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NPS Form 10-900

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Holland-Thompson Property

other names/site number Thompson House / 5GF.4774

2. Location

street & number 1605 Highway 133 | N/A | not for publication

city or town Carbondale | N/A | vicinity

state Colorado code CO county Garfield code 045 zip code 81623

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** _X_ **local**

Signature of certifying official/Title — Deputy State Historic Preservation Officer — Date 1/30/13

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Joe Edson Pb. Beall — 7.23.13

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
3	0	sites
4	0	structures
0	0	objects
9	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic/Single dwelling
Agriculture/Subsistence/Agricultural Outbuilding

Current Functions
(Enter categories from instructions.)

Recreation and Culture/museum
Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN; Queen Anne

Materials
(Enter categories from instructions.)

foundation: Stone
walls: Brick, wood

roof: Asphalt
other: CHIMNEY: Brick

Narrative Description
(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary description of the property and surroundings

The Holland-Thompson Property includes the circa-1886 main house, which has remained nearly unchanged since 1910, a circa 1900-carriage house, wrought-iron fence, gate, and horse hitch, as well as an incinerator or ash pit, decorative pond and arbor, kitchen garden, lawn irrigation lateral, and a covered privy pit. One non-contributing resource exists on the property, which is a relocated outhouse sitting just south of the carriage house. The main house's original incarnation was as a one-story brick front gable and side-wing house (circa 1886), with a decorative porch in the ell. While this was a form typical to the region, this particular house, built in brick with steep roof pitches, and an unusually decorative porch, was a very distinctive from the beginning. The one-story house, its footprint and layout became the basis for the eventual two-story house. The house was built by Myron P. Thompson for his daughter Hattie Thompson Holland on the occasion of her marriage to Oscar Holland. The one-story brick Queen Anne style house was expanded to two stories around 1900. The expansion retained the floor plan, the original walls and openings and the complex roof form. In 1910 the owner completed a wraparound porch with brick piers and porte cochère, along with the associated carriage house, located to the southeast. While the original cultivated fields that surrounded the house into the mid twentieth century have been whittled down by suburban development, the main house and carriage house sit in an island of green lawn surrounded by mature vegetation that isolates them from the nearby neighborhoods. The iconic view of Mount Sopris still dominates the view from the property as it did in 1886.

The main house remained in the Thompson family from its construction until recently and remains essentially unaltered, inside and out, since its completion. The house was used full time by the family until 1965. Since then it has been used only periodically for family gatherings. As a result the interior is intact with wallpapers, furnishings, decorative items, personal items, clothing and linens that date from the 1880s to the 1950s. The addition of a modern bathroom on the main level is the only significant change that has been made. The house sits on a flat open lawn with the 1910 carriage house, sitting on the southeast corner of the site. A historic ditch runs through the property that was original to the Thompson Property; it is now used to provide water to the lawn and vegetation. In addition to the main house and carriage house, an ash pit, cistern/root cellar, covered privy pit, and non-contributing privy exist on the property. A historic wrought iron fence, gate, and hitching post surround most of the property. The property retains a high level of integrity.

Narrative Description

The Holland-Thompson main house was built by Myron Preston Thompson (1822-1907) as a gift to his daughter Hattie Thompson (1868-1944) upon her marriage to Oscar Holland (1863-1920) in 1887. Myron had crossed over into Ute Indian Territory via Independence Pass in 1879 and settled in the Crystal River Valley near the site of the future town of Carbondale, Colorado. According to newspaper accounts, Myron, a widower, was the "first white settler of the Crystal Valley."[1] He was joined by his son Alexander (Alex) J. Thompson, who like his father, claimed a160-acre homestead along Thompson Creek, a tributary of the Crystal River named after Myron. In 1882 Myron brought most of the rest of his family, consisting of three sons and two daughters, to the newly established Thompson Ranch on the bank of Thompson Creek about six miles south of the present town of Carbondale. Two other grown daughters remained in Indiana. The Thompson dynasty was thus established as Myron and his six children remained in the Crystal Valley for the rest of their lives. This family dynasty eventually established a ranch that ultimately covered over 2,000 acres. Over time the acreage has been divided into smaller ranches continuing in the Thompson family into the twenty-first century. The Holland-Thompson Property is a central part of the Thompson family legacy and the development of ranching in the Crystal River Valley.

Setting/Landscaping: The Holland-Thompson Property is located just south of the downtown Carbondale. Carbondale is located at the base of Mount Sopris, on a triangle of valley floor bounded by the Crystal River on the west and the Roaring Fork River on the north and Mount Sopris on the south. Ranches have dominated the valley floor and adjacent mesas since Anglo-Americans settled the area, and have surrounded the small towns that grew up at river confluences and railroad stations. Over the years the town has expanded and residential development has replaced ranch lands. The

[1] "First White Settler of Crystal Valley Dies," unlabeled newspaper clipping of Myron Thompson's obituary, March 23, 1907, in Bess Williamson's, *Thompson Ranch House and Adaptive Reuse: A Project of Sustainable Settings* (Carbondale, CO.: Sustainable Settings, 2004), 26.

Holland-Thompson Property sits in an area of relative open space within an area of dense residential development. The substantial trees, remaining meadows and other open space preserve much of the feeling of the original setting. Mount Sopris dominates the view to the south, a view that has not changed in over 100 years.

The main house sits on a flat site, at the west side of a large manicured lawn. The lawn is approximately one acre and is bounded by gravel roads on the north, east and west sides. A circa 1990s wood plank fence defines the south edge. An additional one-half acre of wild grasses lies on the far side of the south fence line and abuts a residential street. A paved parking area exists to the southwest of the house, which connects to a paved lane that now accesses the property.

A concrete beehive shaped incinerator, or ash pit, is located along the south fence line at the rear of the house. Directly behind the back of the main house is a historic kitchen garden, measuring approximately 15' x 12'. Also, a covered privy pit exists between the back of the main house and the ash pit; while manicured lawn covers the pit covering, a small depression exists denoting the location of the pit. The west side yard has been decorated with a historic shallow pool and several garden structures, all dating to circa 1910 - 1920. The shallow pool is fed by a 3" wood pipe that is part of the original irrigation and domestic water system on the property.

The carriage house sits at the end of the gravel road bounding the east side of the yard. A historic wrought-iron fence encloses the north and west sides of the yard, the east fence line having been removed in the mid-twentieth century. The original gate is located on the northeast corner of the property is an original hitching post. The adjacent lots are sparsely developed in a typical rural pattern. Access to the property from the north side is from State Highway 133 and off a residential street on the south side. The surrounding large lots are in turn surrounded by denser residential development that was subdivided from the original ranch acreage in 1970.

Contributing Buildings

Main House, circa 1886, expanded 1910
This house is a one and one-half-story brick house with a complex plan and roof shape. The asymmetrical principal façade faces north with a central clipped gable offset to the right or west and a large gable-roofed side wing projecting to the left or east. A short side wing extends to the right (west) and is set further back from the principal façade. The rear section of the house is a single gable form that runs to the south, with an applied hipped roof volume added to the gable end. Each wing is offset from its opposite, creating a pinwheel plan form. The clipped front-gable ridge runs south, creating the west side of the pinwheel configuration, marking the center of the plan form. The east side wing creates the north face, the west side wing creates the south face, and the rear wing creates the east face. The pinwheel center rises to a higher ridgeline that has a short north/south run. This configuration allows for the variety of gable roof pitches and plan offsets to be resolved in a composed roof geometry.

In plan, the main level is 58' long north to south, and 38' wide, not including the porte cochère. The house is 1,285 sq. ft. on the main level plus 600 sq. ft. of enclosed porches. The upper level is 1,285 sq. ft. with an additional 37 sq. ft. of enclosed porch.

North-facing side: The historic approach to the house is from the north. Historic photos show the original gates at the northeast corner of the lot and the circa-1900 gates, both of which are still extant at the corner. From this vantage point, the principal façade with its projecting porte cochère is prominent and provides an easy visualization as to how visitors arrived. There is currently no access road or pathway that connects the original gate to the main entry of the house; visitors utilize the back door near the paved parking lot.

The principal façade faces north and is composed of a two-story front-gable form with a two-story side-wing porch, supported by brick piers and running back to the shallow projecting gable on the west side and to the main entry wall on the side wing extending east. A two-story gable also extends off the west side, set well back from the north façade. The hipped roof porch extends off the east side of the house in the form of a tall porte cochère with a roof also supported by brick piers.

The main front gable has a wide face with forty-five degree cut corners returning to perpendicular side walls, running the full height of the brick wall. The bricks are mitered and cast to shape to create the corners. The brick wall ends at the eave line of the main roof. This height maintains a continuous elevation around the perimeter of the house. Gable ends that extend above the eave line and the top of the brick wall are wood frame. The main front-gable brick cuts back at

forty-five degrees, but the wood frame section of the gable end spans the full width of the gable form. The wood gable end is supported by large scroll brackets on either side of the face. This bracket runs the full dimension of the cut away area and is repeated on the side wall plane as well. The bracket supports a horizontal trim board with a crown molding that separates the top of the brick wall and the bottom of the decorative siding of the gable end. The decorative siding in the gable end has a series of rows containing fish scale shingles that run to the height of the window head, a field of diamond pattern shingles that form a band in the center of the gable end, and another band of fish scale shingles that complete the wall to the clipped gable peak. This pattern is repeated on all sides of the building except the rear (or south-facing side).

A single double-hung window is centered on the brick wall of the front gable. The bottom sash sits in the brick field and the shallower upper sash is located in the wood frame wall. The horizontal crown molding is set at the height of the meeting rail. Trim is applied to the perimeter of the window, with a wood sill on top of the rusticated stone sill and a compound crown molding at the head. The upper sash of the window has a rectangular decorative muntin pattern with colored glass panes. The lower sash is a full pane of clear glass. This configuration is typical of most of the upper level double-hung windows.

Below this window, on the main level front gable wall, is a double-hung window set in a segmentally arched opening in the brick. This opening is the same width as the upper level window, but much taller. The opening has a rusticated stone sill and the window unit is contained within the masonry opening with a simple ogee trim frame. On the main level another double-hung window is centered on each side of the forty-five degree bay within the enclosed porch. This size and configuration is typical of all of the main level window openings in masonry.

The footprint of the front gable, with its beveled corners is reflected in that of the hipped roof porch, which runs across the principal façade. It has a horizontal face, parallel with the main façade, forty-five degree side sections and perpendicular side walls that run parallel to the sides of the front gable. A partial hipped roof porte cochère continues the porch roof plane, extending off the porch volume to the left. A single brick pier at each corner supports the porch roof at each change of direction. The piers consist of two intersecting rectangles that are in line with the implied octagonal geometry of the front gable volume. The porte cochère roof is supported by two rectangular brick piers on the open east end. The piers sit on L-shaped concrete bases that have a leg projecting into the space between the piers, narrowing the eastern opening at the ground level. The piers have a single course corbelled cap that supports a simple wood lintel, which in turn supports the shallow part hipped/part shed roof with a small overhang. A flat soffit infills the area inside the lintels.

The north façade of the porch enclosure consists of a series of glass panels with wood muntins sitting on top of a low vertical picket railing that has been backed with bead board. The forty-five degree angled façade to the left of center has square glass panels with wood muntins. A shallow gable roof is extends over this section of the porch roof. The east-facing side of the porch has a wood and glass door in a full height plane of square glass panes. Another small area of glass infills the narrow north facing gap between the porte cochère pier and the easternmost porch pier. The forty-five degree face to the right of center has the same pattern as the north face of the porch enclosure. On the west side, the porch has a series of double-hung windows and one fixed window set between the main piers and on top of a low brick wall. This section of porch is also divided from the main area of porch by glass doors that are located near the forty-five degree angled corner of the front gable volume, inside the porch enclosure. The side gable wall that creates the end of the porch enclosure has an original, circa 1910, single door that provides access from the main interior to the enclosed porch; the south porch wall has a second door to the outside.

The main entry to the house is located through the porte cochère on the north-facing wall of the east-side wing. It is a simple segmentally arched opening with an original, circa 1910, frame and raised panel oak wood door with frosted glass in a large upper panel. A sill projects below the glass panel while dentils appear below the sill.

Located above the enclosed porch in front of the entry door, in the ell created by the front gable and side wing, sits a small enclosed porch, which sits on the intersection of the porte cochère and the main porch roofs. The porch has a low wall that is covered with wood shingles. A series of fixed window panels, with two vertical muntins in each, run around the two sides of the porch. A hipped roof that descends from the side-wing ridge covers the porch.

