



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 determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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.

1. Name of Property

Historic name: Bain Cabin

Other names/site number: Levine Cabin; Eagle's Nest -121 Rollinsville Summer Home Group / 5GL.2124

Name of related multiple property listing: N/A

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

2. Location

Street & number: 501 Shoshoni Camp Road

City or town: Rollinsville State: Colorado County: Gilpin Zip Code: 80474

Not For Publication: n/a Vicinity:

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 at the following level(s) of significance:

national statewide local
Applicable National Register Criteria:

A B C D

<u>Ally K. Datta</u>		<u>5 February 2018</u>
Signature of certifying official/Title: Deputy State Historic Preservation Officer		Date
<u>History Colorado, Office of Archaeology & Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property <input checked="" type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.		
<u>Melvin Westley</u>		<u>2/15/2018</u>
Signature of commenting official:		Date
<u>Regional Heritage Programs Manager, USFS Rocky Mtn Region</u>		
Title :	State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Barbara Weyant
Signature of the Keeper

4-6-18
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions:

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Rustic

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE

Walls: STONE/Granite; WOOD/Log

Roof: Metal

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, and style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Bain Cabin sits atop a steep rocky knoll overlooking the small valley of Burns Gulch to the southeast. The cabin site is comprised of the 1935 stone cabin, a defunct outhouse (1935), a three-sided wood shed (2010), and a barn-style storage shed (pre-1970). A packed dirt and rock driveway leads from the entrance off Shoshoni Road to the south, heading northeast before ascending westward toward the knoll and looping back and downhill to the southeast (see site sketch plan).

The cabin is a one-story stone rectangular building generally oriented east-west lengthwise with a side gable roof and a main entrance on the south side accessed by stone steps to the north, which lead up over the bedrock and around the southwest corner onto the front deck. A side entrance at the east provides access from the driveway down slope by means of a long metal safety staircase, which ascends roughly 30' from the base of the driveway. Two small additions are at the east end of the cabin (see building sketch plan and full description below).

To the north (rear) of the cabin the rocky outcrop has a gentler slope down toward the relatively flat open area of the looped driveway. The location of the cabin is oriented towards the view of the valley, as the back wall has no windows or doors. A three-sided woodshed sits about 15' away from the cabin's northeast corner. The outhouse is approximately 100' to the northwest behind a wall of stacked firewood. Within the loop of the driveway approximately 60' beyond the woodshed is a modern barn-style shed built of milled framing and plywood siding. The only non-architectural feature is a thin creosote dump on the northern edge of the driveway.

Natural rock outcroppings make up a great deal of the view when looking up at the cabin from the road below. The area around the cabin is surrounded by aspen groves, being somewhat more dense to the south, along with Lodgepole pine. Although the cabin is placed at the top of the outcrop and has a storage area at the lower level giving it a rather tall height on the northeast side, its appearance from the road (if it can be seen through the trees at all) is rather low (Photo 1). Its construction of local stone allows the cabin to blend with the natural landscape, and the landform obscures from view most of the development of the tract until one is at the cabin.

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Narrative Description

Contributing Buildings

Cabin, 1935, (Photos 1 - 17)

The cabin's footprint is rectangular with a one room floor plan (16' x 24'), which juts out from the rocky knoll it sits upon, creating space below the main floor for a small storage area on the lower southeast corner of the cabin (Photo 8). The cabin walls are constructed of local stone which is hand-stacked. The stones are mortared but uncut, giving it the appearance of dry stacked rubble and a rugged style that blends visually with the natural setting of the surrounding rock. The gabled roof is supported by hand-peeled log rafters, the ends of which are exposed at the exterior wall. Similar logs are stacked horizontally within the gable ends.

North-facing side (rear)

The north-facing side of the cabin is comprised entirely of stone (Photos 2 - 5), with no fenestration. At the east end of the north side is a small shed-roof addition constructed of planks that rises only about halfway up the original stone wall. The stone fireplace chimney rises out of the stacked stone wall near the west end. A stone-veneer stovepipe for the wood cook stove still lies on the ground next to the cabin where it toppled over; it was replaced with a metal stovepipe sometime prior to 2014. The north slope of the roof has wood shake shingles.

West-facing side

The west-facing side (Photo 6) features two large wood-frame picture windows that comprise most of the wall. These windows were designed to capture the vista to the west. The original exterior hardware that would have hung the shutters is still in place. The log-sided gable end begins directly above the top edge of the windows.

South-facing side (front)

The south-facing side of the cabin features a chamfered corner at the southwest (Photo 9), within which is another wood-frame picture window. Access onto the wood deck, which extends across the west half of the south side and leads to the door, is found at this corner. The wood deck is comprised of a rectangular portion with a triangular point jutting out from the south edge. Rudimentary railings are built of planks and plastic netting. Directly to the east of the corner window is a wood-frame sliding window followed by the door that leads out onto the porch; a modern metal screen door covers the original wood-frame French door comprised of three-over-six lights. The eastern railing of the deck meets the stone wall just east of the door. Two more wood windows, one slider and the other fixed, complete the east end of the original south facade. A modern metal roof covers this side of the cabin, which replaced the original wood shake shingle in about 2010. The stone wall extends downward under the two windows to the east of the door, thereby supporting the cabin below the level of the rock knoll it sits upon, and creating a small storage area accessed by a door-sized opening currently covered by wood boards. At the eastern end of the stone wall is the south side of the second addition, which also extends

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downward to the natural grade below. A vinyl one-over-one double-hung window is within the upper half of the addition's painted plywood wall.

East-facing side

The east-facing side is visually dominated by two small additions at each end of the wall. The one on the northeast corner, constructed after 1973 with simple boarded walls and a shed roof with wood shake shingles, extends eastward and provides storage in two bays which is accessible only from the outside. The second addition with painted plywood siding and a narrow gable roof with asphalt shingles was constructed in the early 2000s to the south of the first addition, creating a narrow open corridor between the two which leads by stairs to the original side door within the stone wall beyond. This south addition was built over the foundation of an original side deck and rests on the same type of stacked stone wall found elsewhere on the cabin; its construction created an internal bathroom, providing plumbing and drainage to a septic system, thereby making the outhouse obsolete. A stained glass window within the east stone wall of the cabin has been partially obscured by the two additions but is still visible in the open corridor. The gable roof of the second addition extends over the first addition's roof, which is positioned lower about halfway up the stone wall, thereby ensuring the corridor between is sheltered. The exterior east wall of the cabin was not altered when the south addition was added and is still visible from the inside.

