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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 determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Zion, Walter and Anna Homestead

other names/site number 5YM.235

2. Location

street & number Off of County Road 15 [N/A] not for publication

city or town Idalia [X] vicinity

state Colorado code CO county Yuma code 125 zip code 80735

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 [ ] nationally [X] statewide [ ] locally. ([ ] See continuation sheet for additional comments.)

*Scerraina Coetzuglio*  
Signature of certifying official/Title

State Historic Preservation Officer 5/16/05  
Date

Office of Archaeology and Historic Preservation, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [ ] See continuation sheet.
- determined eligible for the National Register [ ] See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain [ ] See continuation sheet.

*for*  
*Edson H. Ball*  
Signature of the Keeper

Date of Action

7/6/05

**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

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing

Noncontributing

8	0	buildings
1	0	sites
2	0	structures
0	0	objects
11	0	Total

**Name of related multiple property listing.**

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

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

AGRICULTURE/ animal facility/ agricultural  
outbuilding/ processing/ storage

DOMESTIC/ single dwelling/ secondary  
structure

**Current Functions**

(Enter categories from instructions)

NOT IN USE/ vacant

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER/ sod

**Materials**

(Enter categories from instructions)

foundation EARTH

walls EARTH  
CONCRETE

roof WOOD  
METAL

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Zion, Walter and Anna Homestead  
Yuma County/ Colorado

Section number 7 Page 1

## DESCRIPTION

### Setting and Layout of the Homestead Site

The Walter and Anna Zion Homestead exemplifies the lifestyle of an eastern plains homesteader, rancher, and farmer at the prime settlement phase of Yuma County. Located approximately ten miles northwest of Idalia, Colorado and eleven miles southwest of Vernon, Colorado, this eastern plains homestead is on a rise of the upper terraces north of the Arikaree River. At an elevation of 3,960 feet, it is the highest point for several miles. Views surrounding the homestead consist of undulating rolling hills and terraces carving pastures and meadows conducive to plains farming and ranching. Native yucca, prickly pear, and short prairie grasses, including gamma and buffalo, are the prominent species of vegetation on the homestead and the surrounding areas. The Zion family planted non-native coniferous trees, fruit trees, and other trees near the main house and in the yard that continue to thrive today.

As the farm and ranch operations grew, the Zion family added buildings to meet their needs through 1930. While a few of these buildings no longer exist, the main 1.27 acre site where the Zion family first built their home and surrounding farm buildings is virtually unchanged. Only one of the buildings was relocated in the 1920s from another part of the homestead; therefore it maintains the original materials and design, along with being in its current location for well over 70 years. Sweeping prairie vistas in all directions of the site remain unchanged and continue as agricultural land use. The setting is intact with the native prairie vegetation and fauna along with the non-native trees planted by the Zion family, providing a feeling and association with eastern Colorado plains homesteading.

A surface examination of the surrounding area, including blowouts, animal trails, and other eroded areas, revealed no indication of significant buried material. The site has been cleaned of debris and maintained by the owner and the El Pomar Youth in Community Service (EPYCS) high school group. As a result, the artifact scatter is generally very light with most of the artifacts found in and around the trash dump.

The nominated portion of the original Walter Zion Homestead is located in eastern Yuma County on 1.27 acres and consists of eight contributing buildings, two contributing structures, and a contributing site. The contributing buildings, structures, and site range in date from 1910 to 1940. A private two-track driveway intersects the property from the west. A post 1961 metal windmill lays to the west of the main house and portions of the circa 1920 windmill stand and original wooden windmill top remain on the north side of the milk house.

### **Descriptions of Individual Resources**

The location of the Homestead resources is depicted on a Sketch Map included on page 21. Historic photographs and Joseph A. (Joe) Zion, son of the original builder who lived on the homestead for nearly 65 years, provided actual and estimated dates of construction.

### Buildings

**Main House, 1910 (Resource 1, Photographs 1-4).** The main house was the first building erected on the Homestead and became the center of family activity. It is situated on a large flat ridge top, with most of the farm buildings descending to the south, southeast, and southwest of the main house. Its southern façade is oriented squarely on the ridge. Walter Zion built the one-story three-room sod house by himself until the last day of construction, when neighbors, friends, and family pitched in to

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complete it before winter weather arrived. The rectangular house (40' 8" by 18' 6") was divided almost equally into three rooms that contained a kitchen, living room, and bedroom. The living room doubled as a bedroom. Joe Zion recalled that the house was an attraction to friends, neighbors, and visitors, not only because the family owned the only piano in the area, but largely because the house always had a "welcome spirit."<sup>1</sup> During the early years, a teacher boarded on the homestead. One winter the teacher held a school program at the main house with the county superintendent and several people from Wray in attendance. During the program, a plains blizzard swept through the area continuing for three days and nights. All of the individuals stayed in the three-room "soddy"<sup>2</sup> until the storm subsided and the roads could be broken for the guests to leave. Joe Zion remembered that although it was crowded, it didn't seem to bother anyone as Walter and Anna Zion's hospitality deflected any sense of overcrowding or cabin fever.

Scraped earth created the house's initial interior flooring. After a couple of years, the family covered the dirt floor with concrete throughout the house. Joe Zion remembered that as a young child the family placed one by twelve-inch planks over the concrete floors, circa 1915. The cracks between the planks provided perfect slots for dropped pencils that were lost forever. The planks served as the floor only for a short period before Walter Zion installed tongue and groove flooring in all three rooms. Finally, in approximately 1920, linoleum covered the wooden floors throughout the house. Shortly after completing its construction, Walter Zion and the family coated the interior walls with plaster and whitewashed it. This not only lightened the rooms, but kept bugs and vermin outside. To avoid the sod portion of the roof from settling and dropping dirt particles into the house along with any vermin, the family installed a wooden ceiling as part of the original construction.

A low-pitched side gabled roof complements the house with slightly overhanging eaves on the east and west sides. Walter Zion built the roof using one by twelve-inch planks that covered two by four-inch rafters. Tarpaper covered the planks, which was then blanketed by a four-inch layer of sod. In approximately 1915, Walter Zion attached a layer of tin to the sod roof. This prevented leaking that the sod and tarpaper roof allowed. Although the original tin roof has received repairs and replacement pieces over the years, the originally constructed one by twelve-inch planks, tarpaper, and sod continue to protect the house under the tin layer. A concrete chimney, located slightly off center, tops the roof. Walter Zion later (circa 1920s) placed brick around the chimney.<sup>3</sup>

A vertical board door, with a single-pane fixed window in the upper portion, graces the center of the east wall and opens directly into the kitchen. The south façade contains paired casement windows set flush with the outside wall leaving nearly two-feet of sod at the interior base of the window allowing for a large ledge or windowsill. On the west wall two 2/2 double-hung windows provide light to the kitchen and the north bedroom. Both were set in approximately six inches from the exterior wall. By Walter Zion setting the windows closer to the exterior wall, rather than to the interior wall, he provided large interior windowsills. The north bedroom has a second window, which is on the north wall, and is a fixed four-pane set approximately four inches from the outside wall.

Between 1915 and 1927, the Walter Zion family added a small shed roofed enclosed frame porch (approximately 10' by 6') to what was then the east facade. The porch entry door was on the south wall, and to enter the house, one traveled through the porch to the original house doorway on the west wall of the porch (or east wall of the house).

<sup>1</sup> Joseph A. Zion, *The 1909 Homesteaders, "God Bless Them."* Wray, CO: Noiz Printing & Supply, Inc., 2004, 5.

<sup>2</sup> Soddy is a slang term commonly used as a term of endearment for the sod house by those who lived in them.

<sup>3</sup> Zion. *The 1909 Homesteaders*, 3; Joseph A. (Joe) Zion interview, January 8, 2004.

# National Register of Historic Places Continuation Sheet

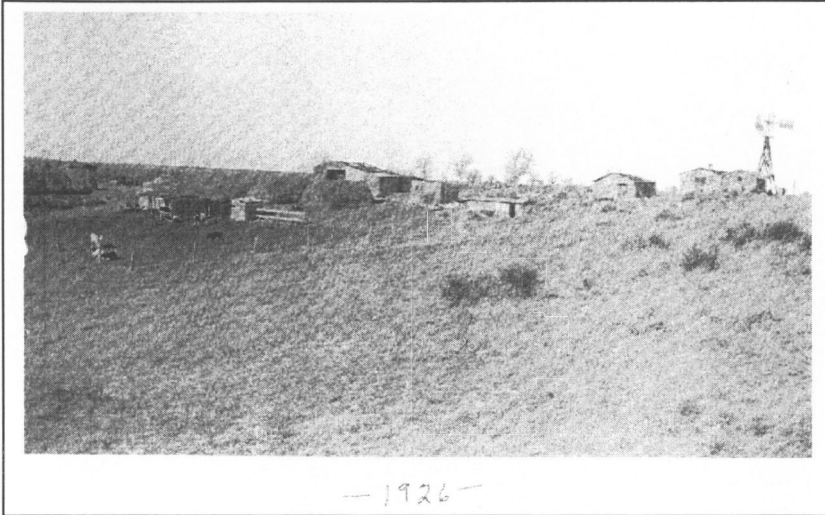
United States Department of the Interior  
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Zion, Walter and Anna Homestead  
Yuma County/ Colorado

