

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Wells Rock House

Other Names Rock House; Point of Rocks; Swedlund Rock House

Address of Property

address not for publication

Street Address off County Rd. 54

City Padroni vicinity County Logan Zip 80745

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Kent and Peggy Swedlund

Address Box 1246/ 104 Highland Ave. Phone _____

City Sterling State Colorado Zip 80751

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Kent Swedlund Date December 3, 2007

Organization _____

Address Box 1246/ 104 Highland Ave. Phone _____

City Sterling State Colorado Zip 80751

<p>FOR OFFICIAL USE:</p> <p><u>12/3/2007</u> Nomination Received</p> <p><u>2/22/2008</u> Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial</p>	<p>Site Number <u>5LO.623</u></p> <p>Senate # _____ House # _____</p> <p><u>2/28/2008</u> CHS Board State Register Listing <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E</p>
<p>Certification of Listing: President, Colorado Historical Society Date _____</p>	

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic DOMESTIC/ single dwelling

Current DOMESTIC/ single dwelling

Original Owner Howard Wells

Source of Information Personal interviews; Logan County Family History book

Year of Construction 1910

Source of Information Personal interviews; Logan County property records

Architect, Builder, Engineer, Artist or Designer Howard G. Wells, Leroy J. Wells, and Guy L. Wells

Source of Information Personal interviews; Logan County Plat Book 1917; Tax Assessor's records

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) N/A Block N/A Addition N/A

USGS Topographic Quad Map North Sterling Reservoir

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. The Colorado Historical Society may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for Society and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: No Style

Period of Significance: 1910

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage less than one

P.M. 6th Township 10N Range 53W Section 32 Quarter Sections NE NW NW SE; NW NE NW SE

UTM Reference: Zone 13 Easting 642396 Northing 4517346 NAD27

Site Elevation: 4200 feet

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

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DESCRIPTION

The Wells Rock House, located 22 miles northwest of Sterling, Colorado, near the North Sterling Reservoir, is a one story rectangular plan building that faces east and is covered by a tin side gabled roof. A cinder block porch shelters the main entrance along with one paired window to the east of the door and spans the entire façade. The entry door to the porch is flanked by five six-light windows to the south and six six-light windows to the north. Exterior walls are composed of irregular native sandstone and cemented together with a mixture of sand, crushed gravel and limestone. Each piece of stone is six inches to two feet long and approximately twelve inches thick. A concrete-like parging covers the entire west half of the north wall as well as the lower portion of the wall on the east half. There are two windows on each of the south, west and north walls. Wood framed 1/1 windows were used in all four exterior walls. All window openings are original, though it is unknown if all of the glass is original. Two brick chimneys protrude from the roof ridge. A root cellar is located about ten feet from the south porch door opening. The house is part of a larger ranching operation that extends in all directions. It is situated among trees to the north and shrubs to the south, with native grasses surrounding the immediate area around the house.

Interior

The interior walls are smoothed over with concrete, according to Lowelle Sims who resided in the house when he was a child in the 1920s and 1930s. The floor originally was dirt and the ceiling was open. In the 1930s, wood floors and a tongue and groove ceiling were added. Newspapers used under rugs and linoleum added insulation. Electricity has never been added to the house.

