

Resource Number: 5DA875
Temporary Resource Number: 10065-5DA875

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5DA875
2. Temporary resource number: 10065-5DA875
3. County: Douglas
4. City: Parker
5. Historic building name: Ponce de Leon Chalybeate Springs, Allison's Twin House, Allison Ranch
6. Current building name: Agricultural property
7. Building address: 13100 block Parker Road, Parker, Colorado 80134
8. Owner name and address: Parker & Stroh LLC, P.O. Box 40326, Denver, Colorado 80204

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 7S Range 66W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 3
10. UTM reference
Zone 13S 52905 mE 4369863 mN
11. USGS quad name: Castle Rock North, Colorado
Year: 1978 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Current extent of legal parcel boundary (Douglas County Assessor 2018).

III. Architectural Description

14. Building plan (footprint, shape): Square
15. Dimensions in feet: Length N/A x Width N/A
16. Number of stories: 2
17. Primary external wall material(s): Horizontal board cladding, corrugated steel sheets
18. Roof configuration: Side gabled
19. Primary external roof material: Corrugated steel sheets
20. Special features: Front addition; boxed eaves and exposed rafter tails; interior chimneys; water storage and conveyance landscape features; historical outbuildings.

21. General architectural description:

The house (F1) is a two-story wood-frame structure with a stacked cobble pier foundation. The exterior walls are clad with horizontal board cladding. Much of the original cladding is extant on the north and south elevations and is missing almost entirely from the east and west elevations; previous owners have patched pieces of salvaged corrugated and galvanized steel sheets over areas of missing wall and roof shingles over the years. All of the windows are missing and many are covered over with plywood. All of the windows were wood framed with a protruding wood lintel; muntin in window fenestrations under the west addition and on the south elevation indicate the original windows were double hung with two panes in each sash. Entrances were historically centered on the east and west elevations; each entrance has an empty transom window fenestration above it. The doors are now missing and the west entrance (facing Parking Road) is now covered with a one-story addition (added when the house was converted into a barn around 1960). The house has a steep pitched side gable roof with boxed eaves; the original wood shingle cladding is visible under the corrugated steel sheets that currently cover the roof. The shed roof on the west addition also has corrugated steel sheets over the original wood shingle cladding, and features exposed rafter tails.

The interior floor plan has a shared common space and two small bedrooms on the first floor, and four bedrooms on the second floor. The solid oak wood staircase is located centrally within the building. The interior is destroyed due to purposeful removal of walls, stoves, furnishings, and doors for use as a barn. An interior brick chimney with attachments for stoves (removed) is located in the center of the north side of the house and the center of the south side of the house; the chimneys or stove pipes are not visible on the exterior roof line of the house as they were removed when the roof was covered with corrugated steel sheets. There is no evidence the house ever had electricity or plumbing.

22. Architectural style/building type: Vernacular / Late 19th and 20th Century Revivals

23. Landscaping or special setting features:

The historic building complex is clustered near the center of the property, the house (F1) is located on the southwest side of the building complex (refer to attached sketch map). The building complex is located on the north terrace of Kinney Creek and in the south side of an eolian swale. A pasture is located to the north and south of the property. The south pasture borders Kinney Creek, and its east fenceline is lined with mature cottonwood trees. The property was historically developed for use as a hot springs resort, and has a network of abandoned ditches, cisterns or wells, and waterlines. Additionally, historic aerial photographs and previously conducted documentation demonstrates multiple buildings associated with the property's period of significance (1890 to ca. 1940) were removed and multiple buildings were added for agricultural uses after 1960.

A cistern (F10) is located on top of the hill north of the building complex. The walls and roof are poured concrete and wire mesh. The structure has a 15-ft-diameter cone-shaped roof, the center point is about 3 ft tall. A 4-inch-diameter steel pipe extends vertically from the center point. A square shaped door is located on the south side of the structure; the door is poured concrete with iron cable handles. Under the ground surface, the cistern is roughly 6 ft deep and lined with concrete.

