

# HISTORY COLORADO

## COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

### SECTION I

#### Name of Property

Historic Name Deatherage/Gibbs Place

Other Names Deatherage Place, Gibbs Ranch, Gibbs Place, Stark Farm

#### Address of Property

[ ] address not for publication

Street Address Pike National Forest, 0.95 miles south of Highway 285, approx. 0.9 mile west of Shawnee cemetery

City vicinity of Shawnee County Park Zip 80475

#### Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name U.S. Forest Service, Pike and San Isabel National Forests, Cimarron and Comanche National Grasslands (PSICC)

Address 30403 Kings Valley Drive, Suite 2-115

Phone 303-275-5610

City Conifer State CO Zip 80433

#### Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

#### Preparer of Nomination

Name Karen Pierce (for property owner) Date October 5, 2018

Organization consultant for Park County

Address PO Box 3241 Phone 303 674-2104

City Evergreen State CO Zip 80437-3241

#### FOR OFFICIAL USE:

Site Number 5PA.586

10/5/2018 Nomination Received

1/18/2019 Review Board Recommendation  
 Approval  Denial

1/23/2019 HC Board State Register Listing  
 Approved  Denied

Listing Criteria  A  B  C  D  E

**Certification of Listing:** Deputy State Historic Preservation Officer, HISTORY COLORADO

Date

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**SECTION II**

**Local Historic Designation**

Has the property received local historic designation?

no

yes ---  individually designated  designated as part of a historic district

Date designated \_\_\_\_\_

Designated by \_\_\_\_\_ (Name of municipality or county)

**Use of Property**

Historic Ranch and farm, logging, probable sawmill operation

Current Vacant

**Original Owner** Ralston B. Deatherage, Cash Entry Patent—original landowner (SE¼ SW¼ Section 20, S½ SE¼ Section 20, NE¼ NE¼ Section 29)

Source of Information Park County Land Records (Book 42, Page 385, Park County Clerks and Recorder's Office, Fairplay, Colorado) and General Land Office (GLO) files

**Year of Construction** ca. 1890 to 1913

Source of Information See bibliography: Brennan 1912; Gibbs 1906; Powless 1912; and Tyler 1912

**Architect, Builder, Engineer, Artist or Designer** unknown

Source of Information \_\_\_\_\_

**Locational Status**

Original location of structure(s)

Structure(s) moved to current location

Date of move \_\_\_\_\_

**SECTION III**

**Description and Alterations**

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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## SECTION IV

### Significance of Property

#### Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

#### Areas of Significance

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Agriculture                              | <input type="checkbox"/> Economics                        | <input type="checkbox"/> Landscape               |
| <input checked="" type="checkbox"/> Architecture                  | <input type="checkbox"/> Education                        | Architecture                                     |
| <input type="checkbox"/> Archaeology –<br>prehistoric             | <input type="checkbox"/> Engineering                      | <input type="checkbox"/> Law                     |
| <input checked="" type="checkbox"/> Archaeology –<br>historic     | <input type="checkbox"/> Entertainment/<br>Recreation     | <input type="checkbox"/> Literature              |
| <input type="checkbox"/> Art                                      | <input type="checkbox"/> Ethnic Heritage                  | <input type="checkbox"/> Military                |
| <input type="checkbox"/> Commerce                                 | <input type="checkbox"/> Exploration/<br>Settlement       | <input type="checkbox"/> Performing Arts         |
| <input type="checkbox"/> Communications                           | <input type="checkbox"/> Geography/<br>Community Identity | <input type="checkbox"/> Politics/<br>Government |
| <input type="checkbox"/> Community<br>Planning and<br>Development | <input type="checkbox"/> Health/Medicine                  | <input type="checkbox"/> Religion                |
| <input type="checkbox"/> Conservation                             | <input type="checkbox"/> Industry                         | <input type="checkbox"/> Science                 |
|   | <input type="checkbox"/> Invention                        | <input type="checkbox"/> Social History          |
|   |   | <input type="checkbox"/> Transportation          |

### Significance Statement

(explain the significance of the property on one or more continuation sheets)

### Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

## SECTION V

### Locational Information

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

USGS Topographic Quad Map Township 7S Range 73W, NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 20 6<sup>th</sup> PM

### Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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**SECTION VI**

**Photograph Log for Black and White Photographs**

(prepare a photograph log on one or more continuation sheets)

**SECTION VII**

**ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION**

- Owner Consent Form**
- Black and White Photographs**
- Color Prints or Digital Images**
- Sketch Map(s)**
- Photocopy of USGS Map Section**
- Optional Materials**

**Use of Nomination Materials**

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

**For Office Use Only**

Property Type:  building(s)    district    site    structure    object    area

Architectural Style/Engineering Type: Pioneer Log

Period of Significance: ca.1890-1913

Level of Significance:    Local    State    National

Multiple Property Submission: n/a

Acreage less than one

P.M. 6th Township 7S Range 73W Section 20 Quarter Sections NE¼ of SW¼ of SE¼

UTM Reference: Zone 13S Easting 450656 Northing 4363385 NAD83

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES  
CONTINUATION SHEET**

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**DESCRIPTION and ALTERATIONS**

**Description and Alterations**

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

The site of the Deatherage/Gibbs Place is located in mountainous terrain, set on a hillside in the Pike National Forest, about a mile southwest of the Shawnee Historic District (5PA.4177) in northern Park County. The original land parcel associated with the site was a 160-acre tract, and today the two-story log cabin and its associated buildings still stand in an undeveloped area in the wilderness. The site is located adjacent to the drainage in Gibbs Gulch (also referred to as Starvation Gulch). The main concentration of buildings on the site are clustered about 200' from the gulch on a northeast facing slope and are surrounded by ponderosa pine and aspen trees. Low shrubs and forbs are scattered across the site. Bunch grasses are especially prevalent in the open field just to the south of the home, where an open meadow continues further uphill to the south. Soil is variable across the site, but generally is a light brown sandy loam with quartz rich gravels and cobbles. The 0.84-acre site consists of a two-story log house (Resource 1), a collapsed workshop (Resource 2), a generator house (Resource 3), a depression where a privy once stood (Feature 4), and two cisterns (Resource 5). A historic trash scatter is also present across the site with larger concentrations near the destroyed privy. Several leveled areas were noted by Alpine Archaeology in the 1989 recording of the site, which are still visible today, and may represent areas where other resources were previously located. They noted that there "is an apparent driveway running north across the front of Structures 1 [the Main House], 2 [the Workshop], and 3 [the Generator House]. This is buttressed with a retaining wall below." The 1989 report continues, describing a "12 by 16 foot leveled area immediately east of the steps between Structures 1 [Main House] and 2 [Workshop] dug partially into the surrounding hillslope. A 15 by 15 foot leveled area is also located on the slope between Structures 3 [Generator House] and 4 [Outhouse]. This is partially dug into the surrounding east slope and may have been a structure location. Another large leveled area was found on the northwest side of the road immediately across from the stock pond. This has been dug into the surrounding southeast slope and measures about 30 by 36 feet with some large rock on the southeast side. It is not clear if this represents a structure location" (Horn and Mead 1989). Since the U.S. Forest Service (USFS) has owned the property (1977) a two-track dirt road, which partially followed previously existing dirt roads, was added for access to Pike National Forest in this area. This road loops around the area of the house and the other resources. Additionally, a section of buck-rail fence was added by the USFS between the road and the south side of the house to discourage both human and horse visitation. Similarly, a section of wire fence was added at the west side of the house.

**MAIN HOUSE, ca. 1890, addition ca. 1899–1913, Contributing Building (Photos 1–13 and Historic Photos HP1, HP5, HP4)**

The main building is a rectangular Pioneer Log two-story side-gable dwelling. It measures 20' by 52' overall, but was constructed in two phases with two rectangular bays of equal size (20' x 26'). With the addition of the second bay the entire house, except the south end of the west side, was sided with unpeeled half-round siding, giving it a rustic appearance.<sup>1</sup> Some portions of this siding are missing today. The house is oriented on a slight northwest to southeast axis, with the main façade on the northeast side, which has a view of mountains in the distance. In the interests of clarity, the four sides will simply be referred to as north, south, east, and west, with the east side corresponding to the main façade. The house is located on a slight hillside, with the grade being lower on the east and south sides. Subsequently the building is partially set into the hillside on the north and

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<sup>1</sup> It is possible that the half-round siding dates to later than the addition. It may have been applied under ownership by A.G. Gould in the 1960s when it may have been used as a retreat.

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west sides. The south log bay of the house is believed to be older than the north frame bay. The house has been heavily vandalized since it was purchased by the USFS in 1977. No doors or windows remain intact, parts of the log siding are now missing, and the interior is largely destroyed. Date of construction for both the old and new bay of the house is difficult to state exactly, but the old bay could be as early as 1890. The new bay is likely associated with a change of ownership/occupancy, which occurred in both 1899 and 1910. Now-unavailable Park County Assessor's Office records suggested that some new construction had taken place by 1913 (Horn and Mead 1989); therefore, the new bay is dated to ca. 1899–1913.

The south bay of the house (which is the original and oldest portion of the building) is constructed of logs that have been partially hewn so that they are flat on the interior and exterior faces, and unpeeled on the top and bottom. The logs are fitted with half dovetail notches. The daub and chinking consists of locally-sourced mud with small granitic inclusions. The daub is held in place by protruding round (wire) nails, indicating the log portion was built in 1890 or later.<sup>2</sup> This flat-faced log construction is covered with horizontal, half-round unpeeled mill end siding, giving the exterior the appearance of round log construction. The siding is missing in some areas, and the bark has weathered off of most of the south-side log siding. No siding is present on the south end of the west side and it is not clear if it was ever sided.

The newer north bay of the house is of wood frame construction overlaid with 8" horizontally-oriented wood boards, covered with the same horizontal unpeeled half-round mill end siding as the south bay. The use of this siding as the finish material over the frame construction suggests that the unpeeled half-round siding used on the original log portion of the house was a later addition, employed to provide a uniform exterior surface across the entire building exterior.

The wood framed gable roof is covered with standing-seam metal roofing across both bays, although it is now missing at the northern two-thirds of the west side of the building, and at an area on the south end of the west side, exposing the wood boards that cover the gable frame. Chimneys, now mostly destroyed, project through the ridgeline at the center of each bay. As previously documented in the 1989 report (Horn and Mead 1989), the chimney in the north bay was poured-concrete and the chimney in the south bay was brick. Historic photograph #HP1 (Dargan 1979) shows that the brick was surfaced with a rendering material.

