Form No. 10-306 (Rev. 10-74)

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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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STRUCTURE SITE		WORK IN PROGRESS		EDUCATIONAL	X_PRIVATE RESIDENC
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	BEING CONSIDERED	YES: RESTRICTED YES: UNRESTRICTED		GOVERNMENT INDUSTRIAL	-SCIENTIFIC
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DEPOSITORY FOR SURVEY RECORDS CO	olorado Historical Sc	ociety, 1300 Bro	adway		
CITY, TOWN	enver			STATE Colorado	· · · · · · · · · · · · · · · · · · ·
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CONDITION		CHECK ONE	CHECK ONE	
EXCELLENT	DETERIORATED	XUNALTERED	X_ORIGINAL SITE	
XGOOD	RUINS	ALTERED	MOVED DATE	
FAIR	UNEXPOSED			

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Leiffer House, a modified L-plan, is a two-story structure, approximately 33' x 35'. The structure is sited on the eastern flank of Longs Peak at a secluded spot in the midst of a lodgepole pine forest, intermixed with aspen.

A rubblestone entrance stoop with inset steps on the east and a rubblestone patio on the northeast are contiguous to the battered rubblestone foundation.

The walls of the first floor are of concrete daubed, fire-killed logs which lie horizontally at the window bays and stand vertically at the corners and between fenestrations. The second floor, slightly overhanging the first, is of frame construction, sided with alternating wide and narrow courses of shingles. The roof is gabled and shingled with asphalt. The cornice is plain with fascia board, and the rafter ends are exposed.

The windows are typically horizontal sliding sash, 6 lights, with panes of old glass, doubled and tripled. A large bay of windows at the west elevation is formed by six mullioned openings, each with fixed 6 light sash, three high.

A rubblestone kitchen chimney is set flush with the exterior wall, while the rubblestone corner chimney of the living room is enclosed.

The floor plan is a single space with side kitchen and dining area with bedrooms above. The log walls form the interior finish of the first floor, and the exposed studs, rafters, and external sheathing form the inner finish of the second floor and ceiling. The doors are of board and batten, with plain board jambs and heads, no trim. The floors are of hardwood.

The house's main space is dominated by columns and trusses of fire-killed, weather-eroded timbers and by puncheon-boxed beams above the first floor. Attention is focused on the south end of the central space by an antler type stairway of symmetrical divided flights rising to side balconies on the east and west. The stairs are of open stringer construction with decorative pole railings and balustrading, a motif reiterated in the construction of the balconies. A battered rubblestone chimney rises into the ceiling from a rubblestone fireplace with log mantel.

Of particular interest are the devices used to impose a symmetric design to an asymmetric space: the stairway and balconies, the large inverted V log truss, and gnarled tree root system under the truss.

The house's furniture is rustic, some wicker and some framed in hickory and rushed. Navajo wall hangings are attached to the walls and draped from the balconies, while Indian pottery graces the mantel.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	2 y 2 2 y 2 2 y 2			
RECEIVED MAY	1978		÷	
DATE ENTERED	AUG	2	1978	

Leiffer House

CONTINUATION SHEET	ITEM NUMBER	7	PAGE	1	

The owners have made a studied effort to keep the house rustic: although running water is piped into the kitchen, there is no sewage and no electricity. The central space is illuminated by kerosene lamps on the tables and attached to the log columns.

Adjacent to the Leiffer House is a privy and a two-room modern cabin of sawed-log construction.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
XARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
ART	ENGINEERING	MUSIC	THEATER
COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIEV)
	INVENTION		
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SPECIFIC DATES C.1923

BUILDER/ARCHITECT Frank Ralston

STATEMENT OF SIGNIFICANCE

The Leiffer House is a unique instance of a contrived rustic adaptation of the Southern California Craftman style (1900-1920) to the Rocky Mountain west using local materials, notably fire-killed timber, for their decorative values. The rustic furniture is framed in hickory and rushed. Navajo wall hangings, draped from the balconies, and Indian pottery on the fireplace mantel complement the Craftsman style.

