NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

948

RECEIVED 2280
OCT 14 2010
NAT. REGISTER OF HISTORIC PLACES

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 Greenwood Lodge

other names/site number Spence Cabin/ 5GA.2985

2. Location

street & number 161 CR 451 | N/A | not for publication

city or town Grand Lake | X | vicinity

state Colorado code CO county Grand code 049 zip code 80447

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

Teri L Lindstrom 8/12/2010
Signature of certifying official/Title Date

Heritage Program Leader, Rocky Mtn Region, USDA Forest Service
State or Federal agency/bureau or Tribal Government

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

Edward C Nichols 8/4/2010
Signature of commenting official Date

State Historic Preservation Officer — Office of Archaeology and Historic Preservation, History Colorado
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:) _____

for Edson M. Beall
Signature of the Keeper Date of Action

Greenwood Lodge
Name of Property

Grand County, Colorado
County and State

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

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

Category of Property
(Check only **one** box.)

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

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

Contributing	Noncontributing	
2		buildings
		district
2		site
	2	structure
		object
4	2	**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

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic/camp/seasonal residence (cabin)

Current Functions
(Enter categories from instructions.)

Domestic/camp/seasonal residence (cabin)

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: Rustic

Materials
(Enter categories from instructions.)

foundation: Stone
walls: Log
roof: Metal/Asphalt
other: Stone

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.)

U. S. Forest Service Terminology:

Craig Magwire, District Ranger of the (USDA-USFS) Sulphur Ranger District, wrote in a letter on March 12, 2002, to John and Martha Spence, which stated in part:

> Isolated cabins are defined as recreation cabins located on sites not planned or designated for recreational cabin purposes. My records show that the request to build on the cabin on National [sic] was in 1932. The cabin was sold several times over the years and each new owner received a new special use permit to authorize the use. It has been a long established agency policy that privately owned cabins be phased out from National Forest system lands unless the residence originated as part of a summer tract.

The U. S. Forest Service "kind of use code" for an isolated cabin is 121 while a recreation residence is classified as 123. These classifications are important to the discussion of the Greenwood Lodge's history.

Summary Paragraph

Greenwood Lodge, a log cabin, was built in 1932 under a special use permit on the Arapaho and Roosevelt National Forest. The owners and their families have used the cabin through the years as a special retreat: a place to read, enjoy the surroundings filled with nature's wonders, take a hike or simply do nothing. The year of construction, was the height of the Recreation Residence construction on this forest. Originally, a lodgepole pine forest surrounded the site. (Most of the trees around the Lodge were removed in 2006 under the Forest Service special use permit requirements because of lodgepole beetle kill.) The one-story cabin (which does not dominate the cultural landscape) sits on a small hill about two miles west of Shadow Mountain Lake. The cabin sits at an elevation of 8840' and is located about 14 miles north of the depot in Granby, Colorado, and 5 ½ miles west from the boat ramp in Grand Lake, Colorado. The Rustic style cabin is 32' square with an attached porch on the façade. Whole peeled logs with V-notching create the exterior walls, rubble masonry perimeter walls comprise the foundation, and native stone forms the centrally placed chimney. A front-gabled roof tops the building and green composition shingles originally sheathed the roof. A brown metal roof that matches the stain used on the logs and trim, replaced the composition shingles in 1983 to address wildfire safety concerns. The interior of the cabin remains much as it was when it was built. The cabin is rare in that the 1932 permit was for a Recreation Residence, but the surrounding tract was never developed, which gave it a classification of an isolated cabin, one of only two remaining on the entire Arapaho National Forest today. In 2009, the Forest Service requested that the owners remove the 1932 outhouse. The shed, which is simply a structure to hold the window shutters in the summer months, remains in good condition. The cabin meets the requirements of **Criterion A** for the areas of *politics/ government* and *entertainment/ recreation* and **Criterion C** as a good example of the Rustic architectural style for a recreation residence and for its landscape architecture. The Greenwood Lodge has retained its historical integrity in terms of location, design, setting, material, workmanship, feeling and association. The property is in excellent condition and has had very little alteration since it was built.

Narrative Description

The original Greenwood Lodge site plan included a cabin, outhouse, and shed for storage of the cabin's shutters. All were built under a 1932 permit to Col. James M. Hynes and his wife Harriet. The original permit and all following permits were for the cabin and .8 acres around the cabin. The US Forest Service reduced the acreage in 2009 to .3 acres. The original 1932 permit was for construction and maintenance of a summer residence, garage and road. There is no evidence that the garage was ever built. The 1964 permit issued to Edward and Hazel Busch was for maintaining a recreation residence, including a water pipeline and approved road. The pipeline was approximately 1,100' and the road was approximately .25 miles.

The 1932 drawing for the Greenwood Lodge shows measurements two feet short of the how the cabin exists today and the design shows a rectangle attached to a square for the interior floor plan. These drawings were likely submitted to the Forest Service for pre-approval of the cabin construction as they were found in the USFS folder for the original permit.

However, historical photos provided by the U. S. Forest Service and other sources show the cabin as it is today, a square interior with an attached rectangle porch (see floor plan and Figure 4).

Site, 1932 (photos 25 – 35, contributing site)
A natural mountain setting surrounds the cabin with large boulders, a rock wall, a rock- lined parking area and path, and a native flagstone patio. Indigenous vegetation includes common juniper, aspen, lodgepole and ponderosa pines, spruce, and mountain mahogany on and surrounding the site. The cabin's interior and exterior along with most of the landscape remains true to its 1930s design.

Landscape, 1932 (photos 2 - 4, 25 -27, 29 - 31, 33 - 35) – contributing site
The landscape on and around the site maintains the guidelines outlined under the U. S. Forest Service's Recreation Residence program. Located on a rocky knoll and surrounded on all sides by a natural open lodgepole forest, the cabin does not overshadow the natural environment and blends well with the lot. Rubble stone steps to the cabin and a flagstone patio are among the cultural features listed as important in the guidelines and present on the site. No foreign or exotic plantings exist on the site, only indigenous varieties. Owners have always kept formal or non-natural landscaping to either non-existent status or at a minimum with only a small cleared area for parking, raking around the cabin and marking pathways with stones. The topography of the site has no alterations. The views and vistas have expanded greatly due to the removal of beetle-killed trees. From the site, the view now includes Flat Top Mountain in Rocky Mountain National Park, where Trail Ridge Road is located. Additionally, three lakes are now visible. Grand Lake existed when the cabin was built. Now the adjacent Lake Granby and Shadow Mountain Lake are visible as a reminder of Colorado's important water history.

Cabin, 1932 (photos 1-24) - contributing building

South-facing façade
Greenwood Lodge is a one-story cabin with a square interior floor plan and rectangular front porch centered on the façade. A rubble masonry foundation (see photo 5) supports the log cabin's walls of whole peeled logs with V-shaped corner notching. A front gabled roof with exposed log rafter ends and exposed overhanging eaves covers the cabin. A native stone chimney located in the center of the cabin extends above the ridgeline.

The rectangular porch *(see photo 29)* centers on the cabin's east gable end. Two rubble masonry steps on the east side provide access to a wood plank floor rising approximately 12" from a rubble masonry foundation. Two whole peeled logs aid in supporting the front gabled log roof at the front porch's southern corners. The porch roof has open log rafters, an open gable end, and open eaves. A brown metal roof covers the porch and cabin, which matches the log stain and trim.

Fenestration on the south-facing façade includes three windows and an original wood and half glass panel door. The original door consists of wood planks cut at a diagonal, which meet at the center. A single-pane fixed window appears in the upper portion. Unpeeled half logs frame both the top and bottom halves (see photo 6). An original wood-framed screen-door covers the entrance door. Two windows are on the western section while the door and third window are equally placed on the eastern section of the façade.

East and west-facing sides
The fenestration on these sides is identical with three wooden hopper windows, matching those on the south-facing façade.

North-facing side (rear)
The north-facing side has three original sets of six-over-six vertical casement (left and right) windows and an original wood and glass panel, rear entrance door. The largest of the three windows punctuates the western half of the wall, while the smaller two windows flank the door in the eastern half of the wall. A native flagstone patio extends nearly the length of the north side and beyond the cabin to the north by approximately 12'.

Interior *(photos 10 - 24)*

The layout of the cabin has no alterations from the original 1932 plan. A large front room measuring 18' x 30' comprises slightly more than the southern half of the cabin extending the full width of the cabin. The 10' x 12' kitchen, a pantry measuring 3' x 4' (which is now a second bathroom), a 3' x 4' closet, and master bathroom measuring 6' x 8' make up the remaining northern portion of the cabin. The original wood flooring exists throughout the cabin, with the exception of the

kitchen where the original linoleum exists. Handcrafted built-in bookcases, doors, kitchen cabinets and dresser cabinet/drawers are still intact throughout the cabin. All of these original built-ins contain unpeeled half logs as borders and trim for the smooth wood plank doors and drawer fronts and sides. The builder included small, unpeeled branches as dresser drawer pulls providing a Rustic style to the interior details. The kitchen cabinet doors below the sink have angled wood planking similar to the front entrance door and decoration in the center of each door. Likewise, the master bath door contains unpeeled half-log triangular shaped decorations within the unpeeled half-log border trim.

Large native stones make up the original fireplace (6' wide x 3' deep), which serves as the centerpiece of the front room and the cabin itself. According to the third owner of the cabin, Edward Busch (who owned it from 1964-79), the dominant fireplace weighs 16 tons. A small wood stove provides supplementary heat for the cabin, an addition dating to 1985.