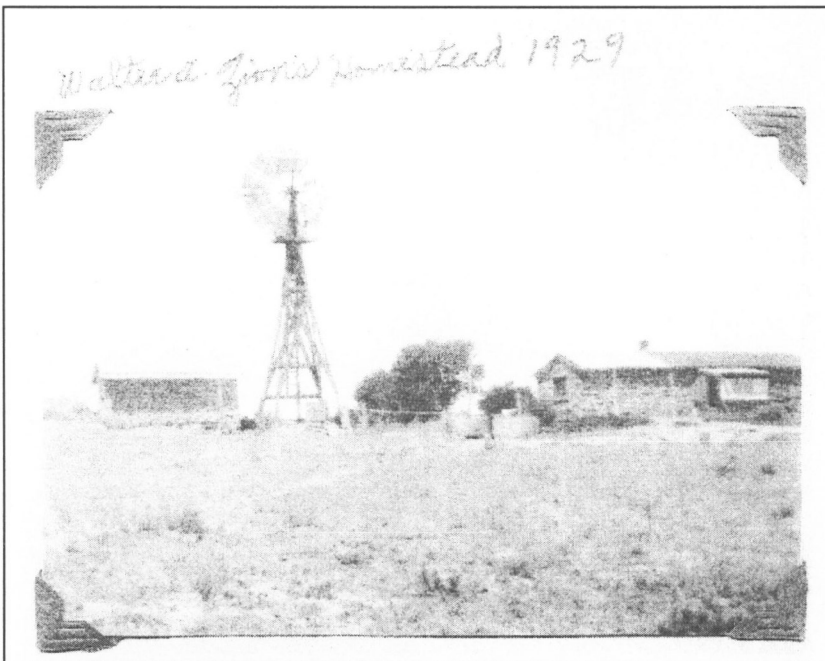
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### Historic views of property

Images courtesy of Joe Zion and the Idalia Visions Foundation



1926



1929

**Sod Houses are out of Date**

THE BEST MATERIAL FOR UP TO DATE BUILDINGS IS TO BE FOUND AT

**F. D. JOHNSON'S LUMBER YARD**

—SALES BY—

Lumber, Coal, Wire and Farming Implements

HORSES, HOGS, CATTLE AND FEED BOUGHT

RANCH FOR SALE: This land located in west of Yuma Co., on the Republican River, adjoining the city of Wray, contains 3000 acres more or less. The best land, suitable for building and raising stock, 3000 acres of land. Will be sold with or without stock. For information call on or address: F. D. JOHNSON, Wray, Colo.

Image from *Souvenir of Wray and of Vernon*, 1907.

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In 1940, Walter and Joe Zion enlarged the enclosed frame porch on the main house to 20' 4" by 7' 6". The enlargement was concurrent with the installation of a house cistern located on the southeast corner of the porch and a sink and pitcher pump inside the porch. The porch has single-pane awning style windows, two on the east elevation and one on the north elevation. The original wooden porch door contains a boarded window opening in the upper portion and opens to the south.

In 1948 Joe Zion built forms around the main house and added a concrete coating, mixed with occasional native limestone rocks, to the exterior sod walls as a method of protecting the sod walls from deteriorating. Covering sod buildings with a plaster, stucco, or concrete coating was a common practice to preserve sod buildings as early as the 1880s. Joe added a similar coating to the main house chimney.

**Milk House, circa 1913 (Resource 2, Photographs 5, 6, and 16).** The milk house is a one-story, rectangular (13' by 11' 6") building constructed by Walter Zion using the prairie sod to construct its walls. It has a front gabled roof with exposed purlins on the gabled ends and overhanging eaves on the east and west elevations. Walter Zion built the roof using one by twelve-inch planks that covered two by four-inch rafters. Tarpaper covered the planks, which was then blanketed by a four-inch layer of sod. In approximately 1915, Walter Zion attached a layer of tin to the sod roof. The off center entrance is on the north façade with a small (approximately 3 feet by 2 feet) concrete pad in front of the entrance. The entry consists of a flat wooden door with a corrugated metal piece on the bottom quarter section. A two-inch diameter pipe extends outward four feet from the lower portion of the east side of the north wall. The pipe originally provided a connection to the windmill that stood in front of the building. One window opening exists on the south elevation, which is covered by plywood. The east and west sides have no openings. The interior floor is concrete and the interior walls have a plaster coating covering the sod. A built-in concrete milk-cooling trough runs along the eastern interior wall.

In 1948 Joe Zion built forms around the milk house and added a concrete coating, mixed with occasional native limestone rocks, to the exterior sod walls as a method of protecting the sod walls from deteriorating. Covering sod buildings with a plaster, stucco, or concrete coating was a common practice to preserve sod buildings as early as the 1880s.

**Water Storage Shed (Livestock Cistern), 1940 (Resource 3, Photographs 6, 12, and 16).** To facilitate watering the livestock and a vegetable garden, Walter Zion built a water storage shed on the south side of the milk house. The rectangular concrete building (11' 9" by 7' 10") is covered with a metal gabled roof. The walls are underground with the exception of approximately twelve inches that protrude from the ground. Two square window openings with working exterior wooden shutters hinge on the gabled ends. The interior walls and floor are concrete. Mineral deposits have etched demarcations of past water levels on the interior walls.

**Root Cellar, circa 1915 (Resource 4, Photograph 7).** The root cellar played an important role in the homesteaders' winter food supply. Anna Zion grew a variety of vegetables, including potatoes, in a large garden south of the bunkhouse. Walter Zion built the rectangular (31' by 20') cellar to house potatoes and various other foods including vegetables Anna Zion canned. It is conveniently located about twenty feet from the northwest corner of the main house. The roof is comprised of packed earth forming a slight arch. A metal chimney pipe extends through the roof to serve as a ventilation pipe. Concrete surrounds a rectangular (5' 6" by 4') entrance that is flush with a gentle slope from the west. A corrugated metal door lays flat against the concrete entrance and a wooden staircase transports individuals down twelve feet to another door which is the cellar entrance. Concrete lines the interior walls that have neatly built floor to ceiling wooden shelves placed around the perimeter.

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**Brooder House, circa 1930 (Resource 5, Photographs 8 and 16).** Walter Zion and his son, Joe, built this one-story rectangular (10' by 8') brooder house with a concrete foundation, plasterboard walls, and a metal shed roof southeast of the main house. Exposed rafters protrude from the south and north elevations. Horizontal one by eight-inch boards clad the upper three-fourths of the south façade. A small concrete pad (2 feet by 2 feet) leads to a wooden door placed at the west side of the south façade.

**Bunkhouse, circa 1916 (Resource 6, Photographs 9-12, 15 and 16).** To provide additional sleeping quarters and space for the family, Walter Zion built a one-room sod bunkhouse south of the main house on a southern and western downward slope from the ridge on which the main house sits. The rectangular (18' by 15' 10") bunkhouse has a low-pitched side gabled roof, overhanging eaves on the east façade and west elevation, and exposed rafter tails. Walter built the roof using one by twelve-inch planks that covered two by four-inch rafters. Tarpaper covered the planks, which was then blanketed by a four-inch layer of sod. Within the first few years of building the bunkhouse, Walter Zion attached a layer of tin to the sod roof. This prevented any leaking that the sod and tarpaper roof allowed. Remains of an off-center metal stovepipe rest on the southwest elevation of the roof.

An exterior metal and fiberglass door, added at a later date (circa 1940-1950), protects the original vertical board door centered on the east façade that is flush with the interior wall. A clear acrylic plastic covers the square window opening in the upper portion of the door. A small wood frame window sits off center on the south wall and is recessed approximately twelve inches from the exterior sod wall. On the west side, a two-pane wood-frame window is recessed approximately twelve inches from the exterior sod wall and provides additional light into the bunkhouse. The bunkhouse interior walls were coated with a plaster to provide light and keep bugs and vermin outside. The family installed a wooden ceiling as part of the original construction. The interior flooring consisted of earth. Joe Zion recalled that he and his younger brother, George, would retreat to the bunkhouse as teenagers and smoke corn silk rolled in the newspaper funnies. Joe indicated that he liked the taste of corn silk much better than the taste of tobacco. While their goal was to smoke these in secrecy from their parents, Joe indicated that his parents were very intelligent and, in retrospect, he was relatively sure they were wise to the boys' actions.<sup>4</sup>

The bunkhouse façade and entrance was originally on the south elevation, with a window on the east elevation. Fierce south winds prompted Walter and Joe Zion to relocate the door to the east elevation, where the window once existed, and made the southern entrance a window. They made this change between 1936 and 1938. The south exterior wall has cracks in it that closely follows the outline of the original doorway. Other exterior cracks in the concrete coating exist on the southeast corner, northwest corner, and beneath the west window. The west elevation of the roof is exposed down to the boards and in the northwest corner several boards are missing, leaving that section of the roof open to the elements. The north wall has no openings.

**Privy, circa 1910, relocated circa 1920 (Resource 7, Photograph 13).** Originally, Walter Zion built this privy just to the south of the present day brooder house. However, in the 1920s the Zion family relocated the privy to its current location northeast of the main house and north of the root cellar. Joe Zion indicated that relocating it shortened the distance from the house and decreased the number of prickly pear one could step in with bare feet.<sup>5</sup> Vertical one by eight-inch boards clad the one story rectangular (5' by 4') privy, with a one by twelve-inch header board extending the width of the south

<sup>4</sup> Zion interview.

<sup>5</sup> Ibid.

