

Historic American Building Survey

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# **Harsh's Cozy Cottages River Pines Cottages**

**5GA.3579**

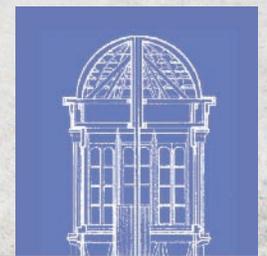
**Grand Lake, Grand County, Colorado**

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Colorado Level II Report

March 2007

**HISTORITECTURE**  
Historic Preservation Specialists



A Limited Liability Company

Historic American Building Survey

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**5GA.3579**  
**Grand Lake, Grand County, Colorado**

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Colorado Level II Report

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March 2007



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# Introduction

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This document is intended to serve as a component of the archival documentation required in a memorandum of agreement between the United States Department of Agriculture Forest Service, Arapahoe and Roosevelt National Forests, and the Colorado State Historic Preservation Office concerning the Harsh's Cozy Cottages/River Pines Cottages site (5GA.3579), 12082 U.S. Highway 34, Grand Lake Village vicinity, Grand County, Colorado. The Forest Service determined that the approval to widen and pave Grand County Road (GCR) 672 and to allow an additional access point off of this road to the River Pines at Shadow Mountain Lake (River Pines) Subdivision, will have an adverse effect on Harsh's Cozy Cabins/River Pines Cottages (5GA3579), which is eligible for listing in the National Register of Historic Places. In accordance with the National Historic Preservation Act of 1966 (36 CFR Part 800), the Forest Service notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect to the site, and the ACHP declined to participate pursuant to Section 800.6(a)(1)(iv) of the regulation (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).

As well, the Forest Service consulted with the Colorado State Historic Preservation Officer (SHPO) to mitigate the adverse effects pursuant to Section 800.6(b)(1) of the regulation (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C.

470f).

Also, the Northern Ute Tribe, Southern Ute Tribe, Northern Arapaho Tribe, Northern Cheyenne Tribe, and Arapaho and Cheyenne Tribes of Oklahoma were informed about the improvements to County Road 672 and invited to participate in consultations pursuant to Section 800.6(a)(2) of the regulation (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).

Similarly, the Grand County Historical Association was informed about the improvements to County Road 672 and also invited to participate in consultations pursuant to Section 800.6(a)(4) of the regulation (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).

Grand County was informed that the road improvement and access to the River Pines subdivision and the subsequent redevelopment of the site would constitute an adverse effect on this historic property and was invited to participate in consultations pursuant to Section 800.6(a)(4) of the regulation (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f). The County declined to participate as a Consulting Party pursuant to Section 800.6(a)(2),

The Forest Service and the Colorado State Historic Preservation Officer agreed that the undertaking would be implemented in accordance with the following stipulations

in order to take into account the effect of the undertaking upon the Harsh's Cozy Cottages/River Pine Cottages:

Prior to any modification of the site the Forest Service would ensure that the Harsh's Cozy Cottages/River Pine Cottages (5GA3579) was recorded in accordance with the guidance for Level II documentation found in "Historic Resource Documentation, Standards for Level I, II, and III Documentation" Office of Archaeology and Historic Preservation, Colorado Historical Association, October 1998 (OAHP 1595). The report would consist of historical documentation and photo-documentation provided on archival paper. The historic context would contain the information previously provided in the OAHP site forms.

The Forest Service would ensure that all recordation activities would be performed or directly supervised by professionals meeting the qualification standards in the Secretary of Interior's Professional Qualifications Standards (36 CFR 61).

The Forest Service would also ensure that an archival documentation report would be created. The report would consist of photo-documentation of the site and Buildings 1-5, 8-9,11-13 and an historical narrative, by December 30, 2006.

Photo-documentation would consist of the following:

1. Two site overviews showing the relationship of the buildings and cultural landscape on 4x5 black and white negative with contact prints, on fiber photographic paper.
2. All accessible elevations of building will be photographed with a 4x5 black and white negative, with contact prints on fiber photographic paper.
3. All negatives and prints will be produced using archival developing processes.

Within 30 days of completion, the Forest Service submitted the archival photo-documentation report to SHPO for review and comments. The Forest Service and SHPO had 30 days for review and comments. Upon acceptance of the archival report, the Forest Service would provide an original of the archival report with original negatives to the SHPO, and provide archival reports with original contact prints to the Forest Service. Acceptance of the photo-documentation report by the SHPO concluded the mitigation of the adverse effect for this property.

## General Site Information

**Name:** Harsh's Cozy Cottages (also known as Harsh's Cottage Camp), 1935-circa 1950  
Western Hills' Guest Cottages, circa 1950-1996  
River Pines Cottages, 1996-2006

**Location:** 12082 U.S. Highway 34, Grand Lake Village vicinity, Grand County, Colorado

Prime Meridian: Sixth

Township 3 North

Range 76 West

Southwest quarter of the northwest quarter of the southwest quarter of Section 13

Universal Transmencator Reference Zone: 13

Easting: 426988

Northing: 4452208

United States Geological Survey Topographic Map Information

Quadrangle Name: Shadow Mountain

Scale: 7.5

Year: 1976

**Legal Description:** Tract 2 Bossart Outright Exemption, according to the map filed February 12, 1986, at Reception No. 239397, and more particularly described as follows:

Beginning at the intersection of the East right-of-way line of U.S. Highway No. 34 and the center of the North Fork of the Colorado River; thence following said highway right-of-way line, South 32°54'40" West, 700 feet to Station No. 17 of the U.S. Bureau of Reclamation Shadow Mountain Lake Survey; thence along the boundaries of said survey, the following courses and distances: South 88°15' East, 835.5 feet to Station No. 18; North 1°45' East, 331.5 feet to Station No. 19; and North 87°30' West, 82.2 feet to Station No. 20; thence

North 40 feet to center of the North Fork of the Colorado river; thence Northwesterly along the center of said River, 452.4 feet, more or less, to the point of beginning, EXCEPT Tract conveyed to Pine Shadows Park, Inc., in Book 326 at page 83, AND EXCEPT Tract conveyed to James E. Hill and Marion Hill in Book 390 at Page 174.