Interior

The interior is comprised of one main room within the original stone cabin and a bathroom within the southeast addition. The ceiling is made of wood planks with log rafters and the wood floor is tongue-and-groove. There is a large stone fireplace on the north wall, built in the same fashion as the exterior of the cabin and with local stone (Photo 10). The walls throughout the cabin are wood planks and are placed horizontally. The east end of the cabin's interior still retains the original wood cook stove with water reservoir for heating water, the stained glass window and the original French door (Photo 13). The south side interior also retains its original French door with this door leading to the front deck outside (Photo 15). The west wall interior features three picture windows looking west and southwest, providing vistas of Manchester Lake and James Peak (Photo 16, 17).

Alterations

The most notable alterations to the Bain Cabin consist of the two additions at the east side; the small storage addition at the northeast sometime after 1973, and the bathroom addition at the southeast in the early 2000s. This latter addition consists of a toilet, commercial utility sink, shower pan and a ten-gallon hot water heater (Photo 14). To accommodate these features (there is not a well on the property) a 1500-gallon potable water tank was placed underground to the north of the cabin and woodshed, as well as a holding tank for sewage and gray water directly downhill and east of the cabin. This plumbing serves only the addition, not the kitchen. This addition changed the east entrance slightly in that there is a modern door that one enters through first into a sort of mud room before entering the cabin through the original French door within the east wall.

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The metal safety steps leading up to the cabin from the driveway were added by the current owners shortly after their purchase in 1970. This improvement to the stairs was a request made by the Forest Service to the prior owners, the Fischers.

Other alterations include installation of a modern screen door on the south entrance, over the original French door. It is unclear whether the cabin's windows have been replaced, as those extant have been in place since 1970, and a historic photo from 1963 appears to show the same wood frame windows. However, the stained glass window at the east wall partially obscured by the additions was installed by the Levines. The metal stovepipe at the north roof slope was installed after the original stovepipe with stone veneer fell off the roof, sometime before 2014. The front (south side) of the cabin is believed to have always included a front rectangular deck, based on historic photos and the steep slope of the outcrop at the cabin's south edge necessitating some sort of landing from which to access the south door. The triangular point that juts out to the south was added sometime between 1963 and 1970, as it not seen in the 1963 photograph and it was present at the time of the Levines' purchase.

After the Levines purchased the cabin in 1970 they added kitchen cabinets and counter space to the interior (Photo 12). The cabinets (along the north wall to the right of the stone fireplace and one small section at the east wall) were built of wood planks in order to blend with the cabin's walls and were finished off with flagstone counter tops. A small antique basin was added and was placed on top of small cobalt blue tiles. Several shelves were added above the counter space for dish storage. On the east wall to the right of the French door the Levines added some built-in cabinetry, again done in a fashion to blend with the cabin's original design.

Outhouse, 1935, (Photo 22)

The outhouse was built in 1935 along with the cabin, and is still in its original state sans the door. It has a shed roof and is a "one seater" that faces west, perhaps for the vista. The outhouse became defunct around the time of the southeast addition to the cabin (early 2000s) that brought modern bathroom conveniences to the indoors and was strictly done to accommodate the aging caretaker. The door of the outhouse is currently off its hinges.

Alterations

Minor repairs, a toilet seat, and paint are the only known alterations to the outhouse.

Noncontributing Buildings

Storage (barn/coal) Shed, built prior to 1970, (Photos 18, 19)

This storage shed is built of milled framing and has plywood siding with a gambrel roof and composition shingles and was present at the time of the Levines' purchase in 1970. This storage shed has always been used for coal and wood.

Woodshed, 2010 (Photos 20, 21)

This three-sided building is built of rough-cut boards and has a shed roof; it was constructed by the caretaker for additional wood storage

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INTEGRITY¹

The Bain cabin retains all seven aspects of historic integrity and still visually communicates the period of historic significance of 1935-1961. Despite modifications (i.e., two small additions to accommodate modern conveniences) it is an exceptional example of a Recreation Residence and remains in excellent condition.

Location: The Bain Cabin is on one of three tracts platted for the Rollinsville Summer Home Group. It is uncertain if any of the other lots were permitted or had improvements constructed. This location was deliberately chosen for its scenic quality, perched on a knoll of granite overlooking Manchester Lake and James Peak to the west. The cabin and associated buildings remain on their original location and therefore integrity of location is high.

Design:

The Forest Service had specific architectural and landscape guidelines for Recreation Residences, which were adhered to during the construction of the Bain Cabin. Visually the cabin is little altered since it was built, aside from the utility room addition, and retains architectural features such as the stone walls, picture windows, and deck.

Setting: The setting is an integral feature of the site, with the cabin set atop a rocky knoll with the original approach being over the outcrop from the north. The view afforded from this vantage is spectacular, with a clear arc from the foothills to the Continental Divide. Manchester Lake and James Peak are the prominent features within sight of the cabin. The setting has changed little since its construction and therefore the integrity of setting remains high.

Materials: The cabin maintains a high degree of original and historic materials, retaining its unusual stone walls, log rafters and gable ends, and French doors.

Workmanship: the cabin is constructed from the bedrock on which it sits. The stone walls retain the quality of workmanship in their mortared but uncut construction. The approach to the front entrance is over bedrock and through a cut channel that appears as if it was a natural path in the stone. The level of care put into the placement and design of the cabin, to make use of the vantage points and connect it to the natural environment, is still evident today.

Feeling: The overall rustic style of the building and its placement on the landform convey a simplicity and connection to nature that is consistent with the theme of the summer home movement.

Association: Like feeling, the association to the theme is present with minimal changes on the property over the years. The cabin continues to easily convey association with the Recreational Residence period during which the cabin was constructed.

¹ Content under INTEGRITY includes excerpts from: Michelle Slaughter, Longhurst Lodge – National Register of Historic Places Registration Form, July 12, 2017: pages 10,11; and P. Alford. Colorado Cultural Resource Survey – Management Data Form, August 20, 2014. on file with the Office of Archaeology and Historic Preservation, Denver, CO: page 3

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8. Statement of Significance

- 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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
ENTERTAINMENT/RECREATION
POLITICS/GOVERNMENT

Period of Significance
1935-1961

Significant Dates
1935

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

Cultural Affiliation
N/A

Architect/Builder
Mr. Goddard, Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Bain Cabin is locally significant under **Criterion A** for the areas of *Politics/Government* and *Entertainment/Recreation* as an exceptional example of the United States Forest Service Recreation Residence program. The 1935 cabin was constructed during the post-Term Occupancy Act phase of the program. The cabin was one of only nine remaining isolated cabins defined as a Recreation Residence in the Boulder Ranger District (primarily Boulder County and northern portions of Gilpin County) as of 2012.

