



COLORADO HISTORICAL SOCIETY

JUL 15 1991

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| Regional Director |
| Deputy Reg. Director |
| Park Oper. |
| |
| Admin. |
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| Plan. & Res. Pres. <i>Rec 7/15</i> |
| <i>PR 7/15</i> |
| Comm. & P.A. <i>Scha</i> |
| EO |
| Action Taken |

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

July 2, 1991

Richard A. Strait
 Associate Regional Director
 Planning and Resource Preservation
 National Park Service
 Rocky Mountain Regional Office
 12795 W. Alameda Parkway
 P.O. Box 25287
 Denver, Colorado 80225-0287

Re: East Side Survey and Evaluation, Rocky Mountain National Park

Dear Mr. Strait:

Thank you for your correspondence dated May 21, 1991, concerning the above mentioned subject.

The following determinations of eligibility for the National Register of Historic Places are made with the entire historic property in mind. The eligibility of "parts of buildings, such as interiors" will not be made, although "significant features" will be identified in cases where sufficient information is available. (See enclosed copy of National Register Bulletin 15, page 4).

N. 11/15
Scha

Longs Peak Ranger Station, HS-554 (5LR.1290) and Seasonal Cabin, HS-60 (5LR.1294) - It is our view that these two buildings are not eligible for the National Register because they are not distinctive examples of National Park Service Rustic architecture and because they have undergone extensive alterations outside the period of significance within the last fifty years.

Wild Basin Road, HS-32X (5BL.3426) - We concur with your determination that this road is eligible for the National Register within the "Transportation In, To and Around Rocky Mountain National Park" historic context. It was originally, and has continuously been utilized by tourists and visitors - both pre-park and post-park establishment - in addition to having served park administrative purposes.

Wild Basin Residence, HS-32 (5BL.2390) and Ranger Station, HS-251 (5BL.2391) - These two properties were listed on the National Register on January 29, 1988. From what little information is included on the Park Service's inventory forms regarding specific modifications to the

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interiors of these buildings, our comments on significant interior features are derived from what can be seen in the photos provided and whether or not the features visible appear to be of a method of construction and detailing that would be consistent with the period in which the buildings were constructed. From the photograph provided for the residence, it is our opinion that the window and door surrounds and the wood floor are significant interior features. As can be seen in the pictures of the interior of the ranger station, it appears that only the window surrounds and the exposed log wall on the east side of the building are significant features. If finished wood floors exist beneath the carpeting, we would consider this feature significant as well.

Reichardt Place Historic District, HS-R1 - R5 (5LR.1475) - It is our determination that this old homestead/guest resort district is not eligible for the National Register. Its historical associations within the established "Resort and Dude Ranch Development in Rocky Mountain National Park" context are not significant and the buildings are not distinctive within the context of general rustic architecture. The prospect pit (HS-R5) will not yield any additional information on the history of area mining activities.

Stage Road, HS-R6 (5LR.1476) - This historic site has suffered a loss of integrity due to rerouting, fencing and residential development. Therefore, it is our finding that the road is not eligible for inclusion in the National Register.

Deerhaven Lodge Historic District, HS-681 - 683, HS-788 & 851 (5BL.2396, 2397, 2398, 3425 & 2399, respectively) - We concur with your determination that this complex of buildings represents a well preserved example of general rustic architecture utilized within the context of the resort and dude ranch context but that the historical association of the site within the same context holds no outstanding significance. Significant exterior features of all the buildings include the use of fieldstone and/or cobble stone for the foundations, chimneys and door stoops, wood shingle siding and roofs, and board-and-batten siding. All windows and doors and their surrounds appear to be original. Significant features within the livable housing units include the windows and doors and their surrounds, stone fireplaces, and finished wood floors. The interior of the pumphouse is not significant whereas the unfinished interior of the garage (with exposed studs and rafters) is a significant feature. We have been informed by NPS architectural historians that celotex, while a current brand name product, dates to the historic period. Since no information was given as to changes that may have taken place on the dwellings associated with this complex, the celotex wall covering should be considered a significant feature of these buildings until research documents otherwise. The same can be said of current room plans/wall

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partitions.

Leiffer Old House, HS-836 (5LR.480) - This property was listed in the National Register on August 2, 1978. The interior was evaluated quite thoroughly in the nomination, even down to mentioning the furniture and Navajo rug wall hangings and pottery. We feel that no further comments on the significant features of this historic property are warranted.