The east side of the house forms the main façade. The foundation is not visible on most of this side; however, a small area at the south corner reveals logs set on a loose stone foundation. Moving from left to right across the east façade, the façade is described as follows. In the south (older/log) bay, the south edge of the façade features a stacked column of the ends of the hewn logs. On the ground floor just a few feet from the south end is a single window opening, with a window located in the same position on the upper floor. All windows and doors have been destroyed, but a previous site recording (Horn and Mead 1989) describes the lower floor windows as four-over-four double-hung wood sash windows. The upper floor windows were described as six light, side-hinged, wood sash casement windows. Although exterior doors/doorways were mentioned in the 1989 report, the doors were not described. Door and window openings are framed with sawn lumber held in place with round nails. To the north of the ground floor window are the partial remains of a concrete step up to a door opening, followed by another window opening, again with a window located in the same position on the upper floor. At the center of the building, the end of the older south bay is marked by the presence of the stacked column of the ends of the hewn logs that formed the original north side of the building. Moving north along the same plane to the newer north bay of the house, on the ground level a doorway is located on the south end. A horizontal board crosses the door opening at the center, which was placed by the USFS to discourage entry. On the upper floor there is a window in the same position as the door. This is followed by a

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<sup>2</sup> In Colorado, it is common for sites as early as 1890 to have a nail assemblage dominated by wire nails (Horn 2005:6).

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window opening, then another doorway, again with a window in the same position on the upper floor. Another window opening is located to the north of the door on the ground floor. The siding at the north corner ends at a vertical corner post that spans both stories.

Adjacent to the northeast corner of the house is an uncoursed native stone and concrete retaining wall, which connects the Main House and the Workshop, holding back soil from the surrounding east slope. A set of steps are built through the center of the stone wall leading up to the west.

**North Side**

The lower half of the first floor of the north side is below ground level, which slopes down slightly from west to east. It appears that an original stone and mortar foundation was either constructed in stages using slightly different materials, or has had multiple episodes of concrete patching, which is partially visible on the east end of the side; however, it has been destroyed at the ground level on the right side leaving the northwest corner of the house hanging in the air. The entire surface of the north side is sided with the same horizontal unpeeled half-round mill end siding as the east side, although much of this siding is now missing at the lower half. There is a single door opening centered on the upper floor of the building. Because the height of the door opening is several feet above grade, stairs are presumed to have been previously located here, although none exist today, nor were any documented in Horn and Mead's 1989 survey report.

**West Side**

The newer north bay of the west side is sided with the same horizontal unpeeled half-round mill end siding as the north and east sides, although it is mostly missing at the north end. The portion of the foundation that is above the eroded ground level on the north bay is almost completely destroyed as high as the interior ceiling of the lower level. A photograph of the west side of the building found in the 1979 USFS *A.G. Ranch Improvements Analysis Report* (Dargan 1979) shows that at the ground level the concrete foundation was interspersed with wood siding going down to the ground in several areas, although this is partly obscured by grass and distance. This suggests that there may have been windows on the lower level that were covered over by 1979. In 1989 Horn and Mead reported "two window-like openings into the first floor" here. There are two window openings on the second floor of the north bay, which were previously described as six-light, side-hinged, wood sash casement windows (Horn and Mead 1989). As with the east façade, at the center of the building the end of the older south bay is marked by the presence of the stacked column of the ends of the hewn logs that formed the original north side of the older log building. However, unlike the east side, none of the horizontal unpeeled half-round mill end siding is present on the west side of the older south bay. A few feet south of the north edge of the south bay a hole can be seen in the log, where an earlier photograph (Historic Photo #1) shows water and sewer pipes running into the house, as noted in 1989 by Horn and Mead. To the right of this there is one window opening more or less centered on the upper level of the south bay. At the south corner there is a small portion of what looks like concrete foundation wall that is exposed at ground level; however, it is located outside of the bottom rows of hewn logs.

**South Side**

Below the gable on the south side of the older south bay, the hewn logs are installed as two separate units that start at each corner of the side and extend to the window edge, where they end. Most, but not all, of these hewn logs are covered with horizontal, half-round unpeeled mill end siding, although this is difficult to discern visually because, unlike the siding used elsewhere, there is no bark on the siding. It is unknown whether the siding ever had bark to begin with. Close examination comparing the position of hewn log ends where they extend beyond the building face at the edges relative to the position of the siding-boards is necessary to distinguish between them. The space between the lower and upper level windows is also covered with this

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half-round siding, although the pieces, which are the same length as the framed window opening, are not matched with those on either side. The gable face is sided with wood shingles. The ground slopes down slightly from west to east, exposing part of the foundation on the east side. It appears that an original loose stone foundation has had multiple episodes of concrete reinforcement.

The south side of the building has a window opening centered on the ground floor, with another opening directly above this on the upper level that extends into the gable end. Historic Photo #1 (Dargan 1979:17-18) indicates that both windows were four-over-four double-hung wood sash windows. A smaller window opening, previously noted as a single-pane casement window, is located above within the gable end near the peak (Horn and Mead 1989).

***Interior***

The building has been heavily vandalized since it was purchased by the Forest Service. All of the windows and doors are now missing due to vandalism. Floors, partition walls, and the interior face of the exterior walls are all in poor condition. Evidence of vandalism is present throughout the building with bullet holes in the walls and ceilings, spray painted graffiti over many surfaces, and ripped-out walls and floors. Modern trash, beer cans, and bullet casings are ubiquitous all around the house.

The house is floored with tongue-and-groove boards. Walls and ceiling in the older south bay are sawn wood lath and plaster. Walls and ceiling in the newer north bay are wallboard over wood studs.<sup>3</sup> Plain board moldings surround the door and window openings and are used for baseboards. The interior space is divided into rooms by partition walls.

It appears that the lower level was divided into four rooms of similar size, aligned in a row from north to south (Figure 1). Three out of four rooms have an exterior door, which is unusual, and may be part of the reason that this house was labeled as a hotel at some (unknown) point in its history, although no evidence has yet been found to support this. The other lower level room has one window and the stairs to the upper level. The remains of a metal flue pipe are located in the ceiling of the southernmost room, and in the northernmost room on the inner wall, a concrete flue stack has a flue hole located near the ceiling, suggesting it vented a stove. These flue locations are aligned with the roof chimneys.

Although some of the walls are now almost completely destroyed, making some details difficult to discern, the upper level was also divided into four main rooms, with the main east-west oriented walls in the same position as the lower level. The northernmost room has a door opening to the exterior, though the means of access is no longer present. Three out of four rooms have two windows each—front and back, or front and side. The fourth 'room' has a front and back window, but is subdivided into smaller rooms where the stairs, a potential bathroom (plumbing pipes present), a pass-through room, and a closet-like room are present. The remains of a flue stack are located at the upper part of the inner wall of the southernmost room, and on the inner wall of the northernmost room a (vandalized and partially destroyed) concrete flue stack has a flue hole located near the ceiling, with a horizontal metal flue pipe, suggesting it vented a stove located in front of the flue stack. These flue locations are aligned with the flues below and with the roof chimneys.

Interior plumbing is visible in one of the smaller subdivided main rooms on the upper level—the room to the north of the stairs—where a pipe located near the south wall comes up from the floor boards. This area is where the water and sewer pipes were previously noted entering the exterior of the house on the west side. On

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<sup>3</sup> Wall board started being used in construction as early as the first quarter of the twentieth century (Inspectapedia 2018; Old House Web 2018).



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the lower level there is a pipe coming out of the floor in the northernmost room of the new bay. Wiring was previously noted in the 1989 survey report (Horn and Mead 1989), but has since been largely removed through vandalism. They noted that it was original to the construction in the wood frame portion of the building, and added to the log wing; however, the wiring may have been a later post-construction modification, as the hollow spaces in the framed walls of the newer north bay and the open attic space would allow for wires to be run across the attic and fished through the walls.

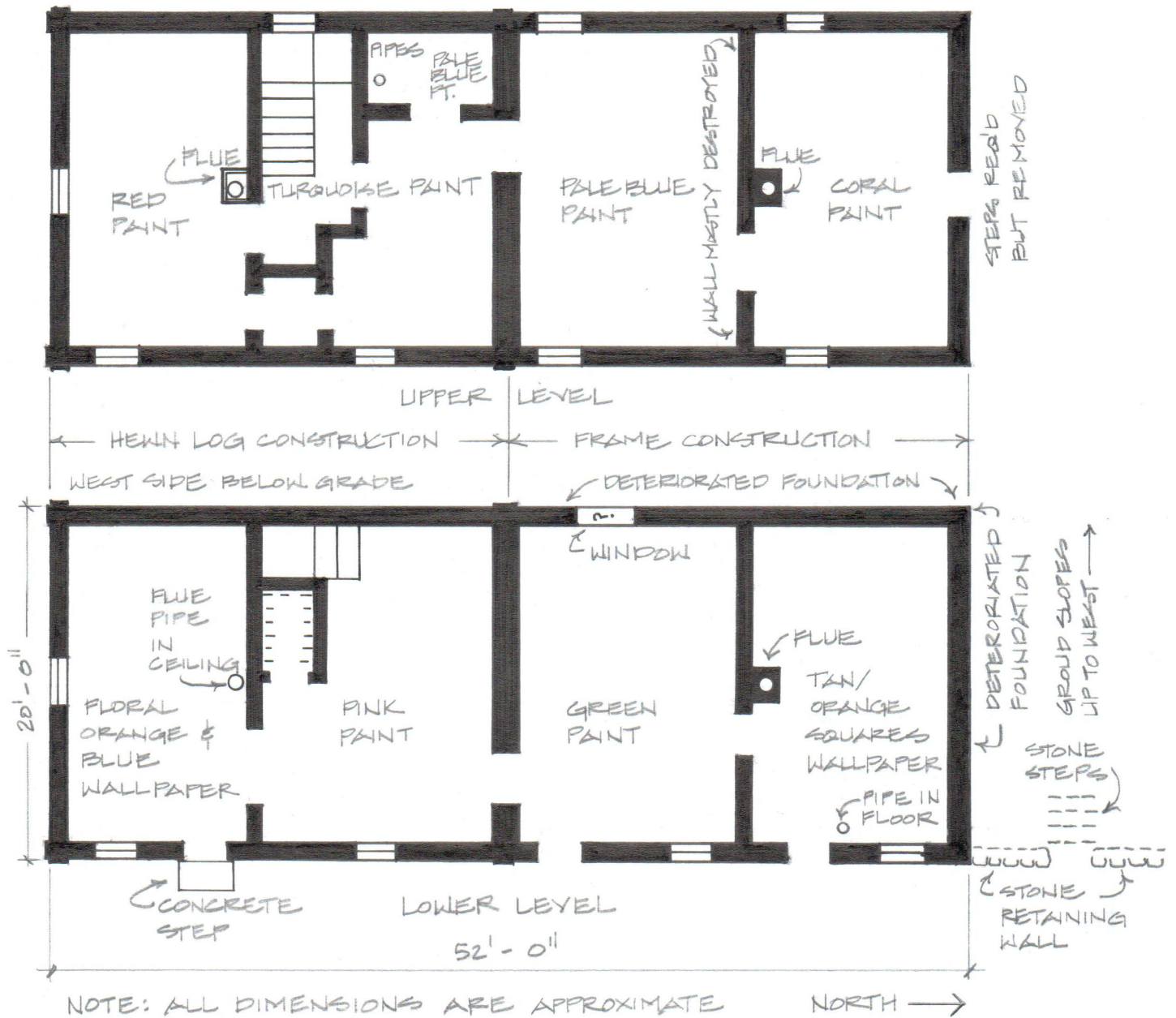


Figure 1. Floor Plan Sketch of the Main House (Karen Pierce, August 29, 2018).

