

Gilpin County Historic Preservation Advisory Commission
114 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 114 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 114 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 this cabin is a concrete block root cellar. Parking is along the street. There are a few deciduous shrubs along the front fence, and a large spruce tree on the north. There are aspen trees located between this cabin and the one immediately to the south at 104 Redtail Road. 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 incorrect GIS map, while the map on the right shows the correct boundaries. This parcel is approximately .200 acres, which is not large enough under current zoning code for new construction with a septic field.



DESCRIPTION: 114 Redtail Road

The cabin at 114 Redtail Road is a one-and-a-half 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 twelve courses of hand-hewn round logs with saddle-notches that have been cut off at the ends; the logs, larger than those found on the cabin located to the south, are weathered on the north elevation. The original chinking method is unknown; it is currently chinked with a cement material. The log cabin building is 19' x 15' and has a side gable asphalt shingle roof. There is a 10.5' x 16' frame addition, also with an asphalt shingle roof. The addition is clad in horizontal wood tongue & groove siding with corner boards. There are two stove pipes: one near the ridgeline of the east gable roof, and one in the rear addition. The foundation is stacked rubble fieldstone. The gable ends of the attic floor are clad in horizontal lap wood clapboards.



A wood door with four horizontal glass panes is approximately centered in the façade. Immediately north of this door is a large, non-historic window; it has an aluminum frame with two sashes (no mullion) and a transom sash above. There is a hood above the window to shed snow and water. The north elevation has a smaller two sash (no mullion) aluminum window in the attic level. A small plywood storage feature is attached to the north elevation of the log cabin. Each of the three sides of the rear addition has a two sash wood window; each sash has four panes. The north side of the rear addition also has a three panel wood door with a fixed glass pane in the upper half.



South elevation



East and north elevations



South elevation



Concrete block cellar

The south elevation of the log cabin has a single window on both the first floor and the attic level; both window openings have been enlarged and a non-historic aluminum window set within. The lower window had three vertical sashes, while the upper window has a pair of two sash windows.

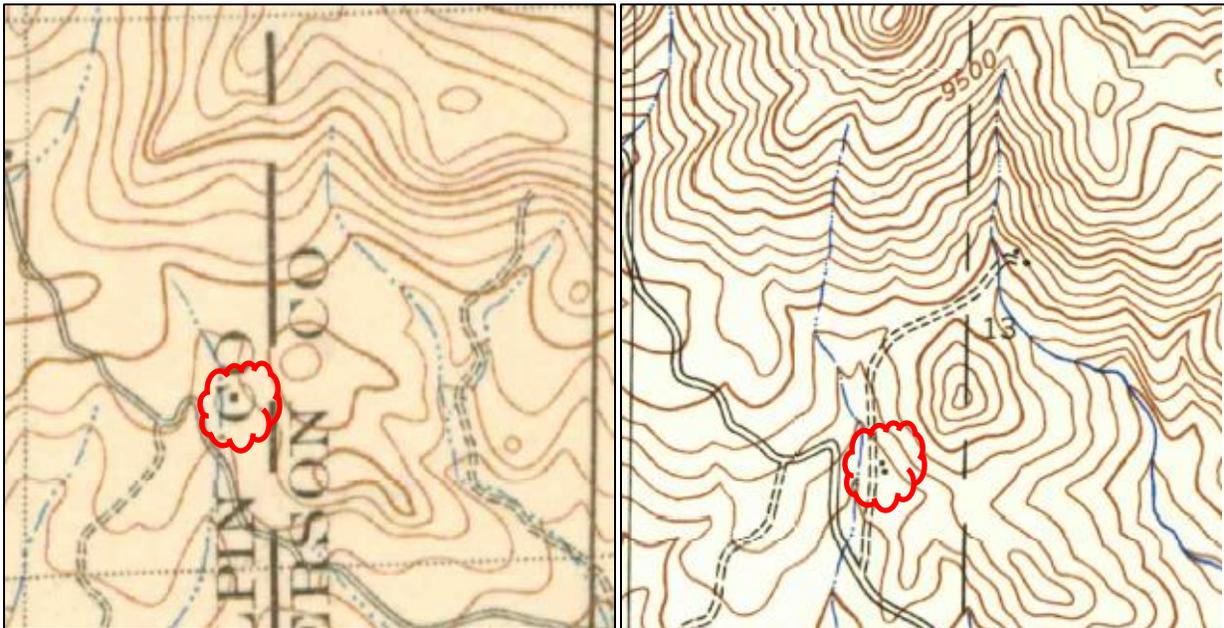
Set within the hill at the rear of the lot is a dry-stacked masonry block stone cellar. The shallow barrel-shaped roof has a parapet edge on the front and rolled asphalt flat metal sheathing. The solid plank wood door has a squared timber lintel. There is a coursed rubble fieldstone retaining wall on either side of the cellar.

