

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Longhurst Lodge
Name of Property

Boulder County, Colorado
County and State

n/a
Name of multiple property

Section number: 3,5, 7, & 8 Pages: 1, 2, 4, 12-14,& 16-17
listing

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: SG 100001606
Property Name: Longhurst Lodge
County: Boulder State: CO
Multiple Name: n/a

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.

 9-18-17
Signature of the Keeper Date of Action

Amended Item #1

Box 3: State/Federal Agency Certification

The first Supplementary Listing Record (SLR) action is made to amend the "Applicable National Register Criteria" identified in Box 3 on the National Register of Historic Places Registration Form cover sheet so as to remove Significance Criterion D for the above-named property.

As written, the documentation offers no discussion of archeological integrity, no identification of likely data sets to be encountered and their importance, and no elucidation of research questions to be addressed via archeology in association with the Longhurst Lodge and how these questions relate to the current understanding of the area's archeology or archeology of a specified research topic or theme. These things are specified in National Register guidance, particularly *National Register Bulletin 16A: How to Complete the National Register Registration Form* and *National Register Bulletin No. 36: Guidelines for Evaluating and Registering Archeological Properties*. Consequently, the nomination fails to support significance under Criterion D.

The amended Significance Criteria reads: A and C.

Amended Item #2

Box 5: Classification (Category of Property)

As written, the box for Building(s) is checked; however, the documentation addresses four contributing buildings and two contributing structures for a total of six contributing resources. Consequently, the box for District should be marked on Box 5 (p. 2) of the documentation.

Amended Item #3

Summary Paragraph (Section 7, p. 4)

The third sentence of the Summary Paragraph reads "All five of these contributing resources are arrayed behind (south of) the cabin." This might suggest to readers that the nomination consists of only five contributing resources. For that reason, this sentence should be edited to read, "All five of these contributing resources are arrayed behind (south of) the cabin, for a total of six contributing resources comprising this designation."

Amended Item #4

Box 8: Statement of Significance

In the section labeled "Applicable National Register Criteria," the box for Criterion D should be unchecked for the reasons identified in Amended Item #1, above. The boxes for Criteria A & C remain checked.

Amended Item #5

Box 8 (Areas of Significance, p. 13)

The final area, identified as "Historic Archaeology, non-aboriginal" should be deleted, for the reasons identified in Amended Item #1, above.

Amended Item #6

Statement of Significance Summary Paragraph (Section 8, p. 14)

The penultimate paragraph beginning "Finally, the Longhurst Lodge . . ." shall be deleted from the nomination, as it is not fully supported. It should be replaced with:

The archeological significance of Longhurst Lodge remains unexplored, but the two cisterns may contain artifacts. If the opportunity arises to explore the subsurface integrity of these or other deposits at the property, research questions may be developed and this National Register documentation may be amended to include Significance Criterion D.

Amended Item #7

Discussion of Criterion D (Section 8, p. 16-17)

This paragraph does not go far enough in elucidating research questions beyond the assertion that "These artifacts [unspecified items reported by John McCarty to have been dumped into the cistern east of the garage] may have associative value in connection with an important broad historical pattern: that of seasonal Recreation Residence visitors and entertainment/recreation" (pp. 16-17). Consequently, it can be retitled (removing the "Criterion D –Non-Aboriginal Historical Archaeology" heading) to read:

A Note Regarding Potential Additional Documentation

There has been no prior archeological investigation of the property, but privy holes are known to have commonly been filled with trash once an outhouse was no longer in use. According to the McCarty/Prentkowski family who donated the cabin to HistoriCorps in 2016, no trash was ever dumped into the douby privy holes at the site. However there are two abandoned cisterns on site (Features E and F), and John McCarty recalled that at some point, junk was dumped into Feature E, the cistern east of the garage. McCarty cannot recall specifically what the contents might have been, and the cistern was observed to contain water when the property was originally recorded in 2014. It is unknown whether the cistern still holds water and, if so, how the presence of water would impact its examination for the presence/absence of artifacts. Therefore, Feature E may be worth pursuing at a future date in service to an as-yet undeveloped research design. In such an instance, this documentation should be amended to include the addition of Significance Criterion D.

With this addition, the important oral tradition regarding filling of the cistern is documented, and the property's as-yet undeveloped Criterion D significance is called out as a viable topic open to future investigation.

The Federal Preservation Officer (FPO) was notified of this amendment.

Distribution List

National Register files

Nominating Authority, without nomination attached

SG-1606



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.

1. Name of Property

Historic name: Longhurst Lodge

Other names/site number: Long Cabin; McCarty Cabin; Prentkowski Cabin / 5BL.12884

Name of related multiple property listing: N/A

Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Colorado Highway 7 & County Rd 82

City or town: Allenspark State: CO County: Boulder

Not For Publication N/A Vicinity: N/A

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 statewide X local

Applicable National Register Criteria:

X A B X C X D

Melny Westay, Regional Heritage Program Manager 7/31/2017

Signature of certifying official/Title: for Federal Preservation Officer Date

USDA Forest Service

State or Federal agency/bureau or Tribal Government

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

Kelly K. Norton 19 May 2017

Signature of commenting official: Deputy State Historic Preservation Officer Date

Title : State or Federal agency/bureau or Tribal Government

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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:)

By Barbara Atgall
Signature of the Keeper

9-18-17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>6</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / camp /single dwelling

Current Functions

(Enter categories from instructions.)

VACANT/ NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Rustic

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE, Walls: WOOD, Roof: METAL

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Longhurst Lodge (formerly known as the Long Cabin when it was built, and more recently, the McCarty Cabin) is a log cabin set back in the trees of the Roosevelt National Forest, approximately 200' southwest of Colorado Highway 7 in Allenspark, Colorado. The property includes the cabin, a stone spring house, a rustic-looking garage, a two-seat outhouse, a covered "government well" (cistern), and a second cistern closer to the cabin. All five of these contributing resources are arrayed behind (south of) the cabin. The one-and-a-half-story, peeled-log cabin has a modified square floorplan and features a stacked native-stone foundation, fireplace and chimney, and front porch. The porch has a commanding view of the mountain peaks to the north and northeast. The cabin is in very good condition and the property as a whole visually retains its historic appearance. Despite its proximity to the highway, the cabin has a secluded feel, with a natural allure that made its location appealing for construction.

Mary Emolyn Long (McCarty) and her husband Warren Earl Long, the original owners of the cabin, were issued their first special use permit by the U.S. Forest Service in 1921 and commenced building their summer cabin in 1922. The cabin was built during the Forest Service's recreational residence program (1897-1968) that had its peak between 1915 and 1940. The descendants of the Longs maintained and renewed the special use permit for 95 years and the beloved cabin was used by five generations for almost a century until it was donated to HistoriCorps in 2016.

Narrative Description

Contributing Resources

Cabin, 1922, Building, (Feature A, Photos 1-22): The cabin is surrounded by lodgepole pine on three sides (east, south, and west). The one-and-a-half-story cabin's footprint is rectangular, with a large, open living room downstairs and a sleeping loft upstairs; a narrow rectangular room serves as the kitchen on the south-facing side and a similar narrow addition is on the western façade at the southwest corner. The special use permit states that the cabin is just over 24' square, but in reality it is closer to 24' x 35'. The foundation for the original square portion of the footprint is several courses (or less) of dry-stacked local rocks; however the kitchen and addition on the southwest rest on round, stump-like wood posts. The cabin walls are constructed of peeled logs with concrete daubing. Modified dovetail notching is only visible on the logs that form the roof of the front porch; the rest of the house features post-and-plank construction. The roofline is irregular; a side-gabled roof covers the square portion of the cabin and has a moderate pitch. The kitchen and addition feature shed roofs. The western addition

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roofline does not meet the original roofline; the southern addition's roof does. The rafter tails are visible on the south side's roofline, and the roofing material is historic steel sheeting.

The front (north façade) features a front porch incorporated under the cabin roof with exposed rafter tails. The porch spans the length of the cabin and is two concrete steps higher than the surrounding terrain (approximately 18" higher). The concrete stairs to the porch are on the east side. The porch has waist-high stacked, uncut-stone walls with concrete mortar; these enclose the porch on the west and north sides and were added in 1943.¹ Vertical logs are spaced across the tops of the rock walls and support the end of the roof. The porch takes up a full one-third of the cabin's original square footprint.

The front door is centered on the north façade under the covered porch (Photo 4). There is an interior, plain vertical wood plank door and a wood six-lite exterior door. Like the other doors in the cabin, both are original. There are two fixed, plate-glass windows, one on each side of the door; these are the only windows in the cabin that are not original, but were installed in the late 1940s. The one left of the door is square, the one on the right is rectangular. They are protected by exterior wood shutters painted the same dark green as the front exterior door.

A large exterior, stacked-stone chimney with concrete mortar is left of center on the east gable wall (Photos 5-7). There are two small, square, four-lite, fixed wood windows, one on each side of the chimney on the first story. An upstairs window in the sleeping loft is centered under the gable peak. The second-floor window is a vertical slider with a wood square frame with two six-lite windows.

The southern façade is unusual in that the small rectangular room there (the kitchen) *looks* like an addition, when in reality it was the first room of the cabin to be built (Photos 7-8). The room is situated in the center of the south wall of the main portion of the cabin; in essence, a rectangle attached to a larger square (the main cabin). When Mary and Earl started building the cabin in 1922 they spent the summer living in a tent on the property (Figure 3). Not wanting to live in such primitive conditions the second summer of construction, they built the kitchen first. It was smaller than the main part of the cabin and was single story, so it was quicker to build the room before building the cabin. In 1923 they lived and slept in the kitchen. A 1925 photograph (Figure 4) confirms that the kitchen was actually part of and slightly predates the original cabin. The south-facing kitchen features a single window in its east façade. The type is unknown since it was shuttered during the site visit. The south façade has a doorway that leads from the kitchen to the outside. There is a simple wood screen exterior door, and a plain, wood vertical-plank interior door. Three concrete and stone half-circle stairs lead from the kitchen down into the backyard area.

¹ John McCarty. Personal interview with Michelle Slaughter, January 12, 2017. Transcript on file with preparer.

