

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

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- 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

- Resource Number: 5CF.2902
- Temporary Resource Number: N/A  
Parcel Number: 368131200059  
SHF/CLG Grant Number: 2010-02-003  
GARNA Survey Number: 815
- County: Chaffee
- City: Salida vicinity
- Historic Building Name:  
Frantzhurst Rainbow Trout Hatchery
- Current Building Name:  
Mount Shavano Fish Hatchery Lease House
- Building Address: 7705 County Road 154
- Owner Name and Address: State of Colorado, Division of Wildlife, County Road 154, Salida, Colorado 81201



## II. GEOGRAPHIC INFORMATION

- P.M. N.M. Township 50 N Range 9 E  
SE 1/4 NW 1/4 SE 1/4 NW 1/4 of Section 31
- UTM Reference(s): 13, 411268, 4266692
- USGS Quad Name: Salida West, Colo. Year: 1983 Map Scale: 7.5'
- Lot (s): Tract 2 Block(s): N/A  
Addition: Colorado Division of Wildlife Sub. Year of Addition: --
- Boundary Description and Justification:  
The surveyed area includes the Frantzhurst building and its surroundings within a 3.4-acre area. Hatchery operations occupy 36 acres, not including the house and pond. The entire parcel covers 60.1 acres, including the hatchery and fields on south.

## III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

- Building Plan (footprint, shape): Irregular
- Dimensions in Feet: Length 155 X Width 40
- Stories: 2, 1
- Primary External Wall Material(s) (enter no more than two):  
Wood/Log Wood/Shingle
- Roof Configuration (enter no more than one):

Gabled/Front Gabled

19. Primary External Roof Material (enter no more than one): Asphalt/Composition

20. Special Features (enter all that apply):

Chimney. Balcony. Porch.

21. General Architectural Description:

The large log Frantzhurst building is oriented east-west and consists of a two-story section to the west joined by a one-story connector to a two-story garage/dormitory wing. Although there are windows and one decorative balcony present at the attic level, the height of the attic space suggests the building is only two stories. The building has a raised concrete foundation and features walls of round logs joined by saddle notches at the corners (log ends slightly project at corners). Log joists project from walls at the bottom of the second story. The building features widely overhanging eaves, exposed rafter tails, and asphalt composition roof shingles.

Connector. The eastern two-thirds of the one-story connector has a concrete deck and consists of an open framework of peeled log posts and beams. The western third of the connector is enclosed and has log-cabin siding with vertical quarter-logs at the corners; a short section of the south wall adjacent to the two-story section is of round log construction. An off-center sliding glass door on the east wall provides access to the west component of the building. The east wall also has paired four-over-four-light windows to the south and the north and south walls contain two sets of paired four-over-four-light windows.

West Component. The east wall of the two-story west section of the building features a vertical six-light window and paired six-over-six-light windows on the first story. The second story contains (from south to north) a single six-over-six-light window, paired six-over-six-light windows, a vertical six-light window, and a single six-over-six-light window. The attic level features a balconet supported by projecting logs and a decorative board railing with heart-shaped cut-outs; a six-over-six-light window faces the balcony. The north wall features a massive slightly off-center cobblestone chimney with a sloped shoulder and the cursive letter "F" (for Frantzhurst) in metal near the top. East of the chimney the first story contains paired six-over-six-light windows and a picture window, while the second story has paired six-over-six-light windows. West of the chimney there are paired six-over-six-light windows on each story.

The west wall contains center double French doors flanked by ornamental lanterns; the doors open onto a stoop with a concrete deck and steps and log side walls. There is a single six-over-six-light window on each side of the entrance. A full-width second-story balcony is supported by projecting logs and log braces; the balcony railing has thin board balusters with every fourth one decorated with a heart-shaped cut-out. An off-center flush door at the north accesses the balcony. At the attic level, there is a balconet of similar design; a six-over-six-light window faces the balconet. At the southwest corner, is a one-story shed roof projection. Its west wall features paired six-over-six-light windows; the lower part of the wall is clad with fieldstone.

