

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 (Boundary Increase)
Other names/site number: 5MN.11081; Rudolph and Vera Fetz Residence
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: 61789 Highway 90
City or town: Montrose State: Colorado County: Montrose
Not For Publication: Vicinity:

3. State/Federal Agency Certification

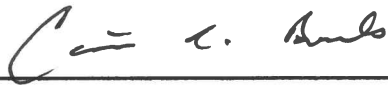
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural 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:

___A ___B XC ___D

 _____ Signature of certifying official/Title: Deputy State Historic Preservation Officer	<u>10/20/01</u> Date
___ History Colorado _____ State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	_____ State or Federal agency/bureau or Tribal Government

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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>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 12

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/ Craftsman

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 1.3-acre parcel containing the Rudolph and Vera Fetz Residence is adjacent to the south of the previously National Register-listed Fetz/Keller Ranch Headquarters (5MN.11081; NRIS.100004211) and is intimately tied to that listed property. After the listing of the Fetz/Keller Ranch Headquarters in 2019, the owners of the listed property were able to purchase the adjacent Rudolph and Vera Fetz Residence. The purpose of this boundary increase is to add the Rudolph and Vera Fetz Residence to the Fetz/Keller Ranch Headquarters listing.

Narrative Description

The Rudolph and Vera Fetz Residence is adjacent to the south of the Fetz/Keller Ranch Headquarters, a historic agricultural complex on the east edge of Spring Creek Mesa on the west side of the Uncompahgre Valley, listed in the National Register in 2019. 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 the Rudolph and Vera Fetz Residence was built across the driveway south of the Fetz/Keller Ranch Headquarters. Colorado State Highway 90, a rural, paved, two-lane road, runs north to south along the east side

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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 Paired driveways from Highway 90 runs westward to the south side of the Fetz/Keller Ranch Headquarters residence and to the north side of the Rudolph and Vera Fetz Residence. Large cottonwood, maple, Douglas fir, and elm trees line the west side of the ditch and the initial portion of the driveways and around the Rudolph and Vera Fetz Residence. These were original ornamental plantings. Other ornamental shrubs are planted around the Rudolph and Vera Fetz Residence and a lawn is on the east side of the residence.

The Rudolph and Vera Fetz Residence includes a small residential building and detached garage and a shop building, all of historic age and of compatible styles.

Residence (contributing building; Photos 1-8)

The residence is a 1½-story wood-frame building on a concrete foundation. It consists of an original 30'-x-32' section, oriented north to south, with a standing-seam, metal-panel, side-gable roof. The roof has open eaves with exposed rafters. The overhanging eaves in the gables are supported by decorative projecting brackets made of 3"-x-5" beams with 3"-x-3" beams below separated by spacer blocks; the ends of the beams are decoratively beveled. Siding on the original portion of the building is horizontal wood shiplap. The main entry into the residence is centered on the east side of the original portion. It is accessed by two wood steps onto an elevated 6'-x-8' wood porch and has an original 15-light wood door behind an aluminum storm door. Trim is 1"-x-4" boards with the board across the top cut at an angle at the ends. The entry porch is covered by a gabled projection supported by projecting 6"-x-6" beams with beveled ends with shorter 5"-x-6" beams below, all supported by curved brackets extending from the house. To the sides of the porch are wood lattice panels for plants to grow on. A 14'-x-16' gabled-roof addition with narrow horizontal wood clapboard siding was built east of center on the north side of the residence in about 1966. All of the windows on the original portion of the building and on the ca. 1966 addition are eight-over-one or six-over-one double-hung, wood-sash windows that are original on the main portion and duplicated on the 1966 addition; the windows on the addition were likely reused from the portion of the main house that it covered. The only exceptions are a single six-light, fixed, wood-sash window west of center on the south side and individual one-by-one sliding windows high in the gable ends on the south and north sides. All are covered by aluminum storm windows and have matching 1"-x-4" board trim with the top trim board having angled ends. A 12'-x-15' side entry unit was added to the north end of the west side probably in the 1980s. This is covered by a shed-roof extension, but is given the appearance of a shallow gable on its north side where it projects northward slightly from the main building. The exterior of the addition has horizontal shiplap siding on the upper portion that is nearly identical to the original portion of the building and the lower portion is clad with unfinished T-11 plywood panels. The windows are large, horizontal, single-light fixed wood

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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sash with board trim that matches that around the original windows. The modern hollow-core wood door into the addition is on the north side and is accessed by a set of modern wood stairs from the east that cover the original curved concrete steps directly north of the entry. A flagstone and concrete patio is north of the addition.