Additionally, the Bain Cabin is locally significant under **Criterion C** for *Architecture* as a good example of the Rustic style as applied to a Recreation Residence. Its builder utilized local natural materials and rustic elements to construct the 1935 cabin. It is unusual in that it was constructed of stone when most of these residences were of frame or log construction; only 3 percent of the summer homes already recorded on the Arapaho and Roosevelt National Forests feature stone construction.

The period of significance begins in 1935, the year construction began on the cabin, and ends in 1961, when the cabin was purchased by Robert and Charlotte Fischer and electricity was installed.

Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Criterion A – Politics/Government

The Bain Cabin is a privately-owned cabin built within the Roosevelt National Forest under the parameters of the Forest Service's Recreation Residence movement that was at its peak in the first half of the twentieth century. A limited number of recreational residences remain from the 1915-1940 period, which was the significance period of the recreational residence program. Of the 162 summer homes recorded within established (and remaining) recreational residence tracts, only 18% are from the period of significance following the passage of the Occupancy Permits Act of 1915. Given the recent policy of the Forest Service to remove all isolated cabins, properties from this era not in extant summer home groups are becoming increasingly rare. Being constructed of stone and not log, the Bain Cabin is rarer than most. Each retained isolated cabin holds information about the historical values and sentiments of previous generations' perspective on the value placed on outdoors recreation on National Forests.²

² Paul Alford, USDA Forest Service archaeologist, *Boulder Ranger District Isolated Cabins Expired Permits Project FY2014*, 5GL2124 – Levine Cabin (5GL2124), September 15, 2014, on file with the Office of Archaeology and Historic Preservation, Denver, CO: page 19

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Today about 550 summer homes remain on National Forest land in Colorado. Of these, 172 are in the Arapaho and Roosevelt National Forests and 212 are in the Pike and San Isabel National Forests along the Front Range. Of the summer homes in the Arapaho and Roosevelt National Forests, seventy-nine, or almost half, were built prior to 1950, and thirty were built prior to 1940. Of the more than 200 in the Pike National Forest, fifty-six were built prior to 1950 and lie within the area of the Recreation Fan (the area generally comprised of Roosevelt, Arapaho, and Pike National Forests). Thus, there are 135 extant summer homes, including five isolated cabins, which date from the late nineteenth century through the 1940s on the national forests within the Recreation Fan (see table 5.1). Extant recreation residences are shown below by year of construction within present-day Forest Service Ranger Districts.³

Lack of historic documentation renders it impossible to systematically examine the magnitude, nature, and character of the summer homes in the Arapaho, Roosevelt, and Pike National Forests prior to 1950. Nonetheless, documents that have survived provide insights into these early summer homes of the national forests.⁴

TABLE 5.1: Extant Recreation Residences by Year of Construction;⁵

Ranger District:	Arapaho and Roosevelt National Forests			Pike National Forest
	Boulder	Canyon Lakes	Clear Creek	South Platte
Pre-1910s	0	1	0	0
1910s	0	8	0	1
1920s	3	4	0	11
1930s	1	4	10	28
1940s	5	14	29	16
Total	9	31	39	56

Based on cited research and historical data, the Bain Cabin appears to represent the one remaining cabin built in the 1930s that is in the Boulder Ranger District (see Table 5.1 above – relevant text highlighted). All of the aforementioned details of the Cabin: stone construction versus log; the rustic architectural beauty; uniqueness and the relatively unchanged environment of the cabin and surrounding land; strongly supports the historic significance of the cabin.

Criterion A – Entertainment/Recreation

The cabin’s significance under *Entertainment/Recreation* is for its association with the seasonal use of the cabin by its owners each summer for recreation, enjoyment, and solitude. Even now it is clear that the Forest Service’s requirements for the Recreation Residence program were strictly adhered to, as the cabin and its surroundings are a prime example of what the Forest Service extolled: fishing, hiking, and many hours spent taking in the magnificent views this particular location offered. Although not much is known about the original owner Mrs. Bain personally

³ Melanie Shellenbarger. *High Country Summers, The Early Second Homes of Colorado, 1880-1940*. The University of Arizona Press, Tucson. 2012: 113.

⁴ Ibid.113

⁵ Ibid.104

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(see below), she obviously fulfilled a desire to build a cabin of stone that would last for generations to come, and allow those who visit to enjoy nature at its very finest.

Criterion C – Architecture

The Bain Cabin is an exceptional example of the form and intent of the recreation residence movement. Its builder utilized local natural materials and rustic elements to build a cabin in a manner that placed it harmoniously on a natural bedrock outcrop by utilizing the rock formation in the design of the building. Its connection with the environment embodies the sentiment that drove the development of the summer home program during its period of aggressive promotion: the desire to connect people to the national forests via the facilitation of private recreational developments. Its construction method is of particular value in how the builder used the local stone to create what is essentially an extension of the rock outcrop. Stone wall construction is rare among the recreational residences of the Arapaho and Roosevelt National Forests, representing only 3 percent of the homes in the previously recorded tracts. This cabin exemplifies the ingenuity and individual interpretation of the basic guidelines set forth in the earlier promotion of summer home development by using stone as a dominant material in its design.⁶

Rustic style architecture is characterized by its natural setting and its use of log and stone for building materials. Designed to blend in with the natural environment, these buildings are usually vacation homes, hunting lodges, dude ranches, or tourist-related facilities.⁷

Traditional building techniques emphasizing hand craftsmanship were often employed in the construction of Rustic buildings. The majorities of these buildings in Colorado were built after 1905 and are primarily of log construction with stone foundations, battered walls, overhanging roofs, and small paned windows.⁸

Rustic style cabins differ from Pioneer Log buildings that were generally built during initial settlement periods and often exhibited crude construction. Rustic cabins generally have stone chimneys whereas Pioneer Log cabins utilized metal flues attached to iron stoves. Rustic buildings have more commercially manufactured hardware and materials, such as window frames, doors, and interior paneling. Rustic buildings may also employ hip roofs, a form virtually never found on Pioneer Log structures.⁹

The cabin meets these common elements of the Rustic style:

1. Stone foundation and walls
2. Overhanging roof
3. Stone chimney

⁶ P. Alford. Colorado Cultural Resource Survey – Management Data Form, August 20, 2014. on file with the Office of Archaeology and Historic Preservation, Denver, CO: page 3

⁷ Website of *History Colorado*; *Colorado Office of Archaeology and Historic Preservation (OAHP)*; *Colorado's Historic Architecture & Engineering – Web Guide*; Styles: Rustic: <http://www.historycolorado.org/oahp/rustic>.

