

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED APR 15 1980  
DATE ENTERED 20

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Estabrook Historic District

AND/OR COMMON

Estabrook; Platte Canyon; Rivercliff; Rivercliff Ranch

2 LOCATION

NE of Bailey

STREET & NUMBER

NOT FOR PUBLICATION

CITY, TOWN, VILLAGE, OR POST OFFICE  
Estabrook

CONGRESSIONAL DISTRICT

VICINITY OF

3

STATE

CODE

COUNTY

CODE

Colorado

08

Park

093

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership - See continuation sheet

STREET & NUMBER

CITY, TOWN

Bailey

VICINITY OF

STATE

Colorado 80421

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Park County Courthouse

STREET & NUMBER

Courthouse Square

CITY, TOWN

Fairplay

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

(47/03/0000/06)

DATE

Ongoing

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input 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		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located a few miles southeast of Bailey on the North Fork of the South Platte River, the Estabrook Historic District is one that consists of several stone and wood structures, ice houses, barns and related outbuildings, parts of the old roadbed of the Denver South Park & Pacific Railway, and one small railroad bridge reputed to be the only original bridge remaining from the line. These buildings and artifacts are situated entirely on privately-owned property almost entirely surrounded by the Pike National Forest. The land is generally flat or rolling, some open for grazing, some forested, but the boundaries are generally formed by high hills or high rock walls, particularly to the east. The dominant feature of the District is the North Fork of the South Platte River, which runs from the northwest near Insmont Hill to the central part of the District where it joins with Craig Creek coming up from the south, and then flows easterly into narrow, high-walled Waterton Canyon on the long journey from the mountains to the high plains.

The boundaries of the District are well-defined though highly irregular in shape. They may best be seen on the U.S.G.S. Quadrangle Map and the Forest Service Map that accompany the nomination, but they consist largely of the private property/Forest Service lines running in a general southeasterly direction from Insmont Hill past the canyon and south along Craig Creek and its tributaries. Estabrook itself is an unincorporated area, but these boundaries include all of that area generally known as Estabrook.

The buildings within the District are generally rustic in style dating from about the turn-of-the-century to the 1930s. The majority of structures are in the western rustic style; i.e., timber framed buildings sheathed with thin, semi-circular or elliptical sections of log covered with bark, some used to form relatively elaborate decoration. These buildings fit naturally and unobtrusively into the natural, mountain environment, the hallmark of the rustic style. But there are also several granite fieldstone structures including one large home, and other frame buildings not in the rustic style. There are no intrusions in the District.

### Buildings Contributing to the District:

1. Stone Lodge: 1930s, walls are of granite fieldstone laid in uncoursed rubble bond, basement, two and one-half stories, L-shaped, gabled roof sheathed with wood shingles, stone stoop leading to main entrance, casement and double-hung windows, multipaned; structure fronts the North Fork of the South Platte River at the point it enters the canyon.
2. Rivercliff Ranch Complex: Both house and barn are dimensioned woodframe structures sheathed with the outer semicircular or elliptical sections of logs covered with bark--the rustic style; sheathing is attached in a decorative pattern of verticals and horizontals; windows are primarily casement type with multipaned sash; roofs are gabled and hipped, and sheathed with asphalt shingles; and both buildings are two and one-half stories in height. Set into the hillside nearby is a small, stone icehouse with gabled roof made of logs and covered with sod; building is uncoursed, rubble, granite fieldstone; building has one door.

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CONTINUATION SHEET Owners of Property ITEM NUMBER 4 PAGE 1

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David Dotson  
4611 W. Ponds Circle  
Littleton, Colorado 80123

Rachel Howell  
13 South Field Street  
Lakewood, Colorado 80226  
(Bailey address:  
P. O. Box 1711  
Bailey, Colorado 80421)

William G. Howell  
13 South Field Street  
Lakewood, Colorado 80226

Anthony Malgieri  
P. O. Box 1711  
Bailey, Colorado 80421

William M. B. Berger  
899 Logan Street  
Denver, Colorado 80203

Ms. Margaret Estabrook Best Kolte  
3045 So. Kearney  
Englewood, Colorado 80222

Mr. and Mrs. Clarence Button  
Attorney, Petroleum Club Building  
Denver, Colorado 80202

Mr. and Mrs. Paul Fullerton  
3233 So. Columbine Street  
Englewood, Colorado 80210

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**CONTINUATION SHEET**    Description    ITEM NUMBER    7    PAGE    2

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3. Berger House Complex: The main house is a sophisticated, high quality example of the rustic style seen in the Rocky Mountains; one and one-half story, timber framed building sheathed with log sections applied vertically, horizontally, and diagonally to form a complex pattern; multiple gabled, steeply pitched roof; verandah surrounding part of structure; decorative rustic railing of small saplings; first floor fenestration includes two over two double hung windows with sunburst pattern in split logs; building is characterized by fine detailing and variety of facades; roof sheathed with asphalt shingles.

