

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

FEB 2 1976
RECEIVED

DATE ENTERED DEC 2 1977

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Holzwarth Historic District

AND/OR COMMON
Holzwarth Historic District

2 LOCATION

STREET & NUMBER *N of Grand Lake*

Trail Ridge Road
CITY, TOWN

Grand Lake

VICINITY OF

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

Fourth

STATE

CODE

COUNTY

CODE

Colorado

08

Grand

019

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: (If applicable)

National Park Service, Rocky Mountain Region

STREET & NUMBER

655 Parfet

CITY, TOWN

Denver

VICINITY OF

STATE

Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Grand County Courthouse

STREET & NUMBER

CITY, TOWN

Hot Sulphur Springs

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

CONDITION

 EXCELLENT GOOD FAIR DETERIORATED RUINS UNEXPOSED

CHECK ONE

 UNALTERED ALTERED

CHECK ONE

 ORIGINAL SITE MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Holzwarth Historic District is located in a spectacular setting near the headwaters of the Colorado River, flanked by the Never Summer Range to the west and the Front Range to the east. Included in the historic district are over a dozen buildings relating to the Holzwarth homestead and the development of the Holzwarth Trout Lodge. Dating from about 1905 to about 1945, these structures reflect the gradual and informal growth of facilities for the accommodation of guests. These buildings are presently used as a center from which the National Park Service interprets the Holzwarth ranch and pioneer life in the Colorado Valley. This adaptive use is expected to continue. Some of the recently constructed buildings may be removed to restore the facility to its early appearance; razed buildings of the early period (hay barn, horse barn, cow barn, corral, privy, shed, chicken house, pig pen, root cellar, smoke house), for which excellent documentation is in hand, may be reconstructed. Cyclical maintenance, consistent with the historic structures, will be executed.

A hay meadow, reclaimed by the Holzwarth's from a jumble of beaver ponds, is included in the boundaries of the District, and consonant with its historic use, the National Park Service expects this area to be used for grazing and haying with implements of the historic period.

The Holzwarth homestead cabin, the east room of the present structure (1), was built in 1917 of V notched log construction with pole battens and concrete chinking. Protruding logs in the east wall evidence an interior partition, long since removed. Window openings in the south wall of the cabin have been closed or modified by the insertion of log segments cut to appropriate length.

A 15' x 25' room of V notched log construction was added to the west wall of the original cabin ca. 1920, and a porch to the south of the added room completed the rectangular plan of the existing structure. This portion of the structure is battened with split poles and chinked with concrete.

At some later time, perhaps about 1935, the living quarters were enlarged by moving a portion of the exterior wall 7' to the south so as to include the easternmost 13' of the porch, and the remaining portion of the porch was enclosed.

The interior of the cabin is partitioned into a living room, closet, bath, bedroom, and kitchen. The interior was remodeled and finished with wall board about 1940. Numerous items--furniture, taxidermal specimens, books, kitchen utensils, and other personal effects--once owned by the Holzwarth family, were transferred to the United States with the cabin, and these must be regarded as historic appurtenances of the structure.

A few feet southeast of the homestead cabin are the earliest guest cabins of the dude ranch. Twin #1 was built ca. 1921. This 15½' x 19½' structure is of log construction, square notched with split pole battens spiked to the logs. A 4' porch extends across the front (west) of the building, and 4' deck extends across the back of the structure. It is interesting to note that Johnnie Holzwarth, building his first log cabin, placed the purlins of this structure so low that they are at no

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE one

point touched by the rafters. Rose (4), a 13' x 13' frame structure with enclosed porch, faced with slabs, is attached to Twin #1. This building was constructed ca. 1945. Twin #2 (3), built ca. 1923, is a frame structure, 16½' x 21' faced with slabs. An addition of butted log construction was attached to the north side of the building ca. 1950. A 4' porch extends from the front (west) of the original building, and a 2' deck runs along the back.

Three utility buildings lie a few feet west of the homestead cabin. The taxidermy shop (5), built ca. 1922, is a 13½' x 22½' frame building, faced with slabs, with a 6½' porch. This building contains various tools and implements, once used by the Holzwarth family, which contribute to the historic aspect of this structure. The Woodshed (6) is of frame construction with slab battens. Built ca. 1921, this structure is partitioned to provide room for a privy and the storage of wood and miscellaneous hand tools. The Ice House (7), built ca. 1920, is of square notched log construction, chinked with cow manure. The shed roof of this 8½' x 13½' structure is decked with rough sawed boards, supported by two log purlins and covered with composition roofing.

Scattered across the hillside to the west and north of the above-described group are various guest cabins. The Tent House (8), built ca. 1919, is a frame structure, 4' high, with a tent roof. Posts, standing approximately 1' outside the corners of the original building, support a superstructure of rough sawed rafters and decking, covered with composition roofing. Columbine (9), one of the more luxurious guest cabins, was built ca. 1922. The central outline of this log structure is 16' x 28', with additions on the back (west) for a porch, a bedroom, and a bath. Louise (10), of half log construction, was built ca. 1943. This one room cabin is 16½' x 14' with a 7' porch on the front (east) of the building. Tivoli (11), ca. 1944, is a 16½' x 32½' cabin of half log construction with a rubblestone chimney on the front (south) of the building. Castle (12) is a small frame cabin with clapboard siding. This cabin was built ca. 1935.

The Fleshuts Cabin (14) lies across the Colorado River, approximately ½ mile east of the above-listed cabins. Built by Joe Fleshuts as a homestead cabin ca. 1902, this cabin was first used for the accommodation of Holzwarth guests about 1922. This 16' x 21' structure is of dovetailed log construction, chinked with newspapers and concrete. Though barely evident now, at one time the logs were painted red and the rough sawed boards of the gables were painted green.

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Inventory of Historic Structures Located Within the Holzwarth Historic District.

1. The Holzwarth Homestead Cabin (The "Mamma" Cabin): 1917, log construction, additions ca. 1920, ca. 1935.
2. Twin #1 Cabin: ca. 1921, log guest cabin.
3. Twin #2 Cabin: ca. 1923, frame guest cabin, addition ca. 1950.
- 4.* Rose Cabin: ca. 1945, frame guest cabin.
5. Taxidermy Shop: ca. 1922, frame building with porch.
6. Woodshed: ca. 1921, frame construction with slab battens.
7. Ice House: ca. 1920, log structure with cow manure chinking.
8. Tent House: ca. 1919, frame structure with tent roof, now protected by superstructure.
9. Columbine Cabin: ca. 1922, log guest house.
- 10.* Louise Cabin: ca. 1943, log guest cabin.
- 11.* Tivoli Cabin: ca. 1944, log guest cabin.
- 12.* Castle Cabin: ca. 1935, frame guest cabin.
13. Privy, frame construction.
14. Fleshuts Cabin: ca. 1902, log construction.

* The removal of these cabins is presently under consideration.

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Very shortly, like many other city-dwellers who have moved to the mountains, they found that various of their Denver friends followed them to the Colorado Valley to share the Holzwarth hospitality and enjoy a cheap summer vacation. In the summer of 1920, the Holzwarth's were visited by a group of Mr. Holzwarth's "drinkin' friends"--using the term given in interview by John G. Holzwarth, Jr.--who were so lazy and drunken that they even required the Holzwarth son, Johnnie, aged 18, to do their fishing for them--and then quarreled over the division of the fish. With the departure of the guests, Mrs. Holzwarth and Johnnie rebelled. Mrs. Holzwarth had long dreamed of opening a German-type mountain inn, and the homestead was promptly dubbed the Holzwarth Trout Lodge and rates established--even though Mr. Holzwarth roared that he would never permit his friends to be charged--at \$2.00 per day or \$11.00 per week.

Their very first guests were members and friends of the Carman family of Estes Park. Katherine Carman recalls that the family had ridden across the divide, expecting to stay at Squeaky Bob's Hotel de Hardscrabble, but on finding Bob's filled were directed to the Holzwarth's. As Johnnie remembers it, the ladies of the Carman party slept in the house and the men in the barn; Katharine Carman says only that "they shoved over and we got in".

Although the first tourist rental cabin was built in 1919, they were unable to meet the demand, and sleeping arrangements were often quite informal. Springs and mattresses were simply spread on the ground and visitors covered themselves with a piece of canvas for protection from the weather. But to the guests the inconvenience of a damp night and chilling morning seemed a small price to pay for the privilege of pulling up to Mrs. Holzwarth's table. Johnnie says that he kept a rod over the kitchen door, and when an order for trout reached the kitchen, he ran to the stream with his rod. They also served "roast", a viand not further identified since it frequently came from animals poached from the National Park, butchered, and concealed high in a tree until taken to the kitchen.