If we can be of further assistance, please contact Andrew Cole, our Compliance Historian, at (303) 866-4608.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Hartmann". The signature is stylized and cursive, with a long horizontal stroke extending to the right.

James E. Hartmann
State Historic Preservation Officer

JEH/acg

Romo

Fedors
Schene
Anderson
Wheaton

M

H3215 (RMR-PR)

MAY 21 1991

Mr. James E. Hartmann, President
Colorado State Historical Society
Colorado State Museum
1300 Broadway
Denver, Colorado 80203

Dear Mr. Hartmann:

As you may recall, Michael Schene and Eunice Fedors from our staff, along with Steven Mehls of Western Historical Studies, met with Barbara Norgren, Kaaren Patterson, Holly Wilson, and Andrew Cole of the State Historic Preservation Office (SHPO) on March 7, 1991, to discuss the Development Concept Plan in progress for Rocky Mountain National Park. This project has precipitated a survey and evaluation project for the resources on the East Side of the park. A copy of the draft contexts, survey report and methodology were distributed for review. In clarification of several issues raised during the meeting, please find enclosed the revised contexts and survey report and forms.

The Rocky Mountain Regional Office (RMRO) is in the process of initiating a new computer program that will integrate survey field forms into the National Register program. The Integrated Preservation Software (IPS) will enable survey information to be applied directly to National Register nomination forms. These survey forms, utilized in the East Side project, were reviewed by your staff. The only concern with the form involved the interior survey. Ms. Norgren felt that the term "interior eligible" was not appropriate, but "interior contributing" or "interior significant" should be used. The RMRO believes that:

- the interior of the resource is not eligible or contributing if the physical integrity of the resource's exterior has been lost;
- if the exterior integrity remains, the interior can be eligible if physical integrity remains; and
- individual historic elements of the interior can be mentioned, but if the overall integrity of the interior has been lost, these elements will not be considered contributing.

Also reviewed were the historic contexts that will be used for evaluation. "Rustic Architecture, 1900-1941," "Resort and Dude Ranch Development in Rocky Mountain National Park, 1872-1941," and "Transportation To, In and Around Rocky Mountain National Park, 1880-1941" are the applicable contexts for resources at the East Side. Within the Resort and Dude Ranch Development context, the SHPO

questioned why National Register Criterion C was not included. The RMRO feels that there is not a "Dude Ranching Architecture" context, but use of the "Rustic Architecture" context is appropriate. The resources at the East Side were evaluated separately under "Rustic Architecture" and "Resort and Dude Ranch Development."

Also enclosed are a Determination of Eligibility (DOE), maps, and photographs for the resources at the East Side of Rocky Mountain National Park. If you concur with the DOE for these resources, please indicate in the signature and dates blocks provided below. If you have any questions regarding this project, please contact Supervisory Regional Historian Michael G. Schene or Historian Eunice Fedors at 969-2875.

Sincerely,

/s/ Richard A. Strait

Richard A. Strait
Associate Regional Director
Planning and Resource Preservation

Enclosures

I Concur _____

Date _____

bcc:
Supt., Rocky Mountain NP
RMR-PP, Mr. Gardner
RMR-PR, Dr. Schene

EEOFedors:slm:5/16/91:969-2875
(E:EASTSHPO.EEO)

DETERMINATION OF ELIGIBILITY FOR EAST SIDE RESOURCES AT ROCKY MOUNTAIN NATIONAL PARK

INELIGIBLE

This includes exterior and interior of resources, unless specifically stated.

Reichardt Tea House HS-R1

Cabin A HS-R2

Cabin B HS-R3

Utility Building HS-R4

Mine HS-R5

Stage Road HS-R6

Longs Peak HS-60

HS-554

Vaille Shelter HS-204 - Interior only

Wild Basin HS-32 - Interior only (Exterior listed on National Register)

HS-251 - Interior only (Exterior listed on National Register)

Twin Sisters

Deer Haven HS-681 - Interior only

HS-682 - Interior only

HS-683 - Interior only

HS-788 - Interior only

HS-851 - Interior only

ELIGIBLE

This includes exterior and interior of resources, unless specifically stated.