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### **OUTBUILDINGS AND OTHER ASSOCIATED RESOURCES**

As with the main house, date of construction for the two outbuildings associated with the log house is difficult to state exactly, but the log construction suggests they were built around the same period as the house, although the log construction materials and techniques are different. The descriptions below suggest the reuse of logs from earlier structures, and that some remodeling later took place. These buildings cannot be readily identified on 1938 aerial photos (HP4, also see HP5) because of the poor photo quality and trees/tree-shadows. The buildings are not included on early maps or any other documents reviewed in the course of research on the site. One building repeatedly mentioned in the historic water court documents concerning water rights was the milk house, first used ca. 1890 (Tyler 1912:1048). It was not depicted on the associated maps (Maps 4 & 5) and the precise location is difficult to determine from the written description, but it is possible that it was located near the house, as it was stated that the water from the Callaghan ditch went “through the milk house, on down in front of the house around a field and empties into the creek” (Brennan 1912:1054). This description is vague and the milk house could also have been located outside the site boundary, but it is possible that either of these outbuildings had once been the milk house that was later altered, although there is no conclusive evidence.

#### **WORKSHOP, ca. 1890–1913, Site Feature (Photos 14–15, Historic Photo HP2)**

The workshop (Resource 2) is located 12’ northwest of the house, but today it is completely collapsed, with the roof lying on the ground and the remains of the building components underneath. The date of construction is difficult to state exactly, for the reasons outlined above, but the log construction suggests it was built in the same period as the house, although the log construction materials and techniques are different.

The workshop was a one-story rectangular log building. Previous recording of this building when it was standing (Horn and Mead 1989) describe it as “a 14 by 20 foot log and wood frame building, oriented north to south, built into the east facing slope. The building has a simple gable roof, framed with newer unpeeled logs, and is covered with green composition shingles. The foundation is of sawn block piers. Log walls are present only on three sides. The west side is wood frame set in from the side walls about a foot and faced on the exterior with half-round mill ends set vertically. At the southeast and northeast corners, where log walls come together, both saddle and V-notches are used. No notches are present at the southwest and northwest corners. Mud chinking [daub] between the logs is held in place by wood strip ledges nailed to the logs. The building appears to have been constructed from logs from an earlier log cabin. The only entry into the building is through a doorway located just south of center in the east side. A set of wooden steps lead up to the plain board door. Just to the right of the door is a six light, wood sash, casement window hinged on one side. No door or window openings are located in the north or south sides. A fixed sash window is located on the north end of the west side. This is made of four sashes of six over six double hung windows set end to end horizontally. The door and window openings are presently covered with plywood for protection. The interior of the workshop is floored with 1 by 10 inch boards. A work bench runs all along the west wall and a homemade table is located in the northeast corner. A shelf has been installed on the south end of the east wall. At one time the building was equipped with electricity.”

#### **GENERATOR HOUSE, ca. 1890–1913, Contributing Building (Photos 16–19, Historic Photo HP3)**

What has been dubbed the ‘Generator House’ (Resource 3) is located 20’ north of the Workshop. The apparently original south bay is a one-story 10’ x 18’ rectangular log building with a front-gable roof, which has a 10’ x 12’ log addition on the north end. The north and west walls of this addition are now missing, and the south bay leans towards the west. Again the date of construction is difficult to state exactly, for the reasons

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outlined above, but the log construction suggests it was built in the same period as the house, although the log construction materials and techniques are different.

The older south bay of the building is set on a partial concrete foundation on the south side. The south end of the east side the foundation appears to have been added after the walls were in place. The northern log addition was built directly on the ground. As it exists today, and previously described, "the building is made of logs adzed flat inside and out but not notched together. The ends of the logs are sawn off flat and held together by [corner] boards nailed down their length. Chinking [daub] is a combination of concrete, mud, and wood wedges nailed in place" (Horn and Mead 1989). The north bay, although partially collapsed, was similarly constructed. Horn and Mead noted that the logs used to build the Generator House appeared to have come from an older building and cut to length. Evidence of re-use of logs comes from the presence of broken square nails in some of them. Only round nails seem to have been used in the construction of the generator house. The roof on the original portion of the building is a wood framed gable covered with standing seam metal roofing material, painted green. On the east side this metal roof overlays wood shake shingles which are visible at the edges. Vertical boards fill gable ends and electrical ports are visible high in the south gable. The roof on the north addition is largely missing, but the roofline can be discerned where it was attached to the north end of the original building. It does not match the roofline of the south building, as it is not as high and is somewhat offset to the east. A collapsed ridge-beam has six panels of two overlapped pressed-metal ridge cap shingles intact, with remnants of green paint on the shingles (photo 18).

The main entrance of the building is through a doorway on the west end of the south side. An earlier survey report (Horn and Mead 1989) notes that a door into the north wing was located in the east end of the north side. Two equally spaced window [openings] are present in the east side of the south bay of the building, and one more is present in the north wall of the original log building. The windows were noted in the 1989 survey report as being single light fixed wood sash windows framed with plain boards.

The interior of the original portion of the building is divided into two rooms by a partition wall made of vertically oriented boards, with an interior door opening (no door) near the west end of the wall. The south room has a dirt floor while the north room has a 1" x 10"-board floor. A poured concrete block with bolts partially embedded in it is located in the northwest corner of the north room. This appears to have served as a mount for an electrical generator. It was previously noted that wires leading from building to building at the site originated here.

**PRIVY SITE, ca. 1890–1913, Site Feature (Photo 20, Historic Photo HP4)**

Today only a depression in the ground remains to mark where a privy once stood (Feature/Resource 4). The date of construction is unknown, but it is assumed to be associated with the construction of the house. A collapsed outhouse was previously recorded and described (Horn and Mead 1989) as follows: "The remains of a wood frame outhouse are located about 40 feet northeast of the Generator House. This building appears to have measured 4 by 6 feet and was covered with vertical 1 by 8 inch siding. It had a simple gable roof with vertical boards in the gables and a board on board roof. The outhouse was equipped with a three-hole board seat. An outhouse hole depression is located adjacent to the northwest. Another outhouse hole is located 10 feet to the north." At and around the privy site a historic trash scatter was noted by USFS PSICC archaeology technicians during a 2017 site revisit, which is recorded on the Historic Archaeology Component Form that is part of the A.G. Ranch survey report (Pierce et al. 2017). They noted that "the highest likelihood of encountering subsurface deposits is in the vicinity of the Privy site (F4) where artifacts seem to be eroding out of a small drainage." This includes a partial 'Hinds Honey and Almond Cream' bottle that dates to the 1920s.

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### CISTERNS ca. 1890–1913, Contributing Structures (Photo 21)

Still present today are the remains of two subterranean concrete cisterns (Resource 5), located southwest of the Main House. These may have been part of a septic tank system for the Main House. The date of construction is unknown, but septic systems began appearing in the U.S. in the 1880s and were popularized by the 1940s (Paradise Septic 2018). The house was probably not originally built with interior plumbing, since two privy locations were previously recorded (Horn and Mead 1989). The 1989 report describes the cisterns as “4 feet in diameter, sit side by side east to west, and are interconnected by pipes. The westernmost cistern has two inlet pipes, one of which is pointed south at the creek and one pointed west. No intake could be found at the corresponding location on the creek. The top of the west cistern has tar around its edge indicating it was covered and sealed. Two lengths of water pipe were noted downslope of the Main House. These appear to lead to the [ca. 1953] stock pond [outside the nomination boundary] and their function is unknown” (Horn and Mead 1989). If these cisterns are indeed septic tanks, the pipes likely led to a (often underground) drainfield that is coincidentally located in the direction of the pond.

### INTEGRITY

Today the site retains its historic integrity by possessing most of the seven aspects of integrity that are evaluated for nomination to the Colorado State Register of Historic Places (OAHF 2015).

The **location** remains the same. The **setting** of the natural environment surrounding the Deatherage/Gibbs house is likely to be similar to its appearance when the house was first constructed, set between fields and forest as indicated on early maps and aerial photos (Aerial Photos of Colorado 1938; Gibbs 1906). However, the setting has changed somewhat with the removal of the more distantly located barn/agricultural outbuildings in the early 1950s. Although no photographic record of the house exists from the time before the Forest Service purchased it, it is unlikely that the **design** of this rectangular gable-roofed log building, has changed since the early part of the twentieth century. Although most Pioneer Log buildings are one-story, this is distinctive as a less-common example of a two-story Pioneer Log building. The **materials** comprise native logs used in the original log bay, and milled lumber and unpeeled log-siding used to build the newer frame bay, which are likely local materials from nearby sawmills active during the time of construction. These materials are characteristic of Pioneer Log construction. The **workmanship** is evidence of the mountain construction culture of early settlers—hewn logs, notched corner joints, and simple construction techniques. Likewise the property retains **feeling** of association with early settlement in the region. The change of setting has in turn affected **association** to a degree, since the association with the historic logging and agricultural function and use of the site is now difficult to discern in the absence of the barn and its outbuildings. Still, the Pioneer Log house and extant Pioneer Log outbuildings maintain association with their construction type and era.