**Landscape****Description:**

This property slopes downward from a high point near the center of the U.S. Highway 34 frontage, descending to the north, south, and east. The 5.3-acre site is otherwise relatively flat. Trees are generally large pines and firs.

**Present Owner:**

River Pines at Shadow Mountain Lake Joint Venture  
6925 Portwest Drive, Suite 130  
Houston, Texas 77024-8046

**Present Use:**

Hotel/Lodging

**Significance:**

This property is significant under National Register criterion A for its association with the development of tourism in the Grand Lake area, particularly the automobile-related tourism that developed after the 1936 completion of Trail Ridge Road through Rocky Mountain National Park. The complex is an example of the cottage-court concept that preceded the development of the motel, and remains one of the most intact examples in the Grand Lake area. The property also reflects an increase in tourist-based development through the Colorado-Big Thompson Project, which resulted in the construction of Shadow Mountain Lake and Lake Granby.

The Colorado State Historic Preservation Officer has determined that this property is eligible for listing in the National Register of Historic Places.



**Map 1.** Detail of the United States Geological Survey 7.5-minute topographic map for the Shadow Mountain quadrangle, showing the location of Harsh's Cozy Cottages/River Pines Cottages.

**Map 2.** Sketch map of Harsh's Cozy Cottages/River Pines Cottages, depicting the locations of buildings and structures.



# Part I

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## Historical Information



# Section I

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## Physical History

### Dates of Construction

The oldest intact building on this property is probably the tack shed (Building 13), which appears to have originally been associated with the adjacent but not longer extant Graves homestead, constructed around 1895. Property records indicate that cottage 6 (Building 1) dates to around 1917 and may have been moved here, probably around 1934. The main house (Building 12), the wash-house (Building 9) and cottages 5-9 (Buildings 1-4, 11) were all constructed around 1934 as part of the original cottage court complex. The bunkhouse (Building 5) and shed (Building 8) appear to date to the late 1930s or early 1940s, based on their building materials. Their actual dates of construction, however, are unknown. The apartments (Building 10) were constructed in 1958. Mark Johnson, an owner and operator of the site, moved cabins 14 and 15 (Buildings 6 and 7) to this location in 1998.

### Architect

The buildings on this site are of vernacular form, style, and construction. Most likely no architect was consulted for the construction of any building.

### Original and Subsequent Owners

Robert C. Graves, 1897-1912;  
Leslie R. Harrison and Harry A. Miller, 1912-1914;  
Harold W. Axtell and Elmer L. Harsh, 1914-1931;

Elmer L. Harsh, 1931-1946;  
Arthur D. and Bessie D. Bolton, 1946-circa 1960;  
J.E. and Marion Hill, circa 1960-1972;  
William P. and Ella Belle Nordloh, 1972-1979;  
Leo and Marlys Brossart, 1979-1993;  
Douglas M. and Norma Stroemel, 1993-1996;  
MDJ Holdings, LLC, 1996-2004; and  
River Pines at Shadow Mountain Lake Joint Venture, 2004-present.

### Original and Subsequent Occupants

Robert C. Graves, circa 1895-1912;  
Elmer L. Harsh, 1914-1934 (intermittently), operating the property as Harsh's Cozy Cottages and Harsh's Cottage Camp, 1934-1938;  
Arthur D. and Bessie D. Bolton, 1938-circa 1955;  
J.E. and Marion Hill, operating the property as Western Hills' Cottages, circa 1955-1972;  
William P. and Ella Belle Nordloh, 1972-1979;  
Leo and Marlys Brossart, 1979-1993;  
Douglas M. and Norma Stroemel, 1993-1996; and  
Mark Johnson, operating the property as River Pines Cottages, 1996-Present

### Builder, Contractor, Suppliers

The majority of buildings and additions to them were constructed by the various owners. Materials were either

harvested locally (e.g. logs and stones) or manufactured and available at a local building materials supplier.

### **Original plans and construction**

All of the structures at Harsh's Cozy Cottages/River Pines Cottages lacked original plans and most likely were built without formal blueprints. The original form, materials, and style of each structure remained relatively intact, except for those alterations and additions noted below.

### **Alterations and additions**

Almost all of the original cottage court buildings (1-4, 9, and 12) received additions in the late 1940s or early

1950s and in the 1970s. Narrow wood siding, with a rounded profile, characterizes the '40s-'50s additions while the 1970s additions have vertical, board-and-batten siding with sliding-sash, aluminum-frame windows.

Building 6 was originally located on the Gus Spitzmiller Ranch. As that ranch was slated to disappear beneath the waters of Lake Granby, the cabin was moved to Arapahoe Valley Ranch, where it was a guesthouse. Property owner Mark Johnson added a large frame addition and roof to the building after moving it to River Pines. Building 7 was also located at Arapahoe Valley Ranch prior to its removal.

# Section 2

## Historical Context

On November 9, 1897, Robert C. Graves received from the federal government a land patent for a 160-acre parcel consisting of the north half of the southwest quarter, the southeast quarter of the southwest quarter, and the southwest quarter of the southeast quarter of section 13, township 3 north, range 76 west. The property, acquired through the Homestead Act, encompassed lush meadows in the river bottoms along the North Fork of the Grand (later Colorado) River. Graves constructed a simple, log homestead house beside a large granite outcropping. To roof the house, Graves used flattened tin cans. He also constructed an irrigation canal, the Graves (later Cairns) Ditch, running approximately 360 feet south of the river as it coursed through his property. This house remained intact through at least 1972.

On June 12, 1912, Graves sold his property to Grand County land speculators Leslie R. Harrison and Harry A. Miller. On April 13, 1914, Harrison and Miller sold the property to Denver residents Harold W. Axtell and Elmer L. Harsh, who began amassing property, through purchase and homesteading, along the Colorado River in this area.

