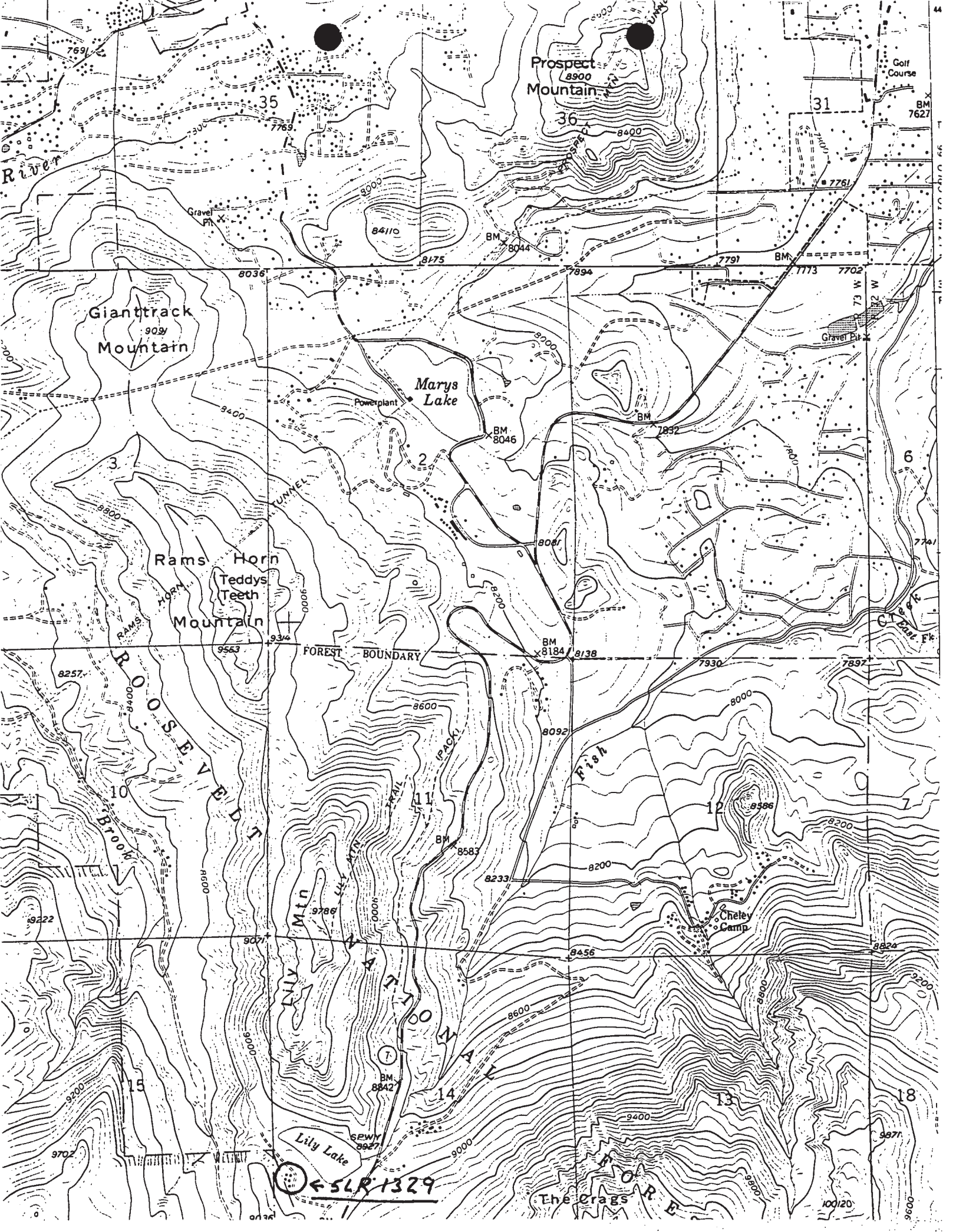
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1. CABIN 1
- L2. CABIN 2
- L3. CABIN 3
- L4. OUTHOUSE
- L5. GARAGE
- L6. CABIN 4
- L7. SHED
- L8. "HOUSE"
- L9. KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
909

Marys Lake  
Powerplant

Rams Horn Mountain  
9000  
Teddys Teeth

ROOSEVELT  
BROOK

LILY MOUNTAIN  
9786

Cheley Camp

Lily Lake

The Craggs

SLR 1329

100/120





Interior



L.L.S  
Rear 3/4



Front 3/4

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Cabin Structure #: LL-6  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: UNK Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: The Mace family moved this structure onto the property during the mid-1950s. During that period they operated a family retreat and guest lodging facility on the property. It appears that the building was heavily rebuilt no longer than fifteen years ago, possibly for set support for the television mini-series Centennial. The building is less than fifty years old in its present location and has no made exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore it is considered to be non-contributing to the historic context.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X

Integrity Statement: The cabin is not too badly deteriorated, its character and design remain.

Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? MO Date: ca 1953  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 27,28,29  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/9/89  
Report Prepared By: C.D. Mehls Date: 10/20/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Cabin 6

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01D

Intermediate Use: 01D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 8'9" x 12'3" Stories: 1

Composition (NPS 28 Code): 03-26

Foundation: random drylaid fieldstone, perimeter

Walls: board and batten on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber wood shingles

Chimneys: 1-metal stovepipe

Porches: None

Windows: 2-6 light sliding, 1-1 light fixed

Doors: 1-board and batten

Additions: none

Interior Plan: 1 open multi-purpose room

Interior Finishes: plywood, tongue and groove flooring(wood)

MODIFICATIONS: Interior: Y Exterior: Y

Interior Modifications: Additions of new interior panelling, flooring

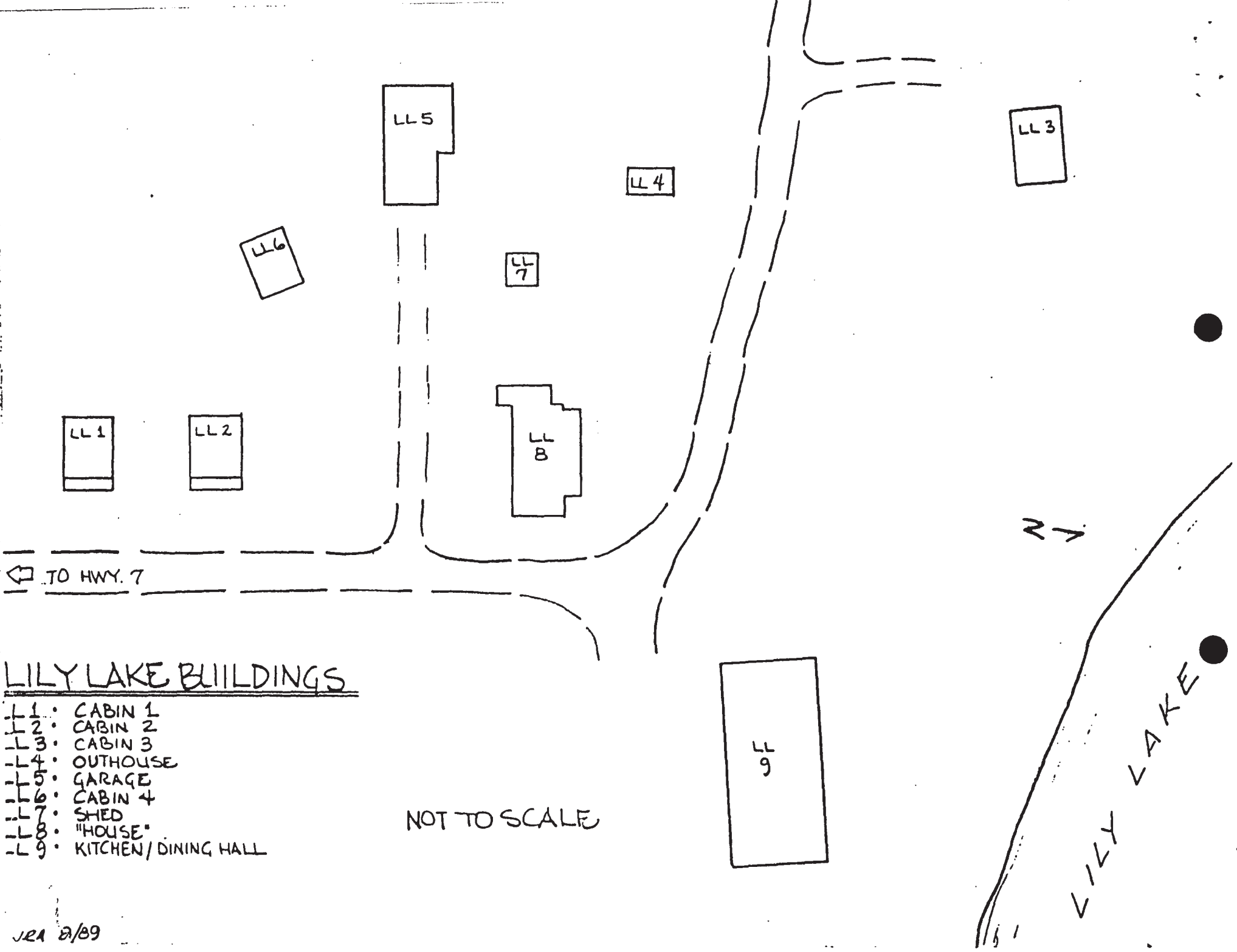
Interior has recently been used for storage

Exterior Modifications: portion of northern wall is newer than the rest of the building, possibly indicating removal of a shed and closure of the wall or movement of the wall.