The land which the house stands was homesteaded by Carlyle Lamb, son of the pioneering Reverend Elkannah J. Lamb, by patent of October 24, 1890. The land was conveyed to Enos A.Mills, famous naturalist and the "father of Rocky Mountain National Park," on July 22, 1901. May L. Kidd purchased two acres from Mills in 1917 and constructed the subject house about 1923. This property, purchased by Julia M. Fink in 1929, was conveyed to Murry H. and Dorothy C. Leiffer on October 13, 1942.

The National Park Service intends to maintain and preserve the Leiffer House , as an example of rustic adaptation of the Southern California Craftsman style; and it may be used for conferences, seminars, and meetings. The modern Cabin house/seasonal employees at a future date.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land record deeds. Larimer County Courthouse, Fort Collins, Colorado.

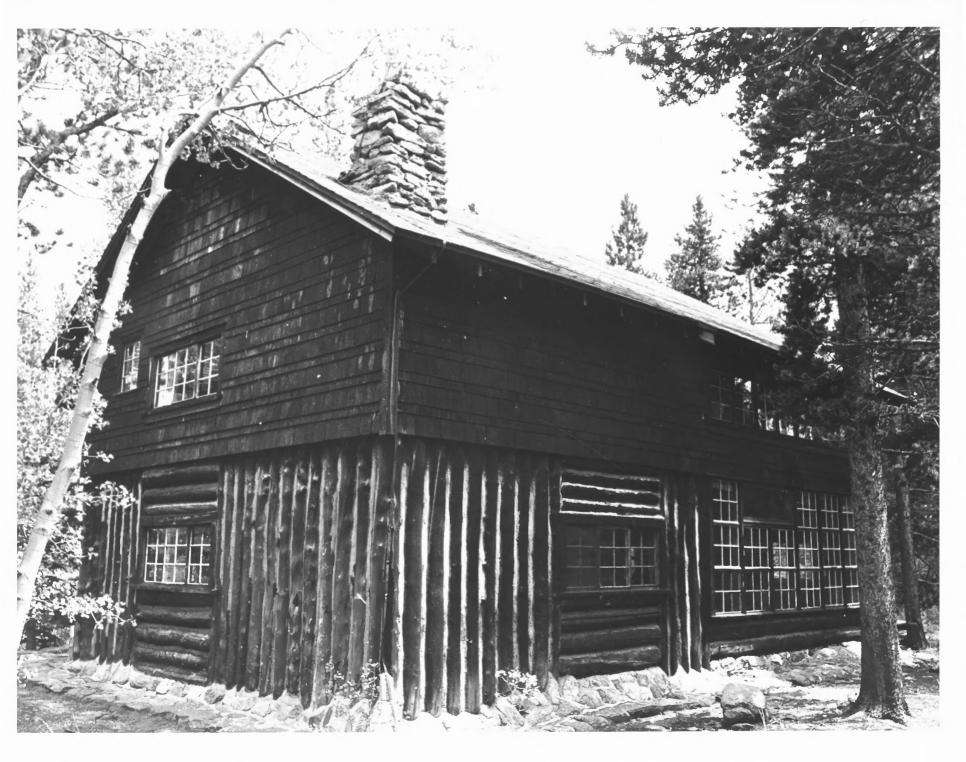
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STATE		CODE	COUNTY	CODE	
11 FORM PRE	PARED BY				
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National Par	<u>k Service</u>			August 14, 1977	
STREET & NUMBER	in Notional Desi	al the same	Section 100 and 1	TELEPHONE (303) 586-2371	
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SUJECT: Leiffer House LOCATION: Near Estes Park, Colorado PHOTOGRAPHER: Caron Hupp DATE: 1977 NEGITIVE: Rocky Mountain National Park DESCRIPTION: East elevation AUG 2 1979 Country MAY 5 191978



