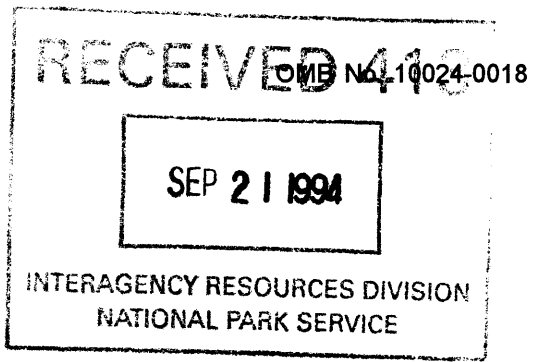


United States Department of the Interior
National Park Service

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 Cherokee Ranch

other names/site number Sunflower Ranch; Blunt Homestead; Flower Homestead; 5DA708

2. Location

street & number North of Highway 85 & South of Daniels Park Road [N/A] not for publication

city or town Sedalia [X] vicinity

state Colorado code CO county Douglas code 035 zip code 80135

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 Edmund Hartman
Signature of certifying official/Title

September 12, 1994
Date

State Historic Preservation Office
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 [].

for
Signature of the Keeper Date
Edson H. Beall Entered in the National Register 10.21.94

Name of Property

County/State

5. Classification

Ownership of Property Property

(Check as many boxes as apply)

- [x] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [] building(s)
[x] district
[] site
[] structure
[] object

Number of Resources within

(Do not count previously listed resources.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and 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.

None

6. Function or Use

Historic Function

(Enter categories from instructions)

- DOMESTIC/single dwelling
AGRICULTURE/animal facility
AGRICULTURE/agriculture outbuilding
AGRICULTURE/agriculture field
AGRICULTURE/storage

Current Functions

(Enter categories from instructions)

- DOMESTIC/single dwelling
AGRICULTURE/animal facility
AGRICULTURE/agricultural outbuilding
AGRICULTURE/agricultural field
AGRICULTURE/storage

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH CENTURY AND 20TH CENTURY REVIVALS
NO STYLE

Materials

(Enter categories from instructions)

- foundation STONE
walls STONE, WOOD
roof SLATE, WOOD/shingle
other STUCCO

Narrative Description

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

Name of Property

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)

AGRICULTURE

ARCHITECTURE

EXPLORATION/SETTLEMENT

Periods of Significance

1868 - 1944

Significant Dates

1868, 1880, 1924 - 1926

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Blunt, John

Flower, Frederick

Hoyt, Burnham F.

Primary location of additional data: State Historic Preservation Office Other State Agency Federal Agency Local Government University Other:

Name of repository:

Tweet Kimball personal records

Name of Property

County/State

10. Geographical Data

Acreage of Property 3280 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 503400
506600 Northing 4368500

Northing 4368030

B. Zone 13 Easting

C. Zone 13 Easting 507800
507780 Northing 4364680

Northing 4368500

D. Zone 13 Easting

[X] 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 Barbara Norgren, Consultantorganization N/A date March 1994street & number 7453 E. Jefferson Dr. telephone (303)740-7860city or town Denver state CO zip code 80237

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 Ms. Tweet Kimballstreet & number Cherokee Ranch date March 1994city or town Sedalia state CO zip code 80135

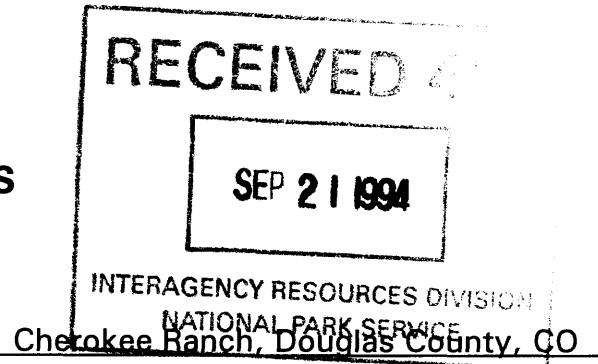
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1



7. Description

The Cherokee Ranch is twenty miles south of Denver in the foothills of the Colorado Rocky Mountains. The ranch is located on both sides of U.S. Highway 85, once known as the Second Territorial Road, going from Denver to Castle Rock. The small town of Sedalia is across the highway from the ranch. Castle Rock, the county seat is seven miles to the south. The 4,145 acre Cherokee Ranch is a very significant rural cultural landscape in Douglas County that contains four historic building groups separated by hilly terrain and pastures and linked by historic roads. In addition to the historic buildings, there is a prehistoric site, a wildlife preserve and the current cattle operation. All of these features combine to form a cultural landscape that represents the development of the property through time beginning in the mid-19th century. The nomination includes only that portion of the ranch (approximately 3280 acres) lying on the north side of U.S. Highway 85 that contains the contributing resources. The ranch land south of the highway was part of the original Blunt homestead, but there are no buildings and it has been altered by a gravel operation which began there after a disastrous flood in 1965.

The elevation of Cherokee Ranch varies from 5,800 feet to almost 7,000 feet. The topography incorporates a variety of landforms from the relatively flat pasture land along East Plum Creek to rolling hills and rugged hillsides that are scarred by steep rocky canyons and washes, and hills crowned with stone capped bluffs and ridges. Part way up the slopes are scattered small parks or meadows protected by the surrounding hills that provide sheltered winter pasture for the cattle. The stone caps of the bluffs consist of rhyolite, lava and conglomerates. The highest point on the ranch is 6,642 foot Cherokee Mountain, a volcanic formation with bare rock at the top. The undulating ranch land has a variety of low vegetation including scrub oak groves, pinon pine, chokecherry, wild plum and a few junipers which have survived from the initial homesteading days. Prickly pear is found on the rocky south-facing slopes and in the meadows along with short prairie grasses--predominately Blue Gamma grass. The part of the ranch south of U.S. Highway 85 is relatively flat land along East Plum Creek that was used for growing hay until a disastrous flood in June of 1965 washed away twelve feet of top soil along with the native cottonwood trees along the creek. That area of the ranch is currently a gravel operation and it will be restored with native grass, trees, shrubs and ponds for wildlife when the gravel is depleted.

Beginning in 1954, the property became a purebred cattle ranch. It is now home to nine single sire herds of Santa Gertrudis cattle, the first American beef breed developed on the King Ranch in Texas in the 1920s. Since then, the land has been closed to all hunting and trapping and is maintained as a wildlife refuge for 70 or more elk, herds of mule and white-tail deer, coyotes,

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2

Cherokee Ranch, Douglas County, CO

Description cont.

bobcats, raccoons, badgers, skunks, porcupines, squirrels, prairie dogs, wild turkeys, the endangered burrowing owls and sharptail grouse. In addition there are three brown bears, a pair of mountain lions, and two pairs of beaver. Numerous wooden bird houses have been built throughout the ranch to house the many species of birds who also live here including blue birds, woodpeckers, seven species of owls, blue jays, magpies, meadow larks, golden eagles, ferruginous hawks, red tailed hawks and the prairie falcon to mention a few. The wildlife and cattle coexist in peace and harmony. The owner intends to maintain the ranch as a protected wildlife sanctuary.

The nominated district contains approximately 3280 acres. There are 26 contributing buildings, structures and objects and 10 noncontributing resources. The majority represent ranch building construction from 1873 through the 1920s and a few buildings and structures associated with the cattle operation constructed after 1954. Also on the ranch are the ruins of an early cabin and nearby well, possibly dating to the late 1840s and an early trail. The Mountain Man Trail, commemorated by a contemporary marker, passed through the ranch. The inscription on the plaque reads, "Mountain Man Trail, Shown on 1867 Map. Kit Carson passed by here 1868." The trail may have significance in the early exploration and settlement in Douglas County, but no evidence of the trail has been found on the ground and the exact location is undetermined even though it is shown on the 1867 map. The trail and marker have not been counted as resources. There is a significant prehistoric archaeological site that appears to meet the National Register criteria and may be eligible as a site. It is counted as noncontributing since it falls outside the period of significance of the ranch. Little information is known about the cabin ruins. The building is completely collapsed and the wood is in such poor condition that there is some question as to whether it can be dated. The building and well are believed to date to 1847 and to have belonged to a trapper or a mountain man. The well has been recorded with the state. Because there is no historic documentation and the ruinous state of the building, it is considered a noncontributing site. The small memorial at the burial site of two Cherokee Ranch bulls, Cherokee the Minotaur (1973) and Grand Champion Cherokee Little Governor (1990), was not counted with the resources. The bulls are memorialized in bronze with a bull on a shield and a full bust of a Little Governor bronze attached to a large rock. Both memorials were designed by sculptor, William G. Duncan. This site is along the castle road from Daniels Park Road.