Additionally, the property retains the possibility of important discoveries related to history through future studies employing appropriate archaeological research design and methods. It is believed that significant data contained on the property remains sufficiently intact to yield the expected important information.

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### **SIGNIFICANCE STATEMENT**

The Deatherage/Gibbs house is locally significant under Criterion C for Architecture as an example of a Pioneer Log two-story dwelling. As with most Pioneer Log buildings, the house is located in a mountainous region—in this case the Pike National Forest—and is characteristic of dwellings of early settlers in the region who were often engaged in timber and ranch endeavors. The house was constructed from locally available materials, in two phases. Dates of construction are unknown; however, the original log bay may date to 1890, a time when the Deatherage land was used both as a ranch and a timber operation to supply wood for the Denver Paper Mill Company. Later, possibly between 1899–1913, the house was doubled in size with the addition of an equal-sized bay of frame construction. With the addition of the new bay, exterior unpeeled log siding was employed across both the old and new bays to visually integrate them, creating a unified appearance.

The property provides good examples of vernacular architecture in the region and of the evolution that buildings from this time period often underwent. The location and characteristics of a Pioneer Log building are clearly evident in the older south bay of the house. Pioneer Log buildings were built by early settlers in forested mountainous areas of Colorado from the late 1850s through the 1930s. With an estimated construction date of 1890–1913 the house sits squarely within that time period. The methods of construction are clear in the details of hand-hewn logs laid on alternating tiers with corner notches holding them in place. The spaces between the logs were filled with a daub material of locally-sourced mud with small granitic inclusions. Also consistent with Pioneer Log construction, the house has a gable roof that is surfaced with sheet metal, although that material may have replaced earlier shingles. The exposed southern gable end of the old bay is shingle gable. The fact that the house is two-stories makes it a less common example of a Pioneer Log building, which are more often just one story.

The two Pioneer Log outbuildings adjacent to the house (the Workshop and Generator House) are also good examples of Pioneer Log construction.

The Deatherage/Gibbs complex has lasted through many periods of change and adaptation. It has stood as a ranch and logging homestead, a farmhouse, a summer cabin, and it has been rumored that it was a hotel at one time. While additions do exist on the original house, as well as the generator house, they themselves are now considered historic and illustrate the changeable nature of vernacular buildings during this time period. The construction and style of the main building remains intact and relatively unchanged. Today the names Gibbs Gulch and the Callaghan (a Deatherage family member) Ditches remind us of the early settlers who were associated with the site.

The property is further locally significant under Criterion E for non-aboriginal Historic Archaeology for the potential to yield information from the privy pit and trash scatter, which have a high likelihood of sub-surface and surface deposits. The information yielded may include details such as diet, gender, and socio-economic status of the individuals who lived and worked at the property. It may also provide information on the life-ways/material culture of the Deatherage and Gibbs families and the ranch and timber workers who may have lived onsite.

### **HISTORICAL BACKGROUND**

The Deatherage/Gibbs Place (5PA.586) was incorporated into the Pike National Forest in 1977 when the former 1,000-acre A.G. Ranch property was purchased by the U.S. Forest Service. It is located adjacent to the rural mountain town of Shawnee, Colorado, situated by the North Fork of the South Platte River. In the second half of the nineteenth century, before the development of the resort community of Shawnee, this area of settlement was called by turns Granite Vail, Slaghts, and Fairville (Bond 2010; Goodson 2013). Historically, this area has been used by a multitude of people, from prehistoric populations hunting and gathering, to early

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Euro-American settlers engaged in logging, mining, settlement, and ranching activities, which increased dramatically beginning around 1860 (Simmons and Simmons 2002). With the advent of the mining industry and the development of railroads came a steady demand for wood. The Denver, South Park & Pacific Railway (DSP&P) reached (then) Slaghts in 1878 and facilitated shipment of goods associated with these enterprises (Poor 1976). Trains also brought recreationalists to the area, which was a popular fishing and summer community as early as the 1880s. With the founding of the community of Shawnee at the turn of the century, and the construction of the Shawnee Depot, lodging and summer homes were promoted. Later the popularization of automobiles shifted the mode of tourist transportation and the railroad eventually stopped service in 1937. Throughout the twentieth century people enjoyed the many outdoor recreational opportunities that the area has to offer, many of which are in the Pike National Forest that surrounds the Shawnee area.

**Deatherage and Callaghan**

Government records of settlement or other activity at the 160-acre Deatherage/Gibbs Place near Slaghts start in 1882, but settlement in the area had begun even before that time.<sup>4</sup> Timber was in high demand as the railroad was being constructed in the area in 1878 and much of it came from the settlements along the rail route. Between 1882 and 1888 four people filed claims with the U.S. government for this land, with the last being made by Hubbard Tankersley, who built some buildings on the site around 1885 (NARA, Track Book 1880s; Tyler 1912:1046–1047). He may have been responsible for digging the later-named Callaghan (also spelled Callahan) ditch, which dates to 1887 (Tyler 1012:1046–1047). Maps (Maps 4 & 5) show the Callaghan ditch was located south and west of the Main House, outside of the current site boundary, but the exact path of the water-return to Gibbs Gulch is unknown. In testimony given in the Park County water court case #1636 regarding the later claim filed by Milton Gibbs (Gibbs 1906), Brennan (1912:1054) stated that the water from the Callaghan ditch went “through the milk house, on down in front of the house [assumed to be the Main House] around a field and empties into the creek.” The irrigated area shown on the maps suggests that some of the land surrounding the Main House had already been logged by 1906 and that there was agricultural activity near the site. While the ditch itself lies outside of the site boundary, a small portion of the irrigated area indicated on the maps falls within the site boundary; however, this may be a generalization and crops may not have been grown and irrigated in the immediate vicinity of the house and outbuildings.

In 1891 Ralston B. Deatherage, who was born in Illinois in 1870, filed a claim for this 160 acres of land and obtained a cash entry land patent for it in 1893 (NARA, Tract Book 1880s). He immediately sold the land to his mother, Catherine Deatherage (Park County Clerk and Recorder’s Office: Book 43, Page 225), although he may have continued to live there. An examination of land transfer deeds shows the property changed hands eight times after Deatherage’s original ownership.

The establishment date of the ‘ranch headquarters’ is stated as 1887 in the water court documents (Gibbs 1906:1), at which time Tankersley was likely occupying the property, but whether Deatherage or Callaghan were involved yet is unknown. Although the property totaled 160 acres, the ‘headquarters’ was defined as a 20-acre area (E½ of the SW¼ of the SE¼ of Section 20). The Deatherage/Gibbs Place complex of buildings, with the two-story log house, is located in the northern part of this area. R.B. Deatherage apparently arrived in Park County in about 1890, having been in Denver and the eastern part of the state before this (Stone 1919:516–518). During the period of 1887–1890 R.B. Deatherage’s half-brothers, Oliver Callaghan and Richard Callaghan, and his mother, Catherine Deatherage, were all involved in land purchases and ranching/timber in Phillips County, located in northeastern Colorado. Government files show the three of them with multiple cash entry Land Patents in 1890 for 800 acres of land between Holyoke and Yuma, Colorado.<sup>5</sup> An online Colorado genealogy and history website (COGenWeb) posts a newspaper clipping from *Kactus Phlat Phindings*, Murraysville, Colo., Nov. 8, 1887, that states Oliver Callaghan was “a Yuma meat market man.”

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<sup>4</sup> T7S R73W, 160 acres: SE¼ SW¼ Section 20; S½ SE¼ Section 20; NE¼ NE¼ Section 29.

<sup>5</sup> T6N R47W, Sections 9, 15, and 17 (BLM GLO records).

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This website also mentions some issues the family had concerning violations of timber culture (uncited on COGenWeb, but consistent with other facts). This demonstrates the Deatherage/Callaghan family involvement in both ranching and logging, and places them elsewhere before their likely arrival in Slaghts around 1890/1891. Later, beginning around 1894, their names sometimes appear in the *Fairplay Flume* newspaper mentions of Platte Canyon happenings.

Months after Ralston Deatherage filed his 1891 claim on the land, Deatherage and his older half-brother Oliver Callaghan entered into an agreement with the Denver Paper Mill Company, which was just completing the construction of a large newsprint paper facility in Denver, with plans to construct two additional mills, under the name of the Denver Sulphide Fiber Company, for production of finer paper and pulp. In their agreement Deatherage and Callaghan sold to the paper mill company cut logs, mules, wagons, blacksmithing and other equipment, and granted them permission to cut white spruce, establish a sawmill, and to use existing outbuildings. The agreement excluded the land where the 'headquarters' was located, suggesting there were also outbuildings located elsewhere on the property, perhaps built by Tankersley. The agreement also included a right of way from the Deatherage homestead, across another homestead owned by Milton Gibbs—located further north near the river—to the DSP&P, where the Riceville Switch stop was the loading point for shipment to Denver. The Riceville stop was roughly 1.4 miles west of the Slaghts stop (Scott 1999:32).

The agreement with the Denver Paper Mill Company (Callaghan and Deatherage 1891) permitted the use of 80 acres of Deatherage's 160-acre parcel, but excluded an 80-acre section of which the 'ranch headquarters' was a part.<sup>6</sup> The twenty acre 'headquarter' was the location of a house, barn, outbuildings, and fields irrigated by the Callaghan Ditch and the Upper Callaghan Ditch, with water rights established in 1887 and 1890 respectively (Pierce et al. 2017:21–24). These ditches, which divert water from Gibbs Gulch (aka Starvation Gulch) are located to the southwest of the house, outside the site boundary, although maps (Maps 4 & 5) indicate that the ditches irrigated an area that falls within the site boundary. The Callaghan Ditch was used to supply cold water to a milk house that was first used in 1890, as previously discussed. The milk house no longer exists and its former location is unknown, but some statements suggest it may have been near the log house (Brennan 1912:1054). Small lateral ditches located to the east of the house date to 1881, and although their course is unclear, the source of these ditches falls outside of the site boundary (Colorado DWR 2018).