Wild Basin Road 32X

Deer Haven HS-681 - Exterior only

HS-682 - Exterior only

HS-683 - Exterior only

HS-788 - Exterior only

HS-851 - Exterior only

Leiffer HS-836 (Exterior listed on National Register) - Interior only

Vaille Shelter HS-204 - Exterior only

I Concur _____

Date _____

NPS-Rocky Mountain NP East Side Forms

Interiors Evaluated: N Interiors Eligible: N
Significant Interior Features:

History & Significance:

Historic Context: Transportation, to in and Around Rocky Mountain NP

Areas of Significance: Transportation

Period of Significance: 1900-1924

1925-1949

1950-1974

Period: 1900-1990 Circa:

Period: Circa:

Period: Circa:

Historical Text: See Continuation Sheets

Applicable Criteria: A, C

Significant Person:

Cultural Affiliation:

Criteria Considerations:

Level of Significance:

Significance: Local

Historic Function: Transportation

Historic Subfunction: Parkway, Drive, Trail
Recreational Ground

Contributing: Noncontributing:

Bldg: 0 0

Site: 0 1

Strc: 0 0

Obj: 0 0

Acreage: 4.6

Sources:

Previous Documentation on File at NPS:

PDIL: DOE: NR Listing: NHL: NHL Date: / /

HABS: HAER:

NR #: LCS #: Strc #:

HABS #: HAER #: CSI #:

Bridges #: Dams #: Qtrs #:

CRBIB: HS Assess: HSPG: HSR:

Other:

Other Doc #:

Documentation Level:

NR Status: Undetermined Date:

Primary Location of Additional Data:

SHPO: Other State Agency: Federal Agency: X Local Gov: X

Univ: Other: Repository Name: Denver Public Library

Number of Photographs: 2

Roll/Frame: 3 #s 5, 24

Surveyor/Affiliation: S. Mehls, WHS

Survey Date: 11/9/90 Date Revisited: Initials:

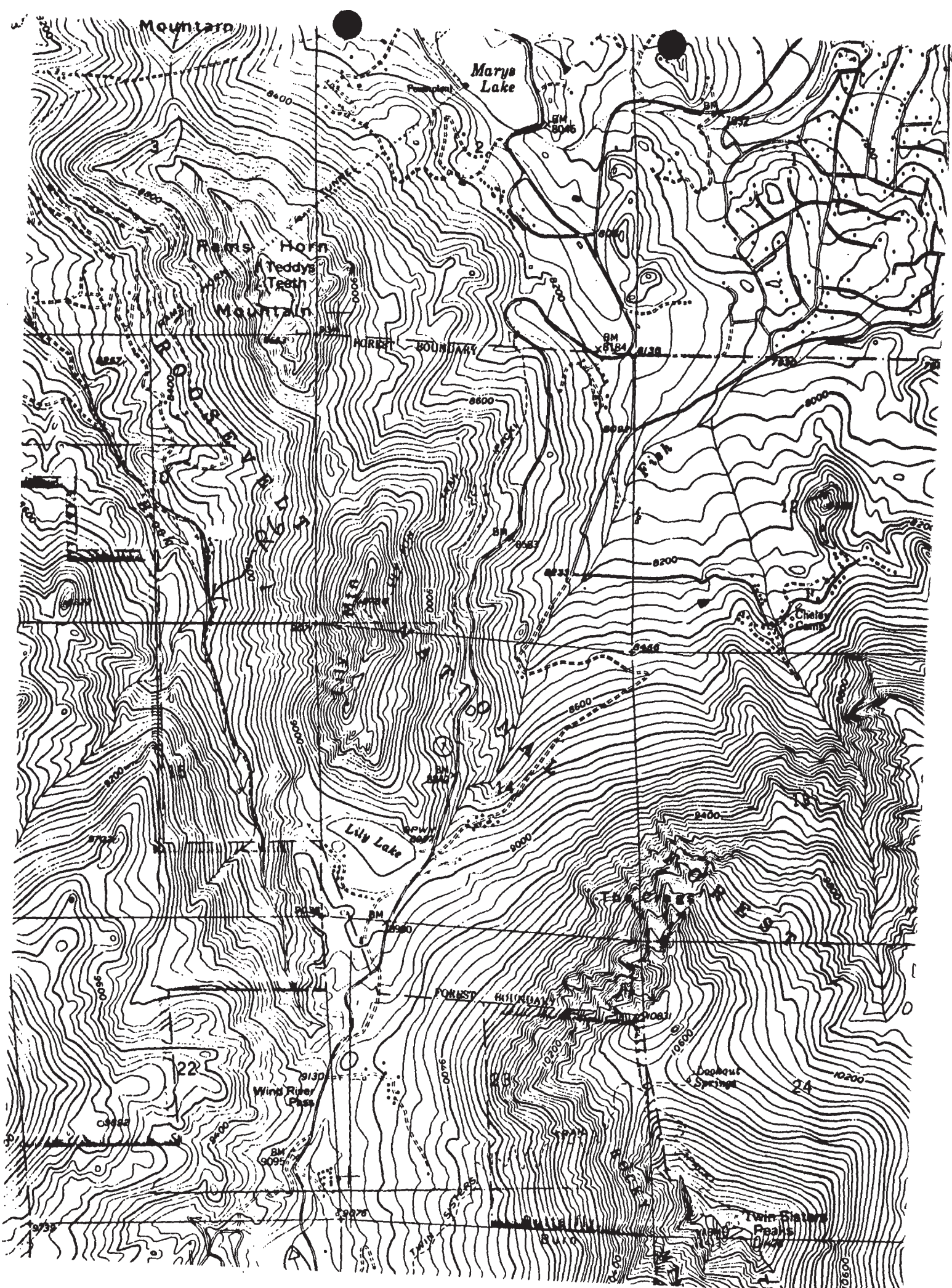
Date Record Created: 02/23/1991

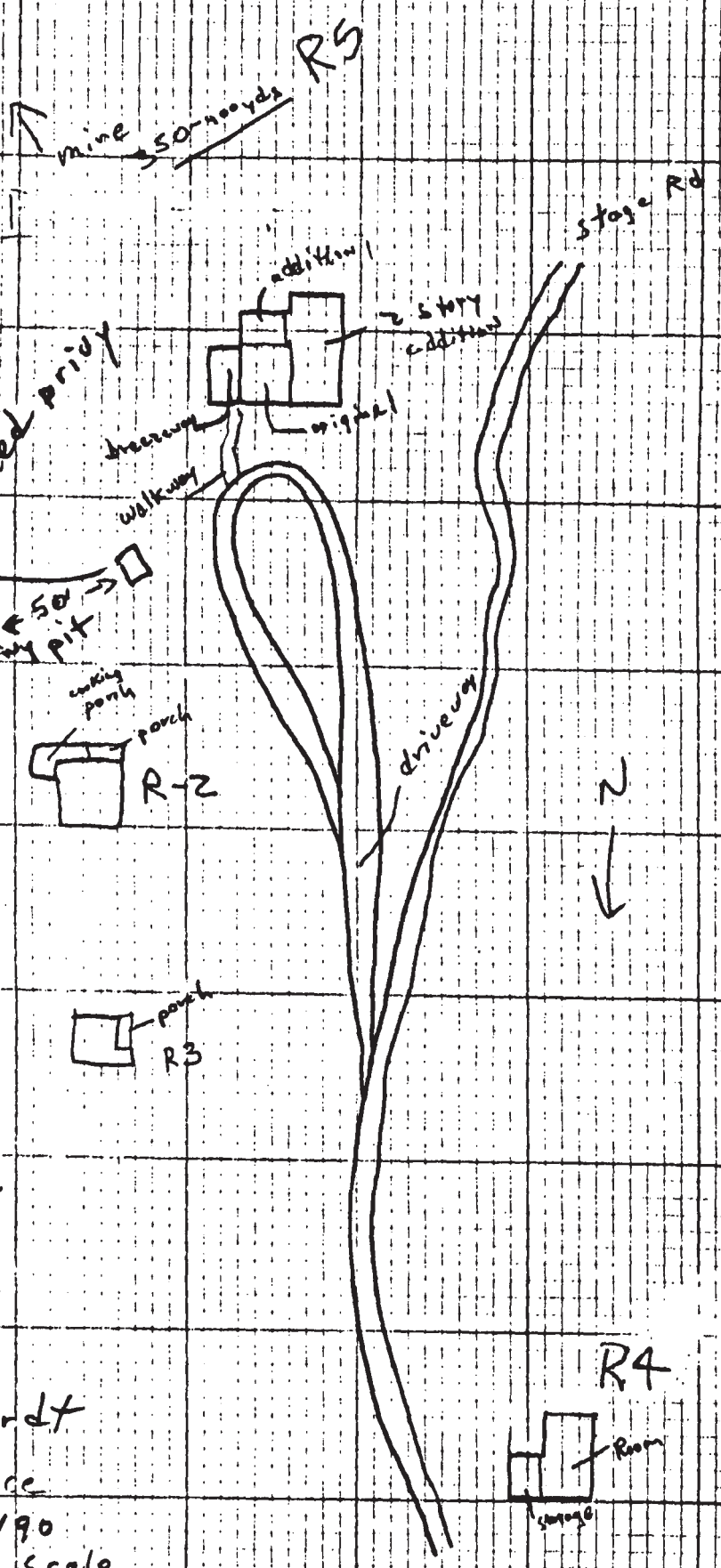
Date Record Updated: 03/03/1991

Bibliography: 1905, 1910 tourist maps, oral informants

This two-track road/jeep trail is presently has a diverse character. Parts of the road are only marginally improved. The major improvements are terracing of the road side in places to flatten the roadway and other minor grading improvements to remove obstacles. Otherwise the majority of the roadway is simple a track in the dirt. It does not have pullouts or other similar features and presently it is abandoned except as a hiking trail above (south) of the Reichardt place. From the Reichardt place north the road is used as access to a number of cabins and houses. On that portion (north) of the road local homeowners have made their own improvements that range from re-routing and fencing to cutting driveways. Those types of changes have altered the character of the historic road/trail so that it bears little resemblance to the trail indicated on the 1905 map mentioned elsewhere. Near the southern end of the road its lack of use has led to a loss of integrity as saplings and vegetation reclaim the roadway. The loss of integrity that the road has suffered makes its historic relationship to the Reichardt Place, an ineligible district, cloudy at best. Given the number of cabins and driveways that have been built along the road from the highway to the Reichardt place, a modern visitor feels more like he is on any of hundreds of mountain roads built by property owners in a subdivision to get to their cabins.

This road began as a hiking and pack trail during the late nineteenth century and by 1905 was well enough established to be included on a tourist map of the area published by Enos Mills and Abner Sprague. During the 1920s it was used for recreation as a "stage road" for tourists to take carriage trips along from Estes Park to the Wind River Ranch/Lily Lake area and return. As such the road saw increased visitor use until recently. Since part of the property has been acquired by the National Park Service they have closed the portion on park lands to vehicular travel and it is used as a hiking