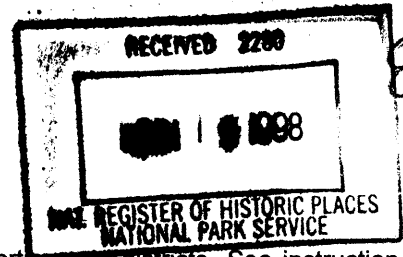


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Edgemont
other names/site number Hallett House; Shad-Kerr Ranch; 5LR804

2. Location

street & number 1861 Mary's Lake Road [N/A] not for publication
city or town Estes Park [N/A] vicinity
state Colorado code CO county Larimer code 069 zip code 80517

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Edward Hartman State Historic Preservation Officer June 10, 1998
Signature of certifying official/Title Date
State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the
National Register
 See continuation sheet.
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
 See continuation sheet.

Edson H. Beall Signature of the Keeper 7.15.98 Date of Action

Edgemont
Name of Property

Larimer County, Colo.
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Single Dwelling

Current Functions

(Enter categories from instructions)

Clinic

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Concrete
walls Weatherboard

roof Asphalt
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edgemont

Section number 7 Page 1

Larimer County, Colorado

DESCRIPTION

Edgemont is a small Late Victorian era (1881) house situated in a meadowed draw, one quarter mile northwest and downslope from Marys Lake in the Estes Park Valley. It faces Giant Track Mountain to the west and offers views of the northern Front Range looking into Rocky Mountain National Park. Colorado Highway 7 loops around the site on the north and east. Landscaping consists of native grasses, river rock, and young pine trees. In addition to the house, the site contains two large woodframe storage buildings of modern construction (ca. 1970).

The 1,430 square foot H-plan building, approximately 42 ft. by 36 ft., sits essentially on bedrock with a two-foot wide concrete skirting on the northeast and southeast elevations. The one-story house is clapboard sided with a double front-gabled roof covered in asphalt shingles. The windows are primarily tall two-over-two wood frame double-hung sashes framed by elaborate window surrounds with segmental arches and pedimented hoods of Italianate design.

A full-width porch infills between the front gable pavilions of the symmetrical southwest facade. A four-step stair with scrollwork balustrade and pedestal-type newel posts provides access to the flat-roofed porch supported by square wood pedestals and columns with decorative stick style brackets and scrollwork balustrade. The recessed entry contains a wood paneled door with transom flanked by two sash windows. The pavilion gables each contain a first story sash window and a smaller one-over-one window in the gable end.

The northwest and southeast elevations are mirror images, each containing three sash windows. The rear (northeast elevation) is similar to the facade with single upper and lower sash windows in the gables and a small shed-roofed enclosed porch between the gables. Glazed double doors provide access to the porch. A large stone chimney with a metal flue deflector rises through the center of the eave.

Tongue and groove knotty pine beadboard, a later addition milled at the Hill and Beckwith Mill on Mill Creek in what is now Rocky Mountain National Park, covers the interior walls and ceilings. Ceiling trim is beveled walnut. A large native stone fireplace with corner air recirculators dominates the central room off the entrance. The doorways are trimmed with original 1 in. by 4 in. pine, beveled in its medial and lateral edges and accented with simple circular rosettes at top and bottom. The windows are weighted double-hung sashes secured by brass and porcelain latches dated 1874. The window trim matches the doorway scheme and retains its original burgundy paint color.

The house was built without a kitchen. This curiosity is explained by the association of William Hallett with the owners of the neighboring Highlands Hotel which no longer exists. The Hallett family took their meals at their friends' lodge.

The upper level consist of a traditional attic with limited space and no residential use.

The house retains its as constructed exterior appearance and most of the original materials with the exception of a sidewalk placed at the southern end of the porch for accessibility in its current function as a dental office. The front porch stairs were recently reproduced from Hallett family photographs. The double hung windows were also returned to operation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Edgemont
Larimer County, Colorado

Storage Sheds (noncontributing)

The property also contains two ca. 1970s storage sheds. The first is an approximately 30 ft. by 16 ft. rectangular plan structure, primarily board and batten sided with a front gable, asphalt shingled roof. Fenestration consists of a vehicle door and a pedestrian door on the northeast elevation.

