

ENTRIES IN THE NATIONAL REGISTER

STATE COLORADO

Date Entered DEC 2 1977

Name

Location

Holzwarth Historic District

Grand Lake vicinity
Grand County

Also Notified

Hon. Floyd K. Haskell
Hon. Gary Hart
Mr. David F. Hales, Deputy Assistant
Secretary for Fish and Wildlife and Parks
Hon. James P. Johnson

State Historic Preservation Officer
Mr. Stephen H. Hart
Chairman, State Historical Society
Colorado State Museum
1300 Broadway
Denver, Colorado 80203

**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 Trail Ridge Road

CITY, TOWN Grand Lake NOT FOR PUBLICATION CONGRESSIONAL DISTRICT

STATE Colorado CODE 08 VICINITY OF Fourth COUNTY Grand CODE 010

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 STATE Colorado
CITY, TOWN Denver VICINITY OF

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 "Mama" 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; Katherine 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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CONTINUATION SHEET

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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 $\frac{1}{2}$ 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 shepherders, 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 Iebfromm, 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. Holzworth, 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	[1,3]	[4,2,7,2,2,0]	[4,4,6,9,3,0,0]	B	[1,3]	[4,2,6,6,8,0]	[4,4,6,9,3,0,0]
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
D	[1,3]	[4,2,6,6,8,0]	[4,4,6,8,7,0,0]	C	[1,3]	[4,2,7,0,4,5]	[4,4,6,8,7,0,0]

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

DATE

12/2/77

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

11.30.77

KEEPER OF THE NATIONAL REGISTER

District Boundary

The Ditch
Road

approx. 2000 ft.

