

Gilpin County Historic Preservation Advisory Commission  
104 Redtail Road  
Historic Eligibility Review



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Three Gables Preservation  
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## **BACKGROUND**

The purpose of the review is to determine if the building located at 104 Redtail Road is eligible for historic designation, which in turn may help in planning for the building. Since the building was built prior to January 1, 1950 and may have historical or historic architectural significance, the building met the basic requirements for further review. There are two major components of this evaluation: a determination of significance, and a review of physical integrity. There are three potential levels of historic designation: federal, state, and local. An overview of the three levels of designation is found in Attachment A.

## **SITE**

The property is located at 104 Redtail Road in Gilpin County. Redtail Road is a recently-named private dirt road that runs north/south along the west side of the property. There are two historically associated cabins located on adjacent lots; these lots are slightly raised above the level of the street and there is a dry stack stone retaining wall along the street. There is a combination wire and wood fence along the boundaries of the two properties, although not between the two cabins. Behind the cabin is a dry stack stone root cellar. Parking is along the street. There are a few deciduous shrubs along the front fence, and a large fir tree in front of 104 Redtail. The GIS map and the county assessor's office currently have incorrectly flipped the parcel boundaries of the two cabins; on the left is the current GIS map, while the map on the right shows the correct boundaries. This parcel is approximately .201 acres, which is not large enough under current zoning code for new construction with a septic field.



**DESCRIPTION: 104 Redtail Road**

The cabin at 104 Redtail Road is a one story *pioneer log* building with a frame shed roof addition on the rear (east). Without access to the interior, the form of the cabin could not be determined, but it is likely a *National Folk: Hall-and-Parlor* dwelling. It was constructed with thirteen courses of hand-hewn round logs with saddle-notches; the inner-facing logs have been planed to provide a flatter surface on the interior. The original chinking method is unknown; it is currently chinked with a cement material. The log cabin building is 16' x 16' and has a side gable, standing metal seam roof. There is a 10' x 16' frame addition with shed roof, also standing metal seam. The addition is clad in horizontal wood tongue & groove siding with corner boards. There are two stove pipes: one on the west slope of the gable roof, and one in the rear addition. The foundation is stacked rubble fieldstone.



A four paneled wood door is on offset on the north end of the façade, and a single 6/6 double-hung wood window is approximately centered in this elevation (west). Both openings have plain wood trim. The south elevation has vertical tongue & groove siding in the gable end, and a single fixed sash six pane window set in the log walls. The rear addition has a similar six pane window, with a small pet door cut in the wall below. The east elevation of the rear addition has a wood door with five horizontal glass sashes, and another fixed sash window with six panes. This same window type is found on the north elevations of the both the rear addition and log cabin.