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 #2: 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 Stanage 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 ever served as their permanent residence.

In the early 1920s, the Gilfillans mortgaged the large parcel to Ambrose McCool. The mortgage was released in November 1922. Unlike the cabin located south, McCool did not purchase this cabin and Lot #2 (see report for 104 Redtail Road). In 1934, the Gilfillans sold Lot #2 to Virgie L. and Bishop F. Barney. This was the first recording of the .200 acre lot measuring 125' x 77.4' x 92' x 70'. In describing the lot, the deed states that the southwest corner of Lot No. 2 was identical with the northwest corner of Lot No. 1, and that the southeast corner of lot No. 2 was identical with the northeast corner of Lot No. 1. The deed also noted that the property came with:

the use of water from the Spring in the Gulch and of the dry wood on the hill
North of the cabin occupied by the parties of the second part.

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. It was Libeus' son, Bishop Francis that purchased this property with his wife, Virgie.

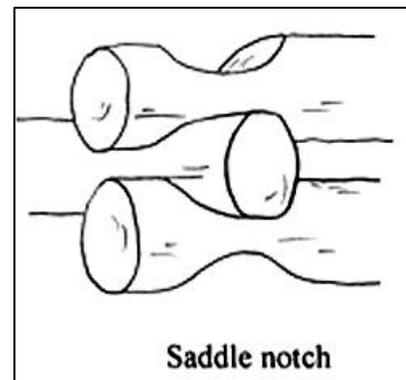


Gilpin County assessor's office photographs, post WWII during the Barney family ownership

Bishop Barney was born in Colorado in 1873; his wife Virgie was born in Illinois in 1871. Bishop married when he was 31, and he and Virgie had four children: Lucile, Virginia D., Libeus, and Robert F. Barney. From at least 1914 through 1928, Bishop was a photographer, but by 1929 he had his own real estate office. His family lived in Denver, and did not reside at the cabin. Three years after purchasing this cabin, his children Lucile and Robert F. bought the adjoining cabin and lot to the south (Lot #1). Virgie sold this property in 1956 to her son Libeus after Bishop's death that same year. When Libeus (aka Bus Barney) died in 1990, he willed the property to relative David B. Jenkins. In 2008, Jenkins sold the property to Virginia L. Bobcow and Michael Jenkins, and in 2017, they sold it to the present owners, Robert Williams, who is also a descendent of Libeus Barney. [note: Gilpin County has erroneously switched the recent deed history and lot descriptions.]

Architecture

The cabin at 114 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.



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 114 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 114 Redtail Road has likely had the following alterations over the years: construction of a frame rear addition, and window and door replacements. 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. The window opening on the façade has been enlarged, and the aluminum windows are not historic. While its window openings are less intact than the cabin at 104 Redtail Road, the key character-defining features associated with building's history and log construction remain.

National Register of Historic Places eligibility: The 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 114 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 south, 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.