The remains of a small earthen irrigation ditch (F11) is intermittently visible contouring around the west and south sides of the swale and through the north and south property boundaries. A sand and cobble berm is visible lining the downslope side of the hill. The waterway is about 18 inches wide and up to 8 inches deep.

About 40 ft south of the house is a possible well or cistern (F12). On the ground surface is a 9 ft by 6 ft poured concrete pad, 8 inches thick. An 8 inch diameter vertical plastic pipe is located off-center in the pad; the pipe is stuffed with fiberglass wall insulation.

Located along the abandoned ditch is a small water pump (F13). It is constructed of 1-inch diameter lead pipes and has a metal hand pump and spout at the top.

The location of the north twin house (F14) is visible on the ground surface 80 ft north of the extant house (F1). The west line of the house's porch foundation is visible in remnants of in situ poured concrete, and cobbles from the pier foundation are scattered along the north and south walls. A historic photograph of the house demonstrates that a privy was historically located off the northeast corner of the house; however, no surface evidence of the privy location was observed during documentation (Truskolaski 2017).

A roughly 3.5-ft diameter and 3-ft-deep irregularly-shaped depression (F15) is located about 10 ft west of the southwest corner of the collapsed barn (F5). On the south side of the depression is the in situ remains of a 10-inch-thick poured concrete foundation. A structure or building associated with the foundation is visible on 1955 and 1965 aerials of the property, but was removed prior to 1993 (Google Earth 1955, 1993; NETR 2018).

A roughly 10-ft-diameter circular-shaped depression (F16) is located in the south face of the hill in the property, behind the cement block outbuilding (F4). It is about 3 ft deep and there are no artifacts or constructed features visible inside it.

24. Associated buildings, features, or objects:

In addition to the boarding house (F1) there is one extant building associated with the period of significance (1890 to ca. 1940), a root cellar (F2), and seven outbuildings constructed or moved onto the property during or after 1960. Like the addition on the house, the outbuildings are constructed of salvaged materials, and include modern lumber and historical coverings such as roofs, cladding, doors, and windows. There are three areas of sparse artifact concentrations on the property. Due to several decades of grazing, the artifacts are heavily fragmented. Artifacts visible on the ground surface in the concentrations include a few fragments of ceramic plates, solar-altered colorless and amethyst glass, colorless window pane glass, dark olive green vessel glass, wire nails, and miscellaneous metal bolts, screws, and hardware.

The root cellar (F2) is a poured concrete structure with an arched roof, about 16 ft long and 8 ft wide. The concrete is tempered with cobbles and brick fragments. The north half of the building is mostly buried in the south-facing hillside, and the entrance is centered on the south elevation. The entrance is framed in wood and uncovered. A square wood-framed transom window fenestration is centered in the top of the north and south elevations. The interior is divided into a front and rear room. Broken glass jars and bottles are sparsely littered

on the floor and have been trampled from stock entering the cellar; identifiable containers include colorless Kerr jars (manufactured between ca. 1920-1974 (Lockhart et al. 2016).

A two-room outbuilding (F3) is located on the southeast corner of the root cellar and is also partially built into the hillside. It is about 18 ft long and 11.5 ft wide. The bottom half of the south, west, and north elevations is poured concrete and the remainder of the building is wood framed. There is no cladding on the west elevation, and the wood frame of an entrance is visible in the center of the elevation. Very little of the horizontal and vertical wood cladding that covered the walls remains on the east and elevations, and some of the cladding is sparsely littered on the ground outside the building. The side gabled roof has exposed rafter tails; the original cladding is unknown and currently covered with corrugated steel sheets.

A three-room outbuilding (F4) is located about 40 ft west of the root cellar (F2) and is also built into the south slope of the hill. It has cement block walls and is about 50 ft by 20 ft. Three uncovered door fenestrations are located across the south elevation. Window fenestrations are located adjacent to the door fenestrations; extant windows have no operation and are various sizes and glazing patterns. The side gabled roof has an off-center apex and boxed eaves; the original wood shingle cladding is visible under the corrugated steel sheets that are currently covering the roof. The gable faces are clad with horizontal wood siding.

