

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received SEP 7 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Seventeen Mile House

and/or common Same

**2. Location**

street & number 8181 South Parker Road, n/a not for publication

city, town Parker vic.,  vicinity of Parker

state Colorado code 08 county Arapahoe code 005

**3. Classification**

| Category  | Ownership                                     | Status  | Present Use                                       |
|---|---|---|---|
| <input checked="" type="checkbox"/> district    | <input type="checkbox"/> public               | <input type="checkbox"/> occupied                   | <input type="checkbox"/> agriculture              |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private   | <input checked="" type="checkbox"/> unoccupied      | <input type="checkbox"/> commercial               |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both                 | <input type="checkbox"/> work in progress           | <input type="checkbox"/> educational              |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                     | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment            |
| <input type="checkbox"/> object                 | <input type="checkbox"/> n/a in process       | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government               |
|   | <input type="checkbox"/> n/a being considered | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial               |
|   |   | <input type="checkbox"/> no                         | <input type="checkbox"/> military                 |
|   |   |   | <input type="checkbox"/> museum                   |
|   |   |   | <input type="checkbox"/> park                     |
|   |   |   | <input type="checkbox"/> private residence        |
|   |   |   | <input type="checkbox"/> religious                |
|   |   |   | <input type="checkbox"/> scientific               |
|   |   |   | <input type="checkbox"/> transportation           |
|   |   |   | <input checked="" type="checkbox"/> other: Vacant |

**4. Owner of Property**

name Banbury/Ash Partnership

street & number c/o Brooke W. Banbury, 3131 South Vaughn Way

city, town Aurora n/a vicinity of \_\_\_\_\_ state Colorado 80014

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Arapahoe County Clerk and Recorder

street & number 5334 South Prince

city, town Littleton state Colorado 80166

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date Ongoing  federal  state  county  local

depository for survey records Colorado Preservation Office, 1300 Broadway

city, town Denver state Colorado 80203

## 7. Description

|  |                                       |   |   |
|--|---------------------------------------|---|---|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved                    |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   | date _____  |

### Describe the present and original (if known) physical appearance

The Seventeen Mile House, located on South Parker Road (State Highway 83) in Arapahoe County approximately 800 feet north of the Douglas County line, is typical of early construction in a western frontier community. Originally built of squared logs as a one-story structure, it was enlarged early in its history and covered with clapboard. Adjoining the house is the original barn with its high roof, constructed of beams joined by wooden pegs. The Smoky Hill Trail ran west of the house and barn, as did the original Highway 13, constructed in 1872. In 1914, the road was relocated between the house and the barn, and was redesignated State Highway 83. In 1937, State Highway 83 was relocated to its present position east of the barn.

The front of the house is oriented to the northeast, toward South Parker Road, with the barn set in front and facing the house. It is believed that the oldest section of the Seventeen Mile House, consisting of a two-room log structure (northeast area of the house), was constructed in the 1860's. Soon thereafter (and before photograph No. 11 was taken ca. 1875), the house was extended to the southeast. In the 1880's (and before photograph No. 12 was taken in 1890), the house was enlarged to a story and a half in front and covered with clapboard. The front porch (see photograph #3) was added very early in the twentieth century. The L-shaped addition on the northwest (see photographs Nos. 4, 5, and 6) was added sometime between 1915 and 1938.<sup>1</sup> Thus, the house appears today much as it did at the turn-of-the-century.

The interior of the house, though remodeled by various owners over the years, retains some detail dating to the 19th century. The southeast room of the house ("the front room") retains its original wide golden pine floorboards and similar wide wainscoting on the walls. John and Dorothy Race, who owned the house from 1938 to 1975, extensively remodeled a number of the rooms in the house, but preserved the basic configuration of the structure.

The stage barn, which was built by Nelson Doud in the mid to late 1870's, is typical in design and construction of 19th century western architecture, with its high, sloped roof and sturdy interlocking wood-pegged beams. The present dimensions of the barn date to about 1890. The central part was built by Nelson Doud after he moved to the property in 1874. The two wings are thought to have been added about 1890.<sup>2</sup>

<sup>1</sup>S.J. Lindholm, who owned the property from 1915 to 1938, was responsible for the addition. The exact date of the construction has not been determined.

<sup>2</sup>Based on rather firm photographic evidence.