Site Sketch (including orientation)

N SEE ATTACHED



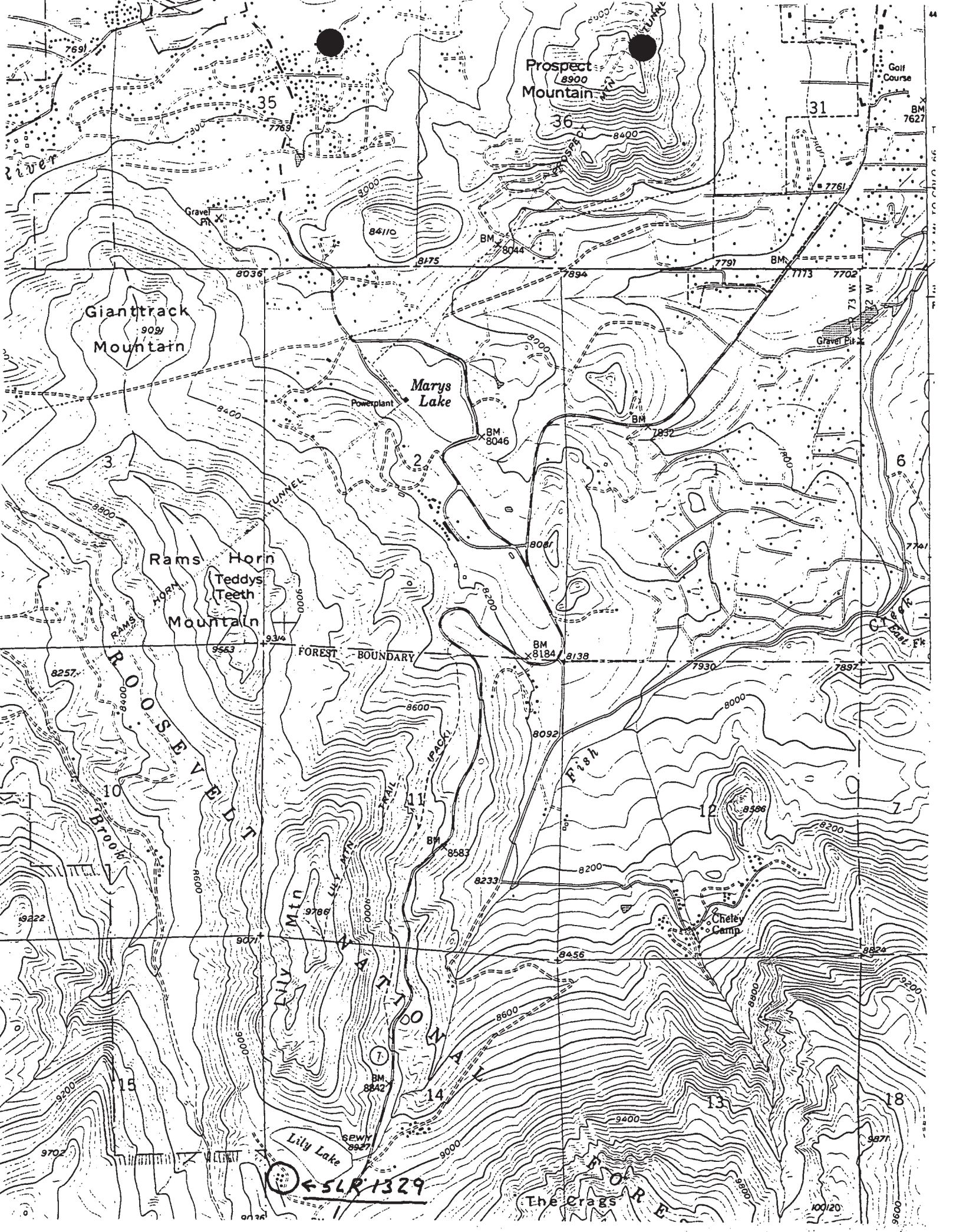


LILY LAKE BUILDINGS

- LL1: CABIN 1
- LL2: CABIN 2
- LL3: CABIN 3
- LL4: OUTHOUSE
- LL5: GARAGE
- LL6: CABIN 4
- LL7: SHED
- LL8: "HOUSE"
- LL9: KITCHEN/ DINING HALL

NOT TO SCALE

JEA 8/89



Prospect Mountain  
8900

Gianttrack Mountain  
909

Rams Horn  
Teddys Teeth  
Mountain  
9006

Marys Lake  
Powerplant

ROOSEVELT  
BROOK

FOREST BOUNDARY

Fish

Chetey Camp

Lily Lake

The Crags R.E.

5LR 1329

2200

35

36

31

3

6

10

11

14

13

18

15

18

4

56

5

6

7

8

9

10

11

Vertical coordinate markings on the right edge of the map, including 'T', '56', '5', '6', '7', '8', '9', '10', '11'.

9600

100/20

9600



Cap. 666

Interior





Cabin 66-6

Rear 3/4



Case 66-6

Front 1/4



CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Generator Shed Structure #: LL-7  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION

Proposed Document X  
Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: Mace Family Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This structure was built on the property during the mid-1950s during the period that the Mace family operated a family retreat and guest lodging facility on the property. It appears that the building was built to house a generator and supply power for the ranch; however, the generator has been removed and the interior gutted. The building is less than fifty years old and has no made exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore it is considered to be non-contributing to the context.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X  
Integrity Statement: The shed is badly deteriorated, its exterior character and design remain, but the interior is gutted.  
Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? Date:  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA  
Negative Numbers: Roll: LLR-1 Negative (s): 30,31,32  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/9/89  
Report Prepared By: C.D. Mehls Date: 10/20/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Generator Shed 7

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01C

Intermediate Use: 01C Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 6'6" x 5'6 " Stories: 1