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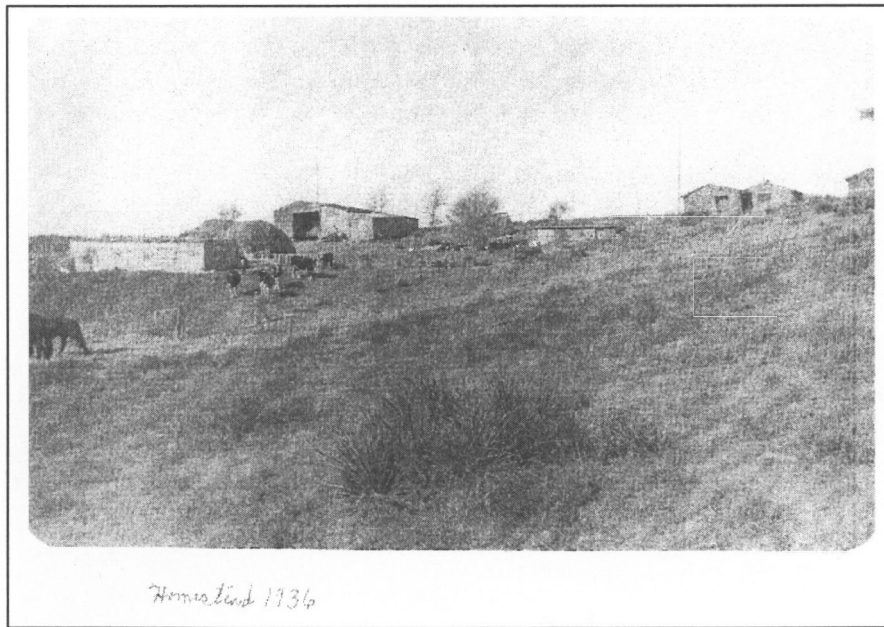
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elevation. A wood shed roof covered with corrugated metal tops the privy. The foundation is comprised of concrete and stone. An off-center entrance door repeats the wall pattern with vertical one by eight-inch boards. With the main house never having indoor plumbing, the privy served the homestead residents until 1975.

**Cow Barn, circa 1927 (Resource 8, Photograph 14).** A one-story rectangular (38' 3" by 12' 3") barn is located southwest of the main house and bunkhouse on a downward western slope from the ridge on which the house is situated. Walter Zion built the frame barn with a side gabled thatched roof to house the family's milking cows. The family relied heavily on raising cattle and sold cream for extra income. By the late 1920s or early 1930s, he replaced the thatched roof with a metal roof, which is still intact, and covered the exterior with corrugated metal positioned horizontally. On the south elevation is a large centered entry, approximately six feet wide, made with horizontal one by twelve-inch boards that served as the livestock entrance from the barn to the attached chute. The west elevation contains a small window opening and some of the original wood siding exposed on the upper section. Positioned on the north elevation is a former entrance that has been closed off with corrugated metal. The east elevation has no openings.

Adjacent to the barn's south side is a livestock chute with an irregular plan. The chute extends from the southwest corner of the barn to the east side of the barn entrance (approximately twenty feet). It then narrows as it extends south approximately twenty feet. The narrow end is approximately four feet wide. The chute is constructed of four horizontal wooden timbers placed at approximately twelve-inch intervals from the ground on approximately 60-inch supporting wood posts. A metal gate attached to the chute is located at the point where the chute begins to narrow. The gate can be opened either to an adjacent fenced area or to the chute. A stock tank is at the south end of and outside of the chute. It is a round metal tank approximately two feet tall and six feet in diameter.



Homestead in 1936. Image courtesy of Joe Zion and the Idalia Visions Foundation.

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## Structures

**Yard Cistern, circa 1940 (Resource 11, No Photograph).** Approximately the same year that the Zion family added a house cistern, they added a yard cistern to water flowers, trees, and grass surrounding the house.

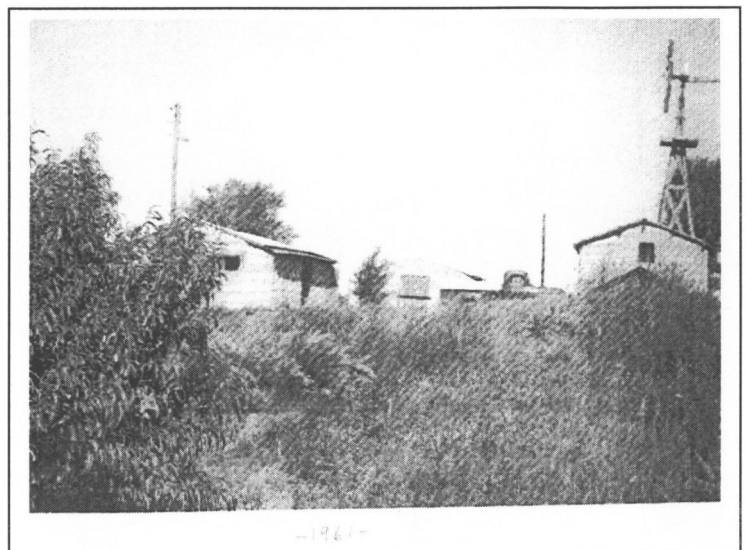
**House Cistern, 1940, (Resources 12, Photographs 1 and 2).** During the first year that the Zion family settled on the homestead, Walter Zion hand dug a 155-foot deep well. Joe Zion remembered the well water being just like spring water - "sweet and cold."<sup>6</sup> In 1940, Walter and son Joe built and installed a house cistern located on the southeast corner of the main house porch. They then installed a sink and pitcher pump inside the porch. This provided a much yearned-for amenity - water in the house that the family did not have to obtain from the well and carry to the house in a bucket.

## Site

**Foundations, circa 1912 and 1920 (Resource 9, Photograph 15).** Two concrete foundations exist on the ridge below (or south) of the bunkhouse. A dugout built into the side of the ridge served as the original chicken house when the Zion family first homesteaded their property. One of the foundations represents the front of the chicken house dugout. After the dugout began deteriorating, the Zion family built a frame chicken house. Joe Zion removed the frame chicken house prior to selling the homestead due to its state of deterioration and only a foundation remains.<sup>7</sup>

**Trash Dump, circa 1910 – 1975 (Resource 10, Photograph 15).** The Zion family designated a trash dumping area to the southeast of the buildings. The family used it for the duration of their tenure on the homestead and it eventually measured approximately 50' by 17'. Artifacts identified and recorded from the trash dump included, among other things, solder dot cans, metal and plastic feed buckets, linoleum fragments, an enamelware pan, spring curtain rod, hand-sewn curtain remnants, and a hand made broom with a wooden handle and corn brush.

**Rock Cairn, post 1975, (Resource 13, No Photograph).** A native limestone rock cairn is located west of the main house. Its origin is unknown and due to its modern date, it is not significant to the site.



Homestead in 1961. Image courtesy of Joe Zion and the Idalia Visions Foundation.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

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## RESOURCE COUNT

### Contributing Resources – Total 11

#### Buildings - 8

Main House	Resource 1
Milk House	Resource 2
Water Storage Shed	Resource 3
Root Cellar	Resource 4
Brooder House	Resource 5
Bunkhouse	Resource 6
Privy	Resource 7
Cow Barn	Resource 8

#### Site – 1

Foundations	Resource 9
Trash Dump	Resource 10
Rock Cairn	Resource 13

#### Structures - 2

Yard Cistern	Resource 11
House Cistern	Resource 12

Zion, Walter and Anna Homestead  
Name of Property

Yuma County/ Colorado  
County/State

## 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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

### Bibliography

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

### 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  
# \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

### Periods of Significance

1910-1955

### Significant Dates

1910-1916

1940

1948

### Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

ZION, WALTER A.

ZION, JOSEPH A.

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

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## SIGNIFICANCE

The Walter and Anna Zion Homestead is locally significant under Criterion A in the area of Agriculture for its association with the Zion family being among eastern Yuma County's earliest plains homesteaders, cattle ranchers, and farmers from the 1880s through 1910. Once the Burlington & Missouri Railroad (later the Chicago, Burlington & Quincy Railroad) arrived in Yuma County in 1882, a wave of Euro-American settlers populated the area. William Harvey Zion (Harvey) left eastern Nebraska in 1886, finding a homestead near Vernon. By the early 1890s, Joseph M. Zion, influenced by his brother Harvey, left Nebraska with his wife and seven children (including their oldest son Walter Zion) and homesteaded in the Vernon area. However, difficult economic times and drought conditions caused many Yuma County settlers to quickly leave their claims for other areas. The Zion families stayed and found other means of support during these hard times. By 1905, Yuma County began a period of renewed growth, and by 1915-1920 it was booming once again. During this second settlement phase, the Walter A. Zion family began homesteading 320 acres in the Vernon / Idalia area that includes the nominated property. They continued living on the homestead and operating a farm and ranch until 1944, when Walter and his wife, Anna, retired. Their oldest son, Joseph A. (Joe) Zion, took over the ownership and full management of the farm and ranch in 1944 and continued farming and ranching on the homestead until 1975. Descendants of the early Zion settlers continue to farm and ranch in the Idalia and Vernon vicinity today. The period of agricultural significance is from 1910 (the year Walter Zion began farming and ranching) to 1955, in keeping with the 50-year requirement of the National Register.

