

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cozens Ranch House  
other names/site number Maryvale 5GA196

2. Location

street & number CO Hwy 40, 1 1/2 miles south of Fraser (just north of n/a not for publication  
city, town Fraser town of Winter Park) n/a vicinity  
state Colorado code CO county Grand code 049 zip code 80442

3. Classification

|   |   |                                     |                    |
|---|---|-------------------------------------|--------------------|
| Ownership of Property                       | Category of Property                            | Number of Resources within Property |                    |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing                        | Noncontributing    |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>1</u>                            | <u>0</u> buildings |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   |                                     | _____ sites        |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              |                                     | _____ structures   |
|   | <input type="checkbox"/> object                 |                                     | _____ objects      |
|   |   | <u>1</u>                            | <u>0</u> Total     |

Name of related multiple property listing:  
N / A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

Barbara Sudner 5-4-88  
Signature of certifying official Date  
State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:)

Alvins Byers Entered in the National Register 6-9-88  
\_\_\_\_\_  
Signature of the Keeper Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Domestic/Hotel (Stage Stop)

Government/Post Office

Current Functions (enter categories from instructions)

Vacant/Not in Use

## 7. Description

Architectural Classification

(enter categories from instructions)

Other/Western Vernacular

Materials (enter categories from instructions)

foundation Stone

walls Wood

roof Asphalt

other \_\_\_\_\_

Describe present and historic physical appearance.

The Cozens Ranch House is a 1 and ½ story vernacular board and batten structure constructed in 1874. The house has a large stage stop addition to the rear and a small post office addition on the south elevation. The house was the focus of a ranch operation, stage stop and post office in Grand County, Colorado. The ranch is situated in the Fraser Valley, an area of open "parks" or meadows surrounded by high mountains which lead into Middle Park. Around the ranch, Fraser Valley remains essentially undeveloped with the Winter Park Ski area 3½ miles south of the ranch house and the Fraser shopping center two miles to the north as the only major modern intrusive elements in the area. The ranch house sits 50-75 feet east of the historic wagon road, now U. S. Highway 40, which winds its way through the valley. The Fraser River flows within 200 feet of the rear of the house.

The original ranch lands surrounding the Cozens Ranch House and Stage Stop are little changed from the time of William Cozens death in 1904. However, most of the outbuildings and structures associated with the ranch no longer exist. Photographs taken before the turn of the century show that the stage stop and ranch house were part of a substantial ranch complex fronting the road then as it is aligned today, as a prosperous grouping of barns and dwellings. All that remains of the ranch complex is the main house constructed in 1874 with its post office and stage stop additions constructed soon thereafter. (See photo 9 of 10.) Present structures near the ranch house are a house and several buildings across the Fraser River, including the remains of the purported original 1872 Cozens homestead log cabin.

The house and stage stop are constructed of six inch thick planked logs and are faced on the exterior, probably at the time of construction, with vertical boards and battens. The post office and the privy addition are of vertical board construction and the east shed has a stone wall sunk two feet into the ground for a cold storage room. Foundations are native dry-laid stone.

The 1874 ranch house features a rectangular plan with a front gable roof. A four-over-four double-hung window is placed in the middle of the front gable. A center doorway with a four-over-four window on each side compose the first floor facade. The northwest elevation has two windows, equally spaced, on the first floor, and as with the other original windows, have four-over-four pane lights and a double-hung sash. All doors and windows in the building have plain surrounds and appear to be original. Typical of the rural character of the building is the one story

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National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 2Cozens Ranch House

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shed-roofed porch which is supported by plain square posts and extends across the front of the house and wraps around the southeast side of the building. The porch ceiling is made of narrow tongue in groove boards. The porch terminates at the small, one story shed addition on the south side which served as the Fraser Post Office from July 1876 to 1904. A second access into the house is a door in the southwest wall.

The stage stop is a one story structure with its gabled front facing south. It sits partially behind the house, at right angles to it, joined by the one story post office addition on the south elevation. Like the ranch house, the post office and stage stop additions are of board and batten construction but the workmanship of the stage stop addition is less polished than that of the ranch house. Ghost marks of an exterior stairway to the loft/attic remain at the south end. Total square footage of the ranch house and the post office - stage stop additions is 3250 square feet, not including a useable attic above the stage stop.

The Cozens Ranch House is remarkably well preserved. The exterior appearance is little changed as can be seen by comparing the accompanying photographs from the 1880 era with those taken within the last year (photo #1 and #2). The original roof was wood shingle but is now covered with horizontal roofing paper. Large adjacent pole barns and a "water tower" shown in early photos are now gone. Archaeological remains of these buildings were disturbed and destroyed during the 1940s construction of a pond for water storage and construction of nearby residential structures.

INTERIOR

The interior of the first floor of the ranch house underwent some alteration under the ownership of the Regis Jesuit Community (1955-1980) for use as a public chapel, but the remainder of the building's interior is virtually unaltered. Since 1980, the house has either been vacant or used for storage.