The second storage facility is an approximately 74 ft. by 19 ft. rectangular plan, board and batten sided structure with an asphalt single covered gable roof. A shed-roofed porch with square columns and brackets runs most of the length of northeast elevation. Fenestration consists of a solid wood door and four single-light fixed windows on the northeast elevation, a single fixed window on the northwest elevation, and four single-light fixed windows on the southwest elevation.

Due to the recent construction of these two structures, they are considered to be noncontributing resources.

Edgemont
Name of Property

Larimer County, Colo.
County/State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Exploration and Settlement
Agriculture
Architecture

Periods of Significance
1881 - 1935

Significant Dates
N/A

Significant Person(s)
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

Edgemont
Larimer County, Colorado

SIGNIFICANCE

Edgemont is eligible for the National Register under Criterion A in the areas of settlement and agriculture. William Hallett built the house in 1881 as a summer residence to avoid the heat of his Loveland, Colorado, cattle ranch. He was among the first to establish a residence as part of his summer grazing operations in the Estes Valley, long before the area became primarily a tourist based economy and the gateway to Rocky Mountain National Park. The house is also eligible under Criterion C as an excellent well preserved example of Late Victorian era architecture incorporating a variety of popular stylistic elements. The period of significance includes the years from the construction of the house in 1881 until its absorption into a larger land holding in circa 1935.

William L. Hallett came west to Denver and the Estes Park area as a young MIT-trained engineer on vacation in 1878. He became enamored with the region and decided to remain, seeking his fortune in ranching and mine engineering. Hallett was a cattle rancher based in Loveland, Colorado. His herds ranged into Wyoming as well where he participated in the infamous Wyoming rustler wars. He is credited with owning one of the largest herds in the region, at 35,000 head of cattle. In the summers he brought his herd to the Estes valley to pasture and escape the heat.

The use of Estes Park for cattle pasturage dates back to the first Euro-American settlement in the area. Joel Estes and his family came to Estes Park in 1860, built two log cabins at the eastern end of the park that would later take their name, and claimed the valley as their ranch. Later that year they drove a herd of about sixty cattle from their ranch near the South Platte River up through the foothills into their newly found mountain pasture.

The Estes cattle stayed in the park year-round, but the family found it necessary to store up hay for their cattle as winter feed, cutting it with a hand scythe. When their hay supply became exhausted, they drove the cattle down toward the foothills or dug through snow drifts to access forage. The Estes's used a trail to the foothills which roughly followed today's US 36. They sold their park holdings to two men in 1866 and moved out of state.

Another major cattle rancher was Windham Thomas Wyndham-Quin (the English Earl of Dunraven) who first viewed Estes Park in 1872 and soon made a decision to own it all for cattle ranching and as a private game reserve. Between 1874 and 1880, he managed to purchase 8,200 acres of land, and his Estes Park Company (known locally as the English Company) controlled another 7,000 acres. He eventually turned to other pursuits and sold his Estes Park interests.

Less flamboyant cattle ranchers included Griff Evans who ran about a thousand head in the park prior to the Earl's entry on the scene, but soon sold out to Dunraven. The MacGregor Ranch, established at the north end of the valley in around 1871, soon came to encompass 1,200 acres. Like Estes and Dunraven, the MacGregor Ranch operated year-round by harvesting summer hay for winter feed.

When William L. Hallett built his Estes Park house in 1881, he planned only to pasture his cattle in the summer, returning them to his Loveland area ranch each winter. For this reason he never built barns or loafing sheds on his land.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Edgemont

Section number 8 Page 4

Larimer County, Colorado

The Hallett house is the third oldest surviving house in the Estes Valley, and is widely recognized as an old stage stop. Hallett built the house without a kitchen, as his friends, the Fergusons, operated the adjacent Highlands Hotel where the Halletts took their meals. Evidence of the proximity to this accommodation can be seen in a large panoramic photograph taken in the 1890s.

The christening of the home as Edgemont took place on September 18, 1881 as chronicled in a two page account in the *Longmont Extra Ledger*. Elaborate preparations made this event a large social affair in the valley. The highlight of the gathering came with the reading of a poem written specifically for the christening.

In addition to ranching, Hallett was also an early Estes mountaineer who along with Frederick Chapin is credited with the 1913 founding of the Colorado Mountain Club. Hallett Peak, in Rocky Mountain National Park, was named in his honor. Hallett was slated to lead the first ascent of Wyoming's Grand Teton but mining matters in Leadville prevented his participation.