Composition (NPS 28 Code): 03-26

Foundation: poured concrete slab

Walls: board and batten on dimensioned lumber frame

Roof: shed with barge and fascia boards of 2" x 4" lumber asphalt roofing

Chimneys: none

Porches: 1- concrete stoop

Windows: 1-opening

Doors: 1-opening

Additions: none

Interior Plan: 1 open generator and supply room with built up machinery pads

Interior Finishes: unfinished, oil stained walls and floor

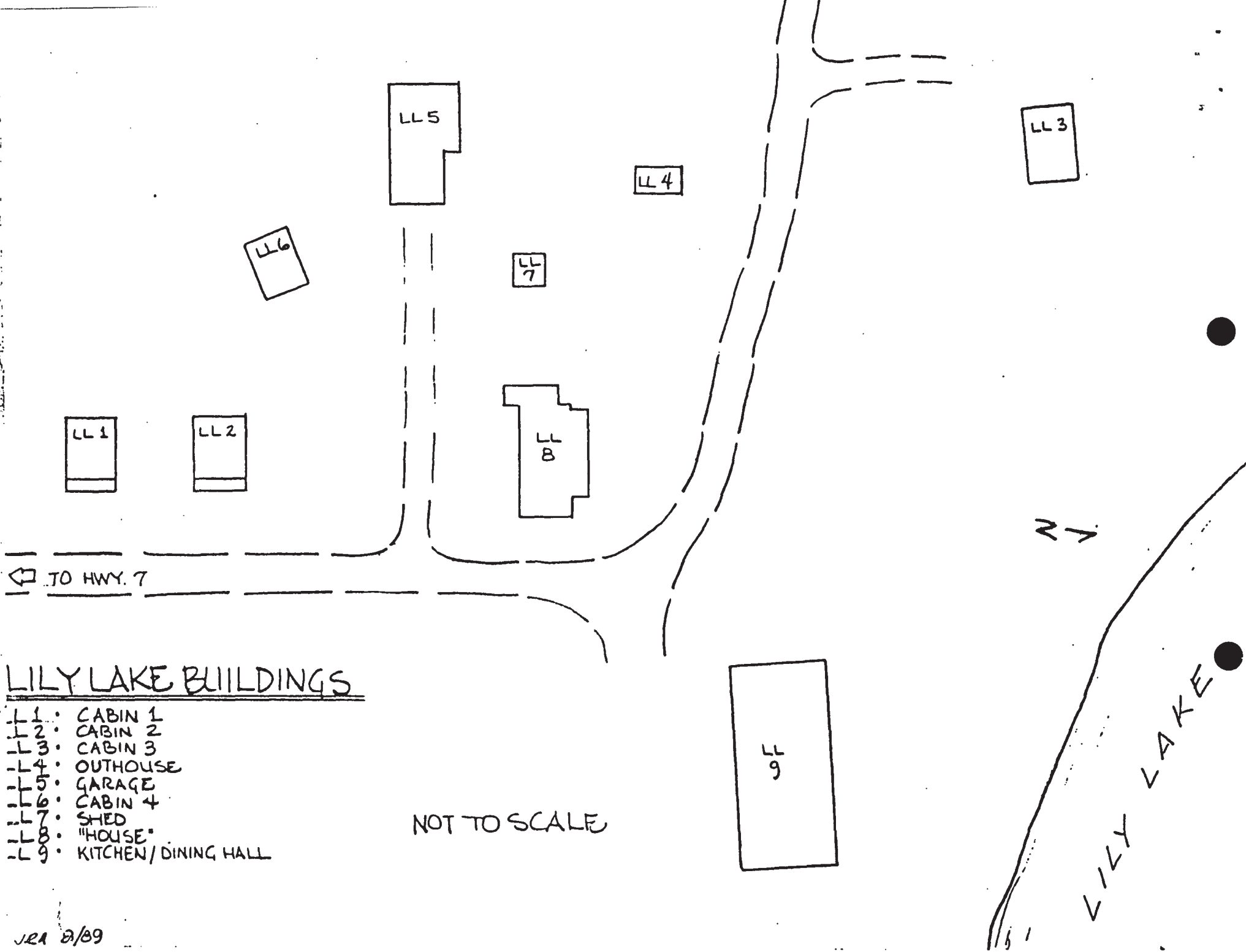
MODIFICATIONS: Interior: Y Exterior: Y

Interior Modifications: Removal of interior machinery

Exterior Modifications: removal of door, roof appears to be much newer than the rest of the building

Site Sketch (including orientation)

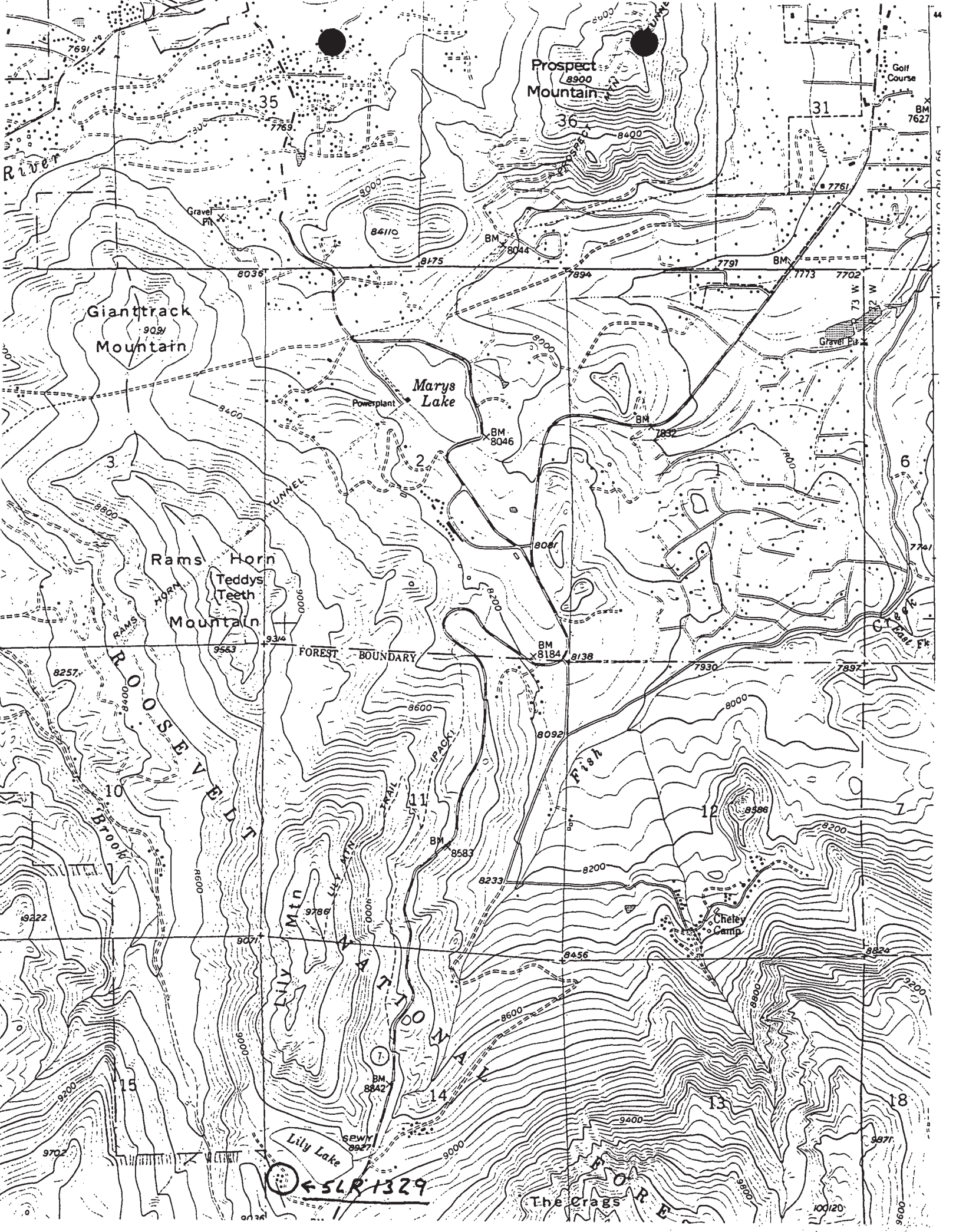
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1: CABIN 1
- L2: CABIN 2
- L3: CABIN 3
- L4: OUTHOUSE
- L5: GARAGE
- L6: CABIN 4
- L7: SHED
- L8: "HOUSE"
- L9: KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9039

Marys Lake  
Powerplant

Rams Horn  
Teddys  
Teeth  
Mountain

ROOSEVELT  
NATIONAL  
FOREST

Cheley  
Camp

Lily Lake

The Crags

SLR 1329



Shed 66-7  
Interior



Shed 046-7

Rear 314





Shed 66-7

Front 2/4

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Dormitory Structure #: LL-8  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID # ROCKY

MOUNTAIN REGION USE ONLY

PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION

Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1920 Code for construction: BU

Architect/Designer: UNK Code for designer: O

Historic Contexts: Pioneer Settlement and Dude Ranching

Statement of Significance: This building was originally a small cabin for "Uncle Joe's Fishing Camp," the second user of this parcel near Lily Lake. Other than ads in local papers, little is known of the fishing camp. Both before and after World War II, the cabin was added to in three episodes, nearly tripling its size. Presently, the interior would indicate a dormitory as the last function of the building. The foundation work that surrounds the cabin indicates that the cabin has been moved at least once. The character and feeling of the present building bear little relationship to that of a 1920 era camp and as a result it is felt that the building no longer conveys its association with early twentieth century Estes Park area tourism and therefore it is not considered to be a significant resource within the context. There was no evidence of significant archaeological materials present.

Evaluation of Structure: Contributing Non-Contributing X

National Register Criteria: A X B X C X D X

Integrity Statement: The additions and new wings have cost this building its design, feeling and character

Condition: P/F Documentation: F Significance: UND

Impact Types: NEG/VAN Level of Impact: M to S

If structure has been removed, how? MO? Date: UNK

Bibliography: Larimer County Assessor's Records; Cybil Barnes

Personal Communication with S.F. Mehls, 10/27/89

Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: LLR-1 Negative (s): 10,11,12,13

Drawing Number (s):

Field Recorded By: S.F. Mehls Date: 10/9/89

Report Prepared By: C.D. Mehls Date: 10/20/89

Affiliation: Western Historical Studies, Inc.