In the center of the building complex is a collapsed barn (F5). The only extant structural elements are the gabled roof and a poured concrete foundation. The roof features exposed rafter tails and the original wood shingle cladding is visible under the current corrugated steel cladding. The foundation is poured concrete, and measures about 25 ft by 20 ft.

In the southeast corner of the building complex is a possible chicken coop (F6). The building remains include a deteriorating gabled roof clad in horizontal wood boards. The monitor roof (double-pitched gable roof) roof has wood louvers along the long sides of the monitor. The roof is set on top of 4-ft-tall wood piers and there are no walls; the piers are about 8 inch by 8 inch. Remnants of mesh fabric are visible along the roof line.

The only intact structure remaining from the corral located on the south side of the house (F1) after 1960 is an 18 ft by 10 ft wood frame shed. The shed has an open west elevation and the walls are comprised of salvaged dimensional lumber, plywood sheet, and corrugated steel sheets. The roof is missing.

East of the house and outside the corral are several collapsed outbuildings and two extant outbuildings (F8 and F9) located adjacent to each other. Both outbuildings have skids on the foundation and were moved to the property after 1960. The outbuilding on the west side (F8) has plywood walls. The front gabled roof is covered with asphalt shingles and features exposed rafter tails. A window fenestration is centered on the west/side elevation and an entrance is located in the center of the north elevation; the entrance is covered with an operational plywood door and sheltered under a short shed roof extension. Immediately adjacent to the east side of the F8 outbuilding is another wood frame outbuilding; it is clad with plywood on one side and wide horizontal boards on three sides. The roof is flat. An uncovered entrance is centered on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1892, 1960s and later Actual:
Source of information: Douglas County Tax Assessor 2018; Google Earth 1955 and 1993; Pearce 1988; NETR 2018; Truskolaski 2017
26. Architect: Unknown
Source of information:
27. Builder/Contractor: F.H. Allison
Source of information: Pearce 1988; Truskolaski 2017
28. Original owner: F.H. Allison
29. Source of information: Pearce 1988; Truskolaski 2017
30. Construction history (include description and dates of major additions, alterations, or demolitions):
F.H. Allison began developing water storage and control features on the property in 1890. Between 1890 and 1892, Allison contracted construction of two identical 8-room boarding houses for operation of a hot springs resort. Commercial operation of the property as a health resort or hotel ended before 1930, and the property was primarily in use for dairy farming and cattle rearing. In 1970 Louis Kragelund moved the north twin house 5 miles north of Parker and restored it to its ca. 1890 appearance (7931 S. Parker Road, 5AH270). That same year the property owners converted south house (F1) into a barn and constructed the west addition and corral on the south side of the remaining house (Pearce 1988; Truskolaski 2017). Tax assessor records indicate the F3 outbuilding was constructed in 1960, and aerial photographs indicate various outbuildings were moved and removed from the property between 1955 and 2017 (Douglas County Assessor 2018; Google Earth 1955, 1993; NETR 2018).
30. Original location X Moved X Date of move(s): F1, F2, F3, F4, F5 and the landscape and water control features are in their original locations. F6, F7, and F8 were moved onto the property after 1960.

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Health care: Sanitarium/Resort
32. Intermediate use(s): Agricultural: Ranching; Domestic: Single Dwelling/Hotel
33. Current use(s): Vacant / Not in use
34. Site type(s): Rural agricultural
35. Historical background:
W.W. Cantril settled and occupied the property from 1862 to 1881. Cantril operated a sawmill on site, and is credited as a founder of Douglas County for his contributions to the built environment, including construction of the original county courthouse. F.H. Allison purchased the property from Cantril in 1890, and began constructing a water storage pond, waterlines, and irrigation ditches to water his cultivated fields on and surrounding the property. Allison had an unknown source analyze the water from the spring on the property, and concluded the spring water had medicinal properties. He subsequently contracted construction of an 8-room boarding house for a resort that he marked under the name Ponce de Leon Chalybeate Springs to people suffering from tuberculosis. Allison contracted construction of an identical 8-room boarding house on the

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property at an unknown date soon after construction of the first house between 1890 and 1892 (Pearce 1988; Truskolaski 2017).