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The western façade has been altered since the cabin was built. In 1942, the addition was added against the southern two-thirds of the original west wall meeting with the kitchen at the southwest corner of the cabin so that the two one-story rooms form an “L” shape (see plan below and Photos 8-9). The western addition, a former screened in porch and bathroom, is now a fully enclosed small, narrow, north-south oriented room that is entered from the kitchen or the backyard; the small bathroom is on the north end. The kitchen, comprising the western addition, sits on wood posts rather than on a stacked-stone foundation. The west addition has an exterior entrance in the south wall (at the southwest corner of the cabin) with a screen door outside a simple wood vertical-panel door. Identical to the entry from the kitchen to the yard, three half-circle concrete and stone stairs are outside the door. Although the two exterior doors are in the south façade, they provide access to two different rooms. A rectangular fixed window is to the right (east) of the addition door. On the west façade of the addition are two large fixed four-lite windows. Originally these were screened openings. On the north façade of the western addition (in the bathroom) is another window, but the type is unknown since it is covered by exterior wood shutters. A metal propane tank sits on a wood platform below this window. The roof on the addition was replaced in 2010 and is made of steel sheeting like the rest of the cabin’s roof, but this small portion of the roof is green. Rafter tails are exposed under the shed roof.

The remaining portion of the west façade is the original cabin. On the first floor is a rectangular window that is fixed plate glass that is protected by exterior wood shutters painted green like the ones on the north façade. Like the eastern façade, an identical second-story window is centered under the pitch of the roof, in the gable end. It is a square, wood frame, six-lite vertical slider.

Interior

The interior of the cabin has two living spaces, upstairs and downstairs (Photos 10-17). All of the interior walls are exposed log. The ceiling is made of wood planks with log support beams (Photos 10 and 12) and the wood floor is tongue-and-groove. The downstairs of the main portion of the cabin is a single open room with a closet under the stairs in the southwest corner (Photos 10-13). A large stone fireplace is on the eastern wall of the living room, flanked by two small, square, fixed windows. The tiered fireplace mantle is also stone. The L-shaped wood-plank staircase is built along the south and western walls, and the handrail and balustrade at the top of the stairs are thick tree branches.

To the left of the stairs is the doorway to the kitchen (Photos 15-16). The door is constructed of plain, vertical wood planks. As mentioned above, a door in the south wall of the kitchen leads outside. The Peninsular wood-burning cook stove (purchased during World War II), kitchen cabinets, water tank, and small kitchen sink were installed during the summer of 1942. Linoleum flooring was installed in the kitchen before Mary’s grandson, John McCarty’s, first visit in 1942, leaving the original tongue-and-groove

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flooring intact beneath, according to John McCarty.² A set of French doors in the west wall of the kitchen lead to the western addition (Photo 16). The small western room, the former screened-in porch, receives an abundance of natural light since the south and west walls are mostly windows. An exterior door in the southern wall is in the southwest corner. At the north end of the addition a very small bathroom (Photo 17) was added in 1942, which has a tiny sink, toilet, and standup shower purchased from the Montgomery Ward catalogue.³ The bathroom and the rest of the west addition both have tongue-and-groove wood floors.

The upstairs sleeping loft is reached by wood plank stairs and may have initially been one large room under the gabled roofline (Photo 14). At some point, prior to John McCarty's 1942 visit, the single room was divided into two small bedrooms with a doorway with no door between the two rooms. The dividing wall is exposed wood frame and sheetrock. The sloped wood-plank ceiling has exposed rafters and the floor is wood.

The cabin has electricity that was installed in 1950. The cabin does not have its own water source; instead it is reliant on water piped from a neighboring cabin's water system.

Behind the cabin to the southwest, south, and southeast are five associated outbuildings and related structures.

Spring House ("Laundry Room"), 1943, Building, (Feature B on the map, Photo 18): There is a small stone spring house to the southwest of the cabin. The north-south oriented building was the last to be built on the property and was constructed in 1943 by an Allenspark stone mason, Omar Boyle, utilizing stones found on site. It is 8' x 7'-8" and is made of crudely stacked stones with concrete mortar. A low, stone landscape wall extends to the east from the northeast corner of the building. The doorway is in the north wall; it has two doors, the inner door is plain vertical-wood planks and the outer is a wood and screen door. A round vent hole is high in the western wall. Inside the building, built into the floor against the south wall, is a roughly 6"-deep concrete trough that spans the width of the wall. When the spring house was built, blocks of ice were used to cool the room, but the intention was that ultimately cold water would continuously circulate through the trough and prevent perishable foods and beverages from spoiling. It was eventually piped for this purpose, but the spring house never worked in the intended fashion so it was abandoned for that use and used for storage. At the time this nomination was written, a historic hand-cranked tub-style washing machine was also in the building, so the stone room has come to be known as the laundry room, although it was never used as one.⁴

² John McCarty interview, January 12, 2017.

³ Ibid.

⁴ Ibid.

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Cistern, 1930s, Structure (Feature F on the map, Photo 22): Due south of the cabin is a subsurface cistern that is covered by a heavy, square, wood plank cover that is flush with the ground. The cistern was dug in the 1930s by friends of John McCarty's cousin, Kermit Carr. They were told they could stay at the cabin temporarily, but then became squatters. During that time, they decided they needed a cistern since there was no running water at the cabin. They hand dug and used dynamite to excavate a big hole, then lined it with concrete. This feature was never used as a cistern, and is easily missed—the wood cover is totally concealed by dirt and pine duff.

Outhouse, ca. 1922, Building (Feature D on the map, Photo 20): Slightly south of the cistern, is a now defunct outhouse. The small (4'-4" square) wood-frame building has two seats. Horizontal-plank wood covers the exterior, a very basic vertical-plank door is in the east wall, and the shed roof slopes to the west. The outhouse is original to the property and was likely constructed when the cabin was built in the early 1920s; it has been out of use since the bathroom was added to the house in 1942.

Garage, 1943, Building (Feature C on the map, Photo 19): Southeast of the cabin is the garage, which measures 14'-4" x 20'-4". The garage is a pole building with a wood frame and walls of unpeeled vertical logs that have been cut lengthwise down the center making them half as thick (or less) than whole logs. The roughhewn façade mimics the outhouse and the cabin in appearance. The low-pitched, front-gabled roof has exposed rafter tails under the eaves on the east and west sides. There are two fixed six-lite windows, one each in the center of the east and west walls. The doorway, which is large enough for a car to drive through, is in the north wall and features two hinged doors that swing outward.

This is not the original garage, although it is in the same place as the original garage and was built during the period of significance. The original garage was poorly constructed and did not have doors, nor was it walled. In 1943, after a family of robins abandoned a nest in the old garage, John McCarty tore it down for his grandmother, Mary, and they had the existing enclosed garage built. The roof was tarpaper and had to be replaced regularly. In 2010 the roof was completely rebuilt and clad with asphalt shingles and the walls were braced.

The "Government Well" (Cistern), late 1930s, Structure (Feature E on the map, Photo 21): There is a cistern/well to the southeast of the garage. The visible portion is flush with the ground and measures approximately 5' x 6'. The concrete square collar is over a circular opening, and both are capped (like the other cistern) with a wood frame and plank cover. In the cabin's Rules and Regulations book, Mary referred to it as the "Govt. Well" and said the well was 20' deep, and had 12' of water in it; the entry was dated 8-28-44⁵. This is the first mention of the well/cistern, and John McCarty said it was already there when he first visited in 1942, so he suspects that it was dug in the late 1930s. No one can recall why Mary referred to it as the government well, or what

⁵ Longhurst Lodge Rules and Regulations book, various dates: 6.

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the name means. Despite Mary noting water in the well/cistern in 1944, and a Forest Service employee also did when the cabin was recorded in 2014, John McCarty said that when it was built they were unable reach groundwater, so the structure was never actually used for its intended purpose.⁶

Other features: Associated features at the cabin site are a dirt driveway that leads southwest to the cabin from the highway and circles part of the way around the front of the cabin (north side) and around to the back (south side). Low, dry-stacked stone alignments delineate the path to the front porch from the driveway and along the driveway near the kitchen's back door (Photos 5 and 7). A galvanized-steel water pipe lies on the ground behind and southwest of the cabin and carries water from a neighbor's water supply to the southwest corner of the Longhurst Lodge. The landscaping around the cabin is minimal. No non-native plants were introduced and the area surrounding the cabin has been left wild. The only landscaping features are the low stone walls and paths mentioned above.

Alterations

Minimal alterations have occurred at the cabin over the years, but naturally there has been some updating since the 1920s. The Peninsular wood-burning cook stove, the kitchen cabinets, water tank, and small kitchen sink and drain board were installed during the summer of 1942. Linoleum flooring was installed in the kitchen before 1942, but the original tongue-and-groove flooring is intact under the linoleum. A local handyman built an addition to the west façade of the cabin that served as a screened porch and had a small bathroom with running water. That year, 1942, they also installed French doors between the kitchen and adjacent addition.

The cabin has never had its own well or city water, but does have a part-time water source. Water is piped in from a neighboring cabin's water system; this system was installed in the summer of 1942 and is only turned on in the summer months.

The northern façade of the cabin has two windows that were converted to plate glass in the late 1940s. In 1943, Mary hired someone to build the stone Spring House (Feature B), ("built in 6 days," according the cabin's Rules and Regulations book), all the stone entry stairs into the cabin, and the stone walls along the front porch (north façade).⁷ The same year, they razed the original ramshackle garage and built a new one.⁸ John McCarty removed the old mortar chinking and completely re-chinked the cabin in the 1940s, as well. By 1950 the cabin received electricity.

⁶ John McCarty interview, January 12, 2017; Per 36 CFR 60, only real property is included in the nomination, not water rights.

⁷ Longhurst Lodge Rules and Regulations book, various dates: 13.

⁸ John McCarty interview, January 12, 2017; Longhurst Lodge Rules and Regulations book:12-13.

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The western façade has experienced the most alteration since the cabin was built and features the only addition to the cabin. In 1942, the addition was constructed at the southwest corner of the cabin. As mentioned previously, the western addition--a former screened in porch and bathroom--is now a fully enclosed, narrow, north-south oriented room that is entered from the kitchen or the backyard; the small bathroom is on the north end. The west addition was constructed by a local Allenspark resident, Chick Jensen, for \$500.⁹ It is a historic addition of the same character as the original cabin. Since the addition was initially a porch built for enjoying the sunsets, the windows on the south façade to the right (east) of the exterior door and on the west façade of the addition were originally screened openings, but the windows were added sometime after 1947, the last time John McCarty visited as a child, but before 1969, when he returned as an adult. John McCarty's daughter Kathy believes the screened porch was converted and the windows added around 1950. The roof on the addition was replaced in 2010 and is made of steel sheeting like the rest of the cabin's roof, but this portion of the roof is green.

The garage that exists today (Feature C) was rebuilt in 1943, during the period of significance, where a poorly constructed original garage stood. The style and façade of the current garage mimics that of the cabin and outhouse, and compliments the setting in general. The tarpaper roof was rebuilt in 2010 and clad with asphalt shingles and the garage walls were braced.

