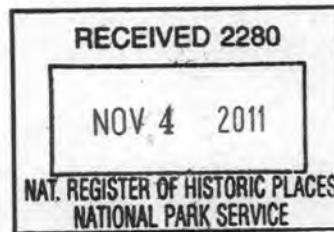


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hotchkiss Homestead

other names/site number Hotchkiss Ranch, 5DT.1049

2. Location

street & number 422 Riverside Dr.

N/A

not for publication

city or town Hotchkiss

N/A

vicinity

state Colorado code CO county Delta code 029 zip code 81419

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national X statewide X local

Edward C. Hulse
Signature of certifying official/Title

State Historic Preservation Officer

Date 10-25-11

Office Of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

For Edson H. Beall
Signature of the Keeper

12-15-11
Date of Action

Hotchkiss Homestead
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5. Classification

Ownership of Property
(Check as many boxes as apply.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property
(Check only **one** box.)

| | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 7 | 1 | buildings |
| 1 | | sites |
| 1 | 2 | structures |
| | | objects |
| 9 | 3 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/storage, animal
facility, agricultural outbuilding

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/storage, animal
facility, agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/Folk Victorian
OTHER/Transverse Frame Barn

Materials
(Enter categories from instructions.)

foundation: CONCRETE, STONE
walls: BRICK, STUCCO, WOOD
roof: METAL, ASPHALT
other: WOOD, METAL

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Hotchkiss Homestead is located in Delta County, just outside the southwest boundary of the town of Hotchkiss. The nineteenth-century eclectic masonry barn and vernacular farmhouse, a wood-frame shearing shed, a shop, a lambing shed, and corral fences are its contributing features. The home is landscaped with large trees that shade the house and hedges with fences that separate the house from the street to the south, from a field to the east, and the barn with its staging area on the west.

Narrative Description

Setting (contributing site, 1884-1961)

Riverside Drive leads to the southwest out of the town of Hotchkiss, with the homestead lying north of the road. Adjacent to the built environment of the homestead is a long rectangular meadow to the east. The white farmhouse is located behind some bushes on the east side of the property, with high shade trees in the background. To the west of the house is a set of corrals, a large brick barn, several sheds, a grain bin, a shop, and a few mechanical implements used in the fields. This has been a home and headquarters for the Hotchkiss Ranch for over a century.

The high trees create a separation between the farmhouse site and the working yard of the ranch. The home lies to the east and sits back from the road behind a white fence and lawn edged with mature shrubbery. A gate at the middle of the fence opens onto a walk leading to a doorway at the end of an enclosed porch on the southwest side. The house is two stories of white stucco with a green metal roof and a bay window on the front. A space for parking exists behind the home for family vehicles. Just beyond that to the northwest lies a new corral (noncontributing) for domestic animals.

To the southwest of the trees is a large open staging area and entry drive to the ranch operation. Its dimensions are approximately 75' x 140' that allows maneuverable space for large tractors, semi trucks, and transport trailers. A prominent masonry barn of pinkish-red brick sits at the west corner of the staging area with its gable end and main door facing to the northeast. Its footprint measures 40' x 100' and its long axis is oriented to the southwest. The barn has a metal roof, a cupola, and a hay door over the entrance that enables access to the loft. The initials "E.T.H." are embedded in the masonry below the hay door.

At the northwest end of the staging area is the shop, which is a much smaller building with frame walls, white composite siding and a metal roof. The shop is 20' x 30' and has wide swinging doors that open to the southeast onto the open space. Aligned with the southwest edge of the open space to the southeast of the barn, facing to its center, are a fuel storage tank, grain storage bin, and a small wood shed. To the left of the shed is the gate that leads into the historic corrals.

Beyond the gate is an alley with high fencing to either side leading through the corral area. There are a variety of pens, narrow passages, a squeeze chute, a loading chute, feed boxes and more gates. The alley is about 14'-wide and extends to 100' where it turns to the northeast, then continues to the west corner of the barn. Over the fence is a large open corral. At the southwest side of this corral is the lambing shed that is about 200'-long with a curved axis that somewhat aligns with the road. Like the masonry barn, it is a post-and-beam building, but with a shed roof sloping to the southwest.

At the west corner of the barn two gates exist, controlling access to that portion of the site. An open area exists to the west that is sufficient for turning around in a tractor. Cattle are fed at the feed boxes along the south edge of this oval area. On the opposite side there is a fenced-in circular training ring for breaking horses.

To the northeast of the oval and beyond a gate is 28'-wide alley that continues along the northwest wall of the masonry barn and back to the main staging area by the shop. Located at the northwest side of this passage is the 100'-long sheep shearing shed with an open side that faces the alley. The shearing shed is 28'-deep to its northwest wall.

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The northwest boundary of the historic site is defined by the base of a steep embankment, extending the full length of the site, formed by the railroad right of way. Its slope leads to the track placed by the Denver and Rio Grande Railroad in 1902.

Barn (contributing building, 1885-1886)

Although a log cabin preceded it, the barn was the oldest extant building currently on the homestead. Started by contractor Harry Bopp in 1885 and finished a year later, the Hotchkiss Barn has served as the agricultural base for the family for over a century.

Walls: The walls of the barn are 12" thick with three wythes of standard brick laid up in seven-course American bond. Each course has three rows of brick with their end joints staggered throughout the length of the wall. Every eighth course has a row of headers to bond the outer wythe with the interior core of the wall. Alternatively the next course has the headers to the inside of the wall. The better quality bricks were used on the outer wythe and the softer units buried in at the center core. The lintels for the 10'-wide doors at each end are a triple rowlock segmental arch, while the hayloft doors above are a double-rowlock segmental arch. Originally there were four 32"-wide double-hung wood windows on the southeast façade and three similar windows on the northwest. These were set in a brick opening surmounted by a double rowlock segmental arch. All of the windows have been boarded up and three of the openings partially filled with a masonry patch. The southwest gable currently has a hayloft door, but originally had two eight-light barn sash windows (Refer to Photos 4 & H0001). These were bricked in and replaced with an 8"-wide hayloft door at an unknown date. There is also a 5'-wide x 3'-tall opening to the northwest of the main door on the northeast façade that allows light into the old shop at that location.

The largest single area of damage to the exterior occurred on August 19, 2010, when a devastating wind storm whipped through Hotchkiss and the North Fork Valley and took out three roof bents at the southwest end of the building. The brick gable and the tops of the side walls at that end of the building were ripped down into the rubble as the roof collapsed. This damage has not been repaired. An extensive rebuilding of the east corner of the building occurred prior to 1966 because the bricks had deteriorated and the walls were crumbling due to the loads in the loft (Kolb: 1/26/2011). Repairs to that corner were done with a modern glazed brick that fails to blend with the originals. Another major repair was completed at about one third the length of the northwest façade from the west corner with concrete and cement block. The damage here occurred when an independent silo collapsed and fell onto the building in the early 1940s (Hotchkiss: 1/2/2011). A large amorphous scar occurs in the brickwork to the right of the main door on the northeast façade. This blemish shows in a *North Fork Times* article dated 11/20/1986. Despite this damage and repairs over time, the barn still reads to its historic period and retains its structural integrity.

Foundation: The original foundation is corbelled brick that was later augmented with poured concrete stem walls at the base of the masonry walls. The site generally slopes down at approximately 3 percent to the southwest. Cattle have compacted the soils on the southwest side down the base of the stem walls with the brick foundation showing beneath the concrete support. Drainage around the building seems adequate with no visible signs of ponding next to the building. The soil has been graded up to the door sill at the southwest end.

Floor Plan: The building is a single story building with a loft. Its dimensions are 40' x 100'. There is an aisle from front to back along its central axis, which is oriented from northeast to southwest. A 10'-wide door is located at each end of the aisle. Structural bents divide this spine into eight equal bays. On either side of the aisle in each bay is a stall like space defined by the columns and the loft floor above. Two spaces at the north corner are enclosed into a shop and a tack room. Some of spaces are currently divided off, while others remain open. The loft is 10'-2" above the main floor and generally wraps around the interior perimeter of the barn. The loft crosses over the alley at the end bays and the two most central bays and are 1' higher. The two remaining bays remain open to the roof (Refer to H0001 & 2).

Framing: The barn is framed in wood, a composite of timber framed elements, saw cut dimensional lumber and logs. The basic frame members are hand hewn timbers and are joined with pegged mortise and tenon joints enhanced with a bolted steel strap. Secondary members were assembled using the saw cut dimensional lumber and a balloon framing technique. Dimensional lumber generally refers to 2" x 4" through 2" x 12" pieces of wood in a variety of lengths. The framing of the loft consists of 6" diameter logs loosely spaced between 24"-32" on center. The main floor is comprised of 16"-18"-wide heavy wood planking over a framed crawl space that is supported by large logs. A portion of the floor has rotted out in the northwest corner.

The timber frame bents are spaced at 12'-6" on center. The main support columns of these bents flank the aisle. The columns are spread apart, also at 12'-6" on center. Generally this is a "transverse frame" layout, but without the timber

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framed sills, posts, and girts typical of post-and-beam construction (Nobel & Cleek 1995: 72). The brick walls replace the timber framing and fulfill this function.

The two main columns of the bents are 8" x 8" and continuous from their bases to the underside of a continuous 8" x 10" tie beam that extends from the northwest to southeast brick bearing walls. The girder bears approximately 8" onto the masonry at each end. As such, the girders are about 38'-8" in length. Knee braces exist between the columns and the bottom of the girders directly above the aisle. These pieces are 4" x 4", installed at 45 degrees with a 4' offset (Refer to H0007).

Summer beams that support the loft framing are installed between the bents, parallel to the axis of the aisle, and centered at 9'-4" above the main floor. They are perpendicular to the bents and are joined to the columns with a pegged mortise-and-tenon joint. A steel strap, front and back, bolted to the summer beams each side of the column enhance this connection. Knee braces also exist between the columns and the bottom of the summer beams. These pieces are 4" x 4", installed at 45 degrees with a 2' offset (Refer to H0007).

The basic plane of the gable roof is framed with 2" x 6" at 24" saw-cut dimensional rafters. The ends of the rafters are supported with a 2" x 10" ridge pole at the apex and a 2" x 8" plate on top of the masonry bearing walls. An 8" x 10" principal purlin supports these rafters at their approximate center point. The purlin is cocked such that it interfaces perpendicular to the plane of the roof rafters. A canted 4" x 6" queen post member that is aligned with an associated bent, fits between the bottom of the purlin and the bent girder at a point directly above a main column. Two associated knee braces at approximately 30 degree angle, and in the same plane as the queen post exist between the bottom of the purlin and the same base point. The braces are 2" x 6". Additionally a 4" x 4" vertical strut is angle cut to the side of the purlin and extends vertically down to the top of the bent girder (Refer to H0008).