*South elevation*



*East elevation*



*North elevation*



*Stone cellar*

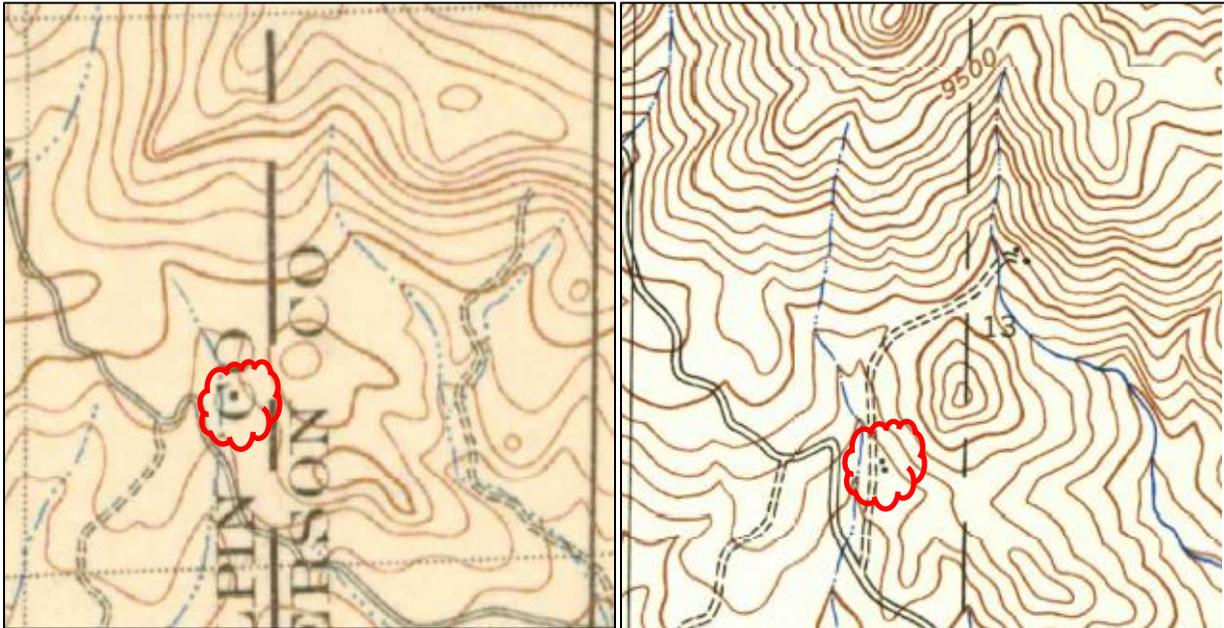
Set within the hill at the rear of the lot is a dry-stacked coursed rubble stone cellar. The shallow barrel-shaped roof has flat metal sheathing with sod above. The vertical plank wood door is set within a squared timber frame, with a round log lintel above. There is a dry stack retaining wall between this cellar on the one to the north.

### **SIGNIFICANCE**

The following is a result of research on the property relative to the significance criteria for landmark designation as adopted by the Gilpin County in September 2005 (*see Attachment B: Significance Criteria*), as well as the criteria for the National Register of Historic Places and the Colorado Register of Historic Properties. A building may be significant in *architecture* or for *historical associations*. Furthermore, it may be *individually* significant, or it may *contribute* to a historic district.

**History: Cabin #1: McCool-Hess-Barney family cabin**

There are two historically associated cabins on Redtail Road. Both cabins appear in historic U.S. Geological Survey maps dating back to 1906. The county assessor’s rough estimate for construction is 1900, and the Barney family believes it might date back to 1887.



1906 USGS Map, Black Hawk quadrangle  
One cabin is partly covered by lettering

1942 USGS Map, Black Hawk quadrangle

The Barney family history tells that the cabins were built for two men who were working a nearby mine on the larger parcel surrounding the cabins, so they would not have to travel very far while working. Deed research was conducted to the point where the lots were separated from the larger parcel, and thus could not establish an earlier construction date. The cabins’ construction method, however, are consistent with the late nineteenth century.

**History**

In September 1910, Marion S. Wilson sold a large parcel in both Gilpin and Jefferson counties to John and Alma Gilfillan for \$3,800.00; this transaction included the quarter/quarter section containing the two cabins. However, this sale exempted some land around a house and stables on what was formerly known as the “Boulter Ranch;” this exemption hampered research prior to 1910. The seller may have been Marion Stange Wilson, who in 1910 was a lawyer in Denver, and later was involved in real estate. Wilson sold the parcel to John E. and Alma M. Gilfillan; both were born in Pennsylvania in the 1860s. In 1910, John and Alma lived in Denver, where he was a blacksmith with his own shop. Living with them was John’s sister-in-law, niece, and a lodger, so it is unlikely that the cabin served as their permanent residence.

In the 1920s, the Gilfillans had mortgaged the large parcel to Ambrose McCool. The mortgage was released in November 1922. Seven months later in July 1923, the Gilfillans sold a small lot

in the NE ¼ of the SW quarter of Section 13, Township 3S, Range 72W to Ambrose R. McCool for \$200.00. This was the first recording of the .201 acre lot measuring 125' x 75'. In describing the lot, the deed states that: "The corners of this lot were plainly marked with 24 inch stones set 12 inches in the ground and marked "1" on the side towards the lot." The deed also noted that the property came with:

the right to use for domestic purposes only, the water from a spring located about fifty feet from the north west corner of the above described premises; also the right to use for domestic purposes only, the dead and fallen wood from the mountain northerly from the above described premises; also a right of way over and across our land, by the now used route, to the above described premises.