Garage (contributing building; Photos 1, 9-11)

A few feet northwest of the 1980s addition to the residence is 20½'-x-23', one-story, wood-frame garage, oriented east to west. It is made up of a 12½'-wide gabled-roof garage portion on the east and a 10½'-wide storage shed portion covered by a shed-roof extension on the west. The roof is corrugated sheet metal with open eaves. The garage portion is sided with wide, horizontal shiplap, has wood vertical-board double doors on its north side, and a four-panel wood door with a four-light wood casement window to the left on the south side. The shed addition is covered with vertical board-and-batten siding comprised of 1"-x-12" boards with 1"-x-3" battens and has shorter wood vertical-board doors on its north side. Door and window trim matches that of the residence, but with slightly narrower boards. The garage portion has a concrete floor and has work benches and storage bins along its walls. The shed addition has a sand floor.

Shop (contributing building; Photos 12-13)

A 12'-x-15', one-story, wood-frame shop is oriented east to west, west of the garage. It does not have a foundation evident, has a west-sloping corrugated sheet metal shed roof with boxed eaves, and is covered with wide horizontal wood shiplap siding. A two-panel wood door is on the north end of the east side. A six-light wood casement window is west of center on the south side, and a four-light sliding window is west of center on the north side with a hinged plywood-panel cover. The interior has a floor of 1"-x-8" boards.

Integrity

The Rudolph and Vera Fetz Residence retains very good architectural integrity. It retains its historic materials and details and is typical of a small, rural, agricultural residence from the 1920s time period. The core of the house has remained unaltered and retains its original siding, windows, front door, front porch with gabled extension, and trim. Of note are the decorative projecting beam brackets in the eaves and the extending beam supports with curved brackets supporting the gabled roof over the front porch. The only alteration of the core of the residence is the original roofing material having been changed from composition shingle to standing-seam metal panel in the 2010s. The aluminum storm windows and aluminum storm door were probably installed in the 1960s, so are of historic age. They have protected the underlying original windows and door.

The projecting north addition from about 1966 matches the main portion of the residence quite well, mainly because it appears that original windows on the main portion covered by the addition were reused on the addition. The horizontal clapboard siding on the addition is slightly narrower than on the original portion of the building, but does not detract from it. The northwest

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addition was built about 1985. It is in a different style and has different siding and windows from the original portion of the residence. Its relatively small size and its position at the rear of the residence result in its detracting little from the historic appearance of the residence.

The garage and shop buildings complement the residence as typical outbuildings to be expected at a small rural residential complex. Although the age of their construction is not known, they are all clearly more than 50 years old. The east portion of the garage matches the construction of the residence quite closely and may be comparable in age to it.

The site retains excellent integrity of location, design, setting, materials, workmanship, feeling, and association. All of the buildings retain their original and historical materials except as described above. The historical design and workmanship of all of the buildings is retained with the exception of the 1985 addition to the residence. The location adjacent to the Fetz-Keller Ranch Headquarters is intact and complements the overall historical setting, which has not changed since the Rudolph and Vera Fetz Residence was built in 1920. Incorporated into the setting are the large trees that line the property, just as large trees frame the front portion of the Fetz-Keller Ranch Headquarters, of which they are a continuation. The trees and parallel driveways of the two properties demonstrate a close association between the two properties that also contributes to the feeling of each. That the Rudolph and Vera Fetz Residence was built near the north line between the two properties further demonstrates their association and contributes to the feeling of the properties. The overall sense of the place is that the two properties are physically connected in their setting, which reflects the historical reality. The trees and shrubs on the property sufficiently screen an adjacent residential property to the south, making that property little noticeable.