The historic resources are found primarily in four distinct building groups. 1) Cherokee Castle, originally Charlford Castle, 2) the Flower Homestead (Chickamauga), 3) Ranch Headquarters, originally the John Blunt Homestead (Amnicola), and 4) the Johnson ranch buildings

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Section number 7 Page 3

Cherokee Ranch, Douglas County, CO

Description cont.

(Wauhatchie). The castle, the crown jewel of the ranch, is located on a promontory of the mesa overlooking much of the ranch as well as the Rocky Mountains. The Flower Homestead buildings are on a nearby saddle at the top of one of the canyons. The Blunt Homestead and the Johnson farm buildings are in the valley north of U.S. Highway 85. The cabin ruins are just off of Daniels Park Road and a trail marker for the Mountain Man Trail is in a pasture north of U.S. Highway 85 near the original entrance gate.

The ranch contains two contributing historic roads built after Charles Alfred Johnson bought the Flower Homestead in 1924. Elmer Blunt, and his son, Ray who lived on the adjoining ranch, built the ranch road from Daniels Park Road to the castle site through the area known as Deer Trail following the old trail to the Flower Homestead. After 1954 a large stone and wrought iron gateway, designed by sculptor Robert Swider, was built at the ranch entrance on Daniels Park Road. The Blunts also built the curving road, very aptly named the Rattle Snake Road, from the original main gate on U.S. Highway 85 up to the castle site. The roads still remain unpaved much as they were when the Blunts did the work by mule team. The road inside the original main gateway off of U.S. Highway 85 is no longer used and has become overgrown to discourage trespassers. Burnham Hoyt, the castle architect, designed the main gate in 1925 - 1926 with two short and sturdy stone piers connected by a stone wall flanking the road entering the ranch. A Ponderosa Pine was planted on each side of the driveway near the walls. A sign bearing the name Cherokee Ranch spans the road supported by two metal poles anchored in the piers. The metal silhouette of the Indian Chief Sequoyah at the top of the sign was added in 1954.

1. Cherokee Castle 1924-1926

Cherokee Castle, the ranch owner's residence, was built on a rocky promontory of one of the bluffs to capture the spectacular panoramic view of the Rocky Mountains from Longs Peak in the north to Pikes Peak in the south. The castle was designed by prominent Denver architect Burnham F. Hoyt for Denver businessman, Charles Alfred Johnson. Sited at the edge on the top tier of the stone promontory, the building appears to be part of the rock formation that forms its base. The castle is indeed a product of its setting because the stone for the walls was quarried on the bluff east of the castle site. To reinforce the sense of place and setting, the trees growing on the site were preserved during construction to become part of the informal landscaping.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 4

Cherokee Ranch, Douglas County, CO

Description cont.

The building was original in design, but was intended to emulate a 15th century Scottish castle. Incorporated into the design were many typical features found in a castle of that period and the changes that would have occurred over time to such a building. The twenty-four room castle has a very complex and irregular plan. The exterior is constructed of various sizes of rock-faced stone blocks on a rubble stone foundation. It features four towers, turrets, battlements, tall chimneys, gargoyles, copper down spouts and Vermont slate gabled roofs. The slate was installed with copper nails. The majority of the windows are multipaned with wood framing, mullions and muntins. In a castle of this period, the two towers at the north front would have been guard towers with a moat, drawbridge and portcullis. Hoyt originally placed a partial moat on the south side, but it has since been filled. To the right of the front entrance there is a walled courtyard with an arched entry, a fountain, that would have insured water in times of siege, and a pink rose and geranium garden. Petrified wood from the site is imbedded into the courtyard walls. On the left side is a small stone guard tower with a conical roof built into the side of the hill near the front of the building. On the top level are two guest bedrooms and a bath. One flight down at the swimming pool level, are a sitting room, kitchenette and dryer for bathing suits. The pool, constructed in 1927, has a loggia with three small dressing rooms and two Portuguese tile panels on the back wall depicting Don Quixote's adventures.

The grounds feature natural vegetation and low stone walls edging the flower beds. On the west side of the entrance drive is a large three car garage with a slate-covered truncated gable roof. The roof was originally a steeply pitch gable similar to the castle, but Mr. Johnson felt it detracted from the castle towers and had the roof lowered.

The highest tower on the southwest is some seventy feet high with a flat roof and battlement. The curving interior stairways incorporated inside of the stone walls have stone treads, risers and walls. The stairways were for the 15th century occupants to reach the tower battlement and defend the castle by raining down arrows and pouring boiling oil on the enemies below. The half-timbered rooms on the south bastion represent a later period after hostilities ceased and the occupants no longer feared attack.

The arched front doorway is located in a two-story stone faced front gable section that is half timbered on the sides. There is an open front porch with low rock walls covered by a nonoriginal

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Cherokee Ranch, Douglas County, CO

Description cont.

awning. The entrance is directly below an Elizabethan bay window with diamond pane casements in the Elizabethan room. The front entry door is oak. The small foyer has a second door of Italian wrought iron opening to the interior hallway and the great hall. From there doorways lead into the Rocky Mountain Room, the west terrace, the library and the dining room. There are doors into two bedroom/sitting room suites, one of which has a vaulted ceiling. Also on this level are the kitchen, and pantries plus the staff dining room, three staff bedrooms and a bath.

The interior walls are dressed rhyolite blocks in muted colors of pink, lavender, yellow and gray with hand tooled faces. The Cornish stonemasons hired by the architect were experts at shaping and tooling stone. Each mason had a distinct style and worked on specific stone features, such as the walls, and left his own distinctive markings. One mason worked on all of the stones in the window arches where the very fine tooling marks differed from the larger patterning found on the walls.

Other notable first floor features are the fan vaulted ceilings with plaster molding embossed with Tudor roses and the large blue and white Portuguese tile panel incorporated into one wall of the dining room. In the great hall are two large stone fireplaces with hand carved squirrels, oak leaves and acorns around the openings. There are eight fireplaces throughout the building, each with a metal screen designed by Burnham Hoyt. The most notable screen is in the great hall depicting the early history of the area with metal cutouts of a thunderbird, forests, Indians on their captured Spanish ponies, a prairie schooner, oxen and cowboys on horseback. The rest of the fireplaces are faced with Portuguese tile and have screens that display native trees and animals. A wrought iron window grill outside of the Rocky Mountain room contains flowers and birds designed by Robert Swider, who also designed the wrought iron gate on Daniels Park Road. While these are more recent features added after 1954, they have a great deal of artistic merit.

Large stone corbels around the walls of the great hall were intended to be carved in a design similar to those over the front door and the fireplaces. The artist disappeared for two months before the work was completed. Burnham Hoyt was understandably angry with him and demanded an explanation. The man, proclaiming he was a great artist, left for good leaving the corbels uncarved. The great room also has a minstrel balcony, a 16th century effort to bring warmth into a large room with half-timbered and plaster panels and wooden balustrade. The huge beams of the great room and the library are adzed in the 15th century manner.

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Cherokee Ranch, Douglas County, CO

Description cont.

The second floor bedrooms are reached by two enclosed circular stone stairways typical of 15th century castles. The highly original and decorative painting in the second floor Elizabethan bedroom was designed by Burnham Hoyt to depict the interior of a 16th century Elizabethan jousting tent with the scalloped overhang of the tent roof running around the top of the wall. The 16th century mantel over the fireplace is from England and the bay window with Elizabethan panes of glass suggest the more relaxed style of life after hostilities ceased. This room features original Italian furniture ca. 1450, a Queen Anne desk and family portraits. A second bedroom contains an original Gloucestershire bed dated to 1674. There are two additional bedrooms and a small library just under the large tower.

