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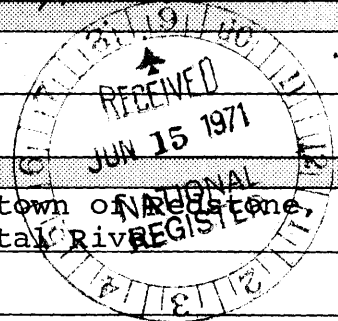
Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Colorado
COUNTY:	Pitkin
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
71.6.08.0003	6/58/71



1. NAME

COMMON: Osgood Castle

AND/OR HISTORIC: "Cleveholm"

2. LOCATION

STREET AND NUMBER: Approx. one mile south of town of Redstone, on State Highway #133, to east of the Crystal River

CITY OR TOWN: Redstone *etc*

STATE	CODE	COUNTY:	CODE
Colorado	08	Pitkin	097

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

4. OWNER OF PROPERTY

OWNER'S NAME: Glenwood Hot Springs Company

STREET AND NUMBER: Gerald D. Hartert, Registered Agent 905 Cooper Avenue

CITY OR TOWN: Glenwood Springs STATE: Colorado CODE: 08

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Pitkin County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Aspen STATE: Colorado CODE: 08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Redstone Resort Property Survey

DATE OF SURVEY: 1960 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Air Photo Surveys, Inc.

STREET AND NUMBER:

CITY OR TOWN: Grand Junction STATE: Colorado CODE: 08

SEE INSTRUCTIONS

STATE: Colorado
COUNTY: Pitkin

FOR NPS USE ONLY

ENTRY NUMBER: 71.6.08.0003

DATE: 6/58/71

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The architectural design of "Cleveholm" is said to be patterned after that of Mrs. Osgood's ancestral home - a Tudor manor house. It is difficult to substantiate this legend, although the towers, the turret and the oriel windows are reminiscent of this style of 16th century English architecture. According to documentary evidence, the house has undergone no structural alterations.

The sprawling, 42-room mansion is built upon a stone foundation with cut stone and shingles combined in the treatment of exterior wall surfaces. Ground and second story walls are cut, coursed red sandstone, while the third story and tower walls are covered with grey painted shingles. Because the house is built on the slope of a hill, the stone walls of the ground story are irregularly exposed. Quoins at the outside ends of the building, and at the corners of all five single stack chimneys, are accented by the use of contrasting stone. This device is repeated throughout the lower two stories, in the treatment of window sills and lintels, and in the radiating voussoirs above pointed arch windows and doors.

Window shapes vary among stories and facades. In addition to the rectangular window, two devices are employed: (1) the straight-sided arch, and (2) the pointed arch. Generally, windows set in shingled walls are treated simply, while windows opening from stone walls are treated with stone sills and lintels or voussoirs.

Square oriel windows, supported by wood brackets, are located irregularly on the west and south facades. Especially notable is the two-story oriel opening from the main section of the west facade.

The polygonal turret is accented by decorative buttressing in a contrasting stone. The exterior walls are further decorated by half-timbering between the second and third stories, and by a carved wood frieze beneath the eaves of the pyramidal roof. This frieze is repeated on both of the towers.

The roof is divided into several intersecting hipped sections. The slope of the roof is occasionally broken by hipped dormers, opening onto a view of the Crystal River which flows past the property at the foot of the hill. The hipped tower roofs curve gently outward into a modified belcast hipped shape.

The house plan includes a walled terrace adjoining the southeast facade, and a cobbled courtyard adjoining the east facade. An entrance arch, extending from the northeast tower, spans the carriage path leading into the courtyard. The main entrance is located on the east facade.

The interior of the house reflects the opulence associated with American entrepreneurs at the turn-of-the-century. The entrance hall is covered in hand-stenciled linen, with light fixtures from Tiffany's. The two-story living room features a large

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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Colorado	
COUNTY Pitkin	
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716.08.0003	6/28/71

(Number all entries)

7. DESCRIPTION

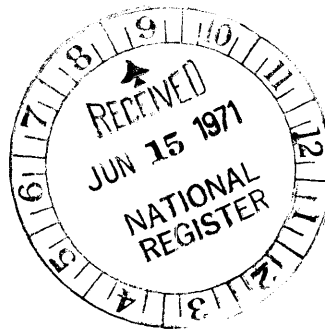
sandstone fireplace and electric light fixtures from Tiffany's. The dining room walls are covered with red velvet, accented by cherry wood work. A red marble fireplace matches the rich color scheme. The library is noted for its green leather walls, Italian marble fireplace and bronze light fixtures. Originally, the ceiling was covered with gold and silver inlay. Pale green brocade covers the walls in the music room, in delicate contrast to the white marble fireplace, crystal chandelier and molded plaster ceiling.

Mrs. Osgood's suite features a marble fireplace and a small window which looks down onto the living room below. Mr. Osgood's suite is noted for its mustard color tile fireplace.

Among the remaining number of rooms are the second floor Teddy Roosevelt Suite, the John D. Rockefeller Suite on the third floor, and a game room located in the dungeon-like basement.