The south wall features a one-story shed roof projection to the west and a two-story shed roof projection to the east. The one-story section has a small shed roof projection clad with wood shingles and containing a picture window on its south wall and a large eight-over-eight-light window on its east wall. East of the small projection are paired six-over-six-light windows. The two-story section features a raised fieldstone foundation, three six-over-six-light windows on the first story, and a vertical six-light window flanked by six-over-six-light windows. On the roof slope near the southeast corner is a tall cobblestone chimney.

East Component. The two-story section east of the connector features a second story balcony (of the same design as those on the west component) on its west wall with wood stairs descending to ground level. The first story of the north wall contains two garage door openings: the west one consists of an older three-section paneled and glazed garage door, while the east opening contains a very wide metal overhead sectional garage door with glazing. The second story has three sets of paired six-over-six-light newer metal frame windows.

The first story of the south wall has center paired six-over-six-light windows and the lower portion of the wall is clad with fieldstone. The second story features a center vertical board door flanked by six-over-six-light windows; another six-over-six-light window is present at the attic level. A nearly full-width balcony with a center projection extends across the second story and follows the same design of other balconies in the building. A wood stair descends to the north from the center projection, which has large vertical and diagonal log supports. The lower portion of the west wall also is clad with fieldstone. The first story contains three six-over-six-light windows and one four-over-four-light window at the west end. The second story features paired six-over-six-light windows at the east end and two single six-over-six-light windows to the west. There is a short red brick chimney near the southeast corner of the roof.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Rustic

**23. Landscaping or Special Setting Features:**

The Frantzhurst Rainbow Trout Farm administrative building/dormitory is located on the north side of Chaffee County Road 154. The State of Colorado owns the property, and its Mt. Shavano Fish Hatchery lies down a steep bluff to the north on the south bank of the Arkansas River. A paved asphalt circular drive provides access to a parking area north of the building. A woven wire fence extends along the south edge of the property, with a jacal fence to the west, and a chain link fence to the north. A grass lawn is present between the buildings and the county road to the south. A roughly rectangular garden area fenced with woven wire lies northeast of the house. An oval, 1.1-acre pond lies to the west, featuring a poured concrete water control structure a few feet from shore and a concrete outlet structure on its north shore with a concrete channel extending down the slope of the bluff to the level of the hatchery. A large number of evergreen and willow trees extend along the edge of the bluff, around the pond, and near the east and southeast walls of the building.

**24. Associated Buildings, Features, or Objects:**

None.

**IV. ARCHITECTURAL HISTORY**

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

**25. Date of Construction:** Estimate 1925 or 1926 Actual

**Source of Information:** Chaffee County Assessor and Ownership Records

**26. Architect:** Unknown

**Source of Information:**

**27. Builder/Contractor:** Unknown

**Source of Information:**

**28. Original Owner:** Horace G. Frantz Sr.

**Source of Information:** Ownership records

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The west portion of the one-story connector appears to be of nonoriginal materials reflecting a later date of construction of unknown date. There is a small wood shingle-clad projection on the south wall near the west end. The eastern garage door openings appear to have been modified and now contain a wide nonoriginal overhead sectional door. Some windows appear to have been replaced using original window openings. The dates of these changes are not known.

**30. Original Location:** Yes **Date of Moves:** N/A

**V. HISTORICAL ASSOCIATIONS**

**31. Original Use(s):** Agriculture/Subsistence  
Domestic/Institutional Housing

**32. Intermediate Use(s):** Unknown Use

**33. Current Use(s):** Domestic/Single Dwelling

**34. Site Type(s):** Administration and living quarters for fish hatchery (historic)

**35. Historical Background:**

Fish culturist Horace G. Frantz, Sr., operated a trout farm on this property from the mid-1920s until about 1956. The farm sold millions of trout across the United States, and the site became a popular tourist destination. Frantz was born in Wilmington, Delaware, on 16 April 1891. In 1900 nine-year-old Horace attended school and lived with his family in New York City, where his father worked as a dental manufacturer known around the world for his products. At his father's urging, Frantz moved to Colorado Springs at the age of sixteen to alleviate his tuberculosis. He recovered and served as a Naval Air Corps pilot in World War I. In 1920 Frantz still lived in Colorado Springs and was working as a fish culturist at his first fish farm. His widowed mother, Gertrude Frantz, lived with him, as did Raymond Zinky, a nineteen-year-old Texan, who worked as Frantz's assistant in fish culture.