An original water tank remains in the attic with Hynes' names and address still present on the side of the tank. The tank used a gravity feed line to supply water to the cabin.

Shed, circa 1932-40 (photo 4, contributing building)
During the 1930s, the owner built a 6' x 6' frame storage shed or lean-to for storing the outdoor shutters during the summer months while the owner occupies the cabin. Vertical wood sheathes the three sides of the exterior of the shed, which sits directly on the ground with one side open. A shed roof with rolled composite roofing covers the building.

Access Road Segment, 1932, route changed circa mid-1960s (no photo, non-contributing structure)
The access road built in 1932 traveled northwesterly from a road now known as County Road 451 to the front of the cabin, with parking on the east side. In the mid-1960s the owner, Busch, changed the road to angle the road to the northwest as it approached the cabin, pass the west side and enter at the north side of the cabin keeping the parking on the east side of the cabin. The majority of the original 1932 road is still intact; however, only a small segment of the original 1932 road, from the cabin to the site boundary, exists on the nominated property.

Rock Wall, circa 1965 (no photo, non-contributing structure)
A stacked rubble masonry wall sits about 25' northeast of cabin toward the end of a rock-lined path and just northeast of the patio. When Edward Busch made the rock-lined paths, he also added this 10' x 12" rock wall.

Alterations

In the early 1980s, the current owner converted the cabin pantry into a second bathroom. In the 1960s, Busch added antler handles to the cabin entrance doors and interior doors along with rock-lined footpaths, rockwall and many birdhouses to the site.

Though a 3' x 3' frame privy originally occupied the site to the northwest of the cabin, the U. S. Forest Service requested the owners remove it, which they did in 2009. Originally, a water pipeline fed from an off-site spring traversed the area from the southwest and provided water for the cabin. However, during the removal of beetle-killed trees near the off-site spring in 2006, the pipeline was destroyed. The family now hauls water, as water was never approved under the cabin's special use permit. The 1932 permit states under condition 23: "23. This permit confers no rights upon the permittee to the use of any water involved."

During the mid-1960s, Busch changed the road footprint. The original road accessed was a straight road directly from the south side of the cabin, traveling southeasterly to what is now County Road 451. However, for reasons unknown he changed it to pass the cabin on the west, enter the site at the northwest corner and continue the road around to the east.

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.)

- [x] 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.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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.

Areas of Significance
(Enter categories from instructions.)

Entertainment/Recreation
Architecture
Landscape Architecture
Politics/Government

Period of Significance
1932 – 1960

Significant Dates
1932

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

Cultural Affiliation
N/A

Architect/Builder
Hynes, Lt. Col. James M.

Period of Significance (justification)

The period of significance begins in 1932, the year of construction, and continues until 1960. Though the historically significant activities associated with the property extend into a period less than fifty years before the nomination date, and because these recent activities are not considered to be exceptionally important, the period of significance ends in 1960, in keeping with National Register guidelines.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph

The Greenwood Lodge meets **Criterion A** under *Politics/Government* and *Entertainment/Recreation* as an excellent example of the United States Forest Service Recreation Residence program. The cabin was built in 1932, the second phase of the program, which was called Rapid Development and Aggressive Promotion during the period from 1915 to 1940. The cabin's history is also important to the third phase called the Terminal Period and De-emphasis from 1941 to 1968. The Greenwood Lodge was not originally identified as a recreation residence ("kind of use: 123"), although it was required to meet those Forest Service guidelines, but was later classified as an isolated cabin ("kind of use: 121") on the Forest. This Cabin is one of only two isolated cabins remaining today on the Arapaho and Roosevelt Forest which now covers over 1.5 million acres. The Cabin also meets the requirements of **Criterion C** for its Rustic style *Architecture* and *Landscape Architecture*, both of which were important parts of the Recreation Residence Program.[1]

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

The Greenwood Lodge meets Criterion A as it is linked closely with the U. S. Forest Service Recreation Residence program history, which was an important component of the development of public lands use, especially in the western states. Recreation Residences are associated with areas of significance: *Politics/Government* and *Entertainment/ Recreation.*

The year was 1932. World War I was over and World War II had not begun. The American public had discovered the automobile, roads across the country were improving, and the Forest Service was inviting the public to explore and enjoy what it had to offer in the way of outdoor recreation, especially in the west. The Forest Service website lists 4,660,300 recreation visits in 1924, 7,895,800 in 1932 and 92,595,500 by 1960.

A 1940 forest vacation publication detailed on the National Forest Vacation website states: "National forests were established (1) for the protection of watersheds and (2) for the sustained production and use of forests and forest products beneficial to mankind." Further down the list, it states that: "(5) to secure a sustained supply of forage on forest lands for grazing of game and domestic livestock; (6) to preserve beauty and attractiveness of the forest for recreation and pleasure of the people...".[2]

On the same website under forest vacations it reads, "Opportunities for outdoor recreation offered by the national forest cover the entire field of the country's forest sports and diversions. For extent, variety, and interest they are probably unequaled anywhere in the world. Furthermore, these opportunities are inexpensive, informal, and relatively undiscovered – open to enjoyment by everyone."[3]

The Forest Service published versions of the National Forest Vacations pamphlet for more than five decades beginning at least as early as 1928. Under the section on "Summer Homes, Resort" it reads: "Many people write to the Forest Service to know whether or not it is possible for them to have a summer home in a national forest for their own exclusive use. The answer is 'yes' – but the home must be located where it will not in any way interfere with or impair *public* recreation use."[4] Ralph Waldo Emerson and Henry David Thoreau wrote about nature needing to be preserved for its own sake and for people – the public who needed to escape from the urban and industrial society. Thomas Moran, a painter, and William Henry Jackson, photographer, were depicting the picturesque and wide-open American West.

It is unknown whether any of these promotions influenced Washington D. C. residents Lt. Col. James M. Hynes and his wife, Harriet, to build such a summer home near Grand Lake, Colorado in 1932. The USDA Forest Service's Recreation Residence program permitted privately owned buildings located on Forest Service system lands. This program was made possible by the Occupancy Permit Act of 1915, which authorized the Forest Service to permit the use and occupancy of suitable areas of land within the national forests, not to exceed five acres and for periods not exceeding thirty years, for the purpose of constructing or maintaining summer homes and stores. The Hynes summer cabin was the beginning of

[1] Sue Struthers and Larry Fullenkamp, Arapaho and Roosevelt National Forests, Pawnee National Grassland. Cultural Resource Inventory for the Spence Cabin-Special Use Permit. September 6, 2002. On file at the Office of Archaeology and Historic Preservation.
[2] National – Forest Vacation website: www.foresthistory.org/ASPNET/Publications/vacations/sec9.htm
[3] Ibid.
[4] Ibid.

over 78 years of entertainment and recreation for individuals to enjoy the national forests at the cabin and the relationship between the federal government and those individuals.

Additionally, the Greenwood Lodge meets Criterion C for its architectural significance as it embodies the distinctive characteristics of the Rustic style architecture required as part of the Recreation Residence program. Landscape architecture was also an important part of the program and addressed the actual construction and use of the residence by the individual owner. The cabin retains its specific landscape architecture as required by the Forest Service guidelines.

The Rustic style required by the Recreation Residence program included construction elements such as:

- Logs, stone foundations, small paned windows, overhang roofs, and stone chimney
- Relied on construction techniques emphasizing hand craftsmanship
- Uses a moderate amount of commercially available manufactured hardware and materials such as window frames and interior paneling
- Usually found in a natural setting of log and stone, and buildings blend with this environment.[5]

The report also stated "Clearly, recreation residences typify the rustic architectural style, but they also have distinctive characteristics which can be summarized as the following:

- The proportions of the building were designed to fit the site and its surroundings
- The buildings do not have a vertical emphasis (large imposing roofs or multistory structures)
- Exterior color scheme enhance the structure's overall appearance; the use of natural colors is stressed: brown, reddish-brown, green, grey
- Gable, hipped, gablet, and gambrel roof shapes are used
- Shutters are used for window embellishment as well as for security
- Chimney and fireplaces are principal means of heating the structure
- Multi-paned windows, both sash and casement, are common
- Decks and porch railing reflect the recreational purpose of summer homes and often serve as an extension of the living space thus allowing the owners to enjoy the natural setting. Porch railings form an enclosure for the deck
- Asymmetrical/irregular lot arrangements incorporate natural features at the lot and tract level.[6]

In the same report, landscape architecture as part of the Recreation Residence program was also discussed. Several criteria were listed. Those listed below are criteria met by the owners of the Greenwood Lodge site:

- Cultural features included stone or wood retaining walls, walks/steps, and fire pits
- Cabins had a close relationship with their rural setting, not overshadowing the natural environment or appearing disharmonious with the individual lot
- Care was taken to avoid conflicts with other forest uses
- Cabins were arranged in a manner that followed the topography of the site and provided views of the surrounding landscape
- Landscape features such as paths and site stairs, retaining walls, benches, fire pits and barbecues were kept to a minimum, and usually made from local stone or logs
- There were no apparent exotic plantings and many varieties of indigenous plants
- Landscaping was kept at a minimum and usually consisted of marking pathways with stones, raking around the cabin, and having a cleared area for parking
- Lot landscapes used natural materials to form simple landscaped areas containing native trees and ground cover.[7]

---

5 Dale Heckendorn (National and State Register Coordinator). Memo. Review Comments on Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, May 19, 2008. On file at the Office of Archaeology and Historic Preservation, Denver, Colorado.