⁸ Ibid.

⁹ Ibid.

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Historic Context¹⁰

The natural beauty of Colorado's mountains has drawn out-of-state tourists for well over 150 years. The Georgetown newspaper, the *Colorado Miner*, declared that Colorado's burgeoning tourist industry brought at least a million dollars in revenue to the state in 1872, as visitors poured in to appreciate Colorado's wild beauty and outdoor activities. Vacationers initially came by wagon, then by train, and with the advent of the automobile, tourism expanded exponentially. The Forest Service, established in 1905, initially began not as an agency to manage America's forests for public recreational use and enjoyment, but to preserve natural resources and manage them for economic benefit. Interestingly, and possibly out of a sense of competition with the National Park Service, the Forest Service almost immediately started encouraging citizens to build modest "Recreation Residences" within the forests, transforming temporary tourists into part-time residents. Special use permits issued by the Forest Service meant that the private summer homes were built on land that was publicly owned and managed by the Forest Service. The forests west of and adjacent to the Colorado Front Range were ideal for these homes.¹¹

Although the recreational residence program spanned just over 70 years, starting at the very end of the nineteenth century and ending in the late 1960s, the heyday of the program was between 1915 and 1940. Before the Forest Service existed, but when the Federal government was already managing America's forests, the Organic Administration Act of 1897 and the Mineral Springs Leasing Act of 1899 created regulations for how the land within the forests could be used, and set up a permitting system for special, approved usage within the forests. In 1905, once the Forest Service was established, rules were put in place for permitting summer homes and not only enabled people to build summer cabins on Forest Service land, but encouraged the practice. The Term Occupancy Act of 1915 expanded upon the previous acts and provided concrete terms and stability for home owners; thus it led to an era known as one of rapid development and aggressive promotion. Leases were affordable, ranging from \$5 to \$35 in the first decades of the twentieth century. In 1924 the Forest Service Recreation and Special Use Administrative Guide was issued, and mandated \$15 per year for leases that could be revoked at the end of the term, and \$25 per year for long-term leases.¹²

Recreation Residences were considered to be much like any other forest amenity, like hiking, camping, fishing, and hunting, and allowed people of modest means to have their own piece of the great outdoors. The Forest Service saw this as collaboration between themselves and the public, encouraging stewardship of the forests in exchange for the opportunity to live within them for part of each year. The Forest Service also saw it as a financially viable opportunity since the program generated a source of revenue for the organization.¹³

¹⁰ This section relies heavily on the context developed by Michelle Slaughter, Longhurst Lodge – National Register of Historic Places Registration Form, July 12, 2017.

¹¹ Slaughter: 17

¹² Ibid: 18

¹³ Slaughter: 18

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Would-be summer homeowners were subject to the decisions of their local Forester in regards to where they could build within the forest, approval for the design of the cabin, and the terms of the special use permit and lease. As Regulation 43 stated in the Forest Service Use Book, "The Forester may approve the application, with such restrictions as to the area, time, terms . . . and may extend or renew any permit at his discretion." Initially permit leases could vary wildly, but concrete permit timelines were instated with the Term Occupancy Act, when permits were granted for 30 years at a time.

Permit details became more standardized after the Recreation and Special Use Administrative Guide was published, which more clearly outlined specific construction and safety standards, various other requirements for the program, and added additional guidelines and standards for construction quality and appearance in a 1927 amended version. In the 1940s, construction and building materials guidelines became even more stringent and additional Forrester Service approval was needed during the building process. Residents of these summer homes had "no right or claim against the United States, either to land or to compensation for any improvements upon it, beyond the privileges conferred in the permit."¹⁴

Recreation residence owners were obliged to not only pay the permit fees, they were also required to pay the entire cost of construction, obtain the construction materials, and carry out the construction themselves or hire someone to else to do it. Even so, the relatively modest permit fees made the opportunity for vacation-home ownership attainable to a great number of middle-class families. Construction materials tended to be abundant in the forests; if the local supply of trees was plentiful where a person wanted to build, logs were free for use, as were stones for foundations, paths, walls, and chimneys.¹⁵

Unfortunately, many of the details of the program, these cabins, and the families who lived in them have been lost over time. Shellenbarger noted:

Gaps in Forest Service paperwork [for residential residences] are common; often the entire sequence of ownership is missing except the name of the first permittee and the names of the current permittees. Thus, what we know today of those early summer homeowners frustratingly remains too little--a name on an aging permit; a blurred photo of a cabin, a family, and a date; or a ragged paper trail of legalese dryly documenting the sale of the cabin from one owner to the next.¹⁶

The plat for the Bain Cabin was drawn on April 6, 1935 by S.O. Harvey. Ms. Levine, current owner, is in possession of a letter that she received at the time of purchase that reads as follows:

¹⁴ Ibid.

¹⁵ Ibid. 19

¹⁶ Ibid.

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Boulder, Colorado

April 25, 1935

L

Uses

Forest Supervisor, Roosevelt:

Sometime during this month, just before I returned to the district, Ranger Harvey laid out three summer-home sites for a Mrs. Louise Bain, of Tallula, Ill., and her two sons. They are east of and in line with the approved Manchester Lake Group. They are well placed and cover a rocky knoll that Mrs. Bain wishes to build on. I can fully recommend them as being OKay.

Harvey's map is attached hereto for your inspection. If you approve the location, I will prepare forms 964 for the issuance of the permits. Mrs. Bain arranged with a Mr. Goddard of Nederland, to do the construction work, and he is anxious to proceed.

Please return the map with your reply. I will need it for use in making the reports.

*L.C. Shoemaker
Forest Ranger*

On the original special use application from Louise Bain dated June 4, 1935, the character of the land is described as "a stony hilltop with a broad vista especially adapted for a summer home site if suitably anchored." The application was signed on June 5, 1935 by W.R. Becton, Assistant Forest Ranger and the work that was done to this end is apparent in the photos of the cabin. A carpenter named George Goddard was living in Nederland at the time of the 1940 U.S. Census, who is believed to have been the builder referenced in the April 1935 letter from Shoemaker.

The cabin was constructed in 1935 as part of the small Rollinsville Summer Home Group, which consisted of only three tracts; it is not clear if the other tracts were ever developed. At some point (likely during the 1970s) the cabin was put under a special use permit as an "isolated cabin."