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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

1920

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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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 Rudolph and Vera Fetz Residence is locally significant under Criterion C as a companion residential complex of the Fetz-Keller Ranch Headquarters (5MN11081; NRIS.100004211) adjacent to the north and listed on the NRHP in 2019. The site was the residence of Rudolph Fetz and family, the son of Minna and Frederick Fetz and is on land partitioned from the ranch headquarters property in 1920. While residing on the property, Rudolph worked on the Fetz farm. After Rudolph and his family departed Colorado for California in 1925, Rudolph's mother, Minna Fetz, reacquired the property at about the same time she sold the adjoining ranch headquarters to her brother, Edward Keller, in 1926. She and her husband, Frederick, resided on the property until their deaths. Frederick died there in 1935, whereupon Minna's brother, Alfred Keller, moved onto the property with her. Upon her death in 1941, Alfred Keller evidently continued to reside there until it was sold by Minna's heirs: her daughter-in-law Vera Fetz and her two granddaughters, Barbara and Joan in 1949. Consequently, the residential complex represents a continuity of occupation of the Fetz and Keller families adjacent to the Fetz-Keller Ranch Headquarters for 29 years from 1920-1949. This was five years while Rudolph and his family were in residence, and nearly 24 years of residence thereafter by Minna and Frederick Fetz and Alfred Keller.

The residence is a good example of a very simple Craftsman-style house. The Craftsman style originated in southern California before quickly spreading across the county and becoming the dominant style for modest houses between 1905 through the 1920s. Vernacular examples rapidly proliferated thanks to popular magazines, pattern books, and event precut houses shipped by Sears-Roebuck, Aladdin, and Redi-cut. Although a modest example, the Rudolph and Vera Fetz Residence expresses character-defining features such as low-pitched gable roof, open eaves with exposed rafters, paired windows, and other common details. The two other buildings on the property are of unknown age, but certainly over 50 years old, and are also of simple styles complementary to the residence and to the outbuildings of the adjacent Fetz-Keller Ranch Headquarters. The residential complex included in the boundary increase falls within and retains the 1888-1960s period of significance of the Fetz-Keller Ranch Headquarters as a whole.

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

Justification for Boundary Increase

The Rudolph and Vera Fetz Residence is a companion residential complex of the Fetz/Keller Ranch Headquarters, inextricably linked by its historical association and its proximity. The complex was in the possession of different owners at the time the Fetz/Keller Ranch Headquarters was nominated in 2019, but has since come into the possession of the Fetz/Keller Ranch Headquarters owners. Realizing the close association of the two properties, the current

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owners desired to have Rudolph and Vera Fetz Residence added to the Fetz/Keller Ranch Headquarters NRHP listing.

Historical Context

Minna and Frederick Fetz, the owners of the Fetz-Keller Ranch Headquarters (5ME11081; listed on NRHP 2019) from 1888-1926, adjacent to the north of the Rudolph and Vera Fetz residence, 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 parents run the farm. He married Vera Moshisky on December 20, 1915 (*Montrose Daily Press*, December 21, 1915:4).

The first daughter of Vera and Rudolph Fetz, Vera Jean, was born November 15, 1916. At the time that Rudolph registered for the World War I draft in June 1917, he noted that he was working on the farm belonging to his mother and that he had a wife and child. He also mentioned that he had served three years in the National Guard, attaining the rank of Sergeant, during his time in college. Having started a family, his mother, Minna, partitioned 5 acres from Lot 8 and sold it to Rudolph on March 2, 1920 (Montrose County Courthouse, County Clerk's Office, Deed Book 168, Page 33 and Deed Book 176, Page 402). Rudolph and Vera then built a new house, described as "a fine new bungalow" on the parcel, which still stands just across the driveway south of the house of his parents (*Montrose Daily Press*, October 6, 1920:1). He took a \$2,800 mortgage out on the property on January 4, 1921, that was due in two years (Montrose County Courthouse, County Clerk's Office, Deed Book 99, Page 526). Three days later, their second daughter, Barbara, was born on January 7, 1921.

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 and Vera moved to Altadena, California, about 1925, where Rudolph worked in the auto wrecking business. On September 16, 1926, their daughter, Vera, died. Two years later, on July 6, 1928, their third daughter, Joan A., was born. Rudolph had a heart condition that proved fatal on March 29, 1931 (*Pasadena Star-News*, March 30, 1931:1).