Project Title: Lily Lake Ranch LCS Inventory; Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Dormitory 8

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01D

Intermediate Use: 01D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: irregular

Dimensions: 31' x 34'3" Stories: 1

Composition (NPS 28 Code): 03-26

Foundation: random drylaid fieldstone, perimeter, on raised earthen platform bordered by fieldstone

Walls: board and batten on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber wood shingles on core; shed roofs with boxed cornices on additions

Chimneys: 1-metal stovepipe; 3-stovepipe openings; 1 concrete with metal stovepipe, 1-wooden vent pipe

Porches: 1 fieldstone and mortar uncovered stoop; 1-shed roofed screened and partial wall rear cooking porch

Windows: 2-6 x 6 light sliding, 2-6 light fixed, 2-screened openings, 3-6 over 6 light side hinged

Doors: 1-board and batten with one light, 1 tongue and groove wood, 1-screen on wood frame

Additions: 3--2 as sleeping rooms, 1 as a cooking porch arrangement

Interior Plan: 4 dormitory type bedrooms, 1 pantry, 1 enclosed screen porch

Interior Finishes: plywood, tongue and groove flooring(wood)

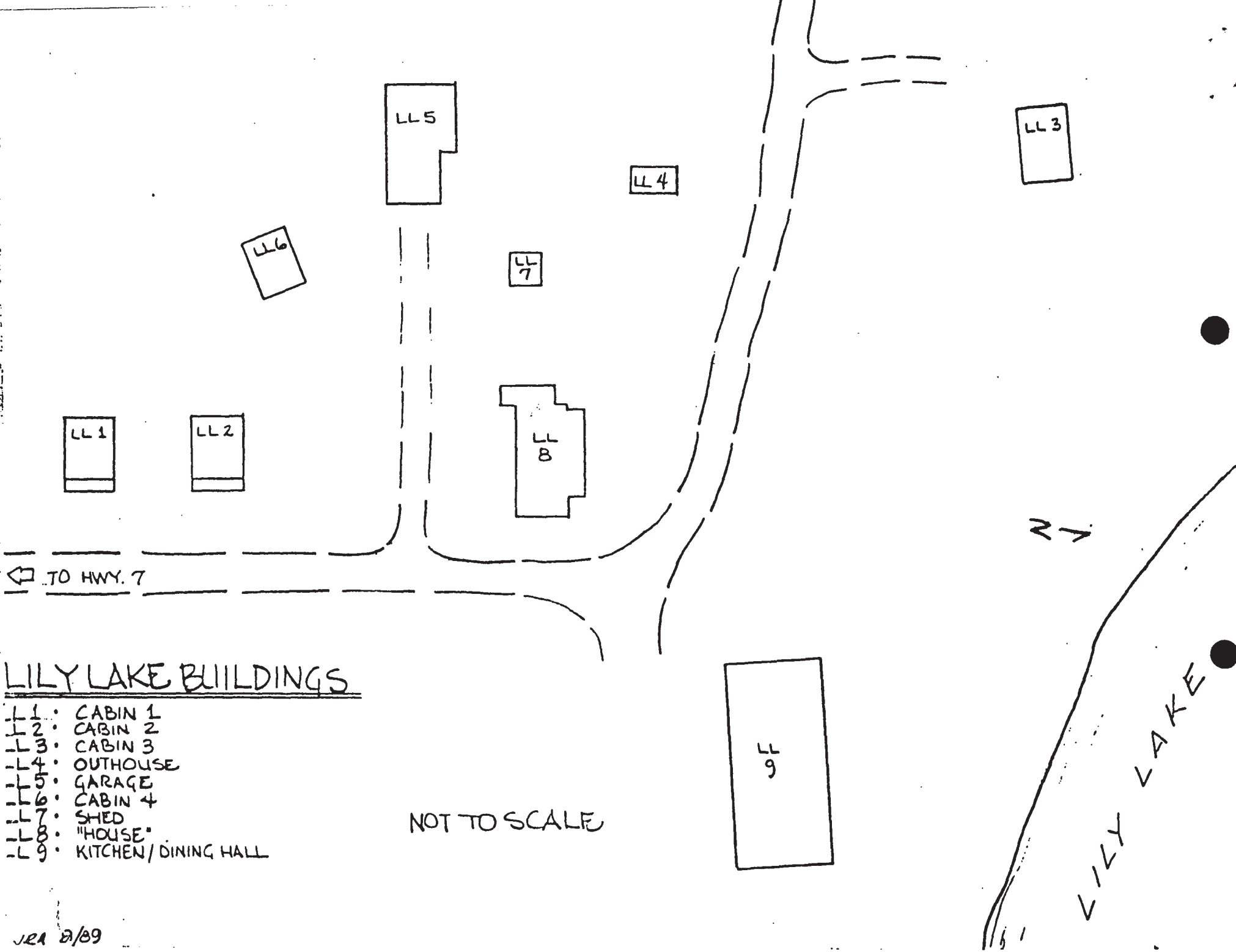
MODIFICATIONS: Interior: Y Exterior: Y

Interior Modifications: Additions of new interior panelling, flooring  
Interior has recently been used for storage

Exterior Modifications: 3 additions to the core building which originally appears to have been another modest guest cabin. Two of the additions were to add bedrooms to the cabin while the third was to add an exterior cooking porch to the cabin.

Site Sketch (including orientation)

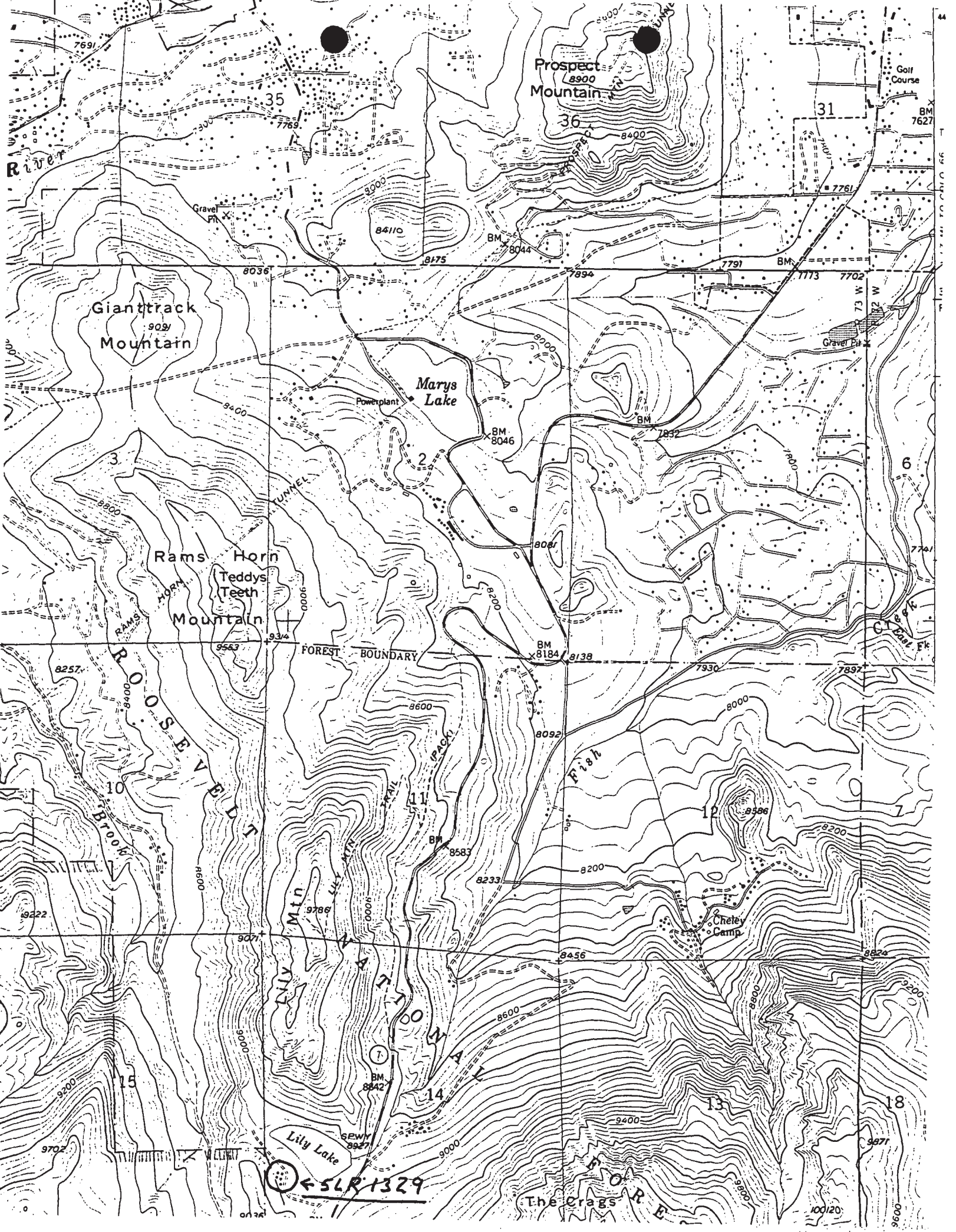
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1. CABIN 1
- L2. CABIN 2
- L3. CABIN 3
- L4. OUTHOUSE
- L5. GARAGE
- L6. CABIN 4
- L7. SHED
- L8. "HOUSE"
- L9. KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9039