The cabin was originally built for Louise H. Bain (née Hallett), who was born in 1883 in Chicago. She married Walter Gelvin Bain in 1906, who in a 1934 directory was listed as a pathologist at St. Joseph's Hospital in Springfield, Illinois. Mr. Bain died December 25, 1935. Their youngest son Joseph was a student at the University of Colorado in Boulder and a pledge for the Beta Pheta Pi fraternity in 1933. After living in California for a time after school, Joseph was living in Arvada, Colorado by 1940. In 1957 the title and permit for the cabin was transferred to him by Louise Bain, who by that time was living in Boulder.

The cabin was sold to Charlotte L. and Robert L. Fischer in May 1961, and the deed is signed by both Louise Bain and Joseph Bain. The cabin was purchased by Eugene and Sheri Levine in 1970, who have maintained and renewed the special use permit in the years since.

Bain Cabin
Name of Property

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Eugene Levine was born December 26, 1926 in New York City. He served in World War II in the 457th parachute field artillery. He was decorated with the Asiatic Pacific Campaign Medal, the World War II Victory Medal, and was in the Army of Occupation in Japan. After the war he attended Oklahoma State University, earning his undergraduate degree in two and a half years, followed by a Master of Arts in English literature in 1956. As an instructor of English at Oklahoma State in 1961, Levine joined the civil rights movement as a Freedom Rider, testing the racial segregation laws of southern bus systems, for which he was arrested in Jackson, Mississippi on June 19, 1961. Levine died at the age of 90 in Boulder in June 2017. He is buried in Fort Logan National Cemetery in Denver.

The Levines have lovingly taken great care of the stone cabin and surrounding land. It is worth noting that the caretaker and friend of the Levines, Mr. David Heller, lived in the stone cabin year-round for over 20 years until his recent passing. Mr. Heller heated the house with the stone fireplace and the original wood and coal cook stove (with hot water reservoir). Mr. Heller lived simply as one would have when the cabin was constructed. The only “modern convenience” until the early 2000s was electricity; he hauled in his water, wood and coal. Mr. Heller was a true guardian of the property. Even now one gets the sense of stepping back in time as only a couple of newer homes are visible from the cabin. The only road visible is the single lane dirt road that leads up to the cabin.

Bain Cabin
Name of Property

Gilpin, Colorado
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alford, Paul

- 2014 Boulder Ranger District Isolated Cabins Expired Permits Project FY 2014. Class II Survey Results for the (5GL.2124). On file at the History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado.

Alford, Paul

- 2014 Colorado Cultural Resource Survey Management Data Form; Historic Archaeology Component Form; and Architectural Inventory Form for the Levine Cabin (5GL.2124). On file at the History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado.

Arsenault, Raymond

- 2006 *Freedom Riders: 1961 and the Struggle for Racial Justice*.
Oxford University Press.

History Colorado Colorado Office of Archaeology and Historic Preservation (OAHP): Styles: Rustic. <http://www.historycolorado.org/oaHP/rustic>, accessed August 29, 2017.

Shellenbarger, Melanie

- 2012 *High Country Summers: The Early Second Homes of Colorado, 1880 – 1940*.
The University of Arizona Press, Tucson.

Slaughter, Michelle

- 2017 Longhurst Lodge – National Register of Historic Places Registration Form. On file at the History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado, July 12, 2017.
- 2016 Preliminary Property Evaluation Form submitted to National Register of Historic Place by Eugene B. and Sheri Levine - Colorado State Register of Historic Properties. On file at the History Colorado, Office of Archaeology and Historic Preservation Denver, Colorado, filed August 12, 2016.

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

Bain Cabin
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___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____
___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): 5GL.2124

4. Geographical Data

Acreege of Property 1.19

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 457911 | Northing: 4419701 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The cabin's legal description as recorded by the Gilpin County Assessor is: S: 30, T: 1S R: 72W IMPS ONLY IN SE1/4 OF SE1/4 ON GOVT LEASED LAND LOT/1 BLK/2

Bain Cabin
Name of Property

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County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property is the cabin, land, and associated buildings historically associated with the Bain Cabin. The cabin site is surrounded by open forest.

5. Form Prepared By

name/title: Mark Griffith with Sheri Levine, Property Owner
organization: N/A
street & number: 1005 Spruce Street
city or town: Boulder state: Colorado zip code: 80302
e-mail: plum.wonderful@yahoo.com
telephone: 303-444-4901
date: August 29, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

See photo log provided in separate document under file named: NR Nomination Photograph Log Page

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Bain Cabin
Name of Property

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Photo Log

Name of Property: Bain Cabin
City or Vicinity: Rollinsville
County: Gilpin State: Colorado
Photographer: Mark Griffith
Date Photographed: August 28, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 View from Shoshoni Camp Road eastbound approaching Cabin, camera facing northeast.
- Photo 2 North façade (left is east entry), camera facing southwest.
- Photo 3 North façade#2 (left), camera facing southwest
- Photo 4 North façade#3 (right), camera facing southeast
- Photo 5 North façade#4, ascent to West façade (right); camera facing south
- Photo 6 West façade, camera facing east
- Photo 7 South façade (center), camera facing north
- Photo 8 South and east façade, camera facing northwest
- Photo 9 West and south façade from below property, camera facing northeast
- Photo 10 North interior wall, camera facing north
- Photo 11 North interior wall (right), camera facing north
- Photo 12 North interior wall (right), camera facing north
- Photo 13 East interior wall, camera facing east
- Photo 14 East interior wall (right inside the addition, or utility room),
- Photo 15 South interior wall (left), camera facing south
- Photo 16 South and west interior walls (left), camera facing southwest
- Photo 17 West interior wall (right), camera facing west
- Photo 18 Northeast corner of barn/coal shed, camera facing southeast
- Photo 19 Southwest corner of barn/coal shed, camera facing northwest
- Photo 20 Northeast corner of wood shed, camera facing southeast
- Photo 21 Northeast corner#2 of wood shed, camera facing southeast
- Photo 22 Southwest corner of outhouse, camera facing southeast

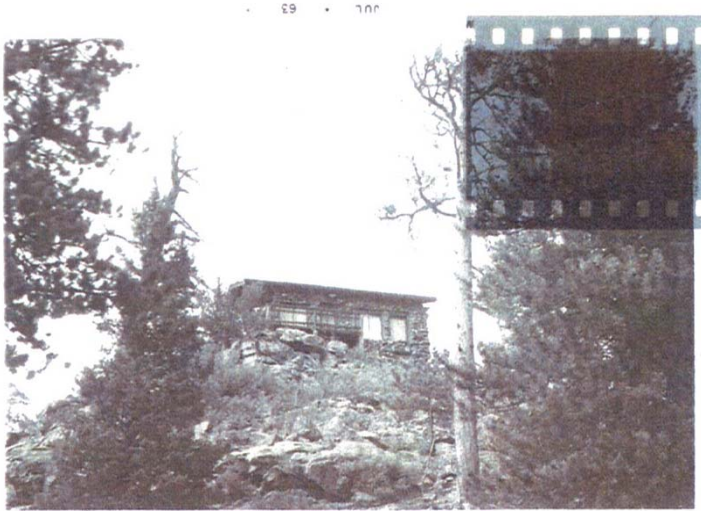
Historic Photo Log

HP1 – Bain Cabin in 1963, camera facing northwest (USFS files, copy in site 5GL.2124 file, on file with History Colorado Office of Archaeology and Historic Preservation).