6 Ibid.

The Greenwood Lodge is an important example of an isolated cabin that meets the requirements of the United States Forest Service Recreation Residence program in both the Rustic style architecture and landscape architecture. The cabin and the site as a whole remain in excellent condition as this owner and all previous owners have cared for the cabin and the site itself with great diligence. It retains a high level of integrity with regard to location, setting, feeling, association, design, materials and workmanship.

Developmental history/additional historic context information (if appropriate)

The original special use permit, dated August 9, 1932, issued to Lt. Col. James M. Hynes stated that it was for the purpose of constructing and maintaining a summer residence, garage and road. The annual permit fee permit was $15 and contained very specific conditions and requirements. For example, the permit stated that a hood was to be placed over the outlets of all chimneys; disorderly or otherwise objectionable conduct would be cause for revocation of the permit; the permittee was responsible for clearing and keeping clear the premises of all inflammable brush, undergrowth, but shall burn no debris without consent of the Forest Officer, the permittee had no rights to the use of any water on the site, and it also defined the size and construction methods for the cabin. Each of the subsequent permits for the Cabin contained an extensive list of conditions and requirements. An important requirement of the 1932 permit was that the residence must be used at least 60 days each year. The 1932 permit contained 25 conditions with condition number 25 (t) of the permit reading:

> This summer home residence is to be approximately 20' x 30', with stone-mortar foundation, fire-proof shingle roof, chimney of fire-proof brick, fireplace with fire brick lining, as per plan dated 9-10-32 and on file in Supervisor's office at Hot Sulphur Springs, Colo; garage built to harmonize with dwelling; 0.2 miles of minor auto road from National Forest boundary to summer home lot; and 530 feet of pipe-line for domestic water supply due west from location of dwelling to private land on Stillwater Creek, as per attached map.

Little is known about the Hynes family, except that Mr. Hynes died between 1933 and 1938, as the next permit indicates it is only for "U-USES, Arapaho, Hynes, Harriet L. 5/10/38" and issued to the permittee by the Forest Supervisor on June 25, 1938 for the same premises. The next year, a permit dated December 30, 1939, was granted to Mrs. J. Ezra Troth (the former widow, Harriet Hynes, who remarried J. Ezra Troth) with the condition number 26 indicating that the permit superseded a special use permit designated to Harriett L. Hynes on May 10, 1938. Mrs. Troth maintained ownership of the cabin through the second special use permit. The fee for this permit continued to be $15 annually. The purpose of the permit was for maintaining a summer residence, garage and road. Other conditions of the permit required hoods over the outlets of all chimneys, required the permittee to clear, to mineral soil, a fire line not less than two feet wide around the premises and remove all new vegetation growth. While the 1939 permit does not list an outhouse, it required the permittee to maintain in good sanitary condition, a fly proof sanitary closet. This permit contained 26 conditions.

Ernie Seipp owned and occupied the neighboring ranch through which Stillwater Creek ran. The creek was the source of the cabin's water supply for most of the history of the cabin. A pump extracted the water from the creek on a hill and into a well, then fed a pipeline, which traversed the land to the cabin's attic. A large gravity fed tank in the cabin's attic stored the water for the occupants' use. In an interview, 82-year old Seipp, indicated that Mr. Troth did not enjoy the "wilds of Colorado," so the Troths visited the cabin seldom, although the original permit indicated the cabin must be used at least 60 days per year. With the Troths' infrequent visits, the cabin became seriously neglected during the 1950s.

The Cabin occupants would have had a ringside seat to the 1938-57 construction of the Colorado-Big Thompson Water Project by the Bureau of Reclamation. A map dated 1932 (see Figure 5) by the Grand Lake Lions Club found at the cabin, shows the location of Greenwood Lodge and only Grand Lake. The map also showed a ski jump where Shadow Mountain Lake is now along with an airport where Lake Granby is now located. In 1952, the recreation area of the three lakes were turned over to the National Park Service and in 1979, Congress created the Arapaho National Recreation Area administered by the U. S. Forest Service. Today from the porch of the cabin, Grand Lake, Shadow Mountain Lake and Lake Granby are all visible along with Trail Ridge Road (with an elevation of 12,183') in Rocky Mountain National Park and Byers Peak, an important landmark south of Granby.

---

[7] Ibid.

The third permit was issued to Edward H. and Hazel D. Busch on September 17, 1964, with the kind of use shown as "residence." Ed Busch was a Forest Service District Ranger from March 11, 1956 to June 22, 1964 on the Sulphur Ranger District. Mr. Busch added much of the stonework outside of the cabin and many of the birdhouses found on site. The permit fee annually was $35. The permit stated, "This permit covers .8 acres and is issued for the purpose of 'Maintaining a recreation residence, including a water pipe line and approved road.'" Under condition number 3, it states that "Permit for this use will be terminated if the improvements on the site are 50 percent, or more, destroyed by fire, storm, or any other cause." The cabin measurements listed are approximately 28' x 28' with no garage or other buildings mentioned. This permit contained 37 conditions and it is the first to note the "Special Use Permit Act of June 4, 1897, or February 15, 1901."

In the 1960s the U. S. Forest Service began to change its guidelines on recreation residences. In 1968 the Chief of the Forest Service issued a moratorium on the Recreation Residence Development Program. It believed that the program did not serve the greatest number of the public for enjoyment of federal public lands.

Issuance of the fourth permit was to John S. Spence and Martha K. Spence, which they signed April 10, 1979. The permit covered 0.8 acres and was for maintaining a recreation residence, including a water pipeline and road to the residence. This permit indicated that it superseded the special use permit designated to Busch, Edward H. and Hazel D. for a Recreation Residence dated September 17, 1964. The Spence permit had an annual fee of $180.00 with 42 conditions. The "Kind of Use" listed for the Spence permit indicated "123," which was defined as a "recreation residence" permit.

The fifth permit was signed on August 17, 1990 and "was for the period of January 1, 1990 to December 31, 2000 and thereafter annually on January 1, Five Hundred Dollars ($500.00)." There were 37 conditions to this permit. Condition number 22 refers to an annual operation plan and six items needing attention. Condition number 24 pertains to the private road accessing the cabin and had nine additional requirements and conditions. Under condition number 21, it states: "Avalanches, rising waters, high winds, falling limbs or trees, and other hazards are natural phenomena in the Forest that present risks which the holder assumes. The holder has responsibility of inspecting the site, lot, right-of-way, and immediate adjoining area for dangerous trees, hanging limbs, and other evidence of hazardous conditions and, after securing permission for the Forest Service, of removing such hazards." The "Kind of Use" under this permit listed 121 – defined as an isolated cabin; the first time a special use permit for this cabin listed 121.

In 1996 some of Colorado's lodgepole pine forests began experiencing an outbreak of mountain pine beetle infestation. The infestation spread to the Arapaho National Forest and the site area by 2006, resulting in the Spences requesting permission to remove dead lodgepole pine trees from the site. The Spences received Forest Service approval and a permit issued for June 20, 2006 to October 31, 2006. The removal included 173 infested or dead trees at a cost of $9,900. During this permit period, the Forest Service requested that the owner remove outhouse. During the tree removal, the water pipeline was destroyed and removed due to safety concerns. The 2006 permit again indicated that the "Kind of Use" for this site was a "121: Isolated Cabin."

In 2001, the Spences received word from the U. S. Forest Service that the cabin had to be removed at the Spences' expense. A letter dated March 12, 2002, written by Craig A. Magwire, District Ranger, to John and Martha Spence stated that he would like to discuss a removal plan for the cabin with them. With the cabin being designated as an Isolated Cabin (Kind of Use 121), per the letter, it is defined by the Forest Service, "as recreation cabin located on sites not planned or designated for recreational cabin purposes...It has been a long established agency policy that privately owned cabins be phased out from National Forest system lands unless the residence originated as part of a summer home tract." Magwire's letter indicated after discussion with the Spences, a plan would be "solidified" in writing and become part of the permit, which would be for 10 years or until 2010. The Spence family was willing to abide by the decision made by the forest service, even if it meant demolition of the Cabin.

In 2004, a letter addressed to "Dear Recreation Residence Permit Holder" written by Stephen Sherwood, Director of Recreation, Heritage and Wilderness Resources states that the "USDA Forest Service is preparing for the 2008 expiration date of the recreation residence permits in the Rocky Mountain Region." The letter also stated that there were several laws that needed review including the National Historic Preservation Act. Each of the recreation residence permits in the Rocky Mountain Region was visited and reviewed under the requirements of this Act.

In 2007, the Spence family received a letter from Stephen Sherwood stating that the U. S. Forest Service was preparing for the 2008 expiration date of the recreation residence permits in the Rocky Mountain Region. The Sulphur Ranger District of the Arapaho National Forest created a "Purpose and Need" Document written by Patricia G. Hesch, Lands Staff and dated February (no day given) 2008. It stated under items 2 and 3:

> 2. Proposal:
> The US Forest Service is proposing to issue a special use permit to the owner of the Spence Cabin for a period of up to 20 years. As a requirement of the permit, the permittee may need to make the site and buildings available for historic interpretation.
>
> 3. Purpose and Need
> The purpose and need of this project is to authorize the continued operation and maintenance of a cabin and necessary ancillary facilities to maintain the historic integrity of a structure that is eligible for listing on the National Register of Historic Places.

The annual fee continued to increase for each permit period and by 2007 it reached $2,800.