Collar ties are fastened to rafters at 4'-0" on center just above the purlins. Random width boards were installed as struts to make this feature resemble a truss. Its general effect however is the horizontal connection between the purlins. The 24" spacing of the rafters continues above and between the collar ties. Sheathing on top of the rafters is comprised of 1" x random width boards that appear to have been sawn from full size logs and not edge trimmed (Refer to H0008).

Down below all of this and at 10'-2" above the main floor is the loft. Its framing spans from the brick wall and bears on the summer beams that flank the aisle. The joists are heavy 6" diameter logs with 1" x random width planking for the flooring. These logs are capped at the ends with a heavy 2" x 12" rough sawn breast board (Refer to H0008). Additional loft framing exists over the aisle. Also assembled with logs that bear on the breast boards, these decks appear to be later additions to the loft.

Roofing: Originally the barn had wood shingles to seal off the roof. The rakes and eaves had a wood fascia with a crown molding at its top edge. In time the shingles deteriorated and covered over with asphalt shingles, which was later covered over with panels of corrugated galvanized steel. The building now has gutters attached to the eaves on both sides that do not appear in the 1888 photograph. The precise date of the metal roof and the gutters is not known, but both appear in a photo that accompanies an article in the *North Fork Times* (The *North Fork Times* 11/20/1986: 14).

Cupola: A 3'-0"-wide x 6'-0"-long cupola is located at the center of the roof and straddles the ridge. There are six equally sized louvered ventilator panels made of wood. Two ventilator panels are incorporated in the long sides and one on each end. The cupola has a hipped roof, clad in corrugated galvanized steel, with a 6" overhang and a spire at the apex. Although there is some damage to one of the ventilator panels, the cupola appears to have remained intact over the past century (Refer to Photo 7).

House (contributing building, 1889)

The house is a vernacular western farmhouse, typical of many built on farms and ranches in the West during the late nineteenth century. It is similar to a "Gable-Front and Wing Folk Victorian" in style (McAlester & McAlester 2003: 308). The house is situated at the northeast end of the homestead site, approximately midway between Riverside Drive and the railroad right of way to the northwest. The main axis of the home is oriented to the northwest such that the front of the house faces southeast. Built during the year 1888, the house has a footprint of 1584 square feet with 828 square feet on the upper floor adding up to a total area of 2412 square feet of living space. A 540 square foot basement also exists below the kitchen and dining room.

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The foundation is of concrete and stone and forms a T-plan. The main entrance to the home is through the enclosed porch on the southwest side. As the house exists today the main floor has an entry porch, a living room, dining room, kitchen, bedroom, bathroom, laundry and den. The second floor matches the original T-plan footprint of the main level and has no additions. There are three bedrooms upstairs (Refer to I0003, 4 & 5).

Several alterations and additions have been made to the house over the years. None are so large that they detract from the integrity of the original house and its design. When built there were three porches, one on the north corner, northeast side and the southwest. A one story wing exists on the northwest side and appears on the 1888 construction photo and on the 1903 railroad photo, so it is believed to be part of the original house. The roof of this wing was extended in 1995 to form a carport. The porch on the north corner was enclosed as pantry space in the early twentieth century. In the early 1940s, plumbing was installed and the former pantry-space became the bathroom. The porch on the southwest side was enclosed as an entry during the 1960s. The sister porch on the northeast side was also enclosed, then later extended by the current owners to form a den in 1991. A small addition was added at the west corner at an unknown date, but was there in 1968 when the current owners moved into the house. That piece has an independent entrance and serves as a laundry (Hotchkiss: 1/2/2011).

The brick walls under historic stucco are generally in one plane with the first two stories on each gable-end articulated by a raised brick frame. There are diamond-shaped attic vents in the northeast and southwest gable-ends. The wood windows are two-over-two-light double-hung sashes with wood sills. The sills are made of wood. At sometime in the early 1940s there was damage to the bricks and the family decided to stucco the walls to mitigate the deterioration (Hotchkiss: 1/2/2011).

The cross gabled roof has a partial hip on the southeast. Rafter ends have been cut square with a simple fascia board, enhanced with a crown mold trim. According to the owners, the previous surface of the roof was wood shingles, later replaced with asphalt shingles, and in 1995 they added the green standing seam metal roof (Hotchkiss: 1/2/2011).

A bay window occurs at the first floor of the home on the southeast side. Over the years it had been a tradition to place the casket of a deceased family member in the bay window during a wake, or visitation, prior to a funeral (Farmer: 1/8/2011). The bay has four one-over-one double-hung wood sash windows.

The interior of the original portion of the house is finished with plaster walls, pressed metal ceilings, traditional wood window and door casings, and other customary trim. The current owners believe that the home was wired for lighting early in the twentieth century, with an electrician named Wead Wood installing the wiring. Approximately ten years ago the electrical wiring was upgraded and a modern service panel installed on the northeast side of the building (Hotchkiss: 1/2/2011). Heat is provided in much the same way as it was in 1889, when the home was completed, with are two stoves on the main floor that utilize wood and coal. One unit is in the kitchen and serves as the cook stove as well as a heat source (Hotchkiss: 1/2/2011).

Vehicular access to the residence is separated from the agricultural work area by landscaping, and a fence with its own gate. The yard planting and vegetation is mature and well maintained.

Lambing Shed (contributing building, ca. 1910-1920)

At the south corner of the site and extending in an arc along the east boundary is a lambing shed. It is approximately 200'-long and 25'-deep at its widest point. It was built of still-set posts and wood framing. Its rear wall coincides with, and is made similar to a wood fence along the same boundary line. The roof is galvanized metal. The date of construction is not known, but it does not appear in the 1903 photo (Refer to Photo H0002). The owners believe it was built in the early twentieth century (Hotchkiss: 2/27/2011).

Shearing Shed (contributing building, ca. 1940-1950)

Parallel to the barn and 28' to the northwest lies a shearing shed. It is 100'-long and 30'-deep. It was also built with still set posts and wood framing. There are eight 12'-6"-wide bays. The rear and side walls are clad with asphaltic siding. It has a gable roof with an offset ridge and galvanized metal roofing. It appears in a photo taken in 1965 and Richard Hotchkiss reports that he helped build it as a teenager living at the ranch in the mid-1950s (Hotchkiss: 2/27/2011).

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Corrals (contributing structure, 1898-1961)

A system of corrals of different sizes and functions exist on the southeast and southwest sides of the barn, between the barn and the site boundary along the road and the lambing shed to the south. They have evolved over the past century according to the needs of the ranching operation, with the form, design, and materials of the corrals mostly dating from the sheep operation in the early twentieth century. Today the corrals are complete with feed boxes, alleys, squeeze chutes, loading chutes, and gates. The fences are made of still-set wood posts with pole or plank rails, and are in good repair. The chutes are pre-manufactured units of steel pipe (Hotchkiss: 2/27/2011). Corrals are visible in early photographs and have always provided the setting for use of the barn (Refer to photo H0001).

Shop (contributing building, 1950)

A shop building exists 43'-6" off the north corner of the barn. It is approximately 20'-wide x 30'-deep. All sides are enclosed with wood framed walls. Windows exist on the sides and back and a wide door for vehicles exist on the southeast façade. It has a gable roof with galvanized metal roofing. The owners believe it was built in the late 1950s (Hotchkiss: 2/27/2011). It was used for maintenance of all types of vehicles as well as welding and blacksmithing.

Storage Building (contributing building, ca. 1920s)

Directly behind (northwest) of the shop is a small (approximately 10' x 20') side-gabled storage shed that is wood frame and completely clad in rusted corrugated metal. This building appears to date to the 1920s.

Privy (contributing building, 1921, 1961)

A wood frame four-hole privy sits to the northeast of the shearing shed. The building is clad in vertical plank siding and the side-gabled roof retains its wood shingles. The outhouse was moved to this location in 1961, but was originally constructed for use elsewhere on the property in 1921.

Noncontributing (one building, two structures)

A small utility shed is located in the farm yard, it is about 14 square feet, wood frame, clad in ship-lap siding and the gable-front roof is clad in metal. The building also displays the family's Colorado Centennial Farms sign (listed in 1995). It was moved to the property in the early 1980s according to the owners. There have been a variety of grain storage methods during the last century of ranch operations. Currently a cylindrical galvanized metal unit exists at about 10' southeast of the east corner of the barn. It is 14' in diameter. It does not show in that location on the 1965 photo. The domestic animal corral is made of steel and sits directly behind the house (to the northwest) is of recent construction.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Exploration/Settlement

Agriculture

Architecture

Period of Significance

1885-1961

Significant Dates

1889

1900

Significant Person

(Complete only if Criterion B is marked above.)

Hotchkiss, Enos Throop

Cultural Affiliation

N/A

Architect/Builder

Bopp, Harry

Period of Significance (justification)

The period begins with construction of the extant buildings at the Hotchkiss Homestead in 1885, and ends with the end of the historic agricultural era in 1961 to comply with National Register guidelines, although the ranch remains in use today. For its association with noted pioneer, Enos Throop Hotchkiss, the property begins its period of significance in the area of Exploration/Settlement with his acquisition of the property in 1884, and ends with his death in 1900. As the domination and most distinctive architectural feature on the property the period of significance in the area of Architecture is 1885-1886.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Hotchkiss Homestead is eligible to the National Register under Criterion A in the area of Agriculture from 1884 to 1961, at the local level of significance. Additionally it is eligible under Criterion B for its association with Enos Throop Hotchkiss, a noted Colorado pioneer, from 1884-1900, at the state level of significance in the area of Exploration/Settlement. This property helps to tell the story of the final stage of Hotchkiss' productive life, during which time he founded the town of Hotchkiss and established a regional ranching tradition. Finally, the property is eligible under Criterion C in the area of Architecture from 1885-1886, at the local level of significance, for its distinctive brick barn.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Ranching in the North Fork Valley

The Hotchkiss farm has utilized a typical Western Colorado agricultural operation with headquarters at this site. At first growing crops — including fruit orchards and hay — and raising cattle, the Hotchkiss farm switched to raising sheep around 1890, during the years of extreme regional conflicts between sheep ranchers and the pioneering cattle ranchers (Vandenbusche and Smith: 149-152). The Hotchkiss family expanded their sheep operations throughout the first half of the twentieth century and modified the farmyard to keep pace with trends in sheep-related livestock management. After three-quarters of a century, the Hotchkiss family returned to cattle ranching in 1968. With some hay and potato production, the Hotchkiss family today primarily focuses on organic beef production.

