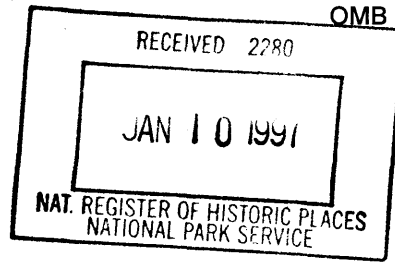


United States Department of the Interior
National Park Service



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 Twin Creek Ranch

other names/site number 5TL443

2. Location

street & number 1465 Teller County Road #31 [N/A] not for publication

city or town Florissant [X] vicinity

state Colorado code CO county Teller code 119 zip code 80816

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

James Edward Hartmann State Historic Preservation Officer January 6, 1997
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 [].

Bob Signature of the Keeper Date
Edson H. Beall 2-7-97

Twin Creek Ranch
Name of Property

Teller County, CO
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	
5	0	buildings
0	0	sites
3	0	structures
0	0	objects
8	0	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)

DOMESTIC: camp
DOMESTIC: single dwelling
AGRICULTURE

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation STONE
walls WOOD: Log
WOOD: Weatherboard
roof ASBESTOS
METAL: Tin
WOOD: Shingle
other _____

Narrative Description

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

Twin Creek Ranch
Name of Property

Teller County, CO
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.)

9. Major Bibliographic 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
- # _____

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT

AGRICULTURE

Periods of Significance

1875-1945

Significant Dates

1904

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Burnham, Frank

Allen William C.

Primary location of additional data:

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

Name of repository:

Twin Creek Ranch
Name of Property

Teller County, CO
County/State

10. Geographical Data

Acreage of Property 25

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 473620 4311260
Zone Easting Northing

3. 13 473940 4310980
Zone Easting Northing

2. 13 473870 4311450
Zone Easting Northing

4. 13 473620 4311060
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 Celinda R. Kaelin, Owner

organization N/A date 6/21/95

street & number P.O. Box 187 telephone (719) 748-3562

city or town Florissant state CO zip code 80816

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 Celinda R. & Harold Kaelin

street & number P.O. Box 187 telephone (719) 748-3562

city or town Florissant state _____ zip code 80816

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
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Twin Creek Ranch
Teller County, Colorado

DESCRIPTION

The Twin Creek Ranch is located approximately one mile west of Florissant on the north side of its namesake creek. The complex consists of the main ranch house, wagon shed, barn, bunk house, harness shed, cabin, and two potato cellars located in gently sloping pasture land surrounded by pine forest. The ranch is reached by a short drive from Teller County Road 31. The drive and adjacent pastures are fenced with a three rail fence painted white. The ranch house is a simple ell-shaped, wood sided building with a shed roofed front porch, bay window, dormers, and fishscale shingles on the gable ends. The front-gabled, vertical wood sided barn incorporates an older log structure. Although the complex evolved architecturally as well as historically, the ranch complex retains its historic integrity from the 1875-1945 period of significance.

RANCH HOUSE (1904)

The ranch house is a 1½-story, ell-shaped, gable roofed, wood sided building with Victorian era influences. The house rests on a foundation of fieldstone. A partial basement exists with fieldstone walls and dirt floor. The entire building is lap sided, the majority of the windows are one-over-one double hung sash, and the roof is covered with composition shingles. Two brick chimneys pierce the roof ridge; one near the center of the east-west gable and one on the south gable near the gable junction. The south elevation contains a shed-roofed front porch with Tuscan columns, turned baluster railing and a wood plank floor. The porch protects the main entry door and a double window with transom. The upper story contains a small stained glass fixed window, which illuminates the stair landing, and a gable roofed dormer intersecting the eave. The gable end contains a pair of windows with decorative shutters on the first-story and an identical set of windows above intersecting the upper gable end.

