

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.

1. Name of Property

Historic name: Fetz/Keller Ranch Headquarters

Other names/site number: 5MN.11081

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 61801 State Highway 90

City or town: Montrose State: CO County: Montrose

Not For Publication: n/a Vicinity: X

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

Applicable National Register Criteria:

 X A B X C D

<p><u>Dr. Kelly K. Norton</u></p> <p>Signature of certifying official/Title:</p>	<p><u>28 May 2019</u></p> <p>Date</p>
<p>State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p> <p>Title :</p>	<p>Date</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>6</u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>12</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Agriculture/storage
- Agriculture/animal facility
- Agriculture/agricultural outbuilding
- Domestic/single dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/Weatherboard

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Fetz/Keller Ranch Headquarters is a historic agricultural complex on the east edge of Spring Creek Mesa on the west side of the Uncompahgre Valley. It is 2.5 miles southwest of the City of Montrose in an agricultural landscape at an elevation of 5,945'. The surroundings are still agricultural and have not changed since the 1920s, when a small house was built across the driveway to the south, just outside the district on the adjacent property parcel. Colorado State Highway 90, a rural, paved, two-lane road, runs north to south along the east side of the property from which the complex extends westward. A lateral ditch from the Montrose and Delta Canal, operated by the Uncompahgre Valley Water Users Association and an element of the historic Uncompahgre Project, runs south to north across the east edge of the property parallel to Highway 90.¹ A dirt driveway from Highway 90 initially runs along the south portion of the property. Large cottonwood, maple, and elm trees line the west side of the ditch and the initial portion of the driveway. These were original ornamental plantings; no other landscaping elements have survived except for various fruit and shade trees behind the residence. The property retains a variety of

¹ Only real property, not water rights (per 36CFR60.6), is the subject of this nomination. In order to avoid invoking a Colorado statute on the nomination of water storage structures, the boundary of the nominated property was drawn to avoid including or crossing the lateral ditch.

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representative examples of agricultural elements including a two-story Late Victorian-style house, a barn with attached corrals and pole sheds, a shop building, a Quonset hut, two large ventilated sheds, a “you-pick” fruit payment booth, a plywood shed, a structural clay tile silo, and a metal grain bin. All of the built components contribute to the significance of the property as a historic agricultural complex except for the north pole shed, which is less than fifty years of age. The complex retains excellent historic integrity as a successful agricultural operation beginning in 1888, a function it continued to serve through at least the 1970s. The most outstanding architectural element of the site is the Late Victorian residence. The residence is remarkably well preserved, though neglected for many years. It retains its original configuration, siding, windows, doors, and ornamental details on the exterior. The interior is equally intact with original doors, trim, hardware, floors, ceilings, and room layout. Only minimal alterations have taken place. The property has excellent integrity of location, design, setting, materials, workmanship, feeling, and association.²

Narrative Description

The Fetz/Keller Ranch Headquarters is an agricultural complex comprised of a Late Victorian residence and numerous outbuildings and facilities in a rectangular 2.8-acre area; this small area served as the primary focus of agricultural activity and residential life for the surrounding farmland. The property was originally part of a 153.66-acre parcel, but has been reduced in size through a variety of land transactions. The district encompasses a full range of agricultural buildings and associated facilities but excludes all adjacent cultivated land, including some agricultural land that is currently part of the property purchased by the current landowner that they plan to separate in the future from the land contained in the district. A separate parcel of land adjacent to the south of the district is owned by another party and contains a house built in 1920, several outbuildings, and a trailer that can be seen from the district. The house was constructed for Rudolph Fetz (son of Minna and Frederick Fetz) and the parcel was separated from the larger landholding at the time the house was built. It and its associated outbuildings have been part of the surroundings since 1920 and are the only non-district improvements in the area that are visible from the Fetz/Keller Ranch Headquarters.

The district is on the west side of Highway 90, a rural paved road that runs north to south. An irrigation ditch (outside the district boundary) runs along the west edge of the road. Access to the property is by a dirt road west from Highway 90 that runs along the south edge of the parcel, then winds northward and westward behind the corrals to the west. Several monumental cottonwood, maple, and Siberian elm trees line the east edge of the property along Highway 90 and along the driveway to the west. Other landscaping elements that may have been present around the residence have not survived. The residence is set back considerably from Highway 90. Behind the house is a wood-frame shed. Farther west and to the south is a Quonset hut with a plywood shed just to the north. Farther west is a small, wood-frame shed that may have been a payment booth for citizen

² No archaeological deposits of importance are known in the district; trash deposits or outhouse locations are not evident, though they may exist below the surface somewhere on the site. Ground disturbance on the property should be done with the awareness that important archaeological deposits may be encountered.

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fruit pickers. North of this and to the northeast towards the house is a remnant orchard containing numerous apple, apricot, and pear trees. To the northwest is a wood-frame barn to which small animal corral enclosures are attached. Farther west and attached to the small enclosures is a larger corral with pole sheds on the north and south ends and possible remnants of former sheds on the east and west sides. Outside the corral to the south are two ventilated storage sheds that may have been used to store agricultural products. A tall, structural clay tile silo is west of the corral, and a sheet metal grain bin is near the west end of the property.

Residence, ca. 1888, contributing building (Map No. 1; Photographs 1-2, 4-24)

The residence at the Fetz/Keller Ranch Headquarters is a 30'-x-48', two-story, cross-gable wood-framed building, oriented east to west, with a one-story unit on the west side. The house is set back considerably from Highway 90, which it faces. The building is covered with horizontal clapboard siding and has decorative imbricated shingles in the gable ends. An L-shaped porch runs across the entire east side of the building and turns westward on its south side to the front door. The porch is covered with a shed roof supported by decorative turned posts with decorative brackets. The one-story portion originally had a porch comprising its south half that may have been a screened summer kitchen. It has since been enclosed with horizontal clapboard siding and a concrete landing added on its south side covered by a shed roof supported by beveled square porch posts. Except for the enclosing materials of the porch, the entire house is constructed with cut nails, confirming its pre-1890 construction date and suggesting that the porch was enclosed after 1890. A perimeter native sandstone block foundation supports the two-story portion of the building and forms the walls of a basement below. The one-story portion is supported by wood posts beneath beam sills. The gabled roof is covered with composition shingles and has boxed eaves. A brick chimney projects through the east slope of the north end of the roof on the two-story portion of the building; a cement-covered brick chimney is on the south slope of the one-story portion. Fenestration is regular on the north, south, and east sides of the house, being one-over-one, double-hung, wood-sash with plain board moldings around the sides and base and decorative stepped head casings and caps. Many of the windows are covered with plywood or sheet metal for protection, but are all present beneath.

East-facing Side (Photographs 4-7)

The main entry faces east on the south end of the east side within the set-back area of the L-shaped porch; it is a four-panel wood door that has been temporarily removed and the opening covered with plywood. The door opening has decorative fluted board trim to the sides and a decorative stepped head casing that matches the windows. To the north of the door on the primary wall plane, two evenly spaced windows are on the ground floor with matching windows above. Imbricated shingles cover the gable face above. There is a window at the first story of the east wall of the north-projecting cross gable.

South-facing side (Photographs 7-8)

The south side of the two-story portion of the building features a large bay window that contains a pair of windows facing south and flanking windows on the angled sections to the sides. Decorative wood panels are present below the windows and decorative dentilled molding is above. To the east of the bay window is an oval bull's-eye window that provides light to the interior at

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the entry. Above the bay on the second floor are two evenly spaced windows, with imbricated shingles at the gable face above. A side entry covered with plywood is situated west of center on the south side of the one-story unit that is reached by a concrete landing beneath a shed roof. The entry has a porch light above, is flanked by six-light, fixed, wood-sash windows, and has a two-over-two, double-hung, wood-sash window high on the wall to the east, adjacent to the two-story portion. Another entry into the main part of the house, currently covered with a plywood panel, is also accessed from the concrete landing, is on the south end of the west side of the two-story portion.

North-facing side (Photographs 9-10)

At the north side, individual windows are centered on the first and second floor of the east end and central projecting cross-gable portion. To the west of the cross gable projection, on the one-story portion, is a pair of windows below the slope of the roof above.

West-facing Side (Photographs 10-12)

The north end of the west side of the building has a large twenty-four-light, fixed, wood-sash window. The south end, within the added wall that enclosed the original porch, has a group of three twelve-light, fixed, wood-sash windows. Horizontal clapboard siding extends from the wall into the gable end.