In 1925, Frantz learned of a fish hatchery for sale in Salida. A mailman in Colorado Springs told him that the remarkable springs in Salida made the area a good place for a trout farm. In September 1925, Frantz purchased this property, containing an existing fish hatchery, for \$11,500 from R.L. Hampsons. Frantz transferred ownership to the Frantzhurst Rainbow Trout Company in December 1925 and erected the log building still present on the property in

late 1925 or 1926. The "ideal all year climate of the Salida area of Colorado" and "water charged with fresh oxygen" was touted in the farm's marketing materials. Frantz purchased "1,000 acres, land north of CR 160 that included a gravel pit, the old Gun Club, and property next to the former Chaffee County Poor Farm." The Salida Mail in 1928 reported Frantz's plan to "enlarge and beautify the trout farm," with the goal of making it "the biggest attraction in this section of the state." In April 1929 the Salida Mail reported the Frantzhurst Trout Farm's plans to hatch 1.25 million trout worth half a million dollars to supply the market in 1930. By the 1930s the company employed thirty people and shipped two million pounds of trout across the United States each year.

Horace Frantz's family moved to the farm with him in 1926. His wife, Genevieve H., was born about 1904 in Minnesota. The couple had two children, both born in Colorado: Horace G. Jr., born about 1924 and Marcia L., born about 1926. Horace, Jr., studied fish husbandry and helped his father operate the farm in later years. In 1930 a servant, Nora A. Poplin, also lived with the Frantzs. In 1940, Genevieve's mother, Abigail L. Keeber, lived here and worked as the bookkeeper for the trout farm. Emile Belir, a fifty-three-year-old French-born hired man, also lived here and worked at the trout farm in 1940.

A 1948 Saturday Evening Post article brought national attention to the Frantzhurst Trout Farm, which it described as likely the biggest in the world: "Frantzhurst, the Frantz farm, is right at the edge of town. A private road into it winds narrowly for half a mile through timber, with low bluffs on one side, and the brawling Arkansas River on the other... Countless springs seep out of the bluff. It was by catching these springs and piping it where he wanted it that Frantz was able to develop the farm. The spring water, as it emerges from underground, never goes below fifty or above fifty-two degrees."

Frantz also owned a trout farm in Colorado Springs, and maintained homes in both cities. It took Frantz twenty years of work to realize a profit in the trout business. The magazine applauded Frantz's effort to bring trout to Americans across the country: "If it weren't for a few trout farmers like Horace Frantz, probably most of us wouldn't taste trout once a year, if ever." Frantz's fish were guaranteed to arrive fresh, anywhere in the country: "The fish are packed in wooden boxes with oiled paper and covered with ice. From a few minutes after killing till they are signed for by the buyer, they are under ice, the express company renewing it as often as necessary."

The Post described Frantz as "... a rather odd combination of enthusiast and hardheaded businessman. A rich man's son who came West for his health, he found not only health but also an absorbing occupation. He spent his inheritance and much more developing it. At fifty-six he has enough energy for a man of thirty. He can and often does do any kind of manual labor on the place. What he knows about trout—and it's a bookful—he learned at first hand, in waders and overalls, or out on the road with customers."

Besides the trout farms, Frantz was involved in numerous other ventures. He raised silver foxes, mink, and Chinchilla rabbits; mined tungsten and drilled for oil; operated a 640-acre general farm; and owned a share of the Wallace-Frantz automobile agency in Colorado Springs. Horace Frantz, Jr., planned to study fish husbandry in college and to enter the family business. After his professors at Cornell learned who his father was, they told him he should go home and learn from his father, who was known nationally as the greatest authority on raising trout in the United States.