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|                  |
|------------------|
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Continuation sheet

Item number 7

Page 2

In addition to the barn, there are four outbuildings located within the nominated area. Although they do not detract from the historic complex, which is composed of the house and barn, they are not considered contributing buildings. The structures include the following:

- (1) chicken house--a cement block structure, approximately 20' by 20', dating to the 1950s and located west of the house.
- (2) cow shed--a rectangular-shaped building, about 120' by 15', located north of the barn. It is frame, with a corrugated tin roof, constructed c. 1900. The shed is in a severely deteriorated condition and can no longer be said to retain physical integrity.
- (3) milk house--a cement block building, approximately 30' by 12', constructed in the 1940s and located north of the barn.
- (4) silo--built of glazed structural tile and located immediately adjacent to the barn. The date of construction is unknown. (It has been established by photo-documentation that the silo was not standing in 1914. According to known information, the tile material was not in common use until the 1920s. The structure, therefore, was built after the period of significance of the historic complex.)

## 8. 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 type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture                 |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/                   |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian              |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater                   |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input checked="" type="checkbox"/> transportation |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify)           |

**Specific dates** c. 1866 **Builder/Architect** unknown  
1870s-enlarged

### Statement of Significance (in one paragraph)

The Seventeen Mile House is significant as one of the last two remaining mile houses in the Denver area that served as stopping places for travelers along the Smoky Hill Trail, a route developed to facilitate the movement of goldseekers and settlers across the Plains and into the Rocky Mountains. The building is also of architectural interest in that it is an excellent example of log and frame vernacular architecture dating to the pioneer era of Cherry Creek Valley. The log and frame dwelling has been little altered since the turn-of-the-century.

Cherry Creek was first settled in the late 1850s and early '60s, but was soon deserted because of the threat of Indian attack. However, the area was resettled in the 1860s. It was during this period, in 1866, that Mary Hightower, a widow,<sup>3</sup> moved onto the property, using a military bounty land warrant originally issued to James Baron in the early 1850s. She is the earliest known owner of record of the Seventeen Mile House property, although it has not been ascertained if she or an earlier resident constructed the log building that now forms the north end of the house. The building, which was to serve as her residence, was also made available as an inn or tavern for passengers traveling along the Smoky Hill Trail, a major stage route connecting Denver with points south and north.

Mile houses were located every two to three miles along the Smoky Hill Trail in the Denver vicinity. At approximately every twelve to fifteen miles distant, a station (also known as a swing station) could be found where the stage took on a change of horses. Six inns, some of which functioned as stations, are known to have existed in the Cherry Creek Valley in the 1860s along the Smoky Hill Trail. They acquired their name from their distance from the intersection of Colfax and Broadway, which at the time were major trails through the city. The buildings include: (1) Four Mile House (2) Seven Mile House (3) Nine Mile House (4) Twelve Mile House (5) Seventeen Mile House and (6) Twenty Mile House at Parker. Of these, only the Four Mile House and the Seventeen Mile House remain. The Four Mile House, built in 1859 by the Brantner brothers, has recently been restored. The building is two-story log, sided with clapboard.

In 1870, Susan Doud, who was known to have operated the Twenty Mile House in Parker, acquired the Seventeen Mile House property by foreclosure. It was the Douds who first enlarged the two-room log building, attaching a frame addition onto the southeast end of the house. They are also known to have built the barn which sits to the front of the residence. Another identified owner is the George Frank Cummings family, who had possession from 1881 to 1906.

<sup>3</sup>Mary Hightower received title to the Seventeen Mile House property by patent from the U. S. government. She is described as a widow in the affidavit of Andrew J. Williams which accompanied her application for the patent.

# 9. Major Bibliographical References

Long, Margaret. The Smoky Hill Trail. Denver: W. H. Kistler, 1953  
Colorado Dept of Highways. Cultural Resource Report for Historical Resources, Project  
FC083-1(7) (1979).  
(See continuation sheet.)