Rams Horn Mountain  
Teddys Teeth

Marys Lake  
Powerplant

ROOSEVELT  
NATIONAL FOREST

Chetley Camp

Lily Lake  
5LR 1329

The Crags

100:20



Cabin 66-3 Interview

-----





Cabin 66-8

Rear 3/4



Cabin 66-8

Front 3/4

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Dining Hall Structure #: LL-9  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X  
Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]  
Date of Construction: ca 1953 Code for construction: BU  
Architect/Designer: Mace Family Code for designer: O  
Historic Contexts: Pioneer Settlement and Dude Ranching  
Statement of Significance: This structure was built during the mid-1950s by the Mace family. They operated a family retreat and guest lodging facility on the property. The building is less than fifty years old and has no made exceptional contribution to the development of the local dude ranching industry. It has no unusual or ethnic architectural elements, was not the work of a recognized master, and showed no evidence of an archaeological potential, therefore it is considered to be non-contributing to the historic context.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X  
Integrity Statement: The dining hall is much as it was when built, but is less than fifty years old.  
Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? Date:  
Bibliography: Larimer County Assessor's Records; Cybil Barnes  
Personal Communication with S.F. Mehls, 10/27/89  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA  
Negative Numbers: Roll: LLR-1 Negative (s): 14,15,16,17  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/9/89  
Report Prepared By: C.D. Mehls Date: 10/20/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Dining Hall 9

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01C

Intermediate Use: 01C Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Architectural Style: vernacular Building Footprint: rectangle

Dimensions: 20' x 50' Stories: 1 and 1/2

Composition (NPS 28 Code): 03-26

Foundation: random mortared fieldstone, perimeter, high

Walls: board and batten on dimensioned lumber frame

Roof: gabled with exposed rafter tips of 2" x 4" lumber wood shingles

Chimneys: 1-metal stovepipe; 1- interior fieldstone and mortar, flat capped

Porches: 3 fieldstone and mortar uncovered stoops, one set uncovered wood steps with railing

Windows: 1-6 x 6 fixed, 4-1 light fixed(picture), 1-12 light fixed, 1-4 light hopper, 1- 6 light hopper, including windows under roof gable

Doors: 2-wood planking with 6 lights, 2-board and batten dutch, 1-board and batten

Additions: none

Interior Plan: 1 dining hall, 1 pantry/kitchen, 1- lounge area

Interior Finishes: plasterboard with applied lathe as trim ceiling, tongue and groove flooring(wood). This interior may have been a later addition/remodeling of the interior.

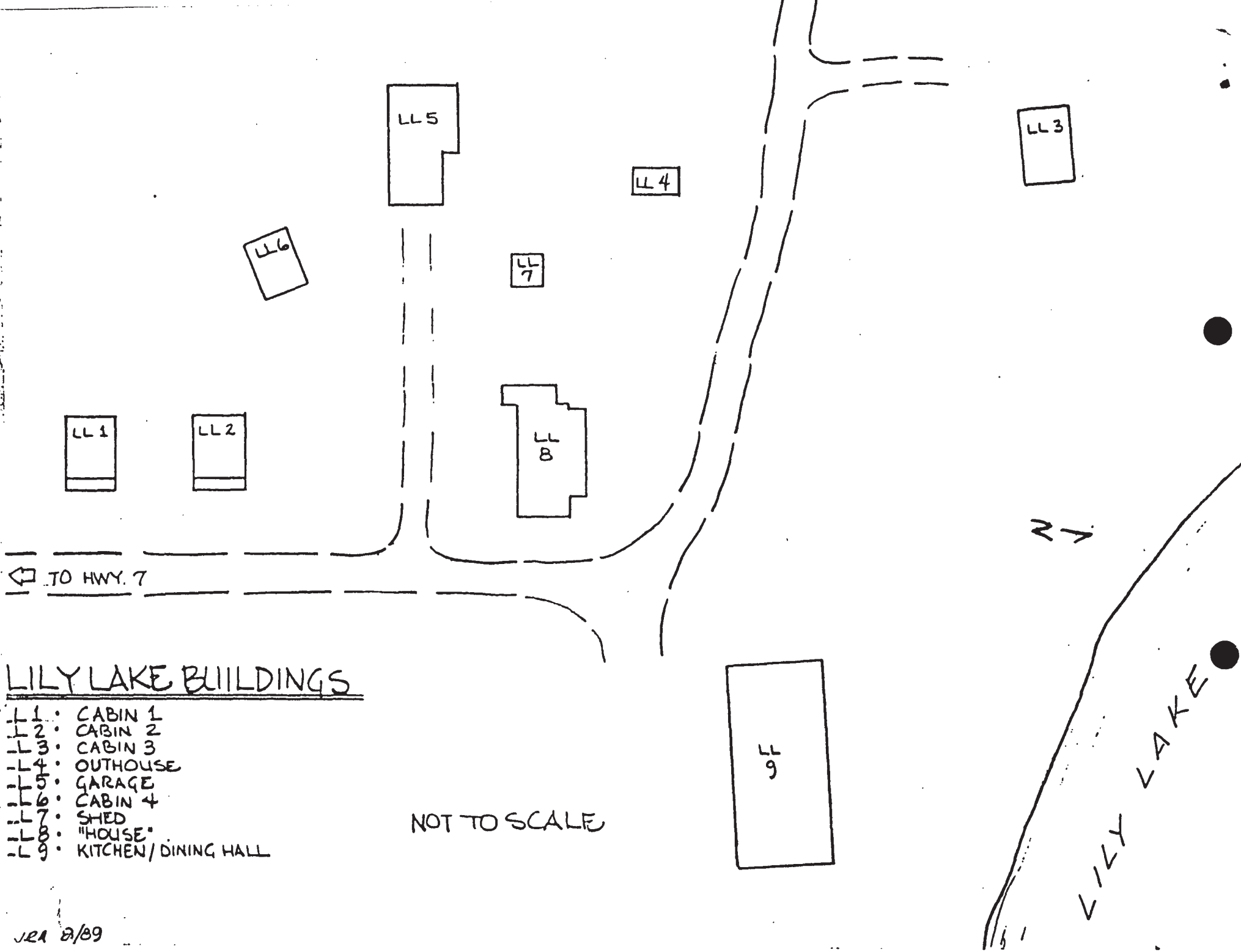
MODIFICATIONS: Interior: Y Exterior: N

Interior Modifications: Plasterboard may have been replaced and redecorated for rustic appearance (see finishes)

Exterior Modifications:

Site Sketch (including orientation)