Allison's ownership of the resort and property ended in 1897, and L.G. Smith ran the operation from 1897 to 1900. William and Annie O'Brien were tenants and operated the property as a hotel from 1900 until 1919. The O'Brien's continued to operate the hotel as the "Twin Houses" in services to health seekers who visited primarily from Vermont. The O'Brien's also operated a small dairy farm on the property and cultivated 360 acres on the adjoining parcel to the east (Truskolaski 2017).

Douglas County assessor records indicate an unknown owner began making improvements to the property for ranching in 1960 (Douglas County Assessor 2018). In 1970, Louis Kraglund purchased the north boarding house and moved it 5 miles north of Parker; the Kraglund family restored it to its ca. 1890 (7931 S. Parker Road, 5AH270). During the 1970s, the property owners converted the south house (F1) into a barn and constructed a new barn and the corral and loafing shed on the south side of the house (F1) (Pearce 1988; Truskolaski 2017). The property was used for ranching through the 1990s, and is currently under review for annexation and development.

36. Sources of information:

Douglas County Tax Assessor

2018 <https://apps.douglas.co.us/assessor/web/#!/details/2018/R0357776>, accessed June 25.

Google Earth

1955 UTM 52905 mE, 4369863 mN [aerial photograph]. December 31.

1993 UTM 52905 mE, 4369863 mN [aerial photograph]. June 25.

Lockhart, Bill, Beau Schriever, Bill Lindsey, and Carol Serr

2016 "Kerr Glass Mfg. Co." Electronic document, <https://sha.org/bottle/makersmarks.htm>, last accessed June 30, 2018.

Pearce, Sally

1988 *FC 083-1(51), Parker Road, Bayou Gulch to Hilltop Road*. Prepared by Colorado Department of Highways, Denver, Colorado.

National Environmental Title Research (NETR)

2018 Historic Aerials. Online database, <https://www.historicaerials.com/viewer>, last accessed June 26, 2018.

Truskolaski, Jan

2017 "History." In Parker Area Historical Society Comments on Proposed Sale/Annexation of Twin Houses Property. December 29.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

X A. Associated with events that have made a significant contribution to the broad pattern of our history;

- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

39. Area(s) of significance:
Exploration and settlement; recreation

40. Period of significance: 1890 to ca. 1940

41. Level of significance: National ☒ State ☒ Local ☒

42. Statement of significance:

The agricultural property is associated with important historic trends and historically embodied unique aspects of water control engineering and architectural design that qualifies it as significant under the State and National Registers of Historic Places under Criteria A and C. The property is a unique example of a springs resort and sanitarium on the plains, and is associated with the early settlement and development of diversified commercial interests in the region (Criterion A). The property is not known to be associated with people of state or national significance (Criterion B). The buildings and early-developed water storage and irrigation network constructed during the period of significance embody unique aspects of engineering and vernacular design (Criterion C). It is unlikely potential archaeological deposits on the property would yield additional information important to the history of the property (Criterion D).

43. Assessment of historic physical integrity related to significance:

Features 1 and 2 are the only buildings constructed during the period of significance that retain integrity of location. All buildings on the property retain poor integrity of materials and design because of decay or repeated repairs made with salvaged materials. Integrity of setting is present; however has been disrupted by widening of Parker Road, removal of historical buildings, and addition of outbuildings after 1960. The aspects of feeling, association, and workmanship are not present due to conversion of the property for ranching and abandonment.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒

Discuss: There is an insufficient concentration of historical buildings and structures to convey a unified history.