Ambrose R. McCool was born in June 1855 in Illinois. By the time of the 1870 census, he and his parents and brothers were living in Denver in the Colorado Territory. In 1880, when he was 25 years old, he married his first wife Amanda Yeisley, but by 1900 he was a widow. He married again in July 1904 in Denver to Edith Foster. Edith and Ambrose had two children, John and Ardanelle Abigail. Ardanelle Abigail, born in 1911, married Frank Coser; in 1933 they had a son Bruce. She divorced Frank in 1934 in Denver, and then married the famous actor John Carradine in 1935. They had a son, David Carradine in 1936. David also became a famous and prolific movie and television actor. John Carradine adopted her son Bruce from Ardanelle's previous marriage; Bruce also became an actor.



*Ardanelle Abigail McCool*



*John Carradine with David Carradine*

While owning this property, Ambrose lived in Denver; in 1926 his occupation was listed as "treasurer." In November 1936, when Ambrose McCool was 81, he sold Lot #1 to Stella B. Hess. This deed again noted the right to use water from the spring, the dead and fallen wood, and a right-of-way over the land. Stella was 54 years old when she purchased the property. Both her husband and son worked in the acetylene products industry. She lived with her family in Denver, which consisted of her husband Claude, son John and daughter Violet.

In 1943, Stella Hess sold Lot #1 to Lucille and Robert F. Barney. The Barney family has long ties to Colorado, starting with their ancestor Libeus Barney. Libeus Barney was born in Vermont in 1829, and worked in a New York dry goods store as a clerk before heading out for Denver. He arrived in Denver on the first stagecoach of the Leavenworth and Pikes Peak Express on May 7, 1859. By the end of the summer of 1859, he and his brother built one of the first frame houses in Denver; he was thus one of the first settlers of Colorado and one of the original “‘59ers.” After first failing at gold mining, he then tried farming and the grocery business; he finally made his way in real estate. He was also the builder and manager of Apollo Hall (later People’s Theater), where the first provisional legislature of Colorado was held. While in Colorado, he sent home nine long letters that were published in *The Bennington Banner*; these letters were reprinted in book form in 1907 as *Letters of the Pike’s Peak Gold Rush*. His name is sometimes listed as one of the authors of the 1862 “Map of the Gold Regions, Vicinity of Central City, Gilpin County, Colorado Territory,” when in fact, the map was included in the original book and Barney likely had nothing to do with its production. Libeus Barney, with wife Marilla, had sons Bishop Francis, John Murray, Ralph, Clinton Libeus, and daughter Anna. Libeus’ son, Bishop Francis, was father of Lucile and Robert F. Barney.



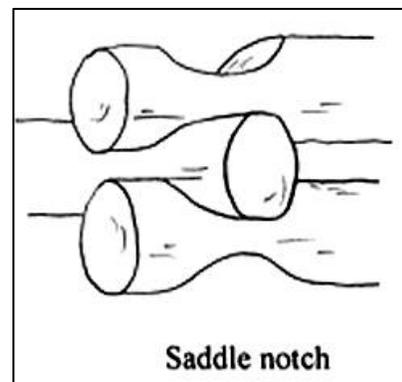
*Gilpin County assessor’s office photographs, post WWII during the Barney family ownership*

Three years earlier, Lucile and Robert F.’s parents, Virgie L. and Bishop F. Barney, purchased the adjoining cabin and lot to the north (Lot #2). Lucille and Robert F. kept this property (Lot #1) until 1969, when they sold it to Robert B. Barney. The property continued to be transferred to family relatives up through the present owners, Robert and Jennifer Williams. Robert and Jennifer acquired this property in 2016, and in early 2017 acquired the adjoining cabin and Lot #2 [note: Gilpin County has erroneously switched the recent deed history and lot descriptions.]