On entering at the main (west) front door there is a central hall leading straight back to the southeast dining room and a stairway to the second floor. To the left of the hallway were two identical rooms (northwest and northeast--parlor and sitting room) and to the right of the front door, in the southwest corner was, apparently, the kitchen. (See ground floor plan.) Wainscoting, chimney location and exterior door suggest use as a kitchen. When the kitchen was moved to the stage stop wing, the old kitchen is said to have been converted to a private chapel for family use. Subsequently, when the Regis Jesuit Community owned the property and used the ranch

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Cozens Ranch House

house as a Catholic chapel for the public, the room became a sacristy for the storage of vestments and altar paraphernalia and the location of two small confessional booths, all of which have now been removed. The period of use as a chapel was from 1955 to 1980. During this time the walls between the northwest and northeast parlor and sitting room and the northeast and southeast dining room were removed to provide visibility and access to the altar which was placed at the east end of the north room. (See ground floor plan.) Ghost marks clearly indicate the original location of the walls. The second floor remains entirely unchanged: a central hall with six identical sleeping rooms, three on each side, to which light is provided solely by transoms above the doors. There are no windows in these rooms. Windows at either end of the hall match those on the ground floor. Roof leaks and skewed beams have caused considerable damage to the lath and plaster ceilings. (See second floor plan.)

Interior walls and ceilings of the house are plastered and papered or calcimined. Wood floors, now bare, indicate original finishes as a combination of paint and carpeting. Overall dimensions of the house are 27' x 35'.

The post office addition has interior walls and ceilings of unfinished wood boards. Ghost marks reveal the location of the mail boxes and a counter and the original mail slot from the outside porch to the interior is just as it was. Coat hooks, apparently original, remain high on the inside wall near the door to the old dining room in the original ranch house.

The interior walls and ceilings of the stage stop addition are unfinished wood boards. The ceiling is exposed, adzed 4" x 6" joists at 2' centers supporting batten under the attic floor boards. The wood floor was covered with linoleum of which a few original pieces remain. Some cupboards, a sink, ghost marks of a small shelf lined room and of a vestibule-like room are clearly visible in the 30' 11" x 18' 10" addition which was obviously a kitchen/dining area. A cool storage room on the northeast contains original storage bins and a privy was added on the southeast corner.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
Transportation  
Exploration/Settlement

Period of Significance

1874-1905  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1874  
ca. 1876  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

William Zane Cozens

Architect/Builder

William Zane Cozens  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Cozens Ranch House and Stage Stop meets Criterion C for its architectural significance as one of the few remaining planked log buildings in Colorado and for the quality of its late nineteenth century western vernacular classical architecture. The craftsmanship of its construction is exemplary. The building meets Criterion A for its association with the history of 19th century transportation and settlement in Grand County from 1874 to 1905. The building was an important stage stop on the road from Georgetown to Hot Sulphur Springs, serving from the first opening of the road over Berthoud Pass in 1874 until the coming of the railroad in 1905, when roadhouses associated with stage lines were no longer needed. The significance of the building is enhanced by the local fame of its owner and builder, William Zane Cozens: ex-sheriff of Central City, early homesteader of the Fraser Valley, post-master and stage stop host. With this significant association the ranch house meets Criterion B.

The Cozens Ranch House and Stage Stop is significant for its association with William Z. Cozens, an important pioneer in the history of Fraser Valley. Cozens was one of the earliest settlers in the valley and contributed to the area's development. William Zane Cozens and Mary York Cozens crossed the divide from Central City to the east and homesteaded 160 acres on the Fraser in 1872, and in 1874 built the house which stands today, essentially unaltered.

William Zane Cozens was born in Canada in 1830, raised in New York, apprenticed as a carpenter there, and joined the rush to the Gregory diggings in 1859 for Colorado gold. Little is recorded as to his fortune or lack of it, other than in deeds of land transfer, but he has found fame in later years as Central City's sheriff. Appointed deputy sheriff soon after his arrival, William, better known as Billy, was appointed chief deputy sheriff of Gilpin County in 1861. Cozens assumed the office of sheriff in 1862 when the elected sheriff resigned. He completed the term, gained election in his own right, then held the office for six years.

See continuation sheet

**9. Major Bibliographical References**

Black, Robert C. Island in the Rockies, The History of Grand County to 1930. Hot Sulphur Springs, CO: Grand County Pioneer Society, 1969

Hall, Frank, History of the State of Colorado. Vol. IV. Chicago: Blakely Printing Co., 1895.

Hall, Frank, "W. Z. Cozens, Pioneer Fighter, Passes Away." Denver Post, January 18, 1904.

Strum, Mayme G. "Mary York (Cozens), Pioneer Woman in Gregory Diggings." May 1945.

McQueary, Lela, Widening Trails. Denver: By the author, 1962.

See continuation sheet

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specify repository:**

Grand County Historical Association

**10. Geographical Data**

Acreeage of property less than one acre

**UTM References**

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See continuation sheet

**Verbal Boundary Description**

A parcel of land located in the NW<sup>1</sup>/<sub>4</sub>, Section 28, Township 1 South Range 75 West of the 6th P.M., Grand County, Colorado. See continuation sheet for complete legal description.

See continuation sheet

**Boundary Justification**

Boundary incorporates the land owned by the Grand County Historical Association. See attached survey map.

See continuation sheet

**11. Form Prepared By**

name/title Regina M. Black  
organization Grand County Historical Association date (303)725-3939 Hot Sulphur Spgs.  
street & number Box 165 telephone Denver (303)722-2226  
city or town Hot Sulphur Springs state CO zip code 80451

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National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2

Cozens Ranch House

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Mary York Cozens was born in England of Irish parents in 1830, and immigrated with her family to Canada when she was twelve. Her father died at sea, and her mother died but three months after landing. Mary was placed in a private home as a servant, later moved to New York, then to Baltimore. She came west with a family as their house servant, and as the Cozens children later told the story, was intended by her employer as a white slave for the gold fields. She escaped and found protection with the Gregory party (of Gregory diggings fame), ultimately to meet and marry Billy Cozens in 1860. Mary was remembered by her acquaintances as a shy woman and a devout Roman Catholic.