The east elevation contains a three window bay on the first-story and an upper gable end identical to south gable. The east elevation of the rear gabled-roofed kitchen addition contains a modern picture window with side casements and a half-light wood door. The gable end on the north elevation of the original house is similar to the south gable but only contains a single one-over-one window. The north elevation of the addition contains a six-over-six sash window, a small two-light window, and a half-light three panel door on the ground level and a four-light attic window. The west elevation of the original house contains two evenly spaced one-over-one wood sash windows on the first-story and two gable-roofed dormers with one-over-one wood sash windows which intersect the side walls. The west elevation of the addition contains five floor to ceiling fixed light windows and a small aluminum frame slider.

The interior walls are lath and plaster. The first-story contains a large kitchen, dining room parlor, bathroom, library, mudroom and sunporch. All the rooms contain their original chair railings and picture moldings. The upper story consists of three bedrooms, a full bathroom and a reading nook with stained glass window at the top landing.

The south elevation porch originally stood on the east elevation of the rear kitchen addition. It was moved to the south elevation in 1978 when its original location was converted into a breakfast nook and mudroom. Modern plumbing and electricity were also added about this same time.

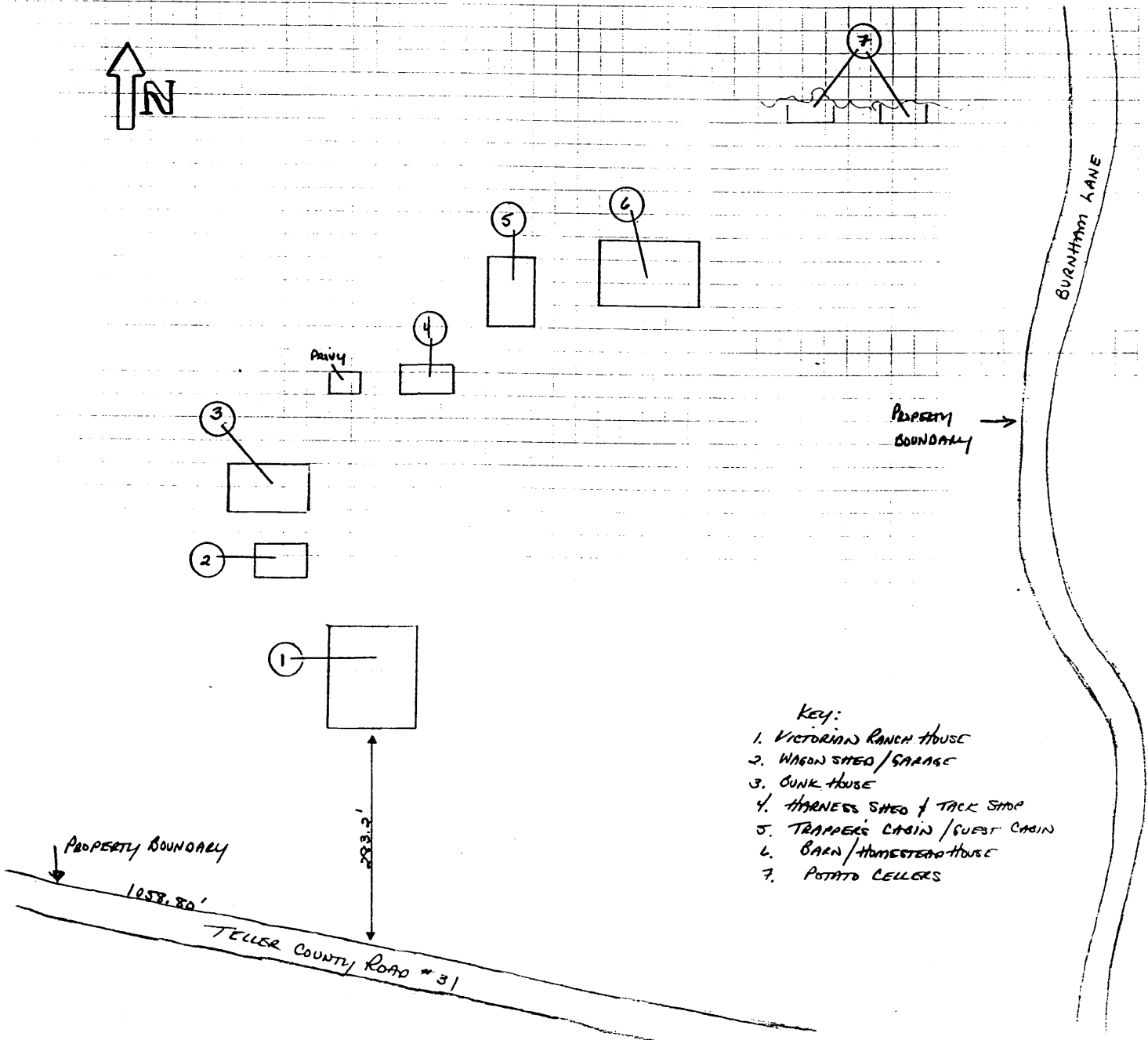
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Twin Creek Ranch
Teller County, Colorado