Harold W. Axtell was born in East Orange, New Jersey, on November 24, 1884. He attended Westminster Law School and was admitted to the bar as a practicing Colorado attorney. After serving 4 years with the U.S. Infantry and Medical Corps, Axtell joined the Denver Police Department on August 1, 1911. He became a ser-

geant on December 20, 1920, and the department promoted him to captain on September 16, 1930. He was a nationally renowned fingerprint expert, eventually serving as president of the International Association of Identification. Axtell's fame turned to infamy on April 3, 1931, when his second wife, Maudine C. Axtell, shot and killed the police captain in his own kitchen, with his own service pistol. Harold Axtell's 9-year-old-daughter, from a previous marriage, witnessed the murder. The resulting trial created a stir in Denver as Axtell's six children testified against their stepmother.

The co-owner of this property, Elmer Harsh, was born on September 23, 1869, in Leavenworth Gulch, Gilpin County, Colorado. He was the son of Dr. Levi Harsh, who assisted George Pullman in the design of railroad sleeping cars and served two terms in the Colorado Territorial Legislature. Young Elmer attended schools in Golden, Colorado, and Pittsburgh, Pennsylvania. On June 19, 1898, he married Ada Ghemp in Cañon City. Harsh operated a print shop and newspaper in Golden. He later managed a general store and post office at Moline, Mesa County. Harsh spent most of his career, however, as a salesman for the Hendrie & Bolthoff Company, a Denver-based manufacturer of mining equipment and other heavy machinery.

Harsh initially settled on an adjoining quarter section, which he was personally homesteading. Not surprisingly,



**Figure 2.1.** Sketch of the original Robert Graves homestead.



Cairns

**Figure 2.2.** Elmer and Ada Harsh outside their 1938 cabin, directly across U.S. Highway 34 from their namesake cottage court. The event of this photograph was the Harshes' golden wedding anniversary, on June 19, 1948.

the entrepreneur quickly became involved in a number of Grand Lake and Grand County organizations. He was a founder of the Grand County Lions Club, a Grand County Pioneer, and served as Grand County president of the Moffat Tunnel Association. Harsh was a tireless booster of the Grand Lake area, founding Shadow Mountain Lakes, Inc. He was athletic and active, envisioning the area as a future winter sports paradise. Indeed, Elmer's son, Jim, attended the 1932 Olympics in Lake Placid, New York, as an alternate for the U.S. Ski Team.

While the Great Depression proved to be desperate times for many Americans, federal programs actually propelled the fortunes of the Harsh family and largely shaped this property during the 1930s. In September 1929, the National Park Service began constructing Trail Ridge Road (U.S. Highway 34) through Rocky Mountain National Park, connecting Estes Park to Grand Lake. Planners intended the new road to replace Fall River Road, completed in 1921 as the first Estes Park-Grand Lake automobile route. This older, unpaved road proved to be too narrow and unstable for the increasing traffic through the park. Trail Ridge Road, on the other hand, would be constructed to highway standards, entirely paved and rarely exceeding a 5-percent ruling grade. Completed to Grand Lake in 1938, the highway established Rocky Mountain National Park as the west's premier park to visit by car, increasing exponentially the traffic traveling through the Grand Lake area.

Meanwhile, in 1935, the newly formed United States Bureau of Reclamation began to survey an incredibly ambitious water diversion project that would transfer western slope runoff through the Front Range to the eastern plains. On December 27, 1937, President Franklin Delano

Roosevelt approved the Colorado-Big Thompson Project, which would channel water from new and expanded reservoirs in the Grand Lake-Granby area, through a tunnel under Rocky Mountain National Park, to the eastern slope. Among the huge, newly constructed reservoirs was Shadow Mountain Lake, constructed between 1944 and 1946.

Thus, in the 1930s, Elmer Harsh found himself with extensive land holdings that would become lakeside property, traversed by U.S. Highway 34. In light of these developments, the old Graves homestead was particularly well situated; in addition to its Colorado River frontage, the property would now be adjacent to the shores of Shadow Mountain Lake and have direct access to and from Highway 34. It was an ideal location for a tourist-related enterprise.

In 1934, Harsh retired from Hendrie & Bolthoff and constructed a new home and office just north of the old Graves homestead house, immediately adjacent to the highway. Extending from the house toward the lake, Harsh constructed a number of small, log cottages. The cottage-court concept was directly related to the increase of the automobile-centered family vacation. It allowed families to park adjacent to the cabins in which they lodged, something they could not do at a traditional hotel or lodge. The concept eventually led to the development of motels. By 1935, the family opened Harsh's Cozy Cottages, occasionally referred to as Harsh's Cottage Camp.

In 1938, the Harshes purchased property immediately west, across Highway 34, from their cottage court and constructed a small, log home (5GA2868). At this time, the Harshes may have leased the operation of the guest cot-

tages. Then, on February 11, 1946, Arthur D. and Bessie D. Bolton, of Jefferson County, purchased and operated the cottage court. The Harshes continued to reside in the house on the west side of Highway 34. Elmer Harsh died on October 23, 1960, and the age of 91. Ada died 5 years later, at age 95.