Interior (Photographs 13-24)

The interior of the residence is remarkable for its unaltered condition. Its walls are of lath and plaster and the room configurations are as the house was built ca. 1888 except for the enclosing of the former porch on the south end of the west side. All of the ceilings are full height and all of the original doors, windows, door and window trim – including fluted moldings and decorative corner blocks, door and window hardware, baseboards, and floors are original. Wiring and plumbing has been added, but has not altered the interior layout or finishes. The wiring is fabric-covered wire, indicating its installation sometime from the 1940s to 1960s. It appears that the owners after the Fetzs and Kellers did virtually no alterations to the house, either on the interior or the exterior with the exception of the minimal wiring and plumbing.

Alterations: The house is entirely original in terms of siding, walls, ceilings, and flooring, windows and doors, door and window trim and hardware, baseboards, porch posts and decorative brackets. The only changes are composition shingles on the roof instead of wood shingles (probably in the 1960s or 1970s), enclosure of the original porch on the south end of the west side (probably in the early 1900s), and the addition of a concrete landing covered with a shed roof on south side of the enclosed porch (probably in the 1930s or later), and the addition of minimal wiring and plumbing (probably from the 1940s–1960s).

Wood-Frame Shop, ca. 1950s, contributing building, (Map No. 2; Photographs 1-2, 25-26)

Southwest of the house is a 10'-x-14' wood-frame shop, oriented north to south. It has a concrete-slab foundation with 1'-tall stem walls, vertical board-and-batten walls, and a west-sloping corrugated sheet metal shed roof. The only entrance is through a vertical board-and-batten door on the north end of the east side. Single-light, fixed, wood-sash windows are centered on the east,

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south, and west sides of the building; no openings are on the north side. The wood-frame shop is of a type of construction that was typical from the early 1900s through 1950s. Neighbor Edwin Garrison reported that the shop was built by Frank Willis, so probably dates to the 1950s (Edwin Garrison, personal communication to Jon Horn, August 24, 2018).

Alterations: The shop is unmodified.

Quonset Hut, ca. late-1940s-early 1950s, contributing building (Map No. 3; Photographs 1, 27-32)

A 25'-x-40' Quonset hut is oriented east to west along the north side of the dirt road at the south edge of the property. The arched-roof building is clad entirely with corrugated sheet metal on a wood framework and rests on a concrete-slab foundation. A metal stovepipe projects through the center of the roof. All of the windows are multi-light steel sash. Entries are vertical board doors at east of center on the south side and west of center on the north side. Sixteen-light windows are present to the east and west ends of the south side; the central eight lights of each are outward-opening awning windows. A twelve-light fixed steel-sash window is to the west of the door on the north side. A 14'-wide, top-lifting, metal-frame garage door covered with standing-seam aluminum panels is on the north end of the west side; an eight-light window is to its south. A 9'-wide, top-lifting metal garage door is on the north end of the east side; a small two-light fixed window is to its south.

The Quonset hut as a building type dates to World War II, when they were developed for military use; they subsequently became common elements on farms and ranches as an inexpensive work space. They were often acquired as military surplus after the war or could be obtained from a variety of manufacturers as new buildings. The steel-frame windows suggest that the Quonset hut on the property is from the 1940s-1950s.

Alterations: The Quonset hut has no known modifications.

Plywood Shed, ca. 1960s contributing building (Map No. 4; Photographs 33-34)

About 8' north of the Quonset hut is an 8'-x-8½' wood-frame shed, oriented north to south, clad in plywood panels. It has no foundation, has a standing-seam sheet metal front-gable roof, and stands only 6' tall to the top of the gable. A plywood door is centered on the east side. The shed probably dates to the 1960s when plywood became a commonly used material. Plywood began to be produced in 4'-x-8' sheets in 1928. Glues that made plywood suitable for exterior use were introduced in the middle 1930s, but it was not until the 1950s that high production made it a low-cost option for construction (Victoria and Albert Museum 2018).

Alterations: The plywood shed's date of construction is unknown, but its materials suggest that it is at least fifty years old. It is unmodified and of sufficient age to be considered a contributing resource to the district.

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Payment Booth, ca. 1910s-1920s, contributing building (Map No. 5; Photograph 35-37)

West of the Quonset hut is a small 5'-x-5' wood-frame building with no foundation. The building is covered with horizontal shiplap siding on a 2"-x-4" board framework and has a north-sloping shed roof that extends 2' to the north above a large, centered, window opening. A smaller window opening is centered on the south side. A doorway is on the west side of the building with a 2'-x-5' board landing outside. The door and window openings are trimmed with 1"-x-4" boards. The interior is unfinished, but has a desk-like shelf beneath the north window. The payment booth is conjectured to have been used during the period of time when the Fetzs sold "you-pick" fruit from their orchard, and so dates from the 1910s-1920s.

Alterations: The payment booth is unaltered, but no longer contains its door, and no glass is present in the windows.

Barn, ca. 1888, contributing building, (Map No. 6; Photographs 38-42)

A 16'-x-40' wood-frame barn, oriented north to south, with a corrugated sheet metal gable roof and no foundation, is along the north edge of the property. It is framed with full-sized 2"-x-4" and 2"-x-6" boards and is covered with 1"-x-12" to 1"-x-16" vertical board siding; roof sheathing is of 1"-x-8" boards. Vertical board-and-batten siding, consisting of 1"-x-14" boards and ½"-x-4" battens, fills the upper portions of the two gable ends. All of the framing, siding, and sheathing are done with cut nails, indicating that the barn was an original element of the ranch. The south 9' of the barn is an individual room extension from the main building, has an opening to the east, and is covered by the remnants of a shed roof. The 9½'-x-16' north room of the barn has been enclosed as a rodent-proof feed room with 1"-x-4" tongue-and-groove boards on the floor and walls using wire nails. Three doorways are present on the east side of the barn: a large opening covered with double doors on the north end and two openings farther south with no doors in place. The north doorway has original vertical board-and-batten double doors with strap hinges; the south leaf is mostly intact, but the north leaf is only partly present. An original window opening with no sash remaining is between the two door openings to the south. The west side of the barn has a small window opening, with no sash remaining, high on the south end and a wide opening enclosed with double doors north of center. The vertical board doors are attached with strap hinges and have been constructed with wire nails.

Alterations: The barn is constructed using cut nails, so is an original element of the farm complex, dating prior to 1890. The only modifications have been the installation of corrugated sheet metal roofing, enclosing of the north roof as a rodent-proof feed room, and repairs using wire nails. All of these modifications appear to be more than fifty years old and examples of continued agricultural use, so can be considered historic in their own right.

Corrals, ca. 1900-1970s, contributing structure (Map No. 7; Photographs 43-45)

An irregular post and horizontal plank fenced area is west of the barn; the main corral is adjoining to the west. Between the two is a narrow passageway to the south that may have served as a squeeze for administering to cattle. The south end of the irregular enclosed area includes a 2½'-wide, 2½'-deep, plank-lined feed trough that extends 16' from the south end of the barn. An

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irregular concrete pad within the fenced area adjacent to the trough may have been an attempt at preventing the area from becoming a mud hole.

The larger, more open corral to the west includes pole sheds to the north and south, remnants of what may have been sheds on the east and west sides, and fencing of various types that has become dilapidated in many places. Historic corral elements are wood posts with board crosspieces and modern repairs and replacement sections of metal pipe posts, welded pipe crosspieces, and movable mesh panels, mostly on the east side of the main corral. Incorporated into a portion of the west corral fence is a long feed bin with widely spaced boards that allowed cows to reach into it with their heads.

The corral has been added to through the years, but probably has its origins as an initial element of the farm/ranch. The feed trough remnants along the west side are probably from the dairy operation initiated by Frederick Fetz in the early 1900s.

Alterations: The corrals are a composite of historic and non-historic materials that are the result of slight changes of configuration and repairs through time. The configuration probably reflects the original size and shape of the corral during the historic period with repairs of some fence alignments to the present day.

North Pole Shed, ca. 1970s, non-contributing structure (Map No. 8; Photographs 43-44)

The pole shed on the east end of the north side of the corral measures 16' x 36', oriented east to west, with a north-sloping, corrugated sheet metal shed roof. It utilizes the 6'-tall, vertical board fence on top of a 2'-tall concrete wall of the north side of the corral as its north wall and has four regularly spaced pipe posts along the south side that supports the roof. The shed is open to the east, west, and south. The north pole shed is of modern construction and may date from the 1970s or later.

Alterations: The north pole shed is constructed of materials and in a manner that suggests that it is less than fifty years old. It is unmodified, but of insufficient age to be considered a contributing element of the property.

