

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED APR 8 1980
MAY 7 1980
DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Everhardt Ranch

AND/OR COMMON

Herzman Ranch

SE of Evergreen

LOCATION

About 1/4 Mi. SE of junction of Lone Peak Drive and North Mountain Park Rd., NE of Evergreen Highlands and West of High Dr., approximately 4 miles from Evergreen

STREET & NUMBER

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Evergreen

VICINITY OF

2

STATE

CODE

COUNTY

CODE

Colorado

08

Jefferson

059

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

John E. and Lynn A. Benson

STREET & NUMBER

5398 Lone Peak Drive (Mailing address -- P. O. Box 1450)

CITY, TOWN

STATE

Evergreen

VICINITY OF

Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Jefferson County Courthouse, Recorder's Office

STREET & NUMBER

1700 Arapahoe

CITY, TOWN

STATE

Golden

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

(30/02/0018)

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society - 1300 Broadway

CITY, TOWN

STATE

Denver

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on a mountain meadow outside of Evergreen, the Everhardt Ranch consists of a group of seven buildings on ten acres of land. The two most prominent buildings are the main house and the barn, but there is also a bunk house, shed, animal shelter, machinery shed, and turkey coop.

The Main House

The house (or cabin as it was referred to in tax records) is a single detached rectangular structure with two storeys. It has a wing to the right, and it is interesting to note that along with the traditional wood peg construction there were some square nails used on some of the horizontal shaped log exterior. The building rests on a stone foundation with no crawl space. A porch was added, but is no longer standing. The building is not sheathed; however, the interior walls are covered with newspaper which was in turn wallpapered. Some original wallpaper can still be seen, and the newspapers underneath it are dated 1885. The roof line is a medium gable with no chimney stack and was originally done with wood shakes but was later resurfaced with asphalt shingles. A wood burning stove was used in the kitchen, but only a small vent hole remains. The eaves project with the rafters visible; the roof trim is plain with verges projecting. There are two bays on the main facade. The main window is flat with plain moulding and side trim resting on a lugsill. The windows are two-sashed and double hung with four panes above and two below. On the main floor there is a living room with built-in shelves. The floors are made of wide rough-sawn wooden planking, but according to a long-time resident were originally made of highly polished oak. The stairs leading to the two upstairs bedrooms are plain with no railings.

The Barn

The barn originally consisted of two separate log structures which were joined sometime between 1867 and 1871. Today it is seen as a single detached rectangular structure, with the front and back longer than the sides. The building has two storeys with the upper level open having been used as a hay loft. There are three bays on the front facade with the entire structure resting on a shallow crawl space made of irregular sized stones. The exterior walls are a combination of horizontal log which was used from the foundation up to the second storey, where one supporting row of horizontal shaped log was used, to continue on with the horizontal log construction. In the center, running front to back as well as on the ends of the upper one-half storey the exterior is of vertical plank. The planking was used to join the two structures together as well as to add to the upper loft area. The building is not sheathed and there are no decorative wall designs. From rear view the right section has a center gable roof made from corrugated metal. To the left the roof line is a high gable also made of metal. There are no chimney structures. There is one dormer window which is a gable with overhang and was used as a rear entry to the hay loft. The main door is off-center left on the main facade, but the original door itself no longer remains.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1. Barn 1867
2. Main House

BUILDER/ARCHITECT 1. Johnny Everhardt
2. Johnny Everhardt

STATEMENT OF SIGNIFICANCE

The Everhardt Ranch is significant for its associations with Johnny Everhardt and Gus and Marie Herzman, pioneer settlers in the Evergreen area, and for its architectural features which reflect the characteristic features of an early Colorado mountain ranch.

Johnny Everhardt came to the mountains in the first rush of people seeking to make a fortune in minerals, but he stayed to make a success from farming and timbering. In the early 1860s he and his brother set up a steam saw mill and cut timber, and they developed a small ranch where they raised cattle, cut hay, and did some farming. Tragedy overcame Everhardt, however, when a falling tree crushed one of his legs, crippling him for life. He was unable to continue his extensive operations and before long went bankrupt. After a series of legal exchanges, the title to the property passed to Gus and Marie Herzman, formerly of nearby Indian Hills. They and their infant daughter moved into the main house, then built an adjacent bunkhouse where Everhardt lived out his days under their care and with county support. The Herzmans and eventually their descendants continued to work the ranch until 1949 when they leased the land to Enos Wilson, owner of Evergreen's Wilson Dairy Farm. He grazed his cows on the pasture land, but since that time the buildings have stood empty.

From an architectural perspective the buildings on the Everhardt Ranch are a very early example of agricultural settlement in the mountains west of Denver. Despite some vandalism and fixtures for the arrival of electricity in 1930, the cluster of structures show the rough, but sturdy construction of the late nineteenth century. The architecture is entirely vernacular, but this was typical of architecture throughout the area in the territorial and early statehood period.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Crain, Mary Helen. "Cabin in the Sun," Canyon Courier, Evergreen, Colorado
Owen Ball, publisher, November 6, 1958.

Fahnestock, Connie. Canyon Courier, William Johnson, publisher, November 23, 1977

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 10

QUADRANGLE NAME Conifer

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A | 1,3 | 4,7,6 | 4,1,0 | 4,3 | 8,3 | 5,0,0 |

B | 1,3 | 4,7,6 | 4,8,0 | 4,3 | 8,3 | 2,6,0 |

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C | 1,3 | 4,7,6 | 2,9,0 | 4,3 | 8,3 | 2,7,0 |

D | 1,3 | 4,7,6 | 2,3,0 | 4,3 | 8,3 | 4,8,0 |

E | | | | | | | | | | | | | | | |

F | | | | | | | | | | | | | | | |

G | | | | | | | | | | | | | | | |

H | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION Tract of land in Section 19, T5S, R70W, beginning at the SE boundary of the Herzman Ranch, then North along the fenceline 743' to the gate, then West 113' along fence, then North 200' along fence, then West 450' past the road into the field, then South approximately 1000' to South East fence line of the Herzman Ranch

then East 550' to point of beginning.

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Lynn A. Benson

ORGANIZATION

In cooperation with Hiwan Homestead Museum

DATE

August 22, 1979

STREET & NUMBER

P. O. Box 1450

TELEPHONE

(303) 697-6646 or (303) 674-7886 - Office

CITY OR TOWN

Evergreen

STATE

Colorado 80439

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur C. Hammond

March 19, 1980

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Juce
KEEPER OF THE NATIONAL REGISTER

DATE 5/7/80

ATTEST: *William W. Bonham*
CHIEF OF REGISTRATION

DATE 5-5-80