The Hotchkiss barn began as a horse and cattle barn, accompanied by a matching brick house. Sometime after 1888, the barn's upper windows were swapped for large hay-loading doorways that are present today, suggesting that they originally loaded hay into the loft using an internal hayfork or loading by hand. Although Enos had made a name for himself as a cattle man and also brought some of the first fruit trees into the valley, he shifted to sheep ranching (Rockwell 1938: 89). While ranchers originally allowed ewes to birth on their own out in the pasture, by the twentieth century many were moving to establishing specific facilities for lambing in order to decrease mortality rates. At the leading edge of this trend, the Hotchkiss family built a set of lambing sheds along the edges of the barn yard. Utilizing these same principles, the family later utilized these sheds for calving.

While they originally conducted shearing within the main barn, the Hotchkiss family constructed a long wood frame shearing shed next to the barn in the 1950s. This gave the shearing operation a more organized location, and freed up the large barn area for other purposes. When the farm shifted to cattle ranching, the family converted this shed to storage, and it now contains many antique items. The resources extant on the property speak to each period of agricultural development on the property. The house and barn still read to the earliest agricultural period and the majority of the rest of the buildings speak to the sheep ranching period.

The surrounding farmlands have been subdivided into somewhat smaller parcels with more residential buildings than originally, but it remains rural farm land. The homestead itself has been partitioned into smaller pieces. In 1938 two of Enos' sons who had inherited the farm (Fred and Enos Clair) split it in two, with son Leon residing on the portion with the barn and house along with certain of the other farm parcels that made up the original ranch (Chuck Farmer, pers. communication). In 1968, this farm went to Dick Hotchkiss, Leon's grandson, who lives there today. The surrounding acreage currently owned by Dick and Jan's son John, was once owned by Enos, and the Hotchkiss family continues to cooperatively use this property, which was listed as a Colorado Centennial Farm in 1989. The homestead site, still owned by Dick and Jan, was listed as a Colorado Centennial Farm in 1995.

Vernacular Barn Design

The Hotchkiss Homestead Barn is considered significant under Criteria C because in addition to its agricultural functions, it has a distinct design. While most Colorado barns are either log or wood frame, this is a brick building with an eclectic mix

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of framing systems. The barn's masonry walls also show how locally available raw materials were used to augment the design, construct a sustainable building, and create a trend for other North Fork projects. The assembly of this barn demonstrates a time when builders were shifting from traditional log construction and hand planed boards to processed and standardized dimensional lumber (Smith and Wood: 2-4). During the nineteenth century barn construction experienced a transformation from hand crafted post-and-beam assembly to balloon framing using saw cut dimensional lumber (Leffingwell 2009: 142, 143). While earlier barns in the eastern part of the country had tried to protect hay from environmental factors while constructing air-tight barns, by the time settlers had moved to the West, many barns (particularly hay barns) incorporated cupolas (Sexton 2010: 1). A typical nineteenth cupola is still extant on the Hotchkiss barn.

Enos Throop Hotchkiss

Prior to arriving in the North Fork Valley, Enos had developed a name for himself through previous experiences owning or operating toll roads to remote mining areas, a grain mill, and lumber mills during the mining booms at Saguache and Lake City, Colorado. Enos T. Hotchkiss first scouted the North Fork Valley in 1879 while he was living on a claim near Powderhorn, south of Gunnison. The Hotchkiss Homestead was the first or one of the first Euro-American settlements in the valley of the North Fork of the Gunnison River. Enos came with a group of partners, his family, and a herd of horses in the late summer of 1881. Hotchkiss and partners arrived just days prior to the United States opening this land to homesteading, thus anticipating the ensuing land rush. Enos Hotchkiss, or various relatives and associates on his behalf, staked claims to some of the best farm land in the North Fork Valley and built, financed, or assisted with a number of other public works — including irrigation ditches, which were essential for agriculture on the valley floor.

Enos and his family built the brick farm buildings during the first eight years of the homestead's occupation. He platted out a town near his homestead and hosted the first post office for the vicinity out of his property. Two-story brick buildings and blocks of middle-class houses developed on the main street of the town of Hotchkiss, within one mile east of the homestead. Enos Hotchkiss donated the land for the cemetery and leased land for the Hotchkiss Community Fair that preceded the Delta County Fair. He and his business partners were involved in planning a railroad into the valley, but it did not arrive in Hotchkiss, en route to the coal mines at nearby Somerset, until 1902, with an elevated grade built directly across the Hotchkiss homestead. In addition to being active locally, Enos served on the very first Delta County Board of Commissioners in 1881.

He continued to utilize his knowledge and skill to develop the area in and around the current town of Hotchkiss, including land subdivision, agriculture, ditch construction, commerce, and other community developments. Although many other sheep ranchers experienced conflict with cattlemen for grazing sheep on the public lands, Enos Hotchkiss did not, probably because of his community standing. While the barn serves as a community landmark, both the homestead and the town of Hotchkiss stand as monuments to the influence of Enos Throop Hotchkiss.

Developmental history/additional historic context information (if appropriate)

Chronology of the Farm

Hotchkiss farm was established as a homestead in 1882 with a log cabin. Enos Hotchkiss built the brick farm house and barn between 1885 and 1889. In 1900 Enos Hotchkiss died and in 1904 his widow Elizabeth died and three of their sons resided in the house and continued ranch operations jointly: Enos Clair (Clair), Leon (Hoolie), and Adair. Clair married Mattie F. in 1908 and the couple continued to live in the house with the two other sons. Having gone out of sheep business in 1910, the brothers went back into sheep business in 1916 and continued until late 1960s (Farmer and Farmer 2009:98). In 1938 the brothers divided the ranch and Leon became the sole owner of the original homestead site. He oversaw construction of the shearing shed, shop, and other outbuildings. He died in 1962 and his widow Ruth remained at the house until 1968 when grandson Richard moved in with his wife Janice. Richard and Janice switched ranching operations from sheep to cattle and continue to live at the homestead site, while the ranch is now managed by their son Zack.

Settlement of Hotchkiss

The Hotchkiss Homestead is significant because it was one of the first Euro-American settlements in the area and is closely associated with the development of the town of Hotchkiss and Delta County's agricultural history. Enos Hotchkiss

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selected the site upstream from the junction of Leroux Creek and the North Fork during a scouting trip in 1879, in anticipation of the 1880 treaty with the Ute that opened this part of the state to American settlement. Surveyors identified the North Fork region as one of the few potential areas in the new lands that had real agricultural potential (Vandenbusche and Smith 1981: 139). In fact, while still Ute territory, ranchers had illicitly used the land for grazing their large cattle herds in the 1870s (O'Rourke 1980: 121).

Hotchkiss returned to the area from his ranch near Powderhorn with his business partners, some of his family members, 1000 to 1500 head of cattle, 200 horses, and fruit trees, in the summer of 1881, arriving a few days before the land was officially open for settlement in early September. A log cabin was built that winter, and in 1882 a housewarming was held there for all thirty-six residents of the valley at the time (Farmer and Farmer 2009: 74). Enos's son Monette Hotchkiss patented the land for \$200 to the United States in 1884, and sold to Enos in 1888, while the brick two-story house was being built. The land with the homestead included irrigation facilities and orchards, but the Hotchkiss family removed the original log cabin at an early date.

The history of the homestead is a mirror of the history of the town of Hotchkiss and the North Fork Valley. Enos and many members of his family, including his brother Preston, son Monette, his wife Elizabeth, were active in buying and selling property in the region and developing various businesses in the valley. Enos was instrumental in forming the Hotchkiss Ditch on Leroux Creek, the Vanderford and Smith and McKnight ditches, and owned shares in the Farmers Ditch on the North Fork. Prior to completing construction of the commercial buildings in the town he was platting, Enos hosted the first post office for the vicinity out of his cabin in 1882, ultimately lending his name to the larger settlement (ibid: 75). He deeded land on his homestead for the town cemetery in 1897, which is on a butte overlooking the farm. Hotchkiss owned buildings and lots in the new town of Hotchkiss and was president of the Bank of Hotchkiss in 1900.

His largest commercial venture in town was the Hotchkiss Block, which contained the Hotchkiss Hotel (listed to the National Register of Historic Places in 1984, NRIS 84000802, 5DT.505). It was the first commercial building in town when it opened for business in 1897. To celebrate the completion of the building, Enos hosted a grand-ball opening on February 17, 1897. Of a similar brick to that of the barn on the Hotchkiss Homestead, Enos' nephews, Al and Carl Hotchkiss, provided the construction materials for the Hotchkiss Hotel with brick they made from clay they gathered from pits located near the present-day fairgrounds. In addition to hosting a hotel, Enos relocated the post office to this location and also opened the E.T. Hotchkiss General Mercantile in the remaining storefront (Drake 1984: 3).

While Enos developed several commercial enterprises that often began at the homestead before he transitioned them to the town he was building, his homestead site also hosted activities of a more social nature. The Hotchkiss barn has seen many communal uses, such as barn dances and a yearly fair that eventually transformed itself into the Delta County Fair. The fair continues to this day at its own site, the Delta County Fairgrounds, which was part of the original Hotchkiss-family ranch tract (Farmer and Farmer 2009: 75). In most of his enterprises in the North Fork Valley, Enos Hotchkiss incubated the ventures at his homestead before establishing them on a permanent basis, usually in the town he created next to the homestead.

Ranching in the North Fork Valley

The Hotchkiss Homestead is also significant because of the family influence on the development of ranching enterprises in the North Fork Valley. Enos had intended to begin an agricultural enterprise that focused on cattle and orchards, and set out some of the first fruit trees in the region in the spring of 1882 (Rockwell 1938: 89). While the North Fork took off in the 1880s as an excellent fruit-growing locale, Enos Hotchkiss ended up not being one of the main fruit growers. His ranch emphasized livestock grazing in the higher elevations on the North Fork and the Big Muddy to the north of the valley, with his homestead serving as the headquarters for the ranching operation. In 1888, Hotchkiss accepted a band of sheep as payment for a debt, and did well enough with them that in 1893 he sold all his cattle and raised sheep exclusively. He had a cabin at a line camp between Sheep Park and the East Muddy, in the midst of the future Gunnison National Forest, and was one of the first ranchers in that area (US Forest Service files, Delta, Colorado). The Hotchkiss ranch has continued its focus on livestock raising from that point onward.