East-facing side: The east side of the house features a porte cochère, and enclosed main level and upper level porches on the right side. The porte cochère engages the corner of the side wing, while the two porches are recessed behind the corner. A single round window is located on the main wall on the east façade, centered between the porte cochère and a projecting bay located near the left side. The bay has a parallel front face and two forty-five degree side walls that return

to the face of the side gable wall. On the main level, the bay has a single double-hung window, sitting in a segmentally arched opening on each side. On the upper level, a similar pattern is repeated, except the windows extend into the band of wood shingles that define the top of the brick wall. The upper windows have a narrow upper sash that has a central clear light banded by a series of colored and clear panes. The pattern is repeated on all three upper windows. The roof of the bay has a pent roof that runs across the face of the gable end and overhangs the forty-five degree walls. The smaller gable shares the south roof plane with main side gable roof. The small gable end is infilled with decorative shingles. The main side gable is also infilled with decorative shingles similar to the main façade; a small decorative spindle truss is located at the peak. Continuing to the south, a full height gable wing extends off the back of the house. A one-story enclosed porch infills the ell created by the east side and rear wing; it extends to the south wall of the house. A single square fixed window is located on the upper level, near the south corner of the wall plane. The window has a central clear glass light with a band of colored square panes bordering the center. The porch enclosure consists of a series of fixed window panels. The panels are made of two framed glass planes stacked vertically with narrow mullions dividing adjacent lights. Four larger full height mullions located on the corners and between each pair of windows, creates three bays along the east side. These larger mullions run the full height of the porch and echo the location of original porch posts. The window assembly sits on a low wall made of pickets with a board backing. These are presumed to be the original porch railing, based on the detailing still in place. Inside the enclosed porch a wood entry door sits below the square window above described. Adjacent to the right is a single double-hung window. The hipped roof porch wraps the southeast corner of the house and infills the ell.

South-facing side: The south façade of the building features a full height gable end with a slightly lower hipped roof volume. The volume has two double-hung windows set to either side on the main level and a pair of rectangular windows centered on the upper level. The wall of the rear gable wing has a single double-hung window on either side of the projecting hipped volume, the right one of which is located within the porch enclosure. Two square fixed windows are located on the upper level, directly above the lower windows. The one on the right has the decorative glazing previously described. The left one is fixed clear glass. The south side of the enclosed porch has a similar pattern as described on the east, with the addition of a single door at the southeast corner. At the rear gable end the same wood trim board with a crown molding runs across the top of the brick wall and separates the brick from the wood shingle field that infills the gable end.

West-facing side: The west side of the house has a single gabled wing that extends to the west and is bracketed by the rear gable wing and the front gable wing. The main wall of the rear gable wing has the same window pattern as the south side with a single double-hung window on the lower level and a fixed square window with decorative glazing located directly above it. The west side gable has a pair of double-hung windows sitting in a single segmentally arched opening. Above the lower level group of three double-hung windows, the windows are offset to the left side of the gable. The upper level grouping is wider than the windows below and is made up of a central wider double-hung window flanked by two narrow double-hung windows. All three windows have a narrow upper sash with decorative muntins and colored glass panes. The meeting rail of the windows align with the trim board and crown molding that separates the top of the brick wall from the field of decorative shingles in the gable end. The upper window group has a simple square trim with a decorative crown across the head. To the left of the side wing projection, the enclosed porch from the main façade wraps to the northwest corner. Above the porch a single double-hung window is located in a dormer near the center of the front gable wall. It has the same pattern of sash heights as all the other upper level double-hung windows. The dormer is a small clipped gable form. The typical horizontal trim board runs across the dormer face, interrupted by the window and a small area of painted panel infills the dormer gable end. In this case a flat trim, in the form of a stylized bracket, further elaborates the top of the brick wall. This trim leads to the large scroll bracket that supports the front gable roof as above described.

Interior: The interior of the Holland-Thompson main house reflects its external geometry. The main level is a series of three main rooms, one in each of the volumes defined by the roof form, and two rooms sharing the rear wing. The small entry hall is located on the northeast corner, within the side wing gable volume. The main level rooms are connected directly; each room connected to its adjacent room by doorways. The front porch is enclosed, creating an additional sitting room and an enclosed entry area. A smaller sitting area is located on the west side of the porch and is separated from the main porch area by a dividing wall with a French door.

The upper level consists of five bedrooms and one bathroom, divided similarly to the lower level rooms. A narrow central hallway connects the front stair hall to the rear of the house and the bedrooms and bath open off the hall. The service stairs connect to the hallway at the south side of the house and run down to the kitchen. The upstairs bathroom occupies the space directly above the main kitchen. It has a historic pedestal sink, claw foot tub, foot basin and toilet. A floor grate

allows heat from the kitchen to rise into the bathroom. The circular grate is decorative cast metal that opens and closes to control the amount of heat.

The main parlor, the largest room, has a double pocket door that opens to the small parlor. The small parlor features the only fireplace in the house. It consists of a metal coal grate with a glazed tile surround, with Doric columns and a simple entablature establishing the mantel. A second level of Doric columns support a decorative cornice, framing a mirror. The dining room, east of the parlor, is centered on the east-facing bay window. The dining room has a recessed oak china cabinet with glass doors on the south wall. This is the only significant built-in cabinet within the house. The main-entry stair is only other significant area of woodwork in the house. The main stair has red and white oak wood risers and treads that match the narrow red and white oak wood floor. The base trim continues up the stairs and across the landings. The stair runs up five risers along the north exterior wall to a landing. The second run of the stair runs from the landing to the upper level floor parallel to the first run. Decorative newel posts are located at the top, bottom and midway landing.

There are three chimneys in the house, though only one fireplace. The wood-burning kitchen stove and a coal-burning parlor stove are extant and the other original heating sources. All the chimneys have been plastered and papered to match the rest of the room finishes.

The interior walls and ceilings are plaster on lath. Most of the interior rooms feature historic wallpaper on both the walls and ceiling. In the three main rooms, the floral themed wallpaper runs to the height of the window heads. A border runs across the top of the floral field in line with the window casing. Above the line of the window heads, the paper is a plain off white, which runs up the remainder of the wall and across the ceiling. The main kitchen ceiling is pressed tin with a central field of squares and a wide border with a diamond pattern. The ceiling is painted and trimmed at the perimeter with a decorative cornice of pressed tin with an egg and dart motif. The upstairs rooms are also papered both on the walls and ceilings.

All the rooms, with the exception of the kitchen and downstairs bathroom have wood floors, with some pine and other of red or white oak. Some of the bedrooms have wide borders at the perimeter where the flooring is laid parallel to the wall plane with an interlocking corner detail that frames the central field of flooring. The floor finish is a light honey color throughout the house.

The interior of the house features a mixture of stained and painted woodwork of pine and white oak. In the primary rooms, the trim and baseboard are stained and in the service areas painted. The interior doors are either stained or painted to match the trim in each space. In the main parlor, small parlor, dining room and entry, the rooms have a tall compound baseboard with a quarter-round shoe at the floor, a tall flat baseboard with a bead at three-quarters of the height and an ogee at the top that returns to the wall plane. This trim runs around the perimeter of the room and runs into the plinth blocks at the base of the door casing. The door casing consists of a tall plinth block, a decorative trim board at the jamb and across the head and corner blocks at the intersection on the head and jamb trim. The trim board has a fluted center and chamfered edges that stop short of the plinth and corner blocks. The corner blocks have a bulls-eye decoration and the plinth blocks have a beaded section at the top quarter and a compound ogee at the top. The window trim is similar at the jamb and the head; a sill runs the full width of the casing with an apron below the sill.

The original interior doors are two-over-two frame and panel doors. The door head height is lower than the windows on the main level. The entry, main parlor, small parlor and dining room have stained doors and trim. The kitchen, kitchen extension, breakfast room and bathroom all have painted doors and trim. The original pocket doors between the two parlors are also frame and panel, stained to match the rest of the woodwork. The typical door hardware consists of simple brass butt hinges with ball finials and round knobs. The knobs are primarily black or dark brown porcelain with plain brass escutcheon plates. Many rooms have a key-operated lock set below or beside the knob with a plain brass escutcheon. A couple of doors have more elaborate escutcheon plates and are original. The pocket doors have edge-mounted pulls that allow the doors to be set completely into the pockets. Upstairs the woodwork pattern is similar, though all woodwork and doors are painted.

The interior of the house is fully furnished with pieces from the 1880s through the 1950s. For the most part, the rooms remain furnished with the contents of the rooms as they were when they were originally occupied.

Alterations: The original main house, built around 1886, was a one-story building with the same footprint as the current house. Based on photographic evidence and visible clues on the house itself, the transition to two-stories is easily

discernible. An early photograph (figure 1) shows the front-gable bay, the side wing with a bay on the southeast and the back porch. A steep hipped-roof porch is located in the ell created by the side wing and front gable. The porch has delicate turned posts, brackets and a low picket railing. The high ridge of the main roof is also visible.

The second story was completed circa 1910. A clear horizontal line runs around the perimeter of the building at a consistent height, implying that the second floor was added by extending all of the existing walls upward to the new plate height. In addition, the chimney that appears in the earliest photo still exists in the attic, with its corbelled cap. New brick was added to extend the chimney through the new roof. It also appears that the original roof framing was reused for the new roof. There is evidence that the original roof sections were removed and simply replaced on the new second level wall. The current framing and sheathing layouts imply that there were attempts to fit sections together that did not quite meet anymore. When the second story was added, the decorative front porch was removed; a new decorative porch was added.

When the second story was added, the original windows and window pattern was retained and repeated on the upper level. The only change was to a double-hung window on the northeast side of the side wing. This unit was removed and the circular window placed at the top of the opening, allowing for the construction of the main stairs to the upper level.

The intermediate porch is shown in a photograph of the house taken after the second level was added. This porch is highly decorative with a shed roof extending off the north side of the side wing, at the entry door, and a cone-shaped roof over a circular area of porch that is disengaged from the brick wall. The porch has a decorative frieze, spindle, posts and brackets. Its proportions are extremely delicate relative to the brick house.

The third historic photo (figure 3) shows the current north porch with its brick piers, hipped roof and porte cochère. This photo also shows the carriage house located on the southeast corner of the lot. In this photo the entrance to the porch is on the forty-five degree angled section facing northeast. A wide concrete stair accesses the porch and a low pitched gable protects the entrance. The final photo shows the house in its current condition, with the glass enclosure of the main porch.

In summary, the second level was added around 1910, preserving the plan, window and door layout and the roof configuration. The next major alteration was the removal of the intermediate front porch and the construction of the large wraparound porch on the north side with the porte cochère, which occurred at approximately the same time. The carriage house was also constructed at this time. The third important alteration was the enclosure of the main porch with glass panels. These panels came from the greenhouse of the Osgood estate fifteen miles west along the Crystal River around 1939.[2]

Integrity: The house as seen today, however, has changed very little since 1910 and has a high degree of integrity on both the interior and exterior in terms of design, materials, workmanship, setting, feeling, association, and location.

Carriage House, 1910

The Carriage House, located southeast of the house, was built in 1910 at the same time the large porch and porte cochère were added to the main house. A set of simple blue prints exists with plans and elevations that describe a building similar to this one. The drawings describe more decorative details with rectilinear openings. The roof configuration and the basic plan appear to be the same. These prints are not labeled, but were mailed from Fritz Anderson in Seattle, Washington. A search of that name turned up only one reference to a builder who was involved in remodeling a historic home in the Seattle area. He is not listed in the area's architect database.

The Carriage House is a one and a half story brick building with a rectangular plan. The ridge of the hipped roof runs east/west along the long axis of the rectangle. A wood frame shed roof addition with that dates to circa 1930s extends off the south side of the building for half the length of the façade. The roof has two dormers that are half hexagons in plan at either end of the ridge line. The dormer roofs are hipped and follow the plan of the dormer with forty-five degree clipped corners and perpendicular side walls. The main hipped roof plane runs across at the base of the dormer, resulting in minimal exposure of the dormer walls. The dormers have wood shingle siding. The moderately pitched roof has a shallow overhang with exposed rafter tails, the roof is asphalt shingles.

[2] Bess Williamson, *Thompson Ranch House and Adaptive Reuse: A Project of Sustainable Settings* (Carbondale, CO.: Sustainable Settings, 2004), 26.

North-facing side: The main approach to the building is from the north. The gravel drive runs straight from the north along the west side of the lawn containing the main house. The north façade has an overall symmetrical layout. The hipped roof ridge and two hipped-roof dormers are visible from the north and two additional dormers sit on the main roof plane. These front-gable dormers sit just inside the hip at either end, continuing the east and west slope of the main roof up the gable, setting the pitch of the gable dormers. The gable dormers run through the eave line, extending the main wall plane. Each dormer has a pair of double-hung windows infilling the full width and height of the dormer. A triangle of wood siding infills the gable end and the side walls. The two hipped-roof dormers at either end reveal short sidewalls at either end contained within the roof line.