14

Sketch Map

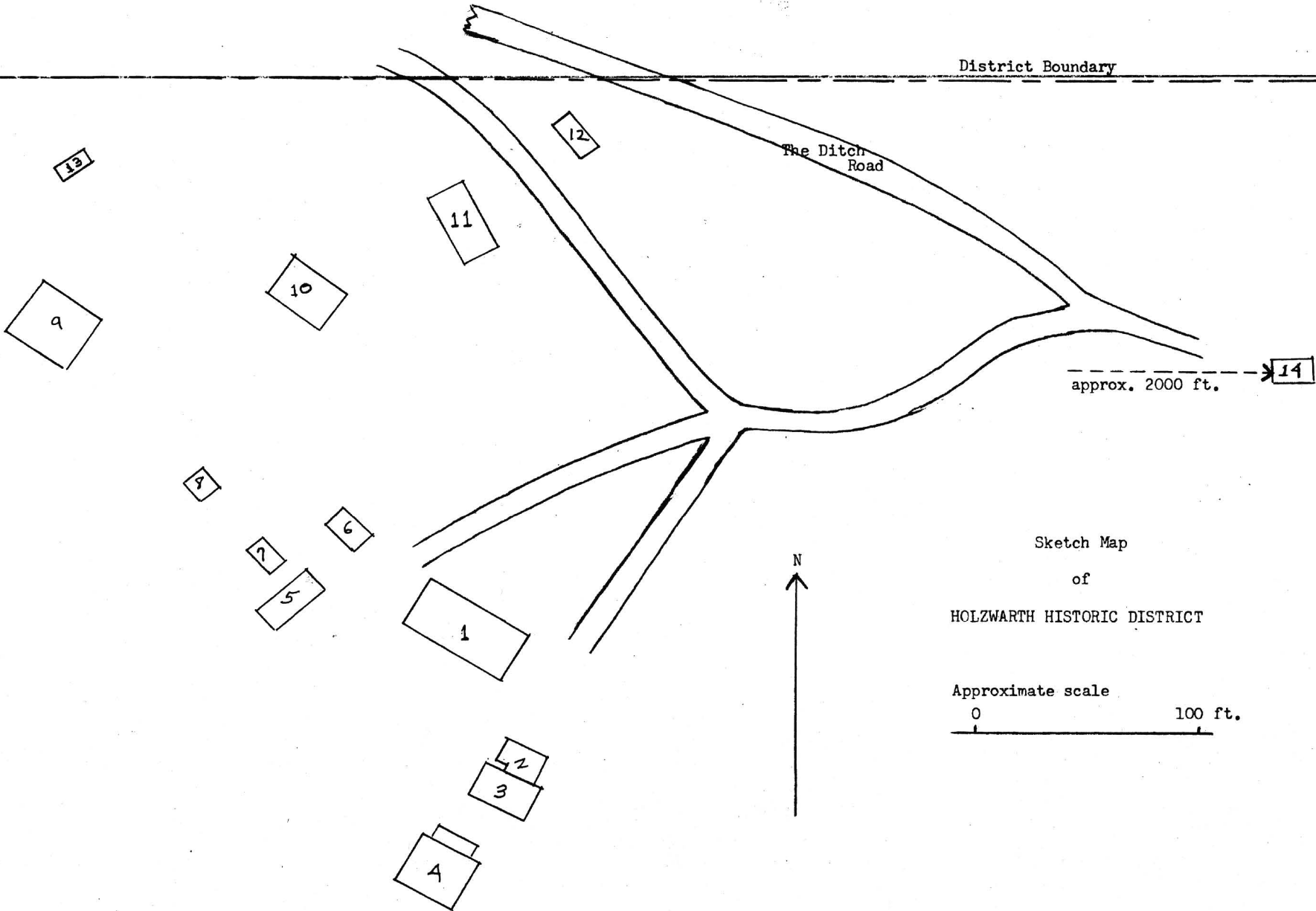
of

HOLZWARTH HISTORIC DISTRICT

Approximate scale

0 100 ft.

N



Form No. 10-301
(Rev. 10-74)

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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

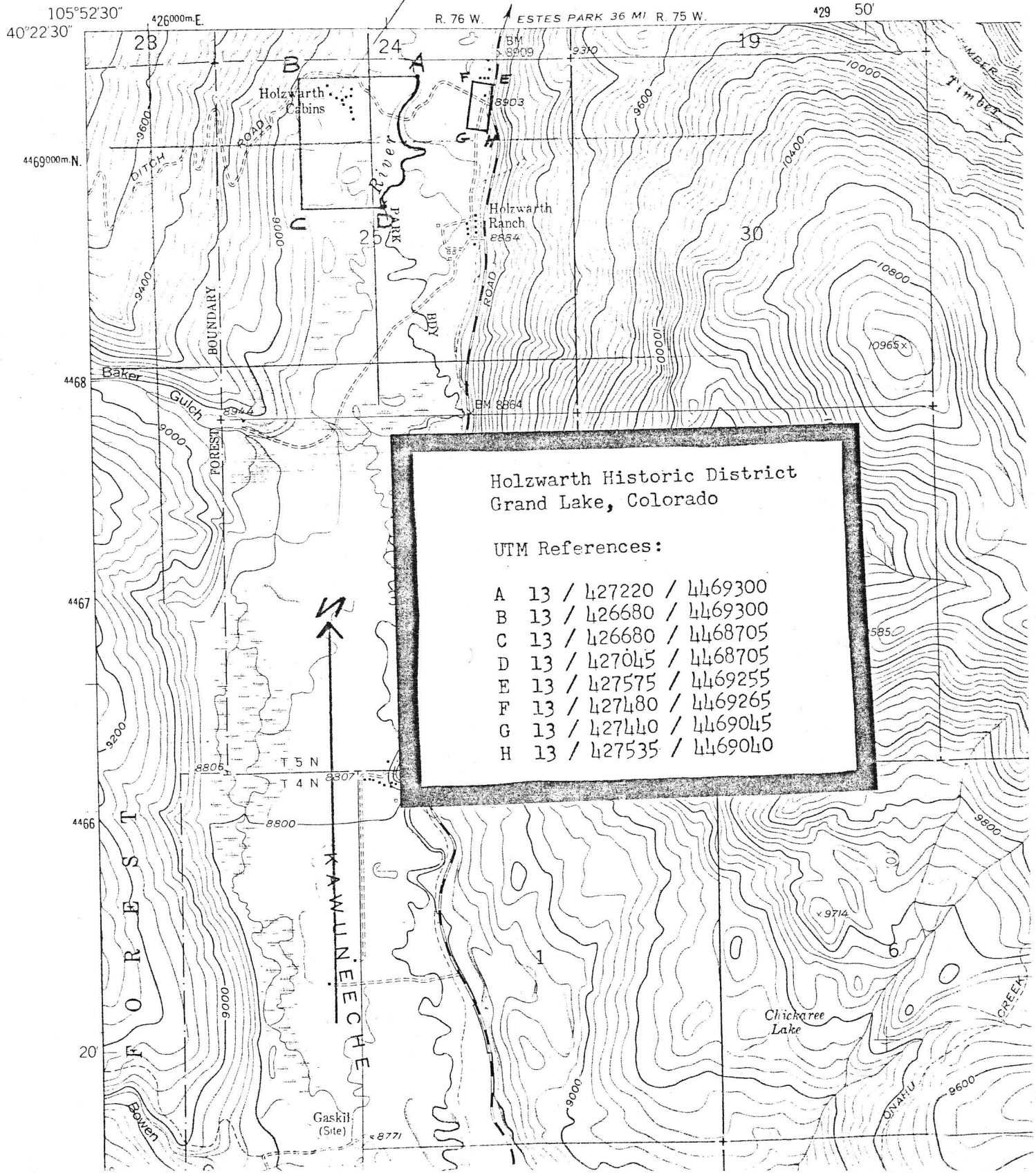
1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

INT: 3464-75

4864 IV NW
RICHTHOFEN

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