Additionally the Walter and Anna Zion Homestead is significant at the state level under Criterion C for its Architecture. It is an intact example of the ingenious adaptation many plains homesteaders utilized for the construction of their first home. Due to the scarcity of timber and stone on the eastern plains and exorbitant costs to have either material shipped, early eastern Colorado settlers often used dugouts as temporary and immediate alternatives to frame-constructed buildings. As soon as they were able to borrow or buy a sod plow, the settlers often progressed to another alternative to frame or stone buildings: the construction of sod buildings from the short prairie grass. These provided settlers with a more substantial building with fewer vermin and warmer, cleaner conditions than the dugouts. With what was believed to have been a borrowed sod plow, Walter Zion cut his homestead's virgin prairie grass into twelve-inch wide strips that were approximately four inches thick and constructed a three-room sod house, a bunkhouse, and a milk house. Sod houses and outbuildings were very common from the 1880s through the 1920s for use by eastern Colorado plains settlers to the point that by the turn of the twentieth century a sod house stood on every quarter section of Yuma County. Utilization of sod buildings was intended to be temporary and most were deserted as frame housing became less expensive and more available. Neglect from abandonment coupled with severe weather on the wide-open plains eventually deteriorated most sod buildings. Occasional foundations or walls found on farms scattered throughout Colorado's eastern plains are typically the only reminders of the once popular sod building. The uncommon extant sod buildings have generally undergone dramatic alterations to fit modern needs. Walter and Anna Zion's Homestead sod buildings are the only known sod buildings making up an agricultural complex with a high degree of integrity in eastern Colorado. The period of architectural significance for the homestead extends from 1910, the construction date of the first sod building, to 1916 when the last of the sod buildings was constructed.<sup>8</sup>

<sup>8</sup> Zion interview; Yuma Historical Society. *Action on the Plains*. Yuma: Pioneer Printing, 1981, 323; Mrs. Hal Russell, *Settler Mac and the Charmed Quarter-Section*. Denver: Sage Books, 1959, 12.

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Finally, the homestead is significant at the state level under Criterion D for its potential to yield information important in the area of sod building construction in Colorado. No scholarly literature regarding Colorado's sod building construction is known to exist. Reliance by researchers has been on a few scholarly articles regarding Nebraska and Midwestern sod building construction. Presumably, the differences between Colorado's sod building construction and that of Nebraska or the Midwest are minor. However, without a comprehensive study of Colorado's sod building construction, it is unknown what differences may be revealed. As this site is preserved and additional information regarding its construction is revealed, important components to a contextual study of Colorado's sod building construction will emerge. This may include differences due to local materials such as the type of soil and moisture content. Other differences may result from more advanced construction techniques used by Colorado's plains homesteaders. They began settling the area during a later period than those in Nebraska, Kansas, and the Midwest. The period of significance in the area of Architecture is 1910 to 1916, the range of dates for when the sod buildings were constructed.



1946, Image courtesy of Joe Zion and the Idalia Visions Foundation.

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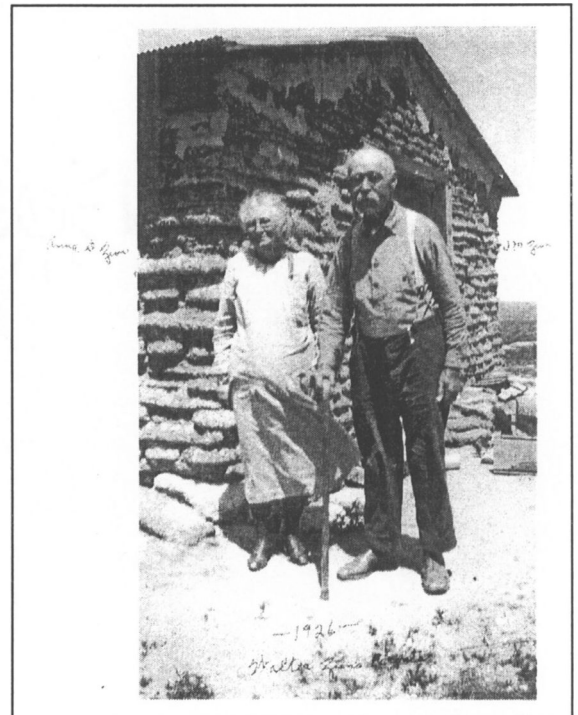
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## Historical Background

### Yuma County Settlement

As the Great Plains area opened up to settlement, cattle owners began driving herds from Texas north to Montana in the 1870s. They found that the great open space of Colorado's eastern plains offered ideal grazing land for the cattle prior to shipping them to market. Eastern Colorado's native prairie grasses were typically buffalo and gamma grass, which were low-growing, tolerant of trampling, drought, and grazing. The grass was abundant and provided nutritious feed for the thousands of cattle. A large cattle company, the 21 Outfit, and its owners and operators were among the first Euro-American settlers in Yuma County by 1873. Many smaller cattle ranching operations followed suit through the 1870s. By the early 1880s nearly 500,000 head of cattle ranged on the eastern Colorado plains. The arrival of the Burlington & Missouri Railroad in 1882 through Yuma County provided better and less expensive shipping accommodations for the cattle ranchers. However, a severe winter in 1885 to 1886 killed many cattle and the 1885 federal legislation that mandated fence removal and prohibited fence construction on all public lands prompted most of the large eastern Colorado cattle companies to reduce the size of their operations or find alternative businesses.

With open range cattle ranching drastically declining, masses of immigrants left their homes in the eastern and midwestern United States to take advantage of the Homestead Act in the West. The height of the homesteaders' arrival in Yuma County occurred in 1886 with 90 homestead filings made. That year William Harvey (Harvey) Zion left eastern Nebraska and joined the many others in staking out his land in Colorado. He staked his claim southwest of Vernon. During the early years of homesteading, the fertile land supplied the cattle with plentiful grazing and produced bountiful harvests of corn and grains. By 1893 Harvey convinced his brother, Joseph M. Zion, to make the move to the Vernon area and homestead. Joseph agreed and sent his wife, Anna D. (Sterret), and their seven children (Walter A., Charles, Leroy, Myrtle, Frank, Ralph and John) to Wray by train while he stayed behind in Crab Orchard, Nebraska to settle business matters and prepare for the move. Joseph's wife and children lived with Harvey until Joseph arrived. The Joseph M. Zion family homesteaded land seven miles southwest of Vernon, on which they proudly built a sod house and began farming and ranching.<sup>9</sup>



Joseph M. and Anna Sterret Zion in front of their sod house, 1926 (Walter Zion's parents, Joe Zion's grandparents). Image courtesy of Joe Zion and the Idalia Visions Foundation. →

<sup>9</sup> Fred Raymond Marsh, *Souvenir of Wray and Vernon, Colorado*. Wray: Press of Wray Gazette, 1907, 14-15; Carl Ubbelohde, Maxine Benson and Duane Smith, *A Colorado History*. Boulder: Pruett Publishing, 1995, 165, 171; *The Wray Gazette*. Souvenir edition, 1907.

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## Economic Difficulties

The Joseph M. Zion family did not see immediate good fortunes in their new location. The 1893 Silver Panic coupled with severe drought conditions and unusually turbulent windstorms left once abundant crop fields withering or dead. Grasshoppers devoured any crops that eluded the windstorms. While many settlers quickly deserted their homesteads for other areas, the Zions stayed and found alternative means of support during the drought years. By 1894, Joseph worked for Wesley Pickle building a milldam across the Arikaree River. Using his own team of horses and dirt scraper, he was able to earn fifty cents per day. During these tough economic times, Joseph and Anna's oldest son, Walter, traveled to Denver to earn money in the city. As a young man of 17 years, he worked in the commission business often making stops at Denver's Union Station. It was here that he met Anna Alice Brown Burk, a widow with two children, whom he married in 1903.<sup>10</sup>

## Resurgence

By 1905, Yuma County began seeing relief from the drought conditions and slowly homesteaders and farmers returned to or moved to Yuma County for the first time. By 1915-1920 the population and immigration was booming once again. During this second settlement phase, Walter Zion returned to Yuma County. In the spring of 1909, Walter and Anna Zion along with their three children (a boy and girl from Anna's previous marriage along with Elsie born in 1905) left Denver and moved back to the Vernon / Idalia area. According to Walter and Anna's son, Joseph A. (Joe), "Dad said he landed in Wray with furniture for a 5-room house, and the Cash [sic] sum of forty five dollars."<sup>11</sup> They first lived in a two-room native stone house near the Copperkettle Creek where their son Joe was born in 1909. With the cramped quarters, the family loaned their excess furniture to a friend.

That same year, Walter Zion staked the family's homestead of 320 acres of land approximately ten miles northwest of Idalia and eleven miles southwest of Vernon. The filing fee was \$10 plus an additional \$2 paid to the land agent. As with Homestead Act of 1862, the Enlarged Homestead Act of 1909 (under which Walter Zion filed) required the Zions to build a house on, improve, and farm the land for five years before receiving legal title to the property. The Zion family wasted no time. Within the first five years Walter constructed several buildings and the family was actively raising cattle, chicken, and crops on their land.

In 1910, the family moved into the three-room sod house that Walter built. He constructed the sod buildings by cutting the virgin prairie into sod strips (or bricks as they were called). He then cut them into smaller pieces, generally about three feet long, and placed them lengthwise with the grass side down. By placing the freshly cut sod with the grass side down, roots would continue to grow enough to hold the bricks together. Walter placed double strips, or two of the twelve-inch strips side by side, to construct twenty-four inch thick walls. To create a solid wall, the construction method included reversing the process after building a few layers of the wall by alternating the placement of the sod bricks lengthwise and then crosswise to connect the walls. The builder used a sharp spade to even the sod layers' exterior and interior finishes. Walter positioned wooden window and door frames as the sod walls rose around them. Above the frames he placed a few boards, leaving a gap between top of the window and door frames and the boards. The boards absorbed the weight of the sod and allowed

<sup>10</sup> *The Wray Gazette*. Special Illustrated Edition. May 12, 1904; Zion, 2.

<sup>11</sup> Zion, 2; Helen Slater. Civil Works Administration Interview Collection. Interviewer J. T. Kearns, 1933-1934. Colorado Historical Society, Denver, Colorado, 14.