Architecturally, Edgemont is an important example of Late Victorian residential construction incorporating a number of popular stylistic elements. In particular, the pedimented window surrounds are typical of the Italianate style and the scrollwork on the porch balustrade characterizes Carpenter Gothic. The symmetrical double front gable configuration is found in many Gothic Revival residences as are the full-width front porch and the square porch columns.

The house retains a high degree of integrity considering its age and the climatic severity of its high mountain location. The home survived the earthquake of 1884 and the notorious savage winter winds in Estes Park.

The house changed hands through the Fergusons and intermittently into the ownership of the locally infamous Earl of Dunraven as documented in the abstracts of Larimer County. In the late 1930s the house and accompanying 160 acres were acquired and named the Shad-Kerr Ranch, which operated until 1960. The house served a private residence until the mid-1970s, when it became known as the Hummingbird, an antiques and furniture restoration business. The owners, the Underwoods, are credited with early endeavors at preservation. In 1990 Edgemont began its life as a dental office under the ownership of Eugene E. Oja, Jr..

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Edgemont

Section number 9/10 Page 5

Larimer County, Colorado

BIBLIOGRAPHY

Arps, Louisa Ward, and Elinor Eppich Kingery. *High Country Names: Rocky Mountain National Park and Indian Peaks*. Boulder, CO: Johnson Printing Company, 1977.

Buchholtz, C.W. *Rocky Mountain National Park: A History*. Note, Colo.: University Press of Colorado, 1983.

"Estes Echoes." *Longmont Ledger Extra*, Vol. 3, No. 1, 14 September 1881.

McAlester. Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1990.

"Spirit of the Old West Lives in One of its Leaders, W. L. Hallett." *Denver Post*, 6 June 1937.

GEOGRAPHICAL DATA

Verbal Boundary Description

That portion of the Northeast Quarter of Section 2, Township 4 North, Range 73 West of the 6th P.M., Larimer County, Colorado, lying West of the County Road, more particularly described as follows: Beginning at the Northeast corner of Lot 4 of Section 2; thence South 89°50' West along Township line 365.00 feet to corner; thence South 00°12' West 381.94 feet to corner; thence South 89°37' East 365.24 feet to corner; thence North 00°11' East 285/35 feet to corner and point of beginning.

Boundary Justification

The nominated property includes all that remains of the parcel historically associated with the Edgemont still under common ownership.

Edgemont
Name of Property

Larimer County, Colo.
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 454220 4466580
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Eugene E. Oja, Jr.

organization _____ date 9/30/1997

street & number PO Box 4613 telephone _____

city or town Estes Park state CO zip code 80517

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Eugene E. Oja, Jr., and Theresa Maria Oja

street & number PO Box 4613 telephone 970/586-2772

city or town Estes Park state CO zip code 80517

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Edgemont

Section number Add. Documentation Page 6

Larimer County, Colorado

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-10 except as noted:

Name of Property: Edgemont
Location: Estes Park, Larimer County, Colo.
Photographer: Eugene E. Oja, Jr.
Date of Photographs: 5/6/1997
Negatives: Possession of photographer