On the main level the brick wall has a large opening on the left that spans the width of half the façade. The opening is created by two segmental arches that meet in the center of the opening with no vertical support in between. The opening is infilled with wood panels under the segmental arches, creating a rectangular opening, which is filled by two rectangular frames with vertical board infill. To the right of the arched opening is a series of three small casement style windows that are equally spaced in the remaining wall plane, each with its own segmental arch and expressed sill.

West-facing side: The narrow end of the rectangular plan faces east and west. The west brick wall has a single segmentally arched opening centered on the wall, with a wood door. The door has a glass light in the upper half and a simple frame and panel below. A vertical plank storm door is hinged on the right side of the opening. The half-hexagon dormer sits directly above on the slope of the hipped roof, with its own hipped roof following the plan pattern. The dormer has a central wall plane, parallel to the west wall and two equal side planes that return at forty-five degrees. The dormer then has two small sidewalls that are perpendicular to the face. Each of the three main faces of the dormer has a single square fixed window centered on its width. The dormer is sided with wood shingles. The shed roofed addition extends off the right side of the brick wall. Its wood siding is flush with the west face of the brick. The shed roof is tucked under the eave of the main hipped roof. This volume has a single double-hung window set off center to the left. The window has simple flat trim at the jambs, head and sill. Two bands of similar trim are extended across the wall defining three bands of siding. The top section, aligned with the shed roof eave line, is infilled with wood shingles. The central section and the base, aligned with the window sill, has vertical siding. A simple water table board runs along the bottom and a simple corner board trims the southwest corner of the volume.

South-facing side: On the south, the shed addition runs about half the full length of the wall. The addition has a thick fascia board, with no embellishment, on a moderate roof overhang. The horizontal trim boards described above continue across the south side and a row of four double-hung windows are grouped together in the center of the wall. The same vertical siding infills the remaining wall area. The shed roof addition ends and returns to the main brick wall. Above the shed roof, a small shed roofed dormer is cut into the main hipped roof plane. It has a band of horizontal window openings along its full length. Above this small dormer, two brick chimneys are located on the roof. The both have a simple corbelled top. The westernmost one has a metal stove pipe extending above the brick cap. The small half hexagon dormers are visible along the main hipped roof ridge line with the small sidewalls exposed above the east and west roof planes. Beyond the wood frame addition the remainder of the south brick wall is exposed. A single large opening with a flattened segmental arch starts near the center of the building and extends to the right. This opening has a wood frame and a slightly recessed wood panel with a sliding glass door centered on the opening. Just to the right of the large opening, a double-hung window is located in a segmentally arched opening in the brick wall. The remainder of the wall is blank to the southeast corner.

East-facing side: The east-facing side is similar to the west, with the same dormer configuration on the roof. The brick wall below has two double-hung windows located to either side of the wall, both in segmentally arched openings. These double-hung windows are the same size as the single double-hung window located on the south side. Set well back from this façade, the east side of the shed roof addition and the small shed roof dormer can be seen. The addition has a continuation of the horizontal trim banding as seen on the other sides. It also has a single door opening near the south east corner and a pair of casement windows on the right side of the door. The shed roof dormer has no roof overhang on the east side and a simple field of wood shingles infills the small triangle wall exposed to the east.

Interior and alterations: The interior of the Carriage House has undergone a complete remodel from its original use as a Carriage House with the carriage bay and stalls on the lower level and hay storage on the upper level. Circa 1920s after carriages were out of trend as the mode of transportation, the family created the southern addition and used the lower level to a chicken house. It is unknown how long the family continued raising chickens, however, in circa 1965 the Thompson family converted the Carriage House to a single family dwelling and moved from the main house to the smaller Carriage House.

Other than the circa 1920s south (rear) addition above described, the exterior has had minimal changes. The original arched doorways for the carriages remain intact, however, they are no longer operational; vertical boards now fill the openings.

Integrity: The carriage house has changed very little and has a high degree of exterior integrity in terms of design, materials, workmanship, setting, feeling, association, and location.

Contributing Structures

Wrought Iron Fences, Gate, and Horse Hitch, circa 1900
A wrought iron fence lines the north and part of the west side of the property. A gate is located at the northeast corner of the yard. A continuation of the fence on the east side was removed sometime in the last forty years. The fence is a low open design about 42" high with a repeating pattern of pickets with decorative finials inside a looped picket. A horizontal rail runs the full length of the fence just below the finials and vertical elements with finials supporting the fence at approximately 6' intervals. The fence runs in a straight line along the north side and turns a ninety-degree corner at the west side. The west section of fence runs into overgrown vegetation as it approaches the house. A tall solid privacy fence and dense vegetation separates the house from the roadway on the west side along the length of the house. A wood rail fence runs across the south end of the lawn area from the west road to the Carriage House. A contemporary picket fence encloses the south yard of the Carriage House.

Incinerator – Ash Pit, circa 1910
A concrete beehive shaped vessel measuring approximately 4' in height and 4' in diameter sits at the rear (south) of the property, straight south of the main house. This was used to incinerate trash generated by the household. It also was used as a container for coal ash from the house stoves and furnace.

House Cistern - Root Cellar, circa 1886
A house cistern is located on the southeast corner of the main house porch. However, when the family installed indoor plumbing and no longer needed the cistern, circa 1910-1920, the deep circular well's use became a root cellar under the porch. It is lined by stone and has a stair along the perimeter that is accessed through the floor of the back porch. The Thompson family covered the cistern opening, previously accessible on the exterior of the porch, with a concrete sidewalk circa 1920s.

Irrigation Lateral – Lawn Irrigation System, circa 1887
Hattie Holland and the Town of Carbondale developed the Carbondale Town Ditch on May 1, 1887, for 40 cubic feet (cf) on one segment and one another for 15.5 cf and was the fifth priority adjudication at the time of development. The Crystal River, also known as Rock Creek at the time of origin, was the source of the water that flowed in a southeasterly direction. It served nearly every house in the town including the Holland-Thompson Property. With the Thompson family eventually partitioning the ranch acreage, the Town Ditch is outside the nomination boundary. However, soon after the development of the ditch, Hattie and Oscar Holland diverted the Town Ditch water for their ranch, domestic water for the main house subject to this nomination, and for the lawn and garden in the subject nomination. A 3" wooden water line extended to the Thompson's main house. In 1917, the town installed a wooden 10" main water line was near where Highway 133 is today. Hattie and the town enlarged the cfs in 1935. While the family installed indoor plumbing circa 1920, this irrigation lateral – lawn irrigation system is extant and still in use

The main lateral, which is open and approximately 6"-8" wide, runs along the inside of the northwestern nomination boundary then turns south and runs along the inside of the western nomination boundary, just inside the wrought-iron fence. The section on the west boundary ends where an approximately 3" wooden pipe feeds the decorative pond, to the southeast of the house. A buried pipe under the gravel access road on the east to a diversion ditch feeds another lateral, a small metal irrigation pipe (2"-3" in diameter) runs north/south through a ditch, approximately 4"-6" wide, parallel to the house on the east side (about 2' east of the porte cochère). This lateral feeds from the Carbondale Town Ditch east of the nomination boundary. Other segments of the wooden line still exist on the nominated property, but are not actively used for the lawn and garden irrigation. The water rights remaining to the ditch lateral – lawn irrigation system for the main

house, carriage house and nomination boundary are solely owned by the current owners of the property, including the Thompson family.[3]

Contributing Sites

Kitchen Garden, circa 1900
Directly behind (or south) of the main house a 12' x 15' domestic vegetable garden exists. The owners continue to plant various vegetables in the garden. A pipe extends from the lawn irrigation system to water the garden. Crops include tomatoes, cabbage, squash, and a variety of other vegetables.

Arbor, Pond, and Vegetation, circa 1910-1920
After making substantial changes and creating a stately home around 1900, the family continued adding features to make it a place to entertain guests and a retreat for themselves. The Thompson family had a small decorative pond built on the southwest side of the main house. From the small parlor the family or visitor easily accessed the west-facing side of the wraparound porch and exited from a south-facing ten-light door and spoke and spindle screen door to the arbor and pond. A painting of the pond, by a family member in the 1920s, depicts the features that included an oval-shaped concrete lined pond measuring approximately 12' x 6' with the concrete extending over the top to create a border of approximately 12". The painting reveals water lilies and other water plants and a small wooden replica a lighthouse situated on a rock toward the western one-third of the pond. On the west side of the pond, stacked stone originally provided access to the west portion of the property, over the fence. It also provided a discreet area for the 3" wooden water pipe, which provides a trickle of water into the pond. While the water plantings are not as dense as shown in the 1920s painting, various statues of water fowl, frogs, and turtles still occupy the areas around the pond, the lighthouse is extant, although now in the eastern one-third of the pond, as is the stacked stone and 3" wooden water pipe.

To the south of the pond is a lattice fence, which creates swags at 8' intervals; finials cap the tops of each swag. Leading from the porch door to the south is a small stone sidewalk, which enters the lattice fence through a lattice archway that is covered with foliage. Various circa 1920s wooden arbors, trellises, a bench, and wrought iron table and chair sit to the north of the pond. Below one trellis, a pebble-covered concrete stand and bird bath sit with water flowing through the bath. Throughout this area and on the west side of the yard, many historic plantings exist including lilac and dogwood. Other unidentified historic shrubs exist along the west side along the fence. Along the north fence mature, historic trees grow with the family alternately planting cottonwood and spruce. The Thompson family planted one of the spruce trees approximately thirty years ago.

Domestic Privy Pit, circa 1886
The house privy was located approximately 25' directly south (or to the rear) of the main house. Once the family installed indoor plumbing, circa 1910-1920, there was no longer a need for the privy. While it is unknown when the family removed the privy building, it was likely several decades after the indoor plumbing was installed. Once the family removed the building, they excavated the surface of the pit for bottles or other artifacts. However, buried deposits are likely. The family filled in the pit with dirt and eventually planted grass over the pit. Today a slight depression exists over the where the privy pit is located. As well, a clear worn path is visible between the back door of the house and the privy depression.

Non-Contributing Building

Outhouse, early 1880s; moved circa 1992
The outhouse located adjacent to the Carriage House was originally located on the current site of the River Valley Ranch Subdivision. In 1992, the Thompson Family sold a large area of the Thompson Ranch to the developers of River Valley Ranch. The subdivision is adjacent to the Holland-Thompson House property and is located to the south and east of the Thompson House. A barn, a log ranch house, and this outhouse were located on the parcel that was sold. The log ranch house and this outhouse were removed from their original site and relocated. The barn remains within the Subdivision. The log ranch house is now located to the northeast of the Thompson House on an adjacent piece of property, outside the

[3] Pursuant to Colorado Law, HB11-1289, which went into effect on August 11, 2011, the Office of Archaeology and Historic Preservation at History Colorado posted notification of the water-related structure located on this property and its associated water rights in a Water Court Resume with the Colorado Division Five Water Court Clerk. The water-related structure, which is an irrigation lateral diversion from the Carbondale Town Ditch, is considered a contributing resource for the sake of this nomination to the National Register of Historic Place. Only real property, per 36 CFR 60.6, and not the water rights is subject of this nomination.

nomination boundary, and the outhouse was relocated to its current location to the south of the Carriage House. The outhouse is currently used as a tool shed. Because it was not historically associated with the Holland-Thompson House property being nominated, it is considered non-contributing.

The outhouse has a square plan, the ridge of the side gable roof runs north/south. The building is sided with vertical wood planks; the only door is made of the same plank material and faces east. The door has a half moon cutout centered on the upper part of the door. The roof is metal and has a moderate pitch with moderate overhangs.