Alterations

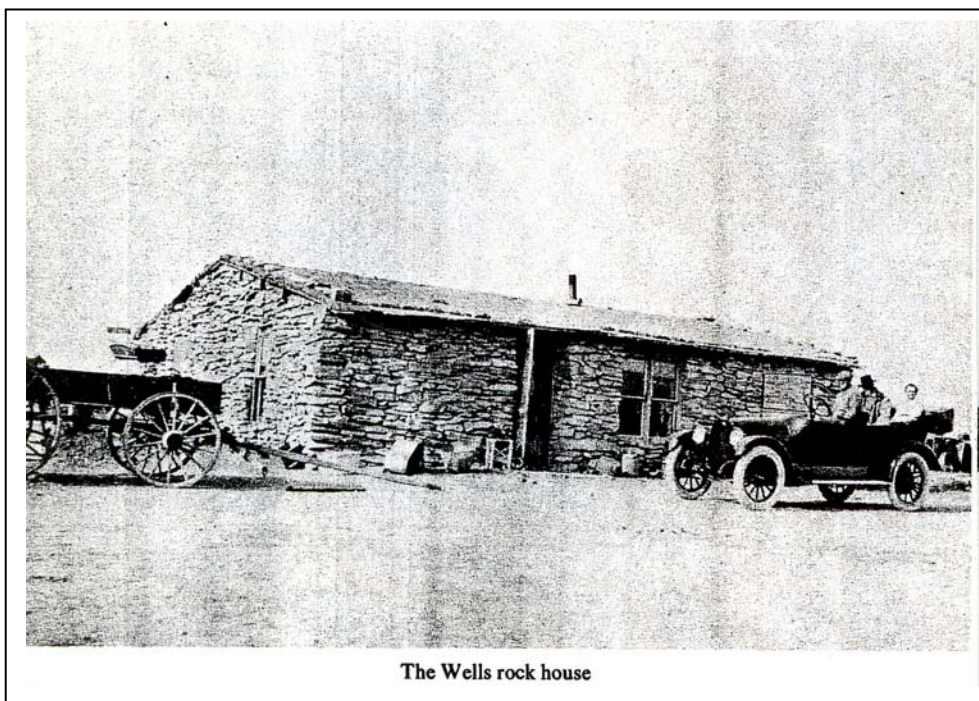
Changes have been made to the house over the years, though no major changes have occurred since the Zeigler-Swedlund family purchased the property in 1948. Original roofing consisted of wood sheathing with sod and rock on top. The tin metal roof was added in the 1930s and is still in place today. Shortly after the house was completed in 1910, a second chimney was added toward the south side. A door opening in the northwest corner was removed in the 1930s and replaced with a wood framed window. The flooring and ceiling changes and the porch addition all occurred in the 1930s. A kitchen was carved out of the larger bedroom to the north sometime during the 1920s or 1930s. A fireplace was added in 1973.

The Rock House was built and braced to develop strength and rigidity necessary for the purposes used and weather conditions of the eastern plains. It is in good condition and stands today without major changes.

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Historic Image- Date Unknown

Image provided by homeowner- found in *Logan County Family History, Sterling Centennial 1884-1984*, Page 365.



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SIGNIFICANCE STATEMENT

The 1910 Wells Rock House is eligible for the State Register under Criterion C in the area of Architecture as a good local example of an early twentieth century stone house constructed with native stone. The house is one of the few remaining known examples of stone construction extant in Logan County. The native stone from the surrounding area was used to build the house and stone barn; the barn is no longer standing, leaving only the house to convey the early history of this homestead.

Located in the northeastern part of the state, Logan County is part of Colorado's eastern plains. While stone can be found in small pockets along the arid plains, it is not an abundant building material as it is in the mountains to the west. Houses constructed of stone from the homesteading period are somewhat rare in this area, making the Wells Rock House an important local resource.

Historical Background

Logan County was carved out of Weld County in 1887 when settlers found it difficult to travel the distance to Greeley to transact business. After much discussion, the county was named after General John A. Logan, a Civil War veteran from Illinois who was an ardent supporter of Colorado statehood and a favorite visitor of residents. The first settlers in Logan County were mainly cattle and sheep ranchers. Dryland farming began on a small scale when land was opened to homesteading. However, by around 1893, the need for irrigation on a large scale became apparent and an assortment of men in the county banded together to form various water companies in the hopes of bringing water to the area.

The North Sterling Reservoir (also known as Point of Rocks) was a six year irrigation project that now stores approximately 80,000 acre feet of water used to irrigate about 40,000 acres of land. Work on the main part of storage for the North Sterling Reservoir and outlet canal started in 1909 and continued through 1910. The dam construction was completed in 1910. Padroni, Colorado, was a shipping point for men and material for the construction. During this time nearly all the government land was homesteaded; the plains where cattle had grazed on unfenced prairie were now dotted with homestead buildings, such as the Wells Rock House.

Upon building the house, two of the Wells brothers lived in the house so they could claim additional land under the Homestead Act. The house is actually located on a quarter section line so that the brothers could add more acres for a \$10.00 fee. Title would be granted five years later. The Wells family owned the property until the early 1920s when they sold to Clyde Geer.