In 2009, the Spence family received a letter from Craig Magwire, District Ranger for the Sulphur Ranger District, and signed by Patricia Hesch, Lands and Mineral Staff Officer. Attached was a Decision Memo: Issuance of Two Special Use Permits for the Josselyn and Spence Historic Cabins. Thomas A. Ford signed the document for Glen Casamassa, Forest Supervisor of the Arapaho Roosevelt National Forest. The memo states: "A Cultural Resource field survey of the site has been completed and the cabin is eligible for listing on the NRHP."

On November 9, 2009, Glenn P. Casamassa, Forest Supervisor, signed a new special use permit with a new use Code of 451 that is "Historic Improvement." The permit now covered .3 acres and an access road of 1,475' x 33'. Authorized facilities included the Cabin, patio, road, wire gate, power line, shutter storage shed, and parking area. The annual fee for this permit was $1,196.59. This permit had 51 terms and conditions, with an additional one called "Exhibit C – Operation and Maintenance Plan: John S. Spence Historic Building and Improvement" containing seven additional requirements. Under number six, it read: "The holder will have one year from the date of the issuance of the permit [December 31, 2010] to have the facilities listed on the National Register of Historic Places (NRHP), and to provide maintenance plans that will meet the requirements of such listing. Failure to meet this requirement may result in administrative action leading toward termination of the special use permits and removal of the cabins."

Outdoor recreation on public lands continues to be an important element that identifies Colorado to the public who live here or visit this beautiful area.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Forest Service Documents on file at the Arapaho/Roosevelt National Forest Service Office, Fort Collins, Colorado:

_____ Cabin Inventory. Dated 1955. Consists of a list of furniture and fixtures that were in the cabin circa 1955.

Cassamassa, Glenn P., forest supervisor. Decision Memo. Issuance of 2 Special Use Permits for Josselyn and Spence Historic Cabins. April 23 2009.

Casamassa, Glenn. Forest Supervisor. Special Use Permit issued to John S. Spence Jr. – Issue date November 9, 2009 with Kind of Use – 451.

Clark, Donald, Forest Supervisor. Special Use Permit issued to Lt. Colonel James Hynes – Issue date: Nov 23, 1932. with Kind of Use- Constructing and maintaining a summer residence.

Edwards, George. Forest Supervisor. Special Use Permit issued to John S. Spence and Martha K. Spence – Issue date: August 8, 1990 with Kind of Use -121.

Heaton, E. F., Forest Supervisor. Special Use Permit issued to Mrs. Ezra Troth – Issue date January 3, 1940 (signed December 30, 1939) with Kind of Use- Maintain a summer residence.

Lafferty, George, Forest Supervisor. Special Use Permit issued to Edward H and Hazel D Busch – Issue date September 17, 1964 with Kind of Use- Residence.

Magwire, Craig (for USFS). Letters dated between 3/2002 and 11/2009 to John and Martha Spence, pertaining to the decision by the USFS not to renew the Special Use permit after 2010 for the cabin.

Reynolds, Gray F., Forest Supervisor. Special Use Permit issued to John S. Spence and Martha K. Spence – Issue date April 10, 1979 with Kind of Use -123.

Additional Resources:

U. S. Forest Service, Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, Colorado; April 18, 2008.

Cairns, Mary Lyons. *Grand Lake in the Olden Days: A compilation of Grand Lake, the Pioneers and the Olden Days*, Original 1971, revised edition: 1991, Renaissance House Publisher: Frederick, Colorado.

Good, Albert H. *Park and Recreation Structures.* New York: Princeton Architectural Press, 1938.

_____. "Log Buildings: Tradition of the American Frontier" *Grand County Historical Association Journal*, Volume III, Number 1, February 1983.

Gray, Avis, Ann Feucht, Ran Grey. *Voices of Courage: From A Rocky Mountain Village In their Own Spirit, 2002.* (no publisher given). On file at the Grand Lake Library, Grand Lake, Colorado.

Heckendorn, Dale. (National and State Register Coordinator) Memo. Review Comments on Inventory and Evaluation of Recreation Residences, Arapaho and Roosevelt National Forests, May 19, 2008.

Mills, Enos A. *The Story of Early Estes Park: Rocky Mountain National Park and Grand Lake.* (Originally published 1905 by Enos A Mills) 1986 published by Robert H and Enda Mills Kiley .

Pankratz, Howard. "Beetle-kill rate in Colorado 'catastrophic'." *Denver Post,* January 15, 2008.

Pearce, Sarah J. *Field Guide to Colorado's Historic Architecture and Engineering,*(Originally published in 1983 as A Guide to Colorado Architecture); Denver, CO: The Colorado Historical Society, 2008.

Quinnell, Susan, *Thesis: Building with Logs in Northern Colorado: 1850-1950.* Fort Collins, CO: Colorado State University, Spring 2003.

Seipp, Ernie. Interview on October 22, 2009, by John Spence and Carol Hunter at the Greenwood Lodge-Spence Cabin near Grand Lake, Colorado and information reconfirmed through a phone interview on June 3, 2010. A copy of the interview is in the Greenwood Lodge file at 1480 East 61st Street, Denver, Colorado 80216.

Struthers, Sue and Larry Fullenkamp, Arapaho and Roosevelt National Forests, Pawnee National Grassland. Cultural Resource Inventory for the Spence Cabin-SpecialUse Permit. September 6, 2002. On file at the Office of Archaeology and Historic Preservation, Denver, Colorado.

Greenwood Lodge
Name of Property

Grand County, Colorado
County and State

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
__X__Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .3
(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
(Place additional UTM references on a continuation sheet.) (NAD 27)

	Zone	Easting	Northing		Zone	Easting	Northing
1	13	424 358mE	4451 902mN	2			

Verbal Boundary Description (Describe the boundaries of the property.)
Greenwood Lodge is located in the mountains west of Grand Lake, Colorado in the Arapaho/Roosevelt National Forest in an unsectioned portion of land, Township 3 North, Range 76 West, of the 6th Principal Meridian and further described as 161 County Road 451, Grand Lake, Grand County, Colorado.

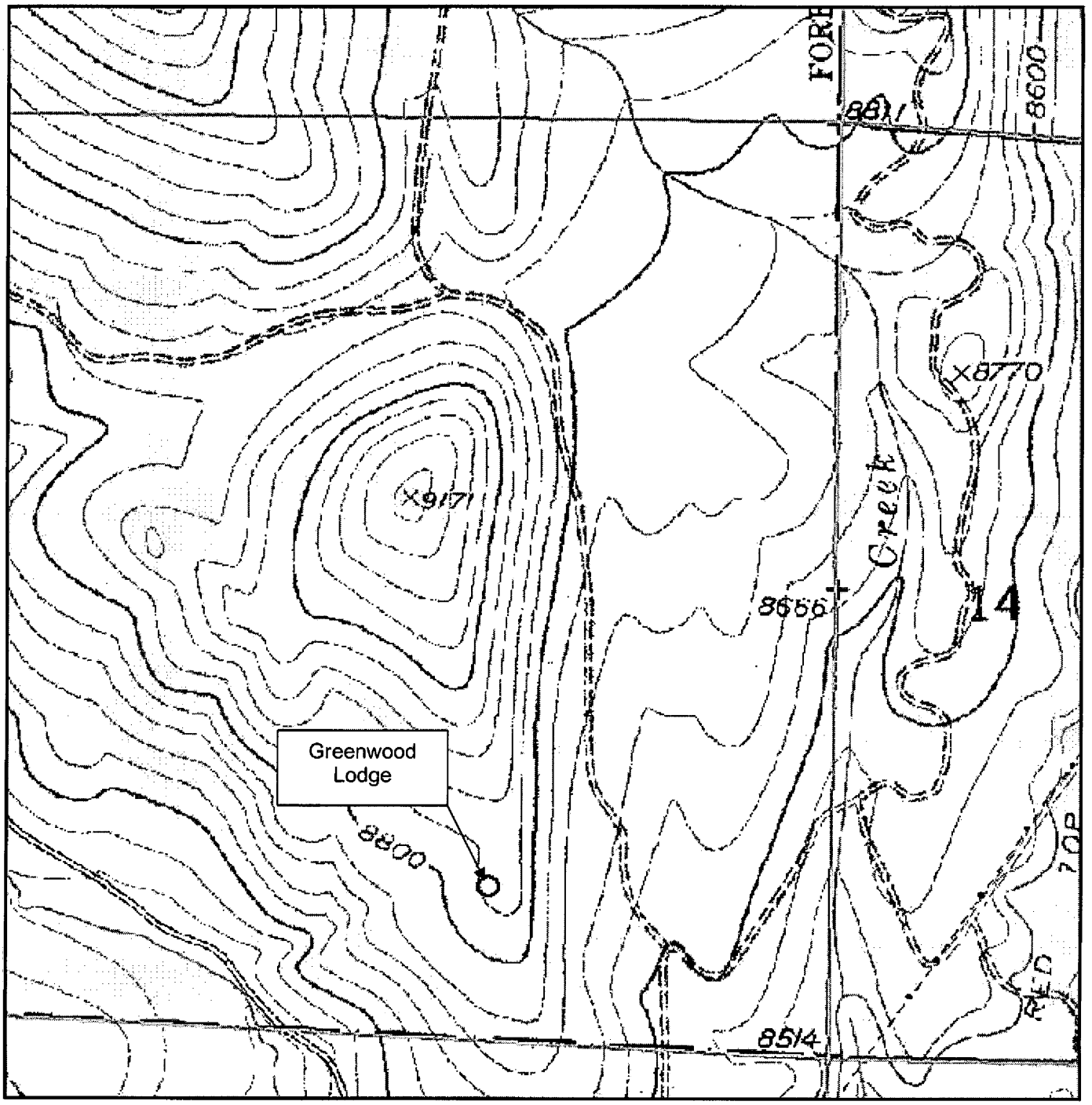
Boundary Justification (Explain why the boundaries were selected.)
The nominated parcel includes the boundaries legally and historically associated with the Greenwood Lodge as defined by the special use permit from 1932.