Integrity

The Longhurst Lodge unquestionably retains all seven aspects of historical integrity: location, setting, design, materials, workmanship, feeling, and association, and still visually communicates the period of historical significance. Despite expected modifications (i.e., electricity, running water, an addition to accommodate growing families and guests) it is an exceptional example of a Recreation Residence and remains in excellent condition.

Location

The Longhurst Lodge remains in its original location, in the trees just south of Colorado Highway 7.

Setting

Allenspark, where the cabin is located, is a small community that has not grown dramatically in the past 90+ years, so the setting of the cabin is very similar to when it was constructed, despite the more recent addition of the fire station on the opposite side of Colorado Highway 7. With the cabin set back from the road and surrounded by trees, makes it feel almost as remote now as it did in the 1920s.

⁹ John McCarty interview, January 12, 2017; Towny Anderson (HistoriCorps) notes, September 8, 2016.

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Design

The Forest Service had specific architectural and landscape guidelines for Recreation Residences, which were adhered to during the construction of the Longhurst Lodge. Visually it is little altered since it was built, and retains architectural integrity.

Materials

The cabin maintains high integrity of materials. The original building construction as well as additions has generally employed stone and logs as promoted by the Forest Service during the Recreation Residence era.

Workmanship

As the 2014 Management Data Form states, "The natural materials and quality and ingenuity of design shows a level of care and skill involved in the construction that is more than just consistent with the expectations of the period of significance, it excels at its demonstration of the builder's skill and forethought. The cabin demonstrates the sense of hand-crafted quality desired in the recreational residence program by the Rangers of the time."¹⁰

Feeling

The Longhurst Lodge maintains a high degree of the feeling of remoteness and a back-to-nature charm.

Association

Because there have been minimal changes on the property over the years, the cabin continues to easily convey a sense of association with the period almost 100 years ago when families built their cabins in the woods, enjoying the natural resources that the forests had to offer.

¹⁰ Paul Alford, USDA Forest Service archaeologist, McCarty Cabin survey form (5BL.12884), July 2, 2014, on file with the Office of Archaeology and Historic Preservation, Denver, CO: page 3.

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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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Entertainment/ Recreation

Politics/Government

Historic Archaeology, non-aboriginal

Period of Significance

1922-1950

Significant Dates

1922

1942-1943

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Euro-American

Architect/Builder

W.E. and Mary E. Long

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Longhurst Lodge is locally significant under **Criterion A** for the areas of *Politics/Government* and *Entertainment/Recreation* as an excellent example of the United States Forest Service Recreation Residence program. The 1922 cabin was constructed during the post-Term Occupancy Act phase of the program. The cabin was one of only nine remaining isolated cabins defined as a Recreation Residences in Boulder County as of 2012.

Additionally the Longhurst Lodge is locally significant under **Criterion C** for *Architecture* as a good example of Rustic-style architecture as applied to a Recreation Residence. It is an unusual example of an early Recreation Residence in that it is one-and-a-half stories rather than the typical one story.

Finally, the Longhurst Lodge is locally significant under **Criterion D** due to the potential for buried *Non-aboriginal Historic Archaeology* that could yield information important to history. Historical archaeological features that may include obscured artifacts include two cisterns.

The period of significance begins in 1922, the year construction began on the cabin, and ends in 1950, when electricity was installed and the screened-in porch was enclosed.

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

Criterion A - *Politics/Government* and *Entertainment/Recreation*

The Longhurst Lodge is a privately-owned cabin built within the Roosevelt National Forest under the parameters of the Forest Service's Recreation Residence movement that was at its peak in the first half of the twentieth century. The cabin was originally part of the Allenspark Summer Home Group, of which this cabin and the abandoned Martin cabin next door to the west are the only ones remaining. The Martin cabin has fallen into an extreme state of disrepair, whereas the Longhurst Lodge is fully intact and well maintained. There were over 19,000 summer cabins in 116 National Forests across the United States while the program was in operation; most were in the western U.S.¹¹ The program ended in the 1960s and the number of cabins has been in steady decline as the leases run out and the Forest Service removes the cabins and reclaims the land. In 2006, there were only 14,285 summer homes remaining across the country and in the Roosevelt National Forest in Boulder County there were only nine left as of

¹¹ Melanie Shellenbarger. *High Country Summers: The Early Second Homes of Colorado, 1880-1940*. The University of Arizona Press, Tucson. 2012: 102.

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2012.¹² Furthermore, in 2012 the Longhurst Lodge was one of only three such cabins left in Boulder County that were built in the Arapaho and Roosevelt National Forests during the 1920s.

The areas of significance for Recreation Residences are *Politics/Government* (the cabin's direct association with the Forest Service) and *Entertainment/Recreation* (epitomized by the recreational summer use of the cabin). The Longhurst Lodge meets Criterion A for its connection with the U.S. Forest Service's Recreational Residence program that grew out of the Forest Service's Organic Administration Act of 1897 and the Mineral Springs Leasing Act of 1899. Not all Recreation Residences can be considered eligible under Criterion A, since one of the defining factors is that the construction must have been during the significant period of the program, between 1915 (with the passage of the Occupancy Permits Act) and 1940.¹³ The cabin was built at the height of this period between 1922 and 1924.

The cabin's significance under *Entertainment/Recreation* is for its association with seasonal visitors who returned to the cabin each summer for recreation and enjoyment—usually for the duration of the summer—for almost 100 years. The same family and friends of the family enjoyed the summer home year after year, and the cabin's guest book (which spans 80 years) described the outdoor activities that they engaged in and that the Forest Service extolled: fishing, hiking, horseback riding, and long hours spent on the front porch enjoying the views of the mountains and the antics of the hummingbirds. A guest book entry from July 23, 1953 by Doris and Harold Lewis sums up the general sentiment people had when staying at the cabin: "This lovely place, the magnificent mountains, the wild mountain flowers, the rustic beauty all around fill our hearts with joy . . . our hope is now that our children and grandchildren can see and enjoy it someday."¹⁴

Criterion C - Architecture

The Longhurst Lodge is an excellent example of the faithful execution of Rustic-style architecture, which was an important aspect of the Forest Service's Recreation Residence movement. Character-defining features of the Rustic style found on the cabin include log construction, gabled roof, multi-pane windows, stone chimney and other stone elements, and a front porch. These features, as well as the arrangement of the property and the site found at Longhurst Lodge, align with the Forest Service guidelines for recreational private cabins within the forests. The layout of the property includes a dirt driveway that leads from the highway southwest to the cabin and then circles part of the way around the front of the cabin and then around the back. Landscape features include low, dry-stacked stone alignments delineating the path from the driveway to the front porch and along the driveway near the kitchen's back door.

¹² Shellenbarger 2012:102, 113.

¹³ Jamie Clapper, et al. *Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, Colorado*. On file at the History Colorado, Office of Archaeology and Historic Preservation. 2008:17

¹⁴ Longhurst Lodge guestbook 1945-2016: no page numbers.

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The Forest Service had very specific architectural and landscape guidelines for Recreation Residences, and the builders of the Longhurst Lodge faithfully adhered to them. According to the guidelines, as noted in the 2008 *Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests*, the Recreation Residences should incorporate the following:

- A perimeter post and beam foundation
- Log or other indigenous materials used in construction
- Spaces unobtrusively linking the structure with the outdoors (i.e. porches /decks)
- Externally placed chimneys constructed of native stone, or centrally placed metal chimneys if not visually dominant
- Gabled roof forms (front and side) with moderate slopes
- [Be] 1 or 1 ½ stories high¹⁵
- Wood multi-lite windows; fenestration types such as double-hung, casement, slider, fixed, and hopper, if constructed of natural materials
- Rustic panel or plank doors
- Muted trim colors (natural stain, brown, red, green)
- Outbuildings appropriate in scale and constructed of materials compatible with the core cabin structure
- Cabins . . . arranged in a manner that followed the topography of the site and provided views of the surrounding landscape
- Landscape features such as paths and site stairs, retaining walls, benches, fire pits and barbecues . . . kept to a minimum, and usually made from local stone or logs
- . . . no apparent exotic plantings and many varieties of indigenous plants
- Lot landscapes [using] natural materials to form simple landscaped areas containing native trees and ground cover¹⁶

Criterion D – *Non-Aboriginal Historic Archaeology*

The property is significant due to the possibility of buried historic, non-aboriginal archaeological materials that may have the potential to yield information important to history. While privy holes are known to commonly be filled with trash once an outhouse is no longer in use, according to the McCarty/Prentkowski family who donated the cabin, no trash was ever dumped into the double privy holes at the site. However, there are two abandoned cisterns on site (Features E and F), and John McCarty recalled that at some point, junk was dumped into Feature E, the cistern east of the garage, although he cannot recall specifically what the contents might be. Therefore, Feature E has excellent potential to yield historic archaeological information due to deposits that could contribute to the understanding of the historic inhabitants and visitors. These artifacts may have associative value in connection with an important broad historical pattern: that of

¹⁵ Alford. McCarty Cabin survey form (5BL.12884), 2, July 2014: page 3, which notes that: "of the vacation homes built between 1915 and 1940, as few as one-third were 1 ½ stories, like the Longhurst Lodge."

¹⁶ Clapper et al. 2008:58-59.

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seasonal Recreation Residence visitors and entertainment/recreation.¹⁷ It is noted, however, that the cistern contained water when the site was originally recorded in 2014, and may continue to, which would make it difficult to determine the presence of artifacts.

Historic Context

The natural beauty of Colorado's mountains has drawn out-of-state tourists for well over 100 years. "Tourism, a quintessential modern activity, has been part of the landscape" for almost as long as Colorado has been a state.¹⁸ The Georgetown newspaper, the *Colorado Miner*, declared that Colorado's burgeoning tourist industry brought at least a million dollars in revenue to the state in 1872, as visitors poured in to appreciate Colorado's wild beauty and outdoor activities. Vacationers initially came by wagon, then by train, and with the advent of the automobile, tourism expanded exponentially. The Forest Service, established in 1905, initially began not as an agency to manage America's forests for public recreational use and enjoyment, but to preserve natural resources and manage them for economic benefit. Interestingly, and possibly out of a sense of competition with the National Park Service, the Forest Service almost immediately started encouraging citizens to build modest "Recreation Residences" within the forests, transforming temporary tourists into part-time residents.¹⁹ Special use permits issued by the Forest Service meant that the private summer homes were built on land that was publicly owned and managed by the Forest Service.²⁰ The forests west of and adjacent to the Colorado Front Range were ideal for these homes.