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

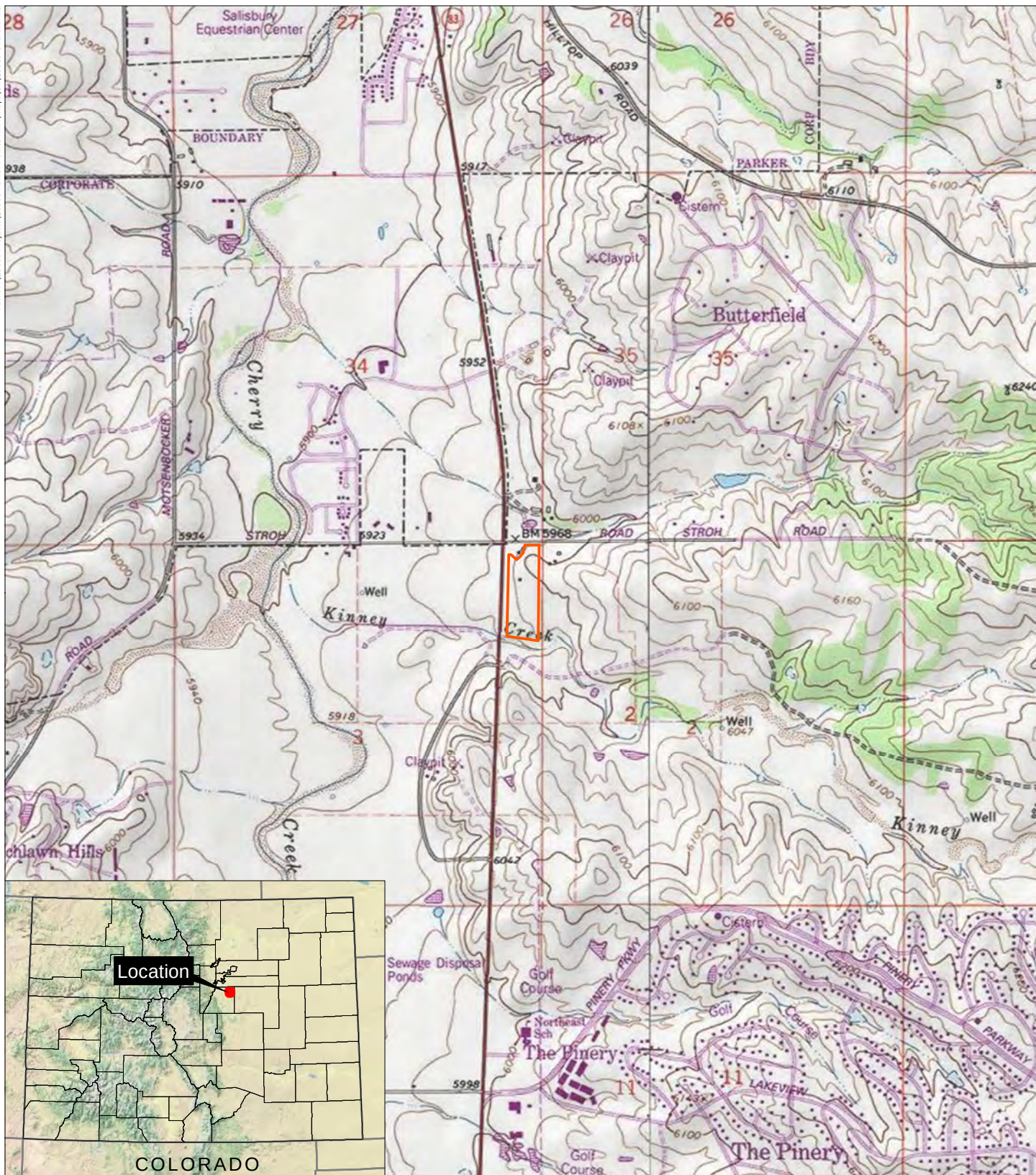
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VIII. RECORDING INFORMATION

- 47. Photograph numbers: DSC_0145 through DSC 0325
Negatives filed at: ERO Resources Corporation, digital files
- 48. Report title: Twin Houses Property Evaluation of Eligibility for Parker Area Historical Society
- 49. Date(s): June 25, 2018
- 50. Recorder(s): Abigail Sanocki
- 51. Organization: ERO Resources Corporation
- 52. Address: 1842 Clarkson Street, Denver, Colorado 80218
- 53. Phone number(s): 303-830-1188