The fish industry began to change after World War II, as imported frozen fish became widespread throughout the United States. Horace Frantz, Sr., did not want to enter the frozen fish business and decided to sell the farm. The Salida Mail on 6 June 1953 reported the Frantzhurst Rainbow Trout Company sold at sheriff's auction for \$130,000 to the Reconstruction Finance Corporation. The same article indicated the farm was one of the most visited tourist attractions in the area, second to the Royal Gorge Bridge, and that trout from the farm had been shipped all over the world. Horace Frantz, Sr., died in October 1977 in Sonora, California.

Colorado Parks and Wildlife now owns the entire Frantzhurst property, operating the Mt. Shavano Fish Hatchery on the land to the west and north. Mt. Shavano Hatchery annually produces more than three million trout, including rainbow, Snake River cutthroat, cutthroat/rainbow crosses, greenback cutthroat, Rio Grande cutthroat trout, and kokanee salmon. The state leases this house and grounds to a private party and is not used for hatchery purposes.

### 36. Sources of Information:

"Raising Rainbows: Horace Frantz's Legacy is a Lake that Bears His Name," Colorado Central Magazine, July 2010, <http://cozine.com/category/2010-july/> ( Accessed 9 November 2012); U.S. Census of Population, manuscript returns, 1900-40 ; World War I Draft Registration Cards, 1917-18; Social Security Death Index; Salida Mail articles at <http://salida.com/history/industry.htm>; Neil M. Clark, "He Owns Two Million Rainbows," The Saturday Evening Post, 220 (April 1948):38; Kay Marnon Danielson, Chaffee County: The First 125 Years (Salida, Colorado: GARNA, 2004), 29; Chaffee County Clerk and Recorder, Land Record Books, Salida, Colorado; Chaffee County Assessor, real

estate information, Salida, Colorado.

## VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

### Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment Eligible

### 38. Applicable National Register Criteria:

- 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 possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G, as specified:
- Does not meet any of the above National Register criteria.

### National Register Significance: Area, Period, and Level:

39. Area(s) of Significance:

Architecture  
Agriculture

40. Period(s) of Significance:

1925-26  
1925-56

41. Level(s) of Significance:

Local  
Local

### 42. Statement of Significance:

The Frantzhurst building is significant under Criterion C in the area of Architecture as a well-preserved example of the Rustic style, as reflected in its log construction, decorative balconies, cobblestone chimneys and fieldstone wall cladding, and oversized peeled log braces. The building is also significant under Criterion A in the area of Agriculture, playing a critical role in the trout hatchery operation of Horace G. Frantz, Sr., serving as the office, owner's residence, dormitory, and garage from about 1925 through 1956. The property is also significant for its association with Horace Frantz, Sr., who operated the trout farm here for about 30 years. During that period Frantz sold millions of trout in the United States and the property became a popular tourist attraction. Frantz erected the Rustic style log building and may have operated the largest trout farm at the world here. While a fish hatchery is still operated on the larger parcel by the State of Colorado, this building and its pond to the west may be the best representatives of the Frantzhurst era remaining.

### 43. Assessment of Historic Physical Integrity Related to Significance:

The Frantzhurst building maintains a very high level of historic physical integrity. Still in its original location, the setting (near the Arkansas River in a rural area) is relatively unaltered. The sense of feeling and association is enhanced due to the continued operation of a fish hatchery below the bluff on the south bank of the river, in the same location and possibly still employing some resources from the Frantzhurst era. There have been a few small alterations, but the design of the original building is still readily apparent. Original materials are still present with the few exceptions noted in the Construction History. The building is assessed as potentially eligible to the National and State Registers for its Rustic architecture, associations to Agriculture in trout raising, and high level of integrity. The property may also be nominated under significance under Criterion B, for its association with Horace Frantz, Sr., if further research indicates there are no other properties that better represent his important work. He also established a Frantzhurst in Colorado Springs, although the OAHF database does not list any information on it. There is a Frantzhurst subdivision in Colorado Springs, so it appears the Salida property may be the best representative of Frantz's work.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

45. Is there National Register district potential? Discuss. Yes

It might be possible to nominate this resource as a district including the Rustic-style building, the pond, the water control structure, and the spillway. This resource was surveyed as part of a scattered selective survey. The buildings and structures associated with the Mt. Shavano Fish Hatchery to the west and north were not surveyed. It is not known if those resources might be appropriately nominated as part of the district.