The Cozens ranch is at the head of the Fraser Valley, which with the Colorado valley (then called the Grand) makes up what is known as Middle Park. The park is isolated by the mountains of the continental divide on the south, east and north, and the Gore Canyon through which the Colorado River exits the park on the west. During Cozens lifetime Middle Park was considered a "remote and almost untamed" region of the state. The area had limited access except by long rugged wagon roads crossing a few high mountain ranges, impassable in the winter, slowing settlement. It was not until the 1880s that active development began, and this typically by individual immigration from the more settled areas of the eastern slope of the Rocky Mountains. The Cozens homestead soon became a significant part of the development of transportation in the area.

Shortly after the Cozens move to the Fraser, the wagon road was cut over Berthoud Pass from the east, dropping down into the Fraser Valley above the Cozens ranch. The Cozens had chosen land at the head of the valley, the highest land suited for a "primitive hay ranch at the head of Middle Park", where they were the first permanent residents. The ranch was the first reasonable resting place for travelers coming down from the pass. The first stage from Georgetown to Hot Sulphur Springs, the county seat of Grand County, passed the Cozens ranch on November 1874. The Cozens ranch quickly became recognized as a destination of hospitality. The Berthoud Pass road was and is the major east-west thoroughfare through Middle Park and the Cozens ranch was located in a commanding position on the road.

Cozens was named postmaster for the new Fraser Post Office in 1876, a position held until his death. Probably in the same year, 1876, Cozens built an addition to his house for the post office and for the stage stop. The Fraser Post Office was for years the only post office between Empire (near Georgetown) and Hot Sulphur Springs, a distance of some 55 miles including the crossing of 11,307 Berthoud Pass. With his hay and cattle ranch, the stage stop, rooms for overnight accommodations, and the post office (and with mention in the records of a grocery store), the Cozens family prospered and the place became a landmark. The Cozens ranch house is significant under Criterion B for its association with Cozens as his home and as the site where he built and operated a stage stop and served as postmaster for twenty years.

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Cozens Ranch House

The Cozens ranch house and stage stop embodies a distinctive type of construction and craftsmanship. The house and stage stop addition that William Cozens constructed was not an ordinary building. Cozens brought his experienced builder's skills to his new ranch and shortly after the construction of his homestead cabin commenced work on the house. The six-inch adzed planks of the house were set true, with a fine classical sense of proportion and placement for windows and doors. The vertical board siding with finely chamfered battens appears to have been added over the log structure immediately. The trim is spare and dignified, and withall it is a gracious building, proud, but without ostentation. With the postmaster appointment Cozens then built the addition for the post office and stage stop, with detail similar to that of the house. Though other examples of planked log and siding construction remain in Colorado, most notably the house at Four-Mile Historic Park in Denver and the house at the Hildebrand ranch southwest of Denver, the technique is rare, requiring a high degree of building craft. The Cozens Ranch House and Stage Stop is a valuable cultural asset. \*

On January 7, 1904, William Zane Cozens died at his ranch. In 1905, the Denver, Northwestern and Pacific Railroad successfully crossed the mountains into Middle Park over Rollins Pass, phasing out the stage lines and the need for roadhouses.

In the summer of 1901, a group of vacationing Jesuits, teachers at Sacred Heart in Denver (now Regis College), camped on the Cozens place and struck up a friendship with the gregarious hosteler and his religious Catholic wife. The Jesuits were invited to return, and in 1905 were deeded eighty acres across the river from the home place, including the site of the original homestead cabin, for a summer retreat named Maryvale. After Cozens died the family withdrew from the hotel business and the post office was moved closer to the growing new town of Fraser. The children, all living at home, continued ranching, and, by some reports, Mrs. Cozens and family somewhat withdrew from society. Mary York Cozens died in 1909. The two daughters Mary and Sarah died in 1928. At that time the son William Cozens moved to Denver, living out his life with the Jesuits at Regis, dying in 1937. Father, mother and children are buried in a family plot near the homestead cabin.

The Cozens ranch was willed to the Jesuits of Regis College, and in their stewardship the land has remained much as it was at the time of William Zane Cozens death. After son William's move to Denver the house was rented, then for the last twenty years was used as a chapel for the local Catholic parish. The home site was deeded by Regis College to the town of Fraser, thence to the Grand County Historical Association in the fall of 1987.

\* Other than the original homestead house, the Cozens Ranch House and Stage Stop is the only building known to be associated with William Z. Cozens.



