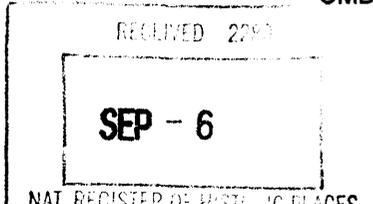


National Register of Historic Places Registration Form

1142



NAT. REGISTER OF HISTORIC PLACES

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 EM Ranch
other names/site number Santa Maria Ranch; 5PA.1539

2. Location

street & number County Road 439 [N/A] not for publication
city or town Hartsel [X] vicinity
state Colorado code CO county Park code 093 zip code 80449

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

Georgina Cortez State Historic Preservation Officer August 27, 2002
Signature of certifying official/Title Date

State Historic Preservation Office, 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.

Edson R. Beall Signature of the Keeper 10/15/2002 Date of Action

EM Ranch
Name of Property

Park County/Colorado
County/State

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	
--------------	-----------------	--

9	2	buildings
1	0	sites
3	2	structures
0	0	objects
13	4	Total

Name of related multiple property listing.

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

Historic Ranching Resources of South
Park, Colorado

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

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/single family

AGRICULTURE/SUBSISTENCE/agricultural
outbuilding

AGRICULTURE/animal facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single family

AGRICULTURE/SUBSISTENCE/agricultural
outbuilding

AGRICULTURE/animal facility

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Vernacular Wood Frame

Materials

(Enter categories from instructions)

foundation CONCRETE

walls WOOD/weatherboard; log

roof Metal

other

Narrative Description

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

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EM Ranch
Park County, Colorado

Section number 7 Page 1 (Historic Ranching Resources of South Park, Colorado MPS)

DESCRIPTION

The EM Ranch became known as the Santa Maria Ranch by the 1950s. Named for the Santa Maria Springs on the property, it is recognized by that name on the 1956 USGS "Hartsel" quad map. The portion of this quad reproduced on page 33 shows the furthest extent of the ranch in 1948 as well as the UTM points that encompass this area.

The ranch is a significant historic agricultural complex which meets the registration requirements specified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado." Thirteen of the seventeen resources within the district are associated with the historic context "The History of Ranching in South Park, Colorado, 1859-1950." The property type represented is Ranches and Ranching Facilities, and the individual resources are examples of the subtypes enumerated under that property type. Resources within the district include eleven buildings, five structures, and one site. The sketch maps (see pages 34 and 35) accompanying this form identify the location of the buildings and structures of the ranch. All but four of the twenty resources in the district are contributing, conforming to the registration requirements listed in the related Multiple Property Documentation Form. Among the criteria employed for evaluating the resources were: date of construction, historical associations, and integrity of design, materials, and craftsmanship. The historic resources of the EM Ranch represent the development of ranching in South Park during the period 1874-1948.

The ranch headquarters complex is located about 500 feet north of the Middle Fork of the South Platte River, approximately 3.4 miles north-northwest of the town of Hartsel. Located generally in the southwest corner of the 2,320 acre district, at an elevation of 8900 feet, this historic hay, cattle, and sheep ranch headquarters is ringed by hills near the geographic center of the immense high mountain park that is South Park. Grazing land is located on all sides. Reinecker Ridge lies to the west, with an unnamed hill to the southwest (9,619') and an unnamed hill to the northwest (9,374'). Mountains of the Continental Divide loom in the distance to the west, while Pike's Peak can be clearly seen to the east. A ranch road leads from the main gate approximately ¼ mile to a simple, noncontributing bridge over the Middle Fork of the South Platte River and further on several hundred yards to the main headquarters complex.

The ranch complex consists of a variety of buildings which represent the development of the site and the varied activities associated with a South Park ranch. The buildings are all of log or frame construction, and vary from 1 to 1½ stories in height. Most of the buildings are clustered on either side of the main unpaved ranch road that leads from the front gate and over the river. A hand-hewn, post and beam hay and draft horse barn (Photographs 28-36), pole livestock shed (Photographs 51-53), post and beam scale house (Photographs 10-17), and a concrete foundation (Photograph 56) are on the west side of the road; the Santa Maria Spring (Photograph 37) is located a short distance to the west adjacent the river. Metal corrals

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EM Ranch
Park County, Colorado

Section number 7 Page 2 (Historic Ranching Resources of South Park, Colorado MPS)

largely encircle these buildings. The main one and one-half story frame and log ranchhouse (Photographs 10-17), a frame bunkhouse (Photographs 18-19), log blacksmith shop (Photograph 48-50), a frame chicken coop, well house, modern wood equipment shed, several foundations, and two outhouses are located on the east side. A log cabin and outhouse (Photographs 22-27) are located about 750 feet southeast of the main cluster of ranch buildings. The ranch has few modern intrusions; while some buildings have been lost over time to fire and dilapidation, many of the original ranch buildings survive intact. The buildings are well-preserved and generally in good to fair condition. However, several primary structures (main ranchhouse, bunkhouse, and blacksmith shop) were built without foundations and suffered from deterioration of the sill timbers. The setting is largely unaltered, featuring a historic landscape of open grazing land and irrigated and sub-irrigated hay fields along the South Platte River. Approximately a mile north of the main cluster of ranch buildings, a twin pole high tension power line crosses the property.

CONTRIBUTING RESOURCES WITHIN THE DISTRICT

The following section describes the site, buildings, and structures within the district. In the discussion below, the resources are organized by subtypes listed in the Multiple Property Documentation Form. The contributing resources are listed first, followed by noncontributing resources. The individual resources are identified by designation based on ranching function. The number following the building name is keyed to the sketch maps on pages 34 and 35 accompanying this nomination. The photograph number refers to photographs included as part of this nomination. Photographs are identified on the maps of the district by a number. Precise dates of construction for many of the resources are not available. Approximate dates of construction were produced using newspaper articles, recollections of former owners, a 1938 aerial photograph, and historic photographs. Park County Assessor records indicate a 1920 year of construction for ranch outbuildings, but there is no documentation for this date. The recollections and photographs from Belle Ellen Chalmers Wadley indicate that many of the existing buildings were present at the ranch when she lived there in the 1906-1910 period. The dates attributed to the photographs of the period (1906-1910) can be confirmed with some confidence by knowing individual's birth dates and judging ages of some of the subjects, children in particular.

Subtype: Ranch Landscape Features

Headquarters Site (Photographs 1-8; see site maps and site plans on pages 33, 34, 35)

The 2,320 acre site of the ranch is a significant component of the district. The site represents the open vistas, extensive meadows, grazing lands and headquarters buildings which typified South Park's historic ranches. The ranch landscape features include a dirt ranch road leading from the end of Country Road 439, at the main gate, over a recently built bridge over the Middle Fork of the South Platte River ¼ mile to the headquarters buildings (Photograph 2). Within the

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EM Ranch
Park County, Colorado

Section number 7 Page 3 (Historic Ranching Resources of South Park, Colorado MPS)

fenced main headquarters complex is an open ranch yard separating the various buildings. Some 750 feet southeast of the main cluster of ranch buildings is a log cabin and outhouse, and approximately 500 feet northwest of the main ranch building cluster is the Santa Maria Spring, adjacent to the river. Grazing land extends to the west, north, and east of the headquarters complex. Reinecker Ridge lies to the west, with an unnamed, heavily forested hill to the southwest (9,619') and an unnamed hill to the northwest (9,374'). Various dirt ranch roads lead north and east from the headquarters buildings, and numerous irrigation ditches braid the landscape, though only one is still active since all but a small portion of the original adjudicated water rights were sold in the 1970s to Front Range cities.