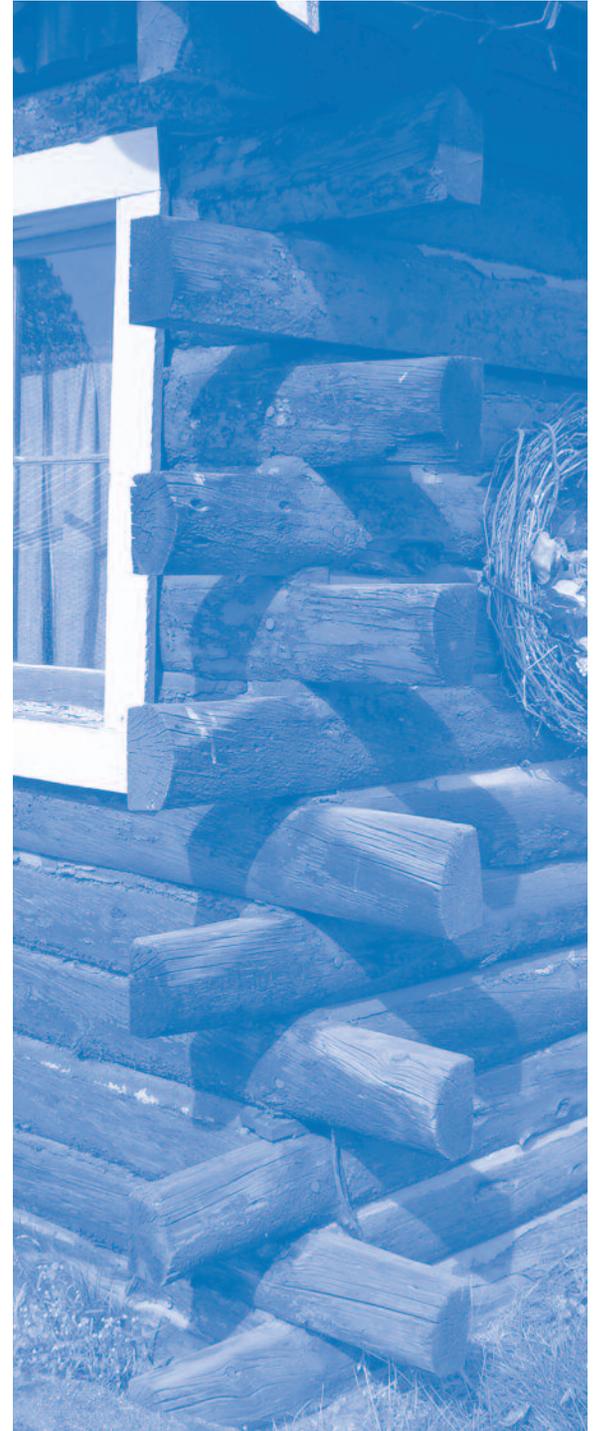
The Boltons operated the cottage court into the 1950s, when J.E. and Marion Hill leased the enterprise. The Hills changed the name of the complex to Western Hills' Guest Cottages (the placement of the apostrophe is intentional). They eventually purchased the property outright, selling it to William P. and Ella Belle Nordloh on October 4, 1972. The Nordloh's sold the cottage court on January 18, 1979, to Leo and Marlys Brossart. On July 15, 1993, Douglas M. and Norma Stroemel purchased the property.

At that time, the Brossarts subdivided the property into two tracts; the Brossarts retained tract 1, on the southern edge of the property, where they had constructed a house, while the cottage court remained intact on tract 2. In 1996, Mark Johnson, through his MDJ Holdings, LLC, purchased the cottage court and renamed it River Pines Cottages. In 2004, MDJ Holdings transferred the property to River Pines at Shadow Mountain Lake Joint Venture, of which Johnson is a member. He managed the cottages through his operating company, Alive Investments, Inc., which leased the property. Currently, River Pines at Shadow Mountain Lake Joint Venture is redeveloping this property, razing or moving the extant buildings and constructing condominium units.

## Part II

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Architectural Information



# Section 3

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## Architectural Descriptions

### Building 1 (Unit 6, “Mossridge” Cottage)

Architectural Style: Rustic

Oriented to the east, this building appears to lack a formal foundation. Broad, horizontal wood siding, painted a faded brown, with 1-by-4-inch cornerboards, clads the exterior walls. Covering both faces of the northwest corner of the building is narrow wood siding, with a rounded profile. Windows are generally 6-beside-6-light, sliding-sash, with brown-painted wood frames and tan-painted wood surrounds. However, a shed-roofed addition to the west end of the north elevation hosts 2-, 3-, and 4-light hopper windows. A small, shed-roofed porch spans the front (east) façade. It has integrated, thin, peeled log balustrade and supports. The principal doorway opens near the center of the façade. It hosts a salmon-painted, 4-panel, 1-light, glass-in-wood-frame door. Brown sheet metal covers the front-gabled roof, and tan-painted wood fascia and soffit box the eaves. A random-coursed granite hearth, with brown-brick chimney, protrudes from the east side of the south elevation.

This cottage was most likely constructed around 1917 and moved to this location in 1934, at which time the rear (west) addition was most likely added. Another addition was made to north elevation around 1950. Mark Johnson added the front porch around 1998.

### Building 2 (Unit 7, “Mariposa” Cottage)

Architectural Style: Rustic

Oriented to the south, this building rests on a concrete foundation. The walls consist of rounded logs with spiked butt joint corners. Decorative, split-log stickwork covers the front (south-facing) gable. However, a shed-roofed addition to the northern two-thirds of the east elevation has vertical board-and-batten siding. Narrow wood siding, with a rounded profile, covers a small, shed-roofed addition to the rear elevation. Windows are generally 6-beside-6-light, sliding-sash, with brown-painted wood frames and tan-painted wood surrounds. Flanking either side of the principal (south) doorway are 4-over-4-light, double-hung sash windows. A 9-beside-9-light, sliding-sash window dominates the rear (north) elevation of the north addition. Opening in the south end of the east elevation and near the center of the rear (north) elevation are 3-light hopper windows. Windows piercing the east addition are 1-beside-1-light, sliding sash, with aluminum frames. A front-gabled porch protrudes from the front (south) façade. It has a thin, peeled log balustrade and supports. The principal doorway, offset slightly west of center, hosts a salmon-painted, 4-panel, 1-light, glass-in-wood-frame door.



Thomas

Figure 3.1. Building 1 (Unit 6, “Mossridge” Cottage)



Thomas

Figure 3.2. Building 2 (Unit 7, “Mariposa” Cottage)



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**Figure 3.3.** Building 3 (Unit 8, “Columbine” Cottage)

Another doorway opens in the east elevation of the north addition. It hosts a brown-painted, 4-panel, 1-light, glass-in-wood-frame door, opening behind a salmon-painted, wood-framed screen door. Approaching the doorway is a single-step concrete stoop. Brown sheet metal covers the front-gabled roof. The rafter ends are exposed, but a tan-painted fascia board caps them. A granite chimney protrudes from near the center of the roof ridge.