Integrity

The main house has changed very little since 1910. With original and circa 1910 interiors, doors, hardware, floors, fixtures, furnishings, built-in, and plans, the main house has a very high level of integrity of with regard to the design, workmanship, and materials. While the carriage house was converted to a chicken house by circa 1930s and then to a single dwelling circa 1965, the exterior has changed minimally since the 1930s with its original or historic doors, carriage openings, plan, windows, and plan and maintains a high level of integrity with regard to setting, feeling, association, location, design, materials, and workmanship. With the original irrigation lateral, ash pit, wrought-iron fencing, gate, and horse hitch, gravel drive, arbor and pond and many historic plantings, the property overall has had minimal changes since 1939, and retains a high level of integrity of setting, location, design, materials, workmanship, feeling and association.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [x] D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
ARCHAEOLOGY/HISTORIC-NON ABORGIINAL

Period of Significance
Circa 1886-1939

Significant Dates
1900
1910
1930
1939

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Thompson, Myron
Anderson, Fritz

Period of Significance (justification)

The period of significance under Criterion C for Architecture and Criterion D for Non-Aboriginal Historic Archaeology begins in circa 1886 when Myron Thompson built the main house and ends in 1939 when the family enclosed the north porch with glass. While it is unknown when the privy building was removed, indoor plumbing was installed by the 1920s with the building removed and the pit covered at a later date.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Holland-Thompson Property is locally significant under Criterion C for *architecture* as an excellent example of a Queen Anne style main house and Late Victorian carriage house. The town of Carbondale and its surroundings have only a handful of Queen Anne style buildings and the main house is the only known Queen Anne style ranch house outside of the original town site. It is the only known intact Late Victorian style carriage house outside the original Town site. The circa-1886 brick house has the complex geometry, hipped roof with lower cross gables, asymmetrical façade, wraparound porch, dormers, turned spindles, bargeboard, and fields of decorative shingles that characterize the Queen Anne style. The house was built over several years and expanded and modified to accommodate an extended family by 1910 recognizing the evolving fashion of the time and the taste of the family and to reflect the family's successful ranching operation. Character-defining features of the Late Victorian style found on the carriage house include a brick exterior, segmental arch window and door openings, half-hexagon roof dormers, and decorative wood shingles. The property remained in the same family since its construction and as a result the main house interior is intact with wallpapers, furnishings, decorative items, personal items, clothing and linens that date from the 1880s to the 1950s. The Holland-Thompson Property house retains as high level of architectural integrity.

Additionally, the property is locally significant under Criterion D in the area *non-aboriginal historic archaeology* for its potential to yield information important to history due to buried deposits. A privy existed approximately 20' south of the house. While the building no longer exists, the privy pit does, it is now covered and lawn grows over it; however, a depression exists at site of the privy pit, which provides a high likelihood of obscured and buried artifacts.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Architecture

The Holland-Thompson main house is a large single family ranch house built in the early days of settlement of the Roaring Fork Valley. It was part of a large ranch headquarters for the Pleasant Valley Ranch. Although the family sold off most of the ranch acreage in the 1970s, the main house, carriage house and large yard remains intact. According to Colorado Office of Archaeology and Historic Preservation database, the Holland-Thompson two-story, brick, gable-on-hip roofed Queen Anne style house is the only one of its kind in the Carbondale area. It began as a one-story example of the Queen Anne style with steep roof pitches, a complex plan form, hipped roof with lower cross gables, and decorative woodwork elements. The house sat in a landscape of fields under cultivation with few trees and a view to the growing town of Carbondale to the north and the iconic Mount Sopris to the south. The main entry to the house is oriented to the north, creating a connection to town, which was the core of the region's social life. As the Holland-Thompson Ranch, also known as the Pleasant Valley Ranch, became more successful and Hattie and Oscar Holland became important members of Carbondale society, the house changed to reflect that status. The most significant change was the expansion of the house to two stories. Instead of starting over, the Hollands chose to simply raise the roof, preserving the characteristics of the original house's style. New walls built up the existing walls, and portions of the roof were apparently reused on the upper level, retaining the characteristic hipped roof with lower cross gables. A new decorative porch was built to replace the original, adding a fanciful element to the now imposing brick house. A short time later, however, that porch was replaced by the sweeping hipped-roof wraparound porch with porte cochère.

According to *A Field Guide to American Houses*, by Virginia and Lee McAlester, the identifying features of the Queen Anne style are: steeply pitched roofs of irregular shape, a dominant front gable, patterned shingles, cut away bay windows, an asymmetrical façade and a partial or full width one-story porch. All these characteristics are present in the final form of the house, both carried forward from the earlier iterations and completed by the final composition. While this house lacks some of the typical decoration that is found locally in the Queen Anne style, particularly in the porch design, it has the form and complexity that are signatures of the style. The evolution of the house also demonstrates the evolution the Queen Anne style towards the end of the nineteenth century. The alterations leave behind the elaborate spindle work decoration and steeply pitched roofs for the more simplified statement of form that characterized the movement from Late Victorian to the early twentieth century and the eclectic period of American architecture.

The Late Victorian style in the mountain west tends toward more modest and folk iterations. While there are high style examples in Glenwood Springs and Aspen, the majority of the houses from this period are more modest. Similarly the carriage house expresses most features of the Late Victorian style with its hexagonal roof dormers, and segmental arch windows and door openings, while focusing on the function and form of the building. The Hollands were among the wealthiest of Carbondale's residents and socialized with John C. Osgood, one of the wealthiest men in the country at that time. They had the ability to create for themselves the home that expressed the fashion of the period and their personal style.

The Hollands did not have children of their own, but a large extended family who lived in the house during the Hollands life time and after until the 1960s. After that time the house remained in the family but was only used on occasion for family events. As a result, the exterior of the house remains unchanged and the interior retains most of the original finishes and furnishings from the end of the nineteenth century. The interior rooms have original woodwork and wallpapers. The light fixtures and hardware are for the most part original or historic to the 1910 changes. The furnishings exemplify the desire for elegance during the Victorian era. The house also exemplifies the nature of life on a ranch in the mountain west. The enclosed back porch retains its utilitarian nature with early washing machines and other equipment of daily life. The upstairs bathroom retains its boiler/gravity fed hot water tank and its foot basin.

Ranching was an important trend in the history of the Carbondale area. While many of the other towns in the region suffered the boom and bust economies tied to mineral extraction, ranching provided a more stable way of life. The house and its associated carriage house exemplify the success of ranching in this area in general and of this ranch in particular. The evolving nature of this house exemplifies the long term success of the family and the willingness to invest in the future of the town. While the original cultivated fields and ranch land that surrounded the house into the mid-twentieth century have been whittled down by suburban development, the house sits in an island of green lawn surrounded by mature vegetation that isolates it from the neighborhoods nearby. The iconic view of Mount Sopris still dominates the site as it did in 1886.

Archaeology/non-aboriginal historic archaeology

A circa-1886 privy existed about 20' south (behind) the main house. The Holland family installed indoor plumbing between circa 1910 – 1920 and no longer needed the privy. Although it is unknown when the actual wood-frame privy building was removed, the family excavated the surface of the pit for any historic bottles and artifacts. However, further excavation did not occur. The family covered the pit and now a noticeable depression exists in the lawn at the pit location.[4] The pit provides a high likelihood of obscured and buried artifacts. The information yielded may include such details as the diet of the individuals who occupied the site initially and after the occupants gained success, information about land use and ranching operations. It may also offer information on the way of life/material culture of successful rural ranchers.

Developmental history/additional historic context information (if appropriate)

Myron Preston Thompson was known as the "first white settler of the Crystal Valley." He arrived in the valley in 1879, before the White River, Uncompahgre, and Uintah bands of the Ute Indian Tribe were forcibly moved from their western Colorado territory to the Uintah and Ouray Reservation in Utah. Born in Butler County, Pennsylvania, in 1822, Myron became a carpenter, and during his early years moved west, first to Michigan City, Indiana, and then to Dresden, Missouri. He married Almira Weston in 1850 when he was living and working in Michigan City. Eight children were born to this union. In 1865 Myron and family moved from Indiana to Dresden, Missouri, where Almira died in 1875. Myron set out for Colorado shortly after his wife's death, arriving in Leadville, where he worked for a brief time. He crossed over into Ute Indian Territory via Independence Pass in 1879 and settled in the Crystal River Valley near the site of the future town of Carbondale, Colorado. The forceful expulsion of the Utes to a reservation in Utah in 1881 and 1882 opened the lands of this territory to mineral extraction and agricultural development. With the opportunity for settlement now available, Myron took advantage of the Preemption Act to claim 160 acres along Thompson Creek, which was named after him, about six miles south of the present town of Carbondale. It was the first quarter section of land allotted in the Crystal River Valley. His son Alex J. Thompson, who had recently joined

[4] Lew Ron Thompson interview. October 3, 2012.

him in Colorado, also claimed 160 acres at the confluence of Thompson Creek and the Crystal River as a homestead adjoining his father's land. Alex's homestead cabin is still extant and can be seen from State Highway 133 at a point just north of the Thompson Creek Bridge. In 1882 Frank, Lyman, Warren, Hattie, and Clara joined their father Myron and brother Alex in Colorado. Two sisters, Flora and Drusilla, remained behind in Indiana.

Of Myron Thompson's six children in Colorado, Lyman and Hattie are most relevant to telling the story of the Holland-Thompson Property. Alex, who married Jane Steele Mahnken in 1887, continued to enlarge his own land holdings separate from his father's homestead ranch. Neither Warren nor Frank, a bachelor until his death, appears to have owned any of Myron's land. Lyman was in the Navy during the Spanish-American War. He married Gladys Melton in 1901, and with his new wife homesteaded 80 acres of land on the White River near Angora, Colorado. After Lyman's death from pneumonia in 1908, Gladys moved with her four boys to Rangely, Colorado, where her parents lived. As discussed later, Lewis Robert Thompson, the youngest of the boys (born shortly after his father's death), would later (1944) inherit from his Aunt Hattie the Holland-Thompson House and a substantial part of the Holland Pleasant View Ranch. Thus the Holland Ranch became the Thompson Ranch.

After finally purchasing his 160-acre preemption land claim for $1.25 per acre in April of 1893, Myron Thompson sold the land two months later to his daughter Clara and her husband Charles Sewell, another migrant from the Midwest. Charles and Clara changed the name of the property to the Sewell Ranch, which became one of the largest ranches in the Crystal River Valley. Myron continued to live in his log cabin on Thompson Creek until he married Melinda Huber, his deceased wife Almira's sister, in 1902. He lived with Melinda in the Huber house in Carbondale until his death in 1907.

Like her sister Clara, Hattie Thompson's life was changed by marriage to a man from the Midwest seeking a new life in Colorado. A tubercular young man, Oscar Holland had come to Colorado in 1883 upon the suggestion of Samuel Bowles, his uncle, who had established a homestead ranch near where Oscar would eventually settle. Oscar was industrious and frugal and was soon able to acquire a homestead by preemption on land located along the Crystal River just south of Carbondale. On this location, Myron Thompson built the Holland-Thompson House as a wedding gift for Hattie and Oscar. He likely started construction in 1886 and finished in 1887, the year of Hattie's and Oscar's marriage. The house, with piped in water, indoor bathrooms, and electricity after 1910, was praised as one of the finest ranch houses in the entire Carbondale area. It was the showcase headquarters for the Holland Pleasant View Ranch, the large ranch that was built from the original Oscar Holland homestead.

Samuel Bowles introduced Oscar to potato cultivation, which became Oscar's most profitable source of revenue. Over the years, Oscar and Hattie transformed Pleasant View Ranch into a large and prosperous enterprise. By 1905, Oscar owned 860 acres in Garfield County in the vicinity of Carbondale. He also owned land near Marble, Colorado, where he grazed sheep in the summer. Along with other Holland-Thompson holdings, the ranch at its peak consisted of over 2,000 acres of grazing and farming land throughout the lower Crystal River Valley. With its ranching and farming activities, including cattle, sheep, and potatoes, Pleasant View Ranch became known as one of the best managed and most productive enterprises in the region. According to the *Aspen Daily Times* of January 17, 1902, Oscar Holland was "one of the foremost and most prosperous business men of the state." His obituary noted that he was one of the wealthiest men in Garfield County.

Oscar's business activities included more than just farming and ranching. He was an original stockholder and vice president of the First National Bank of Carbondale. Through the bank, he had connections and associations with most of the ranchers, farmers, and mine operators throughout the entire region from Carbondale Crystal City near the head waters of the Crystal River. Foremost among his business contacts were William M. Dinkel, Carbondale merchant and banker; John C. Osgood, coal baron and developer of the model village of Redstone (NRIS. 89000934, 5PT.553); and Eugene Grubb, rancher and farmer. Along with these men, Oscar, with substantial investments of his own in silver, gold, and marble interests, played an important role in the economic and industrial development of Carbondale and the Crystal River Valley.

Oscar and Hattie Holland were also at the center of Carbondale society. They entertained lavishly and often, frequently at their home. Their parties and dinners, occasionally attended by the Osgoods of Redstone, the Grubbs of Carbondale, and Colonel Meek of Marble, were noted as regular events in the local newspapers. One such event was described in the *Aspen Daily Times* of January 27, 1889: "Last night the social hop given at their pleasant home

by Mr. and Mrs. Holland proved to be one of the most successful social events of the season. . . . The supper was superb, with all the delicacies from home and abroad. . . . Dancing continued until six in the morning, when breakfast was served, after which the finishing dances were had."