In the winters, to supplement their hardly-adequate income from the resort business, the Holzwarth's trapped, operating at one time 100 miles of trap lines extending over into Middle Park. Occasionally, with the permission of the National Park Service, the Holzwarth's trapped "predators" within the National Park, though--according to Johnnie--there were sometimes differences of opinion as to the definition of a predator.

Their income was also supplemented by Mr. Holzwarth's work as a taxidermist. He was severely injured when a wagon overturned on him soon after moving to the Colorado Valley and saw at once that he would be crippled to the extent that his participation in the work of the ranch would be severely limited. Accordingly, he studied taxidermy by mail and soon became quite proficient in the art.

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As early as 1922 the Fleshuts homestead cabin (on the east side of the Colorado River) was used for the accommodation of guests, and in 1923 the decision was made to move their operation across the river to the main road through the National Park. The first cabin at the new site was built in 1924, and the main lodge was constructed in 1929. With the main operation--now known as Holzwarth's Never Summer Ranch--moved to the east side of the river, the subject cabins were operated as rental cabins by Mrs. Holzwarth--inevitably known as "Mamma"--until her death and, subsequently, by the Holzwarth Never Summer Ranch.

The homestead was purchased on March 13, 1974 by The Nature Conservancy and was transferred to the United States on February 5, 1975.

Joseph Fleshuts was an evanescent figure in the Colorado Valley, for no record is found of his tenure with the exception of the documentation of his homestead. On November 1, 1902 he purchased the $W\frac{1}{2}NE\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$ and the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 25, T5N, R76W from the United States. Patent #74360 was issued to him from the land office on July 29, 1909. It is believed that Fleshuts left the valley about 1911, and the land was transferred due to his failure to pay the taxes.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1905 - present

BUILDER/ARCHITECT Holzwarth, Fleshuts

STATEMENT OF SIGNIFICANCE

Though the Holzwarth's built their still-standing homestead cabin in 1917 with the intention of making a living by ranching, by 1920 they had begun construction of cabins for the accommodation of guests and gradually developed a well-known dude ranch. These buildings, of frame and log construction, are exemplary of the casual methods of construction in the beginning of the dude ranch industry; and the structures of the district are typical of those in which a homestead evolved gradually into a dude ranch. Since ranching--horses and hay--played such a vital role in the life of the Holzwarth family, included in the district is a portion of the hay meadow, where one can see horses grazing and, in season, haymaking with pioneer implements.

John G. Holzwarth, Sr. arrived in the United States, a German immigrant, in 1879 at the age of 14. To pay his passage, he worked for a time as a baker in St. Louis, but the circumstances of his employment were inhospitable, and he fled to Texas where he lived a romantic life mingling with rustlers, cooking for sheepherders, and riding with the Texas Rangers. In time, he gravitated to the Granby area where his brother had homesteaded, settled at the Stillwater Ranch (though he did not file a homestead entry until 1890) at the site of today's Stillwater Campground and spent the next ten years breaking horses, freighting, and hunting for the Central City meat market.

With the panic of 1893, Holzwarth relinquished his homestead claim and returned to Denver where he met Sophia Lebfromm, a German emigrant who was employed as a domestic servant in a wealthy Denver household. They were married in 1894, and within 10 years they were operating a boarding house and a saloon--which prospered until the advent of prohibition in Colorado on January 1, 1916.

Facing the reality of prohibition, Holzwarth recalled the pleasant days he had spent "cowboying" in the Granby area and returned to the Colorado Valley. He built the subject homestead cabin in the summer 1917, although he did not file his homestead entry until March 1, 1919, a not uncommon practice in the region at that time. The patent on the homestead--the NW 1/4 of section 25, T5N, R76W--was issued January 13, 1923.

Meanwhile, the Holzwarths had purchased the adjacent Fleshuts-Lemon property on July 22, 1918. The family worked on the ranch in the summer 1919, returned to their home on Santa Fe Drive in Denver for the winter, and established their permanent residence in the homestead cabin in 1920.

MAJOR BIBLIOGRAPHICAL REFERENCES

Tract Books, Bureau of Land Management, Denver, Colorado.
 Interviews with John G. Holzwarth, Jr.: R. Contor, January 1964;
 F. Atkins, August, 1965; F. Atkins and D. Hamilton, July, 1973;
 L. Hamilton, July, 1975.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 72

UTM REFERENCES

A	13	427272	4469300	B	13	4276680	4469300
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING
DC	13	4276680	4468700	CD	13	427045	4468700
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING

VERBAL BOUNDARY DESCRIPTION

E 13 427575 4469255
 G 13 427440 4469045

F 13 427480 4469265
 H 13 427535 4469040

South from point A along the center of the Colorado River to point D, thence west to point C, thence north to point B, thence east to point A; additionally, that area bounded by the rectangle EFGH (including the Fleshuts Cabin).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

D. Ferrel Atkins

ORGANIZATION

National Park Service

STREET & NUMBER

Rocky Mountain National Park

CITY OR TOWN

Estes Park

DATE

August 1, 1975

TELEPHONE

303 - 586-2371

STATE

Colorado

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

NONE

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is National State Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE NOV 18 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

12/2/77

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

11.30.77

District Boundary

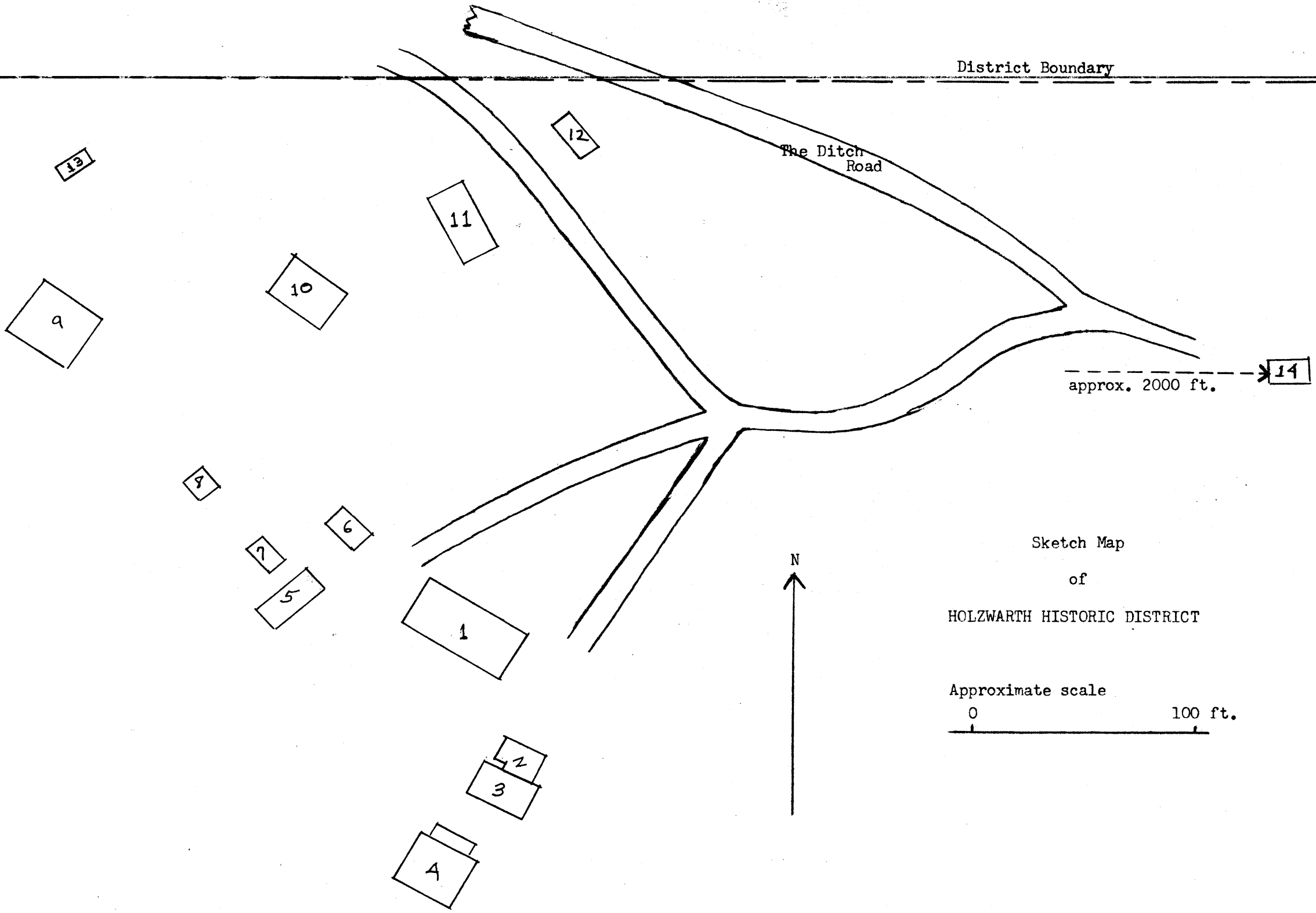
The Ditch
Road

approx. 2000 ft.