This cottage was constructed around 1934. A small addition was made to the rear (north) elevation around 1950. The large addition to the east elevation was constructed in the 1970s. Mark Johnson added the front porch around 1998.

### **Building 3 (Unit 8, “Columbine” Cottage)**

Architectural Style: Rustic

Oriented to the east, this building rests on a concrete foundation. The walls consist of rounded logs with spiked butt joint corners. Covering a front-gabled addition to the north elevation is vertical board-and-batten siding. Windows are generally 6-beside-6-light, sliding-sash, with brown-painted wood frames and tan-painted wood surrounds. The south elevation hosts 6-light, fixed-framed windows. Opening in the north elevation is a 3-light sliding-sash window, with an aluminum frame. The principal (east) doorway opens in the south end of the asymmetrical façade. It hosts a salmon-painted, 4-panel, 1-light, glass-in-wood-frame door. Brown sheet metal covers the front-gabled roof. The rafter ends are exposed and scalloped vergeboards fills the south-facing gable. A random-coursed granite hearth and concrete chimney protrudes from the center of the south elevation.

This cottage was constructed around 1934. The north addition dates to the 1970s.

### **Building 4 (Unit 9, “Lupine” Cottage)**

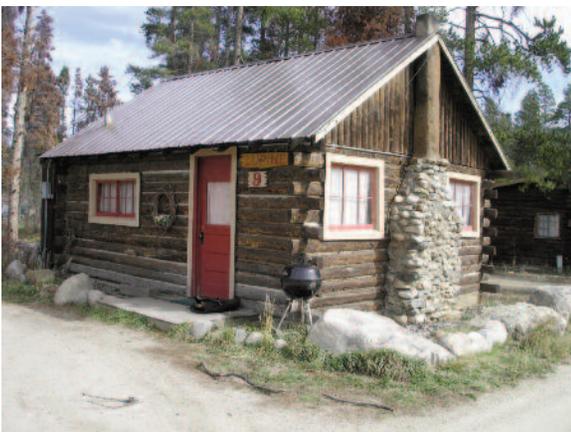
Architectural Style: Rustic

Oriented to the west, this building rests on a concrete foundation. The walls consist of rounded logs with spiked butt joint corners. Vertical, split-log siding covers a shed-roofed addition to the western two-thirds of the north elevation. Windows are generally 6-beside-6-light, sliding-sash, with red-painted wood frames and tan-painted wood surrounds. The south elevation hosts 6-light, fixed-framed windows. The principal (west) doorway opens in the south end of the asymmetrical façade. It hosts a salmon-painted, 4-panel, 1-light, glass-in-wood-frame door. Brown sheet metal covers the front-gabled roof. The rafter ends are exposed. A random-coursed granite hearth and concrete chimney protrudes from the center of the south elevation.

This cottage was constructed around 1934. The bathroom addition to the north elevation dates around 1950.

### **Building 5 (Units 10-12, “The Bunk House”)**

Architectural Style: No Style



Thomas

**Figure 3.4.** Building 4 (Unit 9, “Lupine” Cottage)

This building is oriented to the south. It rests on a combination of concrete and concrete-block foundations, while other portions lack a foundation altogether. Horizontal, unpeeled, split log siding, in various widths and lengths, clads the exterior walls. Brown-painted, vertical board-and-batten siding covers shed-roof additions across the rear (north) elevation. Opening across the front (south) elevation are paired, 6-light casement windows, with white-painted wood frames, red-painted wood-frame screens, and tan-painted wood surrounds. Piercing the north ends of both the east and west elevations are 6-light, fixed-frame windows. Across the rear elevations are 6-beside-6-light, sliding-sash, with red-painted wood frames. A shed-roof porch spans the entire façade. It has tan-painted, square-cut wood supports and railings. Three doorways pierce the façade. Each hosts brown-red painted, 5-panel wood doors, opening behind wood-frame screen doors. Brown sheet metal covers the main shed roof and all other roof surfaces. The rafter ends are exposed.

This building was constructed around 1940. Mark Johnson added the front porch around 1998.

### Building 6 (Unit 14, “Blue Spruce” Cabin)

Architectural Style: No Style

Oriented to the north, this building rests on concrete foundation. The eastern half of the building consists of round logs, with double-sided saddle corner notching. The western half is of frame construction, clad in unpainted wood siding, with 1-by-4-inch cornerboards. The same front-gabled roof structure covers both halves. Most windows are 1-beside-1-light, sliding-sash, with brown, aluminum frames and wood surrounds. Piercing the north and south elevations of the log structure are 6-beside-6-light, sliding-sash windows, with salmon-painted wood frames and surrounds. A 6-light hopper or awning window opens in the north end of the east elevation. A single-light, fixed frame window opens in the north elevation, beneath an integral porch within the northwest corner of the building. This porch has a wood floor and balustrade. Wood steps approach the porch on the west end of its north elevation. The principal doorway opens in the west face of this inside corner. It hosts a brown-painted, 3-panel, 4-light, glass-in-wood-frame door. Brown sheet metal covers the front-gabled roof, and the eaves are boxed.

Mark Johnson moved this cottage to this location and remodeled it in 1998.

### Building 7 (Unit 15, “Ponderosa” Cabin)

Architectural Style: No Style

Oriented the northwest, this building rests on a concrete foundation. The walls consist of round logs, many unpeeled, with double-sided saddle corner notching. Composing the building are two distinct bays. Flanking either side of the principal (northwest) doorway are 4-light fixed-frame windows, with brown-painted wood frames and surrounds. Southwest of them, in the same elevation, is a 9-beside-9-light, sliding sash window. A 4-beside-4-light, sliding-sash window pierces the center of the northeast elevation. Window and door openings in the southeast elevation have been



Figure 3.5. Building 5 (Units 10-12, “The Bunk House”)  
Thomas



Figure 3.6. Building 6 (Unit 14, “Blue Spruce” Cabin)  
Thomas



Thomas

**Figure 3.7.** Building 7 (Unit 15, "Ponderosa" Cabin)

boarded shut. However, above the former doorway opening in the center of the elevation are glass blocks. A doorway in the southeast side of the southwest elevation has also been largely boarded shut, but the opening continues to host a 4-light, fixed-frame window. A shed-roof porch protrudes from the northeast half of the front façade. It has a wood balustrade and round, wood supports. Steps approach the porch on its southwest side. The principal doorway hosts a brown-painted, 3-panel, 4-light, glass-in-wood-frame door. Brown sheet metal covers the shed roof. The log rafter ends and massive log perkins are exposed.

