

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 7

- 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: 5CF.2891
2. Temporary Resource Number: N/A
- Parcel Number: 342326100013
- SHF/CLG Grant Number: 2010-02-003
- GARNA Survey Number: 580
3. County: Chaffee
4. City: Nathrop vicinity
5. Historic Building Name:
Hayes Ranch, Wright's Lodge, Chalk Creek Camp
6. Current Building Name:
Bunny Lane Cabins, Determan Property



7. Building Address: 17290 County Road 291
8. Owner Name and Address: Determan, Jeffrey B., 17290 County Road 291, Nathrop, Colorado 81236

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 15 S Range 79 W
SW 1/4 SW 1/4 NE 1/4 NE 1/4 of Section 26
SE 1/4 SE 1/4 NW 1/4 NE 1/4 of Section 26
NE 1/4 NE 1/4 SW 1/4 NE 1/4 of Section 26
NW 1/4 NW 1/4 SW 1/4 NE 1/4 of Section 26
10. UTM Reference(s): 13, 396804, 4286346
11. USGS Quad Name: Mount Antero, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): N/A Block(s): N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification:
Boundary includes the vacation cabin complex and the 2.21-acre parcel on which they are located.

III. ARCHITECTURAL DESCRIPTION

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

14. Building Plan (footprint, shape): Irregular
15. Dimensions in Feet: Length 59 X Width 37
16. Stories: 1, 2
17. Primary External Wall Material(s) (enter no more than two):
Wood/Log Wood/Weatherboard/Vertical Siding

18. Roof Configuration (enter no more than one):

Gabled/Side Gabled

19. Primary External Roof Material (enter no more than one): Metal**20. Special Features (enter all that apply):**

Fence. Chimney. Porch.

21. General Architectural Description:

The main house (Resource 1, Jeff's House) consists of an older one-story section to the east and a newer two-story part to the west; both parts have standing seam metal roofing. The one-story side gable roofed component has overhanging eaves with decorative fascia and a round log wall (with daubing) divided into three sections by projecting log ends: south section--contains a projecting front gable roofed porch with decorative vergeboards, plywood panels to the north and east, wood steps leading to sliding door with two tall single-light windows to the south; north of the porch are paired single-light windows; center section--a full-height stone chimney with sloped shoulders flanked by four-light windows; north section--one four-light window at the north end. The east wall, from the porch south, and the south wall are stucco. The southeast corner of the building is inset, with three tall single-light windows topped by a triangular transom on the north wall and two tall single-light windows topped by a half-round transom on the west wall. The west part of the south wall features an asymmetrical gable and has center sliding doors flanked by tall single-light windows and topped by a trapezoidal transom. A large raised wood deck adjoins the house on the south. It features a balustrade with board balusters and wood steps descending to the west. A hot tub is located to the west on an intermediate level.

The north end of the one-story component displays a gable face covered with plain wood panels with a pent roof below; the gable features decorative vergeboards. The wall contains a center wood paneled door opening onto a small concrete stoop flanked by paired four-light windows. The short west wall has center, paired single-light casement windows.

The two-story portion of the house to the west has a gable roof with massive purlins projecting on the east and west. The north, south, and west walls are composed of logs of differing diameters joined at the corners using a Scandinavian notching technique. At the corners, the projecting logs alternate in length. The east wall is clad with board and batten and has an octagonal window at the north end. The north wall is blank. The west wall has paired casement windows and a large picture window on each story. The southwest corner of the second story features an under eave balcony with a rustic railing and log supports; a flush door with glazing in its upper part accesses the balcony. The south wall of the second story contains a large plate glass window toward the west end.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Rustic**23. Landscaping or Special Setting Features:**

This complex of guest cabins is located in Chalk Creek Canyon on the south side of County Road 291 (about 0.3 miles west of its intersection with County Road 162), between the gravel road and Chalk Creek at an elevation of about 8,310'. Bordering the road is a low dry laid stone wall with piers at entrances; the rest of the perimeter is fenced with barbed wire on metal posts. A marshy area lies between the south edge of the cabins and the creek. The topography slopes from north to south; dozens of tall willow trees are present and a grass lawn covers the area between buildings. The facility covers 2.21 acres, featuring four guest cabins, the house of the owner, garage, outhouse, greenhouse, ice house, pump house, and tipi. Adjoining the cabins are parking pull-ins, outdoor seating areas, and fire pits. A children's sand box is located near the pump house. The narrow interior driveways are surfaced with gravel in the western part of the property and wood chips in the eastern section. A garden area is adjacent to the greenhouse in the southwestern corner and planting areas border some of the other buildings.