14

Sketch Map
of
HOLZWARTH HISTORIC DISTRICT

Approximate scale
0 100 ft.

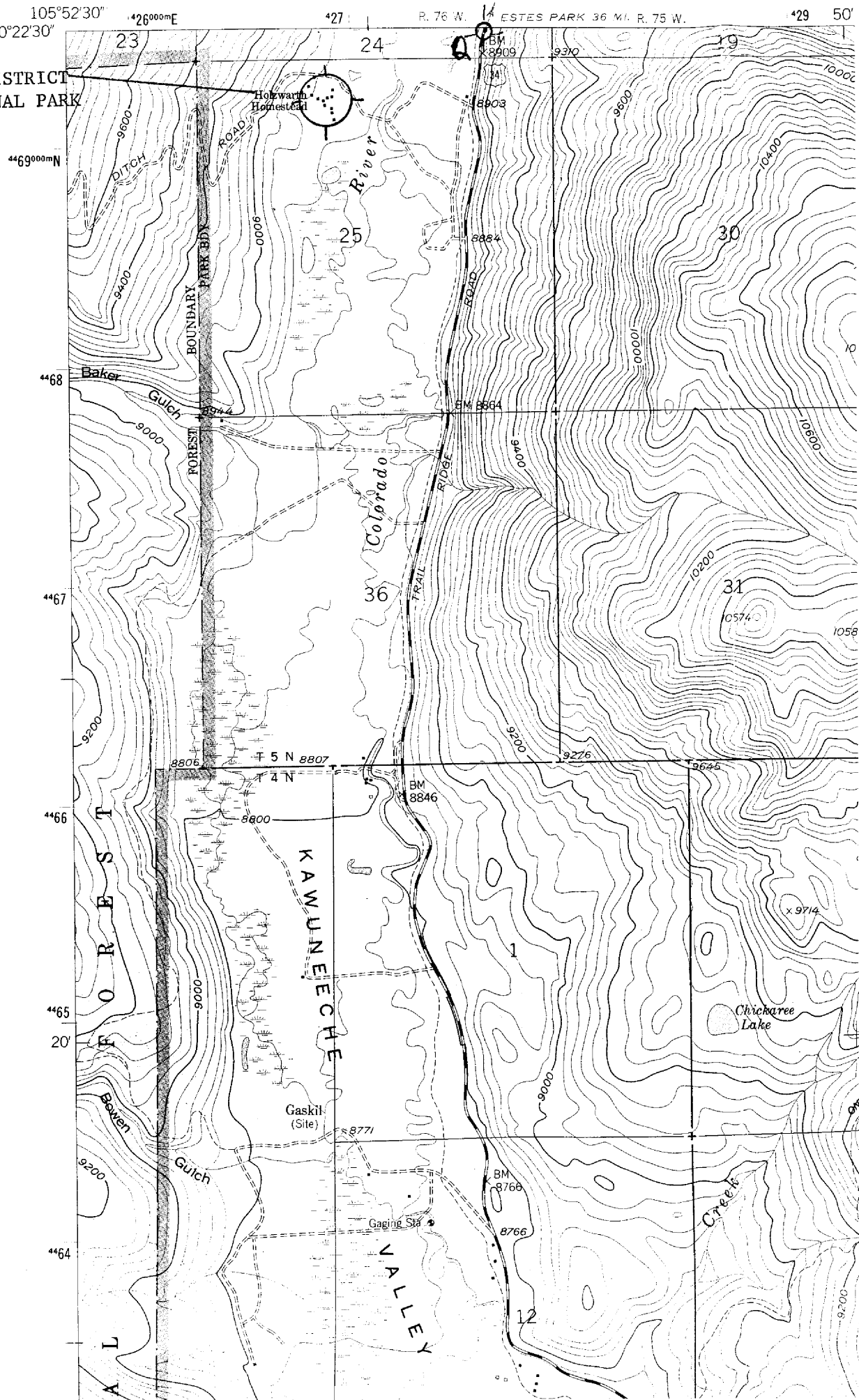


DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

105°52'30" 4260000E 427 R. 76 W. ESTES PARK 36 MI. R. 75 W. 429 50'

HOLZWARTH HOMESTEAD,
HOLZWARTH HISTORIC DISTRICT
ROCKY MOUNTAIN NATIONAL PARK

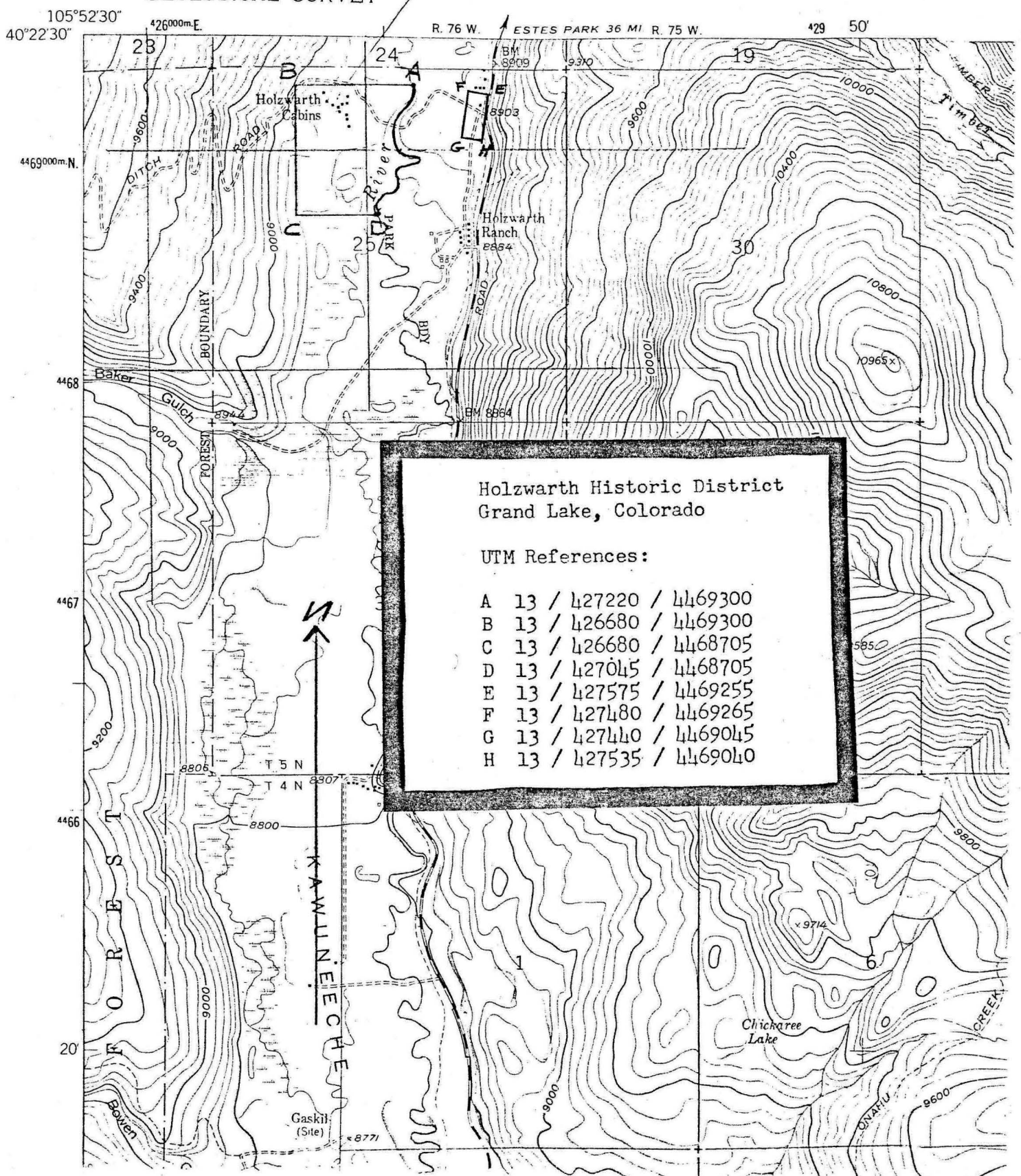
UTM:
13/426700/4469060



4884 IV NW
RICHTHOFFEN

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

For detail see
sketch map



Holzwarth Historic District
Grand Lake, Colorado

UTM References:

A	13	/	427220	/	4469300
B	13	/	426680	/	4469300
C	13	/	426680	/	4468705
D	13	/	427045	/	4468705
E	13	/	427575	/	4469255
F	13	/	427480	/	4469265
G	13	/	427440	/	4469045
H	13	/	427535	/	4469040

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

Holzwarth Historic District

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 MAP REFERENCE

SOURCE

United States Geological Survey, Grand Lake Quadrangle, 7.5 minute series

SCALE

1:24,000

DATE

1958

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Hilltop Manor STRUCTURE NUMBER HS-746

LOCATION OF STRUCTURE Holzworth Homestead PARK LOCATION CODE HH

NATIONAL REGISTER 0 DATE: / / MANAGEMENT CATEGORY: (A) (B) () (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: No

Check all of the following categories for which NPS has treatment responsibility:

Stabilization() Cyclic Maintenance() Routine Maintenance() Approved Ultimate Treatment()

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION:

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization:	\$ _____	Date:	<u>/ /</u>	Level of Estimate:	(A) (B) (C)
Approved Treatment:	\$ _____	Date:	<u>/ /</u>	Estimator:	(Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / /1940s Date of Alterations: / /
 Architect/Designer: Holzworth's Historical Theme(s): Pioneer Settlement/Resort Indu
 History of Structure: _____

Evaluation of Structure: Historic Theme Contributing Non-Contributing X
 National Register Criteria: A B C D (Include integrity statement)
 Although associated with the Holzworth family, this building was constructed too late
 and is of a more modern construction to contribute to the theme of Pioneer Settlement
 and the Development of the Resort Industry in Rocky Mtn. Natl. Park.

Bibliography: ROMO Building Maintenance Files

Representation in Other Surveys: LCS, David dams 1/14/82

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/85

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) 00
Original Use Residence
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt
Original Owner: _____
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____

15/20 Negative 15A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: One-of uncoursed fieldstone, exterior on NE. elev,
Two-Metal vent pipes

ARCHITECTURAL CHARACTER (STYLE): Rustic

SITE (INCLUDE ORIENTATION OF STRUCTURE): Pine and fir forest
Native grasses and soils, slope NW to SW. Facade to SE

PORCHES: One-10step wood deck covering all of facade and wrapping
around to cover half of the SW elev log railing and
supports.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular Bays

3 by 3 Piles: 2
OVERALL DIMENSIONS: 38'0" by 26'0"

WINDOWS: Ten-4or6 light casements: four-4 beside 4 sliders,
Rectangular white wood frame, and screens, flat arches

COMPOSITION (NPS 28 CODE): WD

DOORS: Two-single, brown, wood panelled, each with one light
upper, on facade and SW elev.

STORIES: One

FOUNDATION: Low to high 0'0" to 6'2" of uncoursed fieldstone

ADDITIONS: None

WALLS: Brown, wood frame with horiz. lapped wood siding

INTERIOR PLAN: Five rooms, currently vacant

ROOF: Gable, Brown wood shingles with exposed
2"by 6" rafter end.

INTERIOR FINISHES: Walls and ceiling: plywood.
Floors: linoleum and tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Cabin - Tivoli STRUCTURE NUMBER HS-750

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 0 DATE: / / MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

- Preservation (PP) Restoration (RR) Reconstruction (CC)
- Adaptive Preservation (AP) Adaptive Restoration (AR) Adaptive Reconstruction (AC)
- Neglect (NG) Remove (RM) No Approved Treatment (NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____ Date: / / Level of Estimate: (A) (B) (C)

Approved Treatment: \$ _____ Date: / / Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / /ca. 1944 Date of Alterations: / /Unknown
 Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Ind
 History of Structure: Structure #750, the Tivoli Cabin, was built ca. 1944. It originally had a small main entry porch on the SE corner, which was enclosed at some time to form a bathroom. The facade is now to the SW. The Holzwarth homestead was established in 1917, and the land patent issued in 1923. In 1919, the guest operation started. The Nature Conservancy purchased the homestead in 1974 and transferred title to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing X Non-Contributing _____
 National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of Pioneer/Resort theme.

Tivoli: Cabin is an important element of the ranch. Altered.
 Bibliography: Wheaton, Rodd. National Register Nomination, 7/29/75. Muths, T.B., Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maintenance Files.
 Representation in Other Surveys: LCS David Adams 1/14/82

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

LOCATION: Section 25 State CO
Township 5N County Gunnison
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) NO
Original Use Guest Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: J. Holzwarth
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____

24/25 12A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU
ARCHITECTURAL CHARACTER (STYLE): Rustic

CHIMNEYS: One - of uncoursed fieldstone, exterior, on facade.
One - of red brick, interior, on facade.
One - Metal vent pipe.

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses and soils. Facade to SW.

PORCHES: One - Stone and concrete stoop, on facade.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 4 by 2; Piles: 2
OVERALL DIMENSIONS: 32'0" by 17'0"

WINDOWS: Three - 6 beside 6 sliders. Three - 4-light casements. One large fixed pane. Rectangular, white and green wood frames and screens, flat arches.

COMPOSITION (NPS 28 CODE): WD

DOORS: One - Single, brown, wood paneled, with wood screen door, on facade.

STORIES: One

FOUNDATION: Low, 0'0" to 3'2", of poured concrete.

ADDITIONS: Original entry porch on S.E. corner enclosed to form a bathroom.

WALLS: Brown half logs, with lapped notching at corners.

INTERIOR PLAN: Four rooms used as NPS Employee's Quarters.

ROOF: Gable. Brown wood shingles with exposed log rafter ends.

INTERIOR FINISHES: Walls and ceiling: Plywood.
Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520
STRUCTURE NAME Cabin - Louise STRUCTURE NUMBER HS-751
LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH
NATIONAL REGISTER 0 DATE: / / MANAGEMENT CATEGORY: (A) (B) (C) (D)
NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION:

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____ Date: / /
Approved Treatment: \$ _____ Date: / /

Level of Estimate: (A) (B) (C)
Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / ca.1943 Date of Alterations: / / Unknown
Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Indus
History of Structure: The Louise Cabin (Structure #751) was constructed ca. 1943, originally as a one-room structure with an open porch extending the full width of the E. elevation. The N. end of this porch was enclosed at some unknown time to form a bathroom. The Holzwarth homestead was established in 1917, and the land patent was issued in 1923. The guest operation started in 1919. The Nature Conservancy purchased the homesite in 1974 and transferred title to the NPS in 1975.
Evaluation of Structure: Historic Theme Contributing Non-Contributing _____
National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort theme. Louise Cabin is an important element of the ranch. Altered.
Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979; ROMO Bldg. Maintenance Files.
Representation in Other Surveys: LCS David Adams 1/14/82

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20 /1985

CONTINUATION FROM FRONT SHEET - STRUCTURE NAME HS-751 Cabin - Louise

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) NQ
Original Use Guest Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: J. Holzwarth
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____

Roll 20 Negative 11A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: One - of red brick, interior, on NW elev.
One - Metal vent pipe.

ARCHITECTURAL CHARACTER (STYLE): Rustic

PORCHES: One - 4-step, wood platform stoop, with 2" by 4" railing, on facade.

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses and soils. Facade to E.

WINDOWS: Two - 6 beside 6 sliders. One - 4-light casement. Rectangular, white and green wood frames and screens, flat arches.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 2 by 2; Piles: 1
OVERALL DIMENSIONS: 22'0" by 17'0"

DOORS: One - Single, brown, wood paneled, with one light upper and wood screen door, on facade.

COMPOSITION (NPS 28 CODE): WD
STORIES: One

ADDITIONS: N. end of porch enclosed to form a bathroom.

FOUNDATION: Low, averaging 0'6", vertical log piers, on stones.

INTERIOR PLAN: One room used as NPS Employee's Quarters.

WALLS: Brown half logs, with lapped notching at corners.

INTERIOR FINISHES: Walls and ceiling: Plywood.
Floors: Tongue and groove wood flooring.