# 10. Geographical Data

Acreeage of nominated property approximately 4.5 acres

Quadrangle name Parker

Quadrangle scale 1:24000

UTM References

A 

|      |         |   |   |   |          |   |    |   |    |   |    |   |    |    |
|------|---------|---|---|---|----------|---|----|---|----|---|----|---|----|----|
| 1    | 3       | 5 | 1 | 8 | 3        | 4 | 10 | 4 | 13 | 7 | 19 | 6 | 19 | 10 |
| Zone | Easting |   |   |   | Northing |   |    |   |    |   |    |   |    |    |

B 

|      |         |   |   |   |          |    |    |   |    |   |    |   |    |    |
|------|---------|---|---|---|----------|----|----|---|----|---|----|---|----|----|
| 1    | 3       | 5 | 1 | 8 | 3        | 17 | 10 | 4 | 13 | 7 | 19 | 6 | 12 | 10 |
| Zone | Easting |   |   |   | Northing |    |    |   |    |   |    |   |    |    |

C 

|      |         |   |   |   |          |    |    |   |    |   |    |   |    |    |
|------|---------|---|---|---|----------|----|----|---|----|---|----|---|----|----|
| 1    | 3       | 5 | 1 | 8 | 2        | 15 | 10 | 4 | 13 | 7 | 19 | 5 | 15 | 10 |
| Zone | Easting |   |   |   | Northing |    |    |   |    |   |    |   |    |    |

D 

|      |         |   |   |   |          |    |    |   |    |   |    |   |    |    |
|------|---------|---|---|---|----------|----|----|---|----|---|----|---|----|----|
| 1    | 3       | 5 | 1 | 8 | 2        | 10 | 10 | 4 | 13 | 7 | 19 | 6 | 14 | 10 |
| Zone | Easting |   |   |   | Northing |    |    |   |    |   |    |   |    |    |

E 

|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

F 

|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

G 

|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

H 

|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

**Verbal boundary description and justification** Eastern boundary extends to Parker Road (HWY 83); southern extent is 150' from the south wall of the house; the western extent, about 75' from the west wall of the house, and the northern extent, about 150' from the north wall of the house. Encompassed is the historic complex and land area which provides the rural setting

**List all states and counties for properties overlapping state or county boundaries** for the resource. (Continued)

state n/a code county code

state n/a code county code

# 11. Form Prepared By

name/title Charles S. Dolezal, President

Edited: GM

organization Cherry Creek Valley Historical Society

date March 31, 1983

street & number 4950 South Laredo

telephone 794-6869

city or town Aurora

state Colorado 80015

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Barbara Suder*

title State Historic Preservation Officer (Acting)

date 8/25/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 10/6/83

Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet Seventeen Mile House

Item number 8

Page 2

The entry of the railroad through Denver in the 1870s spelled the end of the importance of the stagecoach as a mode of transportation along principal routes. However, stages continued to operate along "feeder" lines for about ten or twelve additional years. The Denver and New Orleans Railroad ran its line through the Cherry Creek Valley in 1882, which probably ended the feeder stage line in the area.

The house and the site, including the stage barn, retain their historical and architectural integrity, appearing much as they did during the last decades of the 19th century. The home and barn are characteristic of early construction techniques used on the western frontier. The fact that the house is built around and incorporates an earlier log structure is typical of early settlers' efforts to make the most of existing resources in a region where building materials were scarce.

The Seventeen Mile House was typical of many of the inns along the stage lines. Most were log or frame and were essentially farm or ranch houses. The Seventeen Mile House is of particular significance because of its state of preservation and in being one of few surviving examples of a building serving the function as stated, and for its associations with an important mode of transportation.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet    Seventeen Mile House    Item number    9    Page    2

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Gould, Emma Doud. "Pioneering Experience" in Colorado Magazine, v.14 no.6 (Nov.1937) at 221-228.

Race, John. Reminiscences, Jan. 28, 1978. Cherry Creek Valley Historical Society Oral History Program. Tape recording and outline, in possession of Cherry Creek Valley Historical Society.

Dolan, Ruth Race. Manuscript reminiscences of Race family's occupancy of Seventeen Mile House, including interior plans, 1983. In possession of Cherry Creek Valley Historical Society.