24. Associated Buildings, Features, or Objects:

2. Greenhouse (post-1981). At the southwest corner of the property, about 75' south of the main house across a grass lawn, is this small one-story front gable roof greenhouse with an associated outdoor garden area. The building faces east and features an overhanging metal-clad roof with exposed rafter tails. The front and lower parts of the other walls are composed of oriented strand board panels. The front has an off-center door flanked by a two-part sliding window to the south and a small square window to the north. The remaining walls contain large plate glass and sliding windows. The garden area to the north, east and south is enclosed with woven wire on metal posts and contains several raised beds.

3. Garage (Jeff's Escape) (1989). The one story side gable roof garage is southeast of the main house and faces north and has a lean-to section to the east and a projecting gable part to the west. The roof is clad with asphalt composition shingles and has widely overhanging eaves, exposed rafter tails, and a solar panel on the south roof

slope. The front wall features a slightly off-center flush pedestrian door with a rectangular light flanked by overhead sectional garage doors with concrete aprons. The wall is clad with vertical slab logs with bark on. The west wall has the same wall cladding; its gable face is clad with horizontal and diagonal slab logs. At the center of the west wall is an asymmetrical gable roof projection with an off-center paneled door on its north wall and a single-light window near the south end of the west wall. The projection has vertical slab log walls with horizontal slab logs in its gable face. The south wall of the projection is open with a concrete floor. East of that, projecting from the rear of the main part of the garage, is a one-story section used as a greenhouse with a flat, clear fiberglass panel roof, stucco walls, a two-part sliding window on the west, and on the south a band of large, single-light windows and a multi-light door. Further east is a slightly taller shed roof projection with widely overhanging eaves, exposed rafter tails, stucco walls, and a large plate glass window on its south wall and a small awning window on the east wall. The west wall of the main part of the garage is clad with vertical slab logs and features a shed roof open lean-to projection. A vertical board fence lies to the east. Alterations: The garage has been more than doubled in size since its initial construction. An Assessor photograph shows it once consisted of only the front west section without slab log cladding; the garage section to the east, the south projections, and west projection have all been added.

4. Cottontail Guest Cabin (1936, Assessor). This one-story side gable roof one-unit guest cabin (48' x 16') lies east of the main house and north of the garage, facing east. The building has a raised stone foundation; the exposure varies due to slope of the land from north to south. The roof is clad with asphalt composition shingles and has widely overhanging eaves with scalloped fascia and vergeboards. Walls are composed of round logs with daubing; corners feature vertical round logs in a vertical board pocket. Gables faces are clad with plain wood panels above a pent roof. The east wall contains three paneled doors and six four-light hopper windows with wood surrounds. The two doors to the south open onto a shed roof porch with log posts, a horizontal log balustrade, and wood steps to the southeast. The south wall features an off-center bathhouse projection to the east with an asymmetrical gable roof, scalloped vergeboards, vertical slab-log siding; and horizontal slab-log foundation skirting. Access to the bathhouse is provided by wood steps from the south and a door at the south end of the cabin's front porch. The south wall of the main part of the cabin contains center paired four-light windows in a wood surround. The rear (west wall) is divided into three sections by vertical boards; the north and south sections contain four-light windows, while the center part has paired four-light windows. The north wall has center paired four-light windows. Alterations: This cabin underwent substantial alteration in the 1980s or early 1990s. An old Assessor photograph showed it with a hipped roof and without the addition to the south, the porch to the east, and the scalloped fascia and vergeboards.

5. Pump House (pre-1940). About 110' south-southeast of Cottontail near the south boundary fence is a pump house. The 6' x 6' structure is about 4 1/2' tall and has a shed roof clad with corrugated metal roofing. Walls are composed of logs (squared on three sides and with a rounded exterior surface) with daubing that overlap at the corners (no notching) with an angled superstructure consisting of horizontal boards. The south wall has a center plywood door. There is a concrete foundation. Alterations: According to present owner Jeff Determan, the pump house has been moved at least five times.