### **Architecture**

The cabin at 104 Redtail Road is an excellent example of a **Pioneer Log** building. As defined by the *Field Guide to Colorado’s Historic Architecture & Engineering*, this property type is categorized by its method of construction as well as its materials. These buildings were generally located in or near mountainous regions, and were constructed of round logs, hewn logs or mill waste (log slabs). They were usually laid on alternating tiers, notched at the corners to fit together. Spaces between the logs were filled with wet moss or clay, animal hair or straw (daubing), and stone or wood strips (chinking). Roofs were made of canvas, earth, shingles,

wood boards, sheet metal, or tree limbs. The most common roof forms were gable, either front or side-gable; most are one-story. These buildings can be further categorized by their corner notching. Common notching types include saddle, V-notch, square, and dovetail, as well as channel (hog trough) and boxed corners. Round logs with saddle-notches, as found in this cabin, was an easy and rapid method of construction. If the saddle notches were not cut deep enough for a tight fit, then the builder would just add larger chinking. However, some extra time was taken with this building's construction to plane off the inside of the logs in order to provide a flat surface for interior walls.



As the *Field Guide* notes, these buildings should not be confused with **Rustic style** log buildings. **Pioneer Log** structures were generally built during initial settlement periods and often exhibited crude construction, while **Rustic** cabins were built later as summer cabins or tourist-related facilities. The manner of construction, vernacular form, and the craftsmanship of the log cabin at 104 Redtail Road are important physical representations of early Gilpin County history. While the county has not conducted historic building survey of the entire county, it is believed that extant log cabins from the 1880s are very rare.

## **INTEGRITY**

In order to be considered eligible for historic designation on the state and National registers, a historic resource must possess physical “integrity” in addition to historic or architectural significance. Integrity is defined as the “authenticity of a property’s historic identity,” which is shown by surviving physical characteristics that existed during the property’s historic period. Integrity for the National or Colorado registers is measured in seven areas: location, design, setting, materials, workmanship, feeling, and association. It is not necessary for all seven areas of integrity to be present for eligibility, but the property must retain a sense of past time and place through its physical characteristics. The Gilpin County historic preservation ordinance does not specifically discuss integrity; however, as a general rule properties should retain some semblance of their original physical appearance in order to qualify for designation.

The log cabin at 104 Redtail Road has likely had the following alterations over the years: construction of a frame rear addition; window and door replacements; and new metal standing seam roof. The rear addition is not highly visible from the road, and is smaller in scale and differentiated from the original cabin; it is also over 50 years in age, and could be considered historic in its own right. The door and windows are likely not original, but are historic and do not detract from the historic character of the house. Likewise, the metal roof does not negatively impact the building’s overall integrity. The key significant elements of the building’s history and log construction are intact, and thus historic character of the house remains.

*National Register of Historic Places eligibility:* The McCool-Hess-Barney Cabin is potentially eligible for National Register designation, although additional research and/or dating methods for the cabin’s construction date would be recommended. Its possible association with a nearby

mine should be examined as well.

*Colorado State Register of Historic Properties:* All buildings eligible for the National Register of Historic Places are automatically considered eligible for the Colorado Register of Historic Properties; therefore, this building would be considered eligible for the state register.

*Gilpin County Historic Designation:* Although the Gilpin County ordinance does not require integrity for designation, this building retains its historic form and construction methods and would be eligible under the criteria listed below.

## **SUMMARY**

**Local designation:** The cabin at 104 Redtail Road is individually eligible for local historic designation under Gilpin County criteria I, IV and VII:

- I. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;  
*The house was constructed during Gilpin County's historic mining period, and represents the pioneer log construction was prevalent during the settlement period.*
- IV. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, of the use of indigenous materials;  
*The house is a good example of a pioneer log cabin. It is one of the few examples of this form still remaining in Gilpin County.*
- VII. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be historic significance.  
*The cabin is historically associated with the similar log cabin located immediately to the north, and shares similar architectural and historical associations.*

The cabin is also potentially eligible for both the Colorado and National Register of Historic Places. Eligibility would be strengthened by including both cabins in a designation. Historic tax credits are available for any of the three aforementioned designations. For residential properties, Colorado offers a 20% tax credit for approved rehabilitation work; an additional 5% is available for buildings located within counties that have been designated a disaster zone within the past six years (such as the 2013 flood). If a building is used for commercial purposes *and* it is listed on the National Register, there is an additional 20% federal tax credit (see Attachment C).