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Continuation Sheet

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Cozens Ranch House

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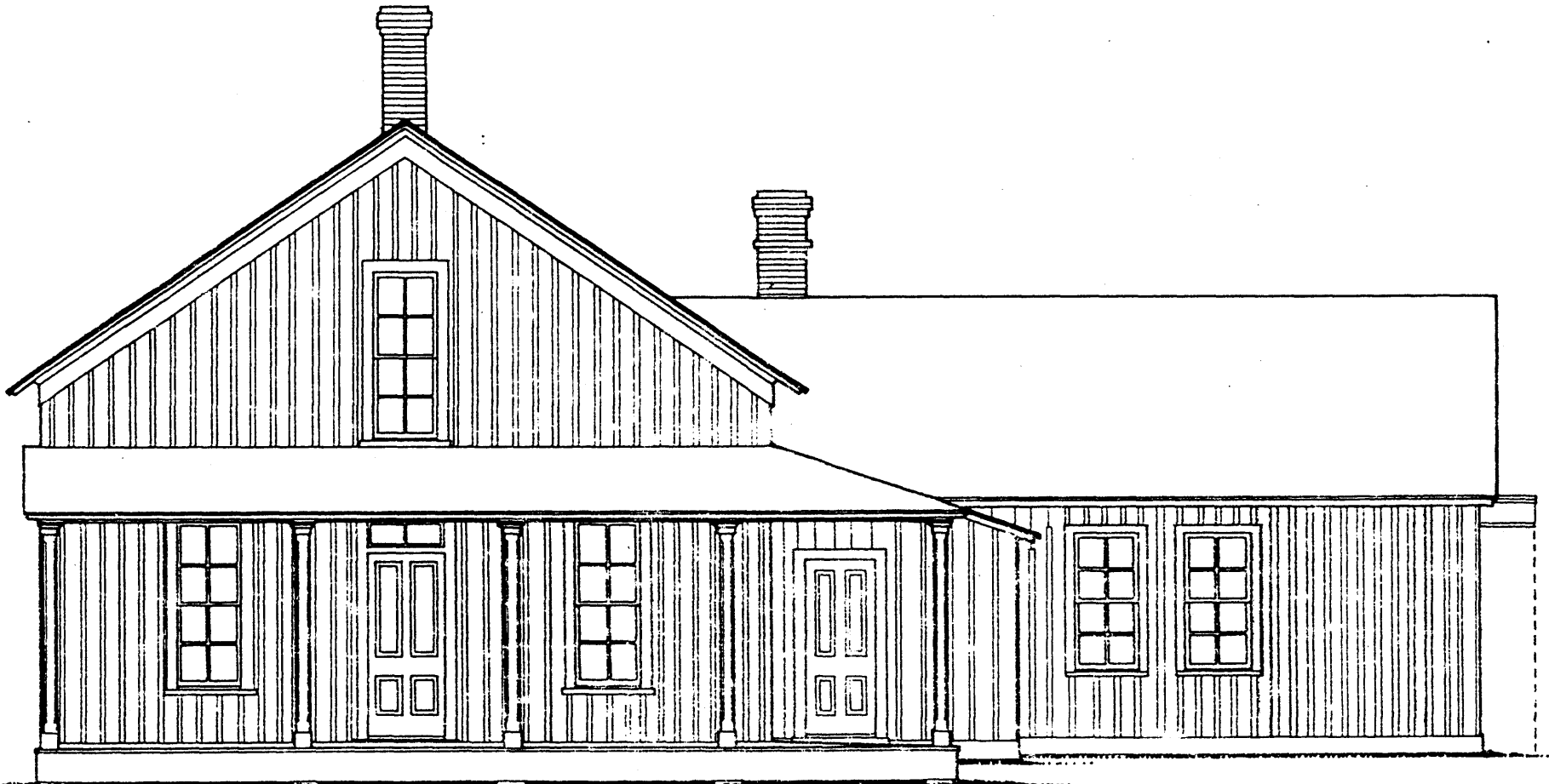
VERBAL BOUNDARY DESCRIPTION

A parcel of land located in the NW $\frac{1}{4}$ , Section 28, Township 1 South, Range 75 West of the 6th P.M., Grand County, Colorado, being more particularly described as follows:

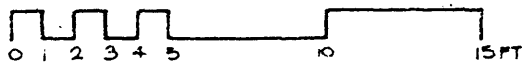
- 1) Beginning at a point, being the point of a curve to the right, whence a found U.S. Highway No. 40 right of way brass cap stamped STA.769+70.3 bears S. 49°09'13" W, a distance of 132.00 feet;
- 2) Thence along said curve to the right, having a radius of 2996.79 feet, a central angle of 1°04'25", and an arc length of 56.16 feet, to the Southerly corner of said parcel;
- 3) Thence N 51°22'26" E, a distance of 202.34 feet, to a point whence the center  $\frac{1}{4}$  corner of said Section 28, being a standard 1933 G.L.O. brass cap, bears S 63°02'29" E, a distance of 1903.56 feet;
- 4) Thence N 40°50'47" W, a distance of 116.28 feet, to the Northerly corner of said parcel;
- 5) Thence S 51°22'26" W, a distance of 201.82 feet, to the Westerly corner of said parcel, being a point on the Northeasterly right of way of said U.S. Highway No.40;
- 6) Thence S 40°50'47" E along the right of way boundary of said U.S. Highway No. 40, a distance of 60.10 feet, to the Point of Beginning.

Said parcel is depicted on survey attached hereto as Exhibit "B".<sup>1</sup>

1. Exhibit "A" to that general warranty deed dated September 1, 1987, by and between Regis-Maryvale, Inc., a Colorado corporation and the town of Fraser, Colorado, a minicipal corporation.