South Pole Shed, ca. 1890s-1940s, contributing structure (Map No. 9; Photograph 45)

The 16'-x-40' pole shed on the south end of the corral is oriented east to west. It is constructed of regularly spaced juniper posts — five across the south side and five across the north side — that forms four 10'-wide bays. Full-size 2"-x-6" boards across the top of the posts on the north and south sides provide the support for the 2'-x-6'-in rafters of the south sloping shed roof; no roof covering is now in place. The shed is open to the north and sided on the east, west, and south sides with vertical 1"-x-6" boards. The south pole shed is a typical vernacular farm building using juniper posts commonly built from the 1890s to 1940s.

Alterations: The south pole shed is unmodified, but no longer is roofed as a result of deterioration.

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Ventilated Sheds, ca. 1910s-1920s, two contributing structures (Map Nos. 10 and 11; Photographs 46-47)

Two separate but identical 8'-x-16', wood-frame sheds with widely spaced horizontal boards on all four sides are set end to end adjacent to the southwest corner of the south pole shed. The sheds are built on three parallel 6"-diameter logs that serve as the foundation and support for the 2"-x-8" joists for the overlying 1"-x-6" tongue-and-groove board floors. The sheds are framed with 2"-x-6" boards and have north-sloping corrugated sheet metal shed roofs. The sides of the sheds are horizontal 1"-x-6" boards spaced 3" apart with 1"-x-1" horizontal board strips between. Diagonal 2"-x-6" boards attached across the exteriors provide additional support for the siding. Centered on the south side of each shed are 32"-wide doorways that have diagonal slats on the inside faces of the jambs. Rather than having doors in the openings, it appears that boards could be inserted into the slats to bar entry, but provide ventilation. The two ventilated sheds are of unusual construction and their function is not clear, though they likely provided temporary storage of fruit or feed corn in an airy environment that was large animal-proof. They likely date to the period of peak fruit and dairy production by the Fetzs in the 1910s and 1920s.

Alterations: The ventilated sheds are unmodified.

Silo, ca. 1910s, contributing structure (Map No. 12; Photographs 48-51)

A 16'-diameter, 37'-tall, open-topped, yellow structural clay tile silo is west of the corrals. The lower 6' of the silo is of poured concrete that serves as the foundation for the structure above; the lower 5' of the 6'-tall poured concrete foundation is below ground. The silo is constructed of regular courses of 4"-thick, 8"-x-12" glazed yellow structural clay tile set in cement mortar. Seven 2'-x-2' steel-framed openings with latches are evenly spaced every 2' from bottom to top on the north side. A 7"-diameter galvanized pipe is attached to the northwest side of the silo to pneumatically suck material to the top of the silo and inside through its open top. It was probably used for the production of ensilage.³ Ensilage may have been a desirable feed for the dairy cattle of Fetz's dairy operation, so the silo probably dates to about the early 1910s. The structural glazed tiles used to construct the silo are the yellow color that was typical of brick and tile produced by the Delta Brick & Tile Company in nearby Delta from 1907 to at least 1956. Although manufacture of the structural tiles by the company is unconfirmed, they were the only brick and tile company in the area that produced yellow bricks and tiles. Structural ceramic tiles, in general, were more typical of construction in the first half of the twentieth century.

Alterations: The silo no longer has a roof or doors on its multiple side openings; it is otherwise unaltered.

Grain Bin, post-1924- ca. 1960s, contributing structure (Map No. 13; Photographs 52-53)

On the west end of the property is a 14'-diameter, 8'-tall, galvanized-steel grain bin with a steel door on its north side. The top of the door is embossed "COLUMBIAN/491/RED TOP BIN/COLUMBIAN STEEL TANK CO/TANKS FOR THE WORLD/KANSAS CITY MO." The

³ Fermented, high-moisture animal feed often made from chopped green corn plants, sometimes including the ears of corn.

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bin is made of horizontal ribbed sheet metal panels and has a cone-shaped, standing-seam sheet-steel roof with a covered 1½'-diameter circular vent at its center.

The Columbian Steel Tank Company was founded in Kansas City, Missouri in 1893; they were still in business under that name in 1954 (Kelley 1954:28) and is now part of CST Industries. The U.S. Patent Office indicates that the "Tanks for the World" trademark wording was first used in 1921. The "Red Top" trademark was registered in 1965; its first use in commerce for steel tanks was in 1924. Consequently, the tank on the property dates sometime after 1924 and perhaps as late as the 1950s or 1960s (CST Industries 2018). Neither of the trademarks is active.

Alterations: The grain bin is unaltered.

Integrity

The Fetz/Keller Ranch Headquarters retains an excellent level of historic integrity. The ranch headquarters is in its original location and none of its constituent buildings and structures have been moved. The property retains a high level of integrity of design with the Late Victorian residence forming the focal point upon entry to the property with agricultural buildings and structures behind in a layout that reflects the agricultural activities that took place throughout its history. The property also has a high level of integrity of setting, as the surrounding area continues to be used for agriculture. The house to the south (outside the district) was constructed in 1920 for a Fetz family member, retains its historic appearance, and has been part of the historic setting since that time. The property retains a high level of integrity of historic materials and workmanship. All of the buildings have remained as they were constructed, with the Late Victorian residence being an impeccable example of a dwelling retaining its original siding, windows, doors, and hardware inside and out. The enclosed porch at the rear of the residence and the small covered landing attached to the porch are of historic age. Integrity of feeling is excellent in that the headquarters district evokes a sense of its agricultural past and a rural residence of the late-nineteenth and early twentieth-century Uncompahgre Valley. The property retains a high level of integrity of association as its buildings and structures demonstrate its focus as an agricultural enterprise throughout its occupation by the Fetz, Keller, and Willis families.

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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.
- 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.)

- 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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1888-ca.1960s

Significant Dates

1888

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Fetz/Keller Ranch Headquarters is significant at the local level under Criterion C for Architecture for its representation as an agricultural headquarters containing a variety of building and structure types found on historic ranches in the Uncompahgre Valley, including a highly intact Late Victorian residence, barn with attached corrals and pole sheds, shop building, Quonset hut, two large ventilated sheds, a “you-pick” fruit payment booth, plywood shed, structural clay tile silo, and metal grain bin. The period of significance begins in 1888 with the construction of the earliest extant resources such as the house and barn, and extends into the ca. 1960s to include all extant resources from the headquarters’ historic period.

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

Under Criterion C for Architecture, the Fetz-Keller Ranch Headquarters has local significance as an excellent and particularly well-preserved example of a rural agricultural headquarters originating in 1888 and continuing into the 1960s. The particularly well-preserved Late Victorian farmhouse and its associated buildings and structures, including the wood-frame shed, Quonset hut, payment booth, barn, south pole shed, two ventilated sheds, silo, and grain bin, form a cohesive agricultural grouping typical of an agricultural complex in the Uncompahgre Valley from the 1880s–1960s time period, each of which is a good individual representative example of their types.

The Fetz-Keller Ranch was an early and progressive farm and ranch that had a diversified agricultural base that included crop, orchard, dairy, poultry, and animal production beginning in 1888 when Frederick and Minna Fetz moved to the property from Wisconsin. Few farms in the Uncompahgre Valley were so diverse in the agricultural pursuits that were carried on at the property, though raising of a variety of animals and crops was typical of early farms and ranches. Early farms and ranches were both self-sufficient and proficient at commercial crop or animal production. At the same time that Frederick Fetz was engaged in his farm, orchard, and dairy operation, his brother-in-law, Alfred Keller, who lived in the same household, was engaged in a successful cattle-raising operation with his brother, Edward, on an adjacent piece of property. The Keller brothers were early owners of the Fetz property, but were not the ones that developed it for agricultural use, and Edward Keller reacquired the property after the Fetzs had owned it for a number of years.

How interrelated the activities were between the Fetz farm, dairy, and orchard and the Keller Ranch is not known, but the barn, corral, south pole shed, silo, grain bin, ventilated sheds, and payment booth are all typical improvements that would be expected at a diversified agricultural operation, as operated by the Fetzs. Other agricultural improvements, such as a chicken house, pig sty, and other resources have not survived, but those that are still present are sufficient to demonstrate the diversity of the Fetzs’ agricultural operation. The barn is representative of animal

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husbandry and storage of farm equipment and feed. The corrals and pole sheds are also representative of animal husbandry, particularly the care of dairy cows and horses. The silo and grain bin represent where crops produced elsewhere on the farm were turned into ensilage for animal feed or stored for feed or sale. The payment booth is representative of sale of fruit produced on the farm for sale to local consumers. The ventilated sheds were used as temporary storage for harvested crops, perhaps fruit or corn. The wood-frame shed and Quonset hut are representative of work spaces necessary to maintain the property and equipment necessary for the working farm.