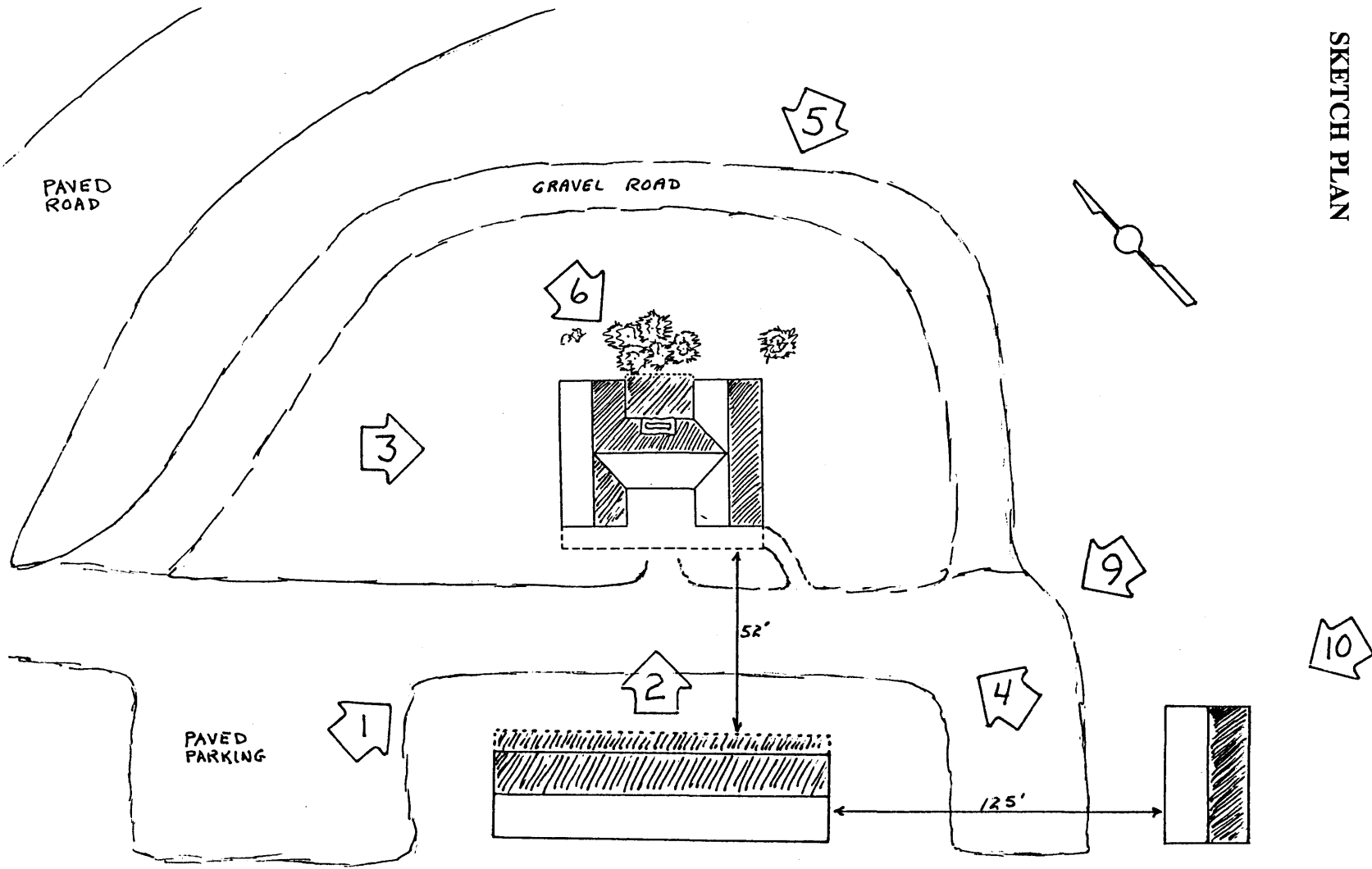
<u>Photo No.</u>	<u>Information</u>
1	Southwest (facade) elevation, view to the southeast.
2	Front porch detail, view to the northeast.
3	Northwest elevation, view to the southeast.
4	Southwest and southeast elevations, view to the north. Photographer: Dale Heckendorn. Date of Photographs: 4/9/1998. Negatives: Colorado Historical Society.
5	Northeast (rear) elevation, view to the west.
6	Northeast elevation detail, view to south. Photographer: Dale Heckendorn. Date of Photographs: 4/9/1998. Negatives: Colorado Historical Society
7	Interior view of fireplace in central front room.
8	Large storage structure, northwest and southwest elevations, view to the east. Photographer: Dale Heckendorn. Date of Photographs: 4/9/1998. Negatives: Colorado Historical Society.
9	Large storage structure, northeast and southeast elevations, view to the west. Photographer: Dale Heckendorn. Date of Photographs: 4/9/1998. Negatives: Colorado Historical Society.
10	Small storage structure, northeast and southeast elevations, view to the west. Photographer: Dale Heckendorn. Date of Photographs: 4/9/1998. Negatives: Colorado Historical Society.


