

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001791

Date Listed: 12/4/90

Mingus Homestead
Property Name

Custer
County

CO
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

12/4/90
Date of Action

=====
Amended Items in Nomination:

Item 3: Resource Count:

The correct count of resources is 4 contributing buildings.

Item #8: Significance:

The Mingus Homestead has local significance.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

1771

United States Department of the Interior
National Park Service

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 Mingus Homestead

other names/site number 5CR191

2. Location

street & number San Isabel National Forest, Colorado / /not for publication

city, town Beulah /XX/vicinity

state Colorado code CO county Custer code 027 zip code 81023

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<input type="checkbox"/> sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<input type="checkbox"/> structures
	<input type="checkbox"/> object		<input type="checkbox"/> objects
		<u>4</u>	<input type="checkbox"/> Total

Name of related multiple property listing: _____
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 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. See continuation sheet.

B Barbara Sudler
Signature of certifying official

5-16-90
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.

W. J. McPherson USDA Forest Service
Signature of commenting or other official

10-17-90
Date

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Beth Boland 12/1/90
 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:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions) <u>Domestic - single dwelling</u> <u>Agriculture - animal facility</u>	Current Functions (enter categories from instructions) <u>Vacant/Not in use</u>
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7. Description

Architectural Classification (enter categories from instructions) <u>No style - log house</u>	Materials (enter categories from instructions) foundation <u>stone</u> walls <u>wood-log</u> roof <u>wood - shingle</u> other _____
--	---

Describe present and historic physical appearance.

The Mingus Homestead is a complex of four structures and a corral, all in excellent condition. The structures include a log house, a log barn, a wood frame shed, and a wood frame outhouse. The site is located on a gentle slope overlooking a large grassy valley. A Forest Service access road passes through the site from east to west. The house and barn are located just below the road whereas the other two structures are just above it. All four structures comprising the complex are considered to be contributing elements.

Structure 1: House

The main structure at the site is a one and one-half story log cabin made of peeled and adzed logs. This measures 14 by 28 feet east to west. Half dovetail notching has been used in its construction with the ends of the logs sawn off flush. The logs fit very closely, requiring very little chinking on the exterior. Chinking is composed of rags stuffed into cracks in a few places. Each log is set with a nail toenailed in at the corners. The building is set on a stone and concrete foundation. Concrete has been smeared over the foundation stones and lower logs in some places. The date 7-30-49 is inscribed in the concrete at the northwest corner of the structure. A peeled pole framework supports the simple gable roof, which is composed of sawn board furring strips covered with corrugated sheet metal roofing. Smoke holes exit the roof at the northwest and northeast corners of the structure. All door and window openings have been framed with sawn lumber. Only round nails have been used in the construction.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Two equally spaced doorways lead into each of the two downstairs rooms. The east door is the main entry. It is reached by way of a wooden porch landing having a pole railing with steps from the east. The east door has three horizontal panels below a square window. The door has new hardware and the window is stamped with a 1975 date. The west door has three horizontal glass window panels above two wooden horizontal panels. It has been fixed to its frame so that it will not open, and the steps up to it have been removed. The west and east elevations have vertical boards filling the gables above the log walls. On the west side the boards are covered with green asphalt roll roofing. Centrally located one over one double hung wood sash windows are located on the ground floor of each end, with single pane wood sash casement windows above in the gables. These casement windows are hinged at the bottom on the west side and at the top on the east. A wood frame wood box is attached to the north end of the east elevation.

The structure is divided into two equal halves by a solid log wall. A central doorway through the wall joins the two rooms. The door is of vertical tongue and groove. The logs have been chinked on the interior with plaster. The ceiling on the ground floor is of adzed open beams, and the floor is of particle board. Door and window moldings are plain boards. Baseboards are plain boards as well with $\frac{1}{4}$ -round moldings.

The east room apparently served as a kitchen. It is painted tan with blue-green woodwork. An enclosed, L-shaped set of stairs leads upstairs in the northwest corner of the room. This appears to be an addition to the original construction. A built-in corner cabinet fits into the L of the stairway with a small closet set in below the stairs along the west wall. The stairway is enclosed with vertical tongue and groove wainscoting, and there is a vertical tongue and groove wainscoting door at the base of the stairs. In the southeast corner is a free-standing hutch, which matches the other cabinet. The walls in the west room are varnished with the trim painted gray.