The surrounding area is now entirely in row crops; no evidence of the extensive orchards kept by the Fetzs have survived. At the front of the property, separated from the agricultural buildings by numerous fruit trees and surrounded by ornamental trees, is the well-preserved Late Victorian residence where the Fetzs, Kellers, and, later, Frank Willis, lived. A wide variety of fruit trees are present between the residence and the barn, but these trees do not appear to be old enough to have been present when the Fetzs lived on the property. Because apple, pear, and apricot trees have a productive life of 25–40 years, and the trees on the property appear to be beyond their productive lives, it is likely that they were planted by Frank Willis (1951–2013 period of ownership) for personal use, though it is possible that similar trees were present earlier.⁴ Frank Willis probably continued the agricultural activities at the site, though not so diverse as in the past. He is probably responsible for the addition of the Quonset hut (ca. late-1940s–early 1950s), the north pole barn (ca. 1970s), and possibly the metal grain bin (post-1924–1960s).

Historic Background and Context

Agricultural Development of the Uncompahgre Valley

Following the removal of the Ute Indians from most of Western Colorado in September 1881, settlers rushed in and began taking up its promising agricultural lands. Although it was not possible to file claims on lands previously occupied by the Utes until Congress declared them open in June 1882, settlers set themselves up on what they perceived to be the best agricultural lands upon arrival. Although the Denver & Rio Grande Railroad had graded its route from Gunnison to Montrose by early April 1882 (*Colorado Daily Chieftain* [Pueblo], April 11, 1882:4), it was not until early September of that year that service to Montrose began, and construction continued northward through Delta and toward Grand Junction (*Mountain Mail* [Salida], September 23, 1882:1). With the arrival of the railroad, the townsite of Montrose was formalized and platted.

The General Land Office surveyed the land in Township 48 North, Range 10 West that included the nominated property in late 1883 and early 1884. The Township plat was approved on May 31, 1884 by the Commissioner of the General Land Office in Washington, D.C. This enabled settlers and speculators to begin filing entries for land in the Montrose area in the General Land Office in

⁴ Although apple, apricot, and pear trees have a limited productive life, they can live to greater ages. Apricot trees have the most limited lifespan, typically living to be only up to 40 years, whereas apple trees can live to be 150 years old and pear trees over 150 years (<https://leafnetworkaz.org/resources/LEARN/Tree%20Life%20Span.pdf>). Although difficult to date visually, the trees on the property do not have the tremendous girth that exceptionally old trees typically exhibit. That being said, the trees have not been evaluated by a fruit tree expert to determine their age and the varieties of fruit, which should be considered before removing or disturbing them in the future.

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Gunnison. Agricultural development of the Uncompahgre Valley began immediately with lands irrigable from the Uncompahgre River and its tributaries being most highly sought after. This included land on Spring Creek Mesa where the Fetz/Keller Ranch Headquarters is situated. Early agriculture on Spring Creek Mesa was a combination of fruit trees and row crops where sufficient water could be obtained and cattle ranching where less water was available, with ranchers utilizing adjacent public-domain lands for seasonal grazing, including the Uncompahgre Plateau to the west. The use of irrigation in the Uncompahgre Valley was vital to growing crops in the semiarid valley, but available water was limited. Locally financed irrigation companies constructed several large canals from the Uncompahgre River, and about 30,000 acres of land were irrigated, but water shortages during the summer months severely impacted agricultural production.

The solution to this problem came with diversion of water from the Gunnison River through the sheer rock walls of the Black Canyon of the Gunnison, one of the first projects implemented under the 1902 Reclamation Act. After overcoming a myriad of technical problems, the 30,650'-long Gunnison Tunnel was completed in 1909. The opening of the Gunnison Tunnel was presided over by President William H. Taft on September 23, 1909, indicating its importance to both the Uncompahgre Valley and the nation as an example of a federal improvement project opening new land for agricultural settlement (Collins et al. 1981; Dudley 2001). While the tunnel was under construction, the Reclamation Service began to build large-volume canals to transport water from the tunnel throughout the Uncompahgre Valley. Many of the canals used to distribute water under the project had been constructed during the initial settlement of the valley and were enlarged and extended. When completed in about 1920, a system of 438 miles of lateral canals and ditches had been constructed that distributed water to about 73,600 acres of agricultural land for a distance of 34 miles on both sides of the Uncompahgre River from south of Montrose to just north of Delta, all administered by the Uncompahgre Valley Water Users Association. As a result, agriculture was much more successful even on lands that were irrigated beginning in the 1880s because the quantity of water was increased, and water was reliable throughout the growing season (Collins et al. 1981). The building of the Uncompahgre Project is recognized as the key historical event in the rise of agricultural development of the Uncompahgre Valley. The canals and ditches of the Uncompahgre Project shaped the landscape through which they were built, resulting in a settlement pattern and agricultural landscape that has been the dominant characteristic of the Uncompahgre Valley to the present time.

Early Acquisition of the Property

The nominated property is on a parcel of land acquired as part of a 153.66-acre Cash Entry Patent obtained by George R. Grant on December 9, 1888 for Lots 1, 2, and 8 of Section 2, T48N, R10W (Montrose County Courthouse, County Clerk's Office, Deed Book 103, Page 303). Prior to obtaining the patent, Grant sold the land to Charles A. Thornton for \$2,000 on March 31, 1885 (Montrose County Courthouse, County Clerk's Office, Deed Book 14, Page 154). Thornton was born about 1863 in Illinois. He appears in the 1885 Colorado census in Montrose County as a broker, presumably a real estate broker. By 1890, he had moved to Denver and was in partnership with George W. Andrews in the Colorado Homestead and Improvement Company dealing in real estate, loans, and mines. This company was engaged in fraudulent land transactions in the

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Montrose area. Their scam was to offer free lots in the Montrose area with the remittance of a \$1 filing fee to them. Land that they conveyed title to was over four miles from Montrose, could not be irrigated because it was above the Uncompahgre Canal, and may not have been owned by them or authorized for them to sell. In fact, it was reported that the company owned no land in Montrose County. Thornton was described as “a man of ‘questionable character,’” and Andrews was supposedly a saloon keeper in Montrose (*Daily Chieftain* [Pueblo], March 30, 1890:8; April 17, 1890:2). Thornton was later accused of violating postal laws in Kansas (*Colorado Daily Chieftain* [Pueblo], May 13, 1892:2).

Fetz/Keller Ownership

Prior to Thornton moving to Denver and undertaking his life of real estate crime, he partitioned off a two-acre parcel of land on the northernmost portion of the homestead claim on September 9, 1886 where Oak Grove School was built (Montrose County Courthouse, County Clerk’s Office, Deed Book 14, Page 467). He then sold the remainder of the property to Alfred Keller for \$2,000 on January 21, 1887 (Montrose County Courthouse, County Clerk’s Office, Deed Book 2, Page 414). Soon thereafter, on November 16, 1887, Alfred sold a half interest in the property to his brother, Edward Keller, for \$1,000 (Montrose County Courthouse, County Clerk’s Office, Deed Book 27, Page 201). Alfred had left home to work as an apprentice to a miller in Grant County, Wisconsin about 1879 (Bowen 1905:740). After his apprenticeship was over, in about 1882, he and his brother, Edward, went to Colorado to ranch and raise cattle, evidently starting out in Golden. In 1885, they made their way to Delta to look for land on which to start a livestock operation (*Delta Chief*, May 20, 1885:4) and settled on Montrose. Alfred Keller was one of the incorporators of the West Branch Ditch and Reservoir Company (*Castle Rock Journal*, August 3, 1887:1). He was successful enough to become an incorporator of the Bank of Montrose in 1889 (*Solid Muldoon* [Ouray], April 19, 1889:3).

On February 23, 1889, Edward and Alfred Keller sold Lot 8 (a forty-acre parcel) of the land they had acquired in 1887 to Minna and Frederick A. Fetz for \$1,000 (Montrose County Courthouse, County Clerk’s Office, Deed Book 27, Page 466); this was the parcel that contains the district that is the subject of this nomination. Earlier, on April 8, 1888, Minna Fetz had purchased Lots 5–7 of Section 2, 120 acres adjacent to the west, from William Johnson for \$1,850 (Montrose County Courthouse, County Clerk’s Office, Deed Book 27, Page 305). This included a 7/40 interest in the Zig Zag Ditch (Montrose County Courthouse, County Clerk’s Office, Deed Book 24, Page 531). Johnson obtained a Cash Entry Patent for the land on June 12, 1890, so sold the property prior to issuance of the patent for the land (Montrose County Courthouse, County Clerk’s Office, Deed Book 133, Page 60). At the time of the sale, Minna Fetz listed her place of residence as Milwaukee, Wisconsin. Minna Fetz was the sister of Alfred and Edward Keller. She was born April 2, 1863 in Honey Creek, Sauk County, Wisconsin. She married Frederick A. Fetz in about 1884. Frederick was born along the Rhine River in southern Germany in 1856 (*Montrose Daily Press*, March 23, 1909:1). He immigrated to America in 1866 and was employed as a typesetter for the printing business Bacon & Company in San Francisco in 1876. By 1882, he was living in Milwaukee where his occupation was listed as a foreman, but the business type is not specified. The Fetzs evidently came to live on the Montrose property during the fall of 1888 (Committee on Irrigation

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and Reclamation of Arid Lands 1911:650). On December 21, 1897, Frederick sold his ownership in the forty-acre Lot 8 to Minna for \$1,000 (Montrose County Courthouse, County Clerk's Office, Deed Book 68, page 247). The reason for this is unknown.