Mark Johnson moved this cottage to this location and remodeled it in 1998.

### **Building 8 (Shed)**

Architectural Style: No Style

Oriented to the southwest, this building lacks a formal foundation. Vertical, unpeeled split-log siding clads the exterior walls. Those logs covering a shed-roofed addition to the southeast elevation are narrower than those on the original, front-gabled portion of the building. Covering the southeast elevation of the addition are plywood sheets. A pair of 3-light, wood-frame windows open in the principal (southwest) façade. Opening in the northwest elevation are single-light, fixed-frame windows flanking a 6-light fixed frame window, all with wood frames. A 2-light casement window pierces the northeast end of the southeast elevation. The southeast elevation of the shed-roofed addition hosts a 6-light hopper or awning window. Paired, brown-painted, vertical plank doors dominate the northwest half (front-gabled) portion of the façade. Opening within the northwest door is an integral doorway, hosting a brown-painted, aluminum storm door. Another doorway opens in the southeast end of the façade. It hosts a brown-painted, plywood door. A combination of sheet metal and rolled asphalt sheets cover the front-gabled main roof and the shed-roof of the addition. Wood fascia and soffit box the eaves of the front-gabled portion, while the round-log rafter ends beneath the shed roof are exposed.

This building was constructed around 1940.

### **Building 9 (Washhouse)**

Architectural Style: Rustic

Oriented to the north, this building rests on a concrete foundation. The walls consist of rounded logs with spiked corners. Vertical, split-log siding covers the gables. A 3-light hopper or awning window, with red-painted wood frames and tan-painted wood surrounds, opens in the front (north) façade. An identical window opens in the rear (south) elevation. Dominating the west elevation is a 6-beside-6-light, sliding-sash window. A shed-roofed porch, with round-log supports, spans the entire façade. Doorways open in either end of the façade. The eastern doorway hosts a salmon-painted, 5-panel wood door, opening behind a red-painted, wood-frame screen door. The western doorway has a 3-panel, 4-light glass-in-wood-frame door, opening behind an identical screen door. Brown sheet metal covers the front-gabled roof.



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**Figure 3.8.** Building 8 (Shed)

While the rafter ends are exposed, they are capped by a scalloped fascia board. Similar, scalloped vergeboards decorate the west-facing gable.

This building was constructed around 1934. A former doorway opening in the east end of the south elevation has been enclosed.

### Building 10 (Units 1-4, “The Pines” Apartments)

Architectural Style: No Style

Oriented to the east, this 2-story apartment building rests on a concrete foundation. Unpainted wood siding, with 1-by-4-inch cornerboards, clads the exterior walls. Windows consist of two parts: a single-light fixed-frame and a single-light casement. They have aluminum frames and unpainted wood surrounds. A two-story, shed-roofed porch spans the entire front (east) façade. The porch has a wood balustrade and simple, square-cut wood supports. A staircase, ascending from north to south, protrudes from the center of the porch. Four doorways open beneath the porch, two per floor. The doorways host red-painted, 4-panel, 1-light, glass-in-wood-frame doors. Brown sheet metal covers the shallowly pitched, side-gabled roof. Wood fascia and soffit box the eaves.

This building was constructed in 1958.

### Building 11 (Unit 5, “Kinnikinnik” Cottage)

Architectural Style: No Style

Oriented to the north, this building rests on a concrete-block foundation. The walls consist of rounded logs with spiked butt joint corners. Vertical, split-log siding covers the gables. Unpainted, vertical board-and-batten siding covers a shed-roofed addition on the east elevation. Windows are generally 6-beside-6-light, sliding-sash, with brown-painted wood frames and tan-painted wood surrounds. A 6-light, fixed-frame window opens in the east end of the façade. A 3-light hopper or awning window opens in the north end of the east elevation and a 6-light hopper or casement window dominates the east elevation of the shed-roofed addition. This addition partially obscures a 4-light window opening in the south end of the east elevation. Four-light hopper, casement, or awning windows pierce either end of the rear (south) elevation. A doorway opens in the west end of the asymmetrical façade. It hosts a salmon-painted, 4-panel, 1-light, glass-in-wood-frame door, approached by a concrete stoop. Brown sheet metal covers the front-gabled roof. The rafter ends are exposed but capped by a fascia board. Protruding from the center of the façade is a random-coursed granite hearth with a concrete chimney.

This building was constructed around 1934. An addition to the east elevation dates to the 1970s.



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Figure 3.9. Building 9 (Washhouse)



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Figure 3.10. Building 10 (Units 1-4, “The Pines” Apartments)



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**Figure 3.11.** Building 11 (Unit 5, “Kinnikinnik” Cottage)



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**Figure 3.12.** Building 12 (Main House/Office)