6. Ice House (pre-1940). This tall one-story ice house has a shed roof and walls composed of flush horizontal boards with corner boards. The front (east wall) contains a tall center plywood door with large strap hinges and an opening above filled with vertical boards. The south wall features two window openings filled with plywood; below the wall is clad with horizontal siding with two vertical supports, while above the wall contains vertical siding in the center flanked by diagonal siding. Wood in this upper section is charred, indicating it once experienced a fire. The west and north walls have no openings. The building rests on a concrete slab with a raised curb along the north wall and parts of the east and west walls. North of the ice house adjacent to the driveway is a firewood storage area surrounded on three sides by a vertical board fence. Alterations: The existing ice house appears to be a remnant of a larger building that burned; fire damage is visible.

7. Tipi (2009). The tipi is located west of Rabbit Den and southeast of the ice house. The tipi is about 12' in diameter and faces east where a canvas flap provides entry. The upper portion is canvas and has thin lodge poles projecting from its top, while the base is composed of slightly overlapping milled boards angled inward.

8. Rabbit Den Guest Cabin (1936, Assessor). Located between the ice house on the west and Thumper on the east, the north-facing Rabbit Den guest cabin is a one-story front gable roof building with standing seam metal roofing, overhanging eaves, and scalloped fascia and vergeboards. The walls are composed mostly of round logs with daubing; the corners feature vertical boards or vertical unpeeled slab logs. The front features a full-width hipped roof porch with rolled roofing, log supports with branches for brackets, a concrete deck, a decorative branch balustrade on the east, and a balustrade composed of portions of wood cable spool tops. The front wall contains an off-center paneled and glazed door (newer, with decorative glass) and a horizontal plate glass window. The west wall is divided into five sections by vertical boards; from the north these wall sections consist of: squared logs with adze marks and

wood chinking; flush horizontal boards; flush horizontal boards with paired plate glass windows in the upper part of the wall and round logs with daubing below the sill level; flush horizontal boards; and round logs with daubing. The main cabin wall has a newer glazed door at the west end and a center shed roof projection with round log walls with daubing, metal ribbed roofing, overhanging eaves, and paired six-light windows on its south wall. A wood deck on log piers extends from the rear of the cabin and has a log post and horizontal pole balustrade and wood steps to the west. There is a vertical board fence along the east side of the deck. The east wall of the cabin contains near its center a full-height stone chimney that steps in at the shoulders and is stucco above the roof. South of the chimney is a triple four-light window; toward the north end are paired four-light windows separated by a piece of oriented strand board. A short stucco chimney with a metal cap is located on the roof near the northeast corner. A low stone retaining wall is present along the east wall south of the chimney. Alterations: Based on ca. 1980s photographs on the Bunny Lane Cabins website and in the Chaffee County Assessor's office, this cabin appears to have been the center component of three connected front gable roof buildings. Mr. Determan removed the flanking buildings and remodeled this one in the 1980s-90s.

9. Thumper Guest Cabin (1936, Assessor). The Thumper guest cabin (24' x 21') is located east of Rabbit Den and southwest of Wild Hare near the southeast corner of the property. The one-story cabin faces north and has a shed roof with overhanging eaves and exposed rafter tails; the front features plywood above a pent roof that wraps a short distance around the east and west sides. The walls are clad with vertical slab logs with the bark on. The front wall contains an off-center vertical slab-log door with a wood handle at the west end and two windows (a plate glass window and a nine-light window) to the east. The east wall features a three-part window near the front (a center three-light flanked for four-lights) and paired six-light windows near the rear. The south (rear) wall has a paired four-light/six-light window toward the east end and a nine-light window toward the west end. The building has a stone foundation. An outdoor seating/barbecue area, partially enclosed with vertical slab-log walls, is present to the northwest and includes a stone fire pit and tree stump stools. Alterations: An earlier Assessor photo showed the building with a nearly flat roof. In the late 1980s or early 1990s, a superstructure was built producing the present shed roof according to a 1995 photo.