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395



Evaluation of Ponce de Leon Chalybeate Springs/ Allison's Twin House, Douglas County, Colorado

Section 3, T7S, R66W; 6th PM

USGS Castle Rock North, CO Quadrangle (1:24,000, 1978)

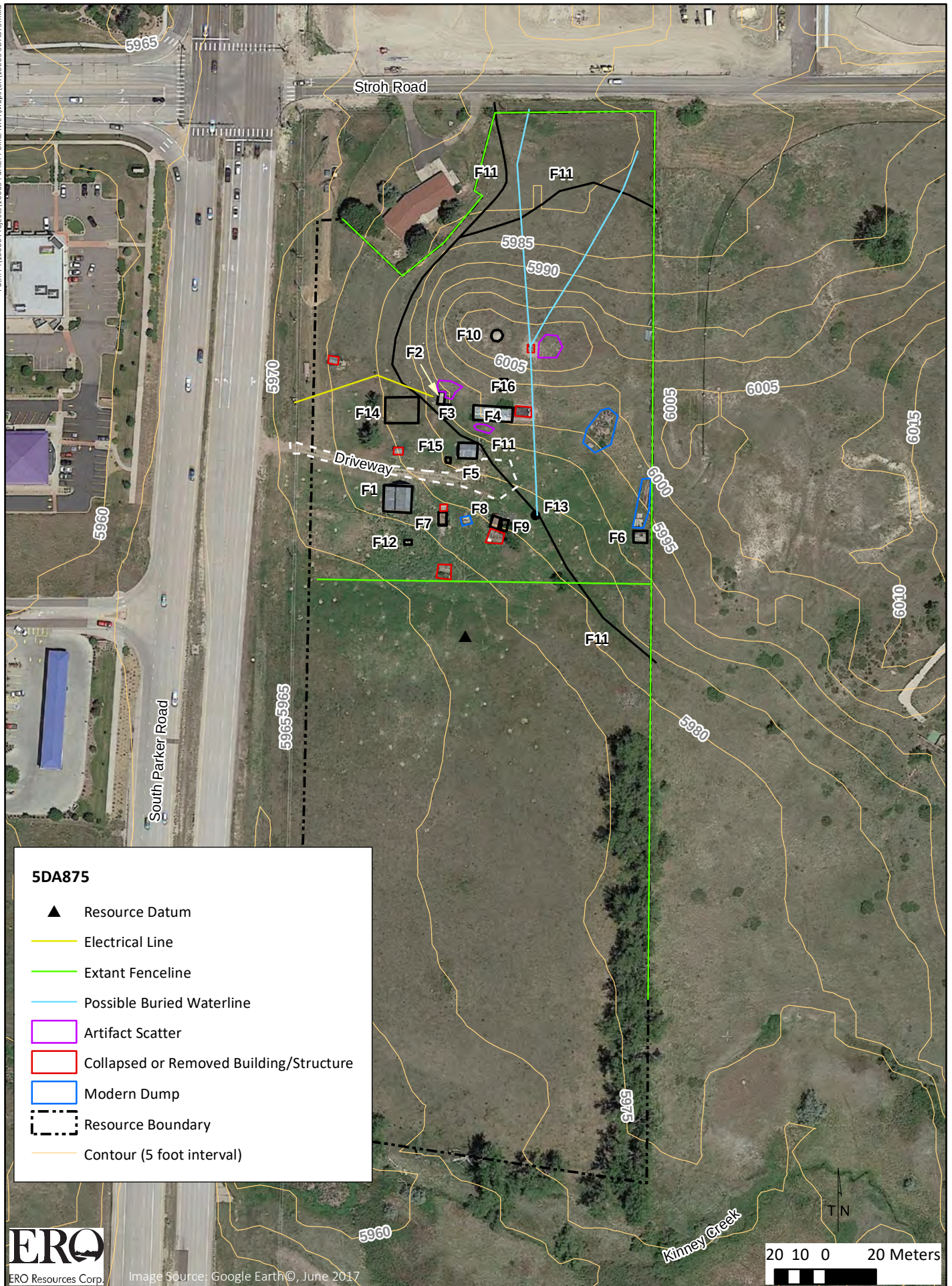
5DA875 Site Boundary

0 1,000 2,000
Feet
1:24,000



Prepared for: Aspen 11, LLC
File: 10065 Overall.mxd (GS)
June 27, 2018

ERO
ERO Resources Corp.





5DA875 – Property overview, house (F1) on right; view to the east-southeast.
Photograph: DSC_0147 Date: 6/25/2018



5DA875 – Property overview, outbuilding (F4) in foreground; view to the south-southeast.
Photograph: DSC_0173 Date: 6/25/2018



5DA875 – Property overview, house (F1) on left; view to the north.
Photograph: DSC_0218 Date: 6/25/2018



5DA875 – House (F1) north elevation; view to the south.
Photograph: DSC_0211 Date: 6/25/2018



5DA875 – House (F1) west elevation; view to the east.
Photograph: DSC_0214 Date: 6/25/2018



5DA875 – House (F1) south elevation; view to the north.
Photograph: DSC_0223 Date: 6/25/2018



5DA875 – House (F1) east elevation; view to the west.
Photograph: DSC_0247 Date: 6/25/2018



5DA875 – House (F1) interior of northeast first floor bedroom; view to the south.
Photograph: DSC_0213 Date: 6/25/2018



5DA875 – House (F1) interior of common room on first floor; view to the southwest.
Photograph: DSC_0233 Date: 6/25/2018



5DA875 – House (F1) interior of northwest first floor bedroom; view to the north.
Photograph: DSC_0235 Date: 6/25/2018



5DA875 – House (F1) interior view showing stair case in center of first floor; view to the northeast.
 Photograph: DSC_0242 Date: 6/25/2018