Fetz Agricultural Success

The Fetzts were very successful in running a diversified farming and ranching operation. Good information about the operation exists from the 1910s and early 1920s, but not before or after; this was when the farm and ranch was probably at its peak, was the beneficiary of reliable water from the Uncompahgre Project, and shows a wide range of agricultural pursuits. Like the Kellers, Fetz raised some cattle and shipped two carloads to Kansas City in 1910 (*Montrose Daily Press*, October 20, 1910:4). In 1911, Fetz was noted as one of a small number of farmers doing well in dairying (*Montrose Daily Press*, February 8, 1911:2). The success of the Fetz farming operation was highlighted in 1911, when Fetz reported that his main crops were hay, grain, fruit, and potatoes. His per-acre yield of wheat was typically 50 bushels, and 20 bushels of oats. His profits from cherries usually netted \$25 per tree. His one acre of peaches netted \$285, and six acres of apple trees yielded \$2,000. He was able to produce 2½ tons of alfalfa from eight acres from the first cutting, two tons from the second cutting, and 1¾ tons from the third cutting. Potatoes yielded up to 200 sacks per acre (Committee on Irrigation and Reclamation of Arid Lands 1911:650). The increase in his dairy herd allowed him to sell milk cows, heifers, and heifer calves in 1912 (*Montrose Daily Press*, August 10, 1912:5). An early frost in 1912 did no damage to the Fetz peach orchard, and he was soon advertising extra fancy Elberta and Crawford peaches for sale (*Montrose Daily Press*, September 26, 1912:1, September 26, 1912:1, October 1, 1912:1). In 1913, Fetz shipped two boxes of apples to assist flood victims in Ohio (*Montrose Daily Press*, April 1, 1913:1). He was one of the organizers of the Fruit Growers Union with its headquarters on South 1st Street in Montrose. The Union assisted in trading and selling of fruit and supplies (*Montrose Daily Press*, October 8, 1913:1). Later that year, he reported an excellent yield of 240 sacks of potatoes per acre and immediately began work on his apple crop, advertising for experienced apple packers (*Montrose Daily Press*, October 25, 1913:3, October 27, 1913:1). In 1914, he added a pure-bred Jersey bull to his dairy herd from Virginia Dale, Colorado, that cost \$150. It was a descendant of a cow that produced nearly 1,000 lbs. of butter per year (*Montrose Daily Press*, February 6, 1914:3). He then offered for sale three heifers bred to his Jersey bull (*Montrose Daily Press*, January 7, 1915:3). In 1916, he advertised a fresh milk cow (*Montrose Daily Press*, May 26, 1916:6), had a gentle driving horse for sale in 1918 (*Montrose Daily Press*, January 7, 1918:2), and had another Jersey milk cow for sale in 1921 (*Montrose Daily Press*, June 13, 1921:2). A carload of hogs was shipped to Denver in 1918 (*Montrose Daily Press*, March 21, 1918:1). From his chicken flock, he offered Wyandotte and Rhode Island Red cockerels in 1916 and, in 1919, pure-bred Orpington roosters for \$2 each (*Montrose Daily Press*, February 23, 1916:2, February 24, 1916:3, February 29, 1919:4). In 1919, he was also selling choice Poland China gilts (unbred female pigs) for \$30–35 each (*Montrose Daily Press*, January 24, 1919:4). In 1918, he had “you-pick” cherries for sale at the farm and sold peaches for \$1 per bushel (*Ouray Herald*, July 25, 1918:4; *Montrose Daily Press*, September 18, 1920:1). He was looking for 1,000 Jucunda strawberry plants in the spring of 1919 and advertised hay for sale (*Montrose Daily Press*, April 15, 1919:6, April 19, 1919:6, December 12, 1919:2). Apples continued to be an important

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crop in 1920 (*Montrose Daily Press*, October 4, 1920:2). All during that time, Minna Fetz frequently held luncheons, dinner parties, and club functions at their home, which was consistently described as a delightful place to visit.

All was not perfect on the farm. In 1913, it was noted that prairie dogs destroyed about ten acres of wheat on the Fetz farm, but did not touch an adjacent field of oats. In a young apple orchard, prairie dogs injured some of the trees by burrowing around the roots; they also destroyed potatoes on the edge of a field near a large hill the prairie dogs had honeycombed (State Board of Horticulture 1913:166). A ditch operated by the Uncompahgre Valley Water Users Association broke and flooded some of the cropland. A settlement of \$977.50 was made by the company to compensate for the damaged crops (*Montrose Daily Press*, October 7, 1920:1). To improve drainage of the fields, Fetz installed tile drainage lines in 1920 (*Montrose Daily Press*, April 12, 1920:6). Spring winds in 1921 nearly destroyed their chicken house (*Montrose Daily Press*, May 2, 1921:1).

The Fetzs had two children, Alice and Rudolph. Alice married Frank Goddard Dollis of Denver in late 1914, where they made their home (*Montrose Daily Press*, December 26, 1914:4). Rudolph studied at the Colorado Agricultural College in Fort Collins, where he graduated in 1914. He played on the football team and was in the National Guard (*Montrose Daily Press*, November 24, 1910:3, June 6, 1914:3). Upon graduation, he returned to Montrose and helped his father run the farm. He married Vera Moshisky in late 1915 (*Montrose Daily Press*, December 21, 1915:4). Having started a family, Minna partitioned two acres from Lot 8 and sold it to Rudolph on March 2, 1920 (Montrose County Courthouse, County Clerk's Office, Deed Book 176, page 402). They then built a new house, described as "a fine new bungalow" on the parcel, which still stands just across the driveway south of the Fetz house (*Montrose Daily Press*, October 6, 1920:1).

On October 17, 1921, O. Barlow Willmarth, President of the Montrose Law and Order League, was called and told that five intoxicated men were causing a disturbance. When the intoxicants were arrested, they reported that they had obtained wine from Rudolph Fetz's cellar. Rudolph Fetz was arrested, and a barrel of cherry wine was confiscated. Rudolph claimed that making wine from fruit from the farm was a family tradition and that they used it for personal use in cooking and for medicinal and other household uses. Willmarth, an anti-liquor crusader, pressed the issue, and Rudolph was tried, convicted, and fined \$1,000, though the jury recommended that the fine be returned to him (*Montrose Daily Press*, October 20, 1921:5, October 21, 1921:4, November 3, 1921:1). Perhaps partly due to the embarrassment of being convicted, Rudolph moved to Altadena, California, about 1925; he died there on March 29, 1931 (*Pasadena Star-News*, March 30, 1931:1).

Keller Ranching Activity

At the same time Frederick and Minna Fetz were operating their diversified farm, Alfred and Edward Keller continued to operate a successful livestock operation. In 1905, it was reported that Alfred's (and presumably Edward's) home ranch in Montrose was 245 acres and that an additional 320 acres were owned elsewhere, including property in the town of Montrose. Cattle and horses were raised, and fifty acres were planted to apples (Bowen 1905:740). Interestingly, Alfred lived

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with the Fetzs in their home (on the nominated property) and never married; he was the primary operator of the Keller livestock operation. Edward was fully involved until his marriage in 1906, then seems to have been present on a seasonal basis, juggling his time and residence between Montrose and New York City.