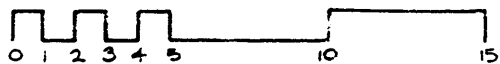


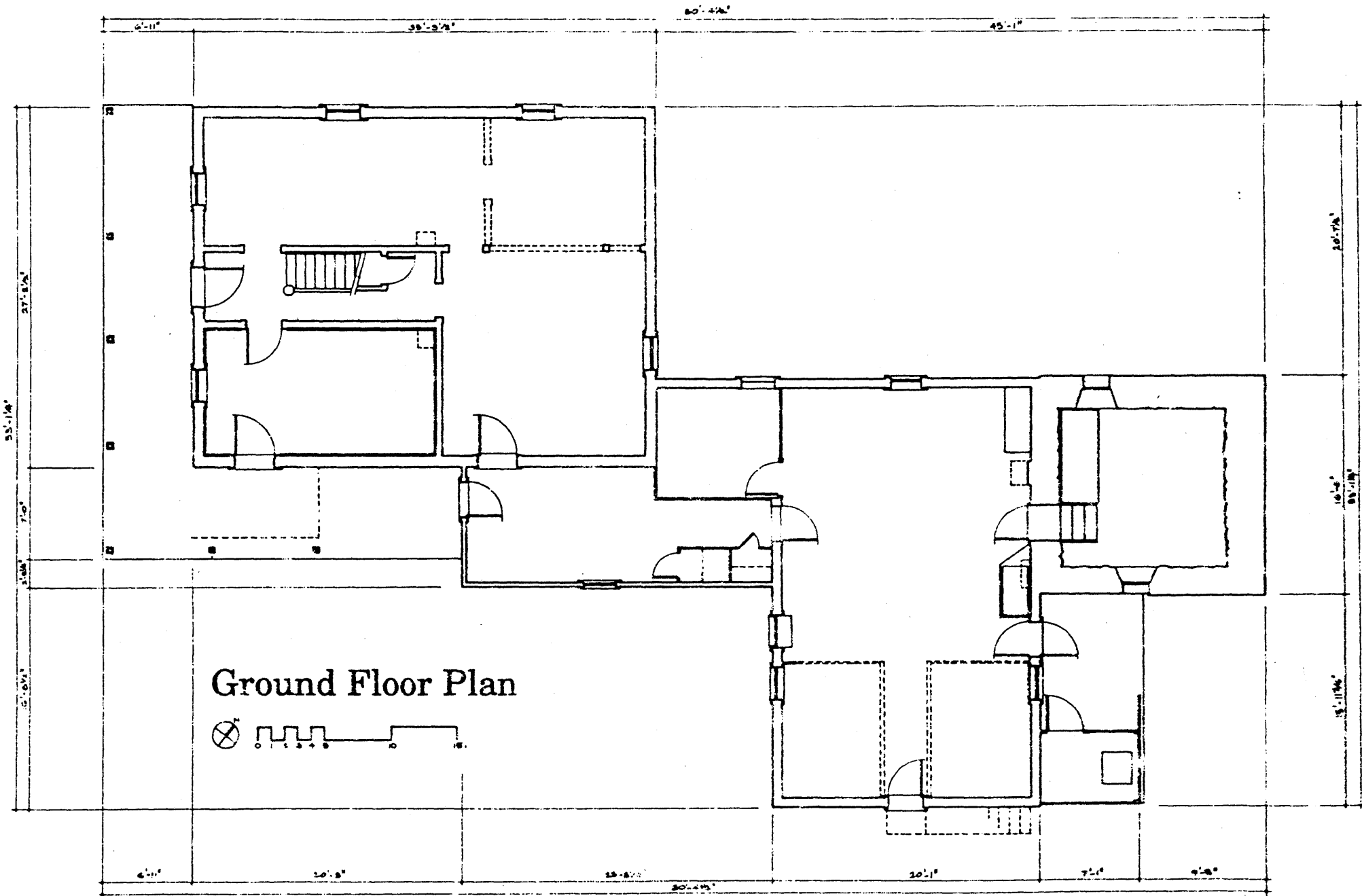
West Elevation





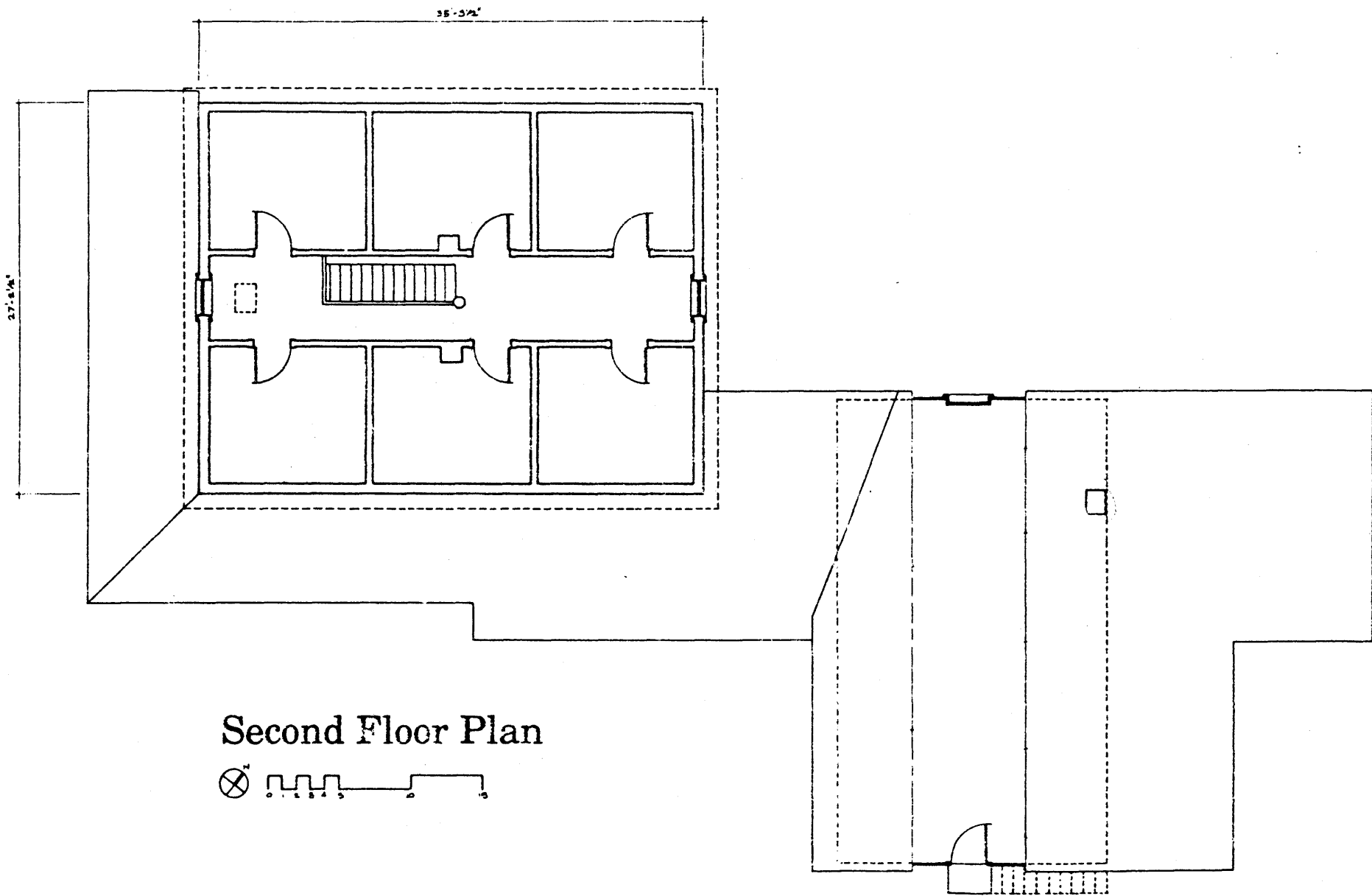