SKETCH MAP



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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Twin Creek Ranch
Teller County, Colorado

In 1989 the house was restored to its original wood floors, painted and wall papered, and replicas of historic plumbing and electric fixtures installed.

BARN (ca. 1875)

A log homestead house was built by Frank Burnham in about 1875. It appears he lived in the trapper cabin until the new log cabin was completed. New owner, William Allen, converted and expanded the square notched log house into a barn. The horizontal log construction of the original structure remains visible in the center of the south elevation. The remainder of the barn walls are covered with board and batten wood siding. The barn measures approximately 55 ft. x 30 ft. The front gable roof intersects on the west with a gently sloping shed roof of a later addition. A second shed roofed addition abuts the east elevation. The roofs are all tin and the south end of the ridge is capped by a cupola.

A second layer of flooring was added on top of the original hay loft floor in 1989. It is not known when the tin roofing and the cupola were added.

TRAPPER CABIN (ca. 1875)

The cabin dates to at least 1875 when Frank Burnham established his homestead. The pioneer log building is a rectangular plan approximately 16 ft. x 11 ft., composed of horizontal logs with square notched corners and a front gabled roof covered with rolled tin. A solid wood door and a six-light window occupy the south elevation. The cabin was stabilized in 1989 and a wood floor and ceiling were added.

HARNESS SHED AND TACK ROOM (ca. 1880)

This rectangular plan structure is approximately 14 ft. x 6 ft. with board and batten wood siding and a front gable roof with shake shingles. A four panel wood door provides access on the east elevation. A small single light window on the western-most part of the south elevation provides interior illumination.

BUNK HOUSE (ca. 1880)

The building is a rectangular plan, approximately 22 ft. x 16 ft., with horizontal wood siding and a front gable roof with wood shingles, now covered by tin, and decorative truss work. Two fixed-light windows pierce the south wall. A double wide, outside braced, vertical wood plank door provides access on the east. The door is a later alteration and replaces an original window.

WAGON SHED/GARAGE (ca. 1880)

The wagon shed is a rectangular plan, approximately 19 ft. x 24 ft., with horizontal wood siding and a front gable roof with wood shingles covered by tin. The east elevation contains two vehicular vertical plank doors and a four panel wood pedestrian door which provides access to the south side extension. Two modern (1990) windows fill the south elevation and a small original window is found on the west and north elevations. The building contains a hand-built forge and workbench. The hinges on the vehicular door are hand-forged.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Twin Creek Ranch
Teller County, Colorado

PRIVY (ca. 1904)

The privy probably dates to the construction of the ranch house due to the use of common materials. The simple square plan building is of lap siding with a wood shingled front gable roof. A four panel door provides entry on the south elevation and small louvered ventilators pierce the east and west elevations.

