

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 5
4. Building or Structure Name: Cabin
5. Complex/Site Name: The cabin is part of the Dawson Ranch Buildings Complex
6. Photograph Number(s): Roll 1: Dawson Ranch Complex, negative 17

II. ARCHITECTURAL DESCRIPTION

7. Complex/Building/Structure Type: hotel/cabin
8. Architectural Style: vernacular
9. Building Support System: wood frame
10. Dimensions: L 12 x W 18 = Square Feet 180
11. Number of Stories: 1
12. Building Plan (footprint, shape): Rectangular plan
13. Landscaping or Special Setting Features:

The cabin is 45' north of the house. 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: Front-gabled weatherboard roof on a wood frame.

- 16. Walls: The walls are wood horizontal siding.

- 17. Foundation/Basement: Wood foundation. No basement.

- 18. Chimney(s): _____

- 19. Windows: Empty window frame on the east elevation.

- 20. Doors: Empty door frame on the south face of the cabin.

- 21. Porches: _____
- 22. General Architectural Description: This is a south facing single roomed vernacular cabin. The building has a front-gabled weatherboard roof and horizontal siding on the walls. The cabin's windows and doors are missing.

III. FUNCTION

- 23. Current Use: Vacant

- 24. Original Use: Motel unit—tourist cabin

- 25. Intermediate Use(s): Storage

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IV. ARCHITECTURAL HISTORY

26. Architect: Unknown
27. Builder: _____
28. Date of construction: Actual _____ Assessor _____ Estimate circa 1950
based on: Levi and Florence Rutledge, who built the ranch residence, owned Mom's Motel in Eads which first appeared in the Colorado State Directory of Businesses and Industry in 1950.¹
29. Modifications: Minor ___ Moderate ___ Major ___ Moved X 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 cabin is located was homesteaded in 1907. Levi and Florence Rutledge purchased all the sections that comprise the ranch holdings, combining them in 1949. The ranch residence was built between 1951 and 1952 by the Rutledges.
The former tourist cabin was on the property when William F. Dawson purchased the ranch in 1963. He reported that the cabin was originally from a motel in nearby Brandon, Colorado; there are no motels listed in that city in the Colorado State Directory of Businesses and Industry from 1920–1955.² Levi and Florence Rutledge, the previous ranch owners, owned Mom's Motel in Eads in 1950 therefore the building is more likely related to their business.³ Mr. Dawson used the cabin for storage until it deteriorated thus exemplifying an agricultural pattern of adaptive reuse of available resources.
The house and the later outbuildings, including the motel court cabin moved to the site, have no relationship to the actual Sand Creek Massacre event. The cabin may be associated with the *Colorado Southern Frontier Historic Context* of Tourist Travel and the Auto Age (1870–1945). However because of the poor condition of the former motel unit and the resource's lack of integrity in location and setting (having been moved), it is not eligible for the National Register.

V. OTHER RECORDING INFORMATION

31. Specific References to the Structure/Building: This structure was not included in National Park Service Reports.
32. Archaeological Potential: Yes ___ No X Justify: William Dawson, a former owner, reported no buried material.
33. Recorder(s): Jacqui Ainlay-Conley
34. Date(s): June 27, 2005

Colorado Historical Society - Office of Archaeology and Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395

¹ Rocky Mountain Directory Company, *1950 Colorado State Directory of Business & Industry*, (Colorado Springs: Rocky Mountain Directory Company, 1950), 463.

² Ibid.

³ Ibid.