Building Section





# Ground Floor Plan

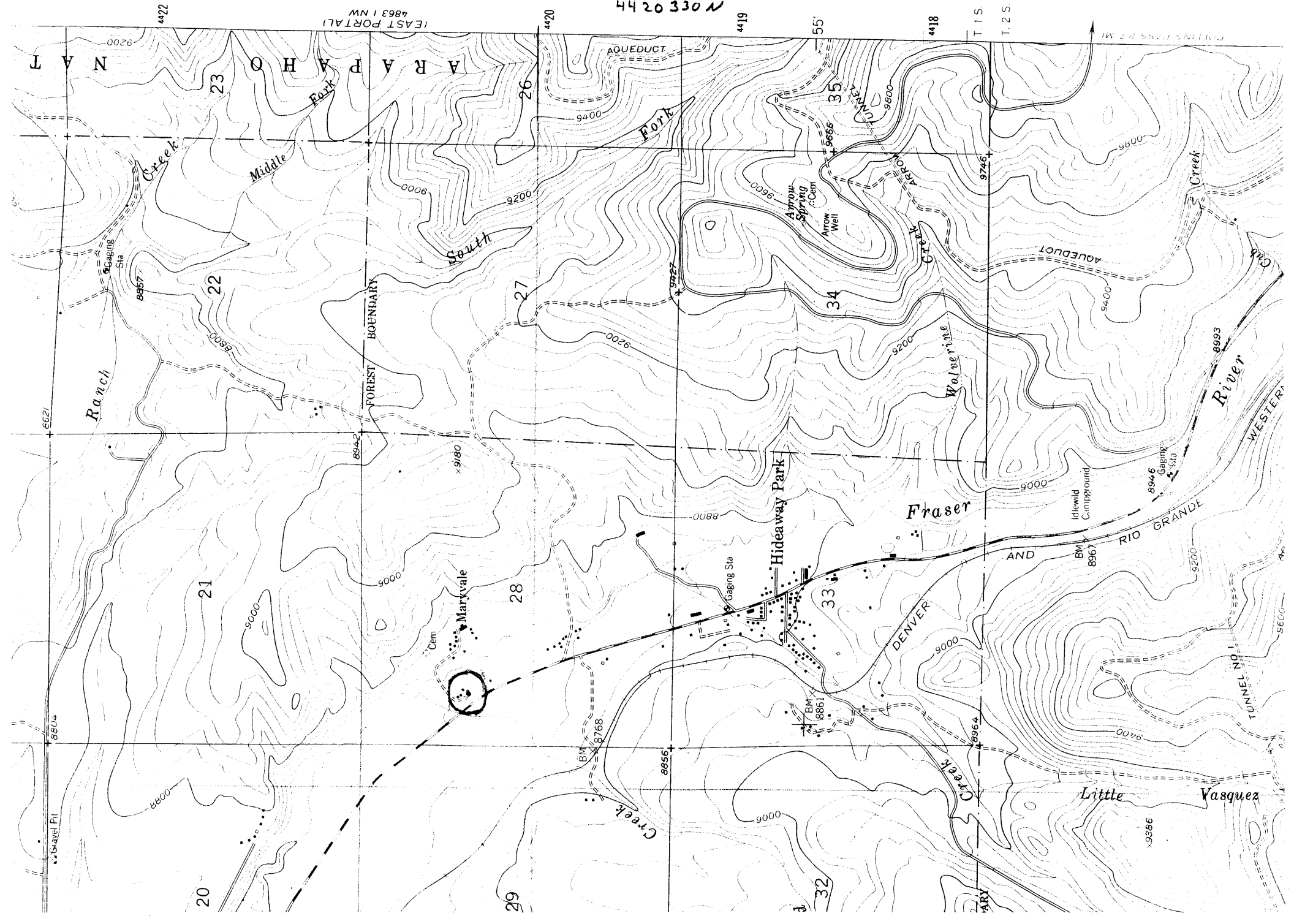




Map 1 of 3

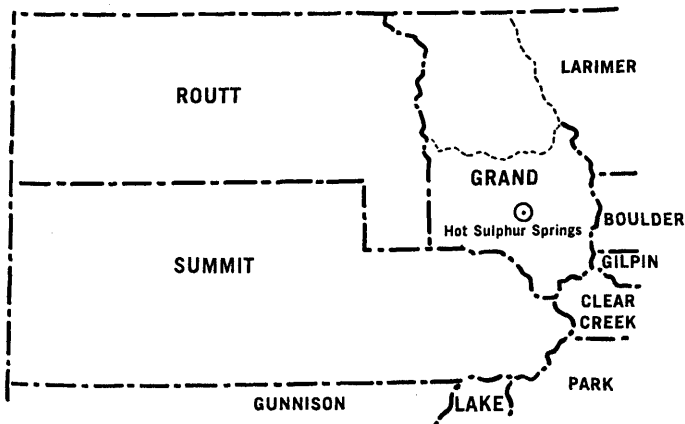
Cozens Ranch House

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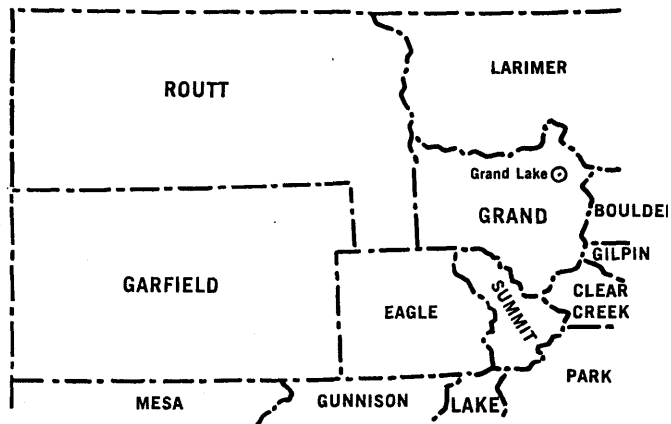