POTATO CELLARS (ca. 1880)

Both cellars are of banked earth design. One has an entry wall composed of pealed logs held in place with vertical log braces. The other has an outer wall of plank lumber with vertical plank braces. Both cellars have vertical plank doors.

The potato cellars were cleaned of debris and new doors installed in 1990.

All the outbuildings were wired for electricity in 1989.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Twin Creek Ranch
Teller County, Colorado

SIGNIFICANCE

The Twin Creek Ranch is being nominated to the National Register under criterion A for its association with the early settlement of the Florissant area. The oldest structures date to the 1875 homesteading of the ranch. The ranch is also significant for its association with area agricultural development. The property contains intact agricultural support buildings utilized during the 1875-1945 period as part of the farming and ranching heritage along the Twin Creek drainage.

The Ute Pass Trail along Twin Creek was a vital Native American transportation corridor connecting the South Park hunting grounds with the eastern plains. Early Euro-American trappers used the trail extensively to travel to the rich beaver streams in what became central Colorado. The Twin Creek area, later called Florissant, was a favorite haunt of such legendary mountain men as Kit Carson. Carson trapped the area from the 1830s to the 1850s. The cabin at Twin Creek Ranch may date as early as this period as it is typical of those associated with the fur trade.

In 1875, Frank Burnham established Twin Creek Ranch by filing a 160 acre homestead claim and building a log cabin. The remains of that cabin are now incorporated into the ranch barn. When an area sawmill began operations in early 1880, Burnham added the harness shed, wagon shed, bunkhouse and corrals

Burnham and other homesteaders in Florissant provided vital support services for travelers on the Ute Pass Wagon Road, including foodstuffs and the use of the bunkhouse. The Ute Pass Road was an important link to Colorado's gold fields in the 1860s and 1870s. Almost all of the other roads to the gold fields were toll roads, but the Ute Pass Wagon Road was free. It soon became the most heavily traveled of all the roads to the mining country beyond.

In 1899, Burnham sold Twin Creek Ranch to Charles H. Sisler for \$2,000. Sisler then decided to join the search for gold in Cripple Creek and used the ranch as collateral for a grubstake. William C. Allen and his wife, Dora, owned the Florissant Mercantile and provided this grubstake. Sisler defaulted in 1901 and the ranch reverted to the Allens for "\$1.00 and other valuable considerations." The Allens owned and operated the Florissant Mercantile during the critical years of the Cripple Creek gold strike. In the 1890s, the Allen mercantile was the main supplier of food and supplies to the mining district's 50,000 prospectors. In 1904, Allen constructed the ranch house and took up residence on the property. Twin Creek Ranch remained in the possession of the Allen family until 1946 when it was sold to retired United States Ambassador, Alexander C. Kirk.

During the years that Burnham and Allen owned the Twin Creek Ranch it operated as both a farm and a ranch. They raised potatoes, alfalfa, and cattle. The cattle and produce were sold to Leadville miners and after 1892, to Cripple Creek miners as well. When the railroad arrived in the area in 1887, beef could be shipped to more distant markets in Colorado Springs and Denver. Many area ranchers traded healthy cattle from their herds for trail-weary stock brought west by prospectors and settlers. The general trade ratio was one healthy animal for two from the trail. In this manner many a herd expanded during the late 1800s.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

Twin Creek Ranch
Teller County, Colorado

The area around Florissant was open range and filled with lush valley grass. Burnham was one of the first three ranchers in the west Pikes Peak area to introduce barbed wire in the mid-1880s. Sheep were brought into the valley in 1888 and local range conflicts ensued between those supporting the sheep and cattle interests. The Twin Creek Ranch changed hands a number of times in the 1900s but has remained one of the area's important cattle ranches for 120 years.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 7

Twin Creek Ranch
Teller County, Colorado

BIBLIOGRAPHY

Books:

Drannan, Capt. William F. *Thirty One Years on the Plains and in the Mountains*. Chicago: Rhodes and McClure Publishing Co., 1908.