The original permit (1932) was measured in chains or 66'. The permit measurements were 2 chains (132') by 4 chains (264') which is 34,848 square feet, with a 32' square cabin. (Eight tenths of an acre is 32,737 square feet.) These measurements place the original boundaries 50' from the east/west sides of the cabin and 116' from the front/back or north/south of the cabin. Using these measurements, three of the four original corner boundary markers were located in preparation of this nomination.

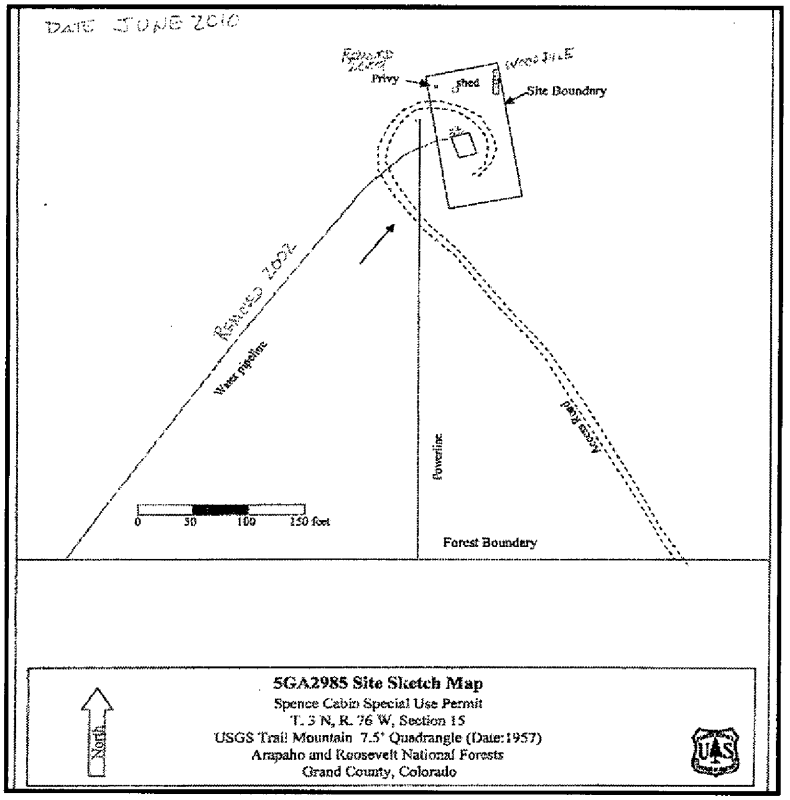
The Forest Service reduced the original boundaries from the 1932 Special Use Permit (which were also the boundaries on the 1940, 1964, 1979 and 1990 permits) from .8 acres to .3 acres in 2009. Under the 2010 Permit, the boundary is 34' from the east/west sides of the cabin and 84' from the north/south sides of the cabin.

USGS TOPOGRAPHIC MAP
Trail Mountain Quadrangle, Colorado
7.5 Minute Series

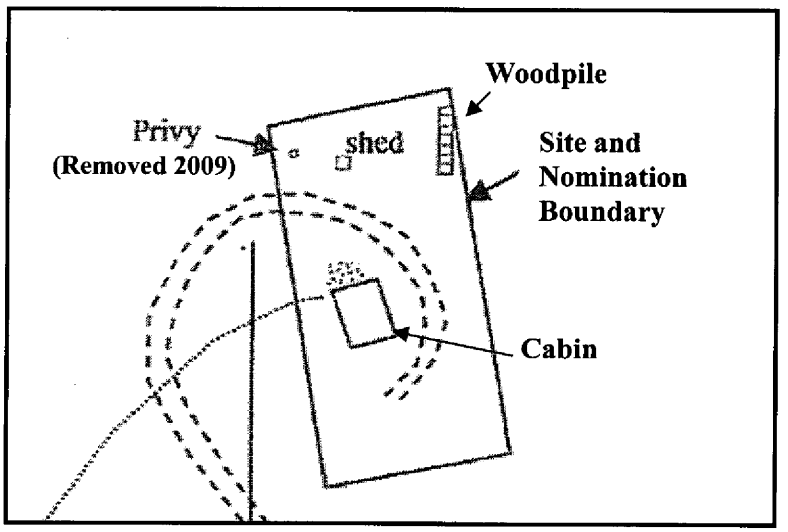
PLSS: 6TH PM, T3N, R76W, Unsectioned
Elevation: 8840'



Sketch Maps

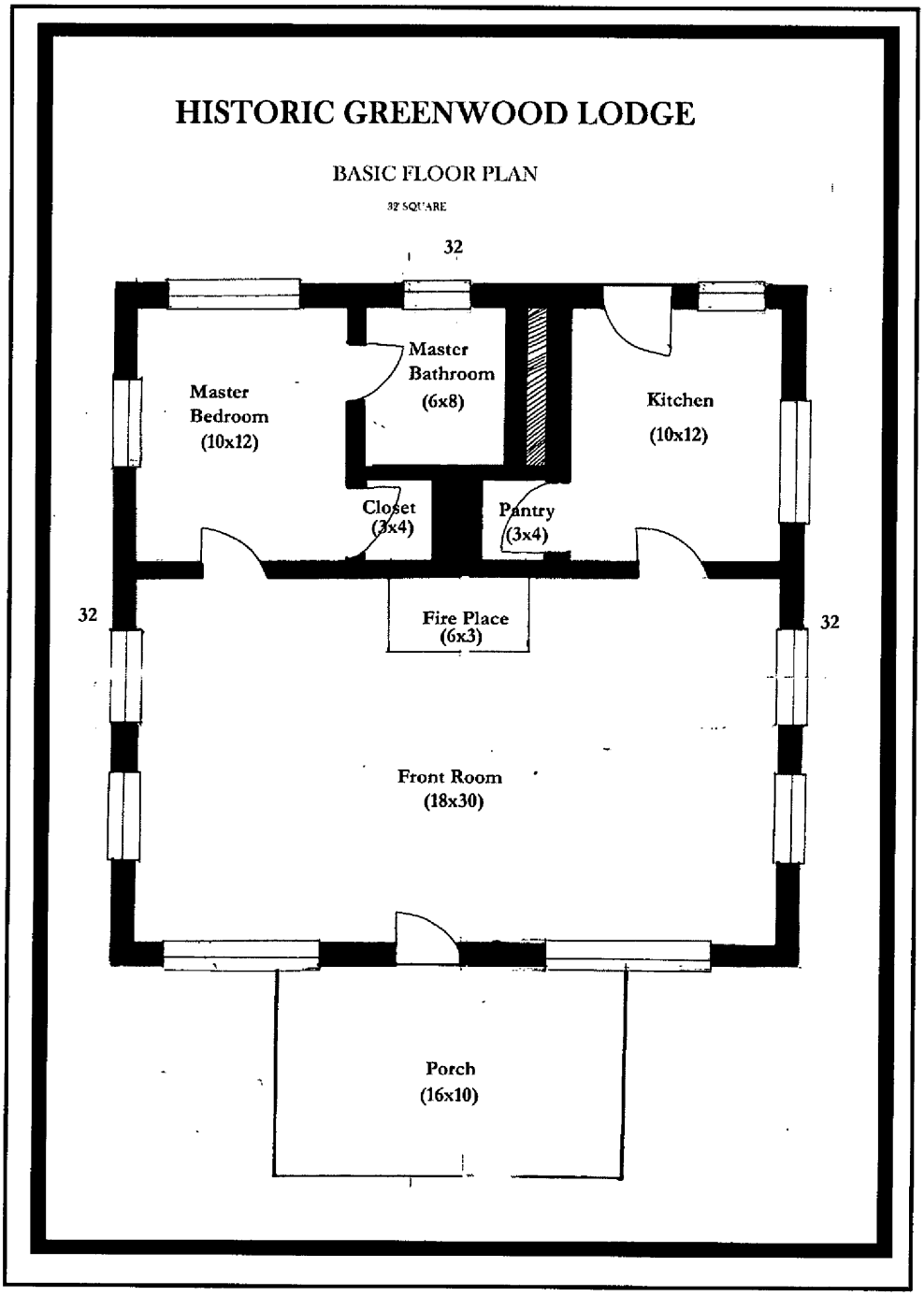


USFS Sketch Map of the Greenwood Lodge June 2009 showing current road footprint



Enlarged map of site from June 2009 USFS sketch map

Floor Plan


HISTORIC GREENWOOD LODGE
BASIC FLOOR PLAN
32' SQUARE
32
Master Bedroom (10x12)
Master Bathroom (6x8)
Kitchen (10x12)
Closet (3x4)
Pantry (3x4)
Fire Place (6x3)
32
32
Front Room (18x30)
Porch (16x10)