In the years between 1884 and 1890, ranchers in the area took 150,000 head, in a big trail drive, east to a railhead at Sapinero to ship to Denver (O'Rourke 1980: 122). This short-lived beef bonanza encouraged many settlers to raise large numbers of livestock, as Hotchkiss did (Mehls 1982: 119). Ranchers had learned that they had to feed cattle through the winter, that the climate was too harsh to free-range pasture them year-round in the lush mountain meadows, and hay was

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an essential element of ranching. By the 1890s also, the free-range lands along the river valleys were all staked and fenced, and what remained was overgrazed, so a lack of winter ground was one of the limiting factors to ranchers. In 1886 and 1893 disastrous hard winters killed thousands of head of livestock in western Colorado. This, along with falling beef prices, overgrazing, and the newly formed public lands through the United States Forest Service, began to pressure the cattle ranching industry, which led to more ranchers converting to raising sheep. While several ranchers in the region had initially raised both sheep and cattle, over the course of the 1880s, ranchers began to specialize in either one or the other. As a result, cattle and sheep ranchers began to perceive one another as competition for grazing land, each inventing rather fantastical arguments to banning the other from grazing on public lands, ultimately leading to violence between the two groups (Mehls 1982).

Despite the regional turmoil, Enos Hotchkiss and his descendents were able to graze their sheep without difficulty, and often with the cooperation of area cattle ranchers. Part of the antagonism in the area resulted from most of the populace seeing shepherding as demeaning work, which led to an influx of migrant workers from Mexico entering the area (Mehls 1982). The Hotchkiss family hired Mexican shepherds both during and after Enos' time, and their summer pasture still retains art from these men. As the Hotchkiss family sheep holdings expanded under the direction of three of Enos' sons — Enos Clair, Leon, and Adair — they made several improvements to the ranch headquarters at the homestead site in the early twentieth century. Inside the barn's center aisle is an antique overhead-mounted system of belt-driven sheep-shearing power take-offs, which no one in the current family remembers seeing in operation (Farmer and Farmer 2009:76). Mechanical sheep shears were first used in Australia in 1888 and would have been an important improvement in the early 1900s. The family added lambing sheds in the barnyard in the early 1900s, probably to improve survival rates at a time when many sheep ranchers allowed lambing to take place in the open range.

The Hotchkiss homestead remained in agricultural production and has not substantially changed up to the present day. Changes in the evolution of farming technology over the last 130 years led to construction of sheep shearing and lambing sheds; installation of automatic sheep shearing apparatus; the reported use of a silo to store fermented silage to improve winter feed for cattle (no longer extant), and installation of contemporary conveniences in the old farm house. While orchards and other crops were a part of farming in the early years of the ranch, the family refocused their efforts to livestock ranching, a legacy the descendants have continued. The homestead continues to serve as the family agricultural headquarters with grazing on their summer ranch in the mountains and on their land adjacent to the homestead in the winter. This is a tradition and heritage that Enos Hotchkiss began and his family has perpetuated to the present.

Vernacular Barn Design

When Enos T. Hotchkiss arrived in the North Fork Valley in 1891, he based his decision about where to locate his ranch and homestead on the lay of the land, the proximity to water, and the climate. The latter part of the nineteenth century was a period of transition between an era of hand craftsmanship and a period during which buildings were assembled with milled lumber and pre-manufactured components (Leffingwell 2009: 142,143). The Hotchkiss barn is an example of how skills and experience were carried to the frontier and utilized to create a functional building in a remote, rugged environment (Ensminger: 249).

The barn is an eclectic combination of form, style, and construction techniques. As with other buildings Enos and his family constructed across the state, the main framing consists of hewn logs and other elements include hand-planed planks. Unlike his previous buildings across the state, Enos constructed the exterior walls of brick. The Hotchkiss barn floor plan and structure is a modification of the Transverse Frame Barn (Nobel & Cleek 1995: 72). This style of barn evolved in the Midwest to serve multiple purposes, including both crop (particularly hay) storage and livestock care within one central barn (Noble and Wilhelm 1995: 74).

These barns contain a central aisle, wagon doors on each gable end and stalls or rooms on either side of the aisle. Timber framed bents stand at the division of the bays (Refer to 10001). One means of transferring loads from the purlins to the main columns at the bents was the "canted queen post" (Leffingwell 2009: 37, 38). This combined framing method is evident in the Hotchkiss barn (Refer to 10007 & 8).

It is also significant to note the origin of the skills used in its construction. The three basic framing methods required different carpentry techniques. The transverse frame bents and summer beams in the barn consist of hand hewn logs, requiring precisely cut mortise and tenon joints. These are skills the Hotchkiss family had honed in numerous building

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ventures across the state, including the Saguache Flour Mill, Hotchkiss Mine, and the sawmill in Lake City (Farmer and Farmer 2009: 114 & 116).

The most unusual facet of the Hotchkiss barn are its walls of brick. Masonry barns are not entirely uncommon in the West (particularly on the Plains), but the majority of barns in the Colorado mountains are made of wood. Harry Bopp, the builder of the barn has established a reputation in the region as a skilled bricklayer (U.S. Census 1880, 1900; *Montezuma Journal* 12/27/1906). The layout of the segmental arches and headers laid in the walls using the seven-course American bond method attest to his prior training in that trade. It is unclear if Enos utilized materials from the brickyard run by his nephews in town (they later supplied the brick for the Hotchkiss Block in 1897), or from the brickyard owned by Bopp in Paonia (*Delta Chief* 2 September 1885).

Ventilators and cupolas were introduced to barn construction during the middle decades of the nineteenth century, and by the turn of the century, became the hallmark of barn construction (Sexton 2010: 01). Due to farmers incorporating hay in lofts, they quickly learned the dangers of not allowing enough ventilation, which often led to hay combusting in the heat. As agricultural publications dispersed knowledge and understanding of ventilation and more farmers built the versatile Transverse Frame Barn style, one or more ventilators along a roof ridge became common by the turn of the twentieth century (Leffingwell 2009: 61). In keeping with the state of the art in 1886, a cupola was installed on the Hotchkiss barn.

Although the 2010 tornado damaged a corner of the barn, it still retains the majority of its original building materials and it is able to convey both the vernacular building skills that were a hallmark of the functional (as opposed to domestic) buildings that the Hotchkiss family constructed across Colorado.

Biography of Enos Throop Hotchkiss

Enos Hotchkiss was born in Pennsylvania in 1832 and was married there to Hannah Seeley, with whom he had four children. He and his brothers moved to Iowa, where they helped run a sawmill, but it burned in an attack by Native Americans in 1857. He and his brother Preston moved their families to the recently discovered gold fields of Colorado in 1859, where they lived near Morrison. Separating from his wife in 1871, Enos and the rest of his family relocated to the newly established Saguache area in 1873. While the farmers in that area were producing a great deal of grain, the one mill in Saguache, owned by Otto Mears, was small and not able to meet the demand, forcing farmers to ship their grain eighty miles to Conejos for milling. Enos built a much larger mill, known as the Saguache Flour Mill (listed on the National Register in 1978, NRIS 78000885, 5SH.458), which quickly became a sizeable economic force in the county (Dailey 1878: Section 8, p. 1). Showcasing the family's earlier expertise combining wood and log construction, the mill is still extant and the three-story building has hewn log framing, held together with wood pins and forged square nails, and is clad in board-and-batten siding.

Despite replacing Otto Mears' operation, Otto and Enos formed the Saguache and San Juan Wagon Toll Road in 1874, with Enos as the minor shareholder. Enos lead the survey and construction team from Saguache into the San Juans and accidentally discovered a sizeable vein of gold during road construction near Lake San Cristobal (Norman: 2009: 29). The crew loaded the gold into their wagons and headed back to Saguache with \$18,000 of ore and word of the gold strike. Enos filed his claim and immediately returned to the area where he built a log cabin and formed the Lake City Town Company with J.D. Bartholf. In addition to platting and orchestrating construction of the town he founded, Enos spent much of his time at his mining claim, known as the Hotchkiss Mine, one of the largest producers of ore in the area. He and other family members formed a sawmill for Lake City. The sawmill supplied lumber for many of the local mines, including through a company he formed with his son Monette that installed framing systems in area mines (Conner 1999: 22). Their largest client, however, was Otto Mears for his ever expanding construction of toll roads throughout the San Juan Area (Hinsdale County Museum 2010). Due to the locations of these toll roads in the mountains, they required a great deal of timber for bridges and retaining walls. In addition to supplying lumber to Otto Mears, Enos was often a shareholder in the toll road companies, including the Antelope Springs and Lake City Toll Road, and the Lake City and Sherman Toll Road (Sammons 1981: 8-9).

When not overseeing business at his mine, any of his lumber-related businesses, or duties in Lake City, Enos also established a ranch north of Lake City near Powderhorn in 1876 and began to build a reputation as a cattleman. In the midst of this time of prosperity, though, Enos fell thirty feet in a shaft in the Hotchkiss Mine during November of 1876, and Enos convalesced for several months to recover from his injuries. At the same time, the miners lost the path of the gold vein and operations ceased. The family businesses continued to thrive, but the Hotchkiss Mine went up for sale as part of

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a sheriff's sale in 1877, with the new owners rediscovering the vein renaming it the Golden Fleece Mine. As Enos was distancing himself from operations in Lake City, he met and married Elizabeth Cowan, a widow, in Powderhorn in 1877, and became the first postmaster for the town (Farmer and Farmer: 2009: 57).

In the fall of 1879, Enos T. Hotchkiss roamed west to the Uncompahgre Valley on a scouting mission, probably to locate a promising area to homestead when the Ute Reservation was opened to American settlement, as was widely known to be underway. He went north to where Delta is today, then followed the Gunnison River up its north fork into the fertile landscape now known as the North Fork Valley. He returned by way of a Ute trail across the Black Mesa, back to Powderhorn (Farmer and Farmer 2009: 68). In August 1881, he returned to the area with another party, including Samuel Wade, to resurvey the valley and they came to the conclusion that the land was ideal for orchards. According to one of the party, Enos said:

On the morning of Aug. 31st [1881], Hotchkiss [Enos T.] and I walked up the valley as far as that point where the cemetery is. We sat on that point for a long time to see if there were any Indians in the valley. Hotchkiss pointed out where he wanted his ranch. That is where it is now (George Duke letter, Farmer and Farmer 2009: 122).

