

PH0066168

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:
Colorado
COUNTY:
Chaffee
FOR NPS USE ONLY
ENTRY DATE
MAY 11 1973

1. NAME

COMMON:
Hutchinson Ranch
AND/OR HISTORIC:
Hutchinson Homestead

2. LOCATION

STREET AND NUMBER: North side of U.S. 50, 3 miles west of Salida, 2 miles east of Poncha Springs
CITY OR TOWN:
CONGRESSIONAL DISTRICT: Third [Frank E. Evans]
STATE: Colorado CODE: 08 COUNTY: Chaffee CODE: 015

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Dr. Wendell F. Hutchinson
STREET AND NUMBER:
9104 U.S. Highway 50
CITY OR TOWN:
Salida
STATE:
Colorado
CODE:
08

5. LOCATION OF LEGAL DESCRIPTION

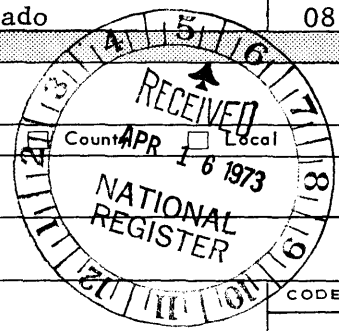
COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Chaffee County Courthouse
STREET AND NUMBER:
CITY OR TOWN:
Salida
STATE:
Colorado
CODE:
08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
none
DATE OF SURVEY:
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN:
STATE:
CODE:

SEE INSTRUCTIONS

STATE: Colorado
COUNTY: Chaffee
ENTRY NUMBER: 11
DATE: MAY 11 1973
FOR NPS USE ONLY



7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Hutchinson Ranch buildings comprise the old, two-story frame family house (1874) believed to be the first frame structure (not log cabin) to be built in the Upper Arkansas Valley. Included also are the log out buildings behind the ranch residence, including a grainery or story house, a bunk house for cowboys and visitors, the saddle and bunk house, the blacksmith shop, and structures in the corral complex. These cabins are preserved today with their individual and original furniture, equipment and saddles. Their physical condition is relatively good considering their age and long, hard use.

It should be recalled that this was the first ranch in a tremendous fenceless area. The herds were grazed far up the Arkansas Valley and into South Park in the summer, and over Poncha Pass down into the San Luis Valley as far as New Mexico. The ranch also is astride the old Ute trail followed by the Ute Indians in their similar wanderings from New Mexico, the San Luis Valley, the Upper Arkansas and South Park. Other references have been made to the frequent stops of the Ute chiefs to rest and enjoy a meal with the Hutchinsons.

The principal structure on the Ranch, of course, is the frame ranch house built with a main two-story section, and a one-story kitchen and dining room wing to the east. An addition to the one-story section was made in about 1900 to provide additional kitchen facilities.

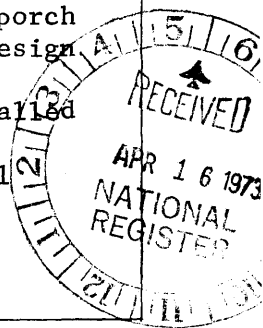
The old house exhibits an unusually refined architectural style for the period of its inception (1874), apart from its remote geographical location. The wood frame is sheathed with vertical board siding, the joints covered with battens. The windows are large, double-hung with four glass panels in each section. The decorative gable above the second story exhibits an unusually refined carved bargeboard which has withstood the ravages of time and weather. The front door is of simple design in four panel sections, and above the door was a carved wood canopy recalling the ornament on the bargeboard. Though this canopy has fallen from the house, it has been saved and can be restored at a later time. The house was originally wood shingled, and the roofs are deteriorating rapidly today.

The house was heated by fireplaces in the two story section (first and second floors) and similar equipment in the kitchen area. Each has a brick chimney now in disrepair. In the two-story portion, the first floor had a living room in front and a bedroom to the rear; the second floor, two bedrooms. A steep wood stair ascended to the second floor from the living room. Evidence of some of the original wall paper appears in the bedroom and the living room. Some of the original furniture is still in the house.