Although the recreational residence program spanned just over 70 years, starting at the very end of the nineteenth century and ending in the late 1960s, the heyday of the program was between 1915 and 1940. Before the Forest Service existed, but when the Federal government was already managing America's forests, the Organic Administration Act of 1897 and the Mineral Springs Leasing Act of 1899 created regulations for how the land within the forests could be used, and set up a permitting system for special, approved usage within the forests. In 1905, once the Forest Service was established, rules were put in place for permitting summer homes and not only enabled people to build summer cabins on Forest Service land, but encouraged the practice. The Term Occupancy Act of 1915 expanded upon the previous acts and provided concrete terms and stability for home owners; thus it led to an era known as one of rapid development and aggressive promotion. Leases were affordable, ranging from \$5 to \$35 in the first decades of the twentieth century.²¹ In 1924 the Forest Service *Recreation and Special Use Administrative Guide* was issued, and mandated \$15 per year for leases that could be revoked at the end of the term, and \$25 per year for long term leases, John McCarty stated that his family's lease was \$50 per year when he

¹⁷ Alford 2014; Michelle Slaughter, historical archaeologist and principal investigator, site visit to Longhurst Lodge on November 23, 2016.

¹⁸ Kenneth I. Helphand. *Colorado: Visions of an American Landscape*. Roberts Rinehart Publishers, Niwot, CO. 1991: 55.

¹⁹ Shellenbarger 2012: 20, 32, 102.

²⁰ Clapper et al. 2008:3.

²¹ Shellenbarger 2012: 108-109.

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inherited the cabin in 1960 and remained that price for a number of years.²² He further explained that the Forest Service eventually raised the lease price based on Boulder County tax assessments.

Recreation Residences were considered to be much like any other forest amenity, like hiking, camping, fishing, and hunting, and allowed people of modest means to have their own piece of the great outdoors.²³ The Forest Service saw this as collaboration between themselves and the public, encouraging stewardship of the forests in exchange for the opportunity to live within them for part of each year. The Forest Service also saw it as a financially viable opportunity since the program generated a discrete source of revenue for the organization.

Would-be summer homeowners were subject to the whims of their local forester in regards to where they could build within the forest, approval for the design of the cabin, and the terms of the special use permit and lease. As Regulation 43 stated in the Forest Service *Use Book*, "The Forester may approve the application, with such restrictions as to the area, time, terms . . . and may extend or renew any permit at his discretion."²⁴ Initially permit leases could vary wildly, but concrete permit timelines were instated in with the Term Occupancy Act, when permits were granted for 30 years at a time.²⁵ Despite what the regulations said, John McCarty claimed that his grandparent's initial lease was for 99 years.²⁶ When the lease was transferred to him, he said his lease renewal periods fluctuated considerably; some years the lease was renewed for a year, sometimes it was renewed for seven years.

Permit details became more standardized after the *Recreation and Special Use Administrative Guide* was published, which more clearly outlined specific construction and safety standards, various other requirements for the program, and added additional guidelines for construction quality and appearance standards in a 1927 amended version.²⁷ In the 1940s, construction and building materials guidelines became even more stringent and additional Forest Service approval was needed during the building process.²⁸ Residents of these summer homes had "no right or claim against the United States, either to land or to compensation for any improvements upon it, beyond the privileges conferred in the permit."²⁹

Recreation residence owners were obliged to not only pay the permit fees, they were also required to pay the entire cost of construction, obtain the construction materials, and carry out the construction themselves or hire someone to else to do it. Even so, the

²²Clapper, et al. 2008:44; John McCarty interview with Michelle Slaughter, June 6, 2017. Transcript on file with preparer.

²³Shellenbarger 2012: 101, 105-106.

²⁴Ibid: 105.

²⁵Ibid: 106.

²⁶John McCarty interview, June 6, 2017.

²⁷Clapper et al. 2008:44.

²⁸Ibid: 45.

²⁹*The Use of the National Forest Reserves: Regulations and Instructions*. U.S. Department of Agriculture, Washington, D.C. 1905:49-50.

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relatively modest permit fees made the opportunity for vacation-home ownership attainable to a great number of middle-class families. Construction materials tended to be abundant in the forests; if the local supply of trees was plentiful where a person wanted to build, logs were free for use, as were stones for foundations, paths, walls, and chimneys.

Like the Longhurst Lodge, Recreation Residences generally only had a kitchen and living area, one or two bedrooms, and an outhouse.³⁰ The architectural style was characteristically Rustic, typified by placement in a natural setting with its construction of logs and stones.³¹ Other characteristics of the Rustic style that the Longhurst Lodge exhibit are stone foundations and chimneys, overhanging roofs, and multi-paned windows. More often than not, Rustic-style buildings are summer homes, hunting lodges, on dude ranches, or other types of outdoor tourism-related buildings.

Unfortunately, many of the details of the program, these cabins, and the families who lived in them have been lost over time. Shellenbarger noted:

Gaps in Forest Service paperwork [for residential residences] are common; often the entire sequence of ownership is missing except the name of the first permittee and the names of the current permittees. Thus, what we know today of those early summer homeowners frustratingly remains too little--a name on an aging permit; a blurred photo of a cabin, a family, and a date; or a ragged paper trail of legalese dryly documenting the sale of the cabin from one owner to the next.³²

Warren "Earl" Long and Mary Emolyn Long (McCarty), former residents of Missouri and Michigan, spent their summers vacationing all over the United States, in a search of their future retirement home location. The Longs, initially lived in Missouri, but moved to Detroit when Warren, who worked for the U.S. Immigration Service, was transferred there.³³ The Longs bought a boarding house, which Mary ran. After a number of years of vacationing across the country while looking for a place to spend their twilight years, they settled on Colorado, and set about building their summer home and future retirement cabin in the woods. They secured a special use permit from the Forest Service in 1921 and found the perfect location for their cabin in the Roosevelt National Forest just outside Allenspark.³⁴ They started construction of their cabin on five acres of Forest Service land in the summer of 1922 (Figures 1-2), living in a tent all summer while they worked (Figure 3) (as an aside, their amount of land was eventually reduced to the .75 acres noted on the final permit). The couple did most, if not all, of the work themselves, including collecting downed trees from nearby Jackstraw Mountain that

³⁰ Ibid: 13, 101-102.

³¹ Pearce, Sarah J., Merrill Wilson, Thaddeus Gearhart, Chris Geddes, Lyle Hansen, Dale Heckendorn, and Holly Wilson. *A Guide to Colorado's Historic Architecture and Engineering*. State Historical Society of Colorado, Denver. 2003 (Rev):52-53.

³² Shellenbarger 2012: 115, 117.

³³ John McCarty interview, June 6, 2017.

³⁴ John McCarty interview, January 12, 2017.

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they drug one by one back to the cabin site with the assistance of horses. After laying out the plan of the cabin, they built the kitchen first (the room that appears to be an addition on the south façade) so that they could live in it—rather than a tent—the following year. The cabin was completed in 1924 (Figure 4). The name—Longhurst Lodge—was a play on their last name; Mary thought Longhurst sounded grand.³⁵

Earl never had the opportunity to retire at the Longhurst Lodge since he passed away in 1931 after a bout of “sleeping sickness.”³⁶ After Warren’s passing, Mary invested in pinball machines, jukeboxes, and skeeball machines, and was quite the entrepreneur. At some point Mary married again and took the last name McCarty. Even after Earl’s death Mary visited the cabin regularly. In the summers during the 1940s, Mary took her grandson, John McCarty, with her to keep her company. The 1940s were productive years. The family made kitchen updates and razed the decrepit garage and built a new one. Mary hired someone to construct the cabin addition (including a bathroom), build the Spring House, and all of the stone entry stairs and stone walls.³⁷ In 1948 the cabin was electrified and a notation from Mary in the cabin Rules and Regulations book mentions that “oil lamps [were] discarded after 26 years.”³⁸ Mary eventually decided to move to Colorado permanently and bought several acres of land in Commerce City and built and operated a motel. Over time she bought out a neighboring motel and another one slightly further away. Her daughter and son-in-law were offered a job transfer to Utah, so in the 1950s Mary opted to move there with them, selling her motels and also selling her pinball and jukebox business to her ex-husband, Harvey J. Dickens.³⁹ She kept the Longhurst Lodge.

The cabin was used almost every summer after that by the family and extended family. A guest book that is filled with reminiscences and diary-like entries from a variety of friends and family members (both adults and children), spanned the 1940s through 2016. At the end of his August 1945 visit to the cabin, Mary’s nephew, Kermit Carr, wrote in the guestbook, “It will be nice to think about [the cabin] after I’ve gone to the south Pacific. . . .We’ll see you after the war.”⁴⁰

The guest book indicated that visitation waned between 1949 and 1953 and again between 1958 and 1965, but visitors never stopped coming altogether. As Mary aged, her vision diminished so she was unable to drive herself to the cabin any longer and instead relied on friends and relatives to take her there. The guest book reflects this and new names appear there in the late 1940s and 1950s. During a stay with Mary in July 1953, niece Doris (Lewis) and her husband Harold, waxed poetic about the “magnificent mountains, the wild mt [sic] flowers, [and] the rustic beauty all around” which filled their “hearts with joy.” When Mary was living in Utah, various members of the Nash family—friends of Mary—drove her to the cabin and stayed with her. Janice

³⁵ John McCarty interview, June 6, 2017.

³⁶ John McCarty interview, June 6, 2017.

³⁷ John McCarty interview, January 12, 2017; Longhurst Lodge Rules and Regulations book:12-13.

³⁸ Longhurst Lodge Rules and Regulations book, various dates:13.

³⁹ John McCarty interview, June 6, 2017.

⁴⁰ Longhurst Lodge guestbook 1945-2016: no page numbers.

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Nash reminisced about the wonderful time she had there in July 1955 with her mother (Dorothy Nash), Mary, Mary's nephew Lucius and his wife Hazel, and Sam and Claire Scoville. The group had a seemingly idyllic visit and went to Estes Park, the top of the Divide, Crystal Springs, the Fawnbrook Inn where they had trout dinner, explored an abandoned gold mine, and "took off their shoes and tried the stream," which was "tooooo cold!"⁴¹ During these shared visits, Mary still wrote in the guest book herself. In the summer of 1958 nine friends and family members were at the cabin from Salt Lake City, Detroit, and Newark, and Mary spoke of them and their exploits in Estes Park and Rocky Mountain National Park, referring to the park as her second home.⁴²

Mary passed away in 1959 and left the cabin to grandson John McCarty; he started taking his family there in the late 1960s. His daughter, Kathy Prentkowski, did the same with her family.