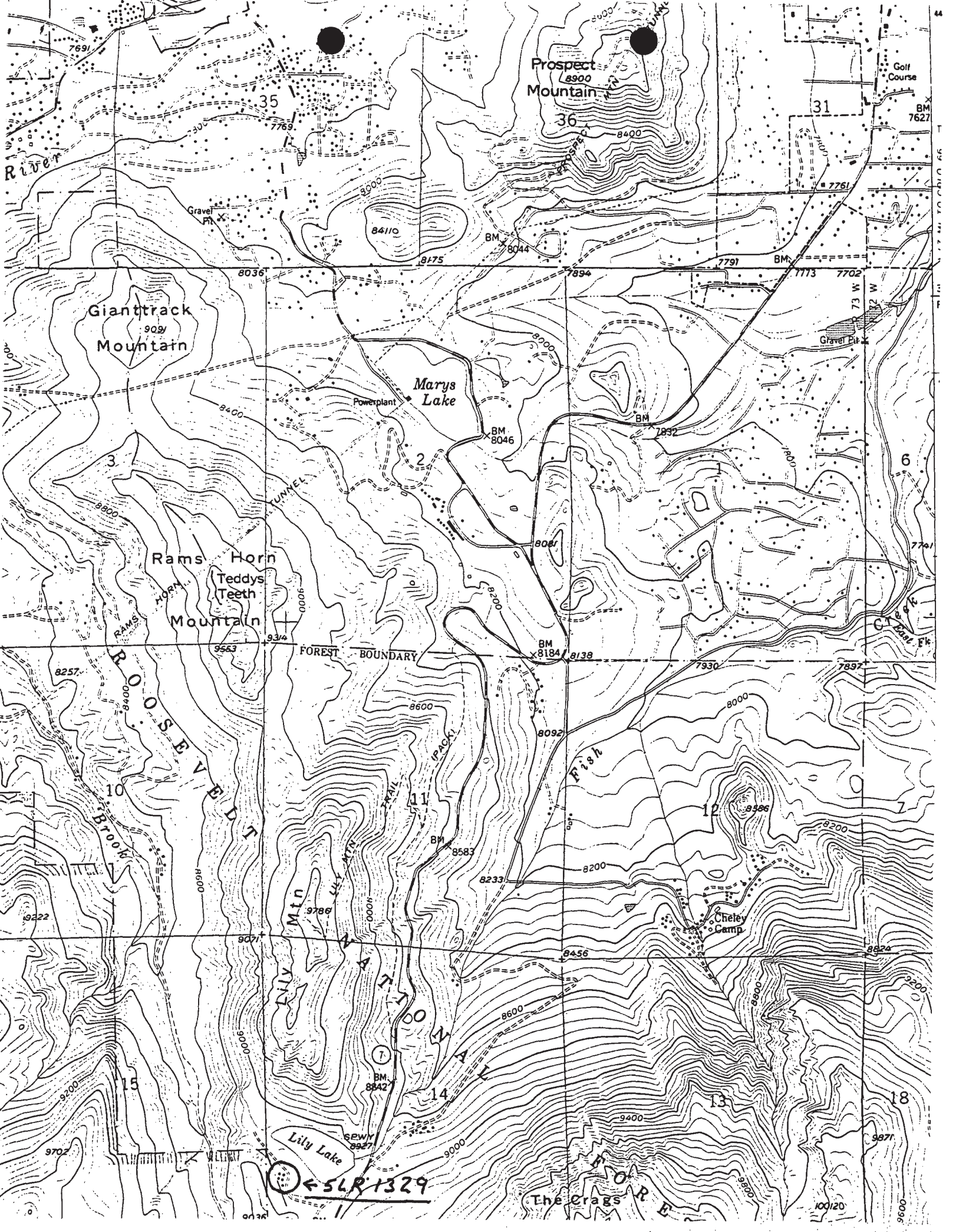
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1 : CABIN 1
- L2 : CABIN 2
- L3 : CABIN 3
- L4 : OUTHOUSE
- L5 : GARAGE
- L6 : CABIN 4
- L7 : SHED
- L8 : "HOUSE"
- L9 : KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9039

Marys Lake  
Powerplant

Rams Horn Mountain  
Teddys Teeth

ROOSEVELT  
BROOK

FOREST BOUNDARY

Fish

Cheley Camp

Lily Lake

The Crags

5LR 1329

Golf Course

BM 7627

7761

8036

8410

BM 8044

8400

7791

BM 7773

7702

73 W

72 W

8036

8175

7894

7791

BM 7773

7702

8400

Powerplant

BM 8046

BM 7832

3

2

6

TUNNEL

TUNNEL

8081

8200

8092

8600

BM 8583

8233

8456

8600

8600

9000

9000

9000

9000

8257

8400

8222

9000

9702

9136

7761

7701

Gravel Pit

Gravel Pit

7930

8000

8200

8200

8524

8900

8900

9200

9200

9200

9600

100120

9271

9600





LL-9  
Interior



66-9  
Interior



LL-9  
Row 314



LL-9

Rev 3/4





Lily Lake Dining Hall 66-9  
Front

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Borrow Pit Structure #: LL-10  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1982 Code for construction: O  
Architect/Designer: N/A Code for designer: O  
Historic Contexts: Dude Ranching and Settlement  
Statement of Significance: This pit was built during a 1980s  
widening and improvement of Colorado Highway 7 and has since been  
use by the National Park Service and others as a trash dump and  
wood cutting area. It is not fifty years old and does not contain  
any artifacts that predate World War II.

Evaluation of Structure: Contributing Non-Contributing X  
National Register Criteria: A X B X C X D X  
Integrity Statement: The borrow pit turned trash dump is considered  
not to have integrity either as a structure or archaeologically  
because of the recent/ongoing use of the pit as a dump.  
Condition: G/F Documentation: F Significance: UND  
Impact Types: NEG/VAN Level of Impact: M to S  
If structure has been removed, how? Date:  
Bibliography: Property records and materials from Larimer County  
Assessor and Recorder's Office, Ft. Collins, CO.  
Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: RMNP Con't Negative (s): 2,3,4  
Drawing Number (s):  
Field Recorded By: S.F. Mehls Date: 10/25/89  
Report Prepared By: C.D. Mehls Date: 10/26/89  
Affiliation: Western Historical Studies, Inc.  
Project Title: Lily Lake Ranch LCS Inventory  
Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Borrow Pit (LL-10)

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 16D

Intermediate Use: 16D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): BU

Describe type of structure: Borrow Pit/dump

Dimensions: 120 yds x 50 yds (irregular)

Composition (NPS 28 Code): 02

Describe materials: soil bulldozed area for road fill

Special Features/components(describe): wood cutting cradle, can and bottle dump that included aluminum pop-top cans, recent liquor and wine bottles, plastic scraps, plastic pop(2 liter green) bottle pieces and paint cans (gallon) that still were labeled. The dump has been burned, apparently offsite as there are no soil stains to indicate a local fire. Remains (concrete and rebar) from the Bluebird dam that was dumped in the pit by the National Park Service.

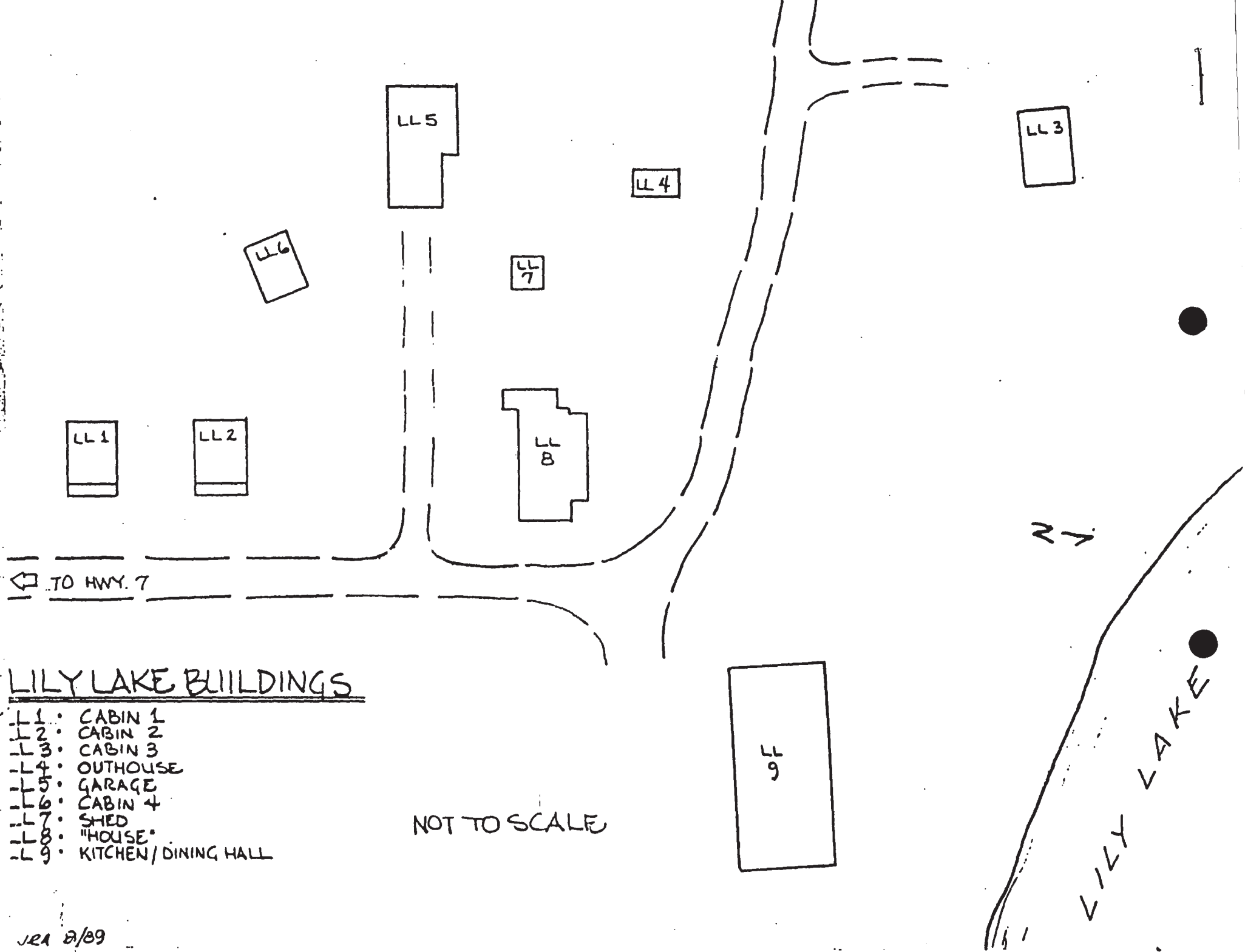
MODIFICATIONS: Interior: Y Exterior: N/A