Additional research focusing on the following features located on the site may lead to the discovery of important information related to historic archaeology:

Sheep Barn Foundation (Feature 15; c. 1900, Photograph 57)

Only the 30 foot by 17 foot concrete slab foundation remains of a structure described by Maurice Ownbey (of 1940s era) as a barn to house sheep raising supplies. Initials in the concrete show H-L-E. This structure shows in Figures 1, 4 and 15 of the historic photographs.

Carpenter Shop Foundation (Feature 16; c. 1900, Photograph 55)

Only the 50 foot by 25 foot concrete foundation remains of a structure described by Maurice Ownbey (of 1940s era) as the carpenter shop. This structure shows in Figures 1, 2 and 14 of the historic photographs.

Slaughter House/Ice House Foundation (Feature 18; c. 1938, Photograph 56)

Located approximately 100 feet east of the Santa Maria Spring (Structure 14), the structure that formerly sat on this approximately 10 foot by 10 foot concrete slab foundation contained, according to Maurice Ownbey (of 1940s era), a simple slaughterhouse on the west end and ice storage space on the east end. This structure appears in Figure 13 of the historic photographs.

Subtype: Residential Buildings

Main Ranchhouse, (Building 1), c. 1880, (See floor plans pages 5- 6 and Photographs 10-17)

The white clapboard main ranchhouse has an irregular plan featuring a log core and multiple frame extensions with a multiple gabled roof. This vernacular, Victorian-era house has no stylistic references or detailing. The historic photos from c. 1906 show clearly that the house has not changed significantly over almost 100 years.

The main ranchhouse is a roughly L-shaped frame one-and-a-half-story dwelling with a log central component flanked on the north and south by frame sections. The first story of the house is 2,050 square feet and the second story is 740 square feet (excluding attic space). The house is clad with lap horizontal board siding with corner boards and was built on wood

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EM Ranch
Park County, Colorado

Section number 7 Page 4 (Historic Ranching Resources of South Park, Colorado MPS)

mud sills without a masonry foundation. The original wood windows of the house are boarded up for protection against vandalism, but the sash is largely intact and consists of 4/4 double hung units, as seen in the historic photographs (Photograph 16). The house has metal roofing and overhanging eaves. The southern component of the house (labeled A on the first floor plan) is a 1 1/2-story, side gable roof, frame section with a central front gable with door opening on the south wall above a projecting porch with post supports. The porch has a partial board floor and beadboard ceiling. There are also engaged columns with chamfered edges. Sheltered by the porch, a central entrance with paneled and glazed door is flanked by 4/4 double hung windows with architrave trim. There are also 4/4 double hung windows flanking the porch.

There is a full-height brick chimney with sloped shoulders and a corbelled top on the east wall of the southern component, and there are 4/4 double hung windows on either side of the chimney on the gable face. (NOTE: Five of seven brick chimneys original to the house remain above the roofline.) There is one window on the first story south of the chimney. The west wall has a 4/4 double hung window on the gable face and a 4/4 double hung window installed horizontally as a slider on the first story. A one-story gable roof wing (labeled B) projects to the west and has a center brick chimney. The wing has a door filled in on the south wall, as well as a 4/4 double hung window installed horizontally as a slider. There is also a similar window on the west wall of the wing. Intersecting the southern component on the north wall is the central one-and-a-half-story hand hewn log section of the building (now clad with lap siding) (labeled C). The central section has a gable roof with overhanging eaves and a gable roof dormer facing west, which has two sliding single-light windows. The roof has two brick chimneys (one partially gone). There are 4/4 double hung windows on the west. The gable roof changes pitch on the east to cover a projection. This projection has a newer off-center flush panel door and two windows, one a divided light slider and the other a 4/4 double hung unit.

Flanking the central component on the north is a one-and-a-half-story side gable frame addition with central front gable (labeled D). The northern component has an off-center entrance facing a concrete stoop on the north wall. Wood 4/4 double hung windows flank the door. East of these are a wide window, 4/4 double hung, installed horizontally as a slider, and a smaller window. Toward the east end of the north roof slope is a brick chimney. There is a one-story shed roof projection with a horizontal window opening on the east wall and a boarded up window opening on the north wall of the northern component, and the north gable face has a 4/4 double hung window. There is a cellar entrance on the east wall of the shed projection, and the south wall has a vertical board door.

The interior of the ranchhouse features tongue and groove pine floors. The dining room has a built-in cabinet connecting to the kitchen, picture molding, and beaverboard and batten walls creating a paneled effect. The kitchen has beadboard wainscoting, and there is an associated

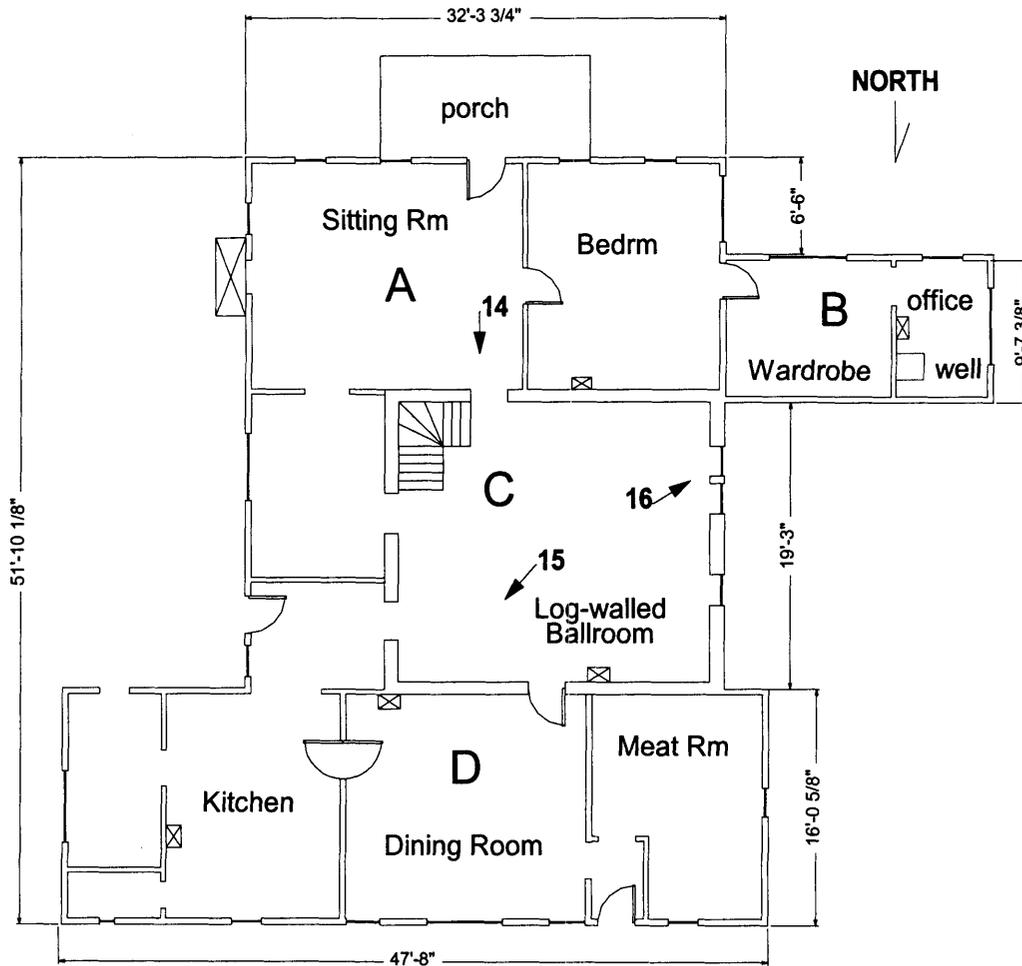
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EM Ranch
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pantry. The "ballroom" is in the log portion of the building and has beadboard wainscot and ceilings installed over the log walls with beaverboard and batten walls above the wainscotting (Photograph 15, 16). The sitting room has wood floors, picture molding, horizontal and vertical, stained and varnished beadboard paneling (Photograph 14, Figure 7), and a brick fireplace on the east wall. (The original mantelpiece is missing.) The main bedroom also has beadboard walls and ceiling and an original paneled door. There is a stone well with a warm spring in one room of the first floor. The upper floor of the log portion of the building has wide plank floors, beadboard on the ceiling and walls, and paneled doors. The upper floor of the wood frame south section of the house has plastered walls (Photograph 17, Figure 9).