Circa 2013, the Forest Service informed John McCarty that Isolated Cabin Permits were being phased out. Because the subject cabin was determined to be eligible for listing in the National Register of Historic Places (NRHP), the Forest Service would issue McCarty a 10 year Special Use Permit (expiration date 12/31/2024), the final Isolated Cabin Permit for this cabin. If McCarty chose to list the property in the NRHP, the Forest Service would issue a Historic Cabin Permit. If not, McCarty would be required to remove the cabin from the Forest Service land before the end of the permit term.

McCarty chose to donate his cabin to an organization that would seek National Register designation. John McCarty transferred title to the cabin and outbuildings to HistoriCorps, a 501(c) (3) nonprofit, which in turn applied for and received a Special Use Permit. Appendix B of the Isolated Cabin Special Use Permit Operating Plan, stipulates that, "Application for listing on the National Register of Historic Places must be submitted by the holder to the Office of Archaeology and Historic Preservation at History Colorado within one calendar year of issuance of this authorization."⁴³ This nomination serves as that application.

When John McCarty donated the cabin to HistoriCorps in 2016, three generations wrote their fond farewells in the guest book. Overall, the property has been well maintained through the years and has been in use most summers since it was originally constructed in the 1920s. There is little obvious deterioration, so the historic integrity of the property is not diminished. Alterations have been few and only minimally impacted the visual integrity. Furthermore, the cabin and associated features are still nestled in the pine trees, just as they were almost 100 years ago, giving the property the same sort of feeling that made the location an attractive one in which to build so long ago. Additionally, the forested environment gives a sense of solitude and peaceful isolation, despite the cabin's proximity to Colorado Highway 7.

⁴¹ Longhurst Lodge guestbook 1945-2016: no page numbers.

⁴² Ibid.

⁴³ Towny Anderson (HistoriCorps) notes, September 8, 2016; Sue Struthers, USDA Forest Service, e-mail communication to Heather Peterson, July 11, 2017.

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Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alford, Paul

- 2014 Colorado Cultural Resource Survey Management Data Form; Historical Archaeology Component Form; and Architectural Inventory Form for the McCarty Cabin (5BL.12884). On file at the History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado.

Clapper, Jamie, Sheila McCarthy, Elicia Ratajczyk, Terri Liestman, Matthew Miller, Jeff Overturn, Anthony King, Doug Stephens, Miles Friend, Dave Spildie, John Hamilton, Linda Lux, Judy Rose, Dana Supernowicz, Mike McIntyre, Jon Brady, Jan Cutts, and Joan Brandoff-Kerr.

- 2008 *Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, Colorado*. On file at the History Colorado, Office of Archaeology and Historic Preservation.

Helphand, Kenneth I.

- 1991 *Colorado: Visions of an American Landscape*. Roberts Rinehart Publishers, Niwot, CO.

McAlester, Virginia and Lee

- 1984 *A Field Guide to American Houses*. Alfred A. Knopf, Inc., N.Y.

McCarty, John

- 2017 Personal interviews with Michelle Slaughter, January 12, 2017 and June 6, 2017. Transcripts on file with preparer.

Multiple authors

- 1930s through the 1950s *The Longhurst Lodge Rules and Regulations* book.

Multiple authors

- 1945 through 2016 *The Longhurst Lodge Guest Book*.

Pearce, Sarah J., Merrill Wilson, Thaddeus Gearhart, Chris Geddes, Lyle Hansen, Dale Heckendorn, and Holly Wilson.

- 2003 (Rev.) *A Guide to Colorado's Historic Architecture and Engineering*. State Historical Society of Colorado (History Colorado), Denver.

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Shellenbarger, Melanie

2012 *High Country Summers: The Early Second Homes of Colorado, 1880-1940.*
The University of Arizona Press, Tucson.

Struthers, Sue

2017 Recreation residence permitting process via e-mail communication to Heather Peterson, Colorado Office of Archaeology and Historic Preservation, July 11, 2017.

U.S. Department of Agriculture

1905 *The Use of the National Forest Reserves: Regulations and Instructions.* U.S. Department of Agriculture, Washington, D.C.

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: _____

Historic Resources Survey Number (if assigned): 5BL.12884

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10. Geographical Data

Acreage of Property less than one

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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.

1. Zone: 13 Easting: 454925 Northing: 4449710

2. Zone: Easting: Northing:

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

The parcel is located just outside the town of Allenspark, roughly 200' southwest of State Highway 7, just southeast of the County Road 82/Colorado Highway 7 intersection, in the Roosevelt National Forest, Section 26, T 3N, R 73W. The property is bounded by Colorado Highway 7 to the northeast (and is fenced along the highway), and is unfenced and bounded by the National Forest on all other sides. According to the Forest Service Special Use Permit issued to HistoriCorps, the parcel is .75 acres.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property is the cabin, land, and associated features historically associated with the Longhurst Lodge. Formerly a ranger station was immediately east, but it has since been torn down. There is still an abandoned Allenspark Summer Home Group cabin to the west (the Martin Cabin). Historically, these buildings would have delineated the east and west boundaries. The southern boundary is nebulous since it is open forest.

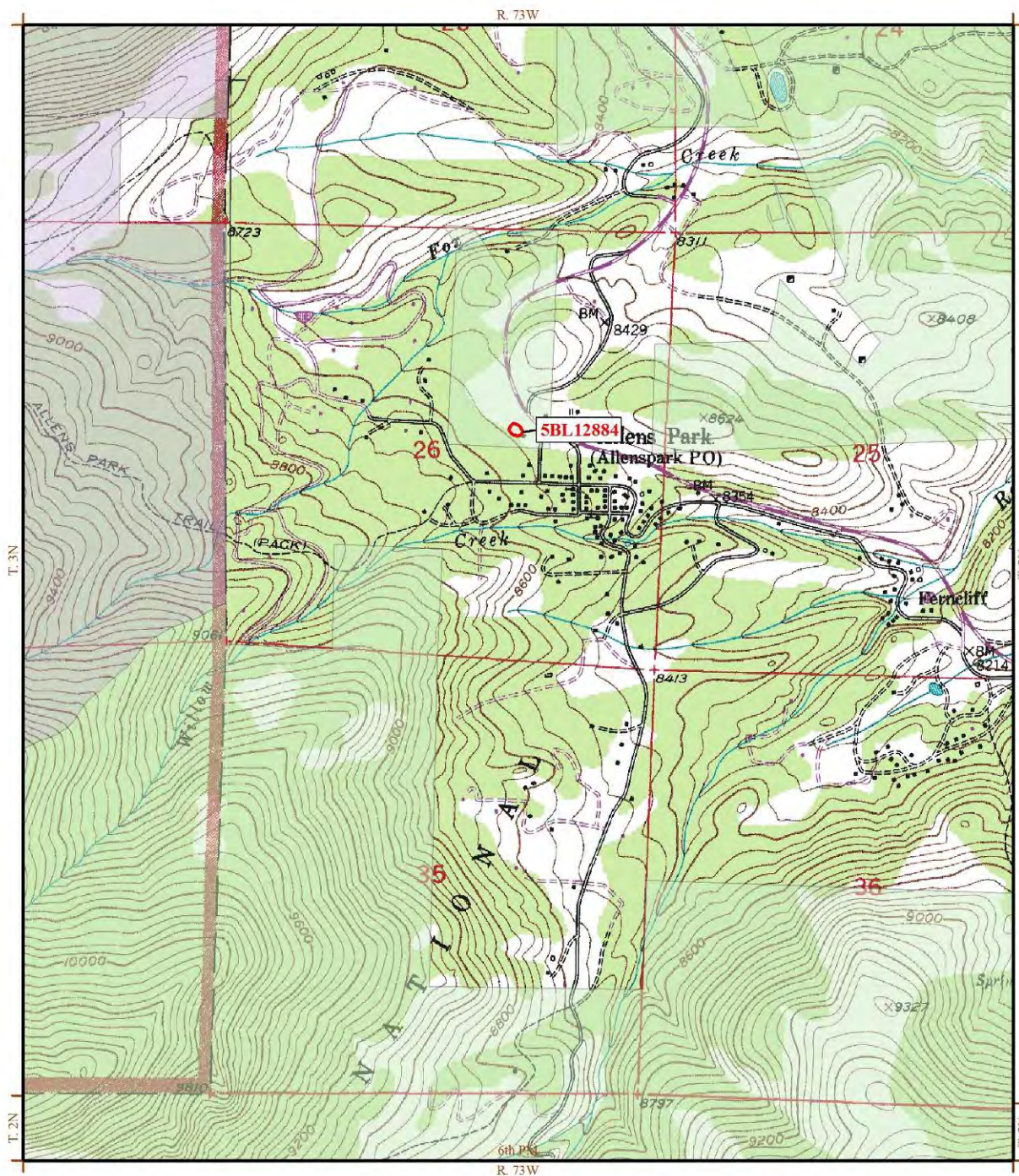
Additional Documentation

Submit the following items with the completed form:

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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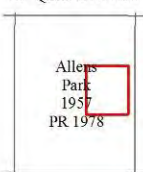
Boulder County, CO



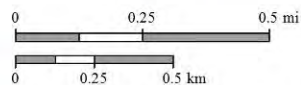
HistoriCorps
McCarty Cabin (5BL12884)
NRHP Nomination
Boulder County, CO