## **ATTACHMENT A**

### **Historic Designation Overview**

#### ***National Register of Historic Places***

The National Register of Historic Places is the nation's official list of buildings, structures, sites, objects, and districts worthy of preservation. The National Register is maintained by the National Park Service, U.S. Department of the Interior and is expanded through nominations made by individuals, historic organizations, State and local governments, and federal agencies. In Colorado, the National Register program is administered by the Office of Archaeology and Historic Preservation of the Colorado Historical Society. Properties listed on the National Register may be designated as having either local, state, or national level of significance.

National Register (NR) listing provides recognition of the architectural, historical, or archaeological significance of properties and districts. Under Section 106 of the National Historic Preservation Act, a National Register listing also provides limited protection from the effects of federally funded, licensed, or assisted properties. Property owners of individually listed properties or of those within a National Register district are eligible for federal rehabilitation and restoration grants when available. National Register listing may also allow the owners of income-producing properties to take advantage of the Investment Tax Credits (ITC) for rehabilitation expenditures.

Although the National Register recognizes the significance of a property or district, it does not place any restrictions or obligations on the use or disposition of the property or district. Property owners do not give up any control over their properties, and may alter their properties or even demolish them as they see fit (providing any federal action is not involved). Generally, a National Register listing enjoys recognition and increased prestige, and properties often appreciate in value due to the designation.

#### ***Colorado State Register of Historic Properties***

The Colorado State Register of Historic Properties is operated much as the National Register. It is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. Properties listed in the State Register include individual buildings, structures, objects, districts and historic and archaeological sites. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register.

#### ***Local Historic Designation***

In addition to recognition, designation of a local district or landmark usually provides **protection** for the significant properties and historic character of the resources. The ordinance often provides the means to make sure that growth, development, and change take place in ways that respect the unique local characteristics of the district. This is done through a process known as "design review", whereby a landmarks board reviews any proposed demolition, alterations, or new construction to a landmark building or within a local district. If a proposed project meets

specific guidelines and does not alter the character of the resource, the Commission may issue a "*Certificate of Appropriateness*" which allows the proposed change to take place.

### ***Benefits of Historic Designation***

There are two primary financial benefits to historic designation in Colorado B tax credits for rehabilitation, and state historical fund grants. Historic structural assessments, development plans, and rehabilitation projects may be funded by grants through the State Historical Fund of the Colorado Historical Society (CHS). The State Historical Fund was created by the constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City, and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. All projects must demonstrate strong public benefit and community support; these grants are thus difficult to obtain for private use.

Federal and state tax laws also provide tax incentives for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. The federal government offers a 20% investment tax credit for the approved rehabilitation of certified historic buildings used for income-producing purposes as well as a 10% credit for certain other older buildings. The state offers a similar 20% state income tax credit based on \$5,000 or more of approved preservation work on designated properties. For the federal tax credits, the building must be on the National Register and be income-producing. State tax credits are available to properties that have been state or locally designated, and the properties do not need to be income-producing.

**ATTACHMENT B**  
**Gilpin County: Criteria for Landmark Designation**

In determining whether a structure, site, or district may be appropriate for designation as a historic landmark, following enactment of this resolution, the Board shall consider whether the landmark proposed for designation meets one of more of the following criteria:

- I. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- II. The proposed landmark is a location of a significant local, county, state, or national event;
- III. The identification of the proposed landmark with a person or persons significantly contributing to local, county, state, or national history;
- IV. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, of the use of indigenous materials;
- V. The proposed landmark's archaeological significance;
- VI. The proposed landmark is an example of either architectural or structural innovation;
- VII. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be historic significance.