### Building 12 (Main House/Office)

Architectural Style: Rustic

Oriented to the south, this building rests on an unusually high, tan-painted concrete foundation. The height of the foundation allows the first floor to correspond to the grade of U.S. Highway 34, which flanks the west side of the building. Basement windows are 4-beside-4-light, sliding-sash, with brown-painted wood frames. They open beneath segmental arches. A 3-light hopper or awning window opens near the center of the foundation’s rear (north) elevation. The walls consist of rounded logs with double-sided dovetail corner notching. Windows are generally 8-beside-8-light, sliding-sash, with brown-painted wood frames and tan-painted wood surrounds. A rectangular bay window protrudes from the front (south) façade, just west of center. East of it is a 3-part, aluminum-frame window, consisting of a pair of fixed-frames flanking a central casement. A 4-over-4-light, double-hung sash window pierces the north end of the west elevation. A bi-level, wood, ramp-like emergency escape descends from the window, north to south. Another 4-over-4-light, double-hung sash window opens in the west end of the rear (north) elevation. Single-light picture windows appear in the center of the rear (north) elevation and in the north end of the east elevation. Piercing the front (south-facing) gable is a 1-beside-1-light, sliding-sash window, with aluminum or vinyl frames. The rear (north-facing) gable hosts a single-light window. A shed-roofed porte cochère spans the entire front façade. It has square-hewn and round wood supports and metal rafters. The principal doorway opens in the west side of the façade. It hosts a salmon-painted, 3-panel, 4-light, glass-in-wood-frame door, opening behind an aluminum-frame storm door. Another doorway opens low near the center of the east elevation, beneath a partially enclosed, shed-roofed porch. The door itself is identical to the front door. White sheets of corrugated metal cover the front-gabled main roof and all other roof surfaces. Tan-painted fascia boards cap the exposed rafter ends. A large, white-painted, concrete-block hearth and chimney protrudes from near the center of the west elevation. Engaged to the rear elevation is a brown-brick chimney.

This building was constructed around 1934

### Building 13 (Tack Shed)

Architectural Style: No Style

Oriented to the east, this building lacks a formal foundation. It consists of two halves, nearly identical in shape and size, north and south. A vertical plank door, on metal strap hinges, opens in the north end of the front (east) elevation. Sheets of green, rolled asphalt cover the shed-roof, and the rafter ends are exposed.

This building was constructed around 1895.



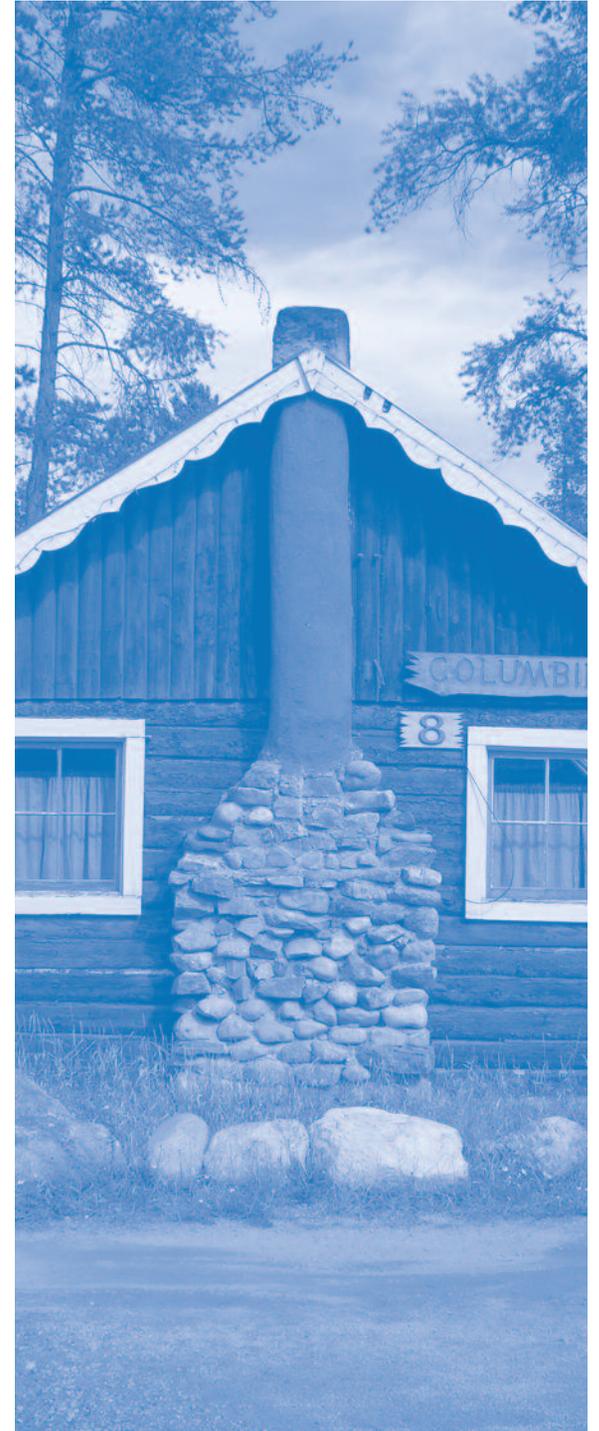
Thomas

**Figure 3.13.** Building 13 (Tack Shed)

## Part III

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# Appendix

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# Photograph Log

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Photographer: Timothy Hardy  
Date: October 1, 2006  
Medium: Black-and-white, 3-by-5-inch negatives  
Negative Location: Colorado Historical Society  
1300 Broadway  
Denver, Colorado 80203

## Photographs by Negative Number

- 3816: Building 13 (Tack Shed), front (east) and north elevations, view to southwest.
- 3817: Building 13 (Tack Shed), front (east) elevation, view to west.
- 3818: Pumphouse, front (north) and east elevations, view to southwest.
- 3819: Foreground: Pumphouse, rear (south) and west elevations; background: Building 10 (Units 1-4, “The Pines” Apartments, rear (west) and south elevations, view to northeast.
- 3820: Building 5 (Units 10-12, “The Bunk House”), east elevation, view to west.
- 3821: Building 5 (Units 10-12, “The Bunk House”), rear (north) elevation, view to south.
- 3822: Building 5 (Units 10-12, “The Bunk House”), west elevation, view to east.
- 3823: Building 5 (Units 10-12, “The Bunk House”), front (south) elevation, view to north.
- 3824: Building 6 (Unit 14, “Blue Spruce” Cabin), west elevation, view to east.
- 3825: Building 6 (Unit 14, “Blue Spruce” Cabin), front (north) elevation, view to south.
- 3826: Building 6 (Unit 14, “Blue Spruce” Cabin), east elevation, view to west.
- 3827: Building 6 (Unit 14, “Blue Spruce” Cabin), rear (south) elevation, view to north.
- 3828: Building 7 (Unit 15, “Ponderosa” Cabin), northeast elevation, view to southwest.
- 3829: Building 7 (Unit 15, “Ponderosa” Cabin), southwest and southeast elevations, view to north.
- 3830: Building 7 (Unit 15, “Ponderosa” Cabin), southwest elevation, view to northeast.
- 3831: Building 7 (Unit 15, “Ponderosa” Cabin), front (northwest) elevation, view to southeast.
- 3832: Building 8 (Shed), front (southwest) elevation, view to northeast.
- 3833: Building 8 (Shed), southeast elevation, view to northwest.
- 3834: Building 8 (Shed), rear (northeast) and northwest elevations, view to south.
- 3835: Building 8 (Shed), northwest elevation, view to southeast.
- 3837: Building 9 (Washhouse), rear (south) elevation, view to north.
- 3838: Building 9 (Washhouse), front (north) elevation, view to south.
- 3839: Building 9 (Washhouse), west elevations, view to east.