HP 2 – Bain Cabin in 1973, camera facing northwest (USFS files, copy in site 5GL.2124 file, on file with History Colorado Office of Archaeology and Historic Preservation).

Bain Cabin
Name of Property

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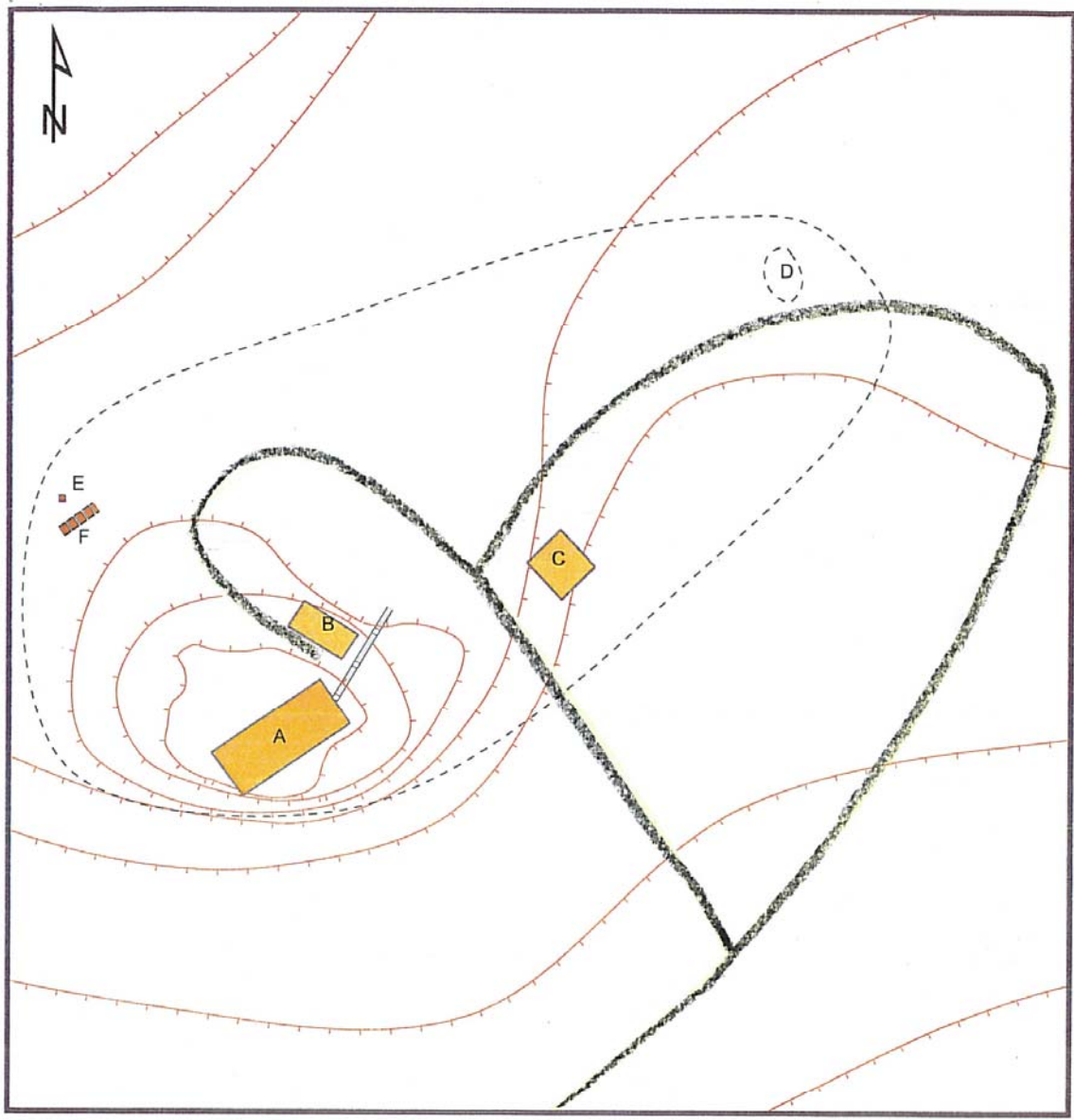
HP1 - Bain Cabin in 1963, camera facing northwest (USFS files, copy in site 5GL.2124 file, on file with History Colorado Office of Archaeology and Historic Preservation).



HP1 - Bain Cabin in 1973, camera facing northwest (USFS files, copy in site 5GL.2124 file, on file with History Colorado Office of Archaeology and Historic Preservation).

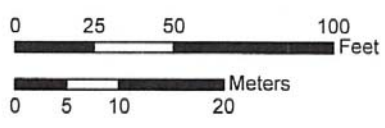
Bain Cabin
 Name of Property

Gilpin, Colorado
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5GL2124
Site Sketch Map