To prepare for the move, Enos purchased a large herd of horses in Pueblo and hired brothers George H. and Will Duke to help take the horses over to the North Fork Valley. Enos and Samuel Wade both selected homestead sites adjacent to areas where they intended to develop towns, with Enos ultimately founding the town of Hotchkiss, and Samuel Wade forming Paonia (O'Rourke 1980). The extended Hotchkiss family homesteaded acreage surrounding the townsite and proceeded to incorporate businesses to develop both the agricultural and urban infrastructure of the area as they had previously in Saguache and Lake City, and to a lesser extent in Powderhorn and Portland.

In 1882, "Samuel Wade, Enos Hotchkiss, and W.S. Coburn shipped several thousand root-grafts into the country and established nurseries which gave birth to the North Fork fruit industry" (Rockwell 1938: 90). While instrumental in establishing the fruit growing heritage of the area, Enos ultimately shifted his operations to ranching. When he purchased the homestead from his son in 1884, the homesteading claim he purchased included irrigation ditches and the orchards the family had planted in 1882. Rather than expanding his orchards, though, Enos decided to build off of his ranching experience from Powderhorn. The barn he completed in 1886 was originally intended to support hay storage and cattle ranching functions. After receiving a herd of sheep in payment of a debt in 1890, Enos sold all of his cattle and refocused his ranching operations to sheep ranching. Most likely due to his prominence in the area, while other sheep ranchers experienced opposition from cattlemen, Enos was able to graze his sheep without incident.

In that final decade of his life, Enos firmly established commercial enterprises in town through construction of the Hotchkiss Block on Bridge Street in 1897. He owned the hotel and general store in the building, relocated the post office from his home to the Hotchkiss Block, and rented out the remaining space to the Coburn and Sanders Hardware Store (Drake 1984: 3). By the time of his death in 1900, Enos and his family had played a crucial role in establishing several Colorado towns and numerous commercial enterprises during the last quarter of the nineteenth century. While there are resources that tell the story of his earlier exploits across the state, the Hotchkiss Homestead represents the final productive period of his life as a rancher and town founder.

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Duke Family History File, Hotchkiss/Crawford Historical Society & Museum, 180 S. 2nd St. Hotchkiss, Colorado.

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Interviews

Lee McMurtry Farmer, Historian, interview by Robert C. McHugh, 8 January 2011, Hotchkiss, Colorado, notes in the possession of Robert C. McHugh, Paonia, Colorado.

Richard and Janice Hotchkiss, Owners, interview by Robert C. McHugh, 1 February 2011 & 27 February 2011, Hotchkiss, Colorado, notes in the possession of Robert C. McHugh, Paonia, Colorado.

Scott Kolb, Bricklayer, interview by Robert C. McHugh, 26 January 2011, Hotchkiss, Colorado, notes in the possession of Robert C. McHugh, Paonia, Colorado.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5DT.1049

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10. Geographical Data

Acreage of Property 2.02 acres
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References

(Place additional UTM references on a continuation sheet.)

(NAD27)

1 13 262921 4297514
Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The property consists of 2.02 acres located between the current railroad grade and Riverside Drive on the western border of the town of Hotchkiss. It is bounded by Leroux Creek on the southwest and on the northeast by the edge of the farm yard and lawns surrounding the house.

The legal description of the entire property is:

422 RIVERSIDE DR HOTCHKISS 81419

S: 36 T: 14S R: 93W Subdivision:

RURAL AREA TOTAL AC 57.52+- PT N2NE4, PT SE4NE4, PT OF NE4NE4 ALL IN SEC 36 T14S R93W 6PM BEG PT WH NE COR BRS N02°59'48"E 388.89', S03°W 147.54', N89°42'W 170', N03°E 126.57', N83°16'05" E 171.20' TO POB BK 454 PG 260 BK 610 PG 158 BK 632 PG 264 LESS .51 AC RD ROW BK 691 PG 765 THRU 768 BK 707 PG 515 EASEMENT BK 432 PG 465 (R-333641) BK 454 PG 260 (R-361084)

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the buildings and structures, primarily fences, that were historically part of the Hotchkiss Homestead during the period of significance and that maintain their historic integrity. Excluded are the farm fields and extended areas of the farm legal property which lack sufficient material culture for inclusion in the district, and which also have been changed with the changing crops cultivated over the years. The northeastern boundary is the railroad grade which dissected the original farm in 1910, during the period of significance.

11. Form Prepared By

name/title Robert C. McHugh, Architect; Leigh Ann Hunt, Forest Service Heritage Program Manager, Delta (for property owner)

organization Robert C. McHugh, Architect date February 25, 2011

street & number Box 1427 — 433 Box Elder Ave. telephone

city or town Paonia state CO zip code 81428

e-mail mcharchattds.net

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hotchkiss Homestead

City or Vicinity: Hotchkiss

County: Delta

State: Colorado

Photographer: Robert C. McHugh

Date Photographed: 17 September 2010 and 14 January 2011.

Location of Original Digital Files — Hotchkiss-Crawford Historical Society & Museum, 180 S.2nd St. Hotchkiss CO. 81419.

Description of Photograph(s) and number:

Photo#01 (CO_Delta County_Hotchkiss Homestead_0001.tif)

Northeast elevation of the Barn. Camera facing southwest

Photo#02 (CO_Delta County_Hotchkiss Homestead_0002.tif)

Southwest elevation of the Barn taken, after windstorm. Camera facing northeast.

Photo#03 (CO_Delta County_Hotchkiss Homestead_0003.tif)

Overview of Barn taken from hillside west, before windstorm. Camera facing east.

Photo#04 (CO_Delta County_Hotchkiss Homestead_0004.tif)

Overview of Barn taken from hillside west, after windstorm. Camera facing east.

Photo#05 (CO_Delta County_Hotchkiss Homestead_0005.tif)

West corner of cupola taken from below. Camera facing east.

Photo#06 (CO_Delta County_Hotchkiss Homestead_0006.tif)

North window on northwest elevation of barn taken from access drive. Camera facing southeast.

Photo#07 (CO_DeltaCounty_HotchkissHomestead_0007.tif)

Oblique view of northwest elevation of barn taken from access drive. Camera facing east.

Photo#08(CO_Delta County_Hotchkiss Homestead_0008.tif)

Oblique view of east corner of barn. Camera facing west.

Photo shows major repair done in 1966 caused by deterioration to original brickwork.

Hotchkiss Homestead

Name of Property

Delta County, CO

County and State

Photo#09 (CO_Delta County_Hotchkiss Homestead _0009.tif)

Perspective view of shearing shed taken from southwest corral. Camera facing northeast.

Photo#10 (CO_Delta County_Hotchkiss Homestead _0010.tif)

Southeast elevation of shop taken from entry drive. Camera facing northwest.

Photo#11 (CO_Delta County_Hotchkiss Homestead _0011.tif)

Oblique view of southwest side of shop taken from northwest railroad embankment.

Camera facing east.

Photo#12 (CO_Delta County_Hotchkiss Homestead _0012.tif)

Overview of lambing shed and corral at south end of site. Camera facing southeast.

Photo#13 (CO_Delta County_Hotchkiss Homestead _0013.tif)

Oblique view of southeast side of house. Camera facing west.

Photo#14 (CO_Delta County_Hotchkiss Homestead _0014.tif)

Northeast elevation of house. Camera facing southwest.

Photo#15 (CO_Delta County_Hotchkiss Homestead _0015.tif)

Northwest elevation of house. Camera facing southeast.

Photo#16 (CO_Delta County_Hotchkiss Homestead _0016.tif)

Southwest elevation of house. Camera facing northeast.

Historic Photograph Log

H0001. Historic overview of site taken from west hillside in 1888. Camera facing east.

H0002. Historic overview of site taken from north in 1903. Camera facing south.

Shows railroad track that was constructed in 1902.

List of Illustrations

I0001 Main Floor Plan of Barn

I0002 Loft Floor Plan of Barn

I0003 Main Floor Plan of House

I0004 Upper Floor Plan of House

I0005 Basement Plan of House

I0006 Diagram of Timber Framed Elements of the Hotchkiss Barn.

I0007 Diagram of Composite Framing System for the Hotchkiss Barn

Hotchkiss Homestead

Name of Property

Delta County, CO

County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Hotchkiss, Richard C.; Hotchkiss, Janice M.