The upstairs floor plan mirrors that of the downstairs. The upstairs rooms are unfinished and have open beam ceilings. The logs are chinked with plaster and the iron strap brackets used to hold the roof beams to the top logs are exposed. The wall between the two rooms is filled above the logs with vertical rough sawn 1 by 10 and 1 by 12 inch boards. A railing surrounds the top of the stairwell in the east room. A small closet has been built into the southeast corner of the west room.

Structure 2: Barn

About 210 feet west of Structure 1 is an 18 by 30 foot log barn oriented east to west. The logs of the structure are unpeeled, adzed flat on two sides, and fit at the corners with full dovetail notches with the ends sawn off flush. The wide gaps between the logs are not chinked. The exterior has been covered with vertical rough sawn 1 by 10 inch boards. There is no foundation except that the corners of the structure are set on single large rocks. The structure has a simple gable corrugated sheet metal roof supported by a peeled and adzed flat pole framework. The interior space is that of a single large room with feed bins and a pole and board stall on the ground floor and a large hay loft above. The hay loft floor is built on a log framework consisting of a large log beam which runs the length of the structure supported by log posts below. Peeled logs, adzed on two sides, are spaced at regular intervals connecting the central beam and the sides of the structure. This is floored with

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

rough sawn boards. A pole and wood frame feed bin with vertical board sides runs the full length of the south wall on the ground floor. To facilitate filling the feed bins, the hay loft floor above the bins can be removed.

Several names, dates, and numbers are written on the interior walls of the barn in chalk. These include: "Allan Mingus, 287, 4/30/25, Wetmore, Colo., P.O. Box 55, Pueblo, Colo.; Snap, 8/3/25; D 575, 2978; D 574, 2948; Barney 1915; Snap 1917; _____ 1918; 4/16/18; Topsy 1939, ___ 1940; Horace Mingus; Gertrude MacDonald."

There is only one entry into the barn. This is on the north end of the west elevation and has a vertical board door. Large hay loft doors are present in the gables of the east and west elevations. The west door is hinged at the bottom, and the east door has been boarded shut. Attached to the west end of the barn is a 60 by 65 foot (north to south) pole corral. A gate enters the corral on the south end of the east side. The corral is constructed with double posts around which bands of wire have been wrapped at regular intervals. Fence poles are set between the posts resting on the wire spacers.

Structure 3: Shed

Located about 140 feet east of Structure 1 is a small wood frame shed. This measures 10 by 16 feet east to west built on a log framework base set on rocks at the corners. The logs have been adzed flat on two sides and look like former pieces of a log structure. A 1 by 12 inch board floor is nailed to the log framework and then the structural framework is built on the floor. The shed has a simple gable corrugated sheet metal roof. Vertical 1 by 12 inch boards cover the exterior including the gables. The entry to the structure is through a doorway on the north end of the west elevation. Window openings are present near the center of the north elevation, just north of center in the east elevation, and near the west end of the south elevation. A work bench is built into the southwest part of the structure. This plus lots of oil soaked into the floor suggests that the building served as a workshop.

Structure 4: Outhouse

About 50 feet north of Structure 3 is a 5 by 8 foot wood frame structure used as an outhouse. This is constructed on a framework of three adzed flat log stringers set directly on the ground. It has a simple gable roof supported by a pole and board framework. The walls are covered with 1 by 12 inch vertical boards with battens on the inside. A plain board door is located on the west end of the north elevation. The outhouse has three holes, one of which has a small box with a hole over the main hole for a small child. A toilet paper holder is mounted in the wall in front of the middle hole.

Other Features:

About 150 feet southwest of the barn on a low rise is a 20 by 50 foot pile of wood debris possibly representing structural remains. This includes poles, notched logs, sawn lumber, and gate parts. It appears that the debris was transported to that location from elsewhere. Another pile of lumber, poles, and notched logs is located about 50 feet south-southeast of the barn. This pile measures 20 by 30 feet and appears to have been brought from somewhere else as well.

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 X C ___ D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

ca. 1913

Significant Dates

1913

Cultural Affiliation

Euro-American

Significant Person

N/A

Architect/Builder

Mingus, Allan

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

The Mingus Homestead is significant architecturally because it is an excellent example of an early twentieth century homestead in the foothills of the Rocky Mountains. The buildings form a complete and unaltered complex representative of a small, seasonal cattle raising operation. The excellent physical integrity of the Mingus Homestead satisfies the regional research design's criteria for significance for complexes of this sort (Mehls 1984: III-84-85).