FS #: 02100101602
 Paul Alford
 8/20/14

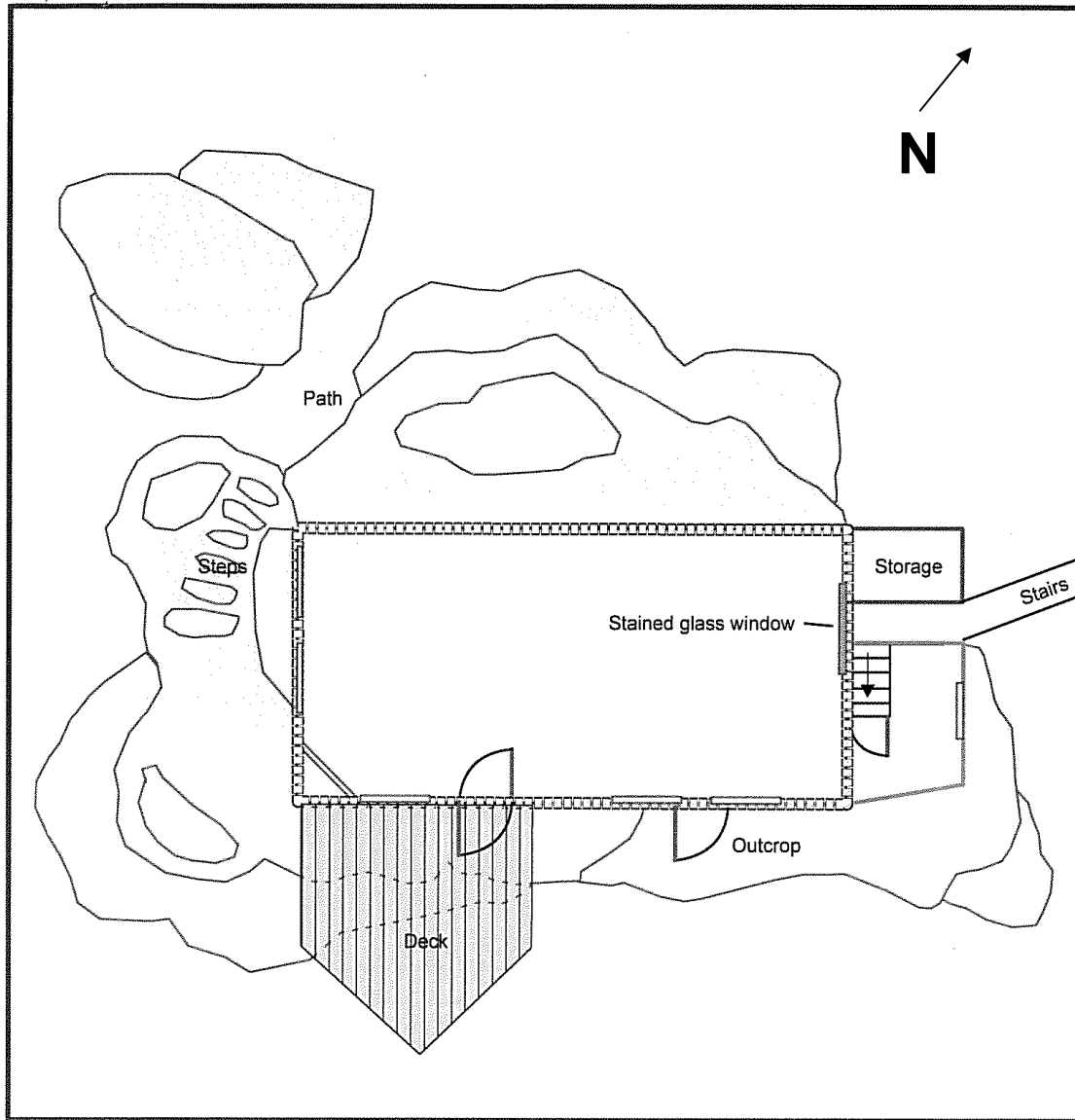


- A: Cabin
- B: Wood Shed
- C: Storage Shed
- D: Creosote Dump
- E: Outhouse
- F: Wood Pile

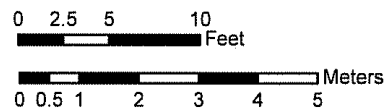
- Contour Lines 
- Stairway 
- Road/Driveway 
- Site Boundary 