ROOF: Gable. Brown wood shingles with exposed log rafter ends.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

MON RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Cabin - Columbine STRUCTURE NUMBER HS-752

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(SOUTHWESTERN MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

<input type="checkbox"/> Preservation	(PP)	<input type="checkbox"/> Restoration	(RR)	<input type="checkbox"/> Reconstruction	(CC)
<input type="checkbox"/> Adaptive Preservation	(AP)	<input type="checkbox"/> Adaptive Restoration	(AR)	<input type="checkbox"/> Adaptive Reconstruction	(AC)
<input type="checkbox"/> Remove	(NG)	<input type="checkbox"/> Remove	(RM)	<input type="checkbox"/> No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization:	\$ _____	Date: <u> / /</u>	Level of Estimate: (A) (B) (C)
Approved Treatment:	\$ _____	Date: <u> / /</u>	Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / ca. 1922 Date of Alterations: / / Unknown
 Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Ind
 History of Structure: The Columbine Cabin (Structure #752) was one of the more
valuable guest cabins at Holzwarth Ranch. It was built ca. 1922 and altered when
the porch was enclosed to become a part of the living room, and a bathroom was
added; soon after, a second addition was made of a bedroom on the W., and a porch
was added on the NW. The homestead was established 1917, and the land patent issued in 1923.
Operation began 1919. Purchased by Nature Conservancy 1974; to NPS, 1975.
 Evaluation of Structure: Historic Theme Contributing X Non-Contributing _____
 National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facili-
ties and contributes to the historical and architectural character of the Pioneer/Resort
Columbine Cabin is an important element of the ranch. Altered.
 Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Muths, T.B.
Historic Structures Report, Holzwarth Ranch, 1979; ROMO Bldg. Maintenance Files.
 Representation in Other Surveys: LCS Lance Williams, 5/10/1976

Structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

CONTINUATION FROM FRONT SHEET - STRUCTURE NAME HS-752 Cabin - Columbine

LOCATION: Section 25 State CO USE: CURRENT INTERIOR USE (NPS 28 CODE) NQ
Township 5N County Grand Original Use _____
Range 76W Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt. DRAWING NO. _____
Original Owner: _____ NEGATIVE NO. _____
Intermediate Owner(s): None
Roll 20 Negative 9A

***PHYSICAL DESCRIPTION**.

TYPE OF STRUCTURE (NPS 28 CODE): BU
ARCHITECTURAL CHARACTER (STYLE): Rustic
SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses, and soils. Facade to SE.
OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
OVERALL DIMENSIONS: 28'0" by 24'0"
COMPOSITION (NPS 28 CODE): WD
STORIES: One
FOUNDATION: Low, 0'0" to 1'0" of stone and concrete.

WALLS: Brown log walls butted to corner posts.

ROOF: Intersecting gables. Brown wood shingles with exposed 2" by 4" rafter ends.

CHIMNEYS: One - of uncoursed fieldstone, exterior, on facade. One - of red brick, interior, on NE elev.

PORCHES: One - 3-step, wood platform porch with 4" by 4" and log railing. One - Wood platform porch with shed roof hood and log supports, on NE elev.

WINDOWS: Three - 4-light casements. One - 6 beside 6 slider. Four large single light fixed pane. Rectangular, green wood frames and screens, flat arches.

DOORS: Two - Single, white, wood paneled, each with one light upper, on facade and NE elev.

ADDITIONS: S. porch enclosed to become part of living room; bathroom added. Later, bedroom and new porch added.

INTERIOR PLAN: Three rooms used as NPS Employee's Quarters.

INTERIOR FINISHES: Walls and ceiling: Plywood. Floors: Linoleum and tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Twin #1 and Rose STRUCTURE NUMBER HS-753

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12 / 02 / 77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____ Date: / /

Approved Treatment: \$ _____ Date: / /

Level of Estimate: (A) (B) (C)

Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / ca. 1921, Date of Alterations: / / ca. 1945

Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort In

History of Structure: The Rose Cabin was constructed ca. 1945 and attached, but with no internal connection, to an earlier cabin named Twin #1. Twin #1, constructed ca. 1921, is one of the earliest guest cabins of the ranch. The Holzwarths established their homestead claim in 1917, and the land patent was issued in 1923. The guest operation started in 1919. The homestead was purchased by The Nature Conservancy in 1974, and transferred to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing Non-Contributing

National Register Criteria: A B C D (Include integrity statement)

Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities and contributes to the historical and architectural character of the Pioneer/Resort th

, Twin #1 and Rose is an important element of the ranch. Altered.

Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75. Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maintenance Files.

Representation in Other Surveys: LCS Lance Olivieri, 4/2/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8 / 20 / 1985

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) CF
Original Use Guest Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: J. Holzwarth
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____

Roll 28 Negative 2A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

ARCHITECTURAL CHARACTER (STYLE): Rustic

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, aspens, grasses and soils. Facade to W.

OVERALL BUILDING PLAN (FOOTPRINT): "H"

Bays: 3 by 2; Pile: 2
OVERALL DIMENSIONS: 19'6" by 15'6" - Twin #1
17'0" by 13'0" - Rose

COMPOSITION (NPS 28 CODE): WD

STORIES: One

FOUNDATION: Low to medium, 0'0" to 3'9", log piers on stones.

WALLS: Brown undressed quarter log veneer. Alternative boards of horizontal (bottom), vertical (middle) and again horizontal (upper gable ends).

ROOF: Intersecting gables. Brown wood shingles with exposed 2" by 4" rafter ends and 1" by 4" capping.

CHIMNEYS: One - Round metal stove pipe, interior, on S. elev.

PORCHES: One - Wood platform porch, with a gable end hood and log column supports, on facade. One - 3-step, wood platform porch, with log and 2" by 4" railing on E. elev.

WINDOWS: Four - 4-light casements. Two - 6 beside 6, sliders. Rectangular, white and green wood frames and screens, flat arches.

DOORS: Three - Single, brown or yellow, wood paneled, two on facade, the other on the E. elev. Wood screen doors.

ADDITIONS: Rose Cabin attached to Twin #1 Cabin c.a. 1945.

INTERIOR PLAN: Three rooms historically furnished and open to park visitors.

INTERIOR FINISHES: Perimeter walls: Log. Partition walls: Plywood. Ceiling: Exposed log frame. Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Twin #2 STRUCTURE NUMBER HS-754

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization:	\$ _____	Date: <u> / /</u>	Level of Estimate: (A) (B) (C)
Approved Treatment:	\$ _____	Date: <u> / /</u>	Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / ca. 1923 Date of Alterations: / ca. 1950
 Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Ind
 History of Structure: Twin #2 was built in 1923 as one of the earlier guest cabins of the Holzwarth's Dude Ranch. In 1950, a log addition of a bedroom and bathroom was added to the N. elevation. The Holzwarths established their homestead claim in 1917, and the land patent was issued in 1923. The guest operation started in 1919. The homestead was purchased by the Nature Conservancy in 1974 and transferred to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing Non-Contributing
 National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort theme. Twin #2 is an important element of the ranch. Altered.
 Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Murhs, T.B. Historic Structures Report, Holzwarth's Ranch, 1979. ROMO Bldg. Maintenance Files. Representation in Other Surveys: LCS Lance Olivieri 3/31/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

LOCATION: Section 25 State CO
 Township 5N County Grand
 Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) 00
 Original Use Guest Cabin
 Intermediate Uses Same
 PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
 Original Owner: J. Holzwarth
 Intermediate Owner(s): None

DRAWING NO. _____
 NEGATIVE NO. _____

Roll 20 Negative 1A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

ARCHITECTURAL CHARACTER (STYLE): Rustic

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, aspens, grasses, soils and boulders. Facade to W.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular

OVERALL DIMENSIONS: 21'0" by 16'6"

COMPOSITION (NPS 28 CODE): WD

STORIES: One

FOUNDATION: Low, averaging 0'8", of stone piers.

WALLS: Brown half logs, butted at corners.

ROOF: Saltbox. Brown wood shingles with exposed 2" by 4" rafter ends.

CHIMNEYS: One - Round metal stove pipe, interior, on S. elev

PORCHES: Two - Wood platform decks, with gable end hoods, and 2" by 4" supports. One on facade, the other on the E. elev.

WINDOWS: Five - 4- or 6-light horizontal casements. One - 2 beside 2, slider. Rectangular, green wood frames, flat arches. Wood screens.

DOORS: Three - Single, brown or yellow, wood paneled, with wood screen doors. On facade, E. and N. elevs.

ADDITIONS: Bedroom and bath added to N. elev. ca. 1950.

INTERIOR PLAN: Four rooms currently vacant.