Interior Modifications: On-going trash dumping

Exterior Modifications:

Site Sketch (including orientation)

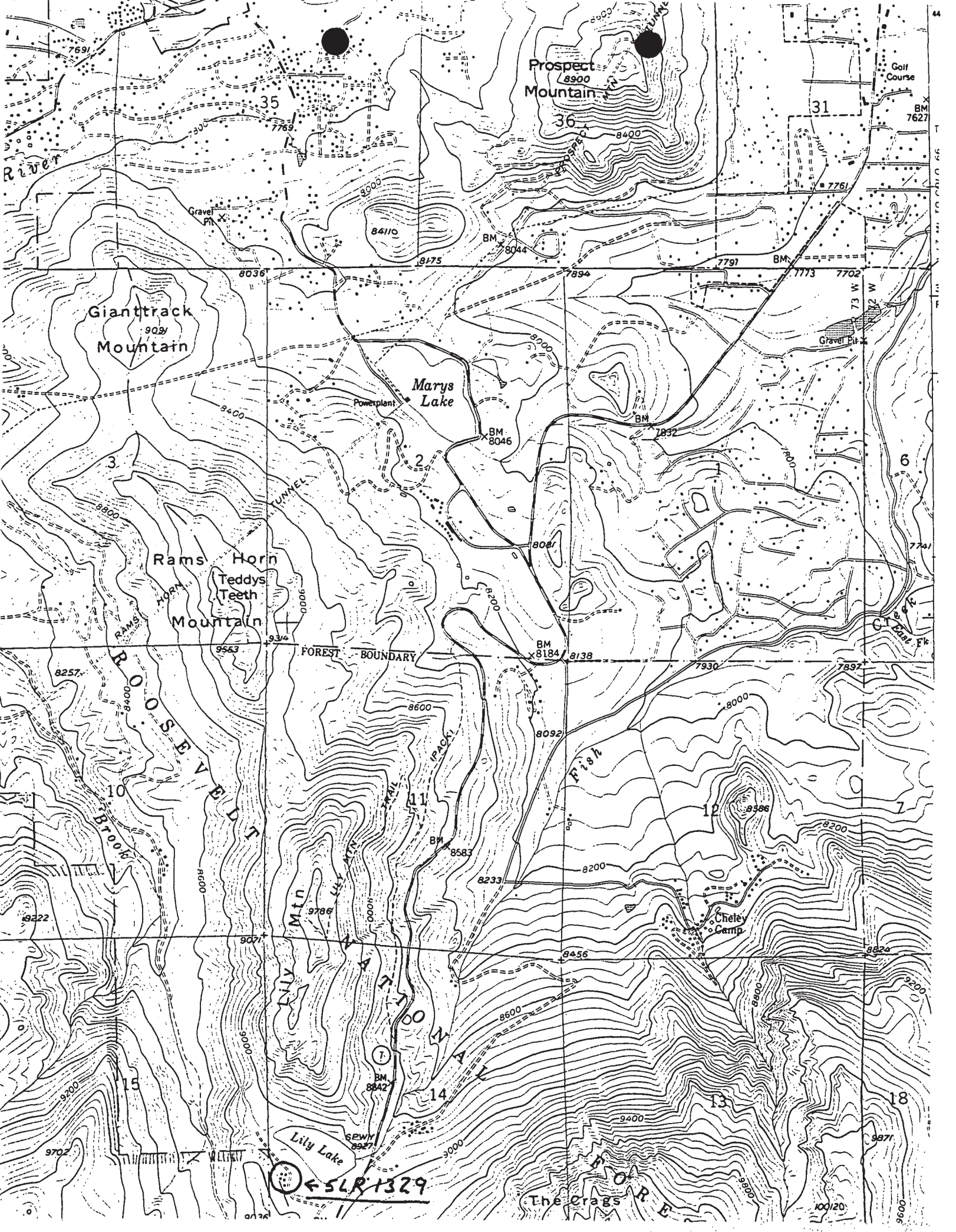
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1: CABIN 1
- L2: CABIN 2
- L3: CABIN 3
- L4: OUTHOUSE
- L5: GARAGE
- L6: CABIN 4
- L7: SHED
- L8: "HOUSE"
- L9: KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain 8900

Gianttrack Mountain 9039

Rams Horn Mountain 9039  
Teddys Teeth

Marys Lake  
Powerplant

Cheley Camp

SLR 1329

The Craggs

Golf Course

BM 7627

31

35

36

3

6

10

12

11

14

15

13

18





LL-10

Borrow Pit





Borrow P. +  
26-10





CLASSIFIED STRUCTURE FIELD INVENTORY REPORT

Region: RM Park: Rocky Mountain NP Park #: 1520  
Structure Name: Lily Lake Ranch Road/Setting Feature #: LL-11  
Location of Structure: Lily Lake Ranch Location Code: PG  
National Register: Date: / / Management Category: A B C D  
NHL [ Y or N ] Date: / /  
NPS Legal Interest: Management Agreement:  
Treatment Responsibility: NPS  
Smithsonian #: 5LR1329 LCS ID #

ROCKY MOUNTAIN REGION USE ONLY  
PROPOSED ULTIMATE TREATMENT OR RMP CULTURAL COMPONENT DESIGNATION  
Proposed Document X

Preservation (PP) Restoration (RR) Reconstruction (CC)  
Stabilization (ST) Neglect (NG) Remove (RM) Rehabil. (RH)  
No Treatment (NO) Approval Document: Date: / /  
Estimated Treatment Costs: \$ Level of Estimate:  
Estimator: Stabilization: \$ Date: / /  
Approved Treatment: \$ Date: / /

Approved Ultimate Treatment Completed [ Y or N ]

Date of Construction: ca 1975 Code for construction: O  
Architect/Designer: UNK Code for designer: O

Historic Contexts: Dude Ranching/film making

Statement of Significance: The Lily Lake Ranch setting includes a number of features, including a lean-to made with wire nails, picnic tables and stone lined paths, appear to date to the past 25 years. These present features more than likely represent alterations made before, after, and during the filming of Centennial, many of which were done to support the movie project. There are no exceptionally significant resources or features in the landscaping and the present features are less than fifty years old and, therefore, they are not viewed as significant.

Evaluation of Structure: Contributing Non-Contributing X

National Register Criteria: A X B X C X D X

Integrity Statement: Presently the features have a great deal of integrity, but are less than twenty years old

Condition: G/F Documentation: F Significance: UND

Impact Types: NEG/VAN Level of Impact: M to S

If structure has been removed, how? Date:

Bibliography: Estes Park Trail Gazette, Personal Communication with Cybil Smith, 10/27/89

Representation in Other Surveys: NO

ADMINISTRATIVE DATA

Negative Numbers: Roll: RMNP cont Negative (s): 5,6,7

Drawing Number (s):

Field Recorded By: S.F. Mehls Date: 10/25/89

Report Prepared By: C.D. Mehls Date: 10/26/89

Affiliation: Western Historical Studies, Inc.

Project Title: Lily Lake Ranch LCS Inventory

Contract: PX-1520-9-A692

CONTINUATION PAGE FROM FRONT

Structure Name: Lily Lake Setting

LOCATION: State: CO County: Larimer Section: 14 T: 4N R: 73W

U.S.G.S. Quad Name: Long's Peak Scale: 7.5

USE: Current Interior Use (NPS 28 Code): 98 Original Use: 01D

Intermediate Use: 01D Period of Construction (NPS 28 Code): HI

OWNERSHIP: Present Owner: Conservation Fund

Original Owner: Intermediate Owner(s):

PHYSICAL DESCRIPTION: Type of Structure (NPS 28 Code): OT

Describe type of structure: setting/landscaping

Dimensions: approx 45 acres

Composition (NPS 28 Code): 02

Describe materials: earth, rocks

Special Features/components(describe):

The main feature is the road that runs through the center of the complex and on to an overlook that only partially was developed. In addition there were areas near the lake cleared for picnic tables and a lean-to built with wire nails, dimensioned lumber and willow/aspen logs.