If there is NRHP district potential, indicate contributing status: Contributing

46. If the building is in an existing NRHP district, indicate contributing status: N/A

### VIII. RECORDING INFORMATION

47. Digital Image Reference(s): CF2902-01 to -10

Digital Images Filed At: GARNA, Salida, Colorado

Photographer: T.H. Simmons

48. Report Title: Chaffee County Historic Resources Survey, 2010-12

49. Date(s): March 2012

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

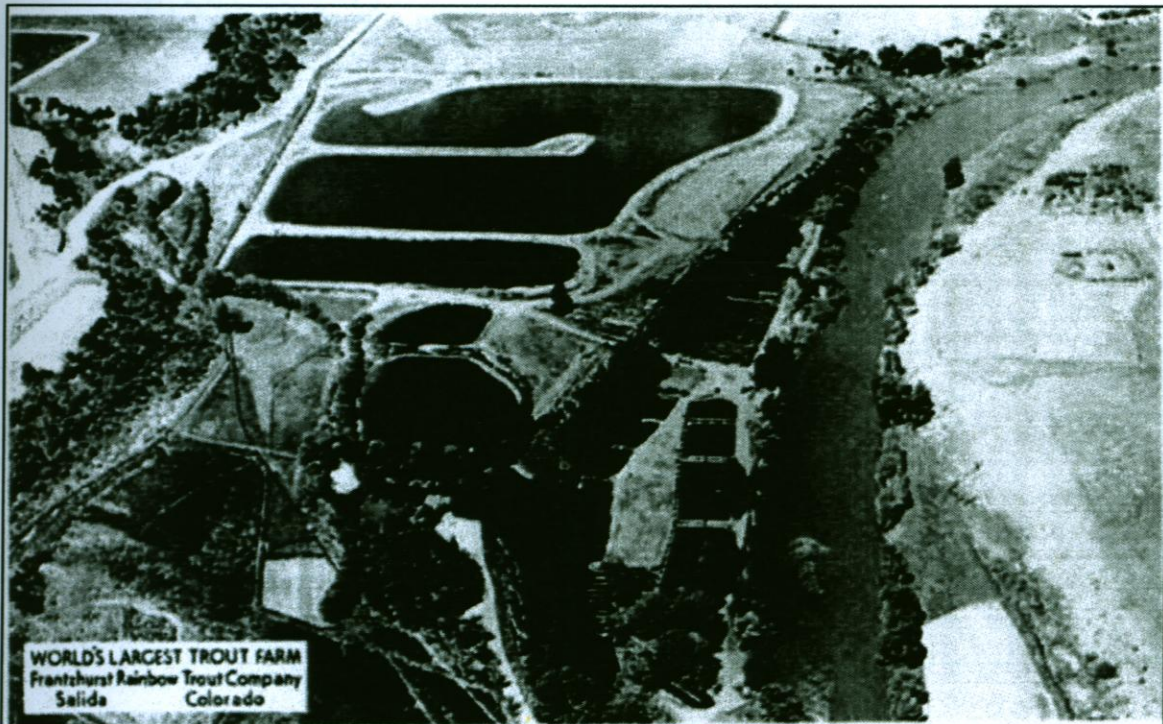
53. Phone Number(s): (303) 477-7597

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

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



5CF.2902. This undated (ca. late 1920-1930s) view northwest shows the river-level component of the Frantzhurst Rainbow Trout Hatchery. SOURCE: Kay M. Danielson, *Chaffee County: The First 125 Years* (Salida, Colorado: GARNA, 2002), 28.



5CF.2902. This undated (probably pre-1950) aerial view west shows the entire hatchery. The Arkansas River is to the right and the surveyed resource is in the treed area in the lower left east of the round pond. SOURCE: Kay M. Danielson, *Chaffee County: The First 125 Years* (Salida, Colorado: GARNA, 2002), 29.

Architectural Inventory Form  
Sketch Map

5CF.2902, 7705 County Road 154, Salida Vicinity