After Oscar's death in 1920, Hattie, then in her fifties, continued with the assistance of her nephew, Lewis Robert Thompson, to manage the ranch's extensive day-to-day operations until 1934, when ill health overtook her. At that time, Lewis and his wife Jewel moved from Orchard Mesa near Palisade, Colorado, to a house on a portion of Hattie's land nearby the Holland House to take care of his invalid aunt and manage her properties for the last ten years of her life. Having no direct descendents when she died on August 14, 1944, Hattie left a significant portion of her property, including the Holland House, to Lewis. Hattie's "big brick house" became known as the Thompson House when Lewis and his family moved into it later in the year. The Lewis Thompson family lived in the house until 1965, when, with its furniture and other contents that were collected over the decades still intact, it was closed, only to be used in subsequent years for family reunions, retreats, and holiday gatherings. Lewis sold most of the property he had accumulated, including the part inherited from his Aunt Hattie, in 1970. This property, excluding the Thompson House and about 10 acres immediately around it, became the Gray Ranch. Other descendents of Mryon and Alex Thompson sold off hundreds of acres of the Pleasant View Ranch in the years following Hattie Holland's death. Like the Gray Ranch, many of these acres now are covered by private residences in the Hendrick and River Valley Ranch developments in the southern part of Carbondale. All that is left of the Pleasant View Ranch, the final "family bones," as Lew Ron Thompson expressively remarked, is Great-Aunt Hattie's "big brick house."

The children of Lewis and Jewel Thompson--Jacqueline Thompson Russell, Le Ann Arbaney, Lyman James Thompson, and Lewis Ronald Thompson (Lew Ron)--inherited the Thompson House and the acreage around it. None chose to live in the house, and in April 2008 they sold the main house and other resources, except the carriage house, to Frieda Wallison, who is planning a residential development on the ten acres surrounding the nominated property. The main house, carriage house and resources included in the nomination boundary, approximately 1.5 acres, are excluded from the proposed development. The Thompson family donated the entire contents of the house to the Mount Sopris Historical Society, which currently leases the house from Wallison to operate as a historical museum celebrating more than a century Crystal River Valley ranching history.

9. Major Bibliographical References

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"First White Settler of Crystal Valley Dies," unlabeled newspaper clipping of Myron Thompson's obituary, March 23, 1907, in Bess Williamson, *Thompson Ranch House and Adaptive Reuse: A Project of Sustainable Settings* (Carbondale, CO.: Sustainable Settings, 2004), 26.

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Williamson, Bess. "Thompson Ranch House and Adaptive Reuse: A Project of Sustainable Settings". Carbondale, Co., 2004.

Unpublished Works:

Gilbert, Anne M. "The People of Aspen and the Roaring Fork Valley: A History of the Families and Daily Life of Miners and Ranchers, 1879-1960." Unpublished manuscript, 1991, Aspen Historical Society.

Thompson, Lew Ron. Interview by Teague Wilson, ca. July 2003. Unpublished notes in TRC History File, Sustainable Settings, Carbondale, CO.

_____. Interview by Darrell Munsell, 2010. Transcript on file with the Mt. Sopris Historical Society, Carbondale, Colorado.

_____. Interview by Heather Peterson, October 3, 2012. Transcript on file with the Office of Archaeology and Historic Preservation, Denver, Colorado.

Russell, Jacqueline Thompson. "Thompson/Holland Family History." Typescript manuscript. Mt. Sopris Historical Society Collection, Carbondale, Colorado.

Unattributed. *Early History of the Town of Carbondale, 1881-1888.* Collection of the Gordon Cooper Library, Carbondale, Colorado.

Previous documentation on file (NPS):
____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:
X State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
X Other
Name of repository: Mt. Sopris Historical Society

Historic Resources Survey Number (if assigned): 5GF.4774

10. Geographical Data

Acreage of Property 1.5
(Do not include previously listed resource acreage.)

The UTMS were derived by OAHP from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U. S. Bureau of Land Management.

UTM References (NAD 83)
(Place additional UTM references on a continuation sheet.)

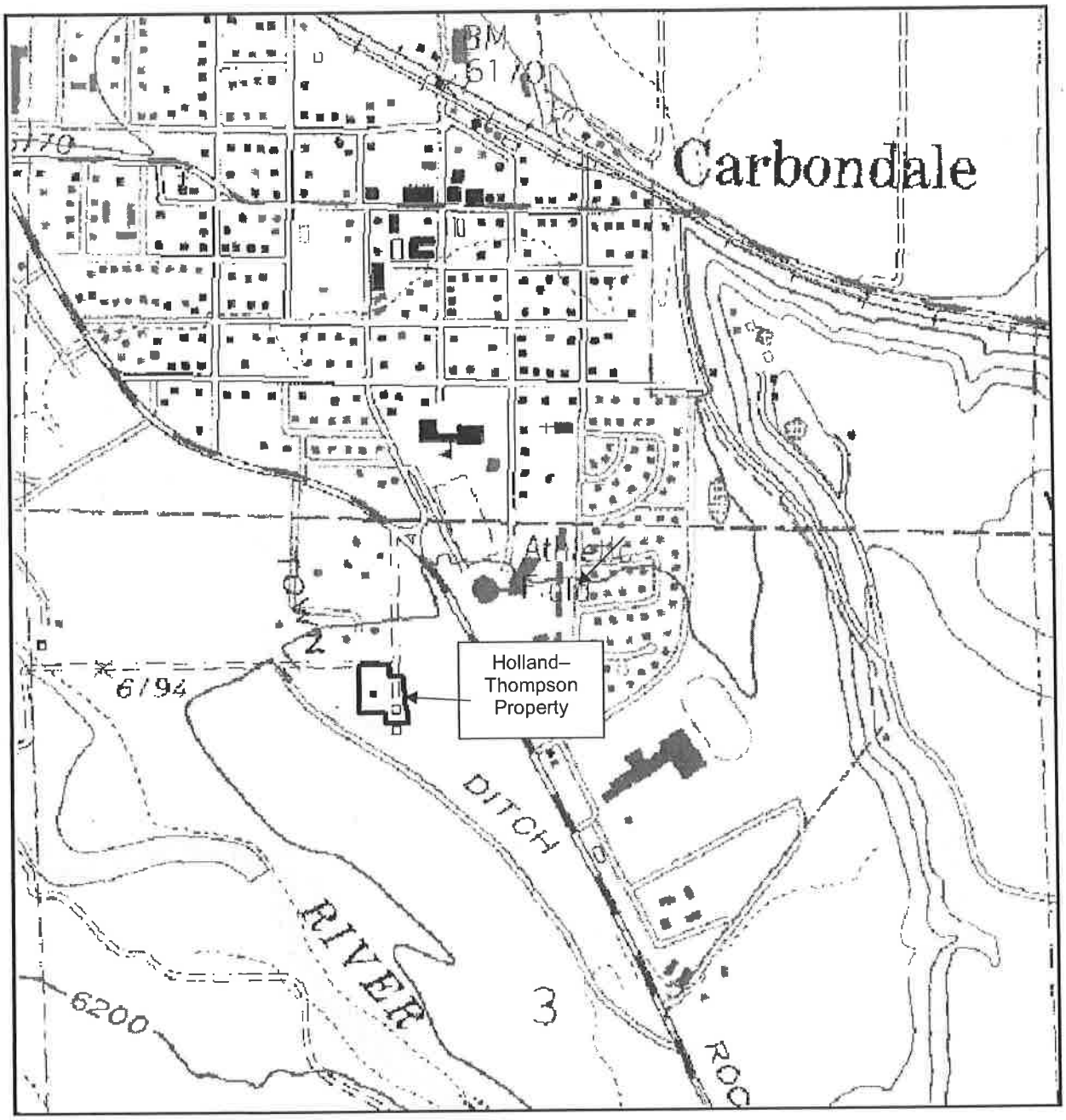
	Zone	Easting	Northing		Zone	Easting	Northing
1	13	309 502	4362 762	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)
The Holland-Thompson Property is located in the SW quarter of the NE quarter of the NW quarter of section 3, Township 8S, Range 88W, of the 6th Principal Meridian, in the town of Carbondale, Garfield County, Colorado. It is commonly known as 1605 Highway 133, Carbondale, Colorado.

Boundary Justification (Explain why the boundaries were selected.)
The nominated area includes the parcel of land historically associated with the Holland-Thompson ranch headquarters property. The collection of resources is the most intact of a once larger complex of a large ranch land with additional outbuildings. The subdivision of the property to various owners circa 1970s resulted in the remaining property being separated from the main house and carriage house area. The other buildings were removed about the time of the subdivision. The boundary comprises the main ranch house, carriage house, house privy pit, ash pit, house cistern and root cellar, kitchen garden, decorative pond and arbor, lawn irrigation system, surrounding lawn and carriage house drive, which are the remaining resources after the family subdivided the ranch acreage in the 1970s.

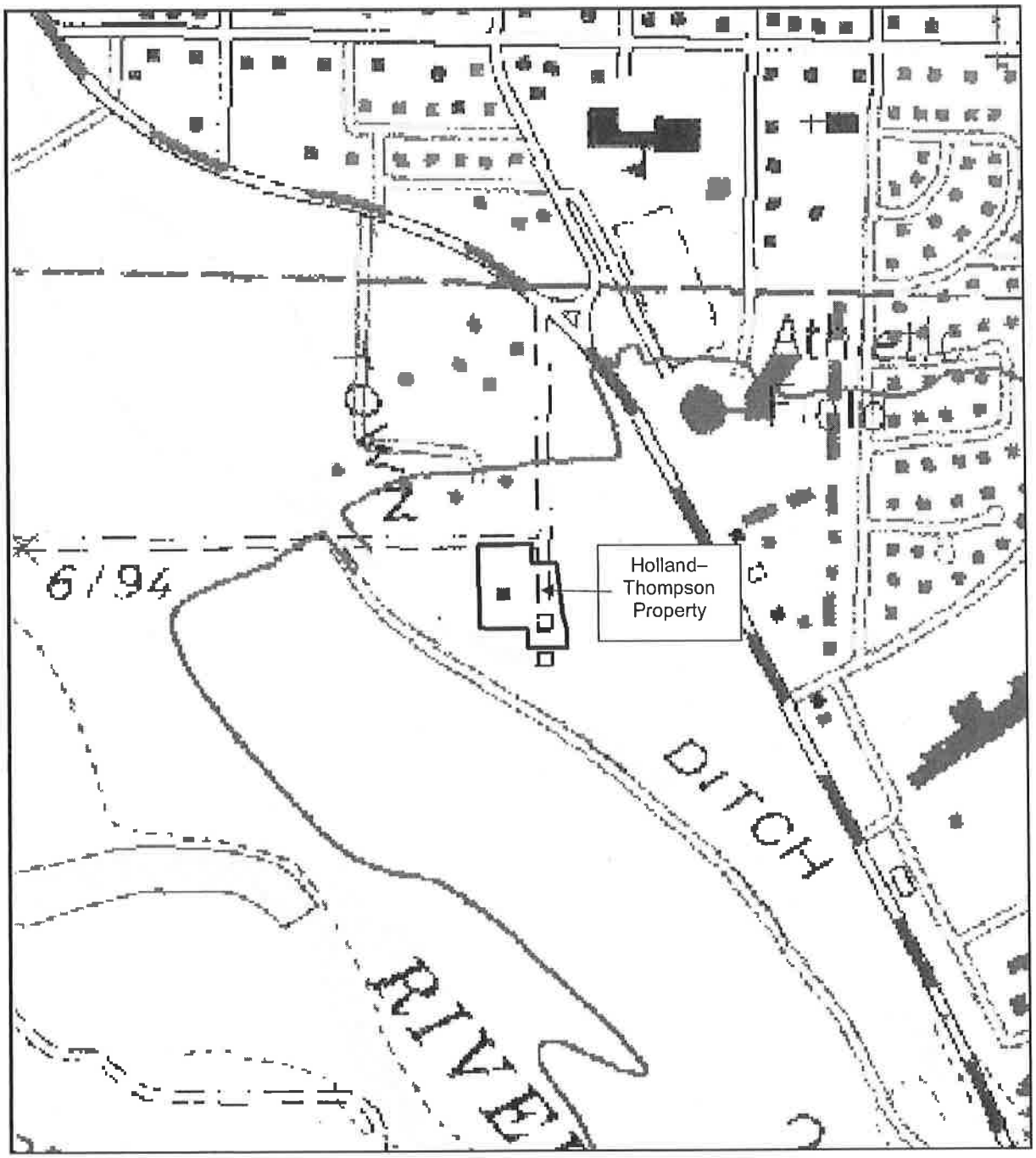
USGS section
Carbondale Quadrangle
7.5 minute series