Related outbuildings include split logged one-storey garage; rectangular guest house comprised of round logs built with saddle notch joints, and gabled roof, framed and sheathed with vertical, sawn boards; ice house similar to garage--timber frame with split log siding and gabled roof; log barn is rectangular in design, gabled roof, one and one-half stories in height with attached lean-to wings flanking central core, lower portion of round-peeled logs notched with saddle-notch joints, gables, framed and sheathed with split logs set vertically and diagonally. All structures in southern part of District along Craig Creek.

4. Railroad Depot: Gabled roof structure, wood frame, sheathed in shingles, adapted significantly for a residence; located on North Fork of South Platte.
5. Railroad Bridge: 1870s if it is an original, as reputed, from the Denver South Park & Pacific Railway; small iron railroad bridge, queen post truss.

Modern Buildings Compatible with the Integrity of the District:

6. Cabin: one-story, rectangular, wood frame.

# 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 type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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 1873 - Present

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Estabrook Historic District is significant for its association with the Denver South Park & Pacific Railway and the tourist industry that developed at some points along the line. The District is also significant for its architectural features, notably the excellent examples of the rustic style seen in the Rocky Mountains, and for its association with some of the state's most important pioneers.

The history of Estabrook dates back to the early 1870s. It was about 1872 that Joseph A. Estabrook established a small ranch here to raise horses. How successful he was remains unknown, but later in the decade the Denver South Park & Pacific Railway built its line up Waterton Canyon and established a station that it named Estabrook. With the station established, the line eventually continued building farther west in the mountains eventually connecting Leadville and other important mining camps to Denver. Estabrook, however, was a scenic valley with good fishing, and it was about this time that a number of the officers, directors, and financiers of the railroad--notably Charles B. Kountz, William B. Berger, and David H. Moffat--began buying land there, and some established summer residences still held by their descendants. Over the years, however, Estabrook also became a popular spot for tourists as it was a convenient distance from Denver, and the railroad ran special trains there. Eventually, however, the collapse of the mining industry and the onset of the Great Depression caused a sharp loss in the business of the line (now a subsidiary of larger roads), and in 1937 the tracks were removed, though parts of the roadbed remain as does one of the bridges.

From an architectural perspective the buildings and outbuildings in the District represents fine examples of the rustic style. This architecture developed in the United States in the early twentieth century as part of the "back to nature" movement of the time, and represents one of the few indigenous American architectural styles. The rustic style buildings in the District are particularly notable for their excellent condition, fine craftsmanship in native materials and unusual decorative features.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Poor, M. C. Denver South Park & Pacific (Denver: Rocky Mountain Railroad Club, 1976).

Newspaper files, Colorado Historical Society, Denver

**UTM NOT VERIFIED**

# 10 GEOGRAPHICAL DATA

**ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 2,040

QUADRANGLE NAME Bailey

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 

1	3	4	6	3	9	8	0	4	3	5	9	3	1	0
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B 

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ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 

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E 

1	3	4	6	1	6	5	0	4	3	6	1	2	2	0
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F 

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H 

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## VERBAL BOUNDARY DESCRIPTION

See the U.S.G.S. Quadrangle Map and the sketch map that accompany the nomination.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Rachel Howell

ORGANIZATION

DATE

January 8, 1979

STREET & NUMBER

13 South Field Street

TELEPHONE

Office (303) 233-9000, Home (303) 233-9000

CITY OR TOWN

Lakewood

STATE

Colorado 80226

# 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*

2/28/80

TITLE

State Historic Preservation Officer

DATE

FDR NPS USE ONLY

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

KEEPER OF THE NATIONAL REGISTER

DATE 10/20/80

ATTEST:

CHIEF OF REGISTRATION

DATE 10/14/80

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Estabrook Historic District Item number

Page

Description; Item 7

## Boundary Justification:

The Estabrook Historic District boundaries represent all of the significant structures and physical features associated with its historic use from 1873 to the present. These include, the Stone Lodge and Rivercliff Ranch Complex, the Berger houses and ranch buildings, the Railroad Depot and the Denver South Park and Pacific Railroad bridge. The natural features include the area adjacent to the structures utilized by the occupants for recreational hunting, fishing, and hiking.

Geographical Data; Item 10

Acreage: 272

## UTM's:

- A. 13/463480/4359670
- B. 13/463480/4358280
- C. 13/463030/4358290
- D. 13/463040/4358730
- E. 13/462640/4358730
- F. 13/462690/4359215
- G. 13/462270/4359240
- H. 13/462260/4359710

## Verbal Boundary Description:

Township, 8S; Range 72W; Sixth Meridian  
NE  $\frac{1}{4}$  Section 3 less the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of same section  
plus the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of Section 2.