path. North and south of the park boundaries the road crosses private lands and is used on the north end as an access route to a number of summer and weekend cabins. The changes in function to the north end of the trail, especially the presence of driveways, gates and other features, testify to its present role as a route to cabins and vacation homes and not as a hiking trail or recreation road. The southern end is all but abandoned. Since it is no longer passable, its function as a tourist road can no longer be ascertained from its physical presence. This road is not felt to be eligible for three reasons: (1) the historical significance as defined in the transportation context is not as strong as other roads in the general area; (2) its historic function has been altered and as a result is no longer readily apparent; and (3) the road does not maintain the physical integrity and presence that it had earlier. The other reasons aside, the changes have altered the road's integrity to the point that it does not merit inclusion in the National Register of Historic Places under the transportation context as developed for Rocky Mountain National Park.





Reichardt
Place

11/9/90
no scale

□ =
not
Eligible
Building



of Reichardt Stage Road

Rocky Mountain NP, CO

D. Foley

11/10/90

Rocky Mountain Regional Office, NPS

Overview, NNW



N. of Reichardt Stage Road
Rocky Mountain NP, Co

M. Foley
11/10/90

Rocky Mountain Regional Office, NPS
Overview, NNLU



N. of Reichardt Stage Road
Rocky Mountain NP, CO

M. Foley
1/11/20

Rocky Mountain Regional Office, NPS
Overview, NNW



Stage Road
Rocky Mountain NP, CO

M. Foley

11/10/50

Rocky Mountain Regional Office, NP
Upper End, WNLW



Stage Road
Rocky Mountain NP, CO

Mr. Foley

11/10/90

Rocky Mountain Regional Office, NPS
Upper End, CONW



Stage Road
Rocky Mountain NP, Co
M. Foley
11/10/90

Rocky Mountain Regional Office, NPS
Upper End, WYNLW



Stage Road
Rocky Mountain NP, CO

M. Foley

11/10/90

Rocky Mountain Regional Office, NRS
Lower End, SE



Stages Road

Rocky Mountain NP, CO

M. Foley

Rocky Mountain Regional Office, NPS

Lower Level, SE



Rocky Road

Rocky Mountain NP, CO

M. Foley
11/10/90

Rocky Mountain Regional Office, NPS
lowest end, SE