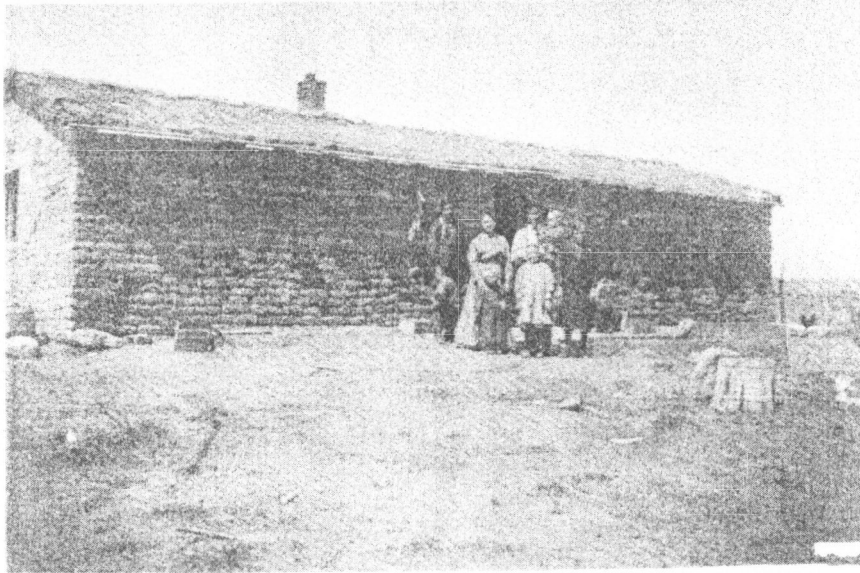
# National Register of Historic Places Continuation Sheet

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it to settle without warping the frames or shattering the glass windowpanes. He sealed the gap with grass and cloth fragments. To hold the window and door frames in place, Walter drove wooden pegs through holes in the frames and into the sod. Walter and Anna had two more children who were born on the homestead, George in 1911, and Dorothy in 1913. With six children, Walter soon found the need to build a sod bunkhouse that eventually served as sleeping quarters for Anna's son, Bill (Walter's stepson). When Joe and George were adolescents, they also used the bunkhouse as sleeping accommodations.<sup>12</sup> In 1915, Walter Zion received the patent (legal title) to the land.



Walter A. Zion family and homestead "Sod House. 1912

1912, Image from *The 1909 Homesteaders, "God Bless Them."*

In 1920, the family expanded their acreage by adding forty acres. The family raised cattle and chickens and grew corn, cane, and occasionally wheat. They sold eggs and cream to supplement their income. As the family and the farm and ranch operations grew, Walter Zion built additional farming and ranching buildings to accommodate the growth. Of the original buildings, including one dugout, built by the Zion family between 1910 and 1930, eight continue to stand. Walter and Anna Zion lived on the homestead conducting their farming and ranching operations from 1910 until 1944. Their oldest son, Joseph A. Zion (Joe) took over the ownership and full management of the farm and ranch in 1944. With neighboring ranchers adding a telephone line in 1945 to Idalia, Joe was able to add a phone line to his homestead the same year. However, it wasn't until 1952, that the Rural Electric Association (R. E. A.) asked Joe if he would like to become a member and receive electricity to the homestead. Joe stated, "It was too good to be true! I didn't believe it till I saw the lines being built!"<sup>13</sup> Joe lived on the homestead and continued raising corn, cane, wheat, cattle, and chickens until 1975. Descendants of

<sup>12</sup> Zion, 2; Zion interview; Nebraska Historical Society. "The Sod House." Lincoln: Nebraska Historical Society publication, n.d., 1; Roger L. Welsch, *Sod Walls: The Story of the Nebraska Sod House*. Lincoln: J & L Lee Co., 1991, 44, 46.

<sup>13</sup> Zion, 6.

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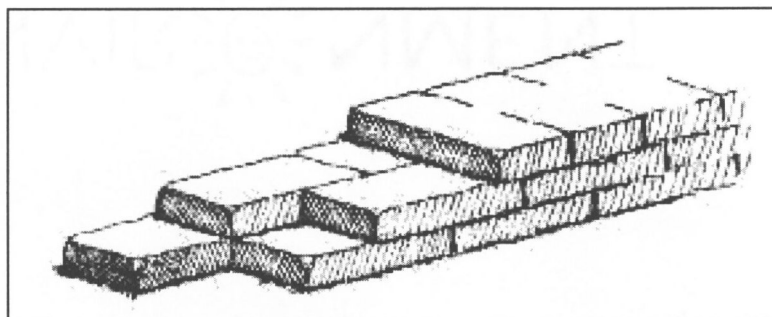
the early Zion settlers continue to farm and ranch in the Vernon and Idalia vicinity today. At a farm auction in September 1975, Joe Zion sold the homestead to Clayton and Billie Nell Poenisch, neighboring ranchers to the northwest. They utilized the farm and ranchland as an expansion of their own farming and ranching operations. In 2001, the Poenischs' donated the acreage on which all of the extant Zion Homestead buildings are located, to the Idalia Visions Foundation, Inc., which maintains and preserves the buildings and site. The Walter and Anna Zion homestead site continues to stand today as the only known extant farm complexes in eastern Colorado with its original sod buildings.<sup>14</sup>

## Sod Building Construction

From areas near Michigan's Great Lakes to the plains and prairies of the Midwest and West, sod buildings dotted the landscape from the last half of the nineteenth century through the 1920s in many rural areas. These were particularly common in the dry climates of western Nebraska, western Kansas, the Dakotas, and eastern Colorado, where the popularity of sod-constructed buildings was most prevalent between the 1870s and the 1920s.

The exact origin of sod-constructed buildings is unknown. One theory is that the sod building construction was a European tradition transported to America with European immigrants. English settlers near the Great Lakes built turf buildings similar in style to the temporary earth house styles found in Great Britain. In a *Journal of Popular Culture* article, John Moe wrote that sod shelters dated to the Neolithic man and were used during the Viking period. Another theory is that the Omaha Indians, who built earth and timber lodges, may have influenced early Nebraska sod dwellers including the Mormons. Mormons who wintered near Omaha built some of the earliest known sod buildings in Nebraska. Findings further indicate that German-Russian immigrants along with Canadian-Irish and Welsh settlers were among the first immigrants to construct the prairie style sod building in the Midwest.<sup>15</sup>

Sketch of the layer of sod bricks in the wall construction. Image from *The Sod House*.



<sup>14</sup> Zion, 7; Clayton E. Poenisch and Billie Nell Poenisch to Idalia Visions Foundation, Inc., Special Warranty Deed, May 25, 2001. In the files of Idalia Visions Foundation, Inc., Idalia, Colorado.

<sup>15</sup> Welsch, 23; Andrew Gulliford, "Earth Architecture of the Prairie Pioneer," *The Midwest Review*. Volume VIII, Spring, 1986, 9,10.

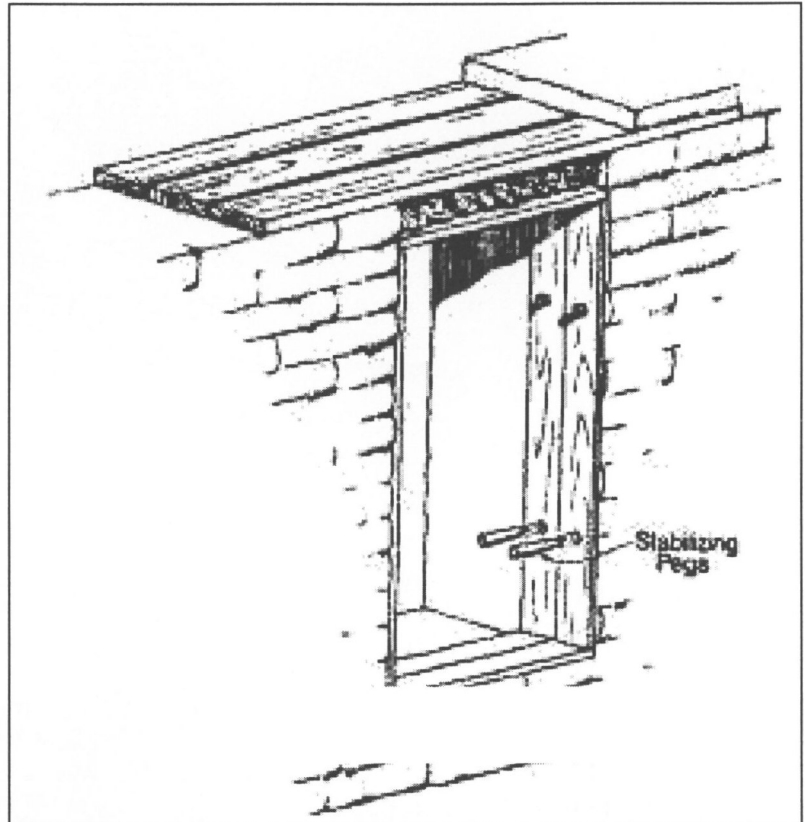
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Sketch depicting window installation. Note the wooden pegs driven through holes in the wooden window frame to hold them in place, the planks above the window, and the space between the top of the window and the planks. Image from *The Sod House*.