Throughout the interior of the castle there are many items of historical merit including paintings and furniture from 15th century Italy and 17th and 18th century England. A fine porcelain collection contains early Meissen, Haviland, Limoge, Spode and Lowestoft Pottery made in England, sent to China for painting and returned to England for sale. There is also 18th century Waterford glass, Venetian and Bohemian glass and a collection of 18th and 19th century silver. The library displays publications from the 17th century as well as two sets of first editions of Sir Winston Churchill's works. Among the art works are paintings by Sir Peter Paul Rubens, Sir Thomas Lawrence, Sir Peter Lely and fourteen original drawings by Sir Christopher Wren.

About a half mile north of the castle is a small picnic house, constructed ca. 1926, sited at the edge of the mesa. It is constructed of stone with a gable roof, a large stone fireplace and a small outdoor dance floor with an expansive view. A tennis court was also built nearby.

Once the castle was completed the three quarry pits were converted into large covered cisterns holding 36,000 gallons of water for the castle and the Flower Homestead buildings.

3 Contributing Buildings, 1 Contributing Structure 1924-1926

1. Castle
2. Detached Garage
3. Swimming Pool & Loggia (structure)
4. Picnic House

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Section number 7 Page 7

Cherokee Ranch, Douglas County, CO

Description cont.

2. Flower Homestead (Chickamanga), 1880

The Flower Homestead complex contains a one story homestead house with a side gable roof and constructed of local quarry-faced stone laid in random ashlar. Across a portion of the front is a *portal* with the sloping roof supported by cedar timbers. With the *portal*, the linear plan and several exterior doors, the house resembles Hispanic dwellings found in southern Colorado. In 1926 Charles Alfred Johnson constructed a wood frame addition on the north end with a front gable and faced in lap siding. A second side gable addition joined the Johnson portion in 1985. The interior of the original stone house has exposed stone walls and contains a long narrow room and two main rooms with fireplaces. The 1926 addition contains a kitchen, bedroom, pantry and laundry and the 1985 addition has a back hall, closets and a bedroom and bath.

West of the house are Flower's animal sheds, a series of small connected wood buildings. To the north is a handsome gambrel roofed barn (1925) with two rectangular vents on the ridge. The barn sits on a concrete foundation and is faced with lap siding. There are two other wood framed and sided buildings constructed in 1925 and 1978 used as garages. There is a well, no longer in use, dug by Frederick Flower ca. 1880 with a small round frame well house covered with shingles and a conical roof.

4 Contributing Buildings, 1 Noncontributing Building,
1 Contributing Structure

Contributing Buildings

1. Flower Homestead House, 1880
additions, 1926 & 1985
2. Tennessee Barn, 1925
3. Stone/frame wagon shed, ca. 1880, attached stalls, 1926
6. Animal Shed, 1880s

Noncontributing Building

4. Frame truck garage, 1978

Contributing Structure

5. Well House and Well, 1880

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Section number 7 Page 8

Cherokee Ranch, Douglas County, CO

Description cont.

3. Blunt Homestead-Ranch Headquarters (Amnicola), 1873

The wood and clapboard main house, constructed by homesteader John Blunt in 1873, is two stories, rectangular in plan and has a front gambrel roof. The building has a symmetrical facade with central one-story portico and a paneled wood entry door topped by a transom. The portico has a flat roof supported by square posts and an open balcony above with a low wooden railing. The entry is flanked by tall, narrow four-over-four double-hung sash windows with pedimented lintels. The second floor openings are similar to the first floor with a central door leading to the balcony flanked by a pair of windows. In the peak of the gable another window located directly over the balcony door is similar to the first story windows. At the east side of the house is a three-sided, one-story bay window with two-over-two windows that have pedimented lintels. One of the apple trees brought to Colorado by Blunt is growing near the bay window. A large picture window has been placed in the west side wall and the rear has several shed roof additions. An exterior stairway to the second floor on the rear was enclosed after 1954. Much of the original building still remains intact and it is considered contributing. The interior contains a long living room, dining room, kitchen and bedroom and bath on the first floor. The stair to the second floor is of cherry wood. The second floor is divided into four bedrooms with their original small closets. Additional closet space and a bath were added after 1954.

The noncontributing frame chicken house, converted into a dwelling ca. 1956, has a sloping roof and across the front is a shed roof portion containing a row of windows. Further improvements made to the building include additions on the side and rear. The additions have altered the original integrity to the extent that the building is noncontributing. To the south of this dwelling are two small one-room wood frame buildings. The north building may have originally been a dwelling with a front gable and faced with drop siding. There is an entry door and a window on the west front. The southernmost building has lap siding, a side gable roof and a single entry door on the west front. This building may have been a storehouse due to a lack of windows except those high in the south wall. Both are believed to have been constructed ca. 1898 as evidenced by old newspapers found in the walls. These buildings were moved in 1954 from their original location, now occupied by the concrete block shop building constructed in 1955. They currently are used for storage.

The Alamo and Brazos barns, constructed in the early 1900s by the Blunts, have wood frames and lap siding. Originally a horse barn, Brazos has a side gable roof and a shed roof section at

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Section number 7 Page 9

Cherokee Ranch, Douglas County, CO

Description cont.

the rear. There are large barn doors in the center of the west front, a pedestrian door to the north of the barn doors and a second pedestrian door on the north end. Three horseshoe sheds were attached to the east side in the 1960s. The smaller Alamo Barn, originally used for milking, faces west with a front gable roof. A shed for showing cattle was added to the south side in 1955.

This complex has six buildings constructed after 1954 to support the cattle breeding operation. Five are metal buildings including the open shed, hay and machinery shed, the cattle shed and the calving barn and the machine shop/equipment storage building is of concrete block. These buildings are counted as noncontributing since they are less than 50 years old.

6 Contributing Buildings, 6 Noncontributing Buildings

Contributing Buildings

1. Blunt House, 1873
2. Small wood frame house/storehouse, front gable, 1898
3. Small wood frame house/storehouse, side gable, 1898
4. Alamo Barn ca. 1916, show shed, 1955
5. Brazos Barn ca. 1908s, three sheds 1960s
6. Wagon shed/pump house, ca. 1900

Noncontributing Buildings

7. Metal open shed, 1954
8. Concrete block machine shop/ equipment storage, 1955
9. Metal hay and machine shed, 1980s
10. Metal calving barn and 16-stall shed, 1984
11. Chicken house/dwelling, 1920s
Addition, ca. 1956 and 1975
12. Skunk Hollow Cattle Shed, 1962

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Section number 7 Page 10

Cherokee Ranch, Douglas County, CO

7. Description cont .

4. Johnson Farm (Wauhatchie), 1925-1926

All seven resources in this complex were constructed after Charles Alfred Johnson bought the Flower Homestead in 1924 and began to build his castle. The complex contains a one story wood frame house faced in lap siding, a large wood frame gambrel roof barn, also lap sided, a second masonry barn with a side gable roof, a masonry silo, an open shed, two attached wood frame garages and a pump house. The relationship of these buildings exemplify the division between the animal/work and domestic areas typically found on rural agricultural complexes with the house and garage some distance removed from the barns, sheds and grain storage areas. The design of the buildings represents the 1920s rural architectural styles and building types found on Colorado farms of that period. The buildings retain their integrity and are contributing. After 1954 the front and rear porches of the house were enclosed and a room was added on the rear to provide additional living space.

6 Contributing Buildings, 1 Contributing Structure 1925-1926

1. Frame house
2. Frame barn
3. Masonry barn
4. Open shed
5. Masonry silo (structure)
6. Pump house
7. Garage

Other ranch features

3 Sites, 1 Contributing , 2 Noncontributing

Contributing

Stone quarry/cistern, 1924 - 1926

Noncontributing

Cabin ruins, ca. 1847

Archaeological - Rock Shelter, ca. 1250-1590 A.D.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11

Cherokee Ranch, Douglas County, CO

Description cont.