Elevation: 6200'



USGS section – close up perspective
Carbondale Quadrangle
7.5 minute series

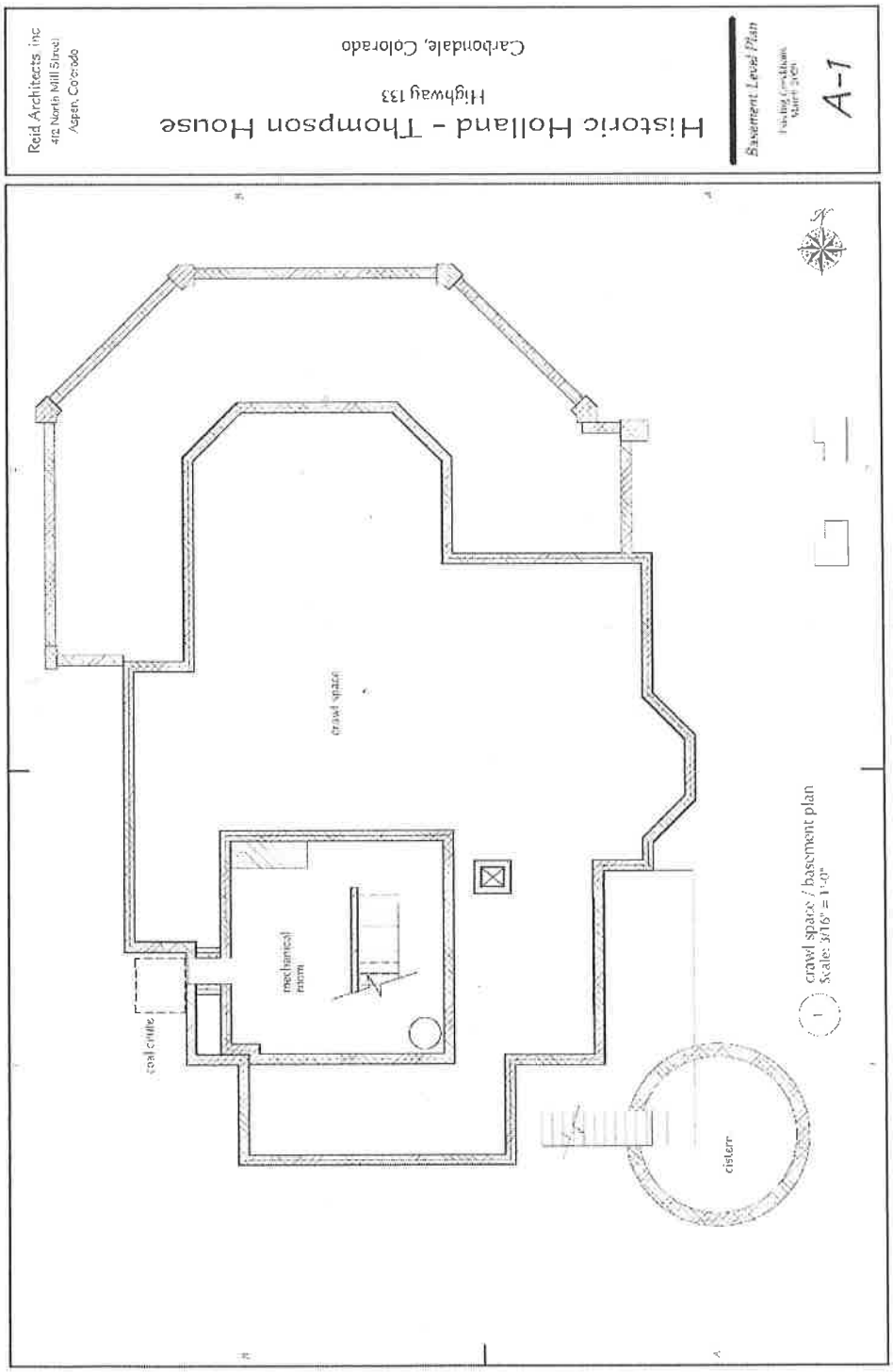
Elevation: 6200'



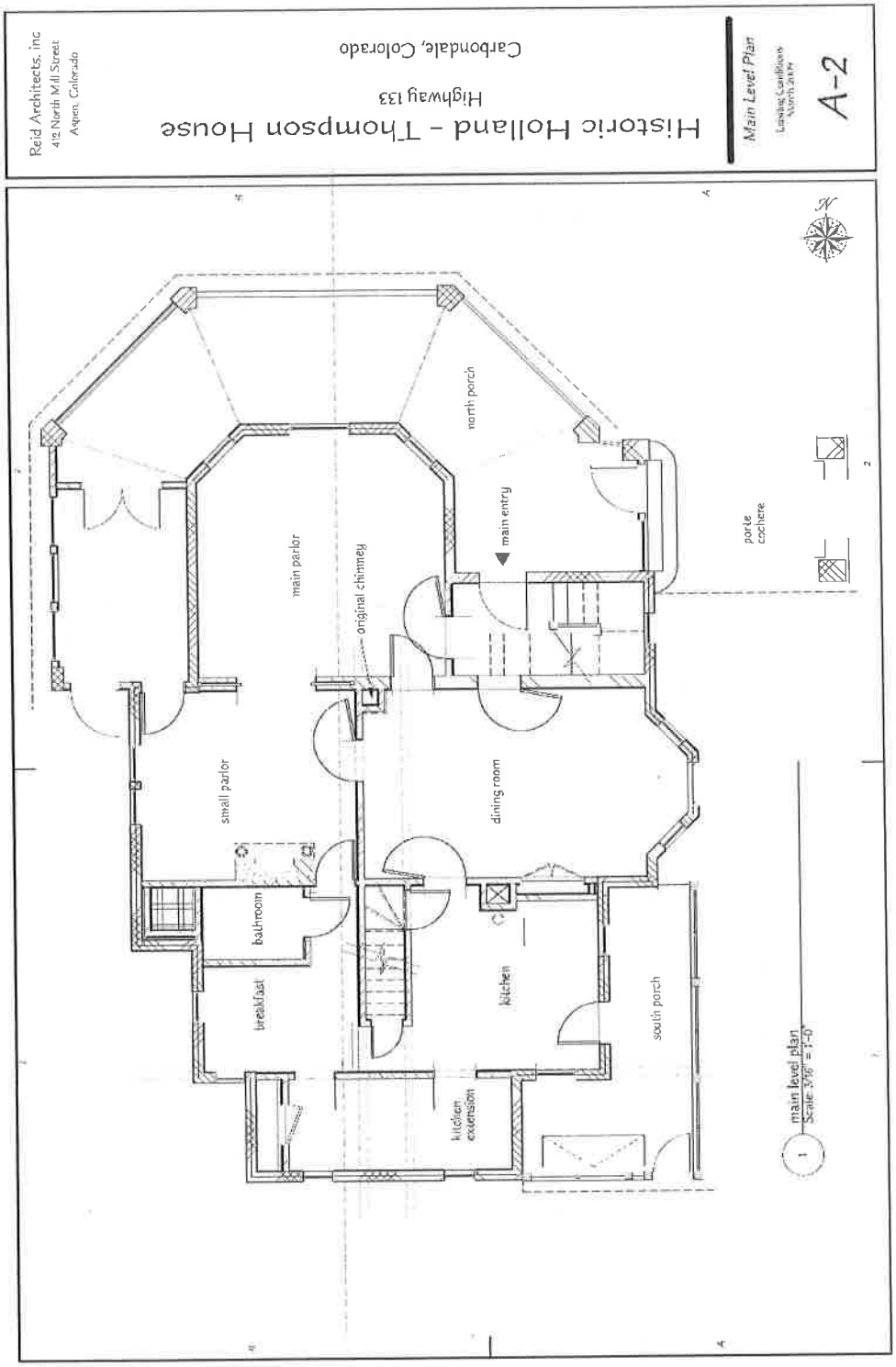
Sketch Map

historic cottonwood
hitching post
line of existing historic fence
Historic Thompson House
historic spruce
location of existing historic entry gate
existing irrigation ditch
line of removed historic fence
nomination boundary
decorative pond
cistern
existing irrigation ditch
decorative garden fence
existing kitchen garden
covered privy pit
Historic Carriage House
south fence line
ash pit
1950s barn to be removed as part of pending development plan
outhouse
approximate line of existing pavement
south meadow
non historic outhouse
-. .-. -. Denotes nomination boundary
Sketch map drawn by Suzannah Reid, Reid Architects, December 2012

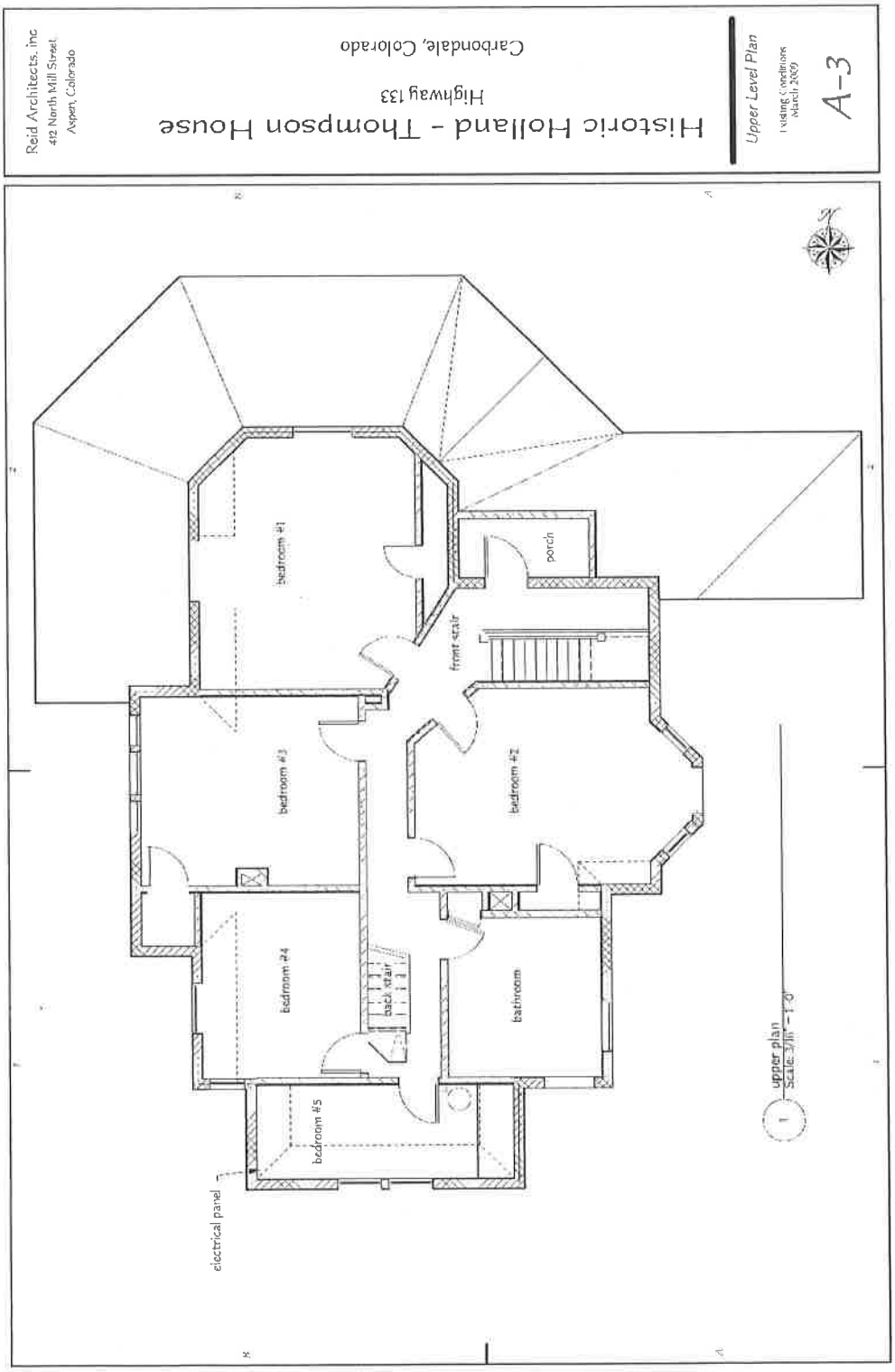
House Sketch – Crawl Space/Basement



House Sketch – Main Floor



House Sketch – Second Floor



11. Form Prepared By

name/title Darrell Munsell and Suzannah Reid (for property owners)

organization Mt. Sopris Historical Society | Reid Architects date October 5, 2012

street & number 499 Weant Blvd. | 412 N. Mill Street telephone

city or town Carbondale | Aspen, state CO | CO zip code 81623 | 81611

e-mail

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Holland Thompson House

City or Vicinity: Carbondale

County: Garfield State: Colorado

Photographer: Suzannah Reid

Date Photographed: September, 2012

Photo No.	Photo Description
1	View of the principal façade of the main house looking south from the north gravel road. The historic fence can also be seen.
2	View looking southeast to the northwest corner of the main house.
3	View looking southwest to the northeast corner of the main house.
4	View looking west to the east-facing side of the main house.
5	View looking northwest to the southeast corner of the main house.
6	View looking northwest to the southeast corner of the house.
7	View looking north to the south elevation of the main house. Includes the kitchen garden.
8	View looking northeast to the southwest corner of the main house.
9	View looking northeast to the southwest corner of the main house
10	Detailed view of west-facing side of main house looking northeast
11	Detailed view of west-facing side of main house elevation looking east.