Edward married Emily Bridgewater on July 25, 1906 in Montrose; it was her second marriage. Emily was born September 5, 1875 in England and immigrated to America with her family in 1885 or 1886. The marriage resulted in a strange sequence of events. Edward had been involved with a woman named Topsy Wood, originally from Sawpit, who worked as his housekeeper and whom he evidently had promised to marry. When Edward married Emily instead, Topsy became enraged with jealousy and added strychnine to Edward and Emily's sugar bowl while they were away on their honeymoon. They fortunately discovered the adulteration upon their return and avoided being poisoned. Topsy then escaped, reportedly killing herself in Salt Lake City, but actually turned up in Glenwood Springs, where she was arrested (*Durango Wage Earner*, August 23, 1906:2; *Daily Journal* [Telluride], October 19, 1906:1; *Aspen Daily Times*, October 11, 1906:1; *San Miguel Examiner* [Telluride], October 13, 1906:9). The outcome of her trial is unknown, but perhaps as a result, Edward took a job as a chemist for the Amalgamated Copper Company (*Daily Journal* [Telluride], September 14, 1907:3); they were the forerunner of the Anaconda Copper Company and had their refinery at Perth Amboy, New Jersey. Edward and his family lived in New York City while he worked at the plant (*Montrose Daily Press*, August 11, 1911:8). He and Emily were able to spend a considerable amount of their time on the Montrose ranch, and three of their children, Edward, Jr., born about 1908; Adolphus (Ada) F., born in 1910; and Helen, born about 1913, were all born in Montrose.

The Keller cattle operation continued to be highly successful. Edward and Alfred Keller, along with C. B. Akard, shipped twenty train cars of stock to Kansas City in 1910; Alfred traveled with the shipment (*Montrose Daily Press*, November 22, 1910:1; November 2, 1910:4). Alfred was a member of the Uncompahgre Cattle and Horse Growers Association (*Montrose Daily Press*, February 26, 1912:1). In December 1913, Edward reportedly sold all of his ranch equipment at an auction in preparation for moving to San Antonio, Texas. The family evidently lived there for a short time, and their daughter, Marjory, was born there about 1915. They seem to have continued the life pattern they had begun ten years earlier and visited the ranch outside of Montrose on a regular basis, with the brothers still in partnership. Always interested in improving the quality of their herd, Alfred bought six Shorthorn bulls at the Denver Stock Show in 1914 (*Montrose Daily Press*, January 26, 1914:1). In late October 1915, Alfred Keller and the Bell Brothers shipped seventeen train cars of cattle; later that month, Alfred shipped another five carloads of cattle, once again traveling with them to Kansas City (*Montrose Daily Press*, October 27, 1915:1; November 18, 1915:6; December 6, 1915:3). In late 1916, Alfred and Edward Keller, C. R. Blanchard, and W. L. Bosse shipped 300 head of cattle to Denver (*Montrose Daily Press*, December 21, 1916:1). Edward reportedly sold his interest in the ranching operation to Alfred in early 1918 (*Montrose Daily Press*, September 15, 1914:3; November 2, 1914:6; August 15, 1917; June 12, 1919:1; September 1, 1919:5; March 12, 1918:5). Still, when two railroad cars of cattle were shipped to Denver, the newspaper reported that they belonged to the Keller Brothers (*Montrose Daily Press*, August 21, 1918:1). Edward and his family were enumerated in the Oak Grove area of Montrose,

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certainly on the ranch, in the 1920, 1930, and 1940 censuses, so may have moved back permanently by 1920. Emily died on June 22, 1930 and is buried in Cedar Cemetery in Montrose. According to the 1940 census, Edward continued to live at his home at Oak Grove with his son, Edward, Jr., daughter-in-law, Margarite, and his unmarried son, Adolph. Edward, Jr., was involved in the stock ranch and Adolph was the manager of a cattle pool.

Fetz/Keller Transitions

On January 19, 1926, Minna Fetz sold all of the Fetz property, except the 2-acre parcel that had been conveyed to Rudolph, back to her brother, Edward Keller (Montrose County Courthouse, County Clerk's Office, Deed Book 218, page 444). This resulted in reconsolidation of Lots 1, 2, and 8 and Lots 5-7 of Section 2 into Edward Keller's ownership. By that time, Rudolph was in California, and Frederick was 70 years old. Minna and Frederick continued to live on the property with Alfred. Frederick Fetz died in 1935 and is buried in Cedar Cemetery. Minna and Alfred continued to share the house on the property.

Edward executed a will on February 8, 1937, at which time he was living in Hollywood, California. In the will, he appointed his brother, Richard, a resident of Denver, as executor of his estate. Like the other Keller siblings, Richard was born and grew up in Sauk County, Wisconsin; he was born February 12, 1866. He came to Colorado by the early 1900s and was the general manager of the Emma Mine at Dunton in 1907 (*Daily Journal* [Telluride], September 14, 1907:3). Richard resided in Montrose in 1910, where he built a business building on the south side of Main Street between Uncompahgre and Park avenues in 1912 (*Montrose Daily Press*, August 12, 1912:2). By the 1920s, he resided in Denver. Edward supposedly died on November 17, 1937 in Los Angeles County, California, though, strangely, his tombstone in Cedar Cemetery says he died February 7, 1953. According to the records, Richard failed to carry out his obligations as executor of the estate, perhaps because Edward had not really died in 1937. In the meantime, Minna Fetz died in 1941 and Richard Keller died on July 16, 1945; Alfred died May 12, 1953; both Minna and Alfred are buried in Cedar Cemetery.

Edward Keller's estate was settled by Montrose lawyer Charles J. Moynihan. He had been appointed executor of Richard Keller's estate on September 12, 1945 and was obligated to complete the duties of executor of Edward Keller's estate, as well. In his will, Edward left part of his estate to Vera Fetz, the wife of Frederick and Minna's deceased son, Rudolph. The ranch ownership in Montrose was divided into five parts. One portion was left to his nephew, Edward Keller, the son of his sister, Lena Keller Sperry. A second portion was left to four of his nieces — Emma J. and Alma E. Harter of Seattle, Minna Harter Elmquist of Dallas, and Olga Harter Oswald of Malaga, Washington. The other three portions were left to his sister Minna Keller Fetz (deceased) and brothers Alfred (still living) and Richard Keller (deceased).

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New Ownership

On December 5, 1945, Moynihan sold the property to Emery S. and Cleo A. Moore (Montrose County Courthouse, County Clerk's Office, Deed Book 314, page 522). Emery S. Moore was born September 21, 1908 in Oklahoma. His family had moved to Oklahoma after moving from place to place in Kansas and Nebraska. After attending school in Oklahoma, Emery moved to Montrose and began farming at Uncompahgre, just north of Montrose, after 1920. His farm was next to that of Lee and Myrtle May Flowers, and he married their daughter, Cleo Flowers, on March 20, 1929 in Montrose. The Flowers family had moved to Colorado about 1916 from Missouri, where Cleo had been born on December 18, 1909. Emery and Cleo continued to farm in the Montrose area until sometime after 1935, when they began farming at Cedar in the Disappointment Valley by 1940. Emery enlisted as a private in the Army for World War II on March 27, 1945, but was released from service on February 17, 1946 because of the end of the war. Emery died on January 1, 1986; he is buried at Valley Lawn Cemetery in Montrose. Cleo died in Montrose on June 17, 1997. It is unknown if the Moores actually resided on the property.

The Moores sold the property to Forrest B. and Rose A. Carnahan on March 1, 1949 (Montrose County Courthouse, County Clerk's Office, Deed Book 327, Page 476). Forrest Byrnes Carnahan was born August 9, 1888, in Colton, California. He moved to Anson, Oklahoma, by 1910, where he was a farmer and nurseryman through at least 1920. In about 1923, he married Rose A. Schauer, who was born in Colorado in 1889; her family had been in the butcher and grocery business in Georgetown in 1900 and Boulder in 1910. After marrying, they moved to Santa Clara, California, and then Chico and Oroville, California, where Forrest was a clerk in a grocery store. Soon thereafter, they moved to Denver between 1932 and 1935 where Forrest was a meat cutter and grocery clerk, eventually owning a grocery store by 1942. It is not known when or if they actually moved to Montrose.

Willis Ownership

The Carnahans then sold the property to Ross W. and Frank N. Willis on January 29, 1951 (Montrose County Courthouse, County Clerk's Office, Deed Book 331, Page 455). Frank was born October 16, 1918 and Ross was born September 2, 1921, both in Montrose. Ross enlisted as a private in the Army at Pueblo on December 5, 1942. Later, he married Dora Ann Willis, and they had two daughters; Frank never married. Although they owned the property together, Frank was the one who lived on the Highway 90 property and continued farming the land; Ross and his family lived on Chipeta Road. Frank Willis continued to farm the property as it had been by the Fetzs, but the details of his operation are not known. On February 24, 1991, Frank sold his ownership in the property to Ross for \$150,100 (Montrose County Courthouse, County Clerk's Office, Deed Book 993, Page 999); his residency on the property seems to have ceased then. Although Frank presumably lived in the house for nearly forty years, he made few, if any, changes to it. Ross W. and Dora A. Willis put the property into a family trust on February 13, 2007 (Reception No. 768680). Ross died in 2013, and Dora died in 2017. The property then passed to their descendants, Molly Ann Britton (Molly Willis Cordero) and Judy Lavan Ellis, who sold it to the current owner in 2018.