The carriage house, located north of the house, duplicates, in general terms, the architectural style of "Cleveholm." A cut, uncoursed stone foundation rises to shingle-covered walls. The use of towers, straight-sided arches and roof dormers is repeated, although the dormers are gabled, rather than hipped. Bargeboards decorate the gables.

The interior walls of the carriage house are oak. A special feature is the use of glass cases to store the harness. Several of the original Osgood carriages are housed in the carriage house.



SIGNIFICANCE

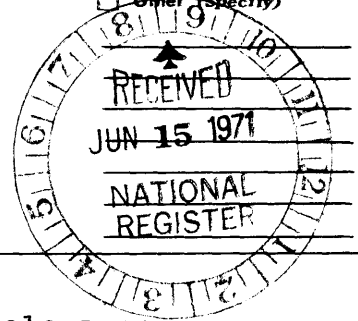
PERIOD (Check One or More as Appropriate)

- Pre-Columbian! 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1903 -

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Art | Architecture | <input checked="" type="checkbox"/> Social/Human- | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | |



STATEMENT OF SIGNIFICANCE

"Cleveholm" stands in its architectural elegance, as an almost startling monument to a significant historic relationship--the strong, paternal relationship of one man to the town he created.

Leaving behind a secure, steady financial future, John C. Osgood traveled west, in 1882, to investigate the Colorado coal fields. Osgood found what he was looking for in the Coal Creek region, 12 miles from the present site of Redstone, and on these claims he built a financial empire. Initially, Osgood formed the Colorado Fuel Company, which he later merged with the Colorado Coal and Iron Company to form the powerful Colorado Fuel & Iron Company (CF&I).

Osgood, however, brought more than financial prosperity to the Crystal River Valley. From his first tour of the Colorado coal fields in 1882, Osgood had retained an aversion to the appalling conditions prevalent in coal camps throughout the state. He determined that conditions would be different for CF&I workers at the Coal Creek operation. Almost immediately, the Redstone Improvement Company was formed to replace the tent towns developing at the Coal Basin mines and around the coke ovens on the Crystal River. Osgood's revolutionary approach to the "company town" included, among other company buildings, 84 architect-designed cottages for married workers, an English-style inn for bachelor workers, a school, a clubhouse and a firehouse. Osgood's paternalism stressed education, hygiene and a belief in the strength of the family unit.

Only after the construction of Redstone was near completion did Osgood begin plans for his own 42-room home. Under the direction of the New York architectural firm of Boal & Harnois, the house was completed in 1903. Shortly thereafter, Osgood was manuevered financially into surrendering control of CF&I to John D. Rockefeller. Six years later, in 1909, the Coal Basin mines and the Crystal River coke ovens were closed. The financial realities of the Panic of 1907 had finally touched the almost-Utopian village of Redstone.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Rosemae Wells Campbell, CRYSTAL RIVER VALLEY: JEWEL OR JINX?
Denver: Sage Books. 1966.

Alvin Foote, THE FABULOUS VALLEY. New York: A&T Company,
Inc. 1950

Theresa V. Francis, CRYSTAL RIVER SAGE: LORE OF THE COLORADO
ROCKIES. Denver: Poertner Lithographing Company. 1959.

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No 477M

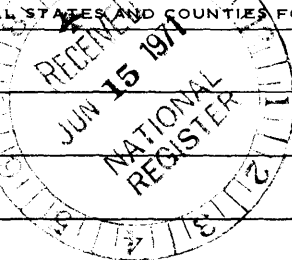
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39° 10' 31"	105° 14' 29"		° ' "	° ' "	
NE	39° 10' 24"	105° 14' 14"		° ' "	° ' "	
SE	39° 10' 00"	105° 14' 30"		° ' "	° ' "	
SW	39° 10' 6"	105° 14' 45"		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **75 acres**

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Susan A. Nieminen, Assistant to the Director

ORGANIZATION: **State Historical Society of Colorado** DATE: **15 May 1971**

STREET AND NUMBER:
200 Fourteenth Avenue

CITY OR TOWN: **Denver** STATE: **Colorado** CODE: **08**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: *Stephen H. Hart*
Stephen H. Hart

Title: Colorado State Liaison Officer

Date: 6/11/71

I hereby certify that this property is included in the National Register.

Ernest A. Cannally
Chief, Office of Archeology and Historic Preservation

JUN 28 1971

Date: _____

ATTEST:

William M. ...
Keeper of The National Register

Date: _____

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8. SIGNIFICANCE

In 1913, Osgood closed his Redstone home, not to return until 1925. He died there a year later, on January 6, 1926.

In the years that followed, "Cleveholm" was owned by a succession of individuals. In 1955, the property was purchased by Frank E. Kistler, who planned to develop the area as a resort. Kistler was on the road to success when he died in 1960. At this time, "Cleveholm" is threatened by demolition--to make way for a subdivision of mountain homes. It is essential that "Cleveholm" be preserved in its quiet mountain setting as a reminder of the concern of one man for the welfare of his workers during an otherwise turbulent era of labor-management relations.