street & number 422 Riverside Drive

telephone 970 872 3617

city or town Hotchkiss

state CO

zip code 81419

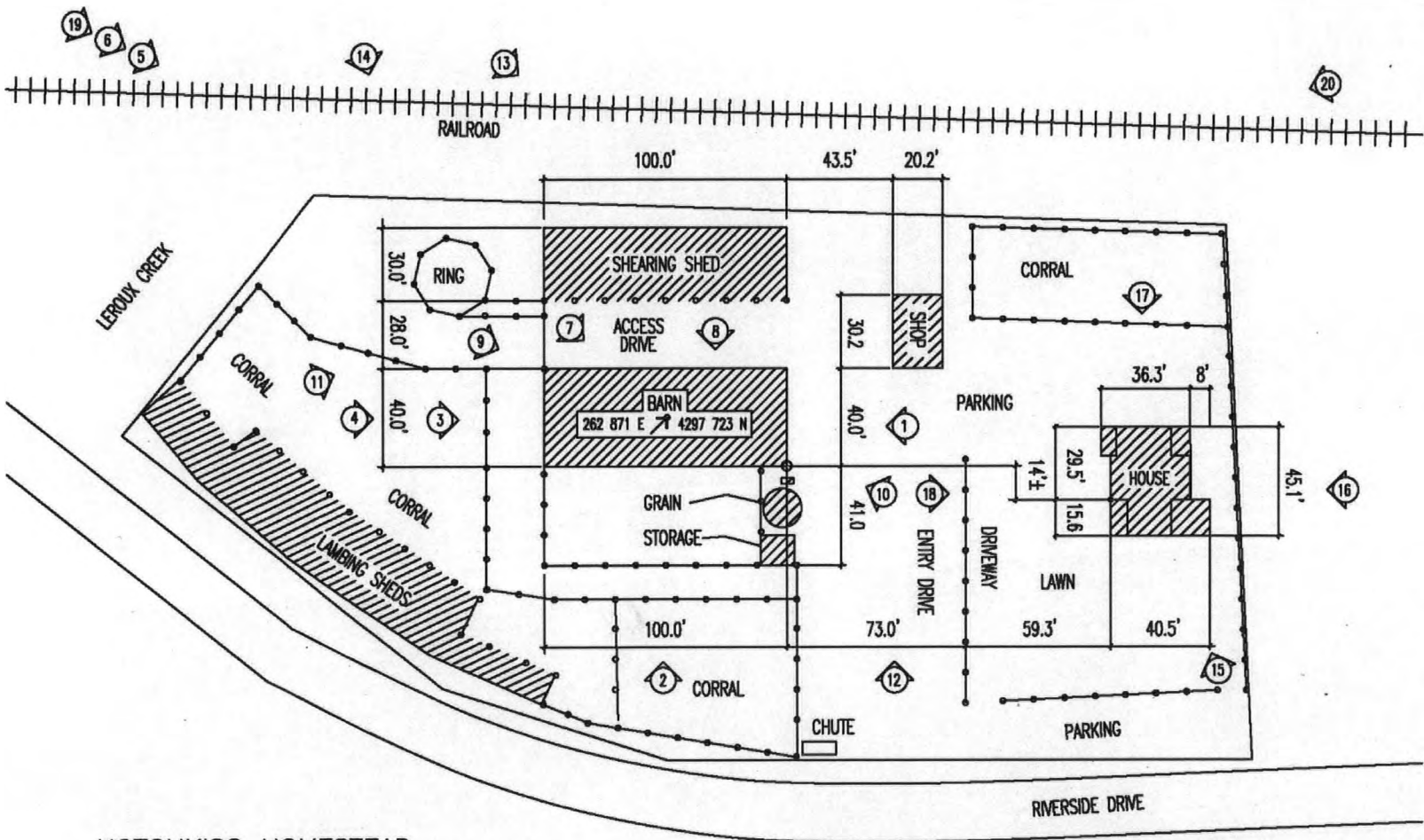
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

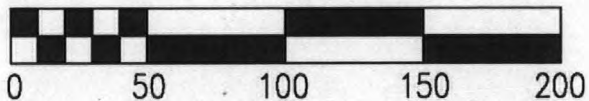
Hotchkiss Homestead
Name of Property

SITE SKETCH MAP

Delta County, CO
County and State



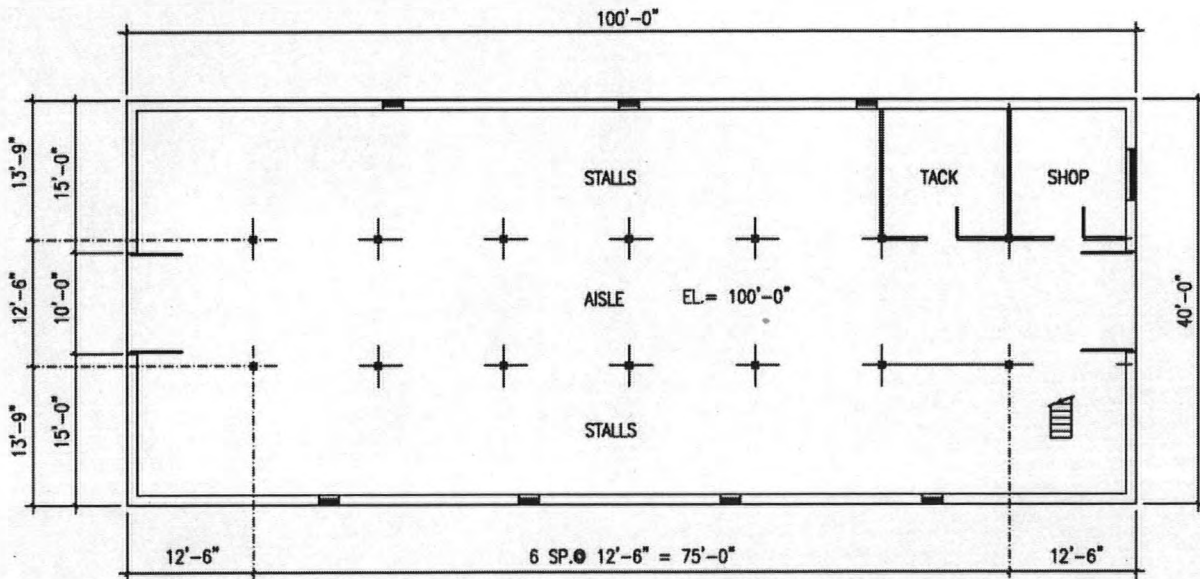
HOTCHKISS HOMESTEAD
2/25/2011
N.T.S.



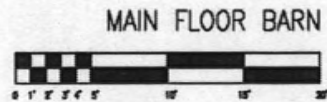
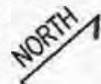
Hotchkiss Homestead
Name of Property