Not expecting to return to Montrose, Rudolph sold the 5-acre parcel and house in Montrose to Vera on January 12, 1926 (Montrose County Courthouse, County Clerk's Office, Deed Book

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237, Page 462). One week later, on January 19, 1926, Minna Fetz sold all of the Fetz property, except the 5-acre parcel that had been conveyed to Rudolph, to her brother, Edward Keller (Montrose County Courthouse, County Clerk's Office, Deed Book 218, Page 444). By that time, Frederick was 70 years old and Minna was 62. Having turned the ranch over to her brother, Minna and Frederick moved into the smaller house and acquired it from Vera on January 3, 1927 (Montrose County Courthouse, County Clerk's Office, Deed Book 237, Page 462). Her brother, Alfred, whom they had shared the larger ranch house up to that time, probably continued to reside in the ranch house. Perhaps anticipating a time that they might not reside on the property, Minna deeded a 0.5 acre parcel from the 5-acre parcel and the portion of the shared driveway to her brother, Edward, on October 15, 1930, probably to convey parts of the smaller property that he was actually using with the larger, adjacent ranch headquarters (Montrose County Courthouse, County Clerk's Office, Deed Book 254, Pages 76-77). She also confirmed that the mortgage Rudolph had taken out on the property in 1921 had been paid (Montrose County Courthouse, County Clerk's Office, Deed Book 254, Pages 255-256). Frederick Fetz died in 1935, and Alfred seems to have moved into the house with Minna, as they were enumerated sharing the house in 1940 and indicated that they had both lived in the same place in 1935. Edward Keller died in 1937, but Alfred seems to have continued operating the ranch until it was sold in 1945. After Minna died in 1941, Alfred likely continued to reside in the house until it was sold by her heirs: her sister-in-law, Vera, and two granddaughters, Barbara and Joan, to Earl D. and Etta A. Martin on March 25, 1949 (Montrose County Courthouse, County Clerk's Office, Deed Book 327, Page 517 and Deed Book 336, Pages 181-182).

The Martins did not retain ownership for long and sold the property to Hattie R. and Ernest F. Schweikhardt on August 2, 1950 (Montrose County Courthouse, County Clerk's Office, Deed Book 337, Page 291). Ernest Schweikhardt owned a butcher store and meat locker in Montrose. They sold it to Robert E. and Fleta G. Hathaway on October 8, 1957 (Montrose County Courthouse, County Clerk's Office, Deed Book 459, Page 503). The Hathaways resided on the property for just over five years before they moved to Boulder County and sold it to A. Burnell and Anna L. Smith on January 8, 1963 (Montrose County Courthouse, County Clerk's Office, Deed Book 530, Page 250). They soon sold it to Gerald Lewis and Helen L. Foster on April 12, 1965 (Montrose County Courthouse, County Clerk's Office, Deed Book 548, Page 487). Sometime prior to 1966, the original 5 acres deeded to Rudolph Fetz was divided into three parcels with the parcel containing the Rudolph and Vera Fetz house retaining only 13.36 acres, its current size. The Fosters lived on the property for nearly 15 years. They sold it to Ross W. and Frank N. Willis on March 19, 1980 (Montrose County Courthouse, County Clerk's Office, Deed Book 710, Page 340). With that sale, the small parcel and the house was tied back to the original Fetz-Keller Ranch holdings, as Ross and Frank Willis had purchased the ranch property in 1951 (Montrose County Courthouse, County Clerk's Office, Deed Book 331, Page 455). Frank Willis resided in the old Fetz-Keller ranch house and farmed the property while his brother, Ross, operated from his own ranch on Chipeta Road. Ross deeded the small piece of property to Frank in 1984, and Frank rented the small house to his friends, Edwin R. and Phyllis J. Garrison. After Frank died in 1998, Ross sold the property to the Garrisons on February 24, 1999 (Montrose County Courthouse, County Clerk's Office, Deed Book 742, Page 875 and Deed Book 994, Page 79). Unfortunately, Phyllis died later in 1999, but Edwin continued to reside on

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the property through about 2020. In April 2021, the property was purchased from Garrison by J. J. and Megan Ossola, the owners of the adjacent Fetz-Keller Ranch, once again consolidating the parcel with the original ranch property. They plan to restore the Rudolph and Vera Fetz Residence as a potential rental property or for use in events at the property as a whole.

9. Major Bibliographical References

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

Horn, Jonathon C.