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Dudley, Shelly C.

- 2001 *The First Five: A Brief Overview of the First Five Reclamation Authorized by the Secretary of the Interior, March 14, 1903.* Paper presented at the Symposium on the History of the Bureau of Reclamation, University of Nevada, Las Vegas, June 18-19, 2002. Electronic document, [http://www.usbr.gov/history/Symposium_June2002/Reclamation%20\(D\)/PDF'S/Dudley,%20Shelly%20C.pdf](http://www.usbr.gov/history/Symposium_June2002/Reclamation%20(D)/PDF'S/Dudley,%20Shelly%20C.pdf), accessed on October 23, 2007.

Durango Wage Earner

1906 August 23:2

Montrose County Courthouse, County Clerk's Office

Deed Book 2, Page 414
Deed Book 14, Pages 154 and 467
Deed Book 24, Page 531
Deed Book 27, Pages 201, 305, and 466
Deed Book 68, Page 247
Deed Book 103, Page 303
Deed Book 176, Page 402
Deed Book 218, Page 444
Deed Book 314, Page 522
Deed Book 327, Page 476
Deed Book 331, Page 455
Deed Book 993, Page 999
Reception No. 768680

Montrose Daily Press,

1909 March 23:1
1910 October 20:4; November 2:4; November 22:1; November 24:3
1911 February 8:2; August 11:8
1912 February 26:1; August 10:5; August 12:2; September 26:1; October 1:1
1913 April 1:1; October 8:1; October 25:3; October 27:1
1914 January 26:1; February 6:3, June 6:3 September 15:3; November 2:6; December 26:4
1915 January 7:3; October 27:1; November 18:6; December 6:3; December 21:4;
1916 February 23:2; February 24:3; May 26:6; December 21:1
1917 August 15;
1918 January 7:2; March 12:5; March 21:1; August 21:1
1919 January 24:4; February 29:4; April 15:6; April 19:6; June 12:1; September 1:5; December 12:2
1920 April 12:6; September 18:1; October 4:2; October 6:1; October 7:1;
1921 May 2:1; June 13:2; October 20:5; October 21:4, November 3:1

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Mountain Mail [Salida]

1882 September 23:1

Ouray Herald

1918 July 25:4

Pasadena Star-News

1931 March 30:1

San Miguel Examiner [Telluride]

1906 October 13:9

Solid Muldoon [Ouray]

1889 April 19:3

State Board of Horticulture

1913 *Annual Report of the State Board of Horticulture*. Volume 24. The Smith-Brooks Printing Co., State Printers, Denver.

Montrose Mirror

2012 Building a Community...Brick by Brick. *Montrose Mirror*, December 19, 2012. Electronic Document <http://montrosemirror.com/uncategorized/2581/> Accessed January 14, 2019.

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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:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 2.7

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 13 S Easting: 244489 Northing: 4260293

Verbal Boundary Description (Describe the boundaries of the property.)

The property is bound by the west side of the ditch parallel to Highway 90 on the east, a driveway on the south with the line continued westward to an agricultural field that forms the west boundary and a barbed wire fence on the north at an agricultural field. The total size is 180' x 645' for a total of 116,505 sq. ft.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries form a rectangular parcel that includes all of the built components of the site. It excludes surrounding agricultural land even though it was part of the original area farmed from the nominated district because they are either owned by others or are likely to be partitioned from the current land parcel and sold.

11. Form Prepared By

name/title: Jonathon C. Horn (for property owner)
organization: Alpine Archaeological Consultants, Inc.
street & number: PO Box 2075/900 S. Townsend Ave.
city or town: Montrose state: Colorado zip code: 81402
e-mail: jon_horn@alpinearchaeology.com
telephone: (970) 239-6761
date: February 1, 2019

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Fetz/Keller Ranch Headquarters

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Photo Log

Name of Property: Fetz/Keller Ranch Headquarters

City or Vicinity: Montrose vicinity

County: Montrose

State: Colorado

Photographer: Jon Horn (Photos 1-50)
Casey Dukeman (Photo 51)

Date Photographed: July 12, 2018 (Photos 1-12, 25-30, 33-50, 52-53); August 24, 2018 (Photos 13-24, 31-32; July 13, 2018 (Photo 51).

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photographic Information

Photo 1. Setting of the property from the east showing the house at right, wood-frame shed at center and Quonset hut left of center.

Photo 2. Setting of the house from the west showing the house at center and the wood-frame shed right of center.

Photo 3. Looking northwest at the remnant of a fruit orchard between the house and the barn.

Photo 4. East side of the house, looking west.

Photo 5. Detail of the turned porch posts with Eastlake-style decorative brackets. View is to the west.

Photo 6. Typical original one-over-one, double-hung, wood-sash window with stepped molding above.

Photo 7. Looking southwest at the north and east sides of the house.

Photo 8. North side of the house, looking south.

Photo 9. West side of the house. Note that the right side is a former open porch that was later enclosed. Shed roof extension farther right was probably added when the porch was enclosed. View is to the east.

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Photo 10. Looking northeast at the south and west sides of the house, showing the shed roof over a concrete landing outside the enclosed former porch.

Photo 11. South side of the house, looking north.

Photo 12. Detail of the bay window on the south side of the house with an oval bull's-eye window to the right. View is to the north.

Photo 13. Interior four-panel wooden double doors into front room.

Photo 14. Typical four-panel wooden door in house.

Photo 15. Typical decorative door hinge.

Photo 16. Typical door hardware.

Photo 17. Typical downstairs door and window trim floral-pattern corner block.

Photo 18. Typical upstairs door and window trim bullseye corner block.

Photo 19. Typical fluted baseboards throughout the house.

Photo 20. Typical window latch mechanism on downstairs double-hung windows.

Photo 21. Typical cast-iron window sash lift hardware on upstairs double-hung windows.

Photo 22. Typical 1940s-style downstairs light fixture.

Photo 23. Typical upstairs lighting from 1940s.

Photo 24. Typical 1940s-style rotating light switch.

Photo 25. Looking northeast at the south and west sides of the wood-frame shed.

Photo 26. North and east sides of the wood-frame shed, looking southwest.

Photo 27. West side of the Quonset hut with the large garage door to the left and a window to the right. View is to the east.

Photo 28. Looking north at the south side of the Quonset hut.

Photo 29. East side of the Quonset hut with a garage door to the right and small window to the left. Looking west.

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- Photo 30. North and east sides of the Quonset hut. View is to the southwest.
- Photo 31. Diagonal board interior wall sheathing and horizontal board door finish within Quonset hut.
- Photo 32. Typical multi-pane, steel-frame window on Quonset hut.
- Photo 33. Looking northeast at the south and west sides of the plywood shed.
- Photo 34. North and east sides of the plywood shed, looking southwest.
- Photo 35. Looking south at the north side of the payment booth.
- Photo 36. East side of payment booth showing the entry with wooden landing and the extended roof overhang on the north side. View is to the west.
- Photo 37. The south and east sides of the payment booth, looking northwest.
- Photo 38. Looking northwest at the south and east sides of the barn.
- Photo 39. West side of the barn, looking southeast.
- Photo 40. Looking south at the north side of the barn.
- Photo 41. Detail of vertical board siding on barn held with cut nails. View is to the southeast.
- Photo 42. West side of the barn, looking northeast.
- Photo 43. Main corral area with the silo to the left, possible former shed at center, and north pole shed to the right. View is to the northwest.
- Photo 44. Looking northeast at the pole shed at the north end of the corral.
- Photo 45. Pole shed on the south end of the corral, looking southeast.
- Photo 46. Looking northeast at the two ventilated sheds.
- Photo 47. Detail of angled wooden slats on the side of the opening at the center of the south side of the east ventilated shed. View is to the north-northwest.
- Photo 48. West side of the silo with the pipe elevator in profile. View is to the east.

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Photo 49. Looking south at the north side of the silo showing the multiple steel-frame openings and the elevator pipe.

Photo 50. Detail of a steel door frame on the north side of the silo, looking south.

Photo 51. Structural clay tile silo from above.

Photo 52. Looking south at the galvanized-steel grain bin.

