

COLORADO CULTURAL RESOURCE INVENTORY  
**Historic Architectural Component Form**  
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OAHP1404

Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5KW123 2. Temporary Resource Number: \_\_\_\_\_
3. Map ID Number / Feature Number or Code: Feature 7
4. Building or Structure Name: Unpaved airplane landing strip
5. Complex/Site Name: The airplane landing strip is part of the Dawson Ranch Buildings Complex
6. Photograph Number(s): CD "Dawson Ranch Section 106," Image 3.

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Air-related
8. Architectural Style: None
9. Building Support System: None
10. Dimensions: L 2500' +2900'=5400 x W 40 = Square Feet 216,000
11. Number of Stories: NA
12. Building Plan (footprint, shape): NA
13. Landscaping or Special Setting Features:

The house, associated agricultural buildings, and airplane landing strip, sit on former agricultural land within the boundaries of the recently established Sand Creek Massacre National Historic Site. The Big Sandy Creek (Sand Creek) traverses the associated landholdings north of the ranch complex buildings. At one time some of the nearby acreage was cultivated but William F. Dawson replanted the areas with native grasses. The entire Dawson Ranch Building Complex is south of the village site where Colonel John Chivington and his troops attacked an encampment of Cheyenne and Arapaho peoples in the Sand Creek Massacre (5KW28) and has no association to that event. The Dawson Ranch Building Complex is in Section 30.

Outside of the physical boundary of this survey but within the boundaries of the former Dawson Ranch land holdings are ruins of the Thompson-Bohart Ranch/Dawson Family Line Camp and remains of the immense Chivington/Brandon Canal circa 1909 (5KW122.1). Both are also in Section 30. In Section 24 are potential remains of a sheep operation associated with an African American pioneer known as "Nigger Charlie." These sites are indicative of several of the contexts in Colorado Historical Society's *Colorado Southern Frontier Historic Context*. Sites and potential sites include examples of Early Farming and Ranching in Southeastern Colorado (1840-1890), The Years of Conflict (1850-1870), Open Range Ranching (1859-1900), and the Ethnic Diversity of Southeastern Colorado (1880-1945).

14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):

The Dawson Ranch Building Complex contains 7 features which include the main house (Feature 1), a barn (Feature 2), a corral (Feature 3), a railway car (Feature 4), a motel cabin (Feature 5), an utility building (Feature 6), and an air landing strip (Feature 7)

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For the following categories include materials, techniques and styles in the description as appropriate:

15. Roof: \_\_\_\_\_  
\_\_\_\_\_
16. Walls: \_\_\_\_\_  
\_\_\_\_\_
17. Foundation/Basement: \_\_\_\_\_  
\_\_\_\_\_
18. Chimney(s): \_\_\_\_\_  
\_\_\_\_\_
19. Windows: \_\_\_\_\_
20. Doors: \_\_\_\_\_
21. Porches: \_\_\_\_\_
22. General Architectural Description: The air-related structure consists of two intersecting unpaved landing strips. One strip runs north to south and the other southwest to northeast. Both strips are overgrown with vegetation.  
\_\_\_\_\_

**III. FUNCTION**

23. Current Use: None  
\_\_\_\_\_
24. Original Use: Hobby, private use, non-agricultural  
\_\_\_\_\_  
\_\_\_\_\_
25. Intermediate Use(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**IV. ARCHITECTURAL HISTORY**

26. Architect: Unknown
27. Builder: Former owner-Bill Dawson
28. Date of construction: Actual \_\_\_\_\_ Assessor \_\_\_\_\_ Estimate Between circa 1976  
based on: Mr. Dawson put in the airstrip after he purchased the property. It is present in aerial photographs beginning in 1976.
29. Modifications: Minor \_\_\_\_\_ Moderate \_\_\_\_\_ Major \_\_\_\_\_ Moved \_\_\_\_\_ Date \_\_\_\_\_  
Describe Modifications: \_\_\_\_\_  
Additions and Date: \_\_\_\_\_
30. Associated Contexts and Historical Information: The Dawson Ranch Building Complex is associated with the context of Post World War II Farming and Ranching (1945–2000). The land upon which the house is located was homesteaded in 1907. The Levi and Florence Rutledge purchased all the sections that comprise the ranch holdings, combining them in 1949. They built the ranch residence between 1951 and 1952  
When Mr. Dawson purchased the property in 1963 there was alfalfa where the landing strip is now. Mr. Dawson flew airplanes as a hobby and put the landing strip in circa 1976. There are three other air strips on ranches in Kiowa County.  
The house, later outbuildings and air strip, have no relationship to the actual Sand Creek Massacre event. The airplane landing strip is not over fifty years old, is not of significant architectural or engineering value, and is not associated with a significant person and/or event. It does not meet the criteria for the National Register.

**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: Neidinger, Paul. "Architect's Field Report" as part of Preliminary Park Planning and Brief Condition Assessment of Existing Facilities
32. Archaeological Potential: Yes \_\_\_\_\_ No X Justify: William F. Dawson, a former owner who was the occupant of the ranch and the primary caretaker of the property for over 40 years, reported no buried material. This portion of the property has been plowed significantly over the years.
33. Recorder(s): Jacqui Ainlay-Conley
34. Date(s): June 27, 2005

303-866-3395