National Register of Historic Places
Continuation Sheet

Section number Add. Documentation Page 7

Edgemont
Larimer County, Colorado

SKETCH PLAN



 Photograph number, location and view

Not to scale

United States Department of the Interior
National Park Service

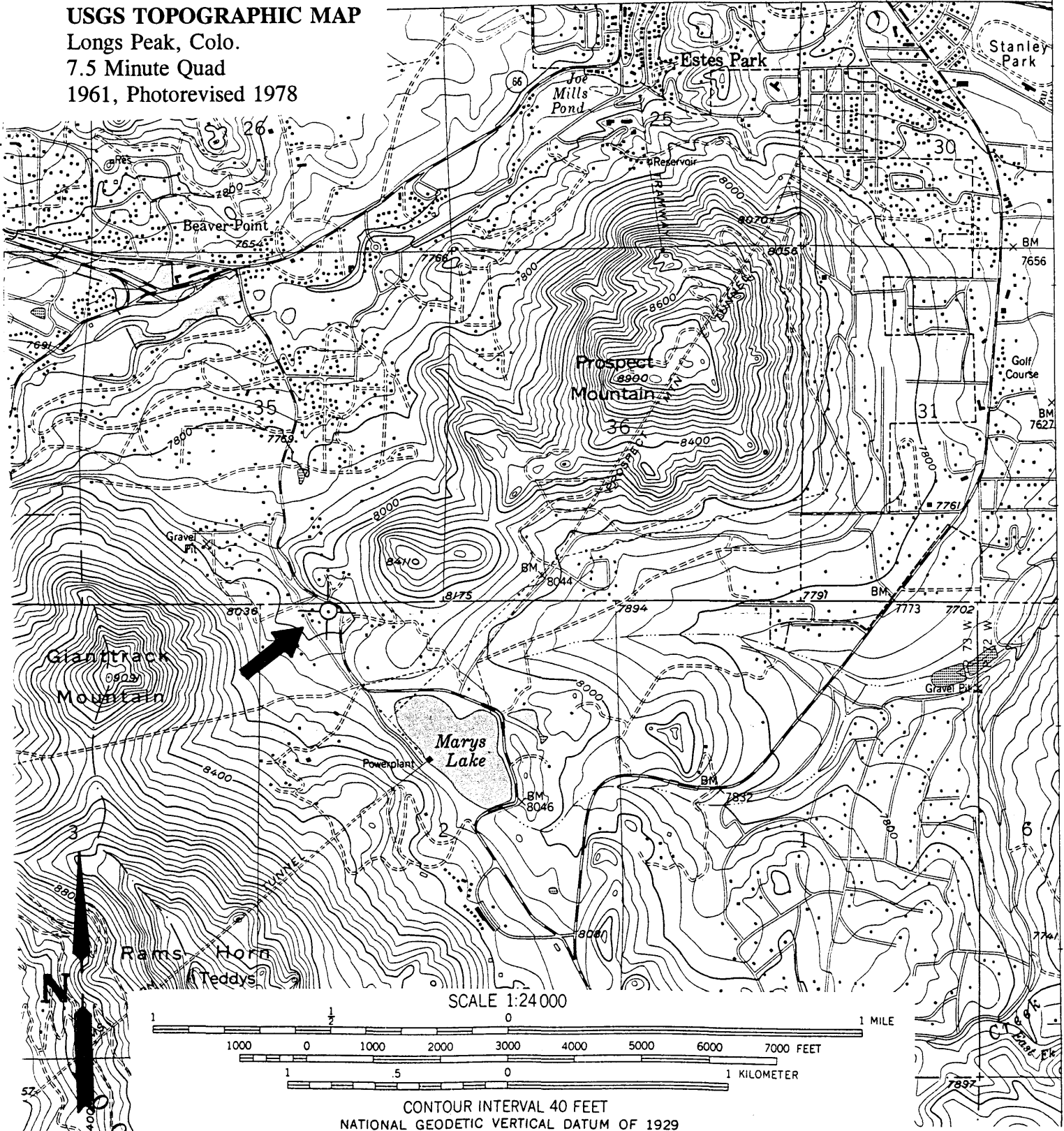
National Register of Historic Places
Continuation Sheet

Section number Add. Documentation Page 8

Edgemont
Larimer County, Colorado

USGS TOPOGRAPHIC MAP

Longs Peak, Colo.
7.5 Minute Quad
1961, Photorevised 1978



SCALE 1:24 000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER
CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929