Glasier, Loyd. Interview. April 1983. Denver, Colorado.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet    Seventeen Mile House    Item number    10

Page    2

Verbal Boundary Description and Justification (continued)

Proposed Lots 3, 4, and 5 of Block 10 of Ashbrooke Executive Park, located in the south one-half of the southwest quarter of Section 33, Township 5 South, Range 66 West of the Sixth P.M. Arapahoe County, Colorado. (See attached drawing)

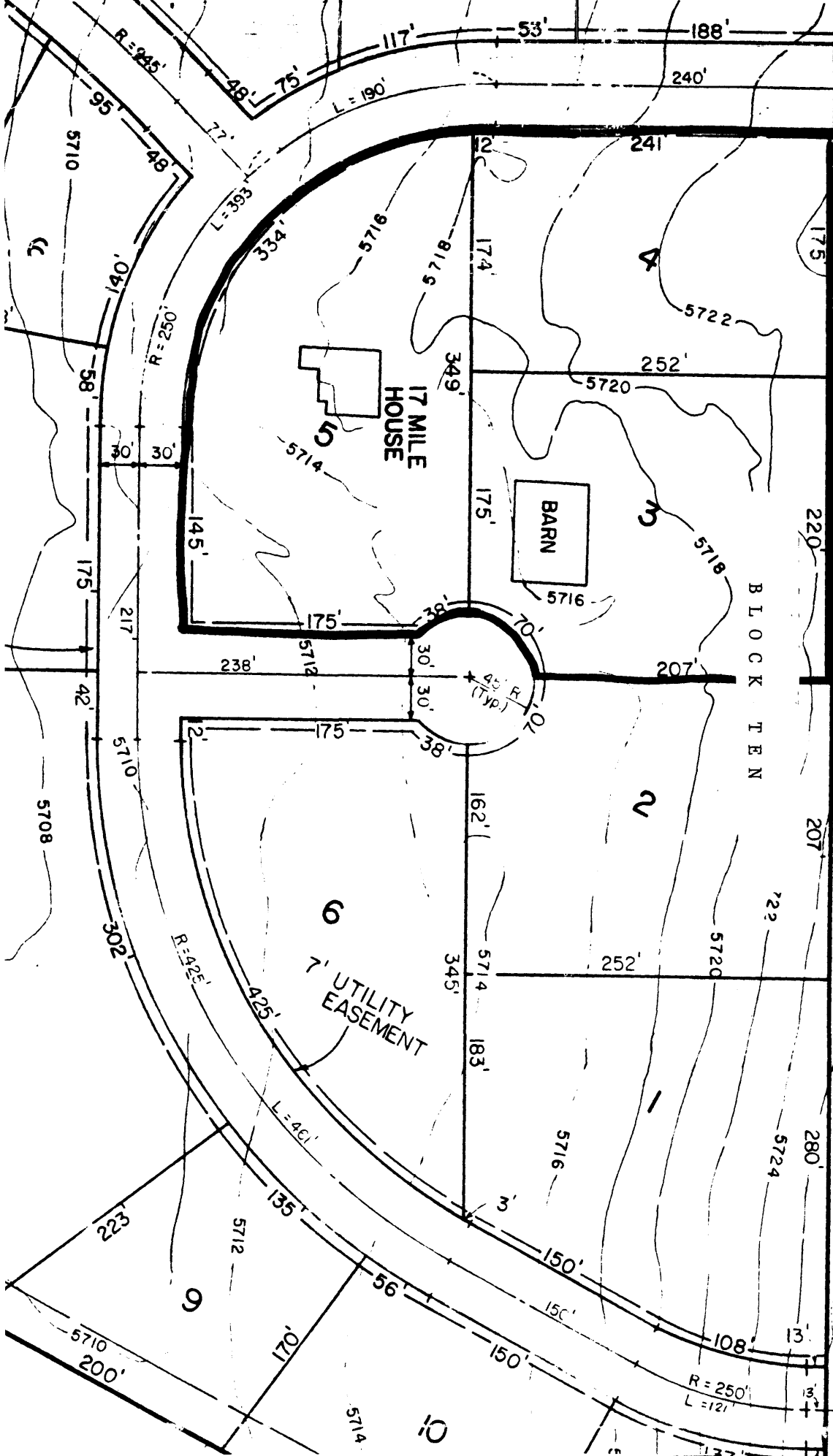


E. OTERO DRIVE

PARKER ROAD

S 27° 44' 45" E - 1491.25'

BLOCK TEN



SEVENTEEN MILE HOUSE, ARAPAHOE CO., COLORADO  
**PRELIMINARY PLAT**

**ASHBROOKE  
 EXECUTIVE PARK**

Boundaries of site indicated in red.

|               |                  |                  |
|---------------|------------------|------------------|
| DATE:         | SCALE: 1" = 100' | DESIGNED BY: DBT |
| DRAWN BY: LED | CHECKED BY: DSB  | SHEET 5 OF 5     |