7.5' Quad. Overview



1:24000



NAD 1983 UTM Zone 13N



Site Boundary

Eligible Resource

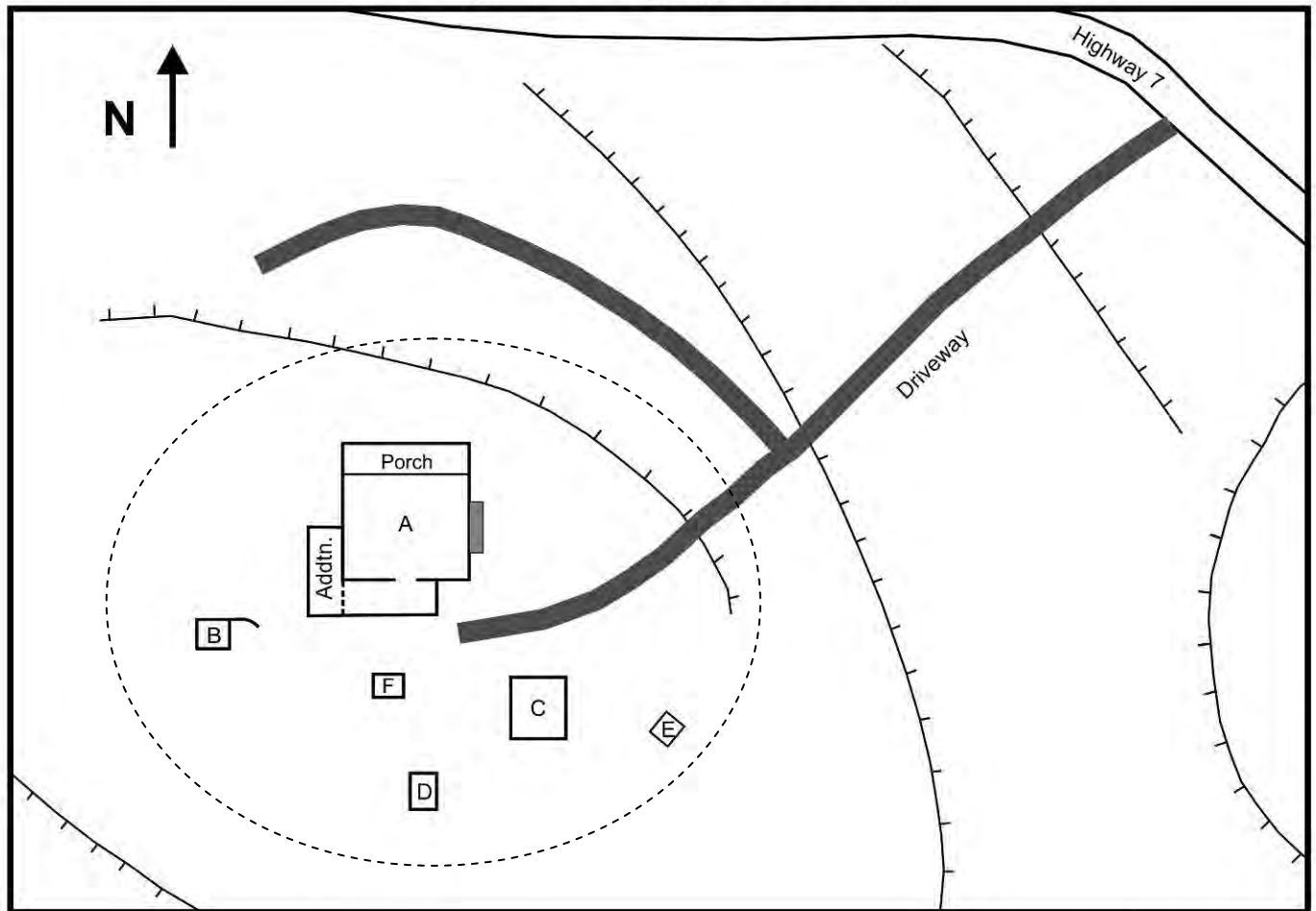
Surface Ownership

- National Park Service
- Private Land
- US Forest Service

Longhurst Lodge
Name of Property

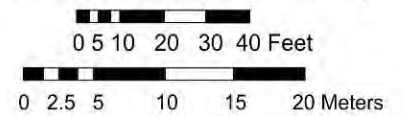
Boulder County, CO

Longhurst Lodge (5BL.12884)



- A: Cabin
- B: Spring House
- C: Garage
- Contour Line
- : Nomination Boundary
- D: Outhouse
- E: "Government Well"
- F: Abandoned cistern

Scale is approximate for revised map

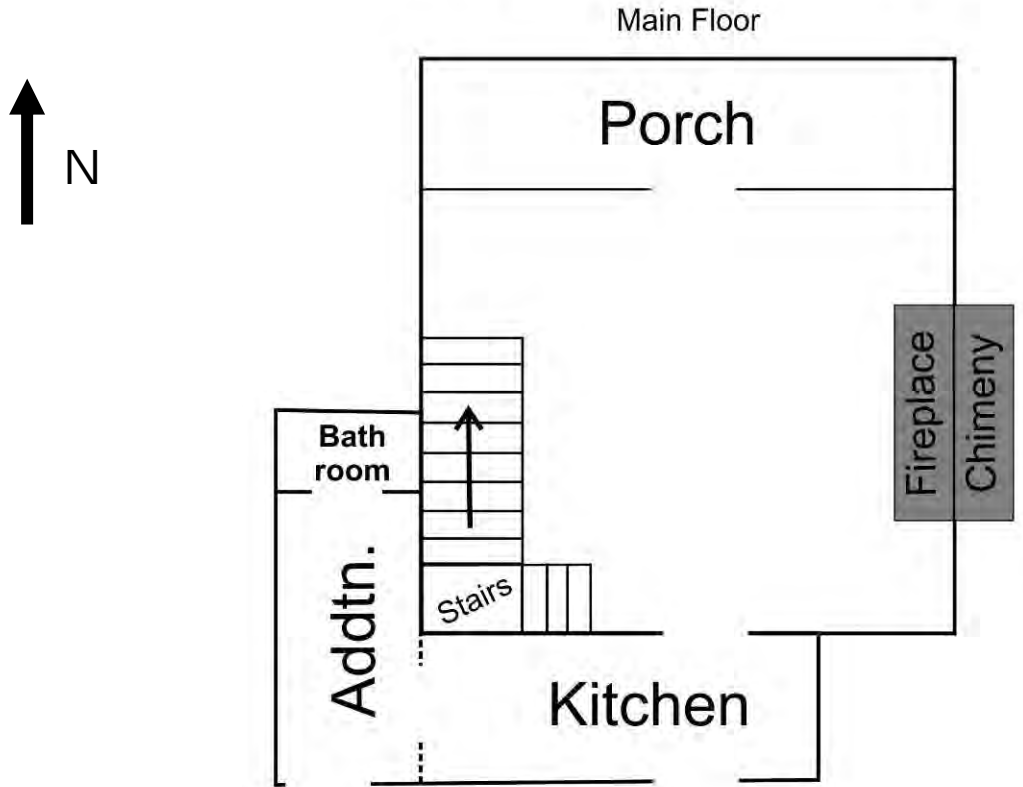


Originally recorded by Paul Alford (USDA Forest Service), 7/2/14
Map revised by Michelle Slaughter (Metcalf Archaeological Consultants), 1/5/17

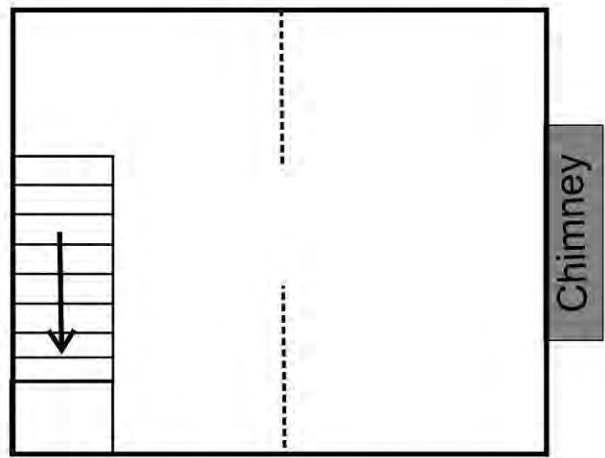
Longhurst Lodge
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Longhurst Lodge Floorplan



Upstairs



(Not to scale)

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11. Form Prepared By

name/title: Michelle Slaughter / Historical Archaeologist & PI (for property owner)
organization: Metcalf Archaeological Consultants
street & number: 651 Corporate Circle, Ste. 200
city or town: Golden state: CO zip code: 80401
e-mail mslaughtert@metcalfarchaeology.com
telephone: 303-425-4507
date: January 31, 2017

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Current Photo Log

Name of Property: Longhurst Lodge

City or Vicinity: Allenspark

County: Boulder

State: CO

Photographers: Michelle Slaughter / Towny Anderson / Brianna McCormick

Date Photographed: May 12, 2016 / November 23, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Views of the cabin and setting

1 of 22 View of the cabin site from the end of the driveway near Highway 7. View is to the SW.

2 of 22 View of the front of the cabin. View is to the SW.

3 of 22 View of the cabin and garage (on left). View is to the west.

Exterior of the cabin

4 of 22 The front (north) façade. View to the south.

5 of 22 The eastern façade of the cabin. Stone paths that lead from the parking area to the front porch and back door are visible in the foreground. View is to the west.

6 of 22 Detail view of the stone chimney on the eastern façade of the cabin. View to west.

7 of 22 The eastern and southern façade. View is to the NW.

8 of 22 The southern façade and partial view of the western addition. View is to the NE.

9 of 22 The western façade (and west addition). View is to the ENE.

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Interior of the cabin

10 of 22 The NE corner of the living room. The wood panel front door is on the left and the stone fireplace is on the right. View is to the NE.

11 of 22 The SE corner of the living room. The stone fireplace is on the left on the kitchen door is on the far right. View is to the ESE.

12 of 22 The SW corner of the living room and the stairs to the sleeping loft. The kitchen door is on the left. View is to the SW.

13 of 22 The NW corner of the living room. View is to the NW.

14 of 22 The upstairs sleeping loft, looking from the east room to the west room, towards the stairs. View is to the WSW.

15 of 22 The kitchen with the stove in the SE corner near the back door. View is to the SE.

16 of 22 In the kitchen looking into the western addition (a former screened in porch). View is to the WNW.

17 of 22 The small bathroom at the north end of the west addition. View is to the NNW.

Other features

18 of 22 View of the stone spring house (Feature B). View is to the SW.

19 of 22 The garage (Feature C). View is to the SE.

20 of 22 The outhouse (Feature D). View is to the NW.

21 of 22 The covered "government well" (Feature E) with the garage in the background. View is to the WSW.

22 of 22 The covered cistern (Feature F) behind the cabin. View is to the north.

Historic Photo Log – all historic photographs are from the Long-McCarty family collection.

Figure 1 Mary Emolyn Long McCarty in 1924 during construction of the cabin. View is to the NW, with Mary standing on what would become the front porch.

Figure 2 Warren Earl Long building the cabin in 1924. View is to the NW.