THE DEVELOPMENT OF COUNTY BOUNDARIES  
IN NORTHWESTERN COLORADO, 1861-1886

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SCALE OF MILES

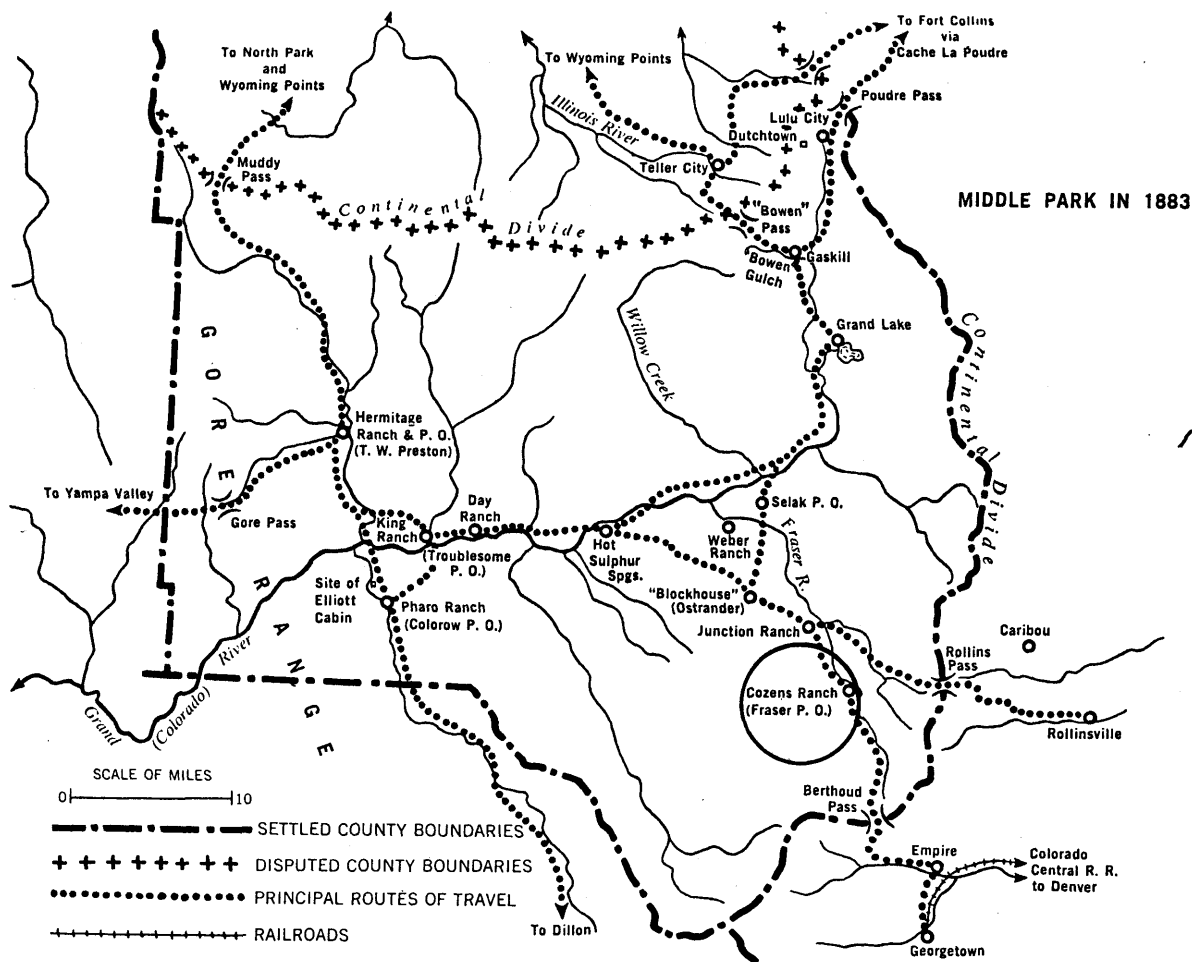


III - 1877



IV - 1886

Based chiefly on maps contained in  
LeRoy R. Hafen, COLORADO: THE STORY  
OF A WESTERN COMMONWEALTH (Denver, 1933)

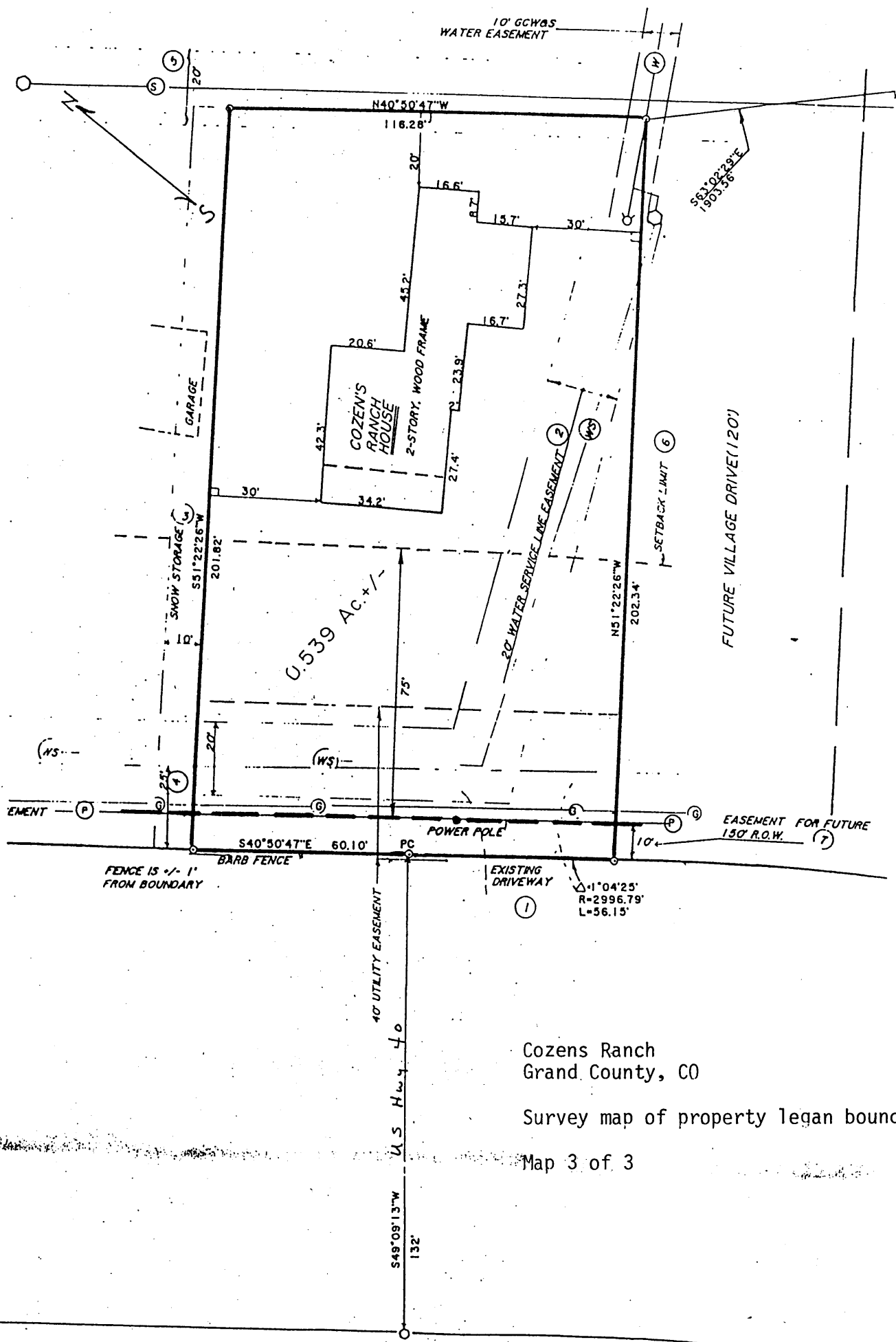


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- + + + + + RAILROADS

from Island in the Rockies, The  
History of Grand County to 1930.  
Hot Sulphur Springs, CO.: Grand County  
Pioneer Society, 1969, Author:  
Robert C. Black.

Map 2 of 3



Cozens Ranch  
Grand County, CO

Survey map of property legan boundary

Map 3 of 3