12	View looking south to the north elevation of the carriage house
13	View looking southeast to the west-facing side of the carriage house.
14	View looking north to the south elevation of the carriage house
15	View looking northwest to the southeast corner of the carriage house.
16	View of concrete incinerator, looking southeast. Also shows south fence.
17	View looking southwest. Detail of historic gate at northeast corner of the site, hitching post at far right. View across lawn to the northeast corner of the house.

HISTORIC IMAGE LOG

Figure No.	Image Description
1	View of the Holland-Thompson main house looking southwest, circa 1886. The corner at the front of the photo is the same corner as seen in 2012 photo 17. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
2	View of the Holland Thompson House, circa 1900, House looking southeast circa 1900.This view shows the house with the second story and a decorative porch, called the intermediate porch in the narrative. Mount Sopris in distance. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
3	View of the Holland-Thompson main house, looking south toward the main (north) façade, circa 1910. The front porch and the porte cochere have been added. The Carriage House is at the far left. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
4	View of the Holland-Thompson main house looking southwest from the northeast corner of the house, main entrance, circa 1939. Glass panels have been added to the main porch. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
5	Myron Preston Thompson, unknown date. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
6	Almira Weston Thompson, date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
7	Oscar and Hattie Holland, date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
8	Oscar and Hattie Holland on left. Unknown date. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
9	Lyman Robert Thompson, date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
10	Lewis, Frank, Ivan and Oscar Thompson (Lyman's sons), date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
11	The Lewis Robert and Jewell Thompson family, date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.
12	Robert and Jewell Thompson, date unknown. Courtesy of the Lew Ron Thompson family collection, Carbondale, Colorado.

Figure 1

View of the Holland-Thompson main house looking southwest, circa 1886.

The corner at the front of the photo is the same corner as seen in 2012 photo # 17 of 17

Figure 2

View of the Holland Thompson House, circa 1900, looking southeast.

This view shows the house with the second story and a decorative porch, called the intermediate porch in the narrative.

Mount Sopris in distance.

Figure 3

View of the Holland-Thompson main house, looking south toward the main (north) façade, circa 1910.

The front porch and the porte cochere have been added.

The Carriage House is at the far left.

Figure 4

View of the Holland-Thompson main house looking southwest from the northeast corner of the house, main entrance, circa 1939.

Glass panels have been added to the main porch.

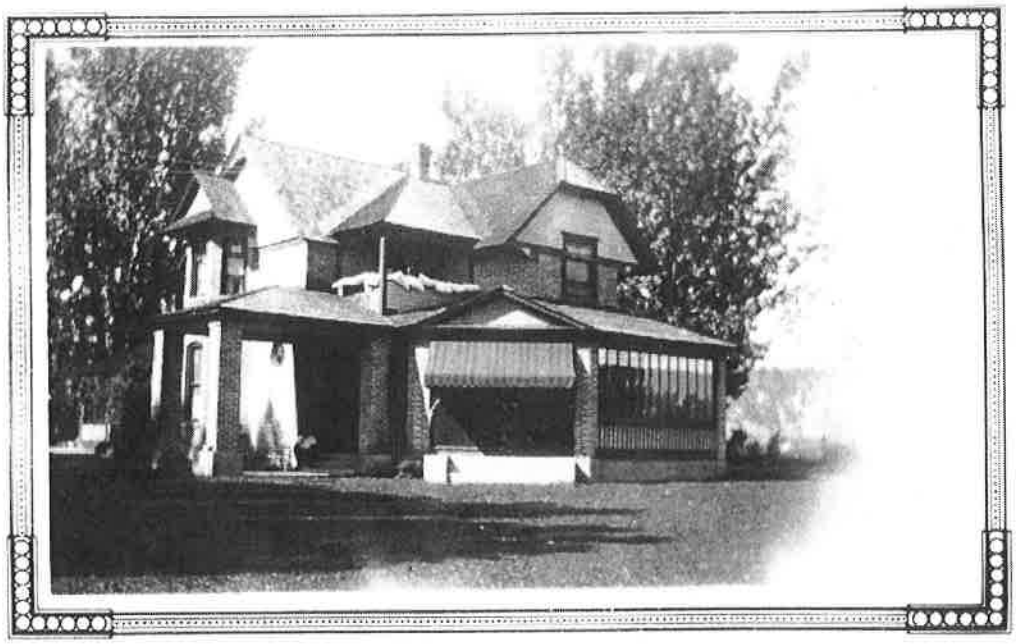


Figure 5

Myron Preston Thompson, unknown date.

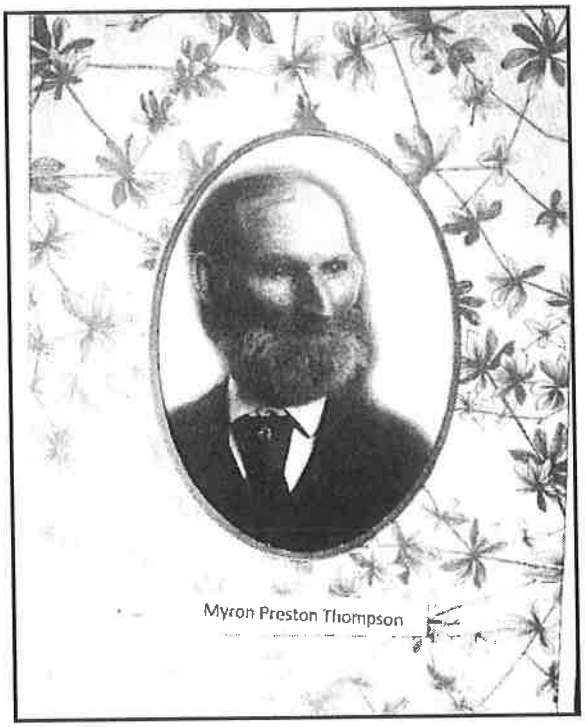


Figure 6

Almira Weston Thompson, date unknown.

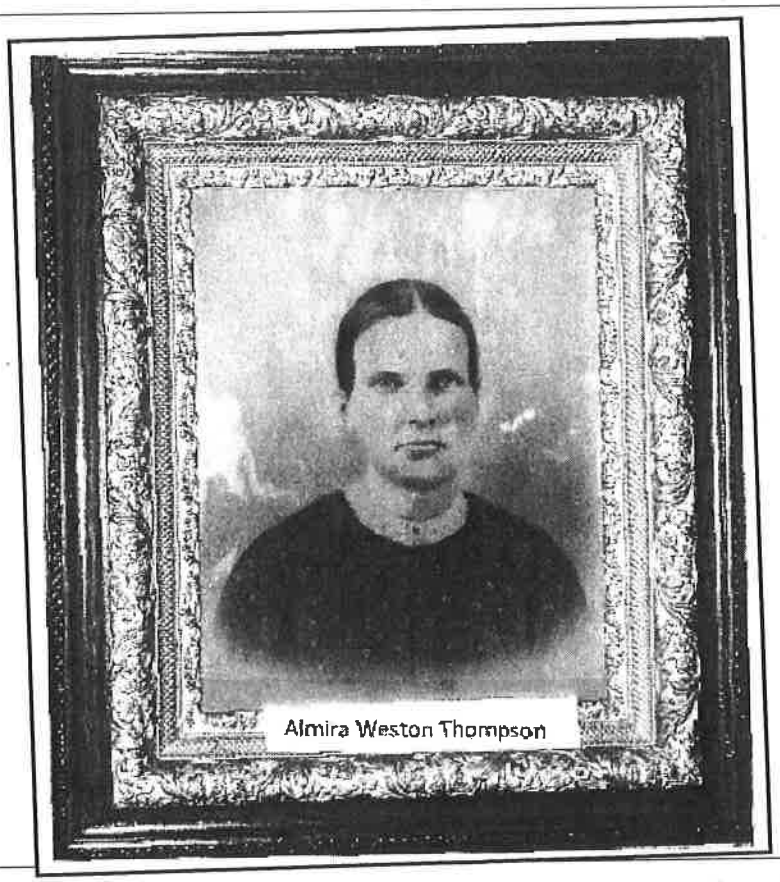


Figure 7

Oscar and Hattie Holland, date unknown.

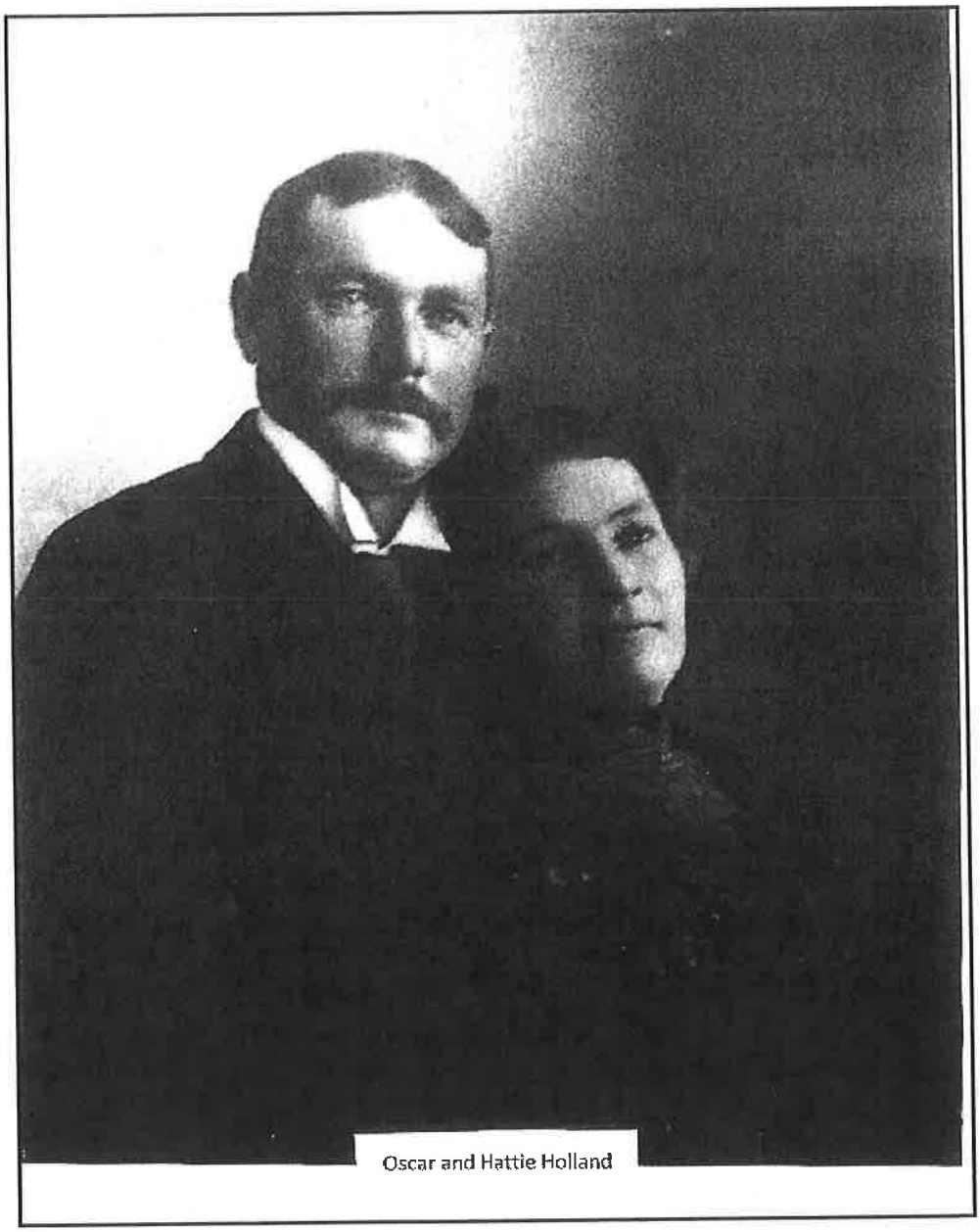
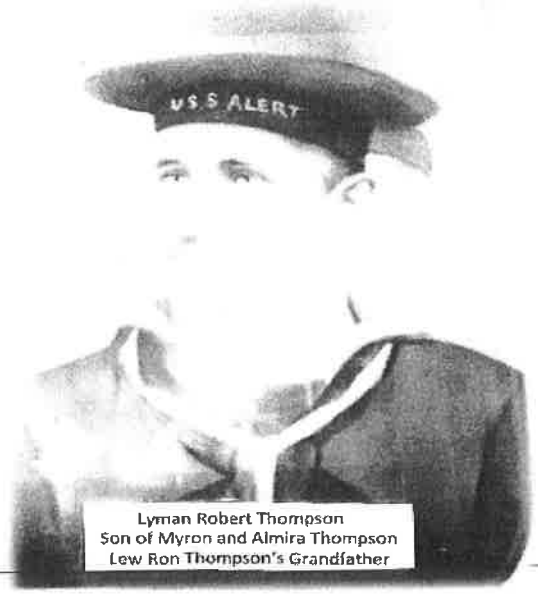


Figure 8

Oscar and Hattie Holland on left.Unknown date.