INTERIOR FINISHES: Walls and ceiling: Plywood. Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520
STRUCTURE NAME Ice House STRUCTURE NUMBER 755
LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH
NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)
NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation (PP)	Restoration (RR)	Reconstruction (CC)
Adaptive Preservation (AP)	Adaptive Restoration (AR)	Adaptive Reconstruction (AC)
Neglect (NG)	Remove (RM)	No Approved Treatment (NO)

Approval Document _____ () Document Date: / /
Estimated Treatment Costs _____

Stabilization: \$ _____	Date: <u> / /</u>	Level of Estimate: (A) (B) (C)
Approved Treatment: \$ _____	Date: <u> / /</u>	Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / ca. 1920 Date of Alterations: / /
Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort In
History of Structure: Structure #755, the Ice House, was built ca. 1920. It is unique to the structures of Holzwarth Ranch, due to its sod roof and log walls with cow manure chinking. The Holzwarths established their homestead claim in 1917, and the land patent was issued in 1923. In 1919, their guest operation was started. The Nature Conservancy purchased the homestead in 1974 and transferred title to the NPS in 1975.
Evaluation of Structure: Historic Theme Contributing X Non-Contributing _____
National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort the House, Structure #755, is an important element of the ranch. Unaltered.
Bibliography: Wheaton, Rodd. National Register Nomination, 7/29/75; Muths, T.B. Historic Structures Report, 1979; ROMO Bldg. Maintenance Files.
Representation in Other Surveys: LCS Lance Williams 5/2/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8 20 1985

LOCATION: Section 25 State CO
 Township 5N County Grand
 Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) OT-Ice House
 Original Use Ice House
 Intermediate Uses Same
 PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
 Original Owner: J. Holzwarth
 Intermediate Owner(s): None

DRAWING NO. _____
 NEGATIVE NO. _____

Roll 20 Negative 7A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: None

ARCHITECTURAL CHARACTER (STYLE): Rustic

PORCHES: None

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, aspens, grasses and soils. Facade to SE.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular

WINDOWS: None

Bays: 1 by 1; Pile: 1
 OVERALL DIMENSIONS: 13'6" by 8'6"

COMPOSITION (NPS 28 CODE): WD

DOORS: One - Single, brown, vertical wood boards with interior batts, on facade.

STORIES: One

ADDITIONS: None

FOUNDATION: None visible.

WALLS: Brown logs with square notching at corners and cow manure chinking.

INTERIOR PLAN: One room originally used as ice house.

ROOF: Shed. Sod with exposed log rafter ends.

INTERIOR FINISHES: Walls and ceiling: Exposed log frame.
 Floor: Earth.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520
STRUCTURE NAME Taxidermy Shop STRUCTURE NUMBER 756
LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH
NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)
NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /
Estimated Treatment Costs _____

Stabilization:	\$ _____	Date:	<u> / /</u>	Level of Estimate:	(A) (B) (C)
Approved Treatment:	\$ _____	Date:	<u> / /</u>	Estimator:	(Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / ca. 1922 Date of Alterations: / /
Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Ind
History of Structure: Structure #756 was built ca. 1922 and used for a taxidermy shop. The Holzwarths established their homestead claim in 1917, and the land patent was issued in 1923. In 1919, the guest operation was started. The Nature Conservancy purchased the homestead in 1974, and transferred title to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing X Non-Contributing
National Register Criteria: A B C D (Include integrity statement)

Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort theme. The Taxidermy Shop is an important element of the ranch. Unaltered.
Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maintenance Files.
Representation in Other Surveys: LCS Lance Olivieri, 3/39/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8 20 1985

LOCATION: Section 25 State CO USE: CURRENT INTERIOR USE (NPS 28 CODE) CF
 Township 5N County Grand Original Use Taxidermy Shop
 Range 76W Intermediate Uses Same
 PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt. DRAWING NO. _____
 Original Owner: J. Holzwarth NEGATIVE NO. _____
 Intermediate Owner(s): None

Roll 20 Negative 6A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: One - of red brick, interior on NW elev.

ARCHITECTURAL CHARACTER (STYLE): Rustic

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, aspens, grasses and soils. Facade to NE.

PORCHES: One - Wood platform porch with a gable end hood, with 2" by 4" supports, on facade.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular

Bays: 2 by 2; Pile: 1'22"6" by 13'6"
 OVERALL DIMENSIONS:

WINDOWS: Four - 2 beside 2 horizontal sliders. Rectangular green and white wood frames, flat arches.

COMPOSITION (NPS 28 CODE): WD

STORIES: One

DOORS: One - Single, blue, vertical wood boards with interior batts, and wood screen door, on facade.

FOUNDATION: Low, 0'0" to 1'8", of uncoursed fieldstone and poured concrete.

ADDITIONS: None

WALLS: Brown quarter logs veneer. Three sections of vertical quarter logs broken by two single bands of horizontal quarter logs.

INTERIOR PLAN: One room historically furnished and open to park visitors.

ROOF: Gable. Brown wood shingles, with exposed 2" by 4" rafter ends.

INTERIOR FINISHES: Walls. Board and batten.
 Ceiling: Plywood.
 Floor: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520
STRUCTURE NAME Wood Shed STRUCTURE NUMBER 757
LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH
NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)
NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____ Date: / /
Approved Treatment: \$ _____ Date: / /

Level of Estimate: (A) (B) (C)
Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / /ca. 1921 Date of Alterations: / /
Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Indu
History of Structure: Built ca. 1921 as a storage shed. Structure #757 was par-
tioned to provide room for a privy, and the storage of wood and miscellaneous tools.
The Holzwarths established their homestead claim in 1917, and the land patent was
issued in 1923. The guest operation started in 1919. The Homestead was purchased
by the Nature Conservancy in 1974 and transferred to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing X Non-Contributing _____
National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities
and contributes to the historical and architectural character of the Pioneer/Resort
theme. The Wood Shed is an important element of the ranch. Unaltered.
Bibliography: Wheaton, Rodd. National Register Nomination, 7/29/75. Muths, T.B.
Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maintenance Files.
Representation in Other Surveys: LCS Lance Oliveri, 3/30/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

LOCATION: Section 25 State CO
 Township 5N County Grand
 Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) VC
 Original Use Wood Shed
 Intermediate Uses Same
 PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
 Original Owner: J. Holzwarth
 Intermediate Owner(s): None

DRAWING NO. _____
 NEGATIVE NO. _____

Roll 20 Negatives 5A

*****PHYSICAL DESCRIPTION*****

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: None

ARCHITECTURAL CHARACTER (STYLE): Rustic

PORCHES: None

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses and soils.

WINDOWS: None

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
 Bays: 3 by 1; Pile: 1
 OVERALL DIMENSIONS: 15'6" by 11'6"

COMPOSITION (NPS 28 CODE): WD

DOORS: One - Single, brown, board and batten, on facade. One - Double, open bay on facade.

STORIES: One

FOUNDATION: Low. Stone piers, level with grade.

ADDITIONS: None

WALLS: Brown undressed vertical quarter logs, with interior 2" by 8" batts.

INTERIOR PLAN: Two rooms used for wood storage and open to park visitors.

ROOF: Shed. Brown rolled asphalt with exposed 2" by 6" rafter ends.

INTERIOR FINISHES: Walls and ceiling: Exposed wood frame of quarter logs and 2" by 8"s. Floor: Earth.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Homestead Cabin/Mamma Cabin STRUCTURE NUMBER 758

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation (PP)	Restoration (RR)	Reconstruction (CC)
Adaptive Preservation (AP)	Adaptive Restoration (AR)	Adaptive Reconstruction (AC)
Neglect (NG)	Remove (RM)	No Approved Treatment (NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____	Date: <u> / /</u>	Level of Estimate: (A) (B) (C)
Approved Treatment: \$ _____	Date: <u> / /</u>	Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / 1917 Date of Alterations: / / ca 1920, 1935, 1940
 Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Ind
 History of Structure: Structure #758, the Mamma Cabin, was built in 1917 as the Holzwarth's homestead cabin. Ca. 1920, a 15' by 25' addition was placed on the west, and a porch was added. In 1935 a second addition was completed when the SW corner of the porch was enclosed. The interior was remodeled in 1940. The Holzwarths established their homestead cabin in 1917, and the land patent was issued in 1923. The guest operation was started in 1919. Purchased by Nature Conservancy 1974; transfer
 Evaluation of Structure: Historic Theme Contributing X Non-Contributing to NPS,
 National Register Criteria: A B C D (Include integrity statement) 1975.
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort theme. The Homestead Cabin is an important element of the ranch. Altered.
 Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75. ROMO Bldg. Maintenance Files; Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979.
 Representation in Other Surveys: LCS Lance Olivieri 3/29/1976

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20 1985

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) CF
Original Use Holzwarth Homestead Cabin
Intermediate Uses None
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: John Holzwarth
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____
Roll 20 Negative 4A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU
ARCHITECTURAL CHARACTER (STYLE): Rustic

CHIMNEYS: Two - of red brick, interior, one on the W. elev., the other on the N. elev.
Two - Metal vent pipes.