Allan Mingus received a homestead patent for the land on which the site is located in 1913 (Custer County Courthouse, Westcliffe, CO, Deed Book 52, Page 194). According to Mehls (1984: III-82), the Mingus Homestead was established during the peak of high country ranching in the region. Upon Mingus' death in 1964, the property passed to his daughter Helen Hausen (Custer County Courthouse, Westcliffe, CO, Deed Book 147, Page 791). She sold partial interest in the property to Leo M. and Betty B. Rutter (Custer County Courthouse, Westcliffe, CO, Deed Book 140, Page 356). They, in turn, sold it to the Forest Service in 1971 (Custer County Courthouse, Westcliffe, CO, Deed Book 165, Page 756).

According to Mrs. Louis Outhier, Sr., Mr. Mingus worked at the Nuckolls Meat Packing Co. in Pueblo (Outhier, personal communication 1989). It is known that Mr. Mingus owned a home in nearby Wetmore for a short time in the 1920s. Apparently the homestead was used seasonally by the family and served as a small cattle operation.

The integrity of the site is most likely due to the fact that the property remained in the hands of the original homesteader for over 50 years and in the same family for over 58. In addition, the excellence of the original construction of the Mingus Homestead building further accounts for the remarkable physical integrity of the property. No major repairs, alterations, or modifications have ever been needed or undertaken. Consequently, the complex is a superb example of a high country homestead. While the structures composing the complex may not be individually distinctive, the log house and barn are exceptional examples of log construction, and the complex as a whole is a significant entity.

9. Major Bibliographical References

Mehls, Steven F.

1984 Colorado Mountains Historic Context. State Historical Society of Colorado, Denver.

Outhier, Mrs. Louis, Sr.

1989 Letter written by Mrs. Lous Outhier, Sr. to Jonathon C. Horn, October 3, 1989.

XX 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 hist. preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 10

UTM References

A	1 3	4 9 0 2 2 0	4 2 1 6 6 6 0
	Zone	Easting	Northing
C	1 3	4 9 0 2 2 0	4 2 1 6 4 6 0
	Zone	Easting	Northing

B	1 3	4 9 0 4 2 0	4 2 1 6 6 6 0
	Zone	Easting	Northing
D	1 3	4 9 0 4 2 0	4 2 1 6 4 6 0
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

N 1/2 of NE 1/4 of NW 1/4 of Sec. 33 and S 1/2 of SE 1/4 of SW 1/4 of Sec. 28, T22S, R69W, 6th P.M.

See continuation sheet

Boundary Justification

Boundary includes all of the structures at the site and satisfies the Forest Service's requirement that the area conforms to standard land divisions for planning purposes.

See continuation sheet

11. Form Prepared By

name/title Jonathon C. Horn/Principal Investigator
organization Alpine Archaeological Consultants, Inc. date 12-4-1989
street & number P.O. Box 2075 telephone (303) 249-6761
city or town Montrose state CO zip code 81402

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Photographs Page 1

List of Photographs

The following information is the same for all of the photographs:

- 1) Property Name: Mingus Homestead/5CR191
- 2) Location: Near Beulah, Colorado
- 3) Photographer: Jonathon C. Horn
- 4) Date: 9/4/89
- 5) Negatives on file at: Alpine Archaeological Consultants, Inc., Montrose, CO

Photograph No. 1:

- 6) Description: Northwest overview of homestead. Structure 2 is at far left, Structure 1 is at center, and Structure 3 and 4 are at far right.

Photograph No. 2:

- 6) Description: Mingus Homestead. View is east-southeast.

Photograph No. 3:

- 6) Description: South elevation of Structure 1, a one and one-half story log cabin.

Photograph No. 4:

- 6) Description: West elevation of Structure 1.

Photograph No. 5:

- 6) Description: North elevation of Structure 1.

Photograph No. 6:

- 6) Description: East elevation of Structure 1.

Photograph No. 7:

- 6) Description: West elevation of Structure 2, an 18 by 30 foot log barn.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Photographs Page 2

Photograph No. 8:

6) Description: North elevation of Structure 2.

Photograph No. 9:

6) Description: East elevation of Structure 2.

Photograph No. 10:

6) Description: South elevation of Structure 2.

Photograph No. 11:

6) Description: 3/4 view of north and west elevations of Structure 3, a wood frame shed measuring 10 by 16 feet.

Photograph No. 12:

6) Description: 3/4 view of south and east elevations of Structure 3.

Photograph No. 13:

6) Description: Structure 4, outhouse, 3/4 view of north and west elevations.