Main Ranch House (Resource Number 1) First Floor Plan

Interior photos are marked with numbers and arrows indicating the direction they were taken.

Portions or perhaps most of this house date to the late 1870s. A February 1880 article in the *Rocky Mountain News* noted that Epperson had "a fine residence elegantly furnished.

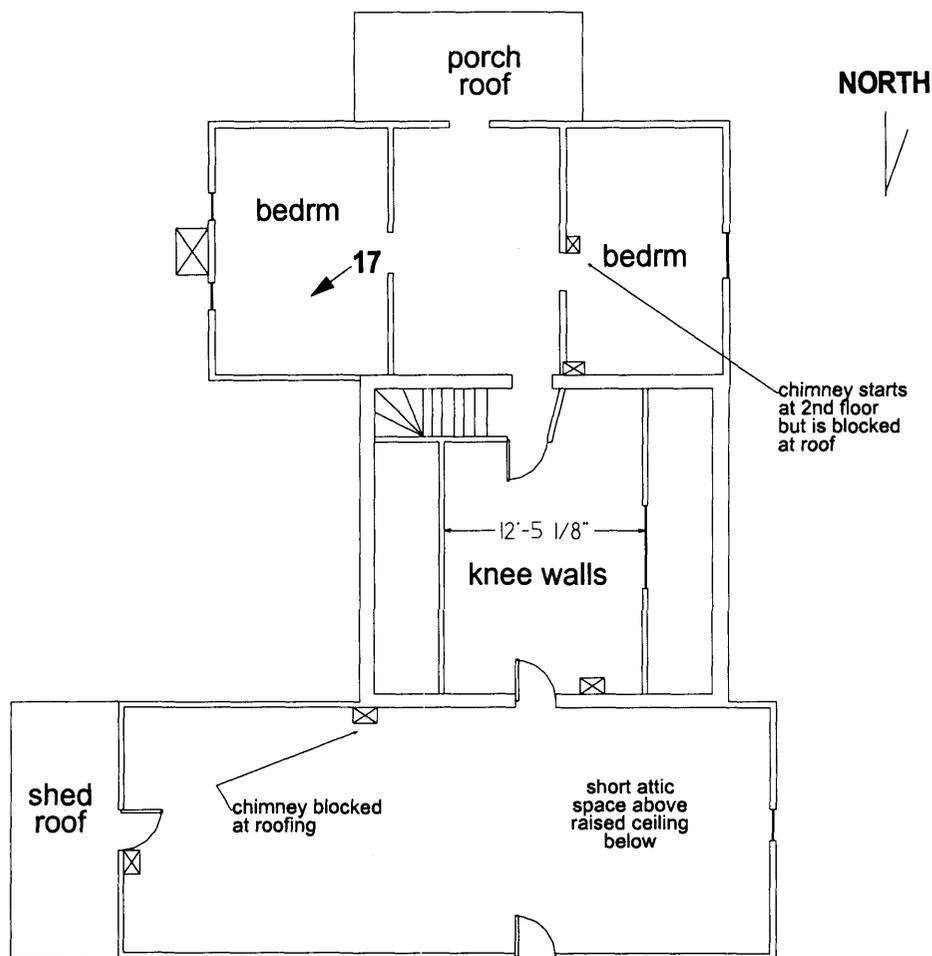
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Connected with it is a dancing room, twenty by thirty feet, for the convenience of his neighbors." The log core of the house was referred to by the Ownbey brothers (residents from the 1940s) as "the ballroom" in a November 2001 visit to the ranch. The house appears in its present configuration in historic photographs from the 1906-1910 period and the 1940s.



Main Ranch House (Resource Number 1) Second Floor Plan

Interior photos are marked with numbers and arrows indicating the direction they were taken.

Bunkhouse (Building 2; c. 1900, Photographs 18, 19)

The bunkhouse is a one-story, rectangular, frame building with a side gable roof with metal roofing and overhanging eaves. There are two center brick chimneys; the one toward the west is deteriorated. The building is clad with lap horizontal boards with slender corner boards. There are two doors on the south wall flanked by windows. The west wall has one tall window toward the north end. The rear wall (north) has one window toward the east end. The building was expanded on the east end sometime in the period between 1910 and the 1940s.

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EM Ranch
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Section number 7 Page 7 (Historic Ranching Resources of South Park, Colorado MPS)

The east wall has one tall window. The original section of the bunkhouse has log mudsills, while the eastern addition sits on poured concrete. The interior has a wood plank floor. The older section of the bunkhouse has beadboard walls and ceiling while the addition features painted beaverboard walls and ceiling. Various graffiti (names of ranch hands, i.e. "Arkansas Slim", "Sourdough Joe," etc) and payroll records from 1932 are inscribed on the walls.

Subtype: Animal Care Facilities

Barn (Building 4; c. 1930, Photographs 28-37, and floor plan page 8).

The large rectangular barn has a gable roof with corrugated metal roofing, overhanging eaves, and a central gable roof cupola with exposed rafters. There is a projecting hay hood above a large loft opening on the east gable wall. The barn is clad with vertical board and board on board siding and has a dry-laid stone foundation. The lower story of the east wall has an off-center door at each end. The upper walls are clad with vertical boards, and the lower walls have board on board siding.