Bain Cabin
Name of Property

Gilpin, Colorado
County and State



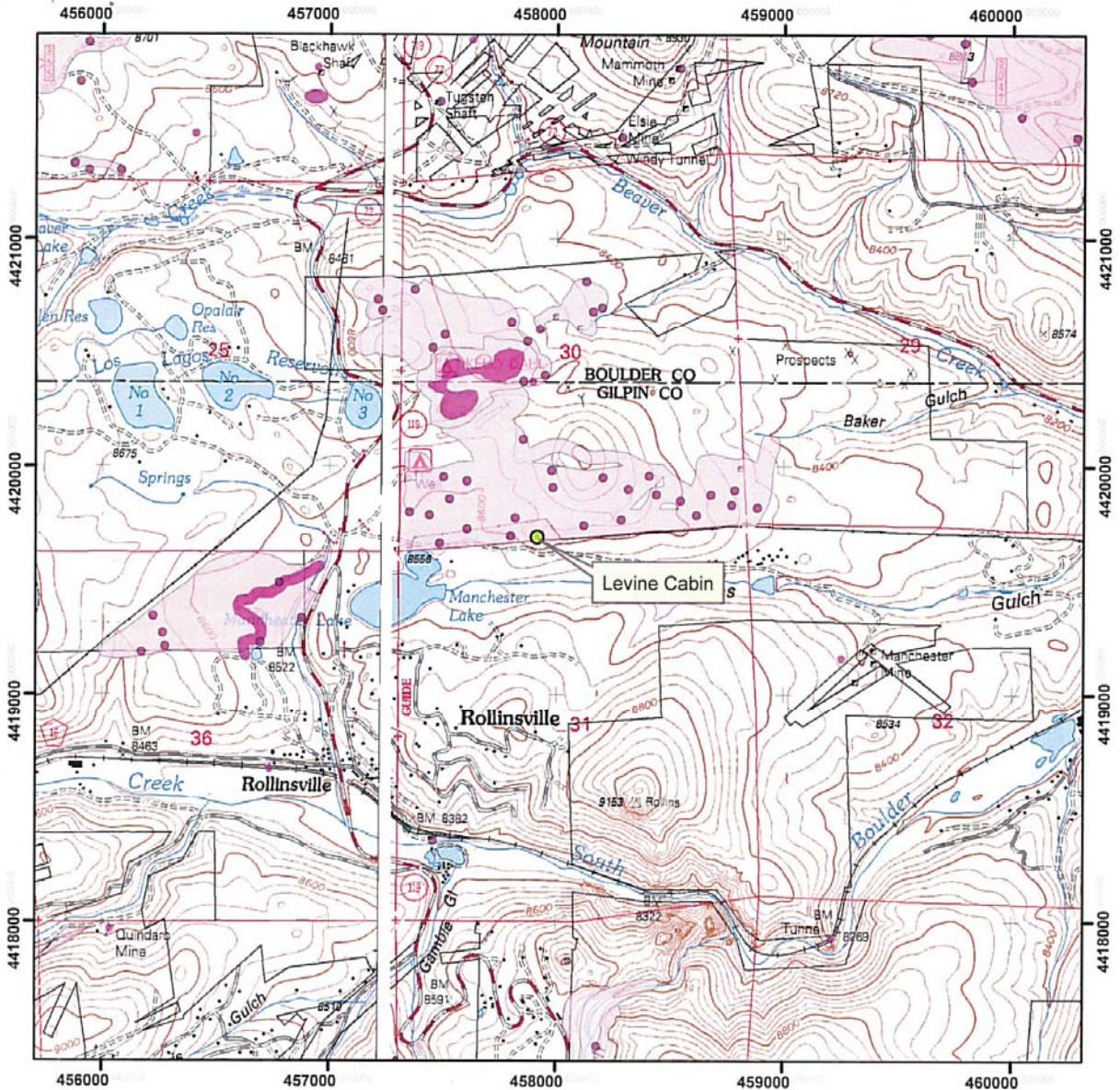
5GL2124
Levine Cabin



FS #: 02100101602
Paul Alford
8/20/14

Bain Cabin
Name of Property

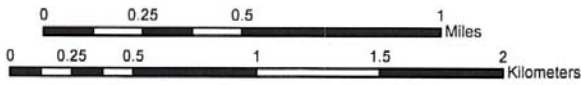
Gilpin, Colorado
County and State



- CulturalSitePoint
- CulturalSitePolygon
- CulturalSurveyPolygon

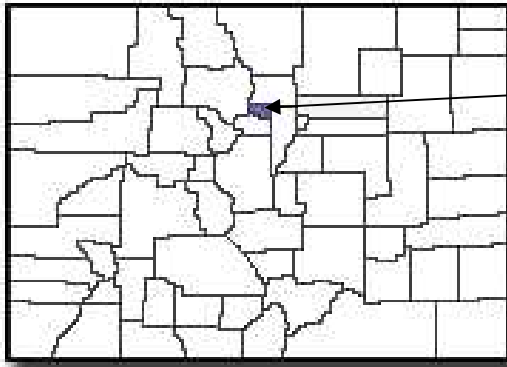
Levine Cabin
Boulder Ranger District
6th P.M. T 1S R 72W Sec 30
USGS Tungsten Quadrangle

Scale 1:24,000



Bain Cabin
Name of Property

Gilpin, Colorado
County and State



Bain Cabin, 5GL.2124

Location – Gilpin County

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.













































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/20/2018 Date of Pending List: 3/14/2018 Date of 16th Day: 3/29/2018 Date of 45th Day: 4/6/2018 Date of Weekly List: 4/20/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 4/6/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Community Development
Director**

Stephen Strohming

Planner

Daniel Horn

Office Manager

Tami Archer

Located in the Historic
Gilpin County Courthouse
P.O. Box 661
203 Eureka Street
Central City, Colorado 80427

303.582.5831
303.582.5440 fax

<http://co.gilpin.co.us>

January 16, 2018

Holly K. Norton, Ph.D
Deputy State Historic Preservation Officer
History Colorado
1200 Broadway
Denver, Colorado 80203

Subject: National Register of Historic Places Nomination
Bain-Levine Cabin
501 Shoshoni Camp Road, Gilpin County
Resource Number 5GL.2124

Dear Dr. Norton,

The Gilpin County Historical Advisory Commission is pleased to provide a Recommendation of Approval for the Bain-Levine Cabin to be included on the National Register of Historic Places.

I have included with this letter the Review Report Form and also a Staff Memo with additional comments.

Please let me know if I can be of further assistance.

Sincerely,

Tami Archer
Secretary
Gilpin County Historic Advisory Commission



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION
1200 Broadway, Denver CO 80203

**COLORADO CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION REVIEW REPORT FORM**

Property Name: Bain-Levine Cabin

Address: 501 Shoshoni Camp Road, Rollinsville, Gilpin County

Certified Local Government: Gilpin County Historic Preservation Advisory Comm.

Date of public meeting at which nomination was reviewed: 1.11.18

Eligibility Criteria: (Check applicable boxes)

- Criterion A
- Criterion B
- Criterion C
- Criterion D

Please check the boxes below appropriate to the nomination review:

Commission/Board

- The commission/board recommends that the nomination meets the criteria checked above.
- The commission/board recommends that the nomination fails to meet any of the above criteria.
- The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- The chief elected official recommends that the nomination meets the criteria checked above.
- The chief elected official recommends that the nomination fails to meet any of the above criteria.
- The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: Bret Johnson

Signature: [Signature]

1-11-18
(Date)

Chief Elected Official or Designee

Print name: RONALD E. ENGELS

Signature: [Signature]

1-12-2018
(Date)



Staff Memorandum

To: Historic Preservation Advisory Commission (HAC)
From: Deon Wolfenbarger, Consulting Historic Advisory Liaison
Meeting Date: January 11, 2017, 6:00 pm.
Re: Staff evaluation of NRHP eligibility for Bain Cabin

Background:

As a Certified Local Government, the Gilpin County Historic Preservation Advisory may comment on the eligibility for listing of the Bain Cabin to the National Register of Historic Preservation. Staff has reviewed the nomination and provides the following comments.

Update:

- Staff recommends that the Gilpin County HAC enthusiastically support the listing of the Bain Cabin to the National Register of Historic Preservation, with the following additional comments:
- Staff concurs that the Bain Cabin is significant under Criterion A as an exceptional example of a structure built during the US Forest Service's Recreational Residence program. In addition the structure is significant under Criterion C for Architecture as a good example of the Rustic style applied to a recreation residence and for its integration into the site through the use of natural materials. In particular, the stone elements show a level of craftsmanship not often found in this type of structure. The cabin's design was also well integrated with the stone outcropping beneath it.
- It is unlikely that Louise H. Bain was an architect; if she was, additional information should be provided on her architectural training and other projects with which she was involved. If she was involved with the design of the building, perhaps "designer" is a better term.



United States
Department of
Agriculture

Forest
Service

Rocky Mountain Region

1617 Cole Boulevard
Lakewood, CO 80401
303-275-5350
Fax: 303-275-5366

File Code: 2360

Date:

FEB 14 2018

Mr. Paul Loether
Keeper of the National Register of Historic Places
National Park Service, National Register of Historic Places
Mail Stop 2228
1849 C. Street NW
Washington, DC 20240

Dear Mr. Loether:

Please find enclosed a nomination to the National Register of Historic Places for the Bain Cabin on the Arapaho and Roosevelt National Forest and Pawnee National Grassland. The nomination was prepared by the owner of the cabin and has been reviewed and approved by the Colorado State Review Board and State Historic Preservation Office.

The enclosed disc contains the true and correct copies of the nominations to the National Register of Historic Places.

It is our pleasure to submit this nomination with our approval and endorsement. If you require anything further from us, please do not hesitate to contact Jason Robertson, Deputy Director, Recreation, Lands and Minerals at 303-275-5470 or jasonrobertson@fs.fed.us.

Sincerely,

bor
BRIAN FEREBEE
Regional Forester

Enclosures

cc: Sue Struthers

