

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0687219

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RECEIVED OCT 24 1978
DATE ENTERED

DEC 27 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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

1 NAME

HISTORIC

Elkhorn Lodge

AND/OR COMMON

Elkhorn Lodge

LOCATION

STREET & NUMBER

530 W. Elkhorn Ave. (Hwy. 34)

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Estes Park

VICINITY OF

4

STATE

CODE

COUNTY

CODE

Colorado

08

Larimer

069

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

OWNER OF PROPERTY

NAME

James Hickman

STREET & NUMBER

1203 Yorkshire

CITY, TOWN

Memphis

VICINITY OF

STATE

Tennessee

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Register of Deeds

STREET & NUMBER

Larimer County Courthouse

CITY, TOWN

Fort Collins

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (35/08/0003)

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society; 1200 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT

DETERIORATED

UNALTERED

ORIGINAL SITE

GOOD

RUINS

ALTERED

MOVED

DATE _____

FAIR

UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located in the valley of Fall River west of Estes Park, the Elkhorn Lodge is a small historic district consisting of six historic and architecturally significant structures along with several more modern buildings compatible with the overall character of the district. The similar use of color (usually dark brown or red), building materials, and designs as well as the location of the structures convey the ambience of a large, comfortable guest ranch which attracts visitors to the Estes Park region.

Structures Contributing to the Character of the District:

1. Ranch House: ca. 1877, frame, irregular in shape, gabled roof, porches, several chimneys, several additions added through the years.
2. Main Lodge: 1901-1912, long, rambling, two-story frame structure with hipped roof; the three double porches on the east or main facade give the appearance of symmetry and suggest the building was constructed at one time, but actually, the area encompassing the center and north porches was erected in 1901, the area south of the center porch in 1908, and the one story projection on the north as well as a west wing in 1912. The original veranda along the east facade has been enclosed.
3. Casino/Coach House: 1890, two-story frame structure with cross gable roof and veranda; original log siding now replaced with board and batten siding; originally used as a casino, but now used as a restaurant.
4. Cabin: ca. 1886, one and one-half story wood frame structure with gable roof, bay window along north facade, porch on east facade.
5. Guest House (A): ca. 1908, two story frame structure with hipped gable, porch along south facade, board and batten exterior.
6. Guest House (B): ca. 1908, two story frame structure with hipped gable, porch along south facade, board and batten exterior.

Modern Structures Compatible with the Character of the District:

Located south, southeast, and southwest of the Main Lodge both on cleared ground and in the trees are several small to medium sized cabins. Some are log, some "pre-fab" log, and some board and batten over frame. Some were built on the grounds, some at other locations. Some may be old enough to merit inclusion in the list of historic structures enumerated above, but to date, it has not been possible to establish the time of construction.

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Tourism
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1877-present BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Elkhorn Lodge is significant for its association with the James family who were among the original settlers and developers of Estes Park; for its association with the tourist industry which has always been a significant industry in Colorado, particularly in Estes Park; and for its architecture which illustrates the distinctive characteristics of a type, period, and method of construction--in this case that of a guest ranch in the early Rocky Mountain tourist trade.

William James came to Colorado on a hunting trip in 1873 and stumbled onto Estes Park in the course of this venture. Within two years he settled in Estes Park, established a cattle ranch, and in 1877 moved onto the land now occupied by the Elkhorn Lodge. Four years later the first term of public school held in the area was housed in a three-room cottage on the ranch. During this time, however, Estes Park was growing in popularity as a tourist attraction because the town provided such easy access to the streams, mountains, and lakes now included in Rocky Mountain National Park. Because of the influx of people during the summer Mrs. James took in boarders as a sideline to Mr. James' main business of ranching, but as time passed, Mr. and Mrs. James found it more profitable to serve tourists than market cattle, and they gradually converted the ranch into a resort. The construction of the casino, main lodge, many of the small cottages, and the additions to these structures all reflected the growth of the business. When Mr. and Mrs. James passed on, their children continued to operate the Lodge. It remained in the family until 1959, when the family sold it to a group of Nebraska businessmen who later sold it to its present owners.

From an architectural perspective the Elkhorn Lodge exhibits the distinctive characteristics of the type, period, and method of construction that characterized guest ranches in the late nineteenth and early twentieth centuries. The architecture is vernacular, the construction materials rough-hewn, and the decorative elements few in an age given to many. The additions to the buildings not only reflect the conversion of a working ranch into a guest ranch, but also illustrate the James' continuing efforts to adapt to the requirements and demands of the tourist trade; thus the additions to these structures, particularly the Ranch House and Main Lodge do not compromise the integrity of these structures, but actually add to them as reflections of the economic requirements of a highly competitive, changing industry.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dept. of Interior, Bureau of Land Management. Various Homestead Records.
Estes Park Trail. June 14, 1913, pp. 10-11; June 22, 1928, p.3.
 Hondius, Eleanor E. Memoirs of Eleanor E. Hondius of Elkhorn Lodge. Boulder, CO:
 Pruett Press, 1964. pp. 4-15.
 Dunning, Harold. Over Hill and Dale, Vol. II Boulder, CO: Johnson Publ. Co., 1962,
 p. 120.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20 acres

QUADRANGLE NAME Estes Park

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A | 1,3 | 4,5,4 | 9,5,0 | 4,4 | 6,9 | 6,8,0

B | 1,3 | 4,5,4 | 9,5,0 | 4,4 | 6,9 | 4,1,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C | 1,3 | 4,5,4 | 5,2,0 | 4,4 | 6,9 | 4,1,0

D | 1,3 | 4,5,4 | 5,2,0 | 4,4 | 6,9 | 6,8,0

E | | | | | | | | | | | | | | | |

F | | | | | | | | | | | | | | | |

G | | | | | | | | | | | | | | | |

H | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

The nominated property takes in part of the NE 1/2 of NE 1/2 Sect. 26, and NW 1/4 NW 1/4 of Sect. 25, Township 5 North, Range 73 West. The exact boundaries are shown on the USGS Quadrangle Map accompanying the nomination.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Lynn Hickman

ORGANIZATION

Elkhorn Lodge, Inc.; 600 W. Elkhorn Ave.; Estes Park, CO 80517

DATE

May 1, 1978

STREET & NUMBER

3850 Paseo del Prado (Home address) (303)586-4416 (Office) or (303)447-8031 (Home)

TELEPHONE

CITY OR TOWN

Boulder

STATE

Colorado 80301

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

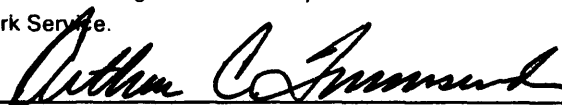
NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE

State Historic Preservation Officer

DATE

October 13, 1978

FOR NPS USE ONLY

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

DATE

12-2-78

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

William H. Brasham Dec. 27, 1978