2019 *Fetz/Keller Ranch Headquarters National Register of Historic Places Nomination Form*. On file at History Colorado, Office of Archaeology and Historic Preservation, Denver.

Montrose County Courthouse, County Clerk's Office, Montrose, Colorado

Deed Book 99, Page 526
Deed Book 168, Page 33
Deed Book 176, Page 402
Deed Book 218, Page 444
Deed Book 237, Page 462
Deed Book 254, Pages 76-77 and 255-256
Deed Book 327, Page 517
Deed Book 331, Page 455
Deed Book 336, Pages 181-182
Deed Book 337, Page 291
Deed Book 459, Page 503
Deed Book 530, Page 250
Deed Book 548, Page 487
Deed Book 710, Page 340
Deed Book 742, Page 875
Deed Book 994, Page 79

Montrose Daily Press

1910 November 24:3
1914 June 6:3; December 26:4
1915 December 21:4
1920 October 6:1
1921 October 20:5; October 21:4; November 3:1

Pasadena Star-News

1931 March 30:1

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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: Montrose County Assessor's Office; Montrose County Clerk's Office

Historic Resources Survey Number (if assigned): 5MN.11081

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10. Geographical Data

Acreage of Property 1.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 244420 | Northing: 4260240 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

A 131.5'-x-430' parcel, oriented east to west extending westward from U.S. Highway 90 on the south side of the Fetz/Keller Ranch Headquarters in Lot 8, Section 2, Township 48 North, Range 10 West, New Mexico P.M.

Boundary Justification (Explain why the boundaries were selected.)

Full extent of the parcel as described in the deed records on file at the Montrose County Clerk's Office, Montrose, Colorado, less 20' on the east end to eliminate inclusion of the irrigation canal running on the west side of US Hwy 90. Boundary includes contributing buildings related to the historic development and design of the Fetz/Keller Ranch Headquarters that contribute to its significance.

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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) 249-6761
date: May 3, 2021

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.)

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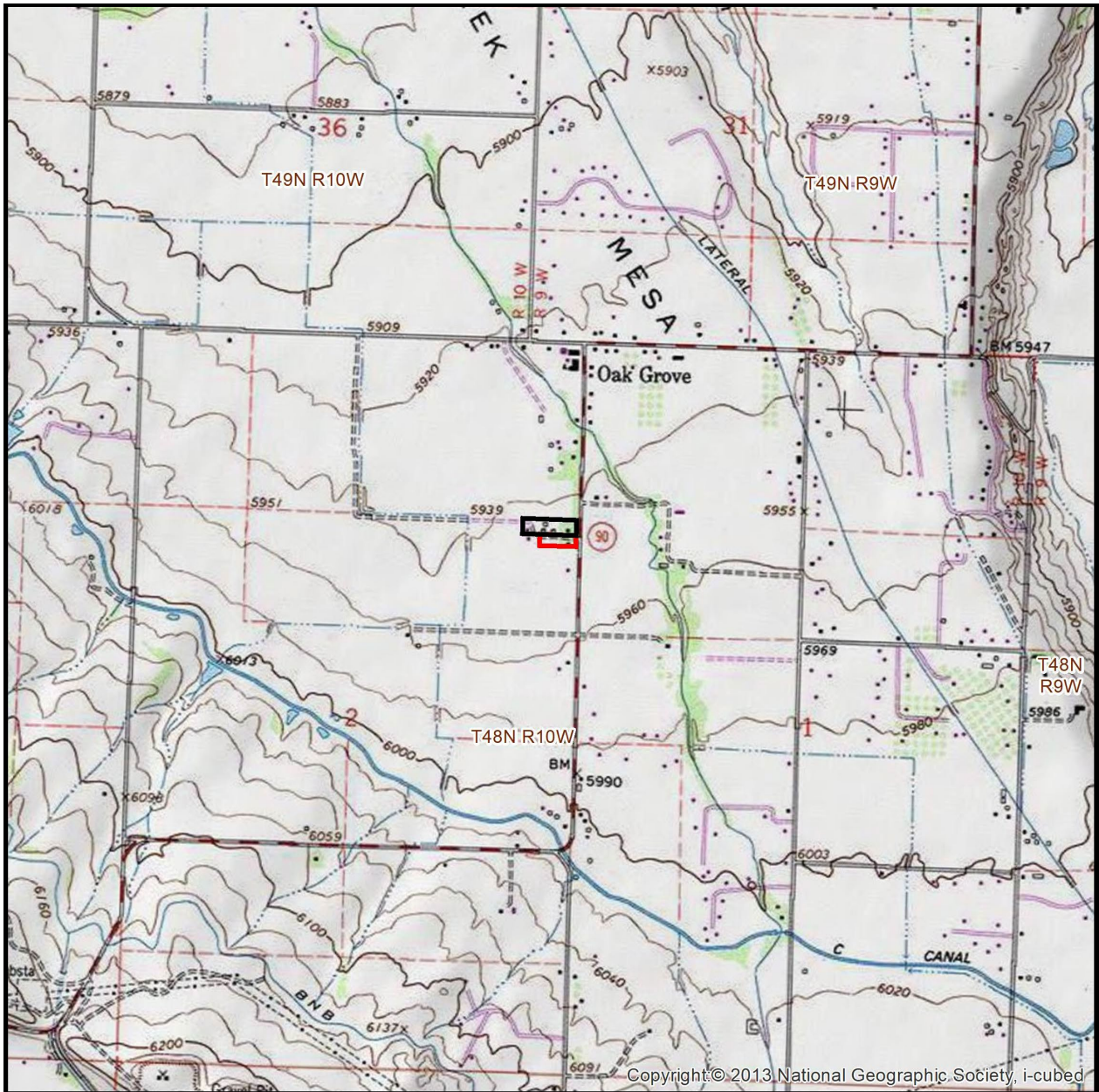
List of Maps