The one-story kitchen addition has a continuous covered walk or porch on the front side, supported by five wood columns with caps. The design recalls the typical architecture of the Southwest.

The simple but refined details and trim of this house can be recalled perhaps in earlier mid-west or plains architecture. The vertical wood treatment and battens, and the carved bargeboards are reminiscent of an American domestic architecture flourishing throughout the

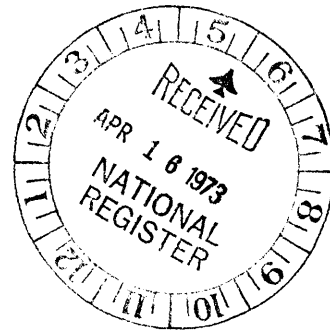
SEE INSTRUCTIONS



7. Description (continued)

second half of the nineteenth century which used Gothic motifs in barge-board detail and entrance trim. This architectural style, known as Hudson River Gothic, appeared in America before the Civil War. The house, however, also shows its simple colonial influence, and certainly the effects of the Southwest in its one-story and porch section.

The lumber for the house was brought from Canon City by ox-team. The basic design for the house, and perhaps drawings, came to the Hutchinsons over this route, though no plans or any family notations describing the initial building have been located.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian:	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **1874**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

Early cattle ranch, home of Joseph S. and Annabel McPherson Hutchinson and their four sons, built in a classical location overlooking a broad meadow with stream (the South Arkansas) and groves of trees. Beyond the meadow, hayfields, extend to the foot of high forested mountains.

Hutchinson, a Captain in the 18th Indiana Volunteer Infantry Regiment in the Civil War, came to Colorado Territory in 1866. For 7 years he was Superintendent of the Gaff Mining Company, a placer gold operation on Cache Creek west of present Granite. In 1873 he represented Lake, Saguache, Park, Fremont and San Juan Counties in the first Territorial Legislature.

The house is unique in the history of this part of Colorado, and the fact that the Ranch is still owned by descendants of the original founder is remarkable in this day of rapid change. The buildings require rehabilitation and some complete restoration, and could be operated as a working ranch of yesteryear, housing at the same time the Salida and Poncha Springs Historical Societies. First it requires proper recognition as an 'intact' working ranch of 100 years ago with a superb frame house of unusual architecture for its times.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

WESTERNER'S BRAND BOOK, Denver Posse, 1960. Page 255.

HISTORY OF THE ARKANSAS VALLEY, O.L. Baskin and Company, Historical Publishers: Chicago. 1881. [Reprint, Unigraphic, Inc., 1971]

H/3
13
4263330
409 110

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		38° 31' 12"	106° 02' 26"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
James M. Kittleman, A.I.A. President,

ORGANIZATION: James M. Kittleman and Associates, Inc. DATE: 6 March 1973

STREET AND NUMBER: 209 So. La Salle Street

CITY OR TOWN: Chicago STATE: Illinois CODE: 15

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name: Stephen H. Hart
Stephen H. Hart