The north wall of the barn has an off-center (newer) hinged vertical board door near the west end and four small four light windows. There are two openings with hinged doors on the upper wall. The south wall has three sets of paired four-light windows on the first story, and beneath each window is a small hinged opening. Between the windows are pedestrian-sized doors. There is one hinged opening on the upper story with a vertical board door. The west wall of the barn has a small rectangular opening at the apex of the gable face.

The interior of the barn has a hand-hewn timber frame and wood plank floor. The interior was designed to house teams of draft horses and to store loose hay. There is a narrow center aisle on the main floor flanked by stalls, as well as a tack room and another storage room with grain bins. The barn has a capacity for five horse teams, with each team stall having a manger for hay at one end, and each manger having ties for teams to be stabled together. The stalls have wood plank floors. The large hayloft has a hand-hewn pegged frame (post and beams) and both hewn log and milled beams and rafters. Metal brackets remain for the original overhead track that, according to John F. "Frank" Ownbey, was used as late as the 1940s to bring loose hay into the loft.

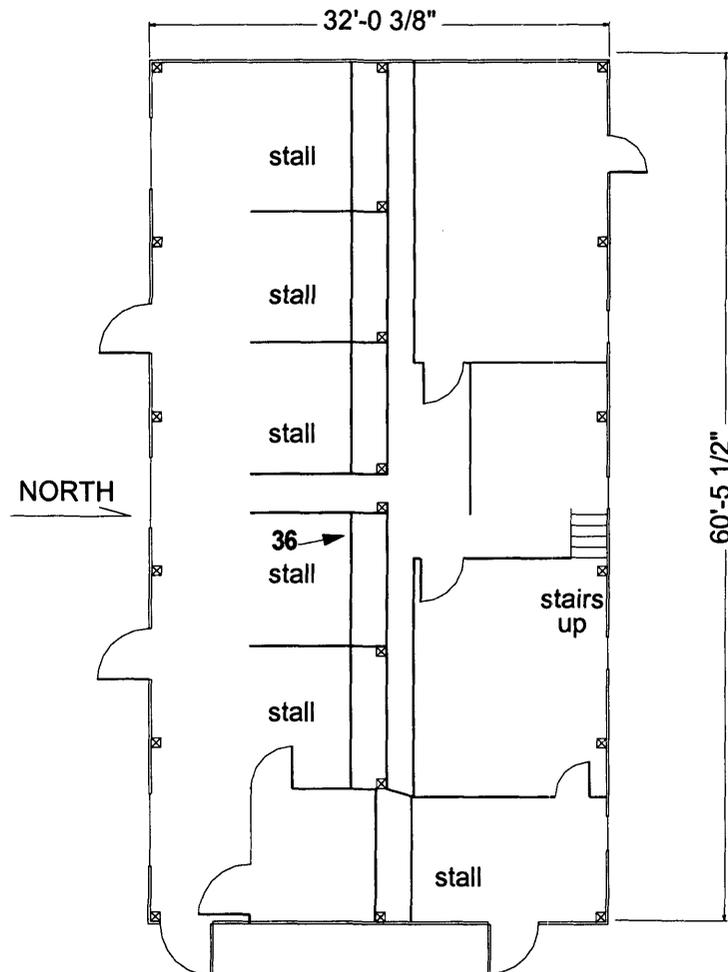
The barn does not show on the c.1910 photographs, nor does it show on a photo that indicates a 1929 date, but it is on the 1938 aerial photograph. A possible construction date in the 1930's seems unbelievably late for a hand-hewn, wood pegged, post and beam structure that was designed for draft horse teams, with no accommodation for a tractor. The structural system of the barn is strikingly similar to the barn at the nearby Salt Works Ranch that is documented from the 1860's which leads to the possibility that the EM barn is in fact a much earlier structure that was moved or reassembled on the ranch in the 1930's.

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Barn (Resource Number 4) First Floor Plan

Interior photos are marked with numbers and arrows indicating the direction they were taken.

Corrals, pens, and alleys south of the barn and north of the scale house and livestock shed are composed of metal post and rail, with some wood posts. The arrangement and construction of these various animal containment facilities has apparently changed a number of times over the history of the ranch, judging from photographs of the 1910 period, the 1940s period, and the present day configuration.

Chicken Coop (Structure 5; c. 1900, Photographs 42, 43)

The chicken coop is a rectangular south-facing frame building with a shed roof, corrugated metal roofing, and lap horizontal board siding except for the rear (north) wall, which has vertical board siding. There are openings on the south wall covered with chicken wire. There is an off-center entrance at the east end of the south wall. There are no openings on the north and west walls.

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EM Ranch
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Section number 7 Page 9 (Historic Ranching Resources of South Park, Colorado MPS)

This building appears in the c.1910 photos and the 1938 aerial photograph.

Livestock Shed (Building 6; c.1900, Photographs 51-53)

The livestock shed is a 68 by 24 foot rectangular timber post and beam building with side gable roof, overhanging eaves, and corrugated sheet metal roofing. The walls are clad with vertical boards. The north wall has two six-light windows and faces a corral. There are wide horizontal boards along the lower wall. The east wall has one four-light window. There is a telephone pole next to the east wall. The south wall has one four-light window toward the east end, as well as a metal-gated animal entrance. There is a large window opening toward the center of the wall and a small window opening to the west, as well as a metal-gated pedestrian entrance. The west wall is clad with short sections of horizontal boards, and there is a metal pen on the west. The interior has two small rooms on the east end, with wood plank flooring and beadboard or cardboard wall covering and ceiling open to the rafters. The remainder of the building has a dirt floor.

This building shows in the c.1910 photographs.

Subtype: Ranch Support Facilities

Scale House (Building 7; c. 1900, Photographs 39-41)

The scale house is a one-story front gable roof timber post and beam building with corrugated metal roofing, overhanging eaves, and a central, gabled cupola. The building has board on board and vertical board walls. There is a very large central opening with hinged vertical board doors on the north wall, and the south wall also has two large hinged doors. There is a metal corral on the east and a log and plank loading chute on the south. There is one small window near the center of the west wall. The interior of the scale house has a dirt floor surrounding a wood planked scale mechanism that is contained by a wood framework. There are milled wood and log supports along the interior walls.

The scale house appears in the c.1910 photographs.

Cabin Outhouse (Building 8; c. 1940, Photographs 21-23, 25)

This small rectangular building has a side gable roof with overhanging eaves and metal roofing. The walls are composed of squared hand-hewn logs with vertical planks over the ends at the corners. There is daubing between the logs. Beadboard paneling is under the eaves and on the gable faces. There are round vent holes on the gable faces. There is a center entrance facing east with a newer vertical board door with small window. There is a small window on the north with louvers. The outhouse has no foundation. The interior of the outhouse has a wood bench with two seats and a wood floor. While this building does not show in any known photographs, its construction and condition suggest a construction date prior to the Ownbey era of 1940.