Photograph No. 14:

6) Description: Structure 4, 3/4 view of south and east elevations.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 1

Land Records at Custer County Clerk's Office, Westcliffe, Colorado

Deed Book 52, Page 194

Deed Book 140, Page 356

Deed Book 147, Page 791

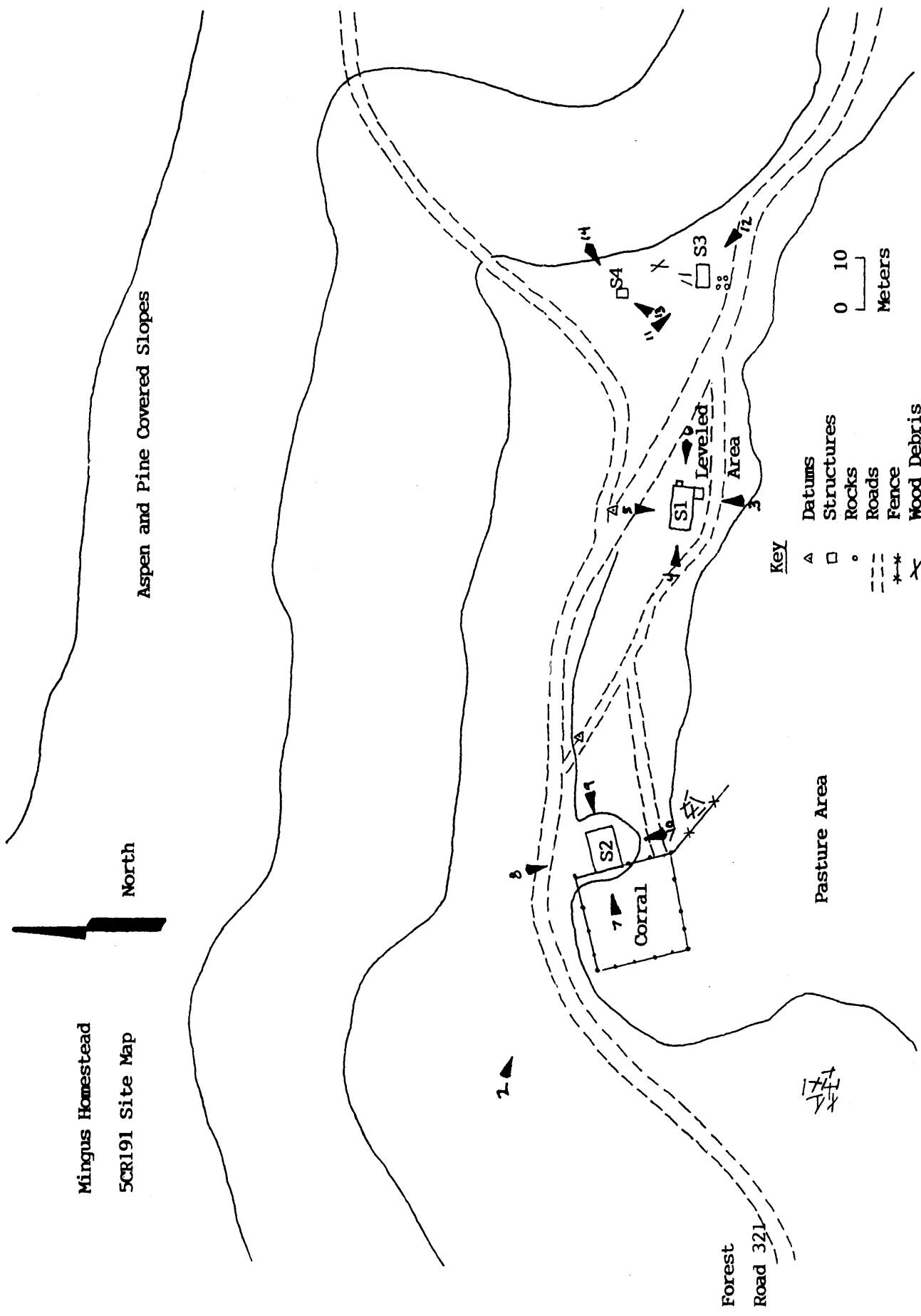
Deed Book 165, Page 756

Mingus Ranch / 5CR191
Map # 1

Mingus Homestead
5CR191 Site Map

North

Aspen and Pine Covered Slopes



Key

- ▲ Datums
- Structures
- Rocks
- Roads
- + + + Fence
- X Wood Debris
- Contours
- Photo Points

0 10 20
Meters