Couple on Left: Oscar and Hattie Holland
Couple on Right: Charles and Clara Sewell

Figure 9
Lyman Robert Thompson, date unknown.



Lyman Robert Thompson
Son of Myron and Almira Thompson
Lew Ron Thompson's Grandfather

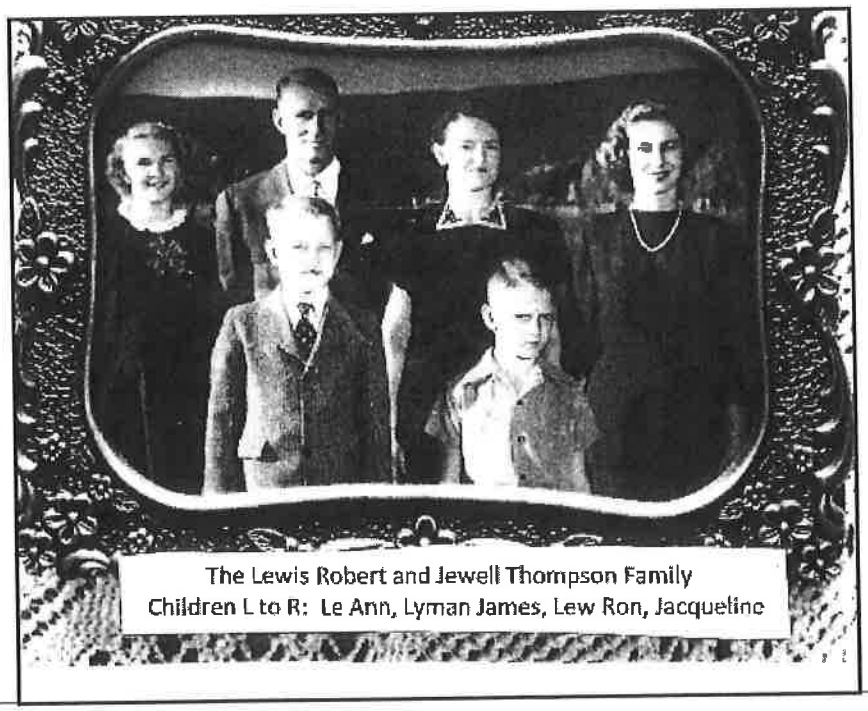
Figure 10

Lewis, Frank, Ivan and Oscar Thompson
(Lyman's sons), date unknown

Lyman Robert Thompson's Sons
L to R: Lewis, Frank, Ivan, Oscar

Figure 11

The Lewis Robert and Jewell Thompson family, date unknown

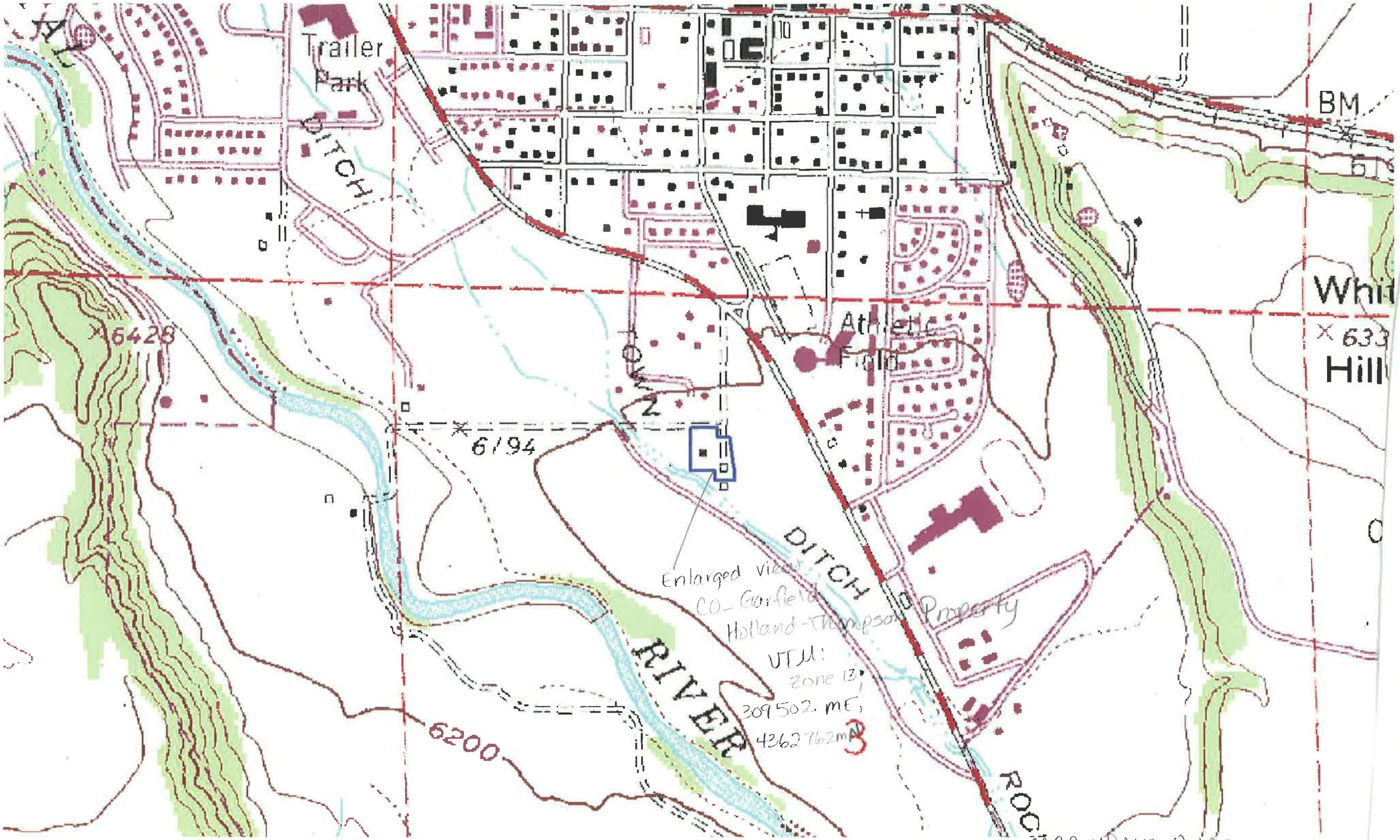


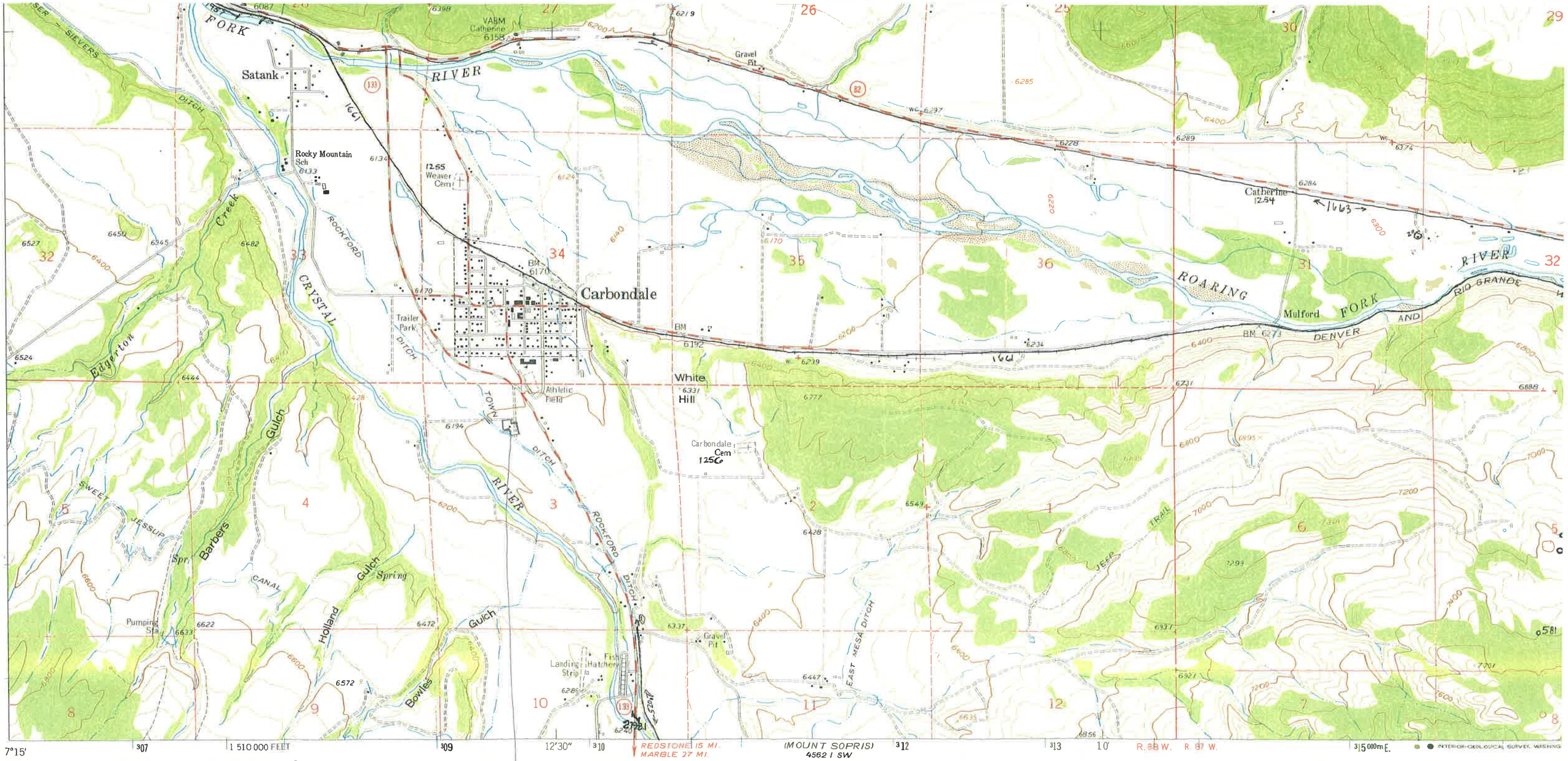
The Lewis Robert and Jewell Thompson Family
Children L to R: Le Ann, Lyman James, Lew Ron, Jacqueline

Figure 12

Lewis and Jewell Thompson,
Date unknown

Lewis and Jewell Thompson


Trailer Park
DITCH
Athletic Field
6428
6194
DITCH
RIVER
6200
BM
Whit
633
Hill
Enlarged view
CO_Garfield
Holland-Thompson Property
UTM:
Zone 13
309502. mE
4362762mN
3
CARBONDALE QUAD



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1960. Field checked 1961

Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

MN GN 1°23' 25 MILS 14½° 258 MILS

UTM GRID AND 1961 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

CO_GARFIELD
HOLLAND-THOMPSON PROPERTY

UTM: ZONE 13;
309 502 mE, 4362762 mN

NAD(83)

SCALE 1:24 000

1 ½ 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20 FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

Scale 1:24,000

COLORADO

QUADRANGLE LOCATION

ROAD CLASSIFICATION

Medium-duty Light-duty

Unimproved dirt

State Route

CARBONDALE QUAD

Photorevi

CARBON

N3922 5 -

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D.C. 20242
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