10. Wild Hare Guest Cabin (1930s). Located northeast of Thumper, near the east edge of the property is the north-facing Wild Hare guest cabin, a one-and-a-half-story (it has a sleeping loft) front gable roof building with standing seam metal roofing, overhanging boxed eaves, and decorative vergeboards. A full-width shed roof one-story addition is attached to the west wall. The walls of the main cabin are composed of squared logs with adze marks and wide daubing joined at the corners with square notches. The front gable face is clad with square wood shingles and contains a four-light window; the lower story has an off-center paneled door and a tall four-over-four-light window to the east. The shed roof front porch has decorative fascia, square timber porch supports atop a stone wall with raised mortar joints, and a concrete deck. The east wall contains paired four-light windows toward the front and a tall four-over-four-light window toward the rear. On the rear (south), the gable face is clad with board and batten and has what appears to be a bat box at the apex; the south wall has paired four-light windows at the east end and paired two-light windows to the west. There are log patches below the latter window. To the west is the south wall of the shed roof addition; the wall is clad with horizontal log slabs (bark on) applied over boards and has center paired multi-light windows. The west wall of the shed roof addition contains a one-over-one-light window near the front. The older part of the cabin has a stone foundation, while the shed roof section has a concrete foundation. At the southwest corner of the cabin is an outdoor seating area with a fire pit, log benches, and a cable spool table with a slab-log fence to the west. Alterations: Based on the Bunny Lane Cabins website, the shed roof addition on the west was added during the tenure of Jeff Determan (1981-present).

11. Outhouse (unknown). The outhouse lies in a grassy area, divided from the cabins by driveways, north of the Thumper cabin and east of the Wild Hare. The building has a shed roof clad with metal ribbed roofing and overhanging eaves. The privy has vertical board walls with a horizontal board door in its south wall. Stones are piled at the base of the west and south walls, while a raised flower bed enclosed by railroad ties is present next to the north and east walls. Alterations: Unknown.

IV. ARCHITECTURAL HISTORY

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

25. Date of Construction: Estimate 1953, 1995 Actual

Source of Information: Chaffee County Assessor

26. Architect: Unknown

Source of Information:

27. **Builder/Contractor:** Unknown**Source of Information:**28. **Original Owner:** Unknown**Source of Information:**29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

The house received its current appearance by 1995. The one-story section (Assessor date 1953) is shown on older Assessor photos as a hipped roof building. Jeff Determan added the newer two-story section during his tenure (1981-present) and it was completed by 1995. Also added during this period was the projecting porch on the east, the stucco area at the south end, and the large wood deck and hot tub.

30. **Original Location:** Yes**Date of Moves:** N/A**V. HISTORICAL ASSOCIATIONS**31. **Original Use(s):** Agriculture/Subsistence32. **Intermediate Use(s):** Domestic/Hotel
Religion/Religious Facility33. **Current Use(s):** Domestic/Hotel34. **Site Type(s):** Complex of guest cabins35. **Historical Background:**

Removed from the public domain in 1888, this property was once an early cattle ranch that in 1930 became a guest ranch. It later saw uses as a religious camp (1961-1970s), an informal living place for hippies, and a complex of guest cabins (1981 to present).

Hiram R. Macomber obtained the 160 acres including this property in 1888. A 1900-10 map depicting parcels and owners in northern Chaffee County showed H.C. Hayes as the owner of this property. The 1910 Census listed a Harry C. Hayes in the Nathrop precinct. Mr. Hayes, a native of Ohio, was then 47 years old and listed his occupation as mining engineer. His wife, Christine was 39 years old and a native of Wisconsin. According to local historian Lacy Humbeutel, this was "the old Hayes Ranch which nestled in the heart of Chalk Creek Gulch opposite the towering chalk cliffs." In 1930, with no experience in the resort business, Elmer W. and Marie E. Wright acquired the property and began Wright's Lodge, a guest ranch. At the time of the 1930 Census the Wrights resided in Grand Junction, Colorado, where Mr. Wright worked as a contractor for a steam railroad. He was born in Kentucky about 1881, while his wife was an Iowa native, born there in about 1882.

Humbeutel reported there were six buildings at the time the Wrights acquired the 120-acre property; the couple occupied the Hayes dwelling "and started remodeling the old barn, blacksmith shop and milk house for use as guest cabins. A log garage was made into a dining room. An old cabin on the place was refurbished and fireplaces were added in all the buildings." The facility had no electricity and coal oil lamps and candles were used for lighting.

According to Humbeutel, the facility was an immediate success, drawing eastern visitors who enjoyed the rustic atmosphere and paid \$25 a week for lodging and meals. Humbeutel concluded "sincere western hospitality combined with the cabins and beautiful surroundings appealed to the dudes." The lodge employed a chef, but Mrs. Wright prepared baked goods. Word of the quality of the food spread by word-of-mouth and drew diners from Front Range communities for Sunday dinners, which often served 100 patrons in addition to ranch guests. The popularity of the meals necessitated an expansion of the dining room and an increase in the price of meals from \$.75 to \$1.50. Fried chicken was a favorite dinner choice, and one summer the Wrights prepared 2,500 chickens. Salida and Buena Vista residents employed Wright's Lodge for private parties.