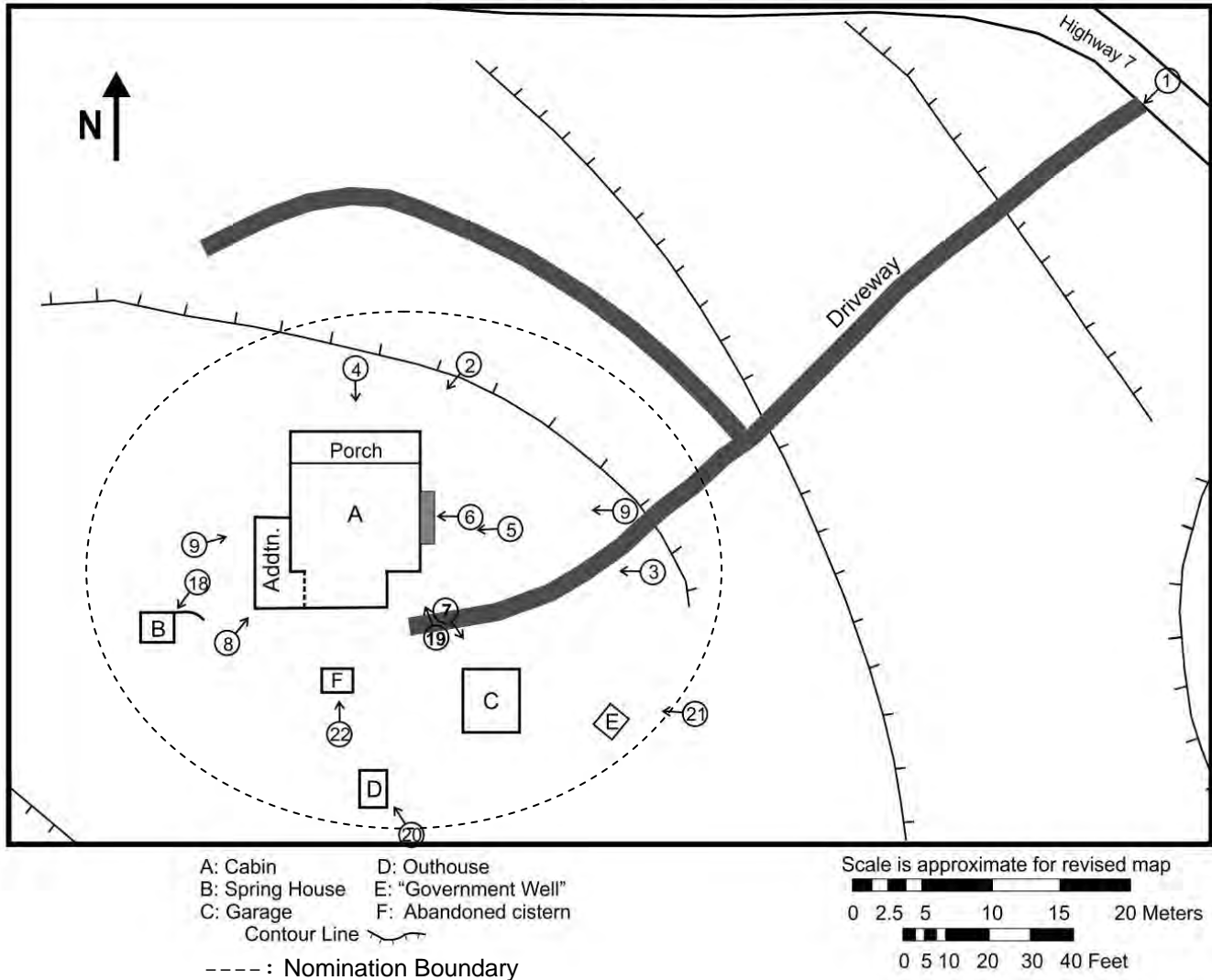
Figure 3 Camping out during the construction of the cabin.

Figure 4 East façade of the completed cabin in 1925. View is to the west.

Longhurst Lodge
 Name of Property

Boulder County, CO

Longhurst Lodge Photo Locations



- A: Cabin
- B: Spring House
- C: Garage
- Contour Line
- : Nomination Boundary
- D: Outhouse
- E: "Government Well"
- F: Abandoned cistern

Scale is approximate for revised map
 0 2.5 5 10 15 20 Meters
 0 5 10 20 30 40 Feet

Longhurst Lodge
Name of Property

Boulder County, CO

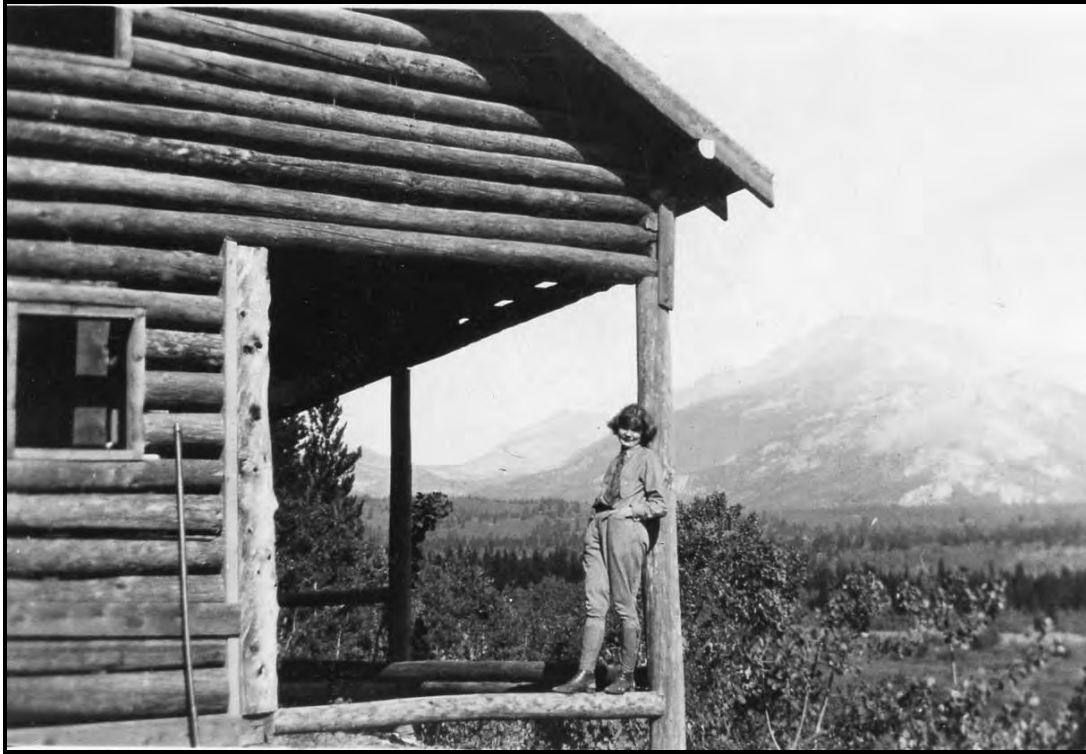


Figure 1



Figure 2

Longhurst Lodge
Name of Property

Boulder County, CO

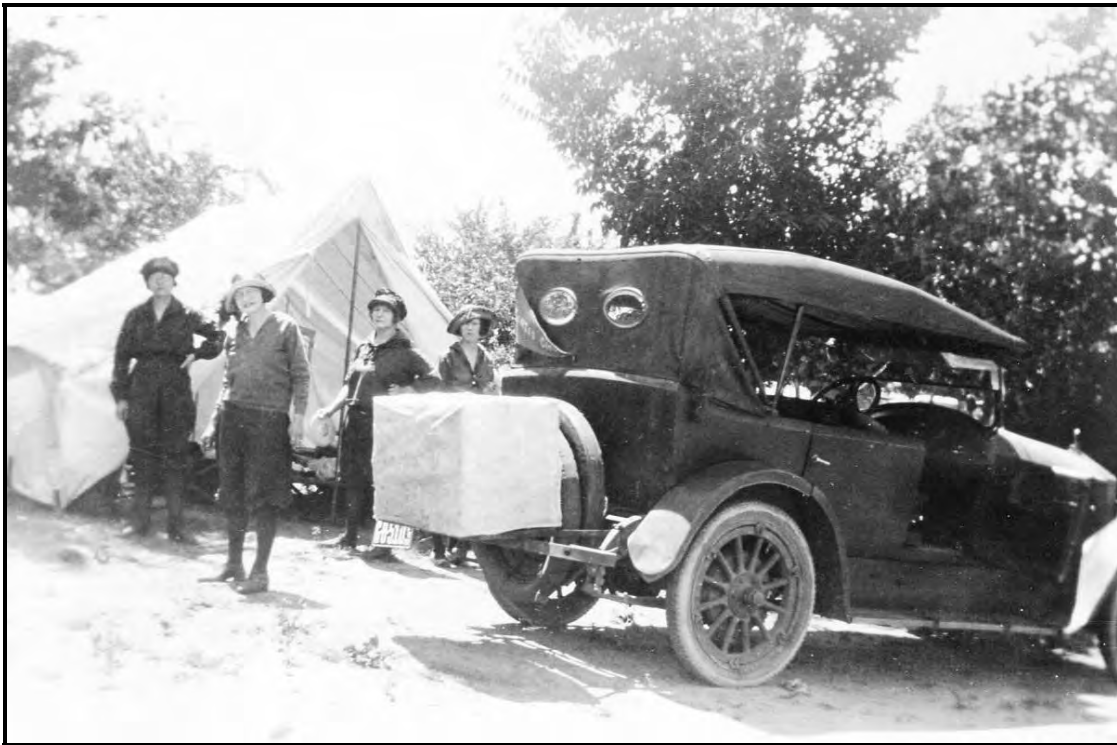
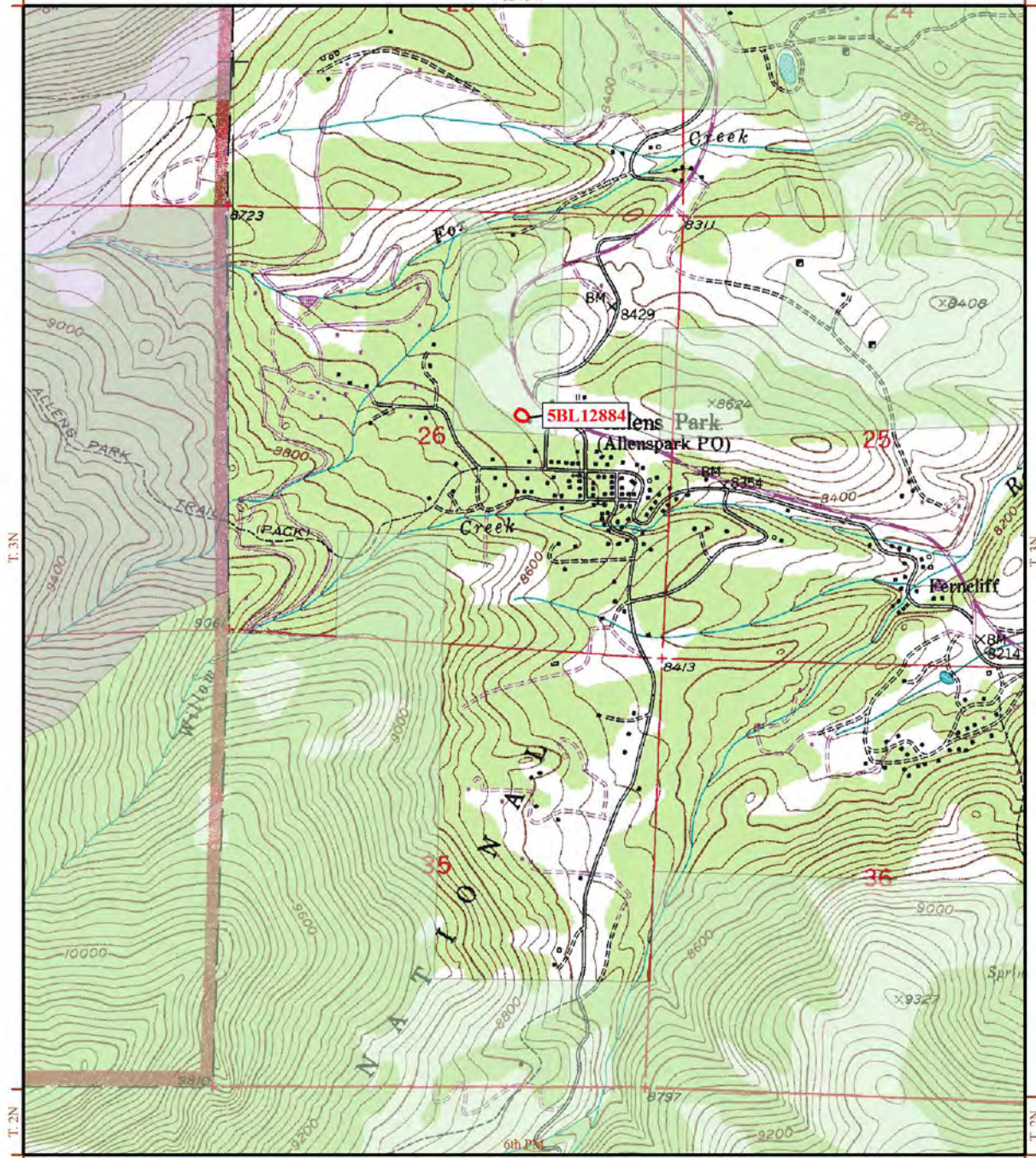