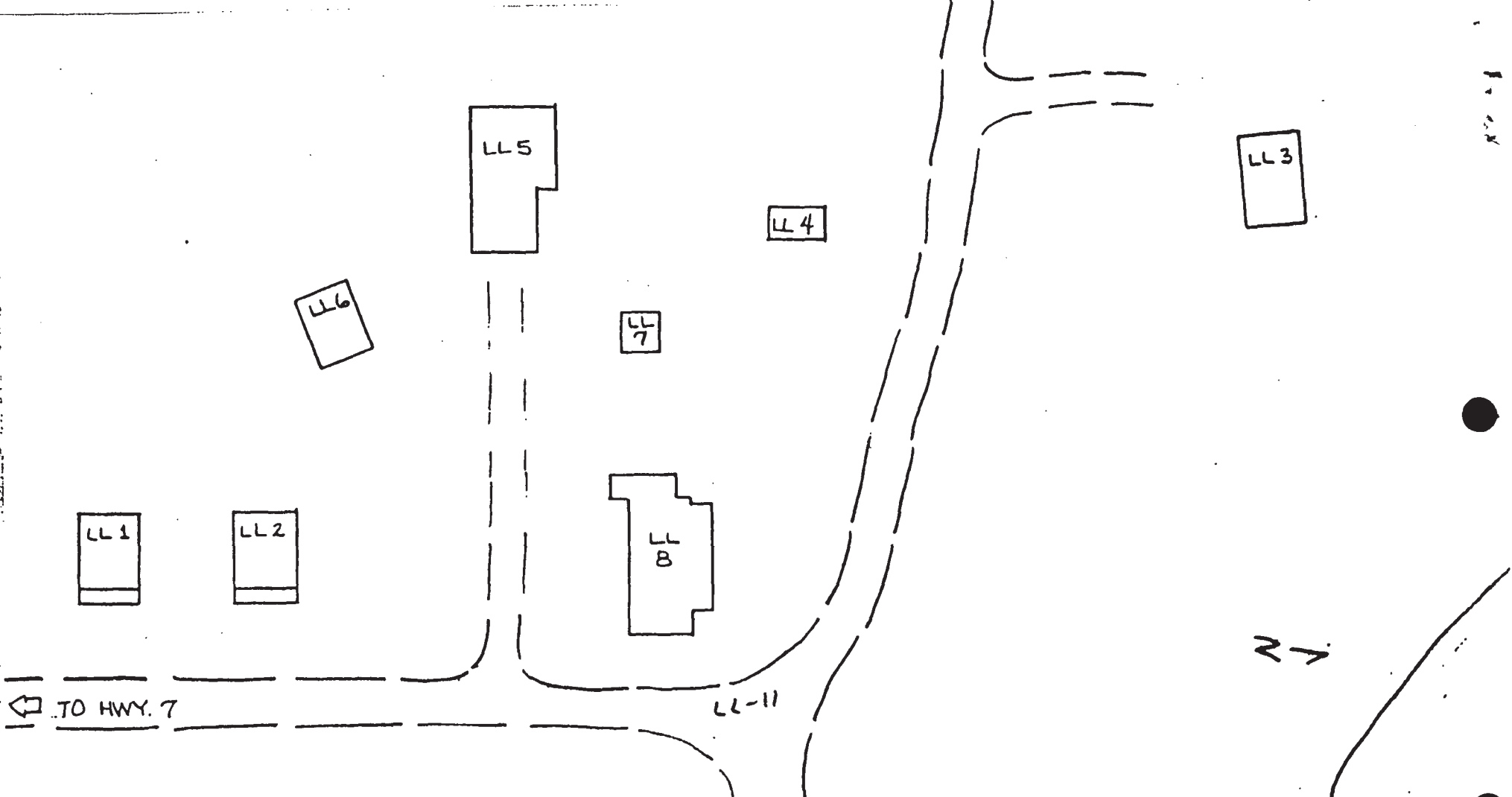
MODIFICATIONS: Interior: Y Exterior: N/A

Interior Modifications: Recent road grading and placement of trash cans, picnic tables

Exterior Modifications:

Site Sketch (including orientation)

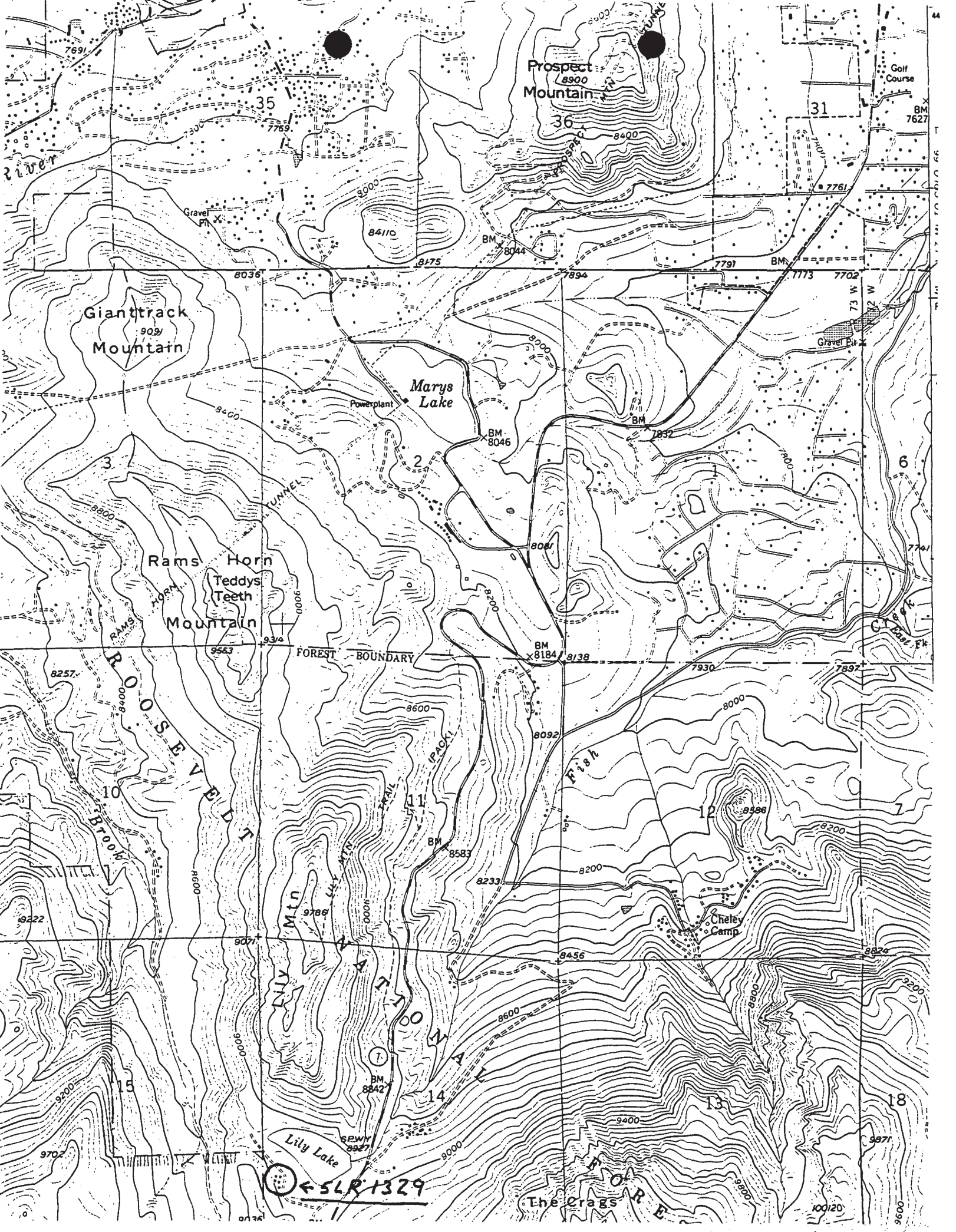
N SEE ATTACHED



LILY LAKE BUILDINGS

- L1. CABIN 1
- L2. CABIN 2
- L3. CABIN 3
- L4. OUTHOUSE
- L5. GARAGE
- L6. CABIN 4
- L7. SHED
- L8. "HOUSE"
- L9. KITCHEN/DINING HALL

NOT TO SCALE



Prospect Mountain  
8900

Gianttrack Mountain  
9039

Rams Horn  
Teddys Teeth  
Mountain

Marys Lake  
Powerplant

ROOSEVELT TUNNEL

FOREST BOUNDARY

Cheley Camp

Lily Lake

The Crags

← 5LR-1329





Lily Lake Road

LL-11



Cily Lake Road

LL-21



Sily Lake Overview

CC-11