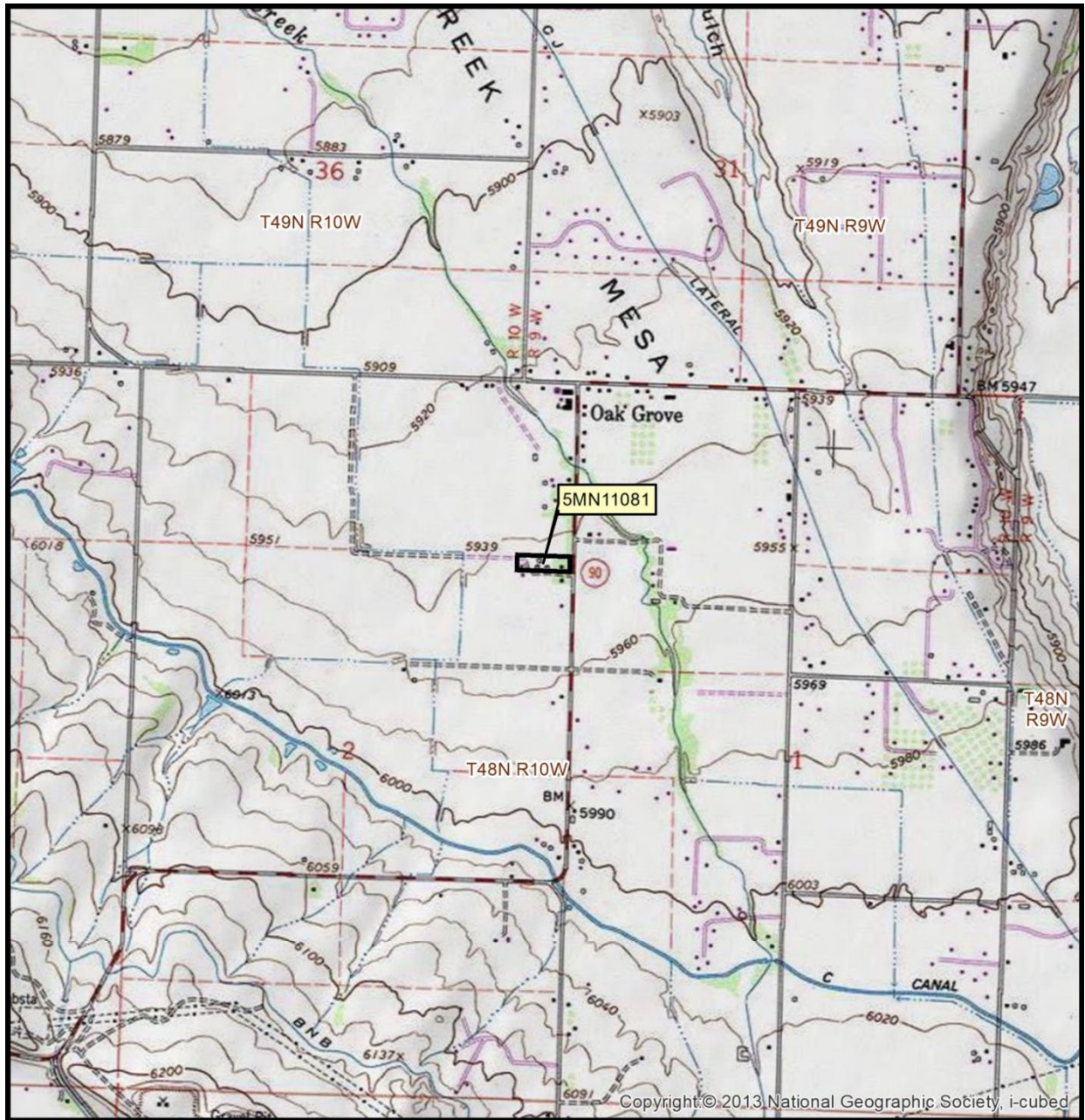
Photo 53. Embossing on the door of the galvanized-steel grain bin, looking south.

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 100 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.

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Project Area Map

 Site Boundary



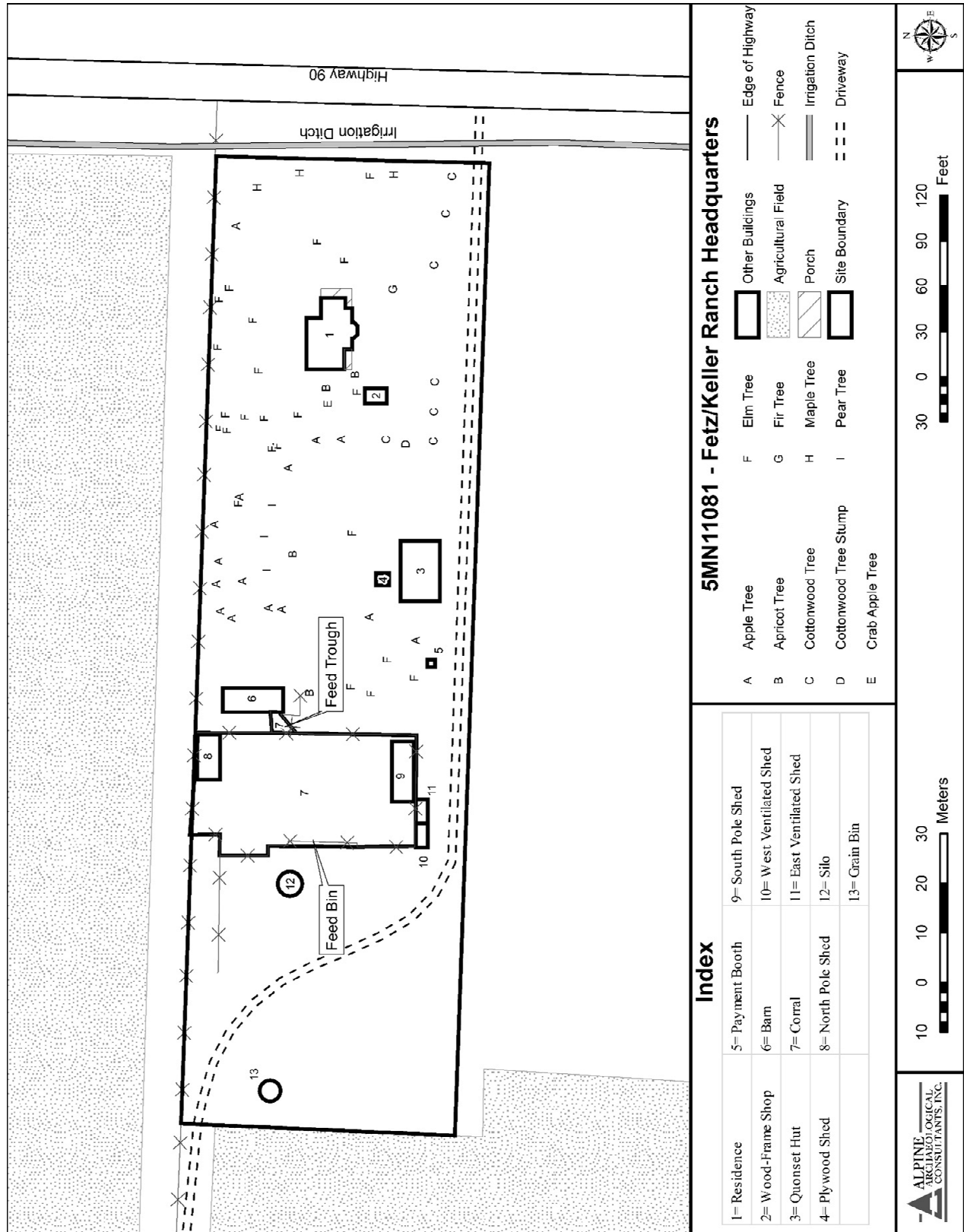
USGS Topo Map:
Montrose West



Map 1 Location Map

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5MN11081 - Fetz/Keller Ranch Headquarters

Index

1= Residence	5= Payment Booth	9= South Pole Shed
2= Wood-Frame Shop	6= Barn	10= West Ventilated Shed
3= Quonset Hut	7= Corral	11= East Ventilated Shed
4= Plywood Shed	8= North Pole Shed	12= Silo
		13= Grain Bin

A	Apple Tree	F	Elm Tree	[Symbol]	Other Buildings	[Symbol]	Edge of Highway
B	Apricot Tree	G	Fir Tree	[Symbol]	Agricultural Field	[Symbol]	Fence
C	Cottonwood Tree	H	Maple Tree	[Symbol]	Porch	[Symbol]	Irrigation Ditch
D	Cottonwood Tree Stump	I	Pear Tree	[Symbol]	Site Boundary	[Symbol]	Driveway
E	Crab Apple Tree						

ALPINE ARCHAEOLOGICAL CONSULTANTS, INC.

10 0 10 20 30 Meters

30 0 30 60 90 120 Feet

North Arrow

Map 2 Sketch Map