2 Objects, 1 Contributing, 1 Noncontributing

Contributing

Entrance gates at U.S. Highway 85 1925-1926

Noncontributing

Entrance gates at Daniels Park Rd. after 1954

2 Structures, 2 Contributing

Contributing

Rattlesnake Road, 1924

Castle Road from Daniels Park Road, 1924

8. Statement of Significance

Cherokee Ranch is a multifaceted property that is an historic cultural landscape. It contains four 19th and 20th century building groups including a 20th century replica of a 15th century Scottish castle, historic roadways, spectacular landforms and views, pastures and corrals, a wildlife preserve, and an important prehistoric archaeological site. These resources are linked by the history of the land and provide visible evidence of how the ranch developed over time from an area with many small homesteads into the present-day ranch with a world-class cattle operation. The ranch, nominated as an historic district, meets criteria A and C with a period of significance dating from 1868 to 1944, the 50 year date established by the National Register. The ranch meets criterion A through its significant association with local exploration and settlement, specifically the homesteading and development of early ranches in 19th century Douglas County. This ranch typifies the growth of larger ranches in Douglas County through the acquisition of contiguous small homesteads. Cherokee Ranch land has been in continuous agricultural use since the late 1860s. The ranch also meets criterion C through the design of the 19th century homestead buildings representing a variety of types, periods and methods of construction. In addition Cherokee Castle, the principal ranch residence constructed between 1924 and 1926, exhibits outstanding architectural merit. Designed to replicate a Scottish castle, it embodies the distinctive characteristics of 15th century Scotland.

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Cherokee Ranch, Douglas County, CO

Significance cont.

Constructed of stone quarried on the site, the masonry work is notable for the skill and craftsmanship of its Cornish stone masons. The architect, Burnham Hoyt is a recognized and highly regarded Denver architect whose mastery is clearly evident in the design of the castle and the location of the site.

HISTORICAL OVERVIEW

Cherokee Ranch straddles U.S. Highway 85, formerly the Second Colorado Territorial Road. The nearby town of Sedalia was first known as Round Corral and later Plum for its location on East Plum Creek. Renamed Sedalia in 1864 after Sedalia, Missouri, it became one of the stops on the Denver and Rio Grande Railroad when the tracks were laid from Denver to Colorado Springs in the 1870s. The principal 19th century economic activity in the vicinity of Sedalia and Castle Rock was cattle raising and stone quarrying near Castle Rock.

Evidence of early human occupation has been found high on the rocky slopes of Cherokee Mountain. Two prehistoric rock shelters were located on the southwest face of a rocky projection near the top of the mesa. The shelter has a fifteen foot ceiling at the outer face and tapers back to the inner wall. The interior measures approximately 35 feet wide by 24 feet deep. In 1971 the shelter was excavated by the Mountain and Plains Archaeological Organization in consultation with the Denver Museum of Natural History. Late prehistoric cultural materials, recovered from three levels, appear to be from Shoshonean occupation from 1250 to 1590 A.D. They include projectile points, scrapers, knives, a drill, shards, shaft smoother, metates and manos, bone awls and bone deposits. The Colorado State Office of Archaeology and Historic Preservation reviewed the archaeological report and rated it a very significant prehistoric Colorado site eligible for listing in the National Register of Historic Places.

Even before Colorado became a territory, mountain men and trappers traveled through this area of Douglas County in the 1840s. It is believed that the Old Mountain Man Trail came down from the ridge to the north of the ranch along a route that became the First Colorado Territorial Road ca. 1861 and later the present day Daniels Park Road. The trail went to the East Plum Creek valley through the Cherokee Ranch site passing at the foot of Cherokee Mountain. In 1954, a wooden marker (inscribed, "Mountain Man Trail") was found in a field just off of U.S. Highway 85. In 1954 the wooden sign was replaced with a concrete marker. The ruins of what may have been a trapper's cabin and a hand-dug well, ca. 1847, lie on the ranch property near Daniels Park Road.

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Cherokee Ranch, Douglas County, CO

Significance cont.

Very few Euro-Americans settled in the vicinity of Cherokee Ranch prior to the late 1860s. The passage of the Homestead Act by the United States Congress in 1862 spurred settlement of public lands throughout the West. The act provided adults could obtain title to 160 acres of public land if they lived on the claims for five years and made improvements. As a substitute for the five year requirement a person could pay \$1.25 per acre for the land. The Homestead Act attracted thousands of settlers to the West by 1900, but many left their land when they were defeated by arid climatic conditions. Of all the public lands that passed into private hands from 1862 to 1900 not more than one acre in six and possibly one in nine, was ever settled permanently by a homesteader. This trend appears to be the case in Douglas County and other parts of Colorado. Cherokee Ranch is an excellent example of an area with a great number of homestead applications but little long-term settlement. In 1935 President Franklin D. Roosevelt withdrew all public lands from further homesteading.

The Cherokee Ranch meets criterion A through its association with the history of homesteading in Douglas County. It typifies an area that was homesteaded after 1862 and subsequently the small homesteads were assembled into larger ranches. The present day Cherokee ranch consists primarily of two large parcels of land composed of small contiguous homesteads. These were acquired in the late 19th century and early 20th century by two early homesteaders, John Blunt and Frederick Flower. What became Cherokee Ranch, is believed to be one of the longest continuously operating ranches in Douglas County.

The Blunt Homestead was occupied by three generations of that family--John, the original homesteader, Elmer who was born in 1865 in Kansas and Elmer's son, Ray who was born in Colorado. John E. Blunt, born in Franklin, Maine in 1836, was a former Union soldier who brought his family to Colorado from Kansas in 1868 in a covered wagon loaded with their belongings and apple tree slips. He originally filed for 160 acres of land along East Plum Creek and settled with his family close to creek banks lined with wild plum and chokecherry shrubs. The site of the original homestead house is on the south side of U.S. Highway 85, but the building is now gone. Due to the extremely cold winter air along the creek, Blunt moved his family up to higher ground in 1873 and built a new wood frame house at the present location. Blunt transplanted one of the original apple trees to the new house site where it remains today. Through the years, Blunt acquired many of the homesteads adjoining his land until he eventually owned 1550 acres. He raised wheat, sorghum and steers on what he called the Sunflower

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Cherokee Ranch, Douglas County, CO

Significance cont.

Ranch. He was also active in the local community and served three terms as a Douglas County commissioner. The Sunflower Ranch was sold by Ray Blunt, to the present owner in 1954. The Blunt complex, now called Amnicola after the present owner's property on the Tennessee River at Chattanooga, is the Cherokee Ranch headquarters.

The second homesteader to assemble a large acreage was Frederick Flower, an Englishman who grew potatoes. Desiring a house with a view, he settled quite a distance uphill from the Blunt homestead on the north side of Cherokee Mountain. He selected a site in a saddle with a view of the surrounding hills. In 1880 Flower built a four room house out of native rhyolite stone quarried from the site. He also dug a caprock well which still produces some water, but is not used. The well is fed from the rain water trapped by the caprocks on the mesas. Following his purchase of the property, Charles Alfred Johnson added to the house in 1925 and built a barn to house his thoroughbred horses that he rode in the Arapahoe hunt sponsored by Senator Lawrence Phipps.

The Cherokee Ranch meets criterion C for the architectural significance of the ranch buildings. The Blunt and Flower houses are both representative of 19th century ranch dwellings in Colorado. The Blunt house is an early example of a Dutch Colonial dwelling in rural Douglas County. Stylistic features include a gambrel roof, pedimented window heads and a three sided one-story bay window with wood panel trim. The stone Flower House on the other hand is reminiscent of Hispanic dwellings in southern Colorado with multiple exterior entrances and a *portal* with cedar posts. While of a different material, the wood additions on the north side of the Flower House are not unlike Hispanic houses which grew with the size of the family. The random work ashlar and thin mortar joints on the exterior demonstrate a high degree of craftsmanship. The outbuildings throughout the ranch retain much of their original integrity and still represent the original functions and periods in which they were built.

The castle appears to be individually eligible for listing in the National Register for its outstanding architectural design by the prominent Denver architect, Burnham Hoyt and for the craftsmanship of the stonemasons. Notable workmanship is found in all of the masonry of the interior walls and stairways and on the exterior features such as towers, gargoyles, turrets, battlements and sturdy rock faced walls of locally quarried stone.