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EM Ranch
Park County, Colorado

Section number 7 Page 10 (Historic Ranching Resources of South Park, Colorado MPS)

Bunkhouse Outhouse (Building 9; c. 1900, Photographs 20-21)

This is a small, rectangular, frame building with wood shingle roofing. The walls are clad with vertical boards, except for the north wall, which has horizontal board lap siding. The center entrance (missing door) faces the bunkhouse to the south. The interior has a bench with two seats and a wood floor.

Outhouse next to Chicken Coop (Building 10; c. 1900, Photographs 44-45)

This is a small side gable roof frame building with corrugated metal roofing and overhanging eaves. The outhouse is clad with board and batten siding, and there is a newer hinged board and batten door with a moon-shaped cutout. The outhouse has a timber skid foundation. A window on the east is screened. There is a wood step in front of the entrance.

This outhouse is not in this location in the 1940s historic photographs, but located south and east of the main ranch house, as seen on the c. 1906 photos.

Well house (Structure 11; c. 1900, Photographs 46-47)

The well house is a low, gable roofed, frame building with asphalt shingle roofing and overhanging eaves. The walls are clad with flush horizontal board siding. There is a wood foundation and some corner trim. There are window openings on the east and west. There is a short, paneled door on the south wall. The well is a 36 inch diameter steel pipe extending down approximately 8 feet.

The structure appears to be historic but is too small to be detected on the 1938 aerial photograph. Its location is blocked by other buildings in the historic photographs.

Blacksmith Shop (Building 12; c. 1900, Photographs 48-50)

The blacksmith shop is a rectangular one-story hand hewn log building with side gable roof, corrugated metal roofing, and overhanging eaves with some exposed rafters. The south and east walls are clad with horizontal lap board siding and there are corner boards. There is board on board siding on the gable faces. The south wall has center double vertical board doors with metal hinges (newer). The door lintel shows that the original door was a single residential sized door. There is a covered up window toward the west end.

There are wide planks on the lower south wall. The east wall has a center window covered with chicken wire. The north wall displays hand-hewn log walls with some chinking. The logs are squared and have square notches. There is one covered up window opening on the north wall. Log walls are also exposed on the west wall, and there are horizontal boards covering an opening.

The interior of the blacksmith shop displays the exposed hand-hewn logs and a dirt floor. A rough plank cabinet and shelving is on the east wall and is burned with early ranch brands. The poured concrete base of the forge is still extant. The rafters, and interior of the roof

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Park County, Colorado

Section number 7 Page 11 (Historic Ranching Resources of South Park, Colorado MPS)

sheathing are blackened from smoke from the forge. This building appears in the c.1906-1910 photographs as well as the 1938 photograph. It is possible that this structure began as the original log homestead house mentioned in the 1874 document and was later converted to the blacksmith shop.

Santa Maria Spring (Structure 14; c.1881, Photograph 37)

This warm spring is located approximately 500 feet northwest of the main cluster of ranch headquarters buildings, near the Middle Fork of the South Platte River. The structure consists of a metal pipe 36 inches in diameter set vertically some undetermined feet into the area of the warm spring. Overflow water from the spring flows into the river. Water temperature is 78 degrees F. The 1/100 cfs right was adjudicated for stock watering and bathing with a priority date of December 31, 1875. A *Fairplay Flume* article from 2/24/1881 describes development of the spring to 40 feet of depth.

NONCONTRIBUTING RESOURCES WITHIN THE DISTRICT

The following resources were evaluated as noncontributing since they were constructed after the period of significance for the district.

Cabin (Building 3; c. 1950, Photographs 22-24)

This remodeled small one-story hipped roof log cabin with overhanging eaves and exposed rafters has a metal pipe chimney. The walls are composed of round logs with wide vertical boards placed over the ends of the logs at the corners. There is daubing between the logs. The cabin has a concrete foundation. The cabin has an off-center projecting porch with a hipped roof with log supports atop a log wall and a plank floor. There is a bench built into the north sidewall of the porch, and there is a stone-paved entrance area in front of the porch. The south side of the front wall was previously a garage; it is now filled in with board and batten siding and windows. There are two sets of paired three-light casement windows with vertical board shutters south of the porch and one window to the north. The off-center entrance has a newer door with battens. The north wall has two sets of two-light casement windows, with vertical board shutters. The rear (east) wall has one window with a board shutter. The south wall has an off-center entrance toward the rear, which has a newer vertical board door. The interior has tongue and groove pine flooring, exposed log walls, and board and batten ceiling and partition walls. There are four rooms.

A larger cabin (referred to as "the Bungalow" by Maurice Ownbey) appears near this location in historic photographs of the 1910s; it burned in 1972. According to John F. "Frank" Ownbey, the current log cabin was not present during his family's tenure on the ranch in the late 1940s. It may have been moved to the site or erected after c. 1950. The cabin and an outhouse are shown in a 22 August 1974 photograph attached to an appraisal card in the Park County Assessor's office.

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EM Ranch
Park County, Colorado

Section number 7 Page 12 (Historic Ranching Resources of South Park, Colorado MPS)

Bridge (Structure 13; 1999, Photograph 2)

The bridge spans, in 35 feet, the Middle Fork of the South Platte River for the main access ranch road. It is a steel girder bridge supporting a railroad tie deck, sitting on poured concrete abutments. It is in the original location of several earlier wooden bridges that failed and were removed in the past. The new bridge is similar in size and scale and lack of railings to the earlier bridges.

Equipment Shed and Foundation (Building 17; c. 1950, 2002, Photograph 54)

No known photograph shows a structure at this location, but a 24 foot by 60 foot poured concrete foundation exists with an open-front that is a design common to equipment sheds. Built over this historic foundation (just a few inches outside the historic foundation to avoid any damage to the old concrete) is a wood pole barn equipment shed of the same dimensions. The building has side gables, overhanging eaves, board on board siding, sheet metal roofing, and roof pitch similar to the nearby Livestock Shed (Building 6).

Power Lines (Structure 19; 1967, Map, page 35)

Running across the ranch roughly from northwest to southeast, this twin wood pole high tension power line was installed in 1967 to serve the Climax mine outside the town of Leadville.

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RESOURCES WITHIN THE DISTRICT

Resource Number	Resource Name	Contributing to District	Year Built	Resource Type
1	Main Ranchhouse	Yes	c. 1880	Building
2	Bunkhouse	Yes	c. 1900	Building
3	Cabin	No	c. 1950	Building
4	Barn	Yes	c. 1930	Building
5	Chicken Coop	Yes	c. 1900	Structure
6	Shed	Yes	c. 1900	Building
7	Scale House	Yes	c. 1900	Building
8	Cabin Outhouse	Yes	c. 1940	Building
9	Bunkhouse Outhouse	Yes	c. 1900	Building
10	Outhouse next to Chicken Coop	Yes	c. 1900	Building
11	Well House	Yes	c. 1900	Structure
12	Blacksmith Shop	Yes	c. 1900	Building
13	Bridge	No	1999	Structure
14	Santa Maria Spring	Yes	c. 1881	Structure
17	Equipment Shed	No	2002	Building
19	Power Lines	No	1967	Structure
--	Headquarters Site	Yes	N/A	Site

EM Ranch

Park County/Colorado

Name of Property

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.)