Several statements from court testimony associated with the above-mentioned ditches suggest a date range for the original part of the two-story log house. While there is no absolute proof that this is the Deatherage/Gibbs Place log house that stands today, the evidence is strong. These statements mention the ranch headquarters and the buildings, and associated documents include maps (Gibbs 1906; Powless 2012; Maps 4 & 5). Together they suggest that the ranch headquarters was established between 1887 and 1890, the dates of the Callaghan Ditch and the milk house. Hubbard Tankersley had claim to the land in 1888, so it is possible that the house existed at that time. However, 1912 testimony states that none of Hubbard Tankersley's buildings were still present (Tyler 1012:1046–1047). A house is shown on both the 1906 and 1912 water court case maps, as well as a barn, in relation to the ditch and irrigated areas. The location of that house on the maps appears to be the same location of the house that stands today. It can be surmised then, that the house was present at least as early as 1906 and possibly as early as 1887. It is not known if the second bay had been added by 1906. While the original bay of the two-story log house is pioneer log style, the added bay is of frame construction sided with half-round unpeeled logs. This later style, with its rustic architectural elements, was also popular locally at this time, with examples being the 1900 Shawnee Depot building, which was demolished ca. 1938 (Park County Archives Historic Photos 454, 519, 982, 2078); the 1900 Shawnee Lodge, which was destroyed by fire in 1929 (Park County Archives Historic Photo 453, 455, 457); and houses such as the first house (5PA.850) that Albert Gould Jr., the owner of A.G. Ranch, owned in

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<sup>6</sup> The 80-acre portion of land permitted for use by the Denver Paper Mill consisted of T7S R73W, SE¼ SW¼ Section 20 and NE¼ NE¼ of Section 29. The other ranch headquarter-containing 80-acre portion consisted of T7S R73W, S½ SE¼ of Section 20.

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Shawnee, which was built in 1904 and today is a private home and art gallery (Bond 2009; Pierce et al. 2017:44).

The same 1912 water court documents also report that Callaghan had a crew of fifteen to twenty men living on the property for about a year, which may be the crew under his management as part of the agreement with the Denver Paper Mill Company (*Colorado Daily Chieftain*, December 26, 1896; Tyler 1912:1048). It is unclear why it was said to be only a year, as will be demonstrated in the discussion below. Where these workmen were housed is unknown. It seems unlikely that they would be housed on the 'ranch headquarters', since it was excluded from the contract, but this could be a reason for the need to expand the original house and have multiple entrance doors. It appears that there were simultaneous timber and ranching operations at the Deatherage Place, as Callaghan reportedly had about thirty or thirty-five head of stock and about ten or twelve horses, so there may have been ranch hands living on the property, apart from the timber crew (Tyler 1912:1047).

Apparently the partnership with the Denver Paper Mill Company, which began late in 1891 was still valid in December 1896, or another contract was in place. This is when Oliver Callaghan was murdered, which was a big news story that week (*Denver Post* December 25, 1896:2, December 26, 1896:6; *Colorado Daily Chieftain*, December 26, 1896; *Fairplay Flume*, January 8, 1897; *Rocky Mountain News* December 25, 1896:1, December 26, 1896:1, December 27, 1896:8). The shooting occurred near the sawmill, which was presumably on the other 80 acres of the Deatherage property, as outlined in the Deatherage/Callaghan agreement with Denver Paper Mill.<sup>7</sup> However, there were other sawmills in the area, which may have been operated under the auspices of the Denver Paper Mill. The general location of the murder was reported as 'Riceville Switch'—the railroad shipping point closest to the sawmill—at "a small wood camp, located two miles [east] from Chaseville on the Denver, Leadville, and Gunnison Railway" (*Colorado Daily Chieftain*, December 26, 1896). A 1914 map indicates the Riceville switch was located immediately north of Gibbs's homestead property, hence the mention of right-of-way through Gibbs's property in the Denver Paper Mill Agreement (NARA 1914, Pike National Forest Land Classification book, map). The Riceville location is also confirmed by railroad timetable info, showing it to be the next stop west of Slaghts, before Shawnee was founded and the Shawnee Depot built (Scott 1999:32). Oliver Callaghan, "foreman of the camp was the victim," was murdered by one of his crew. "The camp itself was operated by the Denver Sulphide Works, twenty men being employed there under Callaghan's management" (*Colorado Daily Chieftain*, December 26, 1896). The Denver Paper Mill had built a large mill in Denver—the Denver Sulphide Fiber Company—for the conversion of wood into pulp (Colorado World's Fair Board of Managers 1893:39). Although the 'ranch headquarters' may not have been directly associated with, or used by the wood camp, clearly there were strong ties. By the turn of the twentieth century the Denver Paper Mill was in receivership (*Eagle Valley Enterprise* 1951). It may not be coincidental that this is around the time the Deatherage land was sold to Milton Gibbs.

Interestingly, no local features today bear the name Deatherage and no details are known about Ralston B. Deatherage's role at the ranch and wood camp, other than his gaining the legal ownership of the property. The name Callaghan appears more frequently associated with the Deatherage Place ranch/logging operation, but this may be due to his infamous murder. Burd (assumed to be Ralston) Deatherage's name, as well as his mother's and sister's—Catherine and Minnie Deatherage—is mentioned several times in the *Fairplay Flume* during the years 1894–1899, so he was active in the area up until the time that his neighboring homesteader, Milton Gibbs, moved to the ranch in 1899 (*Fairplay Flume*, April 7, 1899). After this Ralston Deatherage moved on to Grant and Summit County (*Summit County Journal*, February 2, 1901; Stone 1919:516–518).

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<sup>7</sup> Some maps, including Map 5, indicate a stream named Lath Mill Gulch, which is the next drainage west of Gibbs Gulch on the Deatherage/Gibbs property. It runs through the portion of land permitted to be used by the Denver Paper Mill company.



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### Gibbs

Born in Jefferson County, Pennsylvania in 1840, Milton Gibbs was a veteran of the Civil War before arriving in Colorado in 1884. He lived in the Slaghts area at least as early as 1891, the year he filed a homestead application for 80 acres of land about a mile north of the Deatherage property, close to the South Platte River.<sup>8</sup> In 1892 Gibbs constructed a frame house on his homestead property and added other improvements (NARA 1899). He used his land for grazing and farming. His homestead application was approved in September 1899, and his homestead patent granted in February of 1900. As early as 1892, as suggested by some reported tax issues between the two of them, Gibbs apparently had some arrangement with Ralston or Catherine Deatherage about the use of at least some of the Deatherage property (*Fairplay Flume*, April 5, 1894). Gibbs's Homestead Proof documents stated that some of his personal property—farm implements—was located elsewhere on adjacent land, so it is likely that Gibbs used Deatherage land for grazing or growing hay for some time prior to purchasing it (NARA 1899).

It appears that the Gibbs's were already living at the Deatherage homestead in 1899, prior to gaining legal title to the land, as the *Fairplay Flume* (Apr. 7, 1899), reported that "Mr. and Mrs. Gibbs are cozily settled on the Deatherage place." In August of 1900 Milton Gibbs bought 320 acres from Catherine Deatherage (Park County Clerk and Recorder's Office: Book 28, Page 448, Book 30, Page 130).<sup>9</sup> By the time of the sale to Gibbs, Catherine Deatherage had acquired an additional 160 acres of land in section 20 and 21—between the Deatherage homestead and Gibbs homestead—which was also included in the sale to Gibbs along with the 160-acre Deatherage homestead property. In other somewhat overlapping real estate transactions around this time, Gibbs sold his 80-acre homestead to the Charles A. Smith/Shawnee Resort and Development Company (*Park County Bulletin*, June 1, 1900), and about a year after purchasing the above-referenced land from Catherine Deatherage, it appears that Gibbs sold the northernmost 80-acres of that land to the Shawnee Resort and Development Company (*Park County Bulletin*, August 16, 1901). This left Gibbs with a 240-acre ranch.

The Gibbs family was the second family to reside upon the R.B. Deatherage land. They had about twenty-five to fifty head of stock and about five or six horses (Tyler 1912:1047). In 1899 Milton Gibbs, his wife Mary, and their son Calvin (on and off) lived at the Deatherage Place, with about five or six extra people in the summer time (Tyler 1912:1048).<sup>10</sup> The assumption is that they lived in the two-story log house. It is not known where the summer workmen lived. There are several leveled areas near the two-story log house which may have once been building locations, perhaps cabins for the workmen. In 1905 it looks as if the Gibbs family was engaged in construction activity, or had plans for construction, as they were in possession of twenty-four bunches of laths (the interior of the old south bay of the log house is lath and plaster, the northern addition is not—it is wallboard) and ten bunches of shingles (*Fairplay Flume*, Jun 2, 1905). This same year, after Milton had fallen seriously ill (and remained so for the rest of his life), a judgement against Milton and Calvin Gibbs in favor of the J.D. Best Mercantile Co. resulted in a Sheriff Sale in which their "land, tenements, goods and chattels" were auctioned off (*Fairplay Flume*, Jan 13, 1905; *Fairplay Flume*, Jun 2, 1905). Ownership of the original 160-acre Deatherage land parcel, which included the two-story log house, plus the additional 80-acres of the Gibbs ranch was transferred to Sigmund Seligsohn (see below). However, the Gibbs family continued to reside on the property until a foreclosure court case in 1910, not long after Milton's death, forced Mary and Calvin Gibbs to leave the property (Denver County Court 1910). Milton Gibbs died "at his mountain home" on January 19, 1909 and is buried with a military headstone marking his grave, which is located atop a hill on the

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<sup>8</sup> T7S R73W, NW¼ NW¼ Section 21; NE¼ NE¼ Section 20.

<sup>9</sup> T7S R73W, SE¼ NE¼, N½ SE¼ Section 20; SE¼ SW¼, S½ SE¼ Section 20; SW¼ NW¼ Section 21; NE¼ NE¼ Section 29.

<sup>10</sup> The *Fairplay Flume* (May 20, 1904) reported that Calvin leased and managed the Insmont Lodge in 1904, and there are further newspaper mentions of Gibbs' association with Insmont through 1908 (*Fairplay Flume* Dec 14, 1906, Oct 25, 1907, Mar 27, 1908). This may also have contributed to the rumor that the Deatherage/Gibbs Place was a hotel at one time.