Map 1. Portion of the USGS quadrangle showing the Fetz/Keller Ranch Headquarters boundary increase.

Map 2. Plan map showing the Fetz/Keller Ranch Headquarters with the boundary increase.

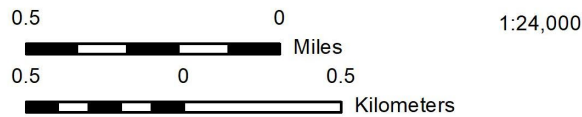
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 Boundary  Boundary Increase



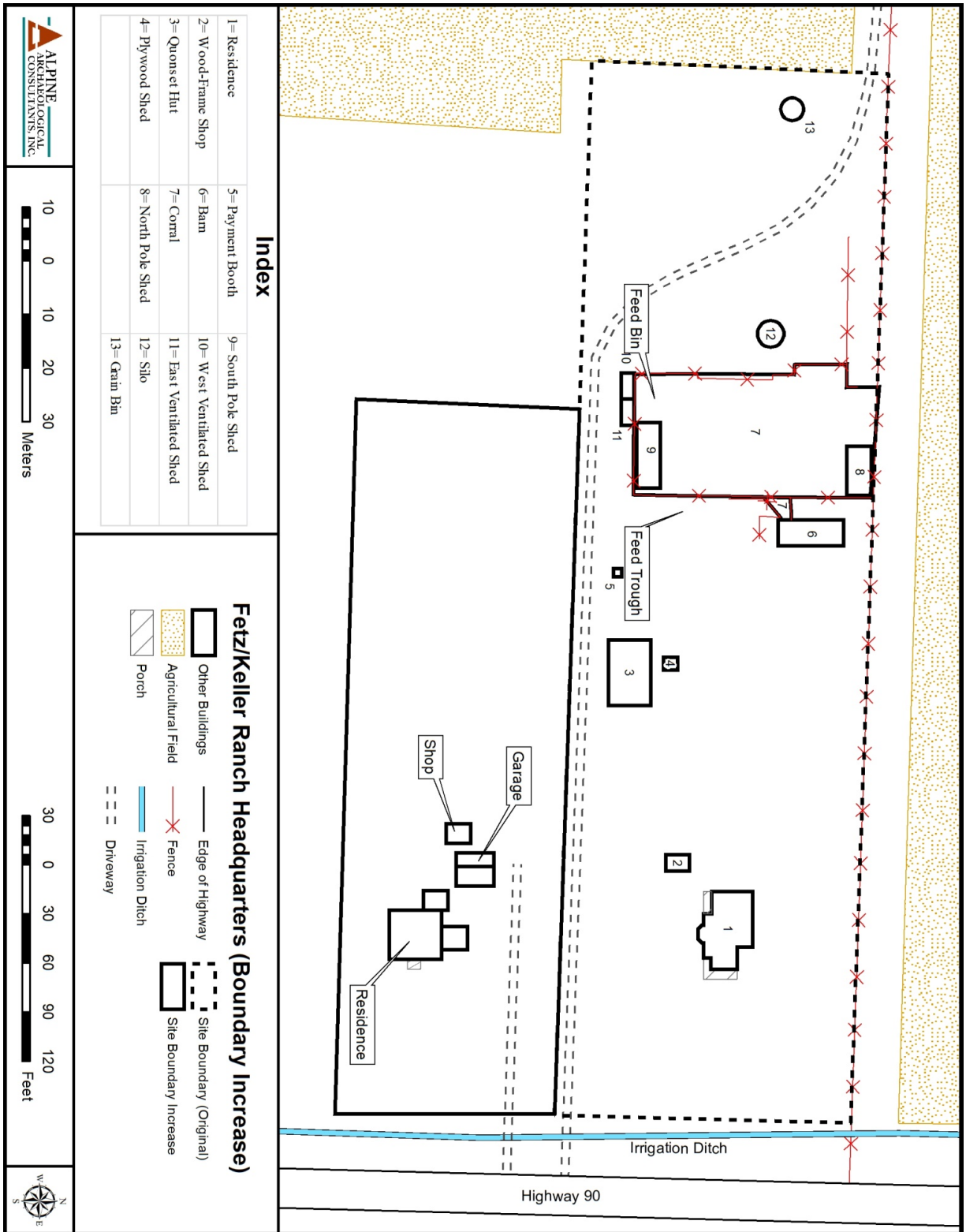
USGS Topo Map:
Montrose West



Map 1.

Fetz/Keller Ranch Headquarters (boundary increase)
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 County and State



Map 2.

Fetz/Keller Ranch Headquarters (boundary increase)
Name of Property

Montrose, Colorado
County and State

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.

Photo Log

Name of Property: Fetz/Keller Ranch Headquarters (Boundary Increase)

City or Vicinity: Montrose vicinity

County: Montrose State: Colorado

Photographer: Jon Horn

Date Photographed: May 5 and 7, 2021

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

Photo 1. Looking west-southwest from State Highway 90 up the driveway at the Rudolph and Vera Fetz Residence with the garage just right of center

Photo 2. The residential complex at the Rudolph and Vera Fetz Residence with the residence at left, garage at center, and shop at right, looking south

Photo 3. The Rudolph and Vera Fetz Residence with the Fetz-Keller Ranch headquarters residence across the driveway to the north. View is to the northwest

Photo 4. The east side of the Rudolph and Vera Fetz Residence, looking west