- [X] 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.
[X] 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)

AGRICULTURE
ARCHITECTURE

Periods of Significance

1874-1948

Significant Dates

1874
1889, 1939
1900, 1948

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Primary location of additional data:

- [X] 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 EM Ranch is significant in several categories identified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado." The property represents the Ranches and Ranches Facilities property type, and its resources include several subtypes within that category. The district is significant under criteria A and C, for its historical associations and for its architecture. The property is significant for its association with the history of ranching in South Park, Colorado, having been the site of a homestead established by Hardy Epperson in 1874 and later operated by H.P. Epperson. Hardy Epperson was described as one of the first men to take out a ditch in the area, and H.P. improved the flow of the noted hydrothermal spring (Santa Maria Spring) on the ranch. The Epperson family was the first to consolidate neighboring homestead claims into a ranch of some size (see Sketch Maps). Subsequent owners Fehringer and Rink continued to expand the contiguous holdings of the ranch through homestead claims of their own and through acquisition of neighboring homesteads. Under Fehringer the irrigation systems at the ranch were greatly expanded to produce vast quantities of hay sold on the Denver market.

Fehringer and his various partners also raised sheep and cattle. Fehringer sold his holdings in 1889, and a quick series of ownership changes resulted. In 1900, English immigrants Harold Chalmers and Frederick Galloway acquired the property, which became part of their extensive livestock operation, the Chalmers-Galloway Livestock Company, which owned numerous ranches in South Park. The English men were part of the large contingent of British subjects who came to Colorado during the late nineteenth century and took up cattle and later sheep ranching. Kenneth W. Chalmers, son of Harold Chalmers, who was influential in several agricultural organizations, including the Colorado Wool Growers Association and the Soil Conservation Service, later managed the ranch.¹

The property is also significant as representative of a ranch headquarters that includes a variety of property types, including a large main ranch house and a bunkhouse, a large barn, a blacksmith shop, a shed, a chicken coop, a well house and several outhouses. The buildings display the evolution of construction materials used on ranches, from logs to milled lumber. The ranch house retains an early log core. These buildings are significant for their reflection of the changes in ranching philosophies and techniques that impacted the construction, design, and the types of buildings erected on ranches. The existing contributing resources maintain good historic integrity in terms of physical appearance, setting, and use. Of particular importance is the nearly unaltered ranch landscape.

The period of significance for the ranch is 1874-1948. The year 1874 is the date that the first homestead claim was filed by Hardy Epperson and marks the beginning of the growth and

¹ Denver Post, 27 January 1952, 2AA and 16 April 1962, 15; Who's Who in Colorado, Inc., *Who's Who in Colorado* (Boulder: Johnson Publishing Co., 1958), 101.

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construction of the ranch. The homestead filing indicates that a log house and other structures were built by 1874 and it is possible that the original 1874 house is the building that later became the blacksmith shop. The year 1948 was selected as the end of the period of significance because it was the end of family-owned ranching at the site when the Ownbey family, with their sons grown, sold the ranch. 1889 is the time by which the contiguous ranch as described was fully assembled by Aldophus Fehringer. 1900 is another significant date because that was the year that the Chalmers and Galloway partnership, English immigrants, purchased the ranch. The Chalmers family owned and operated the ranch for nearly 40 years. In 1939, with the ranch in economic decline as the result of the Depression, the Chalmers left the ranch and the Ownbey family acquired the property.

This ranch, historically known as the EM, was settled in 1871 by Hardy Epperson and later operated by his brother H.P. Epperson. The property functioned as a cattle, sheep, and hay operation, and included two early irrigation ditches and a warm spring. The ranch was later part of the larger operations of the Chalmers and Galloway Livestock Co. for about forty years (1900 to 1939). The original principals of the enterprise were English immigrants who came to Park County in the 1870s: David and Harold Chalmers and Frederick Galloway.

According to homestead records, William James George Hardy Epperson settled on a tract of land containing the current headquarters area on 27 October 1874 and built a log house on the site. The original log house may be the building that later was adapted as the blacksmith shop, based on the hand-hewn log construction method, although at this time there is no documentation proving this theory. The homestead records indicate that he also built a stable (14' X 16'), a milk house (10' X 12'), dug a ditch about 200 yards long, and fenced about half a mile. His Cash Entry patent covering 153.85 acres was approved 12 February 1877. Born in Illinois in 1850, Epperson married Josephine Spurlock in 1871 and came to Alma in 1873, where he worked as a teamster. Epperson was described as "one of the first men to lay a pole and take out a ditch." Also in this time period of the mid-1870s surrounding homesteads were filed for, including one under his brother H.P. Epperson. Hardy Epperson, in concert with his brother, consolidated their family holdings, with additional acreage acquired from neighboring patent holders, under title to Artemecia Epperson, wife of his brother H.P. Epperson, on 9 August 1876. (See the map on the following page that details these homestead claims.) Hardy Epperson later owned another ranch northwest of Hartsel in the 1877-84 period. By 1880, Hardy and H.P. Epperson owned or leased 1,500 acres in the vicinity. Following H.P. and Artemecia Epperson's acquisition of the ranch, a February 1880 article noted that Epperson had cut 175 tons of hay in 1879 and reported: "He is the owner of five hundred head of cattle, has a number of medicinal springs, and a fine residence elegantly furnished. Connected with it is a dancing room, twenty by thirty feet, for the convenience of his neighbors."²

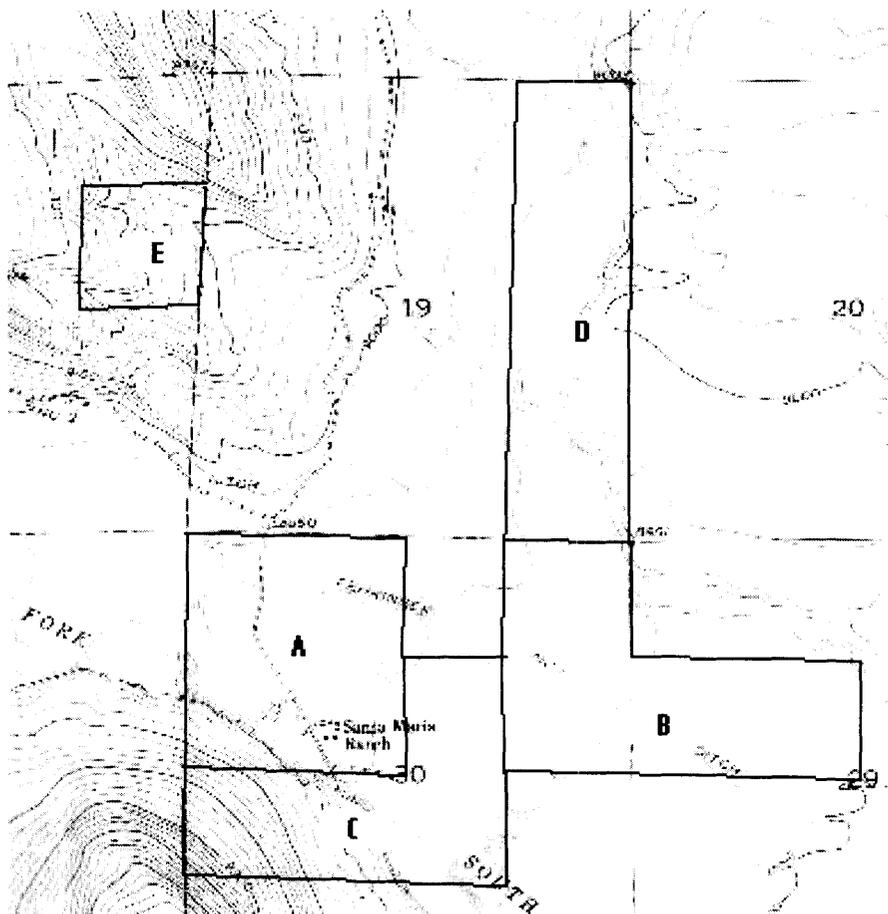
² U.S. General Land Office, Cash Entry Number 310, 12 February 1877, in the files of the National Archives, Record Group 49, Washington, DC; *Portrait and Biographical Record of Denver and Vicinity* (Chicago: Chapman Publishing Co., 1898), 716;