About 1924, Charles Alfred Johnson, prominent in Denver real estate and social circles, bought the 2,380 acre Flower ranch. Johnson was involved with the beginning of the Denver Mountain Park System when he was the president of the Denver Chamber of Commerce. Johnson had visited the Cherokee Ranch area in the early 1920s on a hunting trip and liked it so much he decided to buy some land there and build a

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Cherokee Ranch, Douglas County, CO

Significance cont.

hunting lodge. He also hoped to buy Cherokee Mountain which was part of the Blunt property, but was unable to do so. Johnson hired well-known Denver architect Burnham F. Hoyt to design "a small little cabin where he could go and escape the city". Before leaving on a European tour, Johnson changed his mind and wanted a year-round residence and he gave the architect free rein in the design. When Johnson returned he found a 24-room mansion that resembled a 15th century Scottish castle. Johnson named the castle Charlford for his son, Charles and stepson, Gifford. Construction took over two years between 1924 and 1926. Burnham Hoyt wanted experienced stonemasons to quarry and tool the stone. He discovered there were thirty Cornish masons working in a Wyoming mine. The Cornish masons are well known for their stone work in mining towns such as Central City, Colorado. Hoyt hired them away from the mine and they lived on the castle site for the next two-and one-half years. The stone for the castle was quarried on the mesa top not far from the building site. The three quarries were later made into covered cisterns which are still in use today. The Johnsons also added tennis courts and a picnic house north of the castle complete with a stone fireplace, dance floor and a glorious view of the Rockies. He also built a ranch complex off of U.S. Highway 85 (ca. 1925 - 1926) for dairy cattle and few chickens for use at the castle.

Johnson and his wife lived in the castle until 1949 when they moved to California. The castle remained unoccupied, but still furnished until 1954 when the current owner bought the property. The home was renamed Cherokee Castle at that time.

The design of the castle not only reflects 15th century Scotland, but also replicates typical changes that might have been made over the next five centuries. For example, there are half timbered portions that would historically have been added later in the 16th century.

Burnham F. Hoyt (1887-1960) may well have been one of Denver's most outstanding architects. Edward D. White, Jr. AIA, Denver architect, has the following to say about Hoyt's career:

"Burnham F. Hoyt stands out from his peers as Colorado's foremost mid-20th century architect. His work not only encompassed the turn-of-the-century eclectic movement that persisted into the 1930s, but also comprises the clearest examples in the Rocky Mountain region of the great transition from the capricious use of historic styles to the mainstream modern movement, whose ideals became the natural vocabulary of two generations of architects after World War II."

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Section number 8 Page 16

Cherokee Ranch, Douglas County, CO

Significance cont.

Before Hoyt's transition into modern architecture, however, he designed some of Denver's most outstanding period revival buildings such as Lake Junior High School, Cherry Hills Country Club, Park Hill Library and numerous large homes. One his greatest achievements in the early 1940s was the Red Rocks Park Amphitheater (National Register) which brought him immediate national recognition in art and architectural publications. Hoyt was born in Denver and was educated in Denver and at the Beaux-Arts Institute in New York City where he won six design competitions. He also trained in the offices of George B. Post and Bertram Goodhue and is credited with the design of the carved woodwork in St. Bartholomew's Church, a New York City landmark. Hoyt returned to work in Denver with his architect brother Merrill during the 1920s, but went back to New York to undertake a commission from John D. Rockefeller. He designed Riverside Church and joined the faculty of the New York University School of Architecture. Hoyt's brother remained in Denver and carried on their practice until his sudden death in 1933. Three years later, Burnham returned to Denver and resumed his career. He died in Denver in 1960. His last commission was the International style Denver Public Library in the mid 1950s. The library is listed in the National Register for the exceptional significance of its modern design.

CHEROKEE RANCH SINCE 1954

The first Santa Gertrudis cattle to live in Colorado were brought to Cherokee Ranch in 1954. It was only after the success of the breed in Colorado that the cattle were bought by breeders in other cold climates such as Canada, Russia and the Andes. The Santa Gertrudis is the first distinct breed of beef cattle to be produced in the United States. It is a cross between milking and beef Shorthorns and Guzerat Brahmans from India. The breed was developed by the King Ranch in Kingsville, Texas beginning in 1908 up through 1920s when the founder of the herd, Sire Monkey, was born. These cattle were primarily developed for the warm climates of the southern and southwestern parts of the country. It is well known among cattle breeders that the first Santa Gertrudis cattle to live in a cold climate was the purebred herd of 29 females and two bulls, Brazos and Bosque, brought to the Cherokee Ranch in 1954 by Ms. Tweet Kimball, the current owner. The herd came from Walter Cardwell, the former manager of the King Ranch. Later others were bought from Winthrop Rockefeller in Arkansas and Tobin Armstrong in Texas. The success of this cattle operation finally convinced skeptics that Santa Gertrudis was indeed a viable cold climate breed. They proved to be very adaptable and resistant to tick fever.

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Cherokee Ranch, Douglas County, CO

Significance cont.

Ms. Kimball developed a breeding philosophy that did not include inbreeding for certain traits, a practice common at that time. It was customary for several bulls to run with a herd of cows and it was not known which bulls sired which calves. At Cherokee Ranch however, the cows were carefully selected on an individual basis to run in groups with a single sire in each group. This was the first time records were kept of Santa Gertrudis herd sires, a practice still carried on today. In the summer, the ranch runs nine single sire herds and two in the winter in the protected pastures.

In 1961, Ms Kimball founded the Rocky Mountain Santa Gertrudis Association and served as a director and president until 1992. She also has served seven terms on the Santa Gertrudis Breeders International Association which she joined at Kingsville, Texas in 1954. She was the first woman member of the National Western Stock Show Association.

In order to promote the cattle and the breed in Colorado and elsewhere, they needed to be shown at livestock shows. Beginning in 1964, Ms. Kimball talked with the National Western Stock Show, one of the largest stock shows in the United States, about an exhibition and sale for the Santa Gertrudis. The Stock Show resisted creating a class for the breed until 1966 when fourteen Cherokee Ranch animals were shown. Since that time, the breed has had its own show and sale at the National Western until 1993 when the Rocky Mountain Santa Gertrudis Association moved its events to the Colorado State Fair Grounds in Pueblo Colorado. In 1980 and 1981, the bull Cherokee Little Governor won Grand Champion at the National Western. In October of 1981 the Cherokee prize-winning cattle were shown at the third World Santa Gertrudis Congress in Dallas, Texas. Cattle from the ranch have won numerous ribbons in shows across the country. Cattle and semen from the ranch are shipped worldwide to many countries including Taiwan, the Marianna Islands, Mexico, Canada, Argentina, Brazil, Uruguay, Paraguay, South Africa and throughout the United States.

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Section number 9,10 Page 19

Cherokee Ranch, Douglas County, CO

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10. Geographical Data

UTM References cont.

D. Zone 13 Easting 506600 Northing 4364380
Northing 4365270

E. Zone 13 Easting 503380

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Section number 10 Page 20

Cherokee Ranch, Douglas County, CO

Verbal Boundary Description

The nominated property lies in all of Section 12, T7S, R68W; Sections 17 and 18, T7S, R67W; Section 13, T7S, R68W excp. small portion in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ lying north of U.S. 85 at town of Sedalia; partially in Sections 5 and 8, T7S, R67W. The South boundary runs along the north side of U.S. Highway 85. Also see the Cherokee Ranch sketch map and U.S.G.S. Map.

Boundary Justification

The boundary encompasses all of the property historically associated with the historic Blunt and Flower Homesteads that lies north of U.S. Highway 85. That portion of the Blunt Homestead on the south side of the highway was not nominated because the property contains no buildings and the setting has been lost due to the 1965 flood and the current gravel mining operations.

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Section number Photos Page 21

Cherokee Ranch, Douglas County, CO

Photo Log

1. Cherokee Ranch Historic District
2. Douglas County, Colorado
3. Tweet Kimball
4. February 20 and March 15, 1994
5. Original negatives - Tweet Kimball files

The above information is the same for all of the following photographs. Building numbers on maps are given in ().