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westernmost part of the property, but not within the nomination site boundary (*Fairplay Flume*, Jan 22, 1909; Pierce et al. 2017:77).<sup>11</sup>

**Seligsohn**

Sigmund Seligsohn received the certificate of purchase for the land in 1908 (Park County Clerk and Recorder's Office: Book 70, Page 469–470), but the Gibbs were still living in the house despite the sheriff sale, so perhaps he leased the property to the Gibbs family after this. Seligsohn resided in Denver and was age 69 when he bought the property, so it is likely he bought the property both as a recreational summer home and perhaps as an investment. After the property was vacated by the Gibbs family, Seligsohn leased it first to N.J. Myers in May of 1910, and to Knisely (first name unknown, possibly A.R.) in 1911, and then to J.W. Brennan in 1912. Berta Seligsohn and Nettie Ksensky, Seligsohn's daughters, were granted an interest in the property in 1912 (Park County Clerk and Recorder's Office: Book 74, Page 334).

Also in 1912, Park County water court case #1636, intended to establish the water rights and priorities for the Callaghan Ditch, was finally heard in court. The case had initially been pursued by Milton Gibbs (Gibbs 1906), but by 1912 the case was not yet finalized and the property was then owned by Seligsohn, who continued to pursue the water rights case (Brennan 1912; Powless 1912; Tyler 1912). During the testimony Brennan was asked if the place had ever been a hotel, to which he replied no. There may have been some concern locally that water from Gibbs Gulch was being used for larger commercial purposes, such as hotels, which could leave local residents in short supply. Even in the 1980s it was suggested that the log house had once been a hotel, as reflected in Horn and Mead's 1989 survey report. Several things may have given rise to the question about the property being used as a hotel. 1896 news articles covering Callaghan's murder mention a domestic and cook, Mrs. Van Camp, hired for the boarding house (*Rocky Mountain News* December 27, 1896). The location of this boarding house is unclear, but it is possible that the Main House was once used as a boarding house for the Denver Sulphide Company crew of loggers. Later, around 1900–1901, confusion may have arisen when Gibbs sold some of his other land to the Shawnee Resort and Development Company. The court record that pertained to the hotel question during Brennan's testimony may have perpetuated the idea that the Deatherage/Gibbs Place once served as a hotel.

In testimony for the court case, Brennan said only he and his wife were living there, but that they occasionally had visitors, including the Seligsohn family who visited often, with three to six people on the place during the summer season (Brennan 1912:1056). These visitations by non-residents may also have contributed to the hotel-use notion about the property. Brennan had somehow been involved with the property back in 1887, so he was familiar with it and it appears he leased the land from the Seligsohn family to operate as a ranch. Through this acquaintance the Seligsohns would visit Mr. and Mrs. Brennan as guests (Brennan 1912:1053; *Fairplay Flume*, July 5, 1912). Although it is curious why there are four entry doors to the house, no evidence has been found to support the hotel function, but the possibility cannot be excluded.

Previous research on the Deatherage Place uncovered Park County Assessor's records that apparently implied that the house was built in 1913 (Horn and Mead 1989), which was early in Seligsohn's ownership of the property. This document is no longer available to examine. After further research it is now apparent that this information conflicts with the water court case maps (Maps 4 and 5), including Exhibit 16, that show that a house and barn existed at least by 1906 (Gibbs 1906; Powless 1912), and possibly earlier. Since it appears that the house was already standing when Seligsohn acquired the property, it is possible that the 1913 date is when the second bay was added to the house, maybe for use by the Seligsohn family.

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<sup>11</sup> The grave is located at T7S R73W, SE¼ SW¼ Section 20.

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### **Stark**

In March 1925, Lillian H. Stark bought the 160 acres from the Seligsohn family (Park County Clerk and Recorder's Office: Book 100, Page 95). The Stark family already owned a cabin in Shawnee, on the former Gibbs homestead land. They had purchased it five or six year earlier and spent their summers there. Lillian's husband, Louis Stark, was "a prominent Denver attorney for the consulates of Italy, Switzerland and Germany [and Mexico] and on occasion would invite representatives of those countries to the cabin" (Goodson 2013:112; Stone 1919:105–106). Their new land acquisition, "the mountain farm," was an active farm, with a caretaker living there—probably in the log house. These included Bill Benning, one of the first caretakers, and Joe Germain (Goodson 2013:100, 101, 109, 112, 114, 116, 117, 118, 125). During prohibition (1920-1933) the farm was leased to a man who was a bootlegger, whose 'still' was "well hidden along the stream on the farm property" (Goodson 2013:114). Louis Stark attempted to "make the farm property profitable with various endeavors: Silver foxes, chinchilla rabbits, and lettuce, chickens or turkeys—none of which ever turned a profit" (Goodson 2013:117). The Starks referred to what is presumed to be the two-story log house as "the old farm house," and in the 1940s to early 1950s commented about the "peeling wallpaper" and "the shambling skeleton of his 'farm house,'" so it may have fallen into disuse by this time (Goodson 2013:109, 111). Prior to the next sale of the property, the ownership was transferred (date unknown) to Louis J. Stark of New York.

### **Wilson**

In 1952 Robert E. L. and Patte E. Wilson, of Arkansas, bought the property from the Starks (Park County Clerk and Recorder's Office: Book 42, Page 385). They constructed a new home on or near the location of the Deatherage homestead barn, which was visible in an aerial photo from 1938 (HP4), so the barn complex was probably still there during the time the Starks owned and leased the "farm." It is probable that the Wilson's demolished the barn to build their house there, which can be seen in a 1953 aerial photo (HP5). The road to the place had changed course slightly by this time. It is assumed that the Wilsons used the property as a summer home, but it is not known if or how they used the two-story log house or the other buildings.

### **Gould**

In 1960 Albert J. Gould Jr. bought the property (Park County Clerk and Recorder's Office: Book 169, Page 305) to add to his A.G. Ranch. His newly acquired land was used in part as a summer grazing pasture (Kempf et al. 2017). Exterior photographs (Dargan 1979) of the Deatherage house and the adjacent buildings show that they were reasonably well-maintained by Albert Gould; however, how he used them is unknown. The presence of a presumed game rack near the two-story log house that was noted in the 1989 Horn and Mead survey report, written after the Forest Service owned the property, may suggest that Gould used the Deatherage Place as a sort of hunting lodge, but there is no definitive evidence for this. Gould, who embraced the experience of the "Western Tradition," frequently used his ranch for relaxation and entertaining of prominent guests (Pierce et al. 2017:37-43). USFS correspondence from soon after purchase of the ranch indicated that Gould had rented out the Wilson house, which was located near the Main House. It is unknown if the tenants also rented or used the Main House and outbuildings.

### **U.S. Forest Service**

Albert Gould died in 1976 and the A.G. Ranch was left to his wife and descendants. In 1977 the U.S. Forest Service bought the A.G. Ranch which included the Deatherage/Gibbs Place land (Park County Clerk and Recorder's Office: Book 267, Page 800, 802, 807, 808, 814,819; Book 273, Page 136).

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## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-21 except as noted:

Name of Property: Deatherage/Gibbs Place, Site 5PA586  
Location: Pike National Forest, Shawnee, Colorado  
Photographer: Karen Pierce  
Date of Photographs: August 29, 2018  
Negatives: N/A

<u>Photo No.</u>	<u>Photographic Information</u>
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- |    |   |
|----|---|
| 1  | Setting, view to the northeast showing stock pond below house, and Main House, west and south sides.  |
| 2  | Setting, view to the northeast showing the meadow that is south of the Main House, which is located in the center of the photo.   |
| 3  | Main House, view to the west showing east side (PSICC Archaeology Technicians 10/16/17).  |
| 4  | Main House, view to the south showing north side.   |
| 5  | Main House, view to the southeast showing north and west sides.   |
| 6  | Main House, view to the east showing west side.   |
| 7  | Main House, view to the southeast showing west and south sides.   |
| 8  | Main House, view to the north showing south side (PSICC Archaeology Technicians 10/16/2017).  |
| 9  | Main House, view to the northwest showing south and east sides, with collapsed Workshop and Generator House in the background.  |
| 10 | Main House, detail of log construction at intersection of old and new bays on east side (PSICC Archaeology Technicians 10/16/2017).   |
| 11 | Main House, view to the west, detail of native stone retaining wall and steps between Main House and collapsed workshop (PSICC Archaeology Technicians 10/16/2017).   |
| 12 | Main House, interior view lower level southern room, showing log construction with wood lath and plaster walls and ceiling, and flue pipe in ceiling.   |
| 13 | Main House, interior view upper level northern rooms looking south, showing frame construction with wallboard, and flue pipe in column. Distant log wall marks the separating wall between the old and new bays of the house. |
| 14 | Collapsed Workshop, view to the west.   |
| 15 | Collapsed Workshop, view to the south (PSICC Archaeology Technicians Photo 10/16/2017).   |
| 16 | Generator house, view to the northwest showing south and east sides.  |
| 17 | Generator house, view to the west showing east side.  |
| 18 | Generator house, view to the south showing north side, with Main House in the background.   |
| 19 | Generator house, view to the east showing west side partially built into the ground.  |
| 20 | Depression at former privy location, view to the west, with Generator House in the background (PSICC Archaeology Technicians Photo 10/16/2017).   |
| 21 | Cisterns (probably septic tanks), view to east (PSICC Archaeology Technicians Photo 10/16/2017).  |

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Historic and Older Photos



Photo HP1. Main House, view to the north showing south and west façades, 1979 (Dargan 1979).



Photo HP2. Workshop, view to the northwest, showing the south and east façades (Dargan 1979).

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**Photo HP3.** Generator House, view to the northwest, showing the south and east façades, (Dargan 1979).



**Photo HP4.** Aerial Photo showing the Main House (top red circle) and the now-demolished barn and outbuildings (bottom red circle) (Aerial Photos of Colorado, 1938 Image Number BOV39.65).