Regardless of the origin, sod constructed buildings provided a wide array of advantages for the plains homesteader. First, the cost was quite attractive to families and individuals embarking on the plains to live, particularly if the settlers were partaking in the Homestead Act. To build a one-room sod building 16 feet by 20 feet, the builder typically cut and utilized one acre of prairie grass. The grass came at no cost except the price of the plow to cut the sod. Oscar Babcock, a sod dweller in Nebraska, built a 14-foot square sod dugout in 1872 and spent \$2.78½ on the construction materials. His building was very modest with only one window and one door; however it was the 8" by 10" window (at \$1.25) that increased his costs. Another advantage of sod buildings was the accessibility to the construction materials. On treeless, barren plains, with little water, technology, or building materials for frame or stone buildings, the prairie provided an abundant supply of construction material. Lumber shipped by rail was not only very expensive, but also arrived at a rail yard that may be thirty or more miles from the site, creating a cumbersome and lengthy trip to haul the supplies. Sod walls were superior to frame constructed walls in their strength providing another appealing feature. The weight and density of the sod defied severe windstorms and kept tornado damage to a minimum, usually only causing roof damage. Earth walls made the buildings relatively fireproof and the twenty-four inch thick earth walls slowed any enemy gunfire. These thick walls provided exceptional natural insulation as well. With a scarcity of timber for firewood, cow chips generally provided the fuel burned in the sod house stove to keep warm. The insulation kept the heat inside and as a result the sod buildings stayed warmer than a frame house utilizing the same amount of fuel. Similarly, the sod-walled buildings' insulation provided a cool retreat in the summer. Joe Zion recalled that as a kid, during summer workdays on the farm, he hated having to be out in the field on the hot horse-drawn machinery. The family would enjoy a late lunch in the cool sod house, which he said was like being in an air-conditioned building. After lunch, his dad, his brothers, and he would take a nap, lingering in the coolness of the soddy before returning to their work in the intense summer heat. Once lumber became more available and less expensive,

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many plains homesteaders continued building at least their house from sod due to the advantages sod walls offered over frame walls.<sup>16</sup>

In the case of Walter and Anna Zion, the motive for constructing sod buildings was completely out of the necessity for and the ample supply of inexpensive building materials. Joe Zion indicated that his family had little cash for a house and were thankful for the Homestead Act. By the time Walter Zion constructed his sod buildings, it had become a family tradition of the eastern Yuma County Zion settlers, along with many eastern plains homesteaders, to construct sod buildings on their homesteads.

Typically sod buildings were viewed as temporary accommodations until the family moved on to permanent, more substantially constructed buildings. One source indicated that families generally expected they would use a sod building only six to seven years before moving on to more permanent buildings, such as frame or brick. However, families often found that their expectations were high and realistically lived in and used sod buildings from ten to twenty years before moving to more substantial buildings.

Sod buildings that were over twenty to thirty years old began showing signs of deterioration. Their owners faced a decision – tear it down, abandon it, ignore it, or preserve it. For those who decided to preserve it, an early preservation method was to apply a plaster, stucco, or concrete coating to the exterior. Another method (not as common) was to add clapboard to the sod exterior. The application of a plaster or concrete coating was documented as early as 1886 in Nebraska and became the standard method to preserve the sod walls by the early twentieth century in Colorado, Kansas, and Nebraska. Without such a coating the sod buildings would not be in existence today. Historic sod buildings known to exist, that have continued use, necessarily received protective coatings of stucco, plaster, or concrete. While this application alters the original appearance, it does not negatively impact the integrity of the sod buildings. Several examples exist of State and National Register-listed sod buildings that received protective coatings to preserve the sod walls. The Sod House Museum in Jefferson County originally received a plaster-type coating in the early 1890s. The coating was removed to expose the sod from the 1960s to the 1980s. However, a new stucco or concrete coating was applied in 1986 after it was determined that without such a protective coating, erosion would deteriorate the original sod material. The Martin Homestead in Lincoln County includes a sod house that was coated with stucco in 1942. Similarly in Nebraska, the William R. Dowse Sod House and the Wallace W. Waterman Sod House, both listed on the National Register, have protective coating applications of concrete, stucco, or plaster in the 1920s and 1930s.<sup>17</sup>

<sup>16</sup> Welsch, 107; Everett Dick, *The Sod House Frontier*. New York: D. Appleton-Century Company, Inc., 1937, 112; Nebraska Historical Society. "The Sod House," 2; Zion interview.

<sup>17</sup> Nebraska Historical Society. "The Sod House," 2; Tim Turner, "Sod Houses in Nebraska," *Journal of the Association for Preservation Technology*, Vol. VII, No. 4, 1975, 22; Melissa Kendrick. "Martin Homestead." Historic Building Inventory. Denver, Colorado Historical Society, Office of Archaeology and Historic Preservation, October 1996; Boyd A. Kraemer. "The Pioneer Sod House." National Register of Historic Places Inventory – Nomination Form. Office of Archaeology and Historic Preservation, Denver, 1973; John Q. Magie. "Haumont House." National Register of Historic Places Inventory – Nomination Form. Lincoln: Nebraska Historical Society, 1969; D. Murphy. "William R. Dowse House, Dowse Sod House," National Register of Historic Places Inventory – Nomination Form. Lincoln: Nebraska Historical Society, April 1986; Robert J. Olson. "Wheat Ridge Sod House Museum Building." Colorado Cultural Resources Survey Historic Architectural Survey Form, April 1998.

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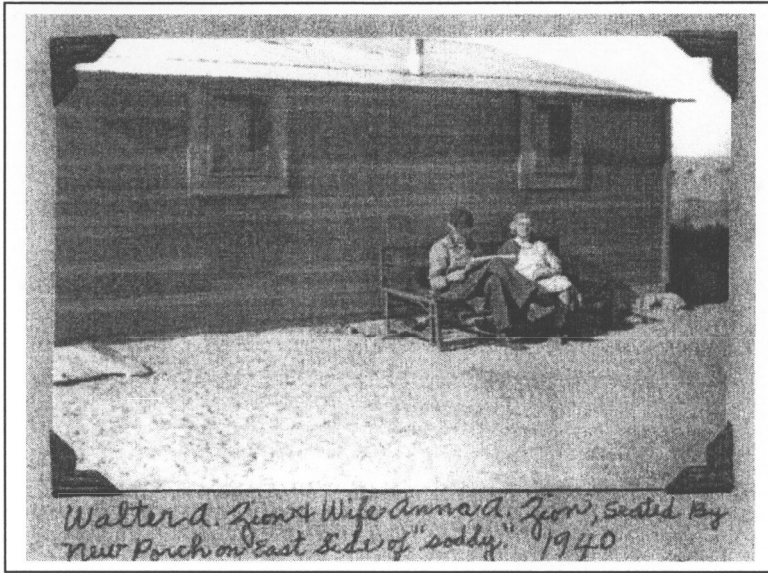
United States Department of the Interior  
National Park Service

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Yuma County/ Colorado

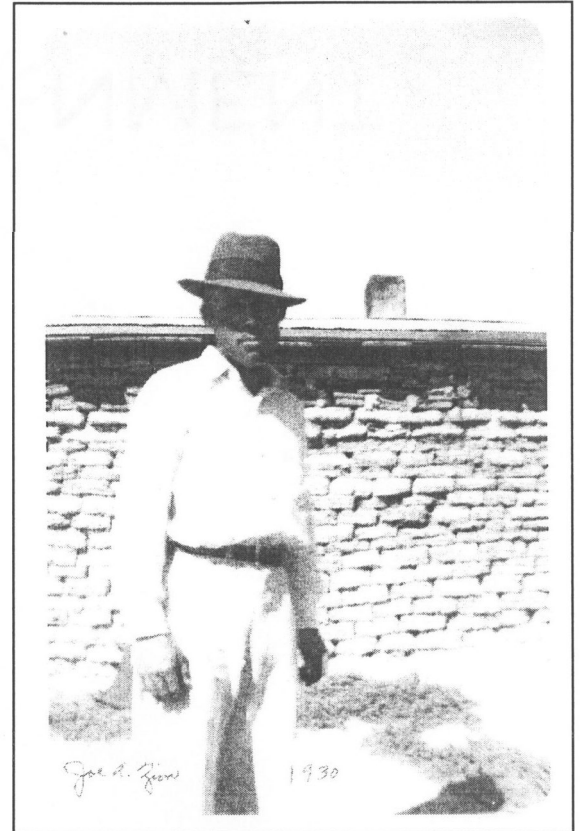
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## Historic Images

Images courtesy of Joe Zion and the  
Idalia Visions Foundation.



↑ "Walter A. Zion & Wife Anna A. Zion, seated  
By New Porch on East Side of 'soddy.' 1940



Joseph A. "Joe" Zion, 1930 ↑



"J.M. Zion- Walter's Dad- his Dog and soddy at  
his homestead in Mt. Hope District southwest of  
Vernon, Colorado."

← Unknown Date

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Zion, Joseph A. (Joe) Personal interview with Heather Peterson, Kaleb Rittenhouse, and Jim Rittenhouse, January 8, 2005.

Zion, Walter A. Land Patent, number 503519, December 15, 1915. Township 3S, Range 45W, Section 22, W  $\frac{1}{2}$ , NE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; and NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and Township 3S, Range 45W, Section 23 S  $\frac{1}{2}$  NW  $\frac{1}{4}$  and N  $\frac{1}{2}$  SW  $\frac{1}{4}$ , Yuma County. Joseph A. Zion Collection.

Zion, Walter A. Land Patent, number 763757, July 26, 1920. Township 3S, Range 45W, Section 22, NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Yuma County. Joseph A. Zion Collection.