11. Form Prepared By

name/title John Spence with assistance from Carol Hunter (for property owner)

organization _____ date June 22, 2010

street & number 1480 East 61st Avenue telephone 303-287-9610

city or town Denver state Colorado zip code 80216

e-mail johns@hamiltonlinon.com

Additional Documentation

- **A USGS map** (7.5 minute series) Trail Mountain, Colorado 1957 (Photorevised 1978)
- **Sketch map**. Key all photographs to this map
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Name of Property: Greenwood Lodge
City, County, State: Grand Lake vicinity, Grand County, Colorado
Name of Photographer: John Spence
Date of Photographs: June 2010
Location of Original Digital Files: Tiff images on file at the National Register, Washington, D.C.
Number of Photographs: 35

Outside view of cabin

Photo Number	Description
CO_Grand County_ Greenwood Lodge 0001	Front of cabin, camera facing north
CO_Grand County _ Greenwood Lodge 0002	East side of cabin, camera facing west
CO_Grand County _ Greenwood Lodge 0003	Back of cabin, camera facing south
CO_Grand County _ Greenwood Lodge 0004	West side of cabin, camera facing east

Construction details of the outside of cabin

Photo Number	Description
CO_Grand County _ Greenwood Lodge 0005	Southeast corner, camera facing northeast
CO_Grand County _ Greenwood Lodge 0006	Front outside door, camera facing north
CO_Grand County _ Greenwood Lodge 0007	View of front windows, camera facing north
CO_Grand County _ Greenwood Lodge 0008	Construction of front window, camera facing north
CO_Grand County _ Greenwood Lodge 0009	View of back windows, camera facing south

Inside view of cabin

Photo Number	Description
CO _ Grand County _ Greenwood Lodge 0010	Fireplace/facing kitchen, camera facing northeast
CO _ Grand County _ Greenwood Lodge 0011	Front inside wall of cabin, camera facing west
CO _ Grand County _ Greenwood Lodge 0012	Looking toward bedroom, camera facing north
CO _ Grand County _ Greenwood Lodge 0013	Bedroom entrance, camera facing north
CO _ Grand County _ Greenwood Lodge 0014	Bedroom, camera facing west
CO _ Grand County _ Greenwood Lodge 0015	Kitchen, camera facing north

Construction details of the inside of cabin

Photo Number	Description
CO_Grand County _ Greenwood Lodge 0016	Inside front door, camera facing south
CO_Grand County _ Greenwood Lodge 0017	Inside view of bathroom door, camera facing northeast
CO_Grand County _ Greenwood Lodge 0018	Inside view of front window, camera facing southwest

CO_Grand County _ Greenwood Lodge	0019	Inside view of bedroom window, camera facing north
CO_Grand County _ Greenwood Lodge	0020	Close-up view of construction of the bedroom window, camera facing northwest
CO_Grand County _ Greenwood Lodge	0021	Water tank, camera facing north
CO_Grand County _ Greenwood Lodge	0022	Water tank with shipping address, camera facing west
CO_Grand County _ Greenwood Lodge	0023	Top of tank, camera facing northwest
CO_Grand County _ Greenwood Lodge	0024	Tank, camera facing west

Boundary stakes for cabin

Photo Number		Description
CO _ Grand County _ Greenwood Lodge	0025	Stake southeast corner, camera facing northeast
CO _ Grand County _ Greenwood Lodge	0026	Stake southwest corner, camera facing northeast
CO _ Grand County _ Greenwood Lodge	0027	Stake northwest corner, camera facing southeast

Rustic features of the cabin site

Photo Number		Description
CO _ Grand County _ Greenwood Lodge	0028	Bird houses, camera facing north
CO _ Grand County _ Greenwood Lodge	0029	Porch, camera facing south
CO _ Grand County _ Greenwood Lodge	0030	Path stone lined east side, camera facing north
CO _ Grand County _ Greenwood Lodge	0031	Stone work front of cabin, camera facing northwest
CO _ Grand County _ Greenwood Lodge	0032	View from living room, camera facing south

Views from the cabin

Photo Number		Description
CO _ Grand County _Greenwood Lodge	0033	View from front porch, camera facing southwest
CO _ Grand County _Greenwood Lodge	0034	Telephoto view of Grand Lake, camera facing east
CO _ Grand County _Greenwood Lodge	0035	Elk, camera facing south

HISTORIC IMAGES

Image	Description
Figure 1	USFS proposed architectural drawings of Greenwood Lodge (Information on drawing: Traced 9-10-1932 signed W.H. P. Scale: 1" = 5') North and South elevations. John Spence files.
Figure 2	USFS proposed architectural drawings of Greenwood Lodge (Information on drawing: Traced 9-10-1932 signed W.H. P. Scale: 1" = 5') Fireplace. John Spence files.
Figure 3	USFS proposed architectural drawings of Greenwood Lodge (Information on drawing: Traced 9-10-1932 signed W.H. P. Scale: 1" = 5') East elevation. John Spence files.
Figure 4	USFS proposed architectural drawings of Greenwood Lodge (Information on drawing: Traced 9-10-1932 signed W.H. P. Scale: 1" = 5') Interior Floor Plan. John Spence files.
Figure 5	Portion of USFS Sketch Map (1932) of the Greenwood Lodge showing original road drawn by W. H. Pletcher, 9-9-1932 for Hynes, J. M. Summer Home, 8-9-1932. John Spence files.
Figure 6	Portion of the Grand County Lions Club Map of "The Mountain Empire of the West" published by Grand County Lions Club, Hot Sulpher Springs, Colorado: 1934, showing Greenwood Lodge. John Spence files.
Figure 7	USFS Photo of Cabin dated 1940. John Spence files.
Figure 8	USFS Photo of Cabin dated 1950. John Spence files.

PHOTO DIRECTIONS – Exterior

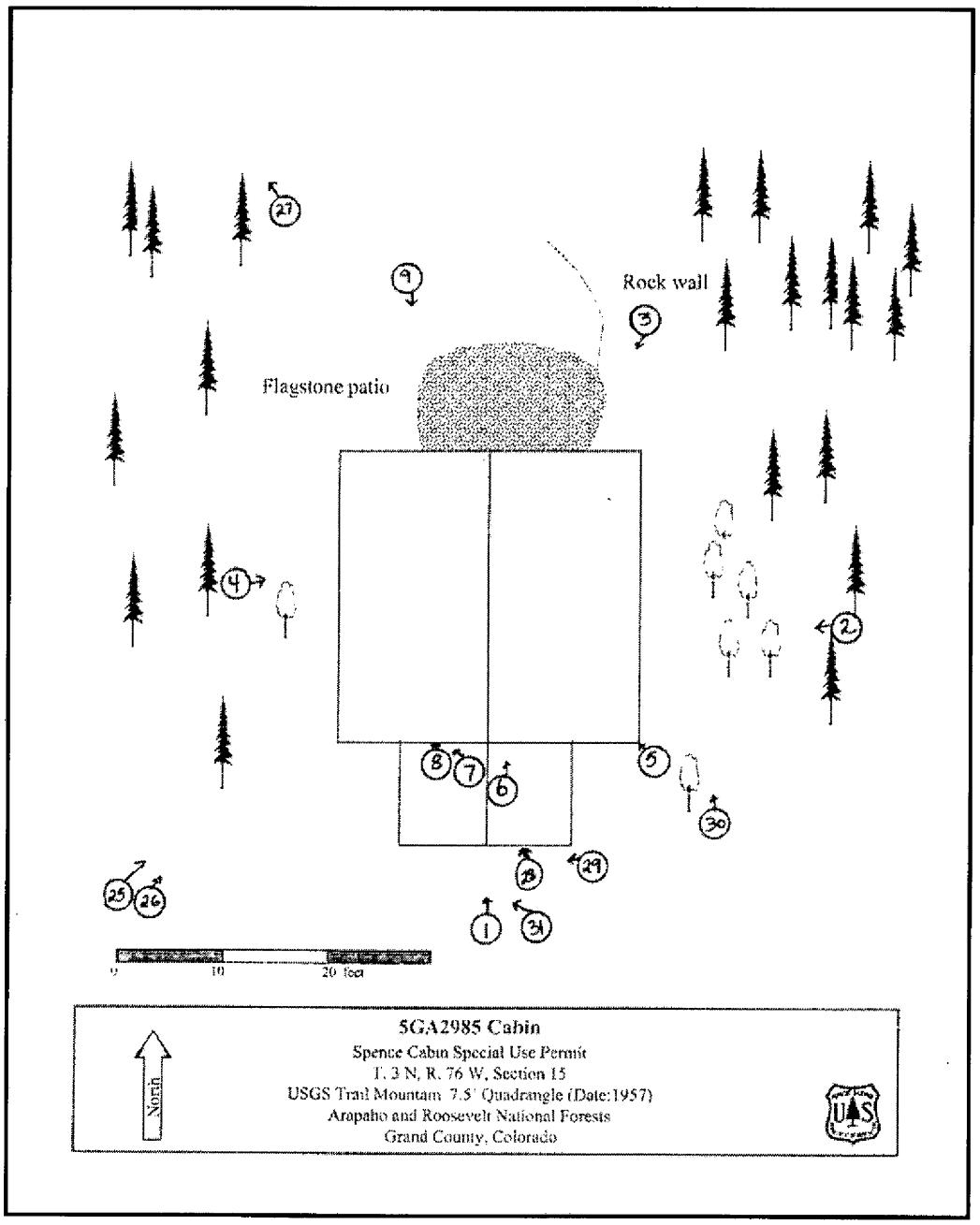
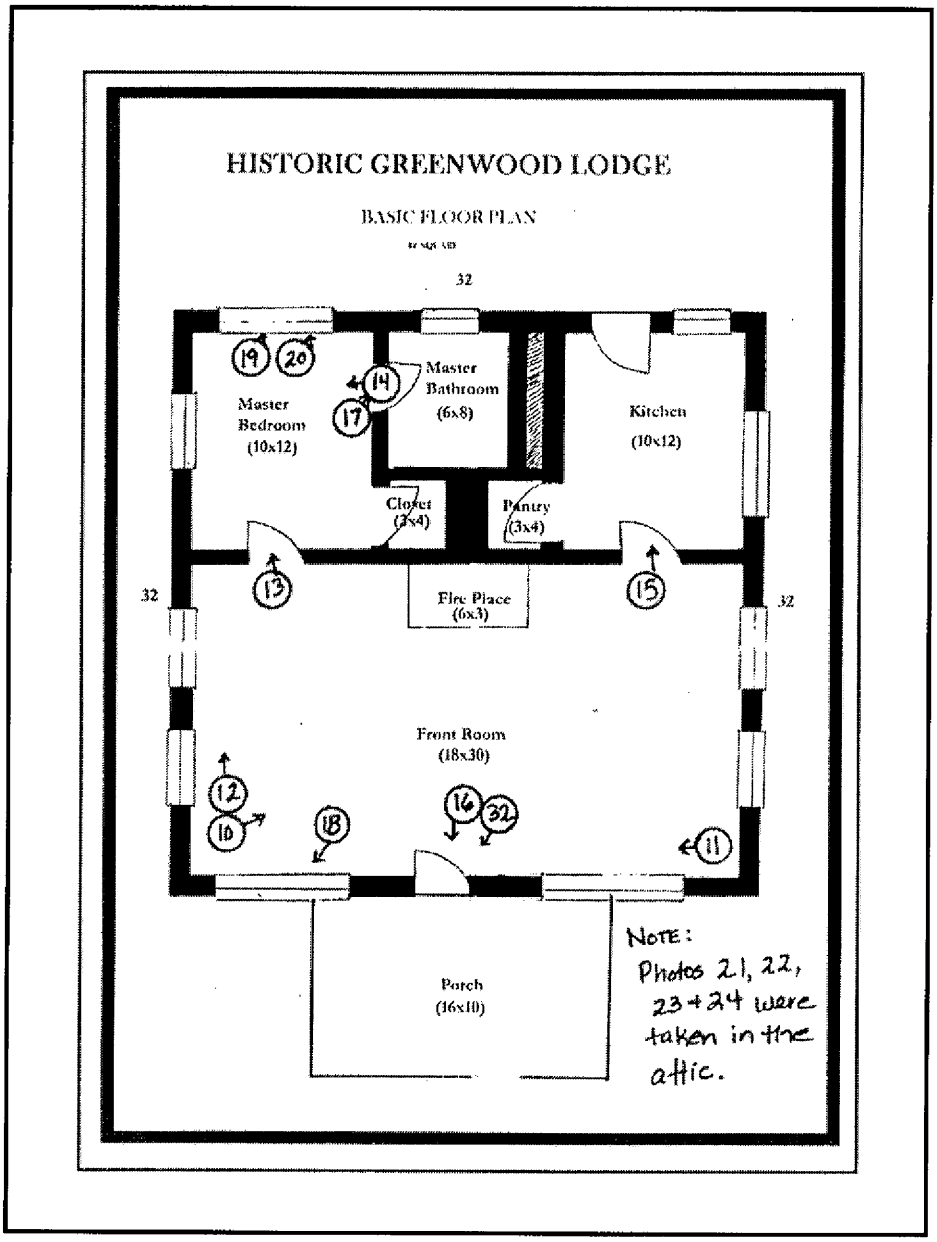