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, aspens, grasses and soils. Facade to E.

PORCHES: One - Wood platform porch, with shed roof hood and log column supports covers all of the facade and wraps around to cover part of S. elev. One - Enclosed, screened-in porch on NW corner.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 2 by 3; Piles: 2
OVERALL DIMENSIONS: 36'0" by 20'6"

WINDOWS: Five - 4-light casements. Two - 1 beside 1 sliders. Rectangular, white wood frames and screens, flat arches.

COMPOSITION (NPS 28 CODE): WD
STORIES: One

DOORS: Two - Single, wood paneled, both with one light upper, and wood screen doors. One white, on facade, the other, brown, on S. elev.

FOUNDATION: Low, 0'0" to 1'0" of stone and poured concrete.

ADDITIONS: 15' x 25' addition on W. elevation, and porch 1920. SW corner of porch enclosed, 1935. Interior remodeled, 1940.

WALLS: Brown logs with saddle notching at corners.

INTERIOR PLAN: Four rooms historically furnished and open to park visitors.

ROOF: Intersecting gables. Brown wood shingles with exposed log rafter ends.

INTERIOR FINISHES: Walls and ceiling: Plywood.
Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Tent House STRUCTURE NUMBER HS-775

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION:

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization:	\$ _____	Date:	<u> / /</u>	Level of Estimate:	(A) (B) (C)
Approved Treatment:	\$ _____	Date:	<u> / /</u>	Estimator:	(Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / ca. 1919 Date of Alterations: / /
 Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement/Resort Indus-
 History of Structure: Structure #775, the Tent House, is unusual in that its low board and batten walls and separate roof surround an erected canvas tent, supported by an interior wood frame. The Holzwarth homestead was established in 1917, and the land patent was issued in 1923. In 1919 the guest operation was started. The homestead was purchased by The Nature Conservancy in 1974 and title was transferred to the NPS in 1975.
 Evaluation of Structure: Historic Theme Contributing Non-Contributing _____
 National Register Criteria: A B C D (Include integrity statement)
Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities, and contributes to the historical and architectural character of the Pioneer/Resort theme. The Tent House is an important element of the ranch. Unaltered.
 Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979; ROMO Bldg. Maintenance Files
 Representation in Other Surveys: LCS, Lance Williams, 5/2/1976.

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) VC
Original Use Guest Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: J. Holzwarth
Intermediate Owner(s): None

DRAWING NO. _____
NEGATIVE NO. _____

2011 20 Negative 8A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: None

ARCHITECTURAL CHARACTER (STYLE):

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses and soils. Facade to NE.

PORCHES: One - Wood platform stoop, on facade.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 1 by 1; Pile: 1
OVERALL DIMENSIONS: 11'0" by 9'0"

WINDOWS: None

COMPOSITION (NPS 28 CODE): WD

DOORS: One - Single, green, wood screen door with horizontal boards nailed to the interior.

STORIES: One

FOUNDATION: Low, stone piers, level with grade.

ADDITIONS: None

WALLS: Red. Board and batten. Walls and roof surround an erect canvas tent.

INTERIOR PLAN: One room, vacant, open to park visitors.

ROOF: Gable.

INTERIOR FINISHES: Walls: Canvas and plywood.
Ceiling: Canvas.
Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME Rocky Mtn. Natl. Park PARK NUMBER 1520

STRUCTURE NAME Joe Fleshuts' Cabin STRUCTURE NUMBER 783

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 1 DATE: 12/02/77 MANAGEMENT CATEGORY: (A) (B) (C) (D)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION:

Preservation	(PP)	Restoration	(RR)	Reconstruction	(CC)
Adaptive Preservation	(AP)	Adaptive Restoration	(AR)	Adaptive Reconstruction	(AC)
Neglect	(NG)	Remove	(RM)	No Approved Treatment	(NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization:	\$ _____	Date: <u> / /</u>	Level of Estimate:	(A) (B) (C)
Approved Treatment:	\$ _____	Date: <u> / /</u>	Estimator:	(Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / ca.1902-¹⁹⁰⁹ Date of Alterations: / /
Architect/Designer: J. Fleshuts Historical Theme(s): Pioneer Settlement/Resort Inc
History of Structure: Joe Fleshuts purchased the land where his cabin now sits, on Nov. 1, 1902, and left the Valley in 1911. The land was transferred due to non-payment of taxes, and the property was purchased by the Holzwarths in 1918. By 1922, Fleshuts' homestead cabin was being used to house guests at the Holzwarth Ranch. Today the deteriorated structure is the only cabin to exist on the E. side of the Colorado River where the Holzwarth's Never Summer Ranch operated, as the others have been removed by the NPS. NP
Evaluation of Structure: Historic Theme Contributing X Non-Contributing receive title
National Register Criteria: A B C D (Include integrity statement)
Fleshuts' cabin illustrates a typical western homestead cabin of the time. The cabin was later incorporated into the Holzwarth Ranch and is important also for demonstrating the growth of the guest ranch industry. It contributes to the historical character of the th
Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75. Muths, T.B. Unalt
Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maint. Files. but d
Representation in Other Surveys: LCS Lance Olivieri, 3/30/1976. terio

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8 /20 /1985

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) ZZ
Original Use Homestead Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: Joe Fleshuts
Intermediate Owner(s): John Holzwarth

DRAWING NO. _____
NEGATIVE NO. _____

Roll 20 Negative 16A

PHYSICAL DESCRIPTION

TYPE OF STRUCTURE (NPS 28 CODE): BU
ARCHITECTURAL CHARACTER (STYLE): Rustic

CHIMNEYS: None

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native grasses and soils. Pines nearby. Trail Ridge Road is visible to E. Facade to W.
OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 2 by 2; Piles: 1
OVERALL DIMENSIONS: 18'6" by 14'6"

PORCHES: One - 2-step wood platform porch with a gable end hood, with 4" by 4" supports, on facade.
One - 2-step, wood platform stoop, on E. elev.

COMPOSITION (NPS 28 CODE): WD
STORIES: One

WINDOWS: Three window openings. Square, brown frames, flat arches.

FOUNDATION: Low, averaging 0'6", of uncoursed fieldstone.

DOORS: Two - Single door openings, on facade and E. elev.

WALLS: Brown logs; hewn at corners with dovetail notching.

ADDITIONS: None

ROOF: Gable. Green rolled asphalt with exposed 2" by 4" rafter ends.

INTERIOR PLAN: One room currently vacant.

INTERIOR FINISHES: Walls: Exposed log frame.
Ceiling: Exposed wood frame.
Floors: Wood planks.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME ROMO PARK NUMBER 1520

STRUCTURE NAME Storage - Castle STRUCTURE NUMBER HS-791

LOCATION OF STRUCTURE Holzwarth Ranch PARK LOCATION CODE HH

NATIONAL REGISTER 0 DATE: / / MANAGEMENT CATEGORY: (A) (B) (C) (I)

NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:

Stabilization Cyclic Maintenance Routine Maintenance Approved Ultimate Treatment

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation (PP) Restoration (RR) Reconstruction (CC)
Adaptive Preservation (AP) Adaptive Restoration (AR) Adaptive Reconstruction (AC)
Neglect (NG) Remove (RM) No Approved Treatment (NO)

Approval Document _____ () Document Date: / /

Estimated Treatment Costs _____

Stabilization: \$ _____ Date: / /
Approved Treatment: \$ _____ Date: / /

Level of Estimate: (A) (B) (C)
Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / ca. 1935 Date of Alterations: / / Unknown
Architect/Designer: J. Holzwarth Historical Theme(s): Pioneer Settlement & Resort
History of Structure: The Castle Cabin, Structure #791, was built in 1935 as a guest cabin for the Holzwarth Ranch. It is now used for storage. The screen porch on SE was added at a later, unknown, time. The Holzwarth homestead was established in 1917, and the land patent issued in 1923. In 1919 the guest operation began. The Nature Conservancy purchased the homestead in 1974, and transferred title to the NPS in 1975.

Evaluation of Structure: Historic Theme Contributing X Non-Contributing _____

National Register Criteria: A B C D (Include integrity statement)

Holzwarth Ranch illustrates the gradual and informal growth of guest ranch facilities and contributes to the historical and architectural character of the Pioneer/Resort th
Castle Cabin is an important element of the ranch. Altered.