Figure 3



Figure 4

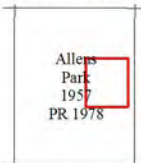
R. 73W



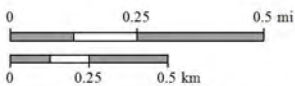
HistoriCorps
 McCarty Cabin (SBL12884)
 NRHP Nomination
 Boulder County, CO

Metcalf Archaeological
 Consultants, Inc.
Beyond Compliance Est. 1980

7.5' Quad. Overview



1:24000



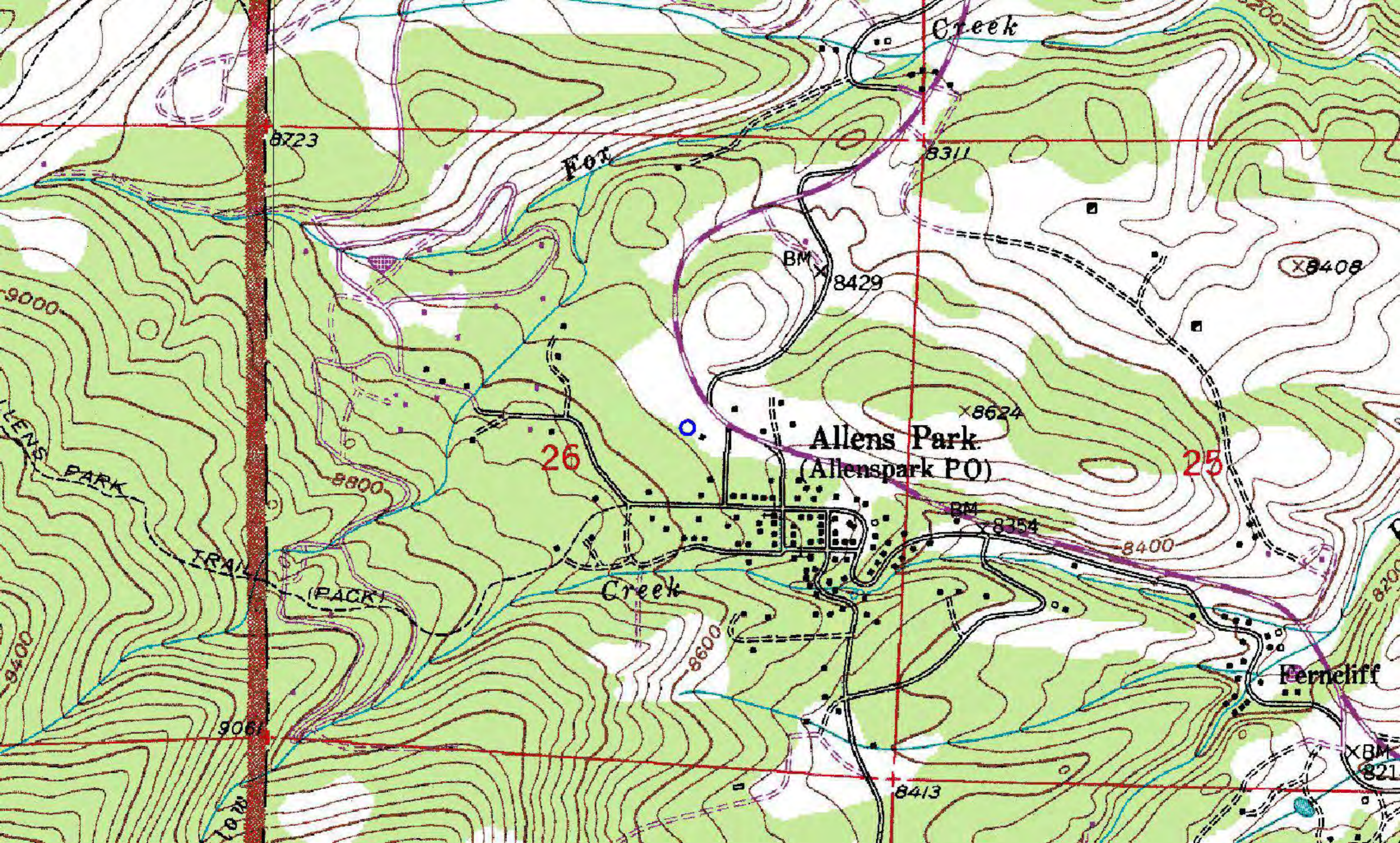
NAD 1983 UTM Zone 13N

Site Boundary

Eligible Resource

Surface Ownership

- National Park Service
- Private Land
- US Forest Service



Creek

8723

FOOT

8311

BM X 8429

X 8408

9000

ALLENS PARK

X 8624

26

Allens Park.
(Allenspark PO)

25

8800

BM X 8354

8400

TRAIL
(PACK)

Creek

9400

8600

8200

Ferneliff

9061

8413

X BM 821













































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/4/2017 Date of Pending List: 9/1/2017 Date of 16th Day: 9/18/2017 Date of 45th Day: 9/18/2017 Date of Weekly List: 9/21/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/18/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

June 16, 2017

Molly Westby
Regional Heritage Program Manager
USDA Forest Service
1617 Cole Blvd.,
Golden, CO 80401

Re: National Register Nomination for the Longhurst Lodge, Colorado Hwy 7 & County Road
82, Allenspark, Boulder County, Colorado (5BL.12884)

Dear Ms. Westby:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Longhurst Lodge in Allenspark, Colorado, in the Roosevelt National Forest.

The State Historic Preservation Officer (SHPO) has recommended forwarding the nomination to the Keeper for final approval. Enclosed are the following items for forwarding to the Keeper by the USDA Forest Service's Federal Preservation Officer or delegate:

- Original signature page to the nomination with the Deputy State Historic Preservation Officer's signature indicating support as a commenting official,
- CD with the true and correct copy of the nomination,
- CD with TIFF photos, and
- CD with USGS maps

We look forward to the formal listing of this property. If you have any questions, feel free to contact me at 303-866-4684 or at heather.peterson@state.co.us

Sincerely,

Heather Peterson
National & State Register Historian

Enclosures as above noted



Forest Service

**Arapaho and Roosevelt National
Forests and Pawnee National
Grassland**

2150 Centre Avenue Building E
Fort Collins, CO 80526
970-295-6600
TDD: 970-295-6794
Fax: 970-295-6696

File Code: 2360
Route To: 2360

Date: JUN 28 2017

Subject: Support for NRHP Nomination for the Longhurst Lodge 5BL12884

To: Brian Ferebee



The Arapaho and Roosevelt National Forests is pleased to support the nomination of the Longhurst Lodge/McCarty Cabin (5BL.12884) to the National Register of Historic Places (NRHP). The site includes the cabin, a stone spring house, a garage, a two-seat outhouse, a covered "government well" (cistern), and a second cistern closer to the cabin. All five of these contributing resources are arrayed behind (south of) the cabin. The cabin was constructed in 1922 by Mary and Warren Long. Five generations of the family used the cabin as a summer recreation home until 2016 when it was donated to HistoriCorps. The cabin is an excellent example of Rustic Architecture and of the Early Period of Recreation Residences.

The nomination for Longhurst Lodge was prepared by HistoriCorps at the request of the Boulder District Ranger and staff. As a non-profit HistoriCorp will be able to apply for State Historic Fund Grants to assist in reducing deferred maintenance at the cabin.

If you have questions regarding this nomination please feel free to contact Heritage Program Manager, Sue Struthers at 970-295-6622 or at ssruthers@fs.fed.us.

MONTE WILLIAMS
Forest Supervisor

cc: Molly Westby





File Code: 2360

Date: JUL 28 2017



Dr. Stephanie Toothman
Keeper of the National Register of Historic Places
National Park Service, National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005

Dear Dr. Toothman:

Please find enclosed a nomination for the Longhurst Lodge on the Arapaho-Roosevelt National Forests and Pawnee National Grassland. The nomination was prepared by Metcalf Archaeological Consultants at the request of the Forest and current owner, the non-profit organization HistoriCorps. The nomination has been reviewed and accepted by the Colorado State Review Board and State Historic Preservation Office.

The enclosed disks contain the true and correct copies of the nominations to the National Register of Historic Places.

It is our pleasure to submit this nomination with our approval and endorsement. If you require anything further from us, please do not hesitate to contact Jason Robertson, Deputy Director, Recreation, Lands, Minerals and Volunteers at (303)275-5470 or jasondrobertson@fs.fed.us.

Sincerely,

Brian Ferebee

BRIAN FEREBEE
Regional Forester

Enclosures

cc: Sue Struthers