Photo 5. Looking southwest at the east and north sides of the Rudolph and Vera Fetz Residence

Photo 6. The south side of the Rudolph and Vera Fetz Residence, looking north

Photo 7. The west side of the Rudolph and Vera Fetz Residence showing the small side-entry porch probably added in the 1980s. View is to the east

Fetz/Keller Ranch Headquarters (boundary increase)

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Photo 8. Looking southeast at the north side of the Rudolph and Vera Fetz Residence showing the small side-entry addition to the right and the ca. 1966 addition to the left

Photo 9. The north side of the garage at the Rudolph and Vera Fetz Residence, looking south

Photo 10. The north and east side of the garage at the Rudolph and Vera Fetz Residence, looking southwest

Photo 11. The south and west sides of the garage at the Rudolph and Vera Fetz Residence, view is to the northeast. Note the Fetz-Keller residence in the background

Photo 12. Looking northwest at the east and south sides of the shop at the Rudolph and Vera Fetz Residence

Photo 13. The north and west sides of the shop at the Rudolph and Vera Fetz Residence, looking southeast

Historic Photos

HP-1. Ca. 1965 photo of the Rudolph and Vera Fetz Residence. On file at the Montrose County Assessor's Office, Montrose, Colorado.

HP-2. Ca. 1998 photo of the Rudolph and Vera Fetz Residence. On file at the Montrose County Assessor's Office, Montrose, Colorado.

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.