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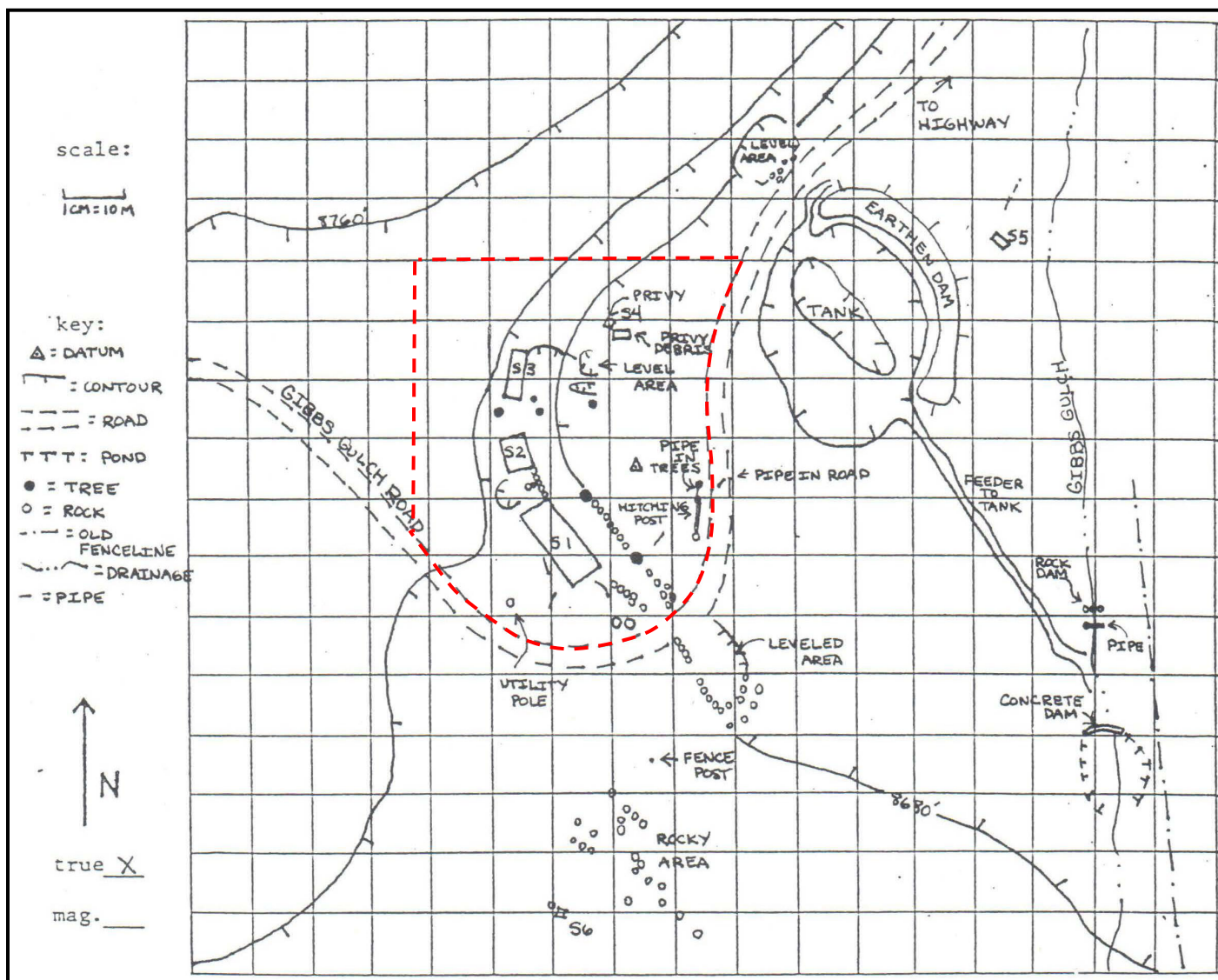
**Photo HP5.** Main House (top red circle), and the now-demolished Wilson's House (bottom red circle) aerial view (Aerial Photos of Colorado, 1953 File Number A001260736635.tif).

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**GEOGRAPHICAL DATA**

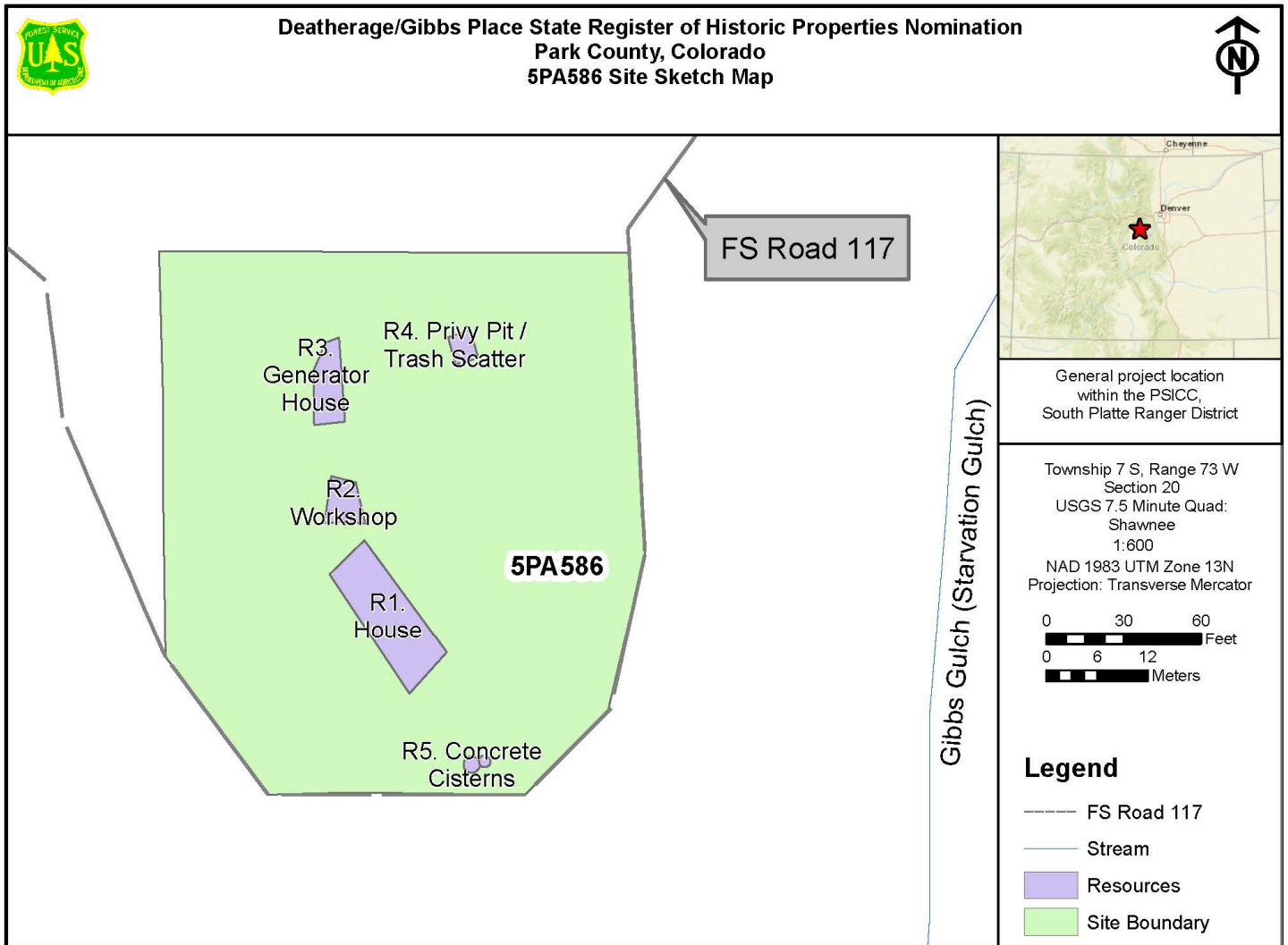
**VERBAL BOUNDARY DESCRIPTION**

The site boundary is irregular and is largely defined by the extent of the visible resources, features, and artifacts in the immediate vicinity of the Main House. The USFS two-track dirt road (FS Road 117) forms the eastern and southern boundary of the site. The western boundary is a north-south line located 64' from the northwest corner of the Main House. The line extends south to where it meets the road, and north to meet the northern boundary. The northern boundary is an east-west line located 30' north of the northern corner of the privy pit area and approximately 112' north of the northeast corner of the Main House. It extends east to meet the road and west to meet the western boundary line.



**Map 1.** Sketch map of site 5PA586 with location of structures: S1 main house, S2 workshop, S3 generator house, S4 outhouse/privy, S5 shed, and S6 log enclosure (Horn and Mead, Alpine Archaeology, 1989). This map is still current in 2018 with only minor changes to the smaller non-numbered features. The new site boundary (indicated by red dashes) has been reduced to include only those resources associated with the Period of Significance (1890–1913) for the Deatherage/Gibbs Place.

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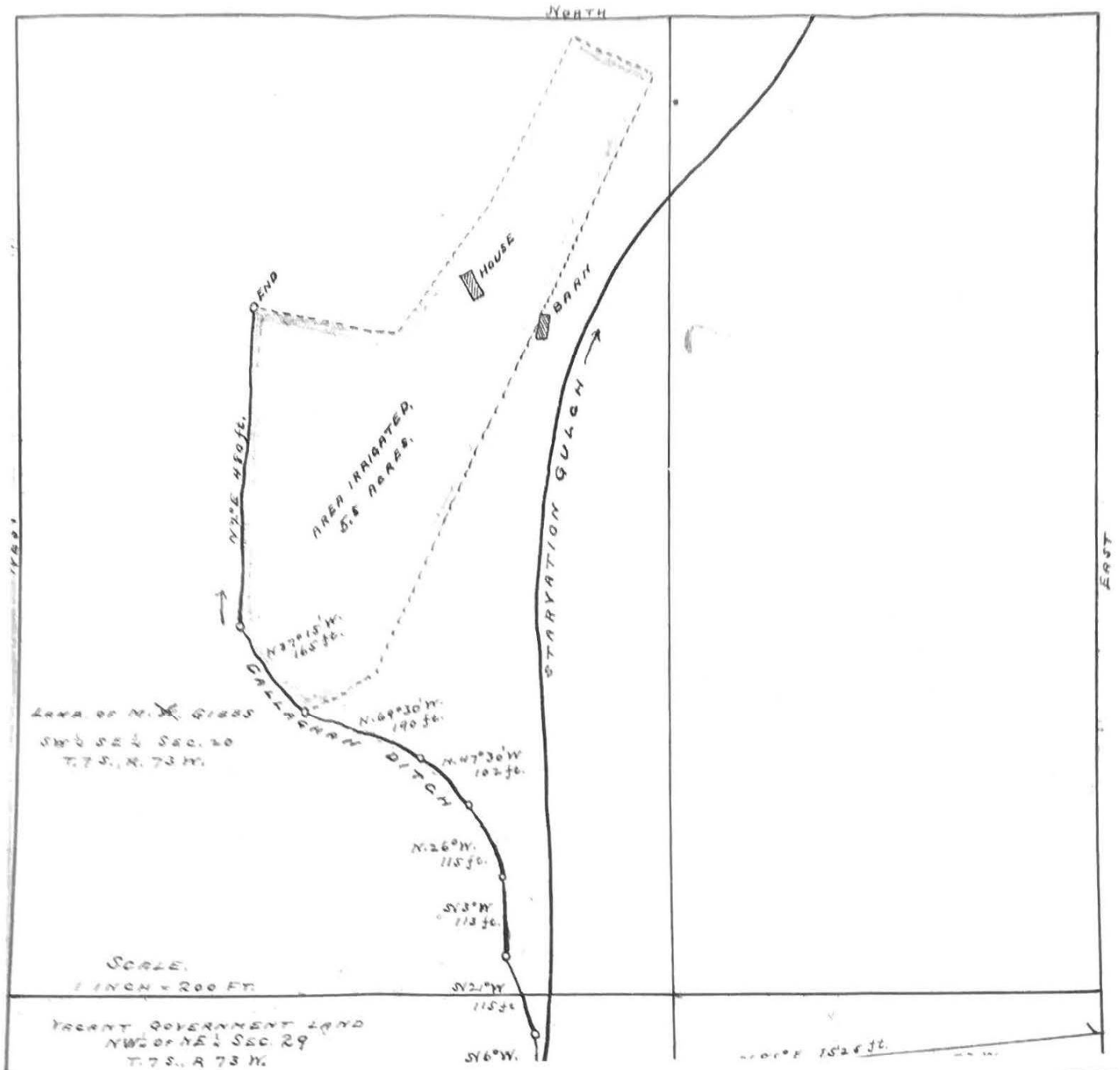
Map 2. Site 5PA.586 Sketch Map (USFS:11/7/2018). Center UTM: 450656mE, 4363385mN; 0.84-acre.