Castle Complex

Photo

1. Original gateway, view N
2. Castle from Rattle Snake Road, view NE
3. Picnic house (4), view W
4. Picnic house, view NW
5. Entry gate on Daniels Park Road, view E
6. Ponderosa avenue from gate to Castle, view S
7. Corrals on Castle Road, view N, Map 1

All of the following photos are of the castle (1)

8. Castle front door, view W
9. Courtyard gates, view W
10. Castle front with wooden courtyard gate, view W
11. Northwest wing of castle, view NW
12. Garage on northwest wing, view N
13. Detached garage, view NE
14. Loggia interior with tile panels
15. East tower/guest house, view E
16. Loggia, view W
17. East wall of castle from inner courtyard, view W
18. Tower in south corner of inner courtyard.
19. Half timbered room as seen from parapet, view N
20. Detail of gargoyle on south tower, view W
21. Front entry foyer door

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Section number Photos Page 22

Cherokee Ranch, Douglas County, CO

Photo Log cont

22. Front hall
23. The only carved corbel in the great hall
24. Fireplace in great hall
25. Balcony in great hall
26. Ceiling of the Rocky Mountain room
27. Dining room Portuguese tile wall panel
28. Stairway to south tower
29. Jousting tent ceiling in Elizabethan room

Flower Homestead Complex (Chickamauga)

Photo #

1. Flower house, south end and east porch, view N
2. Flower house, Johnson addition, view SW
3. Flower animal sheds (6), view N
4. Tennessee barn (2), south side, view N

Blunt Homestead Complex

Photo #

1. Blunt house, west side, view E
2. Blunt house, view SE
3. Blunt milking barn (4) (Alamo), view S
4. Blunt House, view N

Johnson Farm Complex (Wauhatchie)

Photo #

1. Overall view of complex, view N
2. House, view SE
3. Large barn (2) and cow shed (4), view NW

Newkirk Ranch
Douglas County, CO

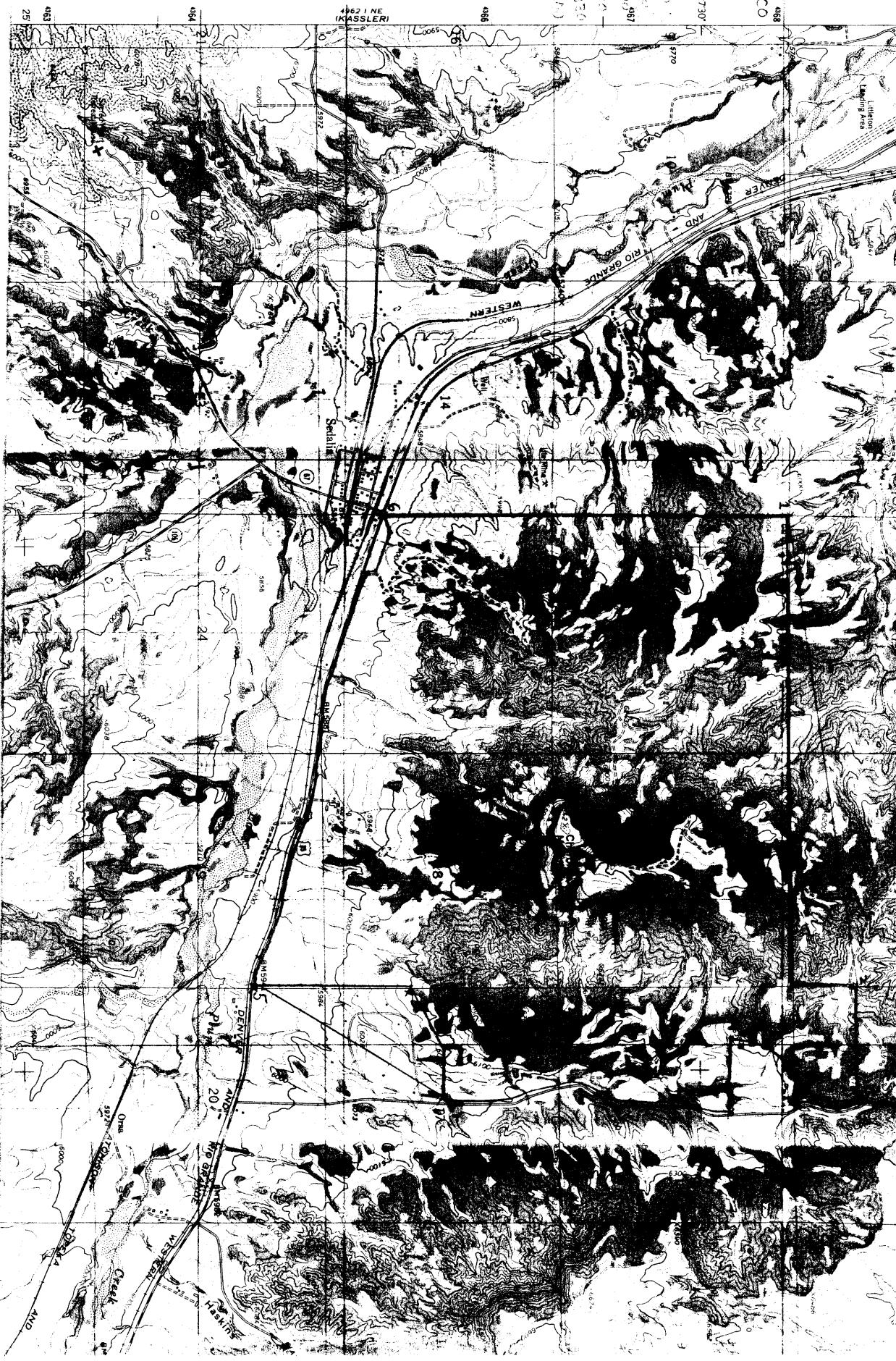
UTM

Zone 13

2730'

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5,526,600 43,684,320
6,503,300 43,685,000