10001

Delta County, CO
County and State



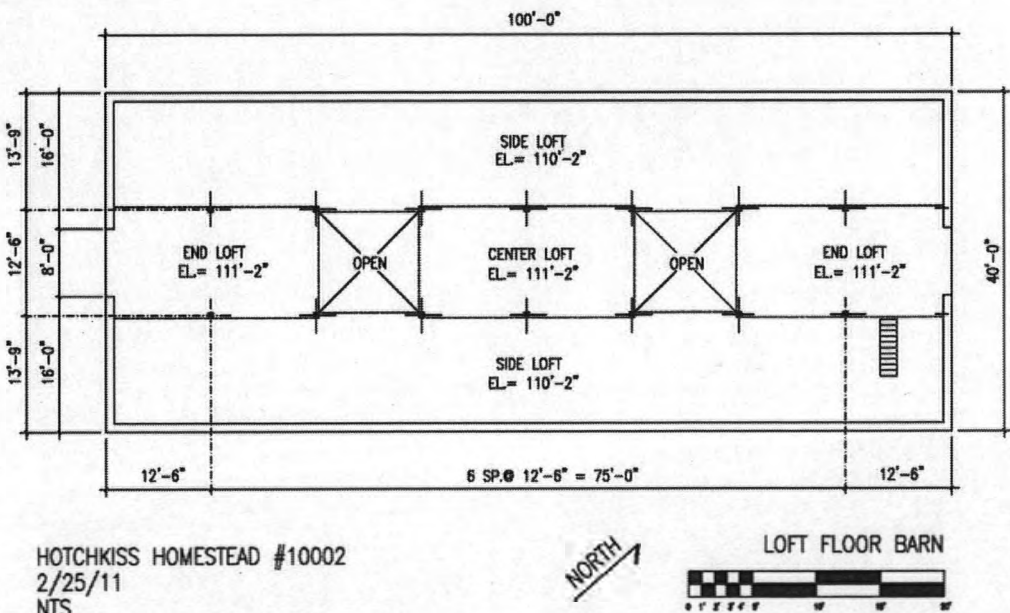
HOTCHKISS HOMESTEAD #10001
2/25/11
NTS



Hotchkiss Homestead
Name of Property

10002

Delta County, CO
County and State



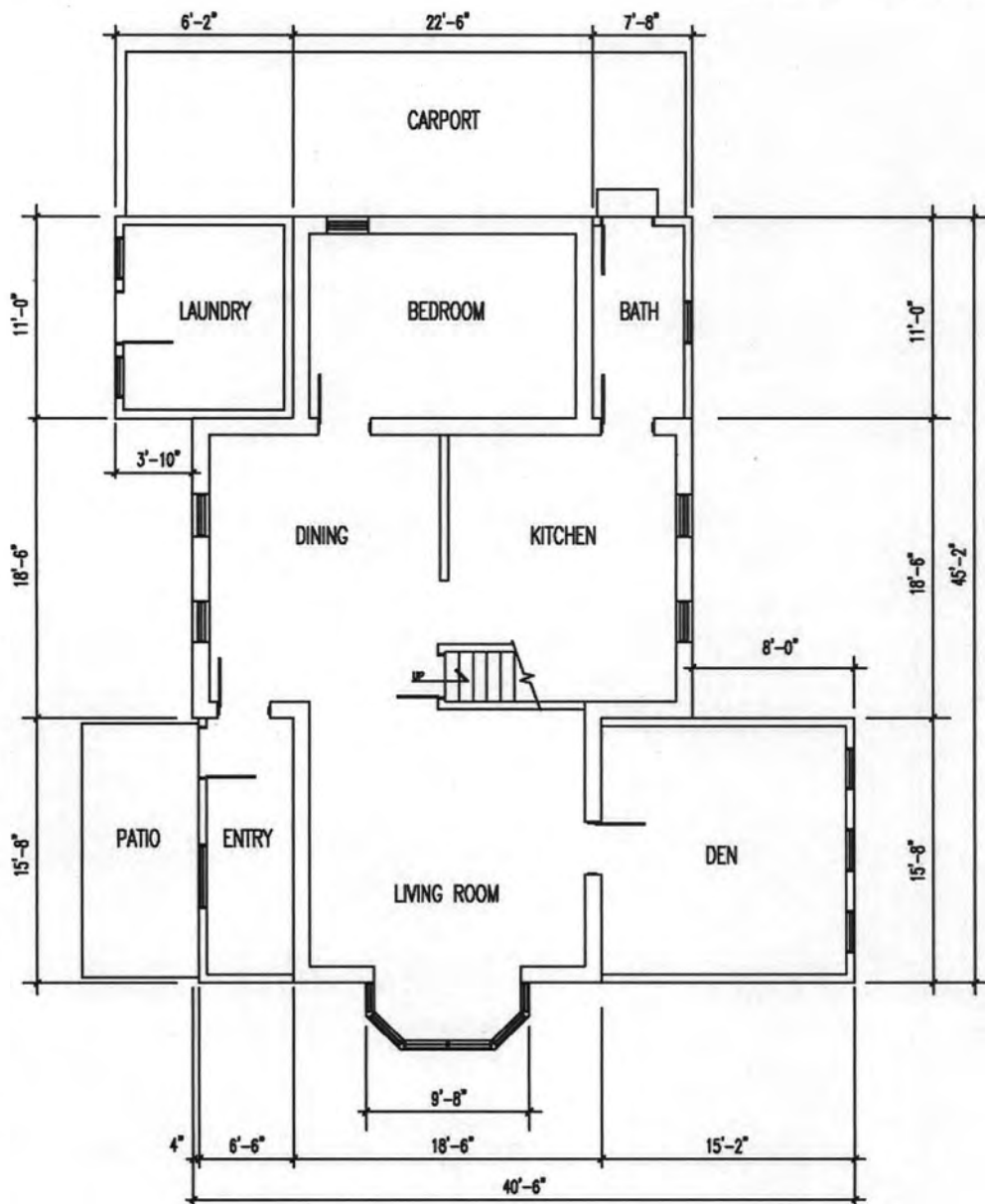
Hotchkiss Homestead

Name of Property

Delta County, CO

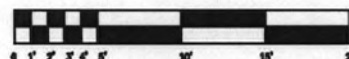
County and State

I0003



HOTCHKISS HOMESTEAD #10003
2/25/11
NTS

MAIN FLOOR PLAN
1584 SF



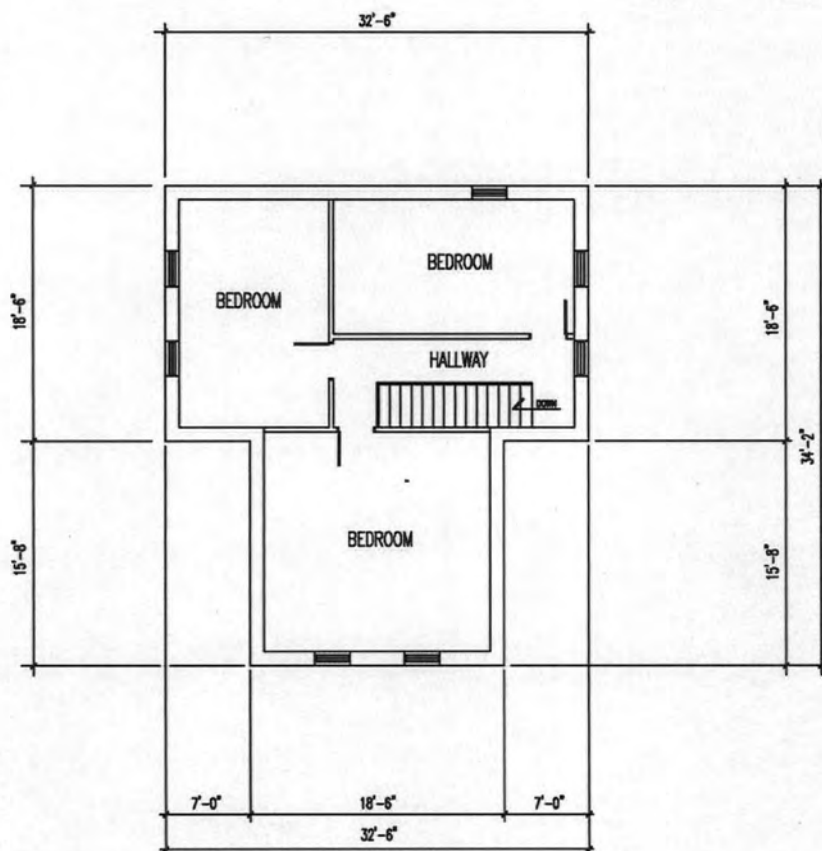
Hotchkiss Homestead

Name of Property

Delta County, CO

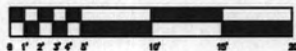
County and State

10004



HOTCHKISS HOMESTEAD #10004
2/25/11
NTS

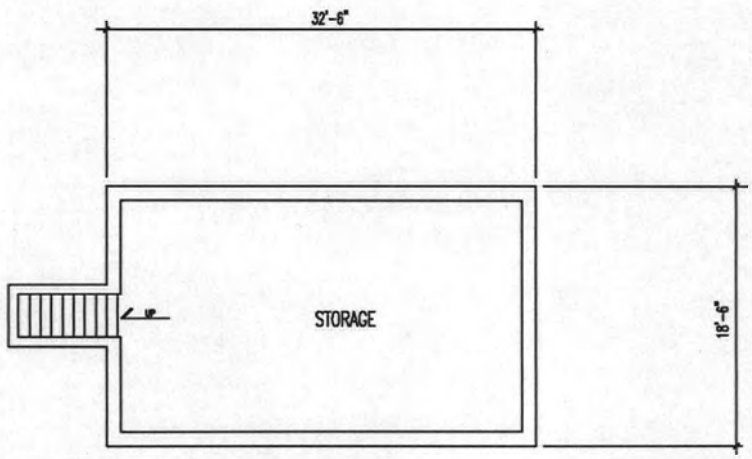
UPPER FLOOR PLAN
828 SF



Hotchkiss Homestead
Name of Property

Delta County, CO
County and State

I0005



HOTCHKISS HOMESTEAD #10005
2/25/11
NTS

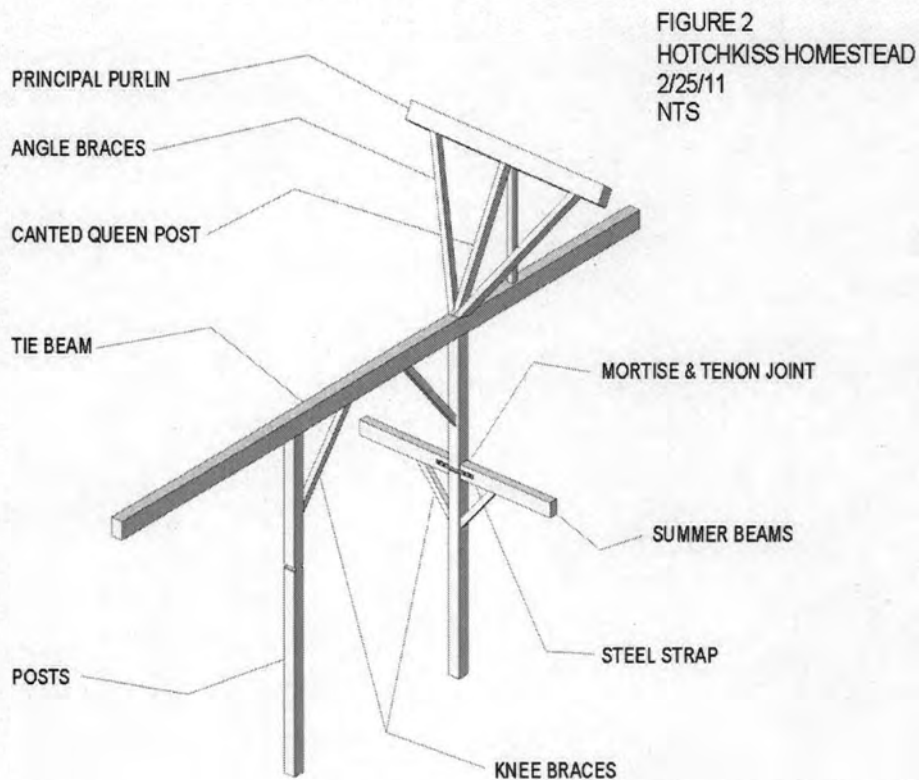
BASEMENT PLAN
540 SF



Hotchkiss Homestead
Name of Property

Delta County, CO
County and State

I0006

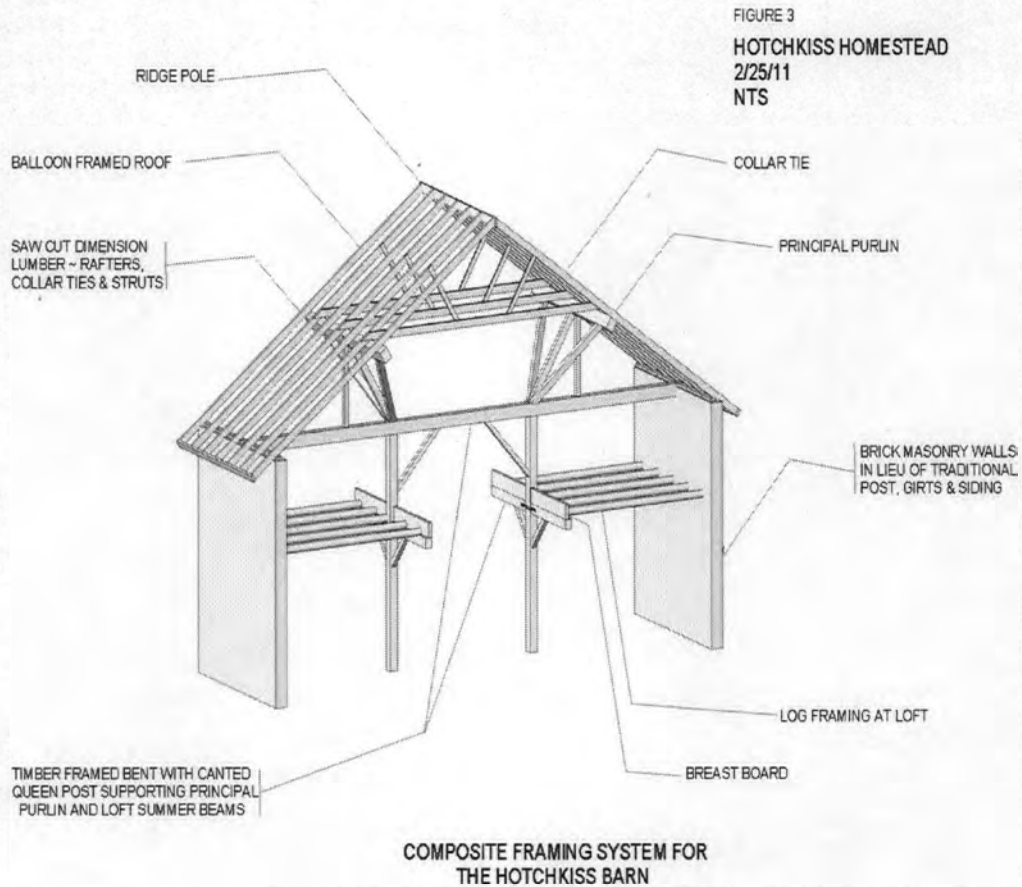


TIMBER FRAMED ELEMENTS OF
THE HOTCHKISS BARN

Hotchkiss Homestead
Name of Property

Delta County, CO
County and State

I0007



Hotchkiss Homestead
Name of Property

Delta County, CO
County and State

H0001



Historic overview of site taken from west hillside in 1888.