PHOTO DIRECTIONS – Interior



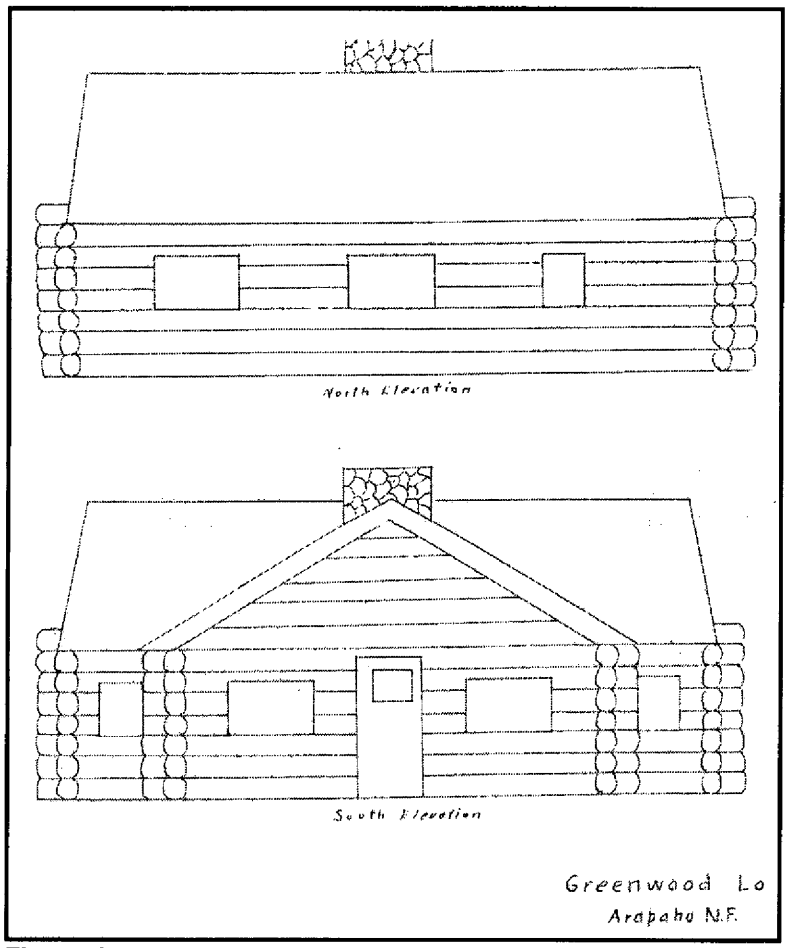


Figure 1

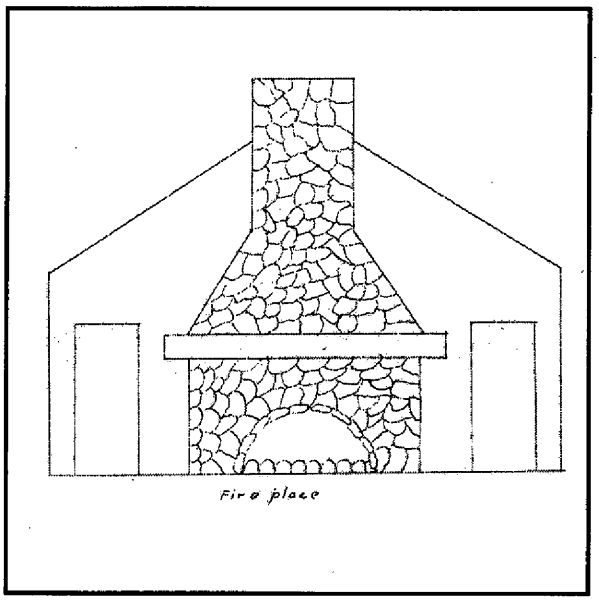


Figure 2

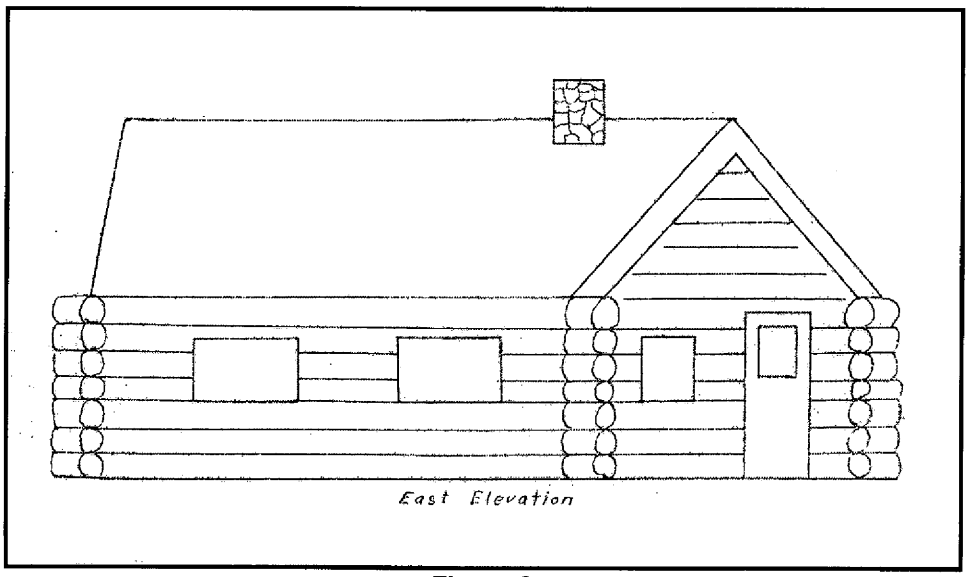


Figure 3

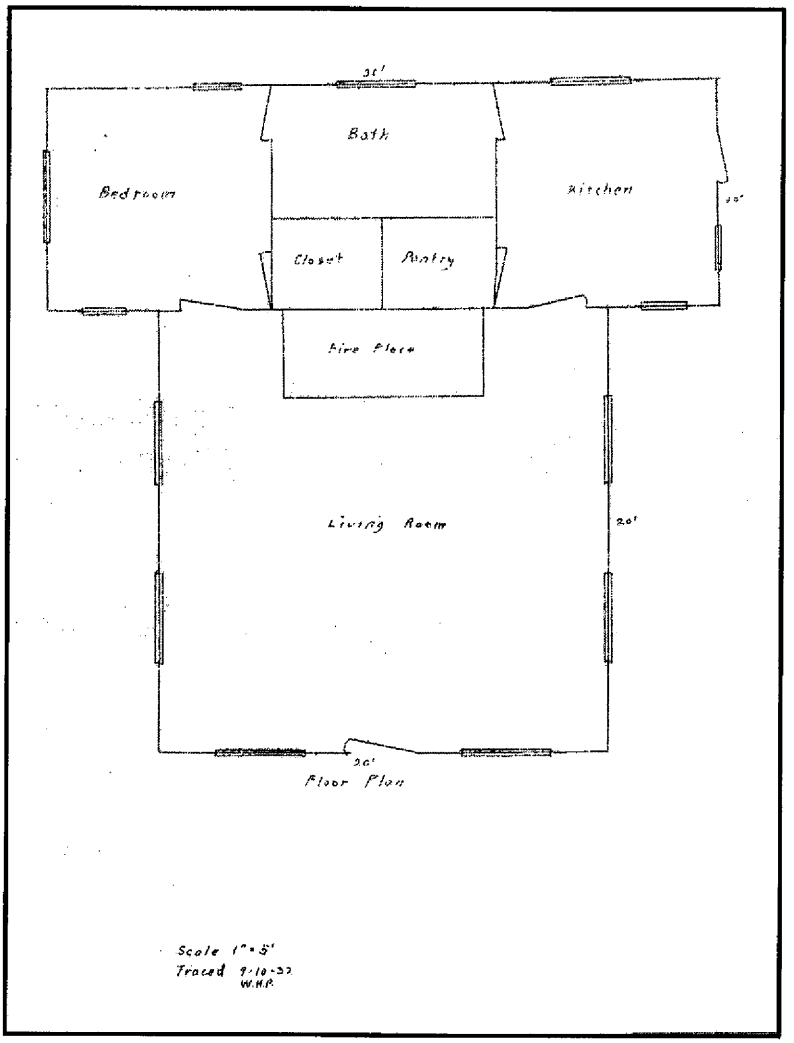


Figure 4

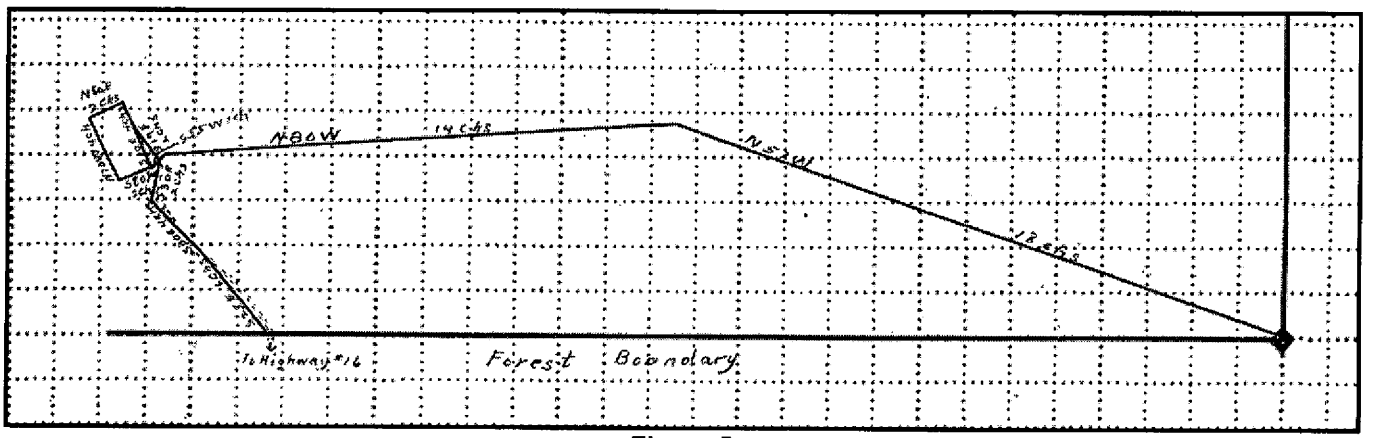


Figure 5

Greenwood Lodge

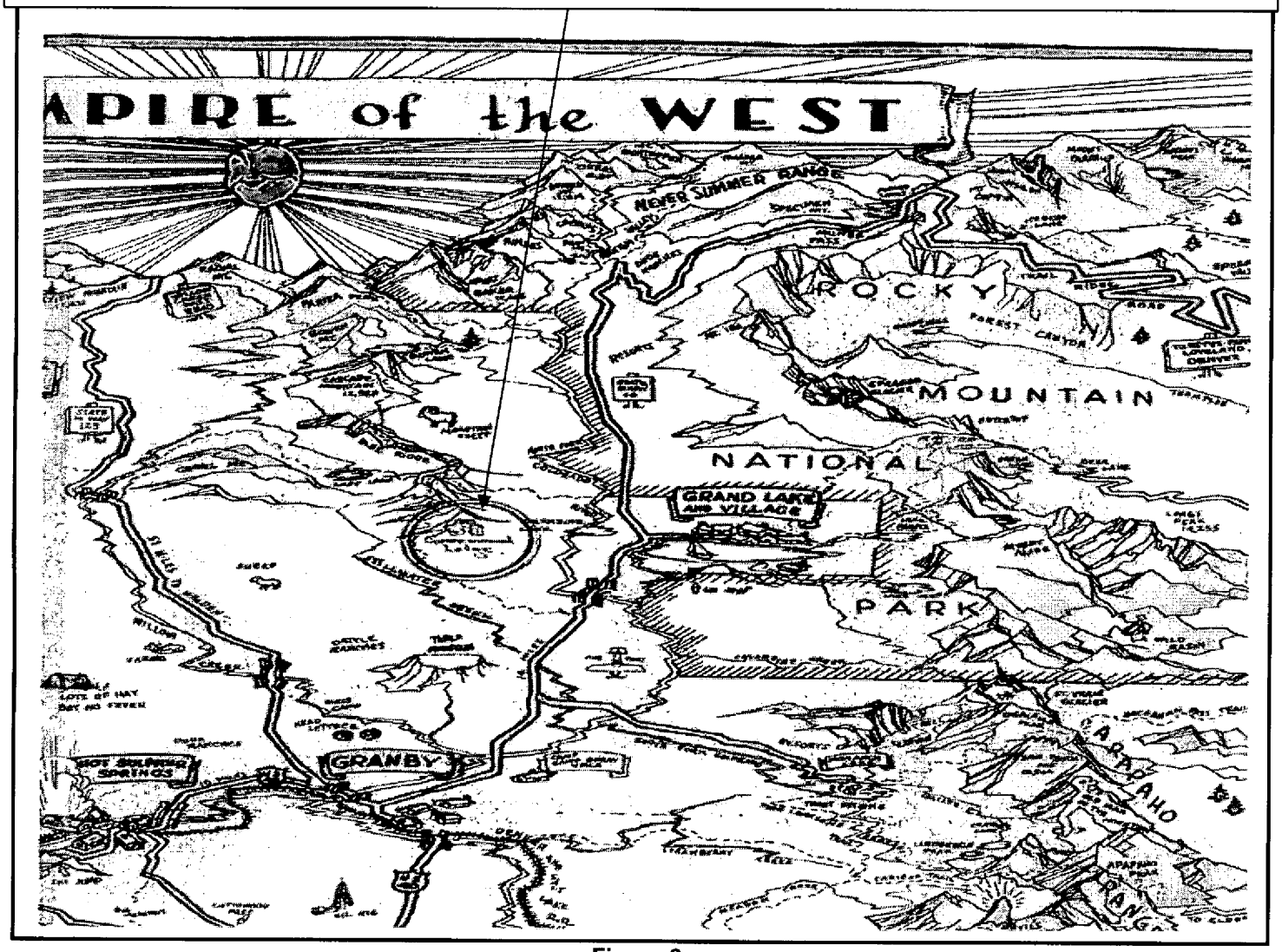


Figure 6

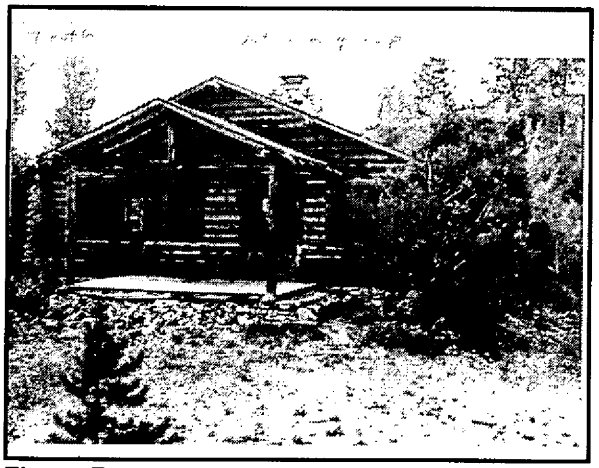


Figure 7

Figure 8

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name John Spence, Jr. and USDA Arapaho and Roosevelt National Forests (Sue Struthers, contact)

street & number 1480 East 61st Avenue | 2150 Centre Ave., Bldg. E telephone 303-287-9610 | 970-295-6622

city or town Denver | Fort Collins state CO | CO zip code 80216 | 80526

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

The