Bibliography: Wheaton, Rodd. National Register Nomination 7/29/75; Muths, T.B. Historic Structures Report, Holzwarth Ranch, 1979. ROMO Bldg. Maintenance Files. Representation in Other Surveys: LCS David Adams 1/14/82

If structure has been removed, how? N/A Date: / /

Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

CONTINUATION FROM FRONT SHEET - STRUCTURE NAME HS-791 Storage - Castle

LOCATION: Section 25 State CO
Township 5N County Grand
Range 76W

USE: CURRENT INTERIOR USE (NPS 28 CODE) OT-Storage
Original Use Guest Cabin
Intermediate Uses Same
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: J. Holzwarth
Intermediate Owner(s): Same

DRAWING NO. _____
NEGATIVE NO. _____

*****PHYSICAL DESCRIPTION*****

TYPE OF STRUCTURE (NPS 28 CODE): BU

CHIMNEYS: None

ARCHITECTURAL CHARACTER (STYLE): Rustic

SITE (INCLUDE ORIENTATION OF STRUCTURE): Open, native pines, grasses and soils. Facade to S.

PORCHES: One - 3-step, wood platform stoop with 4" by 4" railing on facade.

OVERALL BUILDING PLAN (FOOTPRINT): Rectangular
Bays: 2 by 2; Pile: 1
OVERALL DIMENSIONS: 20'0" by 10'0"

WINDOWS: Two - 6-light horizontal casements. Rectangular, white and green wood frames and screens, flat arches.

COMPOSITION (NPS 28 CODE): WD

DOORS: One - Single, white, wood paneled, with wood screen door, on facade.

STORIES: One

FOUNDATION: Low, 0'0" to 1'10", of 4" by 8" wood piers on stones.

ADDITIONS: Screen porch on SE added at later time.

WALLS: Brown wood frame with horizontal lapped wood siding.

INTERIOR PLAN: One room used as storage.

ROOF: Gable. Brown wood shingles with exposed 2" by 4" rafter ends.

INTERIOR FINISHES: Walls and ceiling: Plywood.
Floors: Tongue and groove wood flooring.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY	
RECEIVED	FEB 24 1976
DATE ENTERED	DEC 4 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Holzwarth Historic District (Homestead -- "Mamma" -- Cabin)

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 PHOTO REFERENCE

PHOTO CREDIT

D. L. Hamilton

DATE OF PHOTO

July 23, 1973

NEGATIVE FILED AT

Rocky Mountain National Park

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO

Looking southwest to the "Mamma" Cabin. The left portion of the building is the original (ca. 1917) structure; the portion barely visible at the right is the addition ca. 1920.

1



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY
FEB 24 1976
RECEIVED
DATE ENTERED DEC 2 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Holzwarth Historic District (Homestead -- "Mamma" -- Cabin)

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 PHOTO REFERENCE

PHOTO CREDIT

D. L. Hamilton

DATE OF PHOTO

July 23, 1973

NEGATIVE FILED AT

Rocky Mountain National Park

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Looking north to the "Mamma" Cabin. The right portion of the building is the original (ca. 1917) cabin.

PHOTO NO

2



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY
FEB 24 1976
RECEIVED
DEC 2 1977
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Holzwarth Historic District (Rose, Twin # 1 Cabins)

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 PHOTO REFERENCE

PHOTO CREDIT

D. L. Hamilton

DATE OF PHOTO

July 23, 1973

NEGATIVE FILED AT

Rocky Mountain National Park

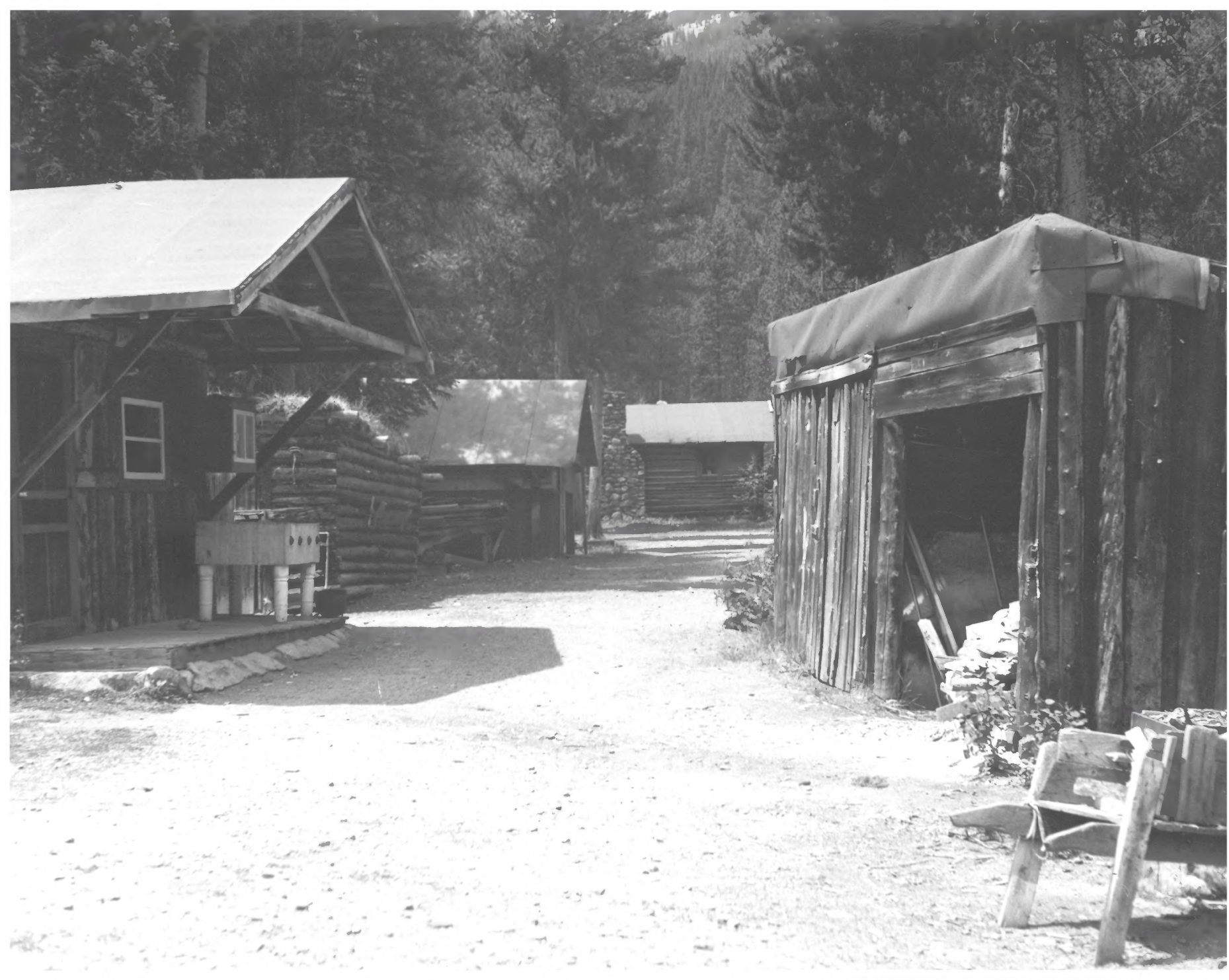
4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Looking east toward Rose Cabin (left) and Twin # 1 Cabin (right).

PHOTO NO

3



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY
FEB 24 1976
RECEIVED
DEC 2 1977
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Holzwarth Historic District

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 PHOTO REFERENCE

PHOTO CREDIT

Ferrel Atkins

DATE OF PHOTO

July 25, 1975

NEGATIVE FILED AT

Rocky Mountain National Park

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Looking west from Mamma Cabin: Taxidermy Shop (L), Ice House,
Tent House, Columbine, Woodshed (R).

PHOTO NO.

4



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

FOR NPS USE ONLY
RECEIVED FEB 24 1976
DEC 2 1977
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Holzwarth Historic District (Joe Fleshuts Cabin)

AND/OR COMMON

Same

2 LOCATION

CITY, TOWN

Grand Lake

VICINITY OF

COUNTY

Grand

STATE

Colorado

3 PHOTO REFERENCE

PHOTO CREDIT

D. L. Hamilton

DATE OF PHOTO

July 23, 1973

NEGATIVE FILED AT

Rocky Mountain National Park

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Looking northeast to the Joe Fleshuts Cabin

PHOTO NO

5