Kaelin, Celinda R. and Leo Kimmett. *Pikes Peak Backcountry: the Historic Saga of the Peak's West Slope*. Self-published, 1996.

Kimmett, Leo. *Florissant, Colorado*. Canon City, 1980.

McConnell, Virginia. *Bayou Salado*. Chicago: Savage Books, 1966.

Quaife, Milo M. ed. *Kit Carson's Autobiography*. Lincoln, NE: University of Nebraska Press, 1966.

Spell, A.D and H.M. *Forgotten Men of Cripple Creek*. Denver: Big Mountain Press, 1959.

Thompson, Atlanta G. *Daughter of a Pioneer*. Oregon: Wayne Steward, 1982.

Who's New and Why. New York: W.W. Wilson, 1945.

Articles:

Gazette Telegraph

"Former Diplomat Rebuilds Health," May 7, 1950.

"Rancher Alexander Kirk Ships in Blueblood Cattle by Air," June 14, 1951.

Mountain Sun

"Ranch Has Mysterious Past," February 14, 1995.

Documents:

Allen, Chester. Letters of August 1976 and 1980.

Homestead Records, Township No. 13S, Range No. 71W, Leadville Federal Land Office, 1875 - 1895.

Warranty Deed, Frank J. Burnham to Charles Sisler, October 23, 1899.

Warranty Deed, Charles Sisler to Dora M. Allen, November 30, 1901.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 & 10 Page 8

Twin Creek Ranch
Teller County, Colorado

Interviews:

Wells, Toby (Emma), conducted August, 1990, by Celinda Kaelin.

Christenson, Marjory, conducted July, 1990, by Celinda Kaelin.

GEOGRAPHIC DATA

Verbal Boundary Description

Beginning at the northwest corner of the intersection of Teller County Road 31 and Burnham Lane, proceed westerly 1,058.8 feet along the shoulder of Teller County Road 31. Then proceed north for 682.86 feet. Then proceed northeast for 1,127.78 feet to the west shoulder of Burnham Lane. Then proceed south along the west shoulder of Burnham Lane to the point of origin.

Boundary Justification

The nomination includes the remaining parcel of land historically associated with the Twin Creek Ranch and its contributing resources.

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

**National Register of Historic Places
Continuation Sheet**

Twin Creek Ranch
Teller County, Colorado

Section number Additional Documentation Page 9

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-14:

Name of Property: Twin Creek Ranch
Location: Teller County, Colo.
Photographer: Celinda Kaelin
Date of Photographs: 11/27/95
Negatives: Colorado History Museum, 1300 Broadway, Denver, CO 80203

<u>Photo No.</u>	<u>Information</u>
1	South elevation of ranch house, view to the north.
2	South and east elevations of ranch house, view to the northwest.
3	South and east elevations of ranch house, view to the northwest.
4	North and west elevations of ranch house, view to the southeast.
5	North elevation of ranch house, view to the southwest.
6	East elevation of ranch house, view to the southwest.
7	Barn, south elevation, view to the north.
8	Trappers cabin, south elevation, view to the north.
9	Harness shed, east elevation, view to the west.
10	Bunk house, east elevation, view to the west.
11	Garage, east elevation, view to the west.
12	Privy, south elevation, view to the northwest.
13	Potato cellar, view to the north.
14	Potato cellar, view to the north.