5:DA875 – House (F1) interior view of two south bedrooms on second floor; view to the south-southwest.
 Photograph: DSC_0244 Date: 6/25/2018



5DA875 – Overview of root cellar (F2) and outbuilding (F3); view to the northeast.

Photograph: DSC_0150

Date: 6/25/2018



5DA875 – Overview of root cellar (F2) and outbuilding (F3); view to the south.

Photograph: DSC_0164

Date: 6/25/2018



5DA875 – Interior view of rear and front rooms of root cellar (F2); view to the south.

Photograph: DSC_0184

Date: 6/25/2018



5DA875 – Outbuilding (F4) west and south elevations; view to the northeast.

Photograph: DSC_0192

Date: 6/25/2018



5DA875 – Collapsed barn (F5); view to the north-northeast.
Photograph: DSC_0246 Date: 6/25/2018



5DA875 – Possible chicken coop (F6); view to the southeast.
Photograph: DSC_0278 Date: 6/25/2018



5DA875 – Loafing shed (F7); view to the east.
Photograph: DSC_0254 Date: 6/25/2018



5DA875 – Overview of outbuildings F8 and F9; view to the southeast.
Photograph: DSC_0261 Date: 6/25/2018



5DA875 – Overview of outbuildings F8 and F9; view to the northwest.
Photograph: DSC_0268 Date: 6/25/2018



5DA875 – Overview of Cistern (F10) showing door; view to the northwest.
Photograph: DSC_0167 Date: 6/25/2018



5DA875 – Overview depicting top of swale in the middle of the property and disturbance from recently removed windmill, F10 in background; view to the west. Photograph: DSC_0171 Date: 6/25/2018



5DA875 – Possible well or cistern (F12) on the south side of house (F1, background); view to the north-northeast. Photograph: DSC_0219 Date: 6/25/2018



5DA875 – Water pump and spigot (F13); view to the east-northeast.

Photograph: DSC_0263

Date: 6/25/2018