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**Map 3.** Aerial view of the Main House, circled in red, for site comparison through time (Google Earth Image of the Deatherage/Gibbs Place, 10/9/2015). North is top of page.

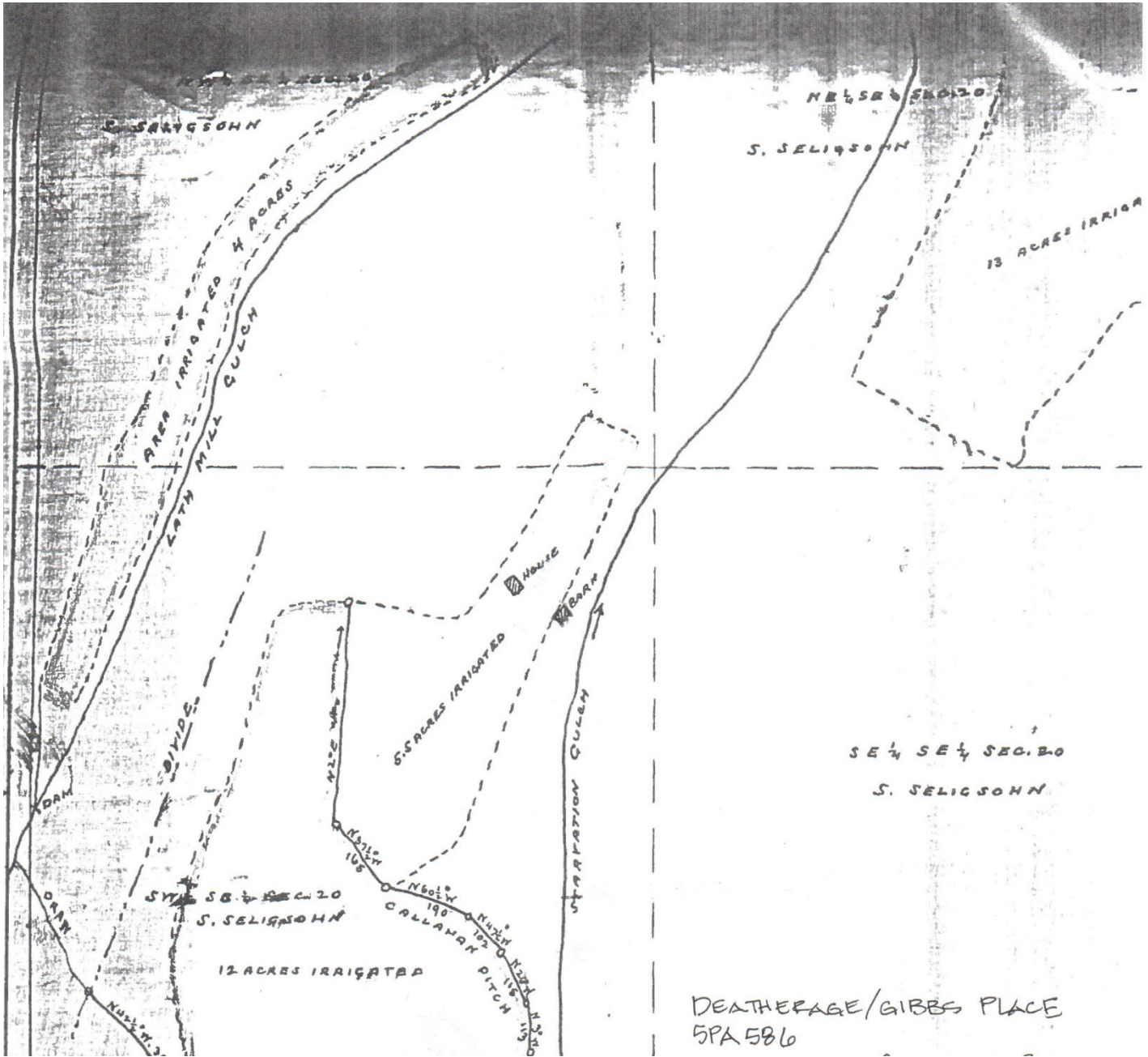
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Map 4. 1906 Map from Statement of Claim of Milton Gibbs upon the Water of Starvation Gulch in a Specified Section Thereof and also by means of the Callaghan Ditch. Water Court Claim 1636. (Park County Archives).



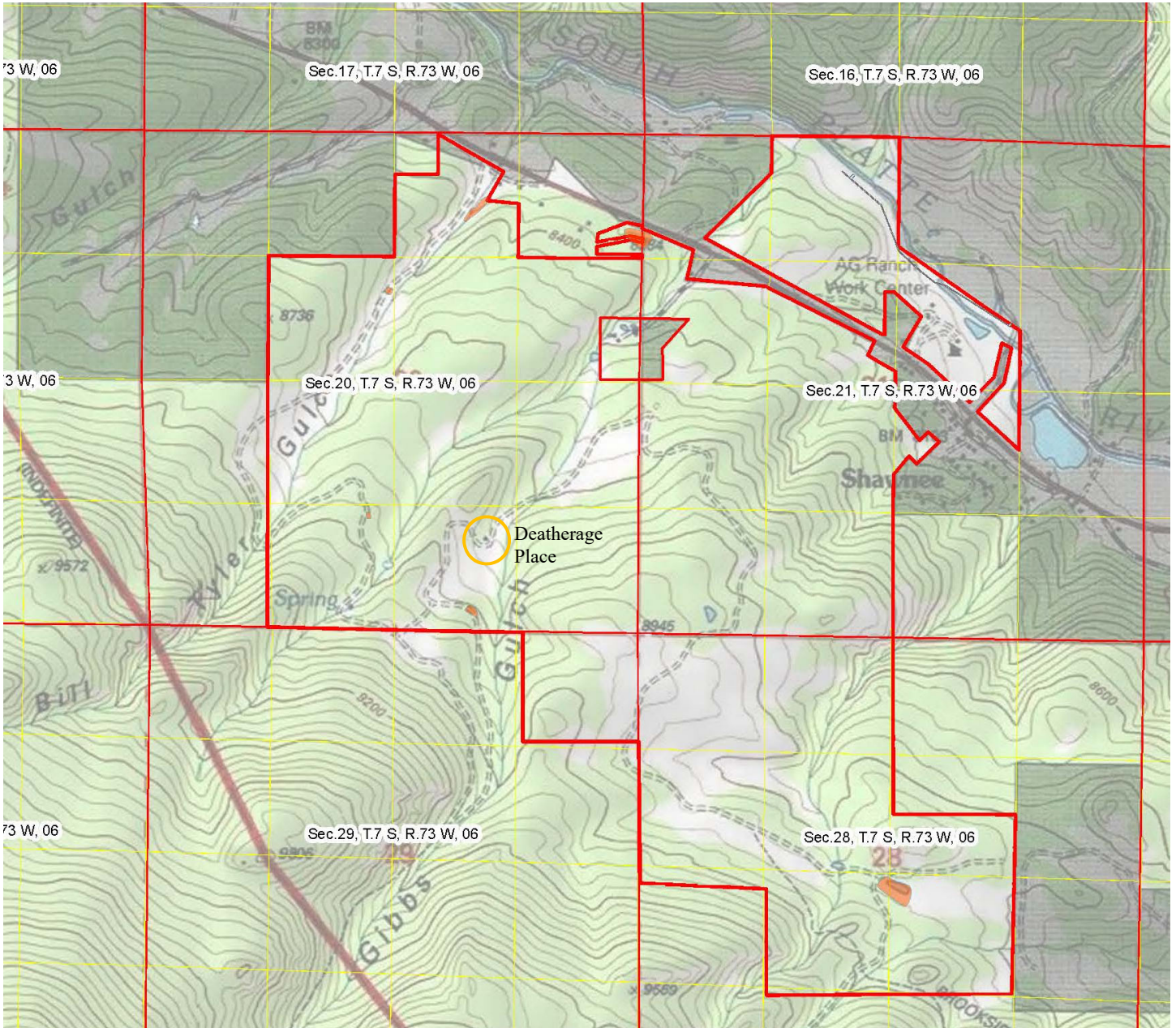
Property Name Deatherage/Gibbs Place



**Map 5.** 1912 Water Court Case Map. Evidence in support of the Claim of Milton Gibbs upon the Water of Starvation Gulch in a Specified Section Thereof and Also by Means of the Callaghan Ditch. (Park County Archives).

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**USGS TOPOGRAPHIC MAP**  
Shawnee Quadrangle, Colorado, 1994  
7.5 Minute Series



USGS Shawnee Quadrangle, Colorado, 1994  
7.5 Minute Series Topographic Map  
Deatherage Place is shown in the orange circle, within the USFS AG Ranch Boundary, outlined in red.