- 3840: Building 1 (Unit 6, “Mossridge” Cottage), south elevation, view to north.  
 3841: Building 1 (Unit 6, “Mossridge” Cottage), north elevation, view to south.  
 3842: Building 1 (Unit 6, “Mossridge” Cottage), front (east) elevation, view to west.  
 3843: Building 1 (Unit 6, “Mossridge” Cottage), rear (west) elevations, view to east.  
 3844: Building 12 (Main House/Office), rear (north) elevation, view to south.  
 3845: Building 12 (Main House/Office), east elevation, view to west.  
 3846: Building 12 (Main House/Office), west elevation, view to east.  
 3847: Building 12 (Main House/Office), front (south) elevation, view to north.  
 3848: Building 2 (Unit 7, “Mariposa” Cottage), rear (north) elevation, view to south.  
 3849: Building 2 (Unit 7, “Mariposa” Cottage), east elevation, view to west.  
 3850: Building 2 (Unit 7, “Mariposa” Cottage), front (south) elevation, view to north.  
 3851: Building 2 (Unit 7, “Mariposa” Cottage), west elevation, view to east.  
 3852: Building 11 (Unit 5, “Kinnikinnik” Cottage), front (north) elevation, view to south.  
 3853: Building 11 (Unit 5, “Kinnikinnik” Cottage), west elevation, view to east.  
 3854: Building 11 (Unit 5, “Kinnikinnik” Cottage), front (north) and east elevations, view to southwest.  
 3855: Building 11 (Unit 5, “Kinnikinnik” Cottage), rear (south) elevation, view to north.  
 3856: Building 3 (Unit 8, “Columbine” Cottage), rear (west) elevation, view to east.  
 3857: Building 3 (Unit 8, “Columbine” Cottage), north elevation, view to south.  
 3858: Building 3 (Unit 8, “Columbine” Cottage), front (east) elevation, view to west.  
 3859: Building 3 (Unit 8, “Columbine” Cottage), south elevation, view to north.  
 3860: Building 4 (Unit 9, “Lupine” Cottage), rear (east) elevation, view to west.  
 3861: Building 4 (Unit 9, “Lupine” Cottage), north elevation, view to south.  
 3862: Building 4 (Unit 9, “Lupine” Cottage), south elevation, view to north.  
 3863: Building 4 (Unit 9, “Lupine” Cottage), front (west) elevation, view to east.  
 3864: Overview of complex, view to north.  
 3865: Overview of complex, view to northeast.  
 3866: Building 10 (Units 1-4, “The Pines” Apartments), rear (west) and north elevations, view to southeast.  
 3867: Building 10 (Units 1-4, “The Pines” Apartments), north elevation, view to south.  
 3868: Building 10 (Units 1-4, “The Pines” Apartments), front (east) elevation, view to west.  
 3869: Building 10 (Units 1-4, “The Pines” Apartments), south elevation, view to north.  
 3871: Building 9 (Washhouse), east elevation, view to west.

### Photographs by Building Number

- 3840: Building 1 (Unit 6, “Mossridge” Cottage), south elevation, view to north.  
 3841: Building 1 (Unit 6, “Mossridge” Cottage), north elevation, view to south.  
 3842: Building 1 (Unit 6, “Mossridge” Cottage), front (east) elevation, view to west.  
 3843: Building 1 (Unit 6, “Mossridge” Cottage), rear (west) elevations, view to east.  
 3848: Building 2 (Unit 7, “Mariposa” Cottage), rear (north) elevation, view to south.  
 3849: Building 2 (Unit 7, “Mariposa” Cottage), east elevation, view to west.  
 3850: Building 2 (Unit 7, “Mariposa” Cottage), front (south) elevation, view to north.  
 3851: Building 2 (Unit 7, “Mariposa” Cottage), west elevation, view to east.

- 3856: Building 3 (Unit 8, “Columbine” Cottage), rear (west) elevation, view to east.
- 3857: Building 3 (Unit 8, “Columbine” Cottage), north elevation, view to south.
- 3858: Building 3 (Unit 8, “Columbine” Cottage), front (east) elevation, view to west.
- 3859: Building 3 (Unit 8, “Columbine” Cottage), south elevation, view to north.
- 3860: Building 4 (Unit 9, “Lupine” Cottage), rear (east) elevation, view to west.
- 3861: Building 4 (Unit 9, “Lupine” Cottage), north elevation, view to south.
- 3862: Building 4 (Unit 9, “Lupine” Cottage), south elevation, view to north.
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- 3869: Building 10 (Units 1-4, “The Pines” Apartments), south elevation, view to north.
- 3852: Building 11 (Unit 5, “Kinnikinnik” Cottage), front (north) elevation, view to south.
- 3853: Building 11 (Unit 5, “Kinnikinnik” Cottage), west elevation, view to east.
- 3854: Building 11 (Unit 5, “Kinnikinnik” Cottage), front (north) and east elevations, view to southwest.
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