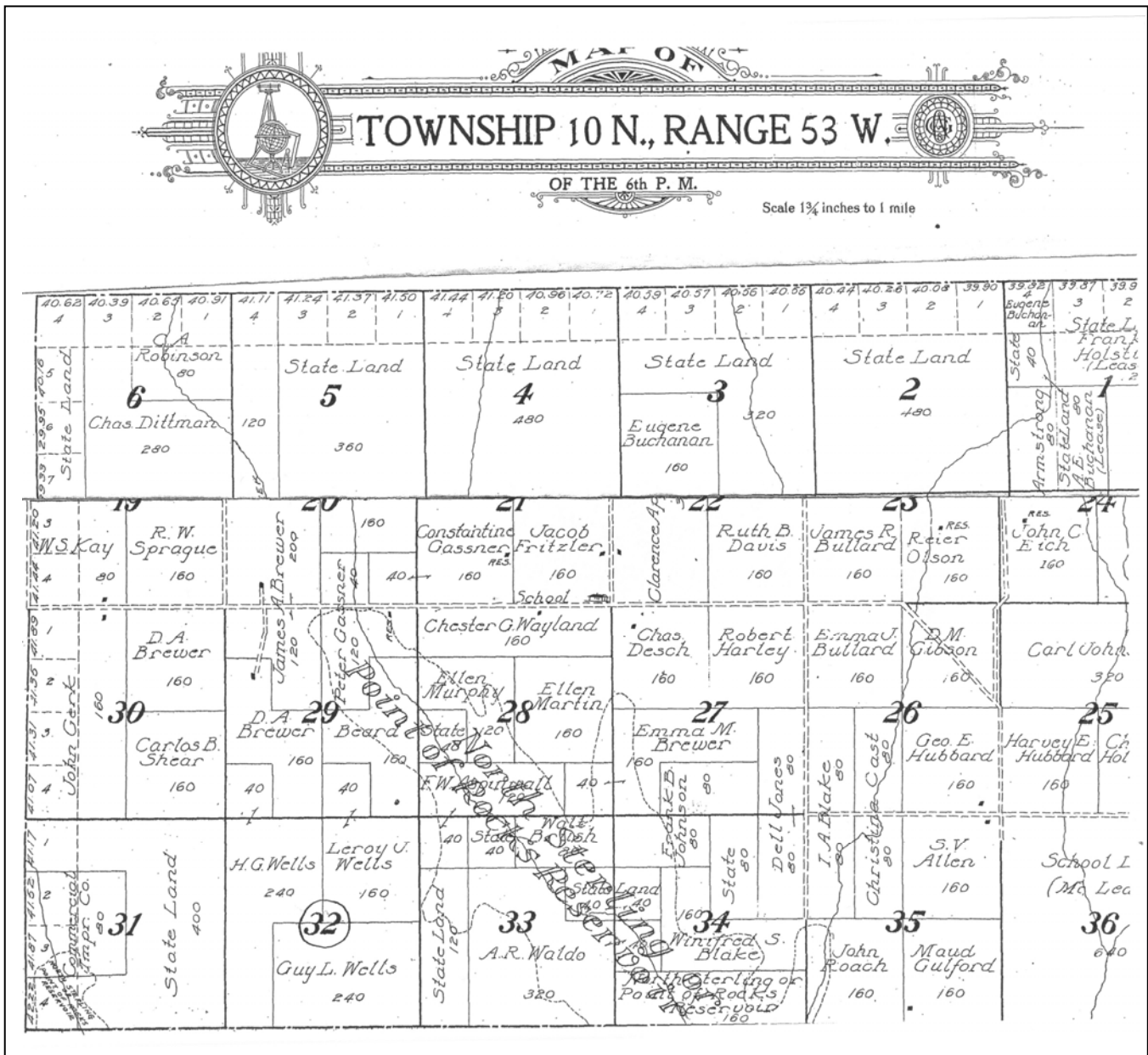
The Clyde Geer family lived in the house in the 1920s and 1930s. Geer was the Maintenance and Operations Supervisor for the North Sterling Irrigation District from 1915 until 1965. The Geer family was responsible for the changes made to the house, such as the cinder block porch, conversion of the northwest door to a window, and the finishing of the floors and ceilings. The Zeigler-Swedlund Family purchased the ranch in 1948 and has owned it ever since. The Swedlund Ranch owns the majority of private land bordering the only reservoir and major state park/ recreation area in Logan County. The Swedlunds have purchased additional acreage since 1948 and have recently put a conservation easement on 1000 acres to protect the ranchland from development. The other 1000 acres will go under easement in 2009.

Currently, the Wells Rock House is used for family gatherings and special occasions. Over the years the ranch has been used numerous times for retreats and educational instruction including farming, ranching and soil and grass/plant identification. College students have used the land for environmental education

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purposes. Future Farmers of America members, teachers and advisors have used the house and ranch facilities. Exchange students and other international visitors have enjoyed visits to the ranch to experience local agriculture and history.

From 1917 Standard Atlas of Logan County by George A. Ogle & Co.



Property Name Wells Rock House

BIBLIOGRAPHY

Hartley, Robert E. "General John A. Logan: A Name Remembered and Honored in Colorado," *Colorado Heritage*, Summer 2007, pp. 32-47.

"Historical Highlights from Early Day Newspapers," *Colorado Prospector*, Vol. 8, No. 11, November 1977.