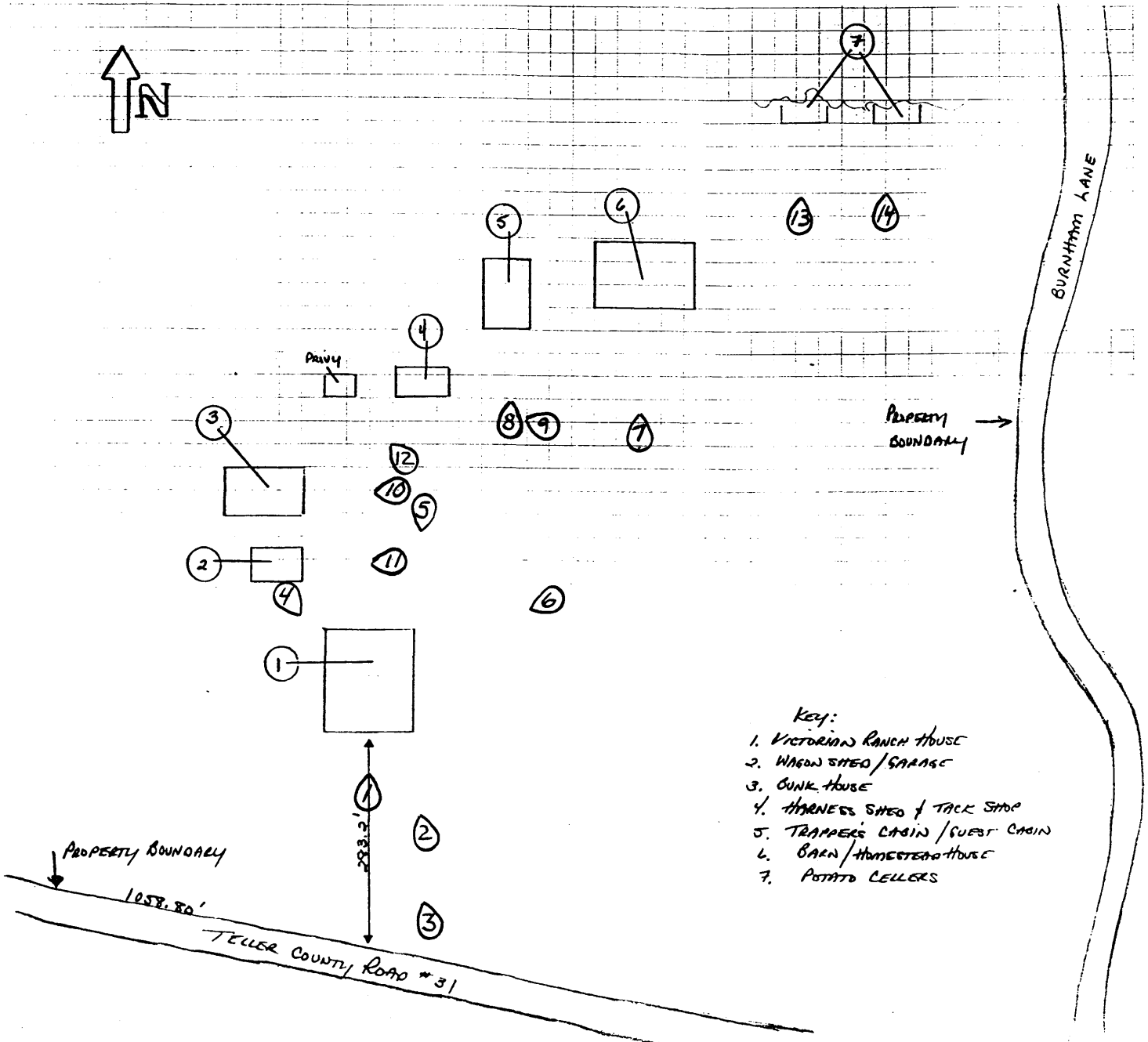
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 10

Twin Creek Ranch
Teller County, Colorado

PHOTOGRAPH VIEWS



Photograph numbers, locations, and views

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 11

Twin Creek Ranch
Teller County, Colorado

USGS MAP
Lake George, Colo.
7.5 Minute Quad
Photorevised 1984