Zion, Walter and Anna Homestead  
Name of Property

Yuma County/ Colorado  
County/State

## 10. Geographical Data

**Acreage of Property** 1.27

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 723736 4406747  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Heather Peterson, Cultural Resource Historian

organization Colorado Historical Society

date February 24, 2005

street & number 1300 Broadway

telephone (303) 866-2680

city or town Denver

state Colorado

zip code 80203

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of SHPO or FPO.)

name Idalia Visions Foundation, Inc.

street & number 9141 County Road CC.8

telephone \_\_\_\_\_

city or town Idalia

state Colorado

zip code 80735

**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. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places  
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Yuma County/ ColoradoSection number 10 Page 20**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

Beginning at the Northwest Corner of Section 23, Township 3 South, Range 45 West of the 6<sup>th</sup> P.M., thence South on the West line of said NW ¼ of Section 23 a distance of 1777.2 feet.

Thence East 398.1 feet to the point of the beginning;

Thence South 88° 42' 50" East 153.7 feet;

Thence South 9° 13' 55" East 300.8 feet;

Thence South 54° 39' 05" West 147.1 feet;

Thence South 89° 45' 05" West 85.2 feet;

Thence North 7° 25' 10" West 52.1 feet;

Thence North 85° 10' 15" East 63.7 feet;

Thence North 9° 15' 15" West 205.0 feet;

Thence North 87° 42' 35" East 36.2 feet;

Thence North 5° 16' 15" East 32.0 feet;

Thence South 87° 00' 40" West 44.5 feet;

Thence North 9° 01' 10" East 96.7 feet more or less to the point of beginning.

The nominated area is located within the marked area shown on the Sketch Map below (page 21).

**BOUNDARY JUSTIFICATION**

The nominated area includes the parcel of land associated with the homestead buildings that was deeded to Idalia Visions Foundation, Inc.

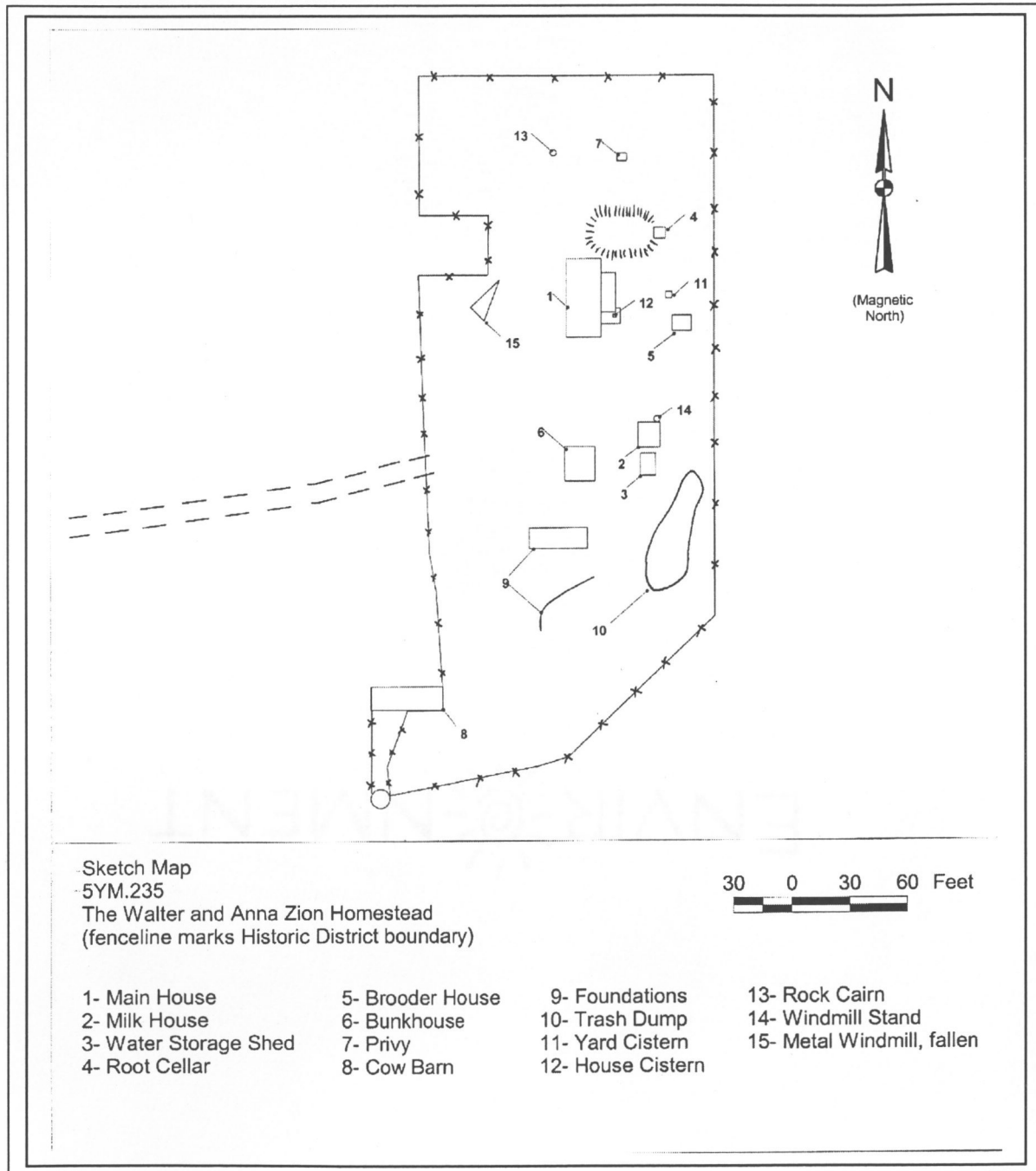
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## Site Plan



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## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-16 except as noted:

Name of Property: Walter and Anna Zion Homestead  
 Location: Yuma County, Colorado  
 Photographer: Heather Peterson  
 Date of Photographs: October 13-14, 2004  
 Negatives: Office of Archaeology and Historic Preservation, Denver

Photo No.	Photographic Information
1	Main house (resource 1) and house cistern (resource 12) on southeast corner of porch, (southeast elevation).
2	Main house (resource 1) and house cistern (resource 12) on southeast corner of porch, south façade.
3	Main house (resource 1), west elevation.
4	Main house (resource 1), north elevation.
5	Milk house (resource 2), north elevation with windmill stand and top section.
6	Water storage shed/ livestock cistern (resource 3) in foreground and milk house (resource 2) in background, southwest elevation.
7	Root cellar (resource 4), east elevation.
8	Brooder house (resource 5), southwest elevation.
9	Bunkhouse (resource 6), east façade.
10	Bunkhouse (resource 6), sod surrounding doorway, east façade.
11	Bunkhouse (resource 6), south elevation.
12	Bunkhouse (resource 6) in foreground; milk house (resource 2) left background; and water storage shed (resource 3) background; northwest elevation.
13	Privy (resource 7), southeast elevation.
14	Cow barn, chute, and stock tank (resource 8), northwest elevation.
15	Trash dump (resource 10) in foreground; foundations (resource 9) in left background; and bunkhouse (resource 6) in right background; southeast elevation.
16	Overview of homestead buildings (from left to right): bunkhouse, water storage shed, milk house, main house, and brooder house. Southeast elevation.

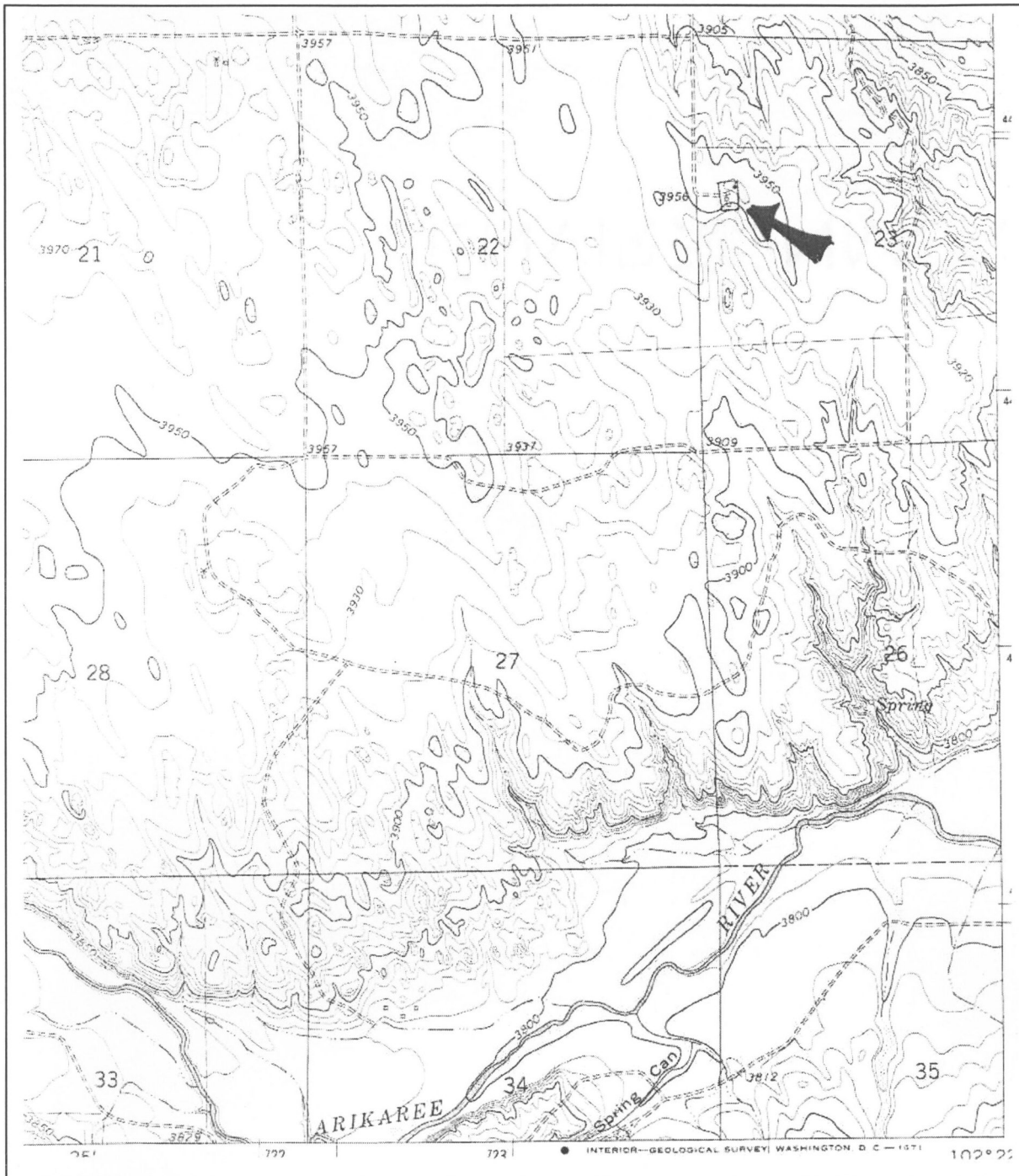
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Yuma County/ Colorado