Map # 1 of 5

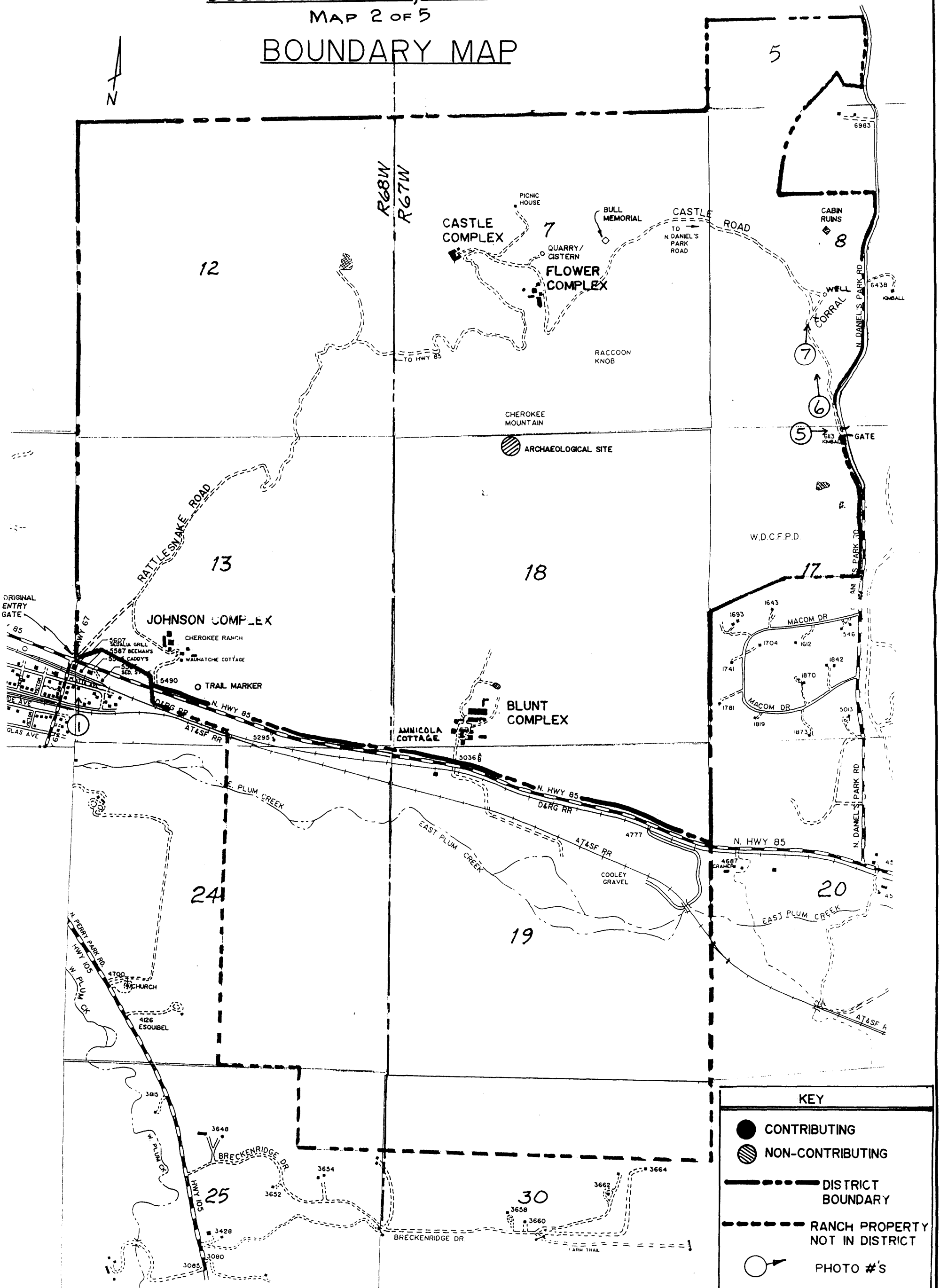


CHEROKEE RANCH

DOUGLAS COUNTY, COLORADO

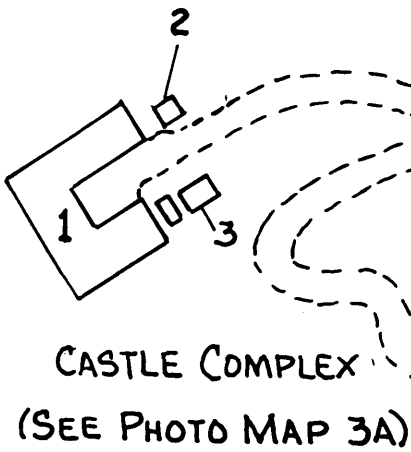
MAP 2 OF 5

BOUNDARY MAP



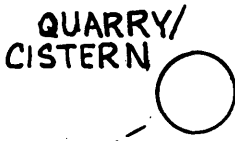
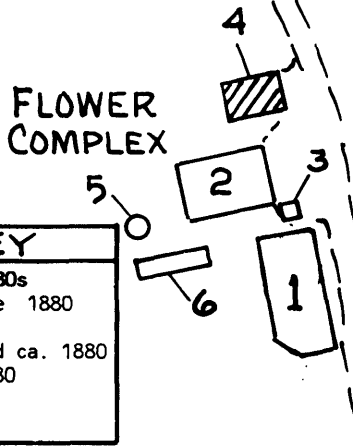
SCALE: 3.5" = 1 MILE (APPROXIMATE)

BUILDING KEY	
CHEROKEE CASTLE 1924-1926	
1.	Castle
2.	Detached Garage
3.	Swimming Pool & Loggia
4.	Picnic House



KEY	
□	CONTRIBUTING
▨	NON-CONTRIBUTING
○	PHOTO #'S

BUILDING KEY	
FLOWER HOMESTEAD 1880-1980s	
1.	Flower Homestead House 1880
2.	Tennessee Barn 1925
3.	Stone/frame wagon shed ca. 1880
4.	Frame truck garage 1980
5.	Well 1880
6.	Animal Sheds 1880



CHEROKEE RANCH
CASTLE COMPLEX AND
FLOWER HOMESTEAD
MAP 3 OF 5

CASTLE COMPLEX

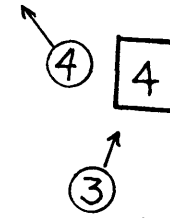
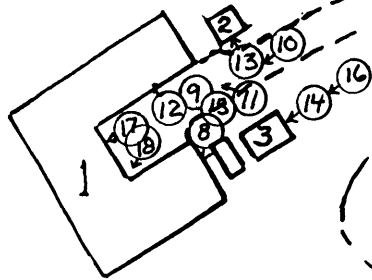
PHOTO MAP - #3A



BUILDING KEY
CHEROKEE CASTLE 1924-1926
1. Castle
2. Detached Garage
3. Swimming Pool & Loggia
4. Picnic House

KEY
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<input type="checkbox"/> PHOTO #'S

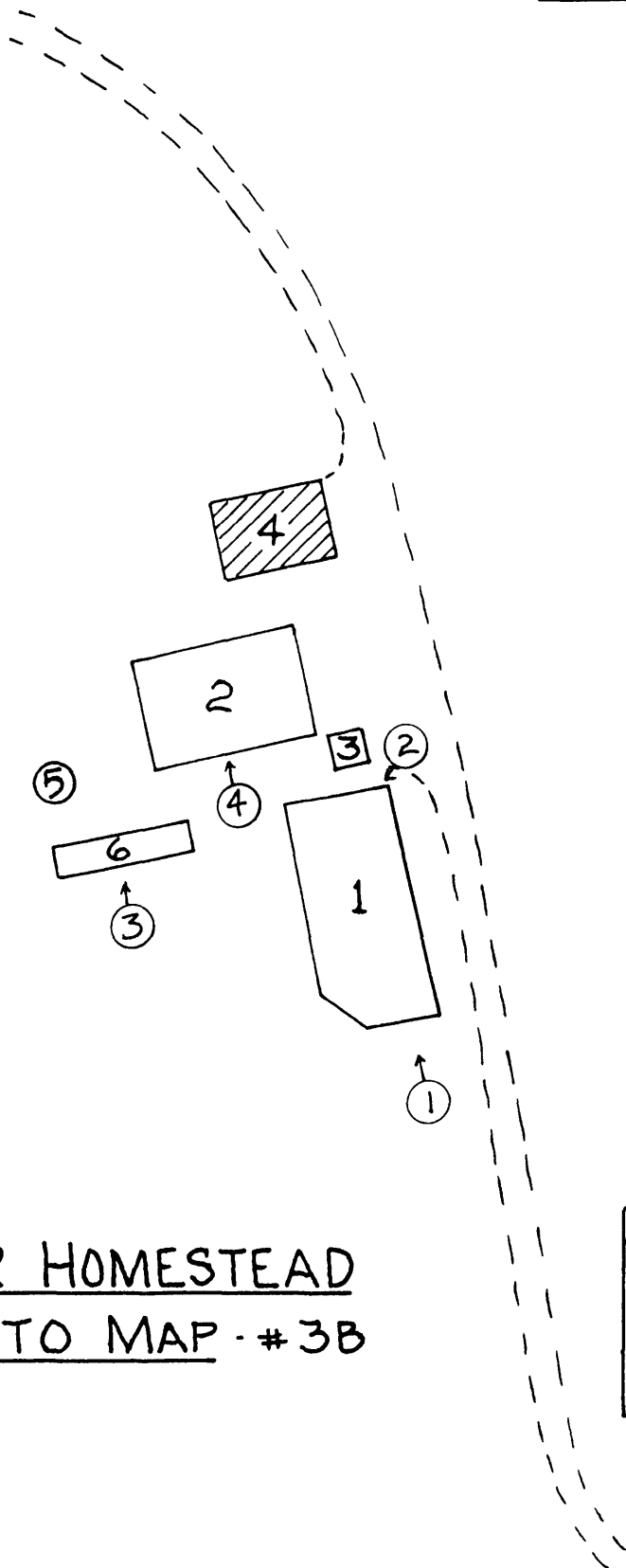
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QUARRY/
CISTERN



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□	CONTRIBUTING
▨	NON-CONTRIBUTING
○	PHOTO #'S



FLOWER HOMESTEAD
PHOTO MAP - #3B

BUILDING KEY	
FLOWER HOMESTEAD 1880-1980s	
1.	Flower Homestead House 1880
2.	Tennessee Barn 1925
3.	Stone/frame wagon shed ca. 1880
4.	Frame truck garage 1980
5.	Well 1880
6.	Animal Sheds 1880