The success of Wright's Lodge was short-lived. Elmer died of a heart attack in 1940 and Marie carried on for a few years until selling the operation in 1943. Two other operators continued the facility through the 1950s, apparently using the Wright's Lodge name. A ca. 1950s brochure on mountain resorts and dude ranches listed Wright's Lodge, with the following description: open all year, capacity of 60, rates from \$50 per week, managed by Leslie L. Neff, and offering riding, fishing, pack trips, hiking, and hunting. According to the current owner, Jeff Determan, the facility once embraced a larger parcel, including up to 20 guest cabins and a corral.

In 1961, the facility was sold to the Pueblo Presbytery for use as a youth camp for Christian education, known as Chalk Creek Camp. The main lodge building burned in about 1969 and the facility was abandoned. Present owner

Jeff Determan states the facility was known as "Hippie Road" during the 1970s, for the number of hippies who moved into the unoccupied cabins and formed a loose commune. They were not disturbed as long as they maintained the buildings.

In 1981, Determan purchased the property from real estate agent Jay Stone. Determan found the buildings in disrepair and improved them as time and funds permitted. Old Assessor photographs show the property with a substantially different appearance, indicating the extent of work he undertook. Determan has remodeled cabins for vacation rentals, as well as remodeling and greatly expanding one for his residence. The facility, open year-round, is known as Bunny Lane Cabins and features four rental cabins where guests enjoy fishing, hiking, reading, and relaxing.

36. Sources of Information:

Jeff Determan, Nathrop, Colorado, interview by Laurie and Tom Simmons, 20 August 2012; Chaffee County Assessor, real estate information and real property appraisal cards; Hiram R. Macomber, cash entry, number 957, 27 April 1888, U.S. General Land Office, www.glorerecords.blm.gov (accessed 4 November 2012); Lacy Humbeutel, Nuggets from Chalk Creek (Colorado Springs, Colorado: Century One Press, 1975), 32-34; U.S. Census of Population, manuscript returns, Mesa County, Colorado, 1930 and Chaffee County, Colorado, 1910 and 1940; Bunny Lane Cabins, website, <http://bunnylanecabins.com> (accessed 8 August 2012); Isaac Cook Terry, Some Land Owners and Old Roads in Northern Chaffee County, Colorado, 1900-10, in June Shaputis, Where the Bodies Are in Central Chaffee County, Colorado (Salida, Colorado: Arkansas Valley Publishing Co., 1995); Carolyn Brown, Pueblo Presbytery, email to Thomas H. Simmons, 14 January 2013; Denver Convention and Visitors Bureau, Directory of Mountain Resorts and Dude Ranches, undated, Western History and Genealogy Department, Denver Public Library, Denver, 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 Not 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: Entertainment/Recreation 40. Period(s) of Significance: 1930-61 41. Level(s) of Significance: Local

42. Statement of Significance:

This complex of cabins is associated with the history of tourism (Entertainment/Recreation) in Chaffee County, serving as a dude ranch/vacation cabin facility from 1930-61. This function was particularly notable under the tenure of Elmer and Marie Wright (1930-43), when it drew eastern guests and featured popular Sunday dinners attended by residents from as far as Denver, Colorado Springs, and Pueblo. The property continues to welcome guests who arrive for relaxation and recreation today.

43. Assessment of Historic Physical Integrity Related to Significance:

This property possesses a high level of integrity of location, feeling, and association, but has reduced integrity of design, materials, and workmanship due to the extensive repair and remodeling necessary following a period of neglect in the late 1960s and 1970s. Based on historic photographs and accounts, the Bunny Lane Cabins bear little resemblance to Wright's Lodge or later historic uses, due to such factors as a 1969 fire, subsequent informal occupation, and the efforts of the current owner to remodel existing buildings into rentable vacation cabins. This property does not have potential for listing in the National or State Register.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. No

The complex of guest cabins does not possess sufficient historic physical integrity related to its potential historical associations and period of significance to meet the criteria for listing as a historic district in the National or State Registers.

If there is NRHP district potential, indicate contributing status: N/A

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

VIII. RECORDING INFORMATION

47. Digital Image Reference(s): CF2891-01 to -29

Digital Images Filed At: GARNA, Salida, Colorado

Photographer: T.H. Simmons

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

49. Date(s): August 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**