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**USGS TOPOGRAPHIC MAP** UTM: Zone 13 / 723736E / 4406747N  
Vernon SW Quadrangle, Colorado PLSS: 6<sup>th</sup> PM, T3S, R45W, Sec. 23  
7.5 Minute Series E½, SW¼, NW¼  
Elevation: 3950 feet



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Zion, Walter and Anna, Homestead

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Yuma

DATE RECEIVED: 5/24/05                      DATE OF PENDING LIST: 6/10/05  
DATE OF 16TH DAY: 6/25/05                      DATE OF 45TH DAY: 7/07/05  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000652

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7/6/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Sym 235

#1

Zion Homestead

Main House, House Cistern

October 13, 2004

Yuma County Colorado



5ym 235

#2

Zion Homestead

Main House - south elevation

October 13, 2004

yuma County Colorado



5ym 235

#3

Zion Homestead

Main House - west elevation

October 13, 2004

yuma County Colorado



5ym 235

#4

Zion Homestead

Main House - north elevation

October 13, 2004

Yuma County Colorado



5ym 235

#5

Zion Homestead

Milk Shed, windmill stand  
View to south

October 14, 2004

yuma county Colorado



5ym235

#6

Zion Homestead

Milk Shed, water storage shed

View to NE

October 14, 2004

Yuma County Colorado



5ym235

# 7

Zion Homestead

Root cellar - view to west

October 14, 2004

yuma County Colorado



5YM. 235

#8

Zion Homestead

Brooder House

View to Northeast, Southwest elevation

Oct 14, 2004

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956217 R1 F3 S#0

yuma County Colorado

Roll 2, Photograph 3



5ym235

#9

Zion Homestead

Bunkhouse - east facade

October 14, 2004

yuma County Colorado



Sym 235

#10

Zion Homestead

Bunkhouse - closeup of sod near door

October 14, 2004

Yuma County Colorado



Sym 235

# 11

Zion Homestead

Bunkhouse - south elevation

October 14, 2004

yuma County Colorado



5ym 235

#12

Zion Homestead

Bunkhouse - view to southeast

October 14, 2004

yuma county Colorado



5ym 235

#13

Zion Homestead

Privy - south facade

October 14, 2004

yuma County Colorado



Sym235

#14

Zion Homestead

Barn, chute & stock tank  
view to southeast

October 14, 2004

yuma County Colorado



5ym 235

# 15

Zion Homestead

Trash dump, Foundations, Bunkhouse

October 14, 2004

yuma County Colorado



5ym 235

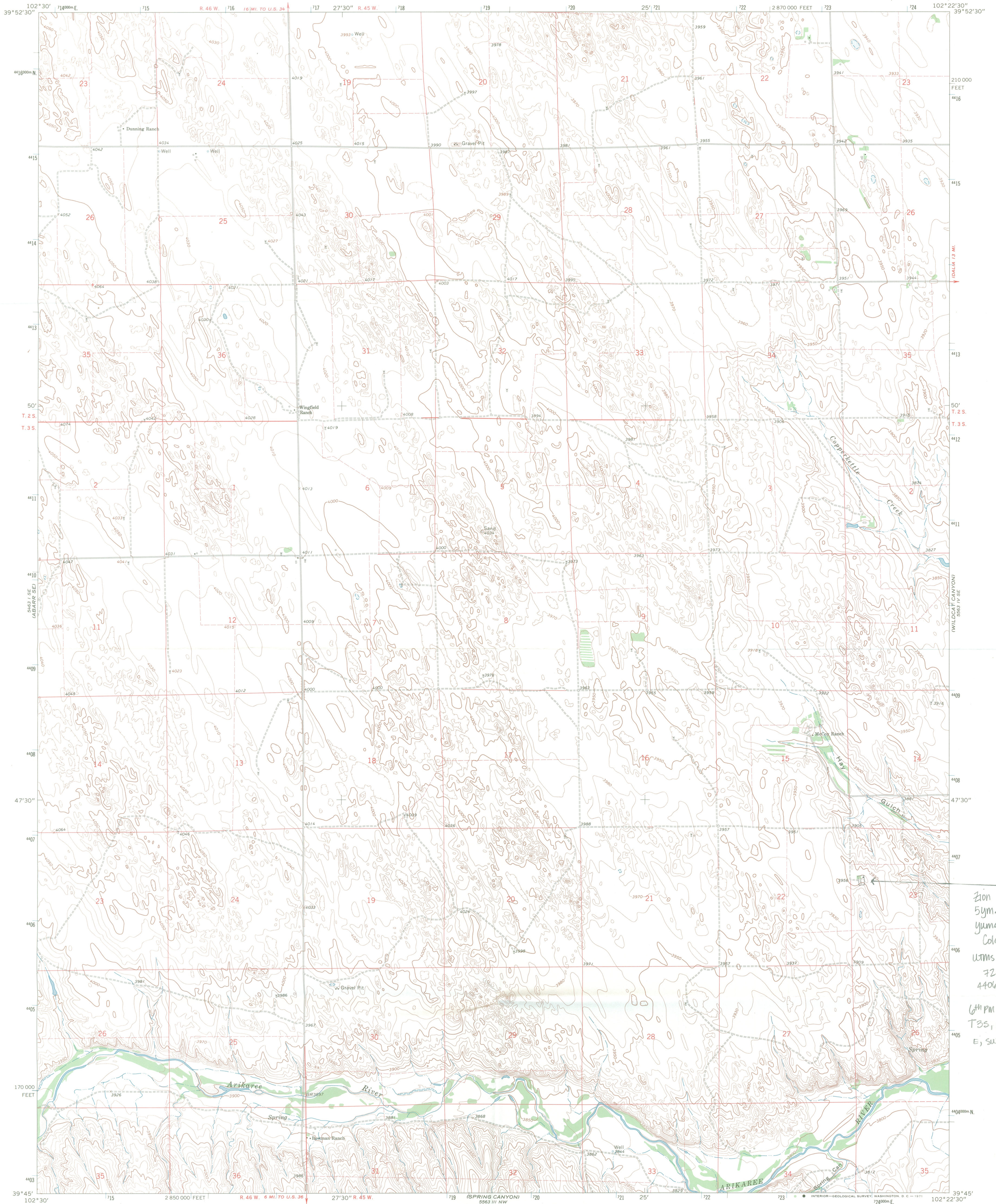
#16

Zion Homestead

Site overview - view to northwest

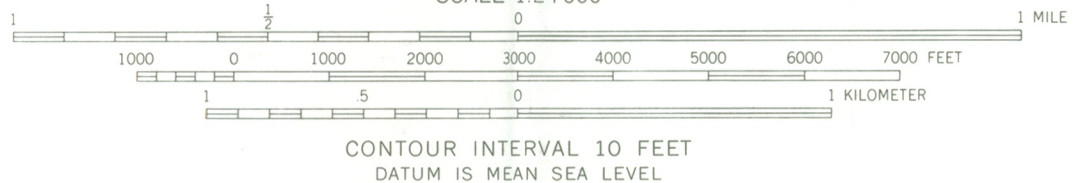
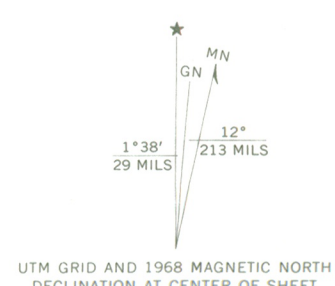
October 14, 2004

yuma County Colorado

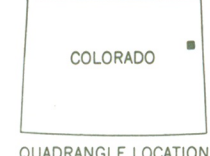


Zion Homestead  
5ym. 235  
Yuma County  
Colorado  
UTMS Zone 13  
723736 ME  
4406747 MN  
  
6th PM  
T35, R45W, S23  
E, SW, NW

Mapped, edited, and published by the Geological Survey as part of the Department of the Interior program for the development of the Missouri River Basin Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1968  
Polyconic projection. 1927 North American datum 10,000-foot grid based on Colorado coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue  
Fine red dashed lines indicate selected fence lines



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION  
Light-duty road, all weather, improved surface  
Unimproved road, fair or dry weather

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

VERNON SW, COLO.  
N3945—W10222.5/7.5

1968

AMS 5563 IV SW—SERIES V877