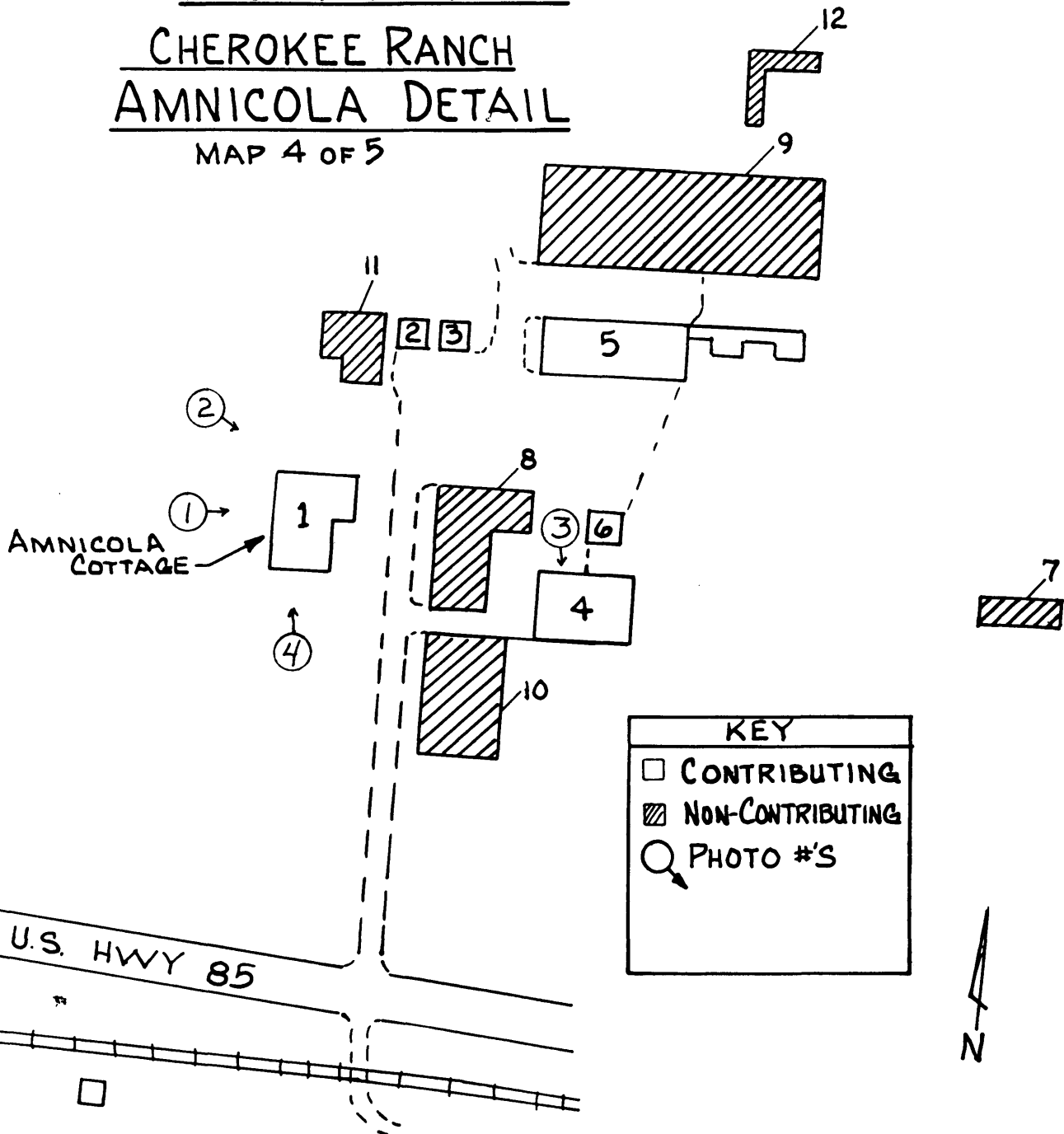


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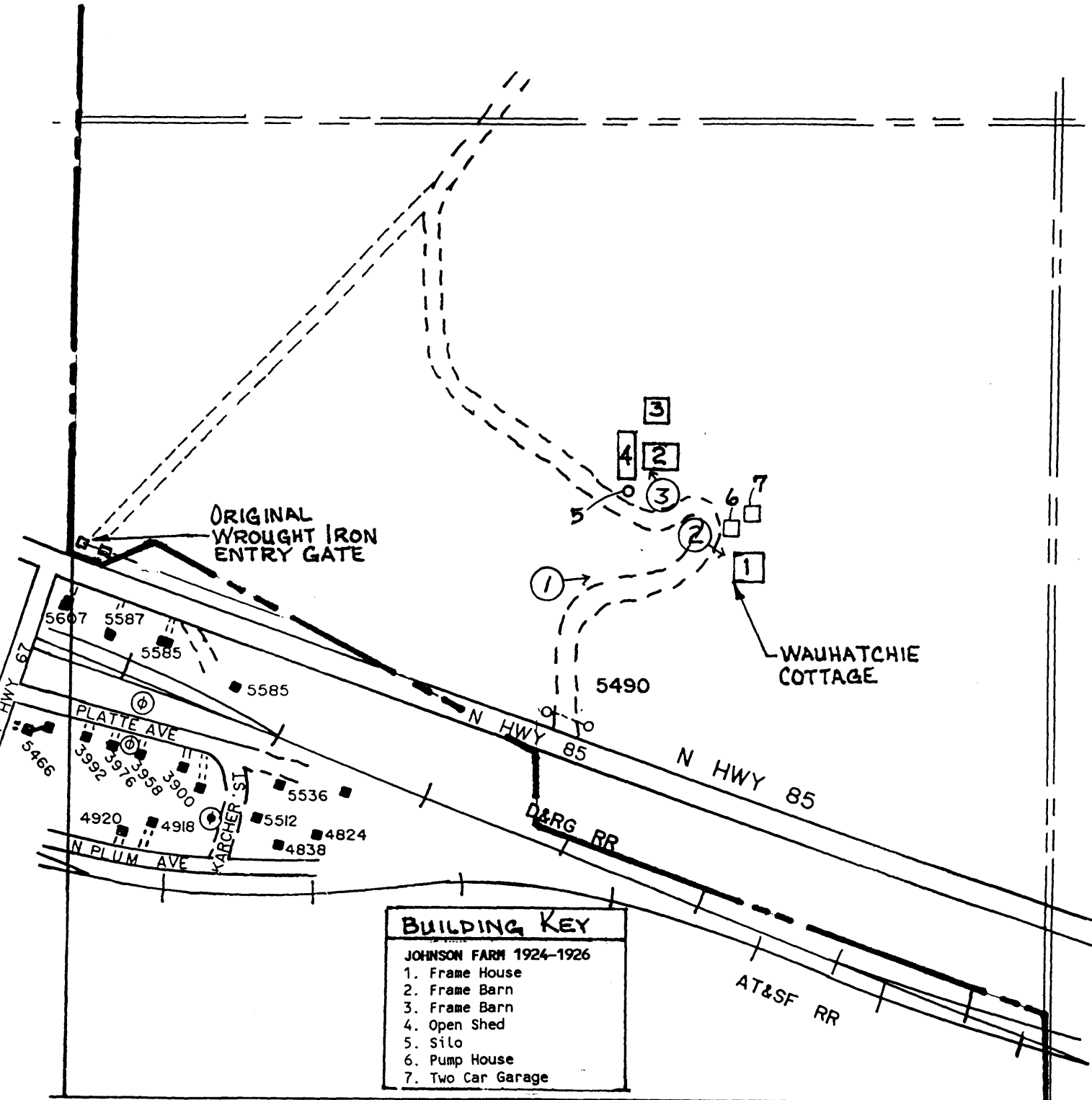
- BLUNT HOMESTEAD 1873-1980s**
1. Blunt House 1873
 2. Small house/storehouse 1898
 3. Small house/storehouse 1898
 4. Alamo Barn early 1900s
 5. Brasos Barn early 1900s
 6. Wagon Shed/Pump House ca. 1900
 7. Open Shed 1954
 8. Machine Shop/ Equipment 1955
 9. Hay and Machine Shed 1980
 10. Calving Barn 1984
 11. Chicken House/Dwelling 1920s
 12. Skunk Hollow Cattle Shed 1962

BLUNT COMPLEX CHEROKEE RANCH AMNICOLA DETAIL

MAP 4 OF 5



KEY	
□	CONTRIBUTING
▨	NON-CONTRIBUTING
○ ↗	PHOTO #'S



BUILDING KEY	
JOHNSON FARM 1924-1926	
1.	Frame House
2.	Frame Barn
3.	Frame Barn
4.	Open Shed
5.	Silo
6.	Pump House
7.	Two Car Garage

JOHNSON FARM
CHEROKEE RANCH
WAUHATCHIE DETAIL

MAP 5 OF 5

KEY	
□	CONTRIBUTING
▨	NON-CONTRIBUTING
○	PHOTO #'S