Hotchkiss Homestead
Name of Property

Delta County, CO
County and State

H0002



Historic overview of site taken from north in 1903.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotchkiss Homestead
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Delta

DATE RECEIVED: 11/04/11 DATE OF PENDING LIST: 11/29/11
DATE OF 16TH DAY: 12/14/11 DATE OF 45TH DAY: 12/20/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000900

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12.15.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Hotchkiss Homestead
Delta County, CO

1



Hatchkiss Homestead
Delta County, CO

2



Hatchkiss Homestead

Delta County, CO

3



Hatch Kiss Homestead
Delta County, CO

4



Hatchkiss Homestead
Delta County, CO

5



Hatchkiss Homestead
Delta County, CO

4

4



Hatchkiss Homestead
Delta County, CO

7



Haberkiss Homestead
Delta County, CO

8

~~8~~



Hatchkiss Homestead
Delta County, CO

9



Hatchkiss Homestead

Delta County, CO

10



Holarkiss Homestead
Delta County, CO

1B



Hatchkiss Homestead
Delta County, CO

12



Hatchkiss Homestead
Delta County, CO

13



Hatchkiss Homestead
Delta County, CO

14



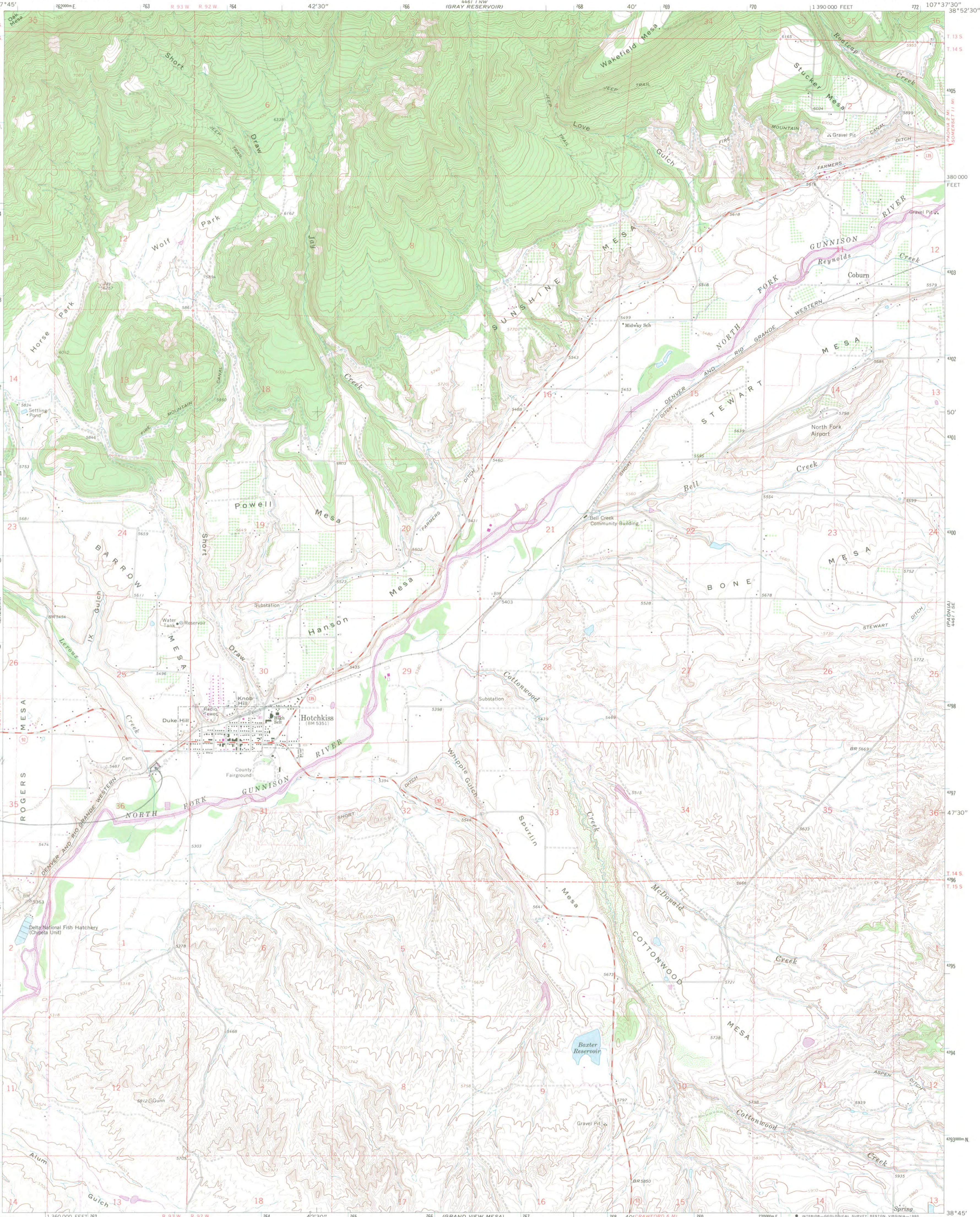
Holckiss Homestead
Delta County, CO

15



Holtkiss Homestead
Delta County, CO

16



Mapped, edited, and published by the Geological Survey

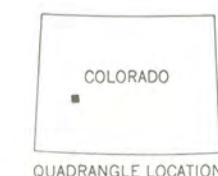
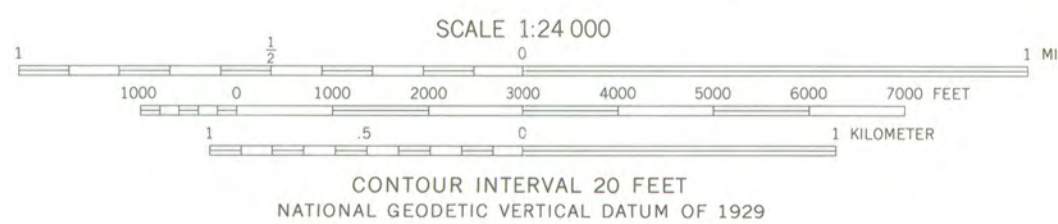
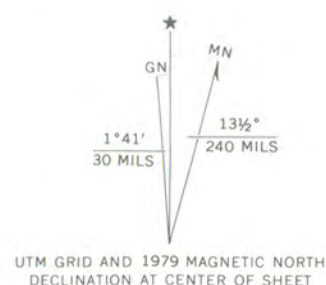
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial
photographs taken 1964. Field checked 1965

Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue

Fine red dashed lines indicate selected fence lines

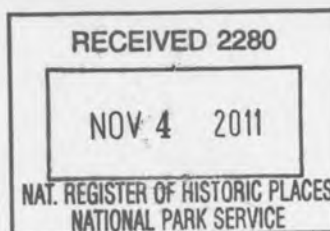
Revisions shown in purple compiled from aerial photographs
taken 1975 and other source data. This information not
field checked. Map edited 1979



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

HOTCHKISS, COLO.
N3845—W10737.5/7.5

1965
PHOTOREVISED 1979
DMA 4461 I SW—SERIES V877



October 20, 2011

Carol D. Shull
Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W., 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Hotchkiss Homestead, Delta County (5DT.1049).

The State Review Board reviewed the nomination at its meeting on September 30, 2011. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather L. Bailey
National & State Register Historian
(303) 866-4683
heather.bailey@state.co.us

Enclosures

Registration forms
USGS map
CDR
Photographs



OFFICE of ARCHAEOLOGY
and HISTORIC PRESERVATION

National Register Nomination Final Check-off Form

Property Name:

Hatchkiss Homestead

Site No.

50T.1049

Pre-submission

Name of Property

- ☒ ☒ Historic
- ☒ ☒ Other
- ☒ ☒ Site number

Location

- ☒ ☒ Publication
- ☒ ☒ Vicinity
- ☒ ☒ County Code

Certification

- ☒ ☒ Nomination
- ☒ ☒ Meets
- ☒ ☒ Level of Significance
- ☒ ☒ Signed by SHPO
- ☒ ☒ Signed by FPO

Classification

- ☒ ☒ Ownership
- ☒ ☒ Category
- ☒ ☒ Resource Count
- ☒ ☒ MPDF
- ☒ ☒ Previously Listed

Function or Use

- ☒ ☒ Historic
- ☒ ☒ Current

Description

- ☒ ☒ Architectural
- ☒ ☒ Classification
- ☒ ☒ Materials

Statement of Significance

- ☒ ☒ Criteria
- ☒ ☒ Criteria Considerations
- ☒ ☒ Areas of Significance
- ☒ ☒ Period of Significance
- ☒ ☒ Significant Dates
- ☒ ☒ Significant Persons
- ☒ ☒ Cultural Affiliation
- ☒ ☒ Architect/Builder

Bibliography

- ☒ ☒ Previous Documentation
- ☒ ☒ Location

Geographic Data

- ☒ ☒ Acreage
- ☒ ☒ UTM's with NAD27
- ☒ ☒ UTM Plotting Statement

Form Prepared By

- ☒ ☒ Preparer
- ☒ ☒ Prepared for

Property Owners

- ☒ ☒

Continuation Sheets

- ☒ ☒ Property name, county, section & page in header
- ☒ ☒ MPS in header
- ☒ ☒ Description
- ☒ ☒ Significance
- ☒ ☒ Bibliography
- ☒ ☒ Verbal Boundary
- ☒ ☒ Boundary Justification

- ☒ ☒ Photo log
- ☒ ☒ Photo views on map
- ☒ ☒ Sketch map
- ☒ ☒ USGS section

USGS Map

- ☒ ☒ Labeled

Photographs

- ☒ ☒ B&W paper/digital
- ☒ ☒ Labeled
- ☒ ☒ CD for digital

Submission to Keeper

- ☒ ☒ Nomination
- ☒ ☒ Photos
- ☒ ☒ CD for digital
- ☒ ☒ USGS Topo map
- ☒ ☒ Support letters
- ☒ ☒ Letter to Keeper

Send via UPS or FedEx only to:

Dr. Janet Snyder Matthews
National Park Service 2280
National Register of Historic Places
1201 Eye Street, N.W.
Washington D.C. 20005-5905

Data Entry

- ☐ Sent to NR (Sites)
- ☐ Sent to NR (Project)
- ☐ Nomination tracking

Post Submission

- ☐ Create significance statement for notification and directory use
- ☐ Place 300 dpi TIFF photos (or the best available) in the OAHP master image file (S: Digital Image Archive/Master Images). Make notation in Site Files.