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Homestead Claims as the basis for Artemecia Epperson holdings, 1876, by Patent approval date.

- A: Hardy Epperson, 4/25/1877
- B: H.P Epperson, 3/1/1876
- C: Levi Longfellow, 2/20/1877
- D: Wayne Stobaugh, 9/13/1876
- E: William T Ensley, 11/15/1892 (but filed in early 1870s)

H.P. Epperson met with a severe accident in early 1881, when he was thrown from his horse and nearly paralyzed. A newspaper article in the *Fairplay Flume* in February 1881 reported that Epperson was improving and described his efforts to develop the flow of the Warm Spring, (Resource Number 14). A forty-foot well was drilled at the site of the spring in order to

Fairplay Flume, 17 June 1880; Harry A. Epperson, *Colorado As I Saw It* (Kaysville, Utah: Inland Printing Co., 1944), 1. Hardy Epperson's second ranch was known as the Bar HE, James Ranch, and, later, the Badger Springs Ranch; *Rocky Mountain News*, 21 February 1880, 5.

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concentrate the flow and efforts were made to keep the warm water from intermingling with cold springs nearby. The efforts were described as "measurably successful," with temperatures raised to 75 to 78 degrees. The article reported that Epperson planned to put up a bath house and to sink a deeper well.³

On 30 January 1882 Adolphus Fehringer and Frederick Rink purchased the headquarters area and other lands from Artemecia Epperson, totaling 631.51 acres, for \$20,500. The *Fairplay Flume* called the sale "one of the largest transfers of ranch property yet made in the South Park." The sale included horses, cows, farm implements, and household goods. Fehringer was a druggist in Fairplay and Alma, while Rink was described as "a young Illinoisian." It was planned that Rink would actually live on the ranch, making improvements and carrying on day-to-day operations. The ranch was described in some detail in the 1882 *Flume* article:

It is known as one of the most fertile tracts in the Park and yields annually 250 to 275 tons of hay of the best quality. The proximity of the place to Garo station, on the South park road [South Park and Pacific Railroad], makes the shipping facilities excellent. The ranch has substantial improvements in the shape of a house worth \$3,000, good outbuildings, fences and ditches. From the peculiar configuration of the country the owners will control the waters of the Platte and thus have an unlimited supply for irrigation. There are also thermal springs on the land which have been proven to have great medicinal properties, and which will, in time, be utilized to great profit.⁴

In May 1882, the *Fairplay Flume* noted that the ranch was "a large hay producer, yielding from two to three hundred tons annually." Fehringer reportedly was "making extensive improvements on his place this spring" and planned to raise "as fine vegetables as can be raised in the most favored garden spot on the plains." In April 1883, it was reported that Fehringer and Rink had "found a cash market for their hay crop in Denver and have been shipping at a lively rate for a week or two past." Two irrigation ditches diverting water from the Middle Fork of the South Platte River cross the property north of the headquarters area: Fehringer No. 1, decree number 38, priority number 8, 17.90 cubic feet/second and Fehringer No. 2, decree number 84, priority number 19, 13.40 cubic feet/second. By 1888, Charles L. Buschman had replaced Rink in the partnership. The *Fairplay Flume* reported that S.S. Slater had purchased about 1,500 sheep from Fehringer and Buschman, who immediately restocked their range with a herd of cattle from Augustus Leseberg, who was retiring from ranching. The partners bought 350 head of cattle in November 1888 in El Paso County. In 1889, Will R. Swan acquired the ranch and immediately transferred it to the Interstate Land and Town Co. Mrs. M.L. Railey was a subsequent owner.⁵

³ *Fairplay Flume*, 24 February 1881.

⁴ *Fairplay Flume*, 9 February 1882.

⁵ *Fairplay Flume*, 11 May 1882, 18 May 1882, 19 April 1883, 16 August 1888, and 8 November 1888; Park County Clerk and

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According to Park County records, this ranch was acquired in 1900 by the Chalmers and Galloway Livestock Company, a partnership tracing its roots to three English families in the 1870s.

Dr. David Chalmers visited Park County in 1877. Chalmers, born in 1810, received his medical education in Glasgow and practiced for many years at Everton near Liverpool. He was a member of the Royal College of Surgeons. Dr. Chalmers purchased property four miles north of Garo on Little Trout Creek during his 1877 visit. Chalmers became associated there with fellow countryman Edward P. Arthur. Arthur first came to Park County about 1874 and engaged in stock and hay raising. Beginning in 1882, Arthur pursued other interests, but returned to Park County ranching from about 1890 through 1892. Chalmers' son, Harold, came to Park County in 1879 and settled on his father's land where he began raising hay. David Chalmers died in 1885, and his son became sole proprietor of the ranch. In 1890 Chalmers formed a partnership with Frederick Galloway. The partners engaged in the cattle and sheep business and were described in 1899 as "among the most extensive stockmen in the county and have ranching interests aggregating ten hundred and eighty acres, all under ditch."^{6,7} These lands were added to in 1900 with the acquisition of the EM.

Frederick Galloway was also a native of England, born in London in 1858 and educated as a lawyer. He first came to Park County in 1881-82, when he spent time on the ranch of Dr. David Chalmers. He returned to England in 1883, where he experienced a severe illness. He recovered, married, and returned to Park County to permanently settle in 1890. In 1899, his partnership was described as "a one-half leased interest in the irrigated ranch." The Chalmers and Galloway operation was "run principally as a stock ranch and hay is raised with a view to feeding cattle and sheep for the market, almost all of the produce being fed on the place. The cattle are raised and fed with a view to their value in the general market."⁸ According to Belle Chalmers, the Chalmers and Galloway operation embraced a number of ranches including this one, which was known as the EM Ranch. Frederick Galloway died in 1904.