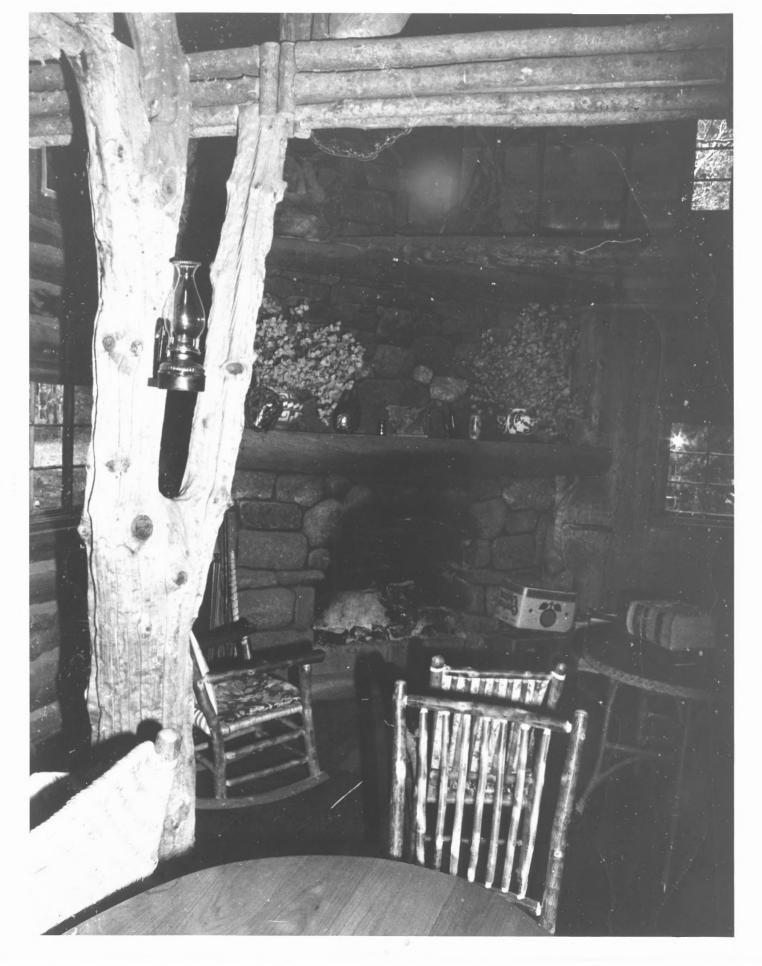
SUBJECT: Leiffer House LOCATION: Near Estes Park, Colorado PHOTOGRAPHER: Caron Hupp DATE: 1977 NEGITIVE: Rocky Mountain National Park DESCRIPTION: North elevation PHOTO NUMBER: 235 AUG 2 1978 MAY 5 1978 1978



SUBJECT: Leiffer House LOCATION: Near Estes Park, Colorado PHOTOGRAPHER: Caron Hupp DATE: 1977 NEGITIVE: Rocky Mountain National Park DESCRIPTION: Looking southeast PHOTO NUMBER: 3 25 Lorimere County MAY 5 1978 AUG 2 1970



SUBJECT: Leiffer House LOCATION: Near Estes Park, Colorado PHOTOGRAPHER: Caron Hupp DATE: 1977 NEGITIVE: Rocky Mountain National Park DESCRIPTION: Interior, looking south PHOTO NUMBER: 485 1.4. 1. 1. 372 MAY 5 1978



SUBJECT: Leiffer House LOCATION: Near Estes Park, Colorado PHOTOGRPAHER: Caron Hupp DATE: 1977 NEGITIVE: Rocky Mountain National Park DESCRIPTION: Interior, looking north PHOTO NUMBER: 5 35 LARIMER COUNTY ALLG 2 1978 MAY 5 1978