Title: Colorado State Liaison Officer

Date: March 24, 1973

NATIONAL REGISTER VERIFICATION

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

Robert K. Utley
Director, Office of Archeology and Historic Preservation

Date: 5/11/73

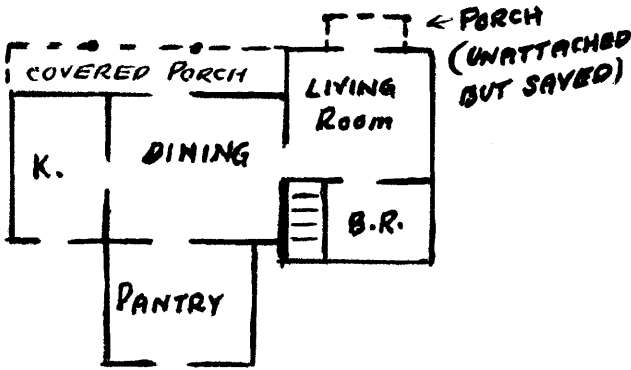
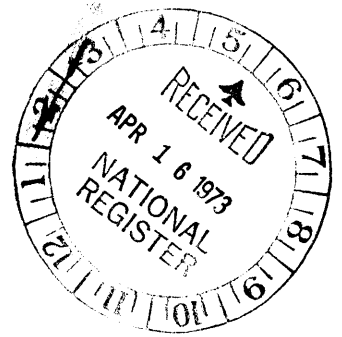
ATTEST: [Signature]
Keeper of The National Register

Date: 5 9 73

HUTCHINSON RANCH -
1874 TO PRESENT.

LOG CABINS IN BROWN

38° 31' 12" N LAT.
106° 02' 26" W LONG.



LILAC BUSH

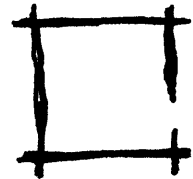
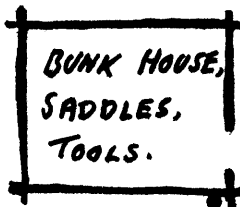
← ORCHARD

EARLIEST CABIN,
1860s. OF SQUARED
LOGS & UNIQUE CORNERS.
SUPPLIES KEPT HERE -



YEARLY TRIP
TO DENVER
BY OX-TEAM.

← FLOWING DITCH



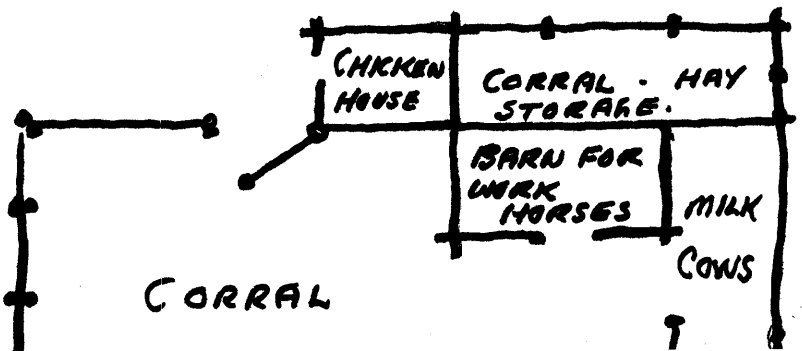
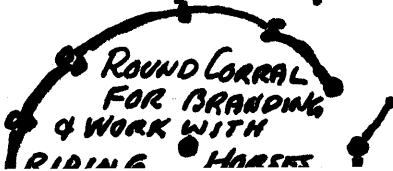
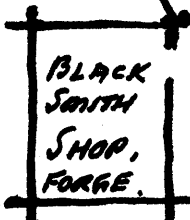
SITE OF
ORIGINAL
BLACK-
SMITH
SHOP.
(GONE)

CORRAL



LARGE PILE
OF PINON WOOD
FOR FUEL, WINTER
& SUMMER.

IN SPRING AND FALL THIS
AREA OFTEN FILLED WITH MILLING
CATTLE.



Form No. 10-301
Rev. 7-72

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	Colorado
COUNTY	Chaffee
FOR NPS USE ONLY	
ENTRY NUMBER	11
DATE	MAY 11 1973

SEE INSTRUCTIONS

1. NAME			
COMMON: Hutchinson Ranch			
AND/OR HISTORIC: Hutchinson Homestead			
2. LOCATION			
STREET AND NUMBER: North side of U.S. 50, 3 miles west of Salida, 2 miles east of Poncha Springs			
CITY OR TOWN:			
STATE:	CODE	COUNTY:	CODE
Colorado	08	Chaffee	015
3. MAP REFERENCE			
SOURCE: Sketch map of Hutchinson Ranch buildings [1874 - present]			
SCALE:			
DATE: 1972 [James M. Kittleman]			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