Logan County Family History, Sterling Centennial 1884-1984. Dallas, TX: Taylor Publishing Company, 1984.

Logan County Tax Assessor's records.

Personal Interviews conducted by Kent Swedlund:

1. Lawrence Simms – August 1980 (deceased 1999)
2. Tracy Zeigler (grandfather) - June 18, 1960 (deceased 1962)
3. Lee Swedlund (father) – numerous dates 1950 – 1987 (deceased 1987)
4. Lowelle Simms – July 16, 2007 (Lowelle lived on the ranch in the 1920s and 1930s)
5. Doris Koester – August 20, 2007 (Doris was related to the Wells family)

Simms, Lowelle. Unpublished notes, July 2007.

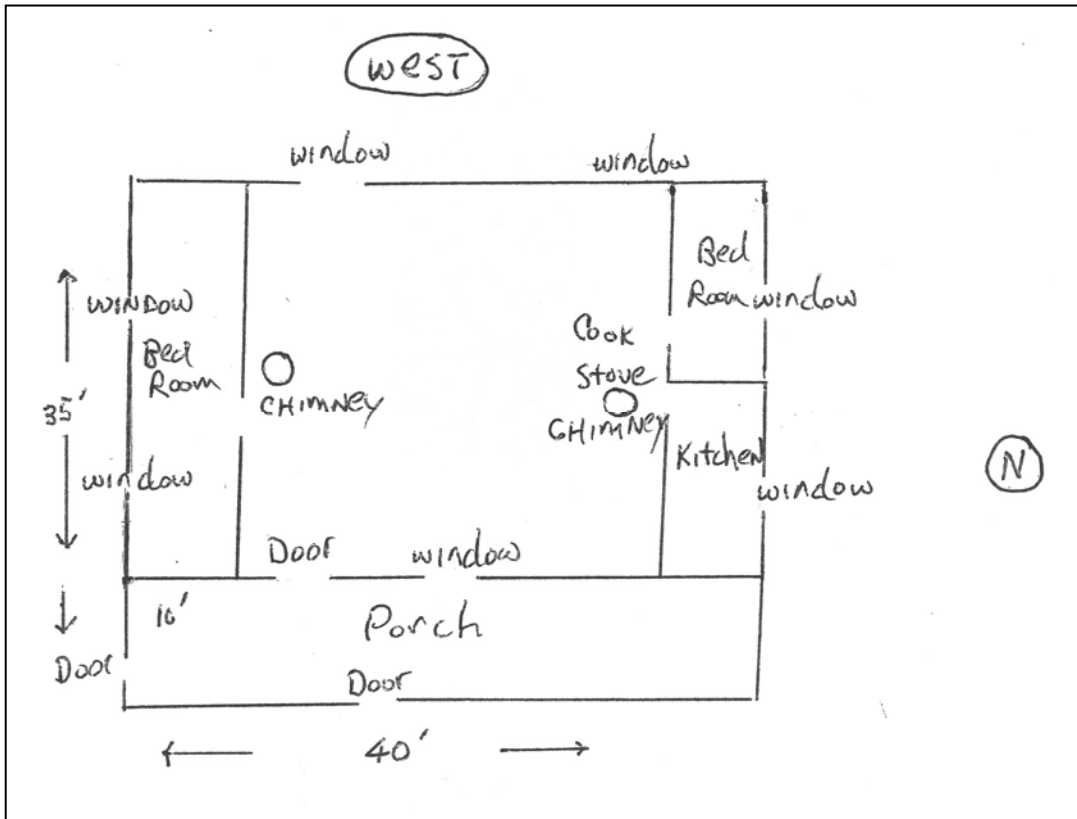
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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nominated property consists of the footprint of the building and 10 feet out in all directions.

Footprint



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-10 except as noted:

Name of Property: Wells Rock House
Location: Logan County/ Colorado
Photographer: Kent Swedlund
Date of Photographs: December 2007
Negatives: with owner

Photo No. Photographic Information

- 1 South wall, camera facing northeast
- 2 West and south walls, camera facing east
- 3 North and west walls, camera facing southeast
- 4 South wall, southwest corner close-up, camera facing north
- 5 North wall, part of cinder block porch in view, camera facing southwest
- 6 Overview of house and east façade, camera facing west
- 7 Close-up of stone and main entry on east façade, camera facing northwest
- 8 Interior- view of stove in living area
- 9 Interior- view of main living area
- 10 Interior- view into kitchen

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USGS TOPOGRAPHIC MAP

North Sterling Reservoir Quadrangle, Colorado
7.5 Minute Series