Recorder, General Records, Book 11, Page 75, 30 January 1882, Book 29, Page 421, 13 September 1889; Book 41, Page 48, 13 September 1889, Book 61, Page 368, 21 June 1900; "Map of Water District No. 23, Irrigation Division No. 1, Colorado, South Fork District" no date.

⁶ While Chalmers and Galloway acquired this ranch in 1900, the firm recorded the EM brand (a backwards E joined to an M), with the start of the State Brand Board, in 1899. The reason for calling the ranch the EM could not be ascertained.

⁷ *Portrait and Biographical Record of Denver and Vicinity*, 1314-15; *Fairplay Flume*, 21 February 1880; William N. Byers, *Encyclopedia of Biography of Colorado* (Chicago: Century Publishing and Engraving Co., 1901), 332-33; Last Will and Testament of David Chalmers, Book 58, Page 527, 2 January 1900; *Liverpool Courier*, 25 August 1885, 4 (Chalmers died 21 August 1885).

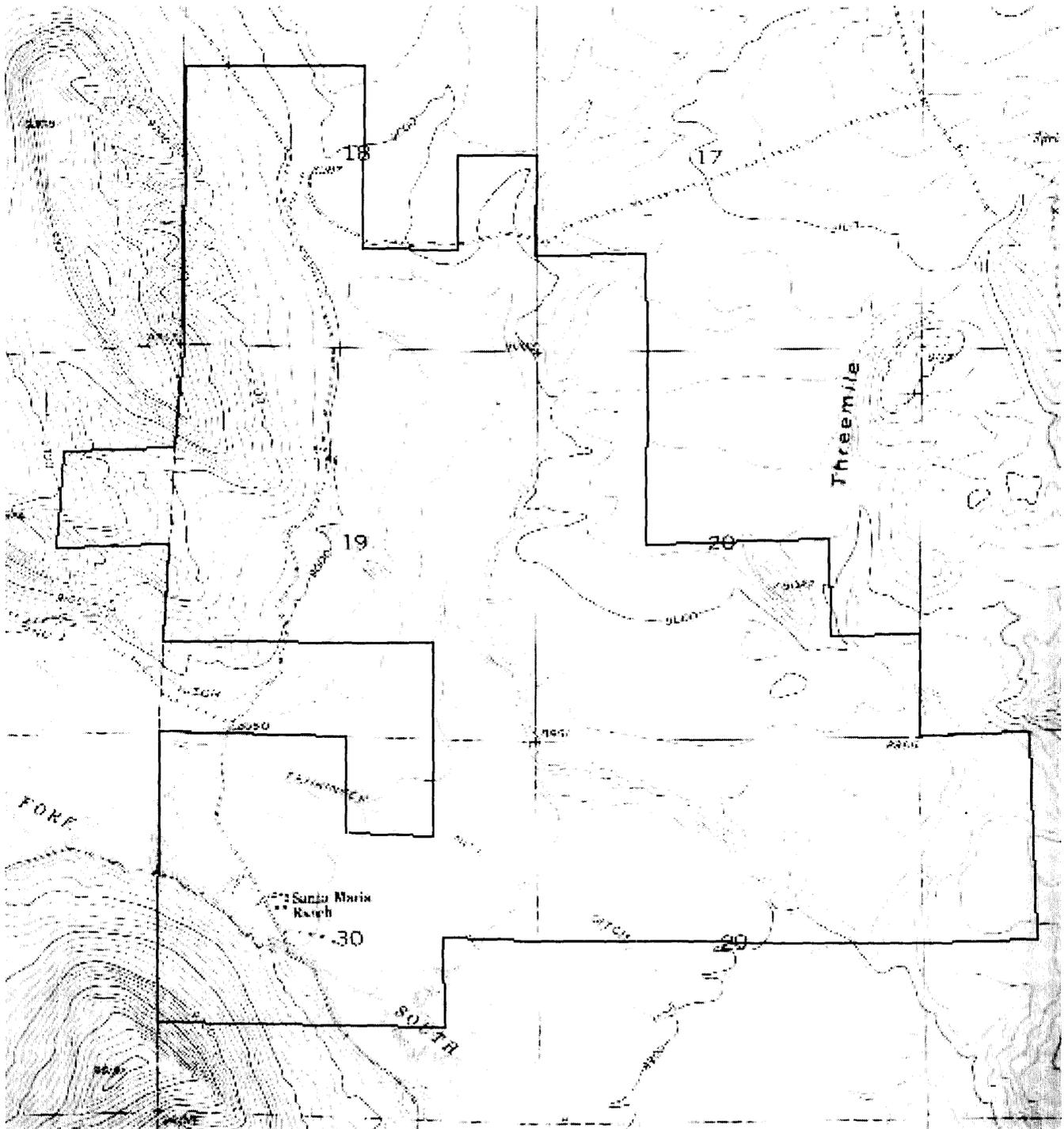
⁸ *Portrait and Biographical Record of Denver and Vicinity*, 1062-63; John F. "Frank" Ownbey, Guffey, Colorado, telephone interview by Thomas H. Simmons, 2 June 2001. Mr. Ownbey could provide no reason why the ranch was called the EM.

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Extent of holdings under Fehring, 1889, that passed to Chalmers, Galloway in 1900.

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Harold Chalmers married Maude D. Wadley in 1893. His first wife had died shortly after the birth of a daughter, Belle Ellen Chalmers, in 1886. Belle came with her father and stepmother to live on this ranch in 1906 and remained until 1910. She wrote that "I loved the EM. There was the big main house, bunk house, barns, carpenter shop, etc., etc." During this period "a log house" was built for Aunty May (widow of Galloway) at the ranch. In 1910, Chalmers and Galloway and the Wadley Livestock Co. were combined into one large outfit, the Chalmers, Galloway, and Wadley Livestock Co.⁹ Following the death of Frederick Galloway, the holdings of the ranch was transferred to Harold Chalmers, on January 15, 1925. He followed this with the addition of land probably already considered part of the ranch, first, a 40 acre piece in section 20, and the filing of a quit claim deed for the homestead claim located mostly in section 19, originally filed under John Wherry, in 1877. (See the map on the following page.) This consolidated holding describes the contiguous land sold to John and Irene Ownbey, on July 2, 1945. There were, over time, various other properties noncontiguous to the described ranch that were bought, transferred and sold in combination with the EM.

The Warm Spring (Priority Number 34) on the property was used for watering feeder stock during winter and for domestic bathing purposes. Harold Chalmers stated that the spring was "about blood heat," while testifying in a 1912 water case. It was diverted using a pipe into a trough in the ranch corrals. There was also a bath house at the site. The spring was known as the Santa Maria Spring by 1912, but testimony indicated that this was a name that had only recently been given to the water source.¹⁰

⁹ This log cabin may be the "Bungalow" recalled by the Ownbeys that was located to the east of the main cluster of buildings; it burned in 1972. "Belle Ellen Chalmers Wadley History," (1886-1975), provided by Sue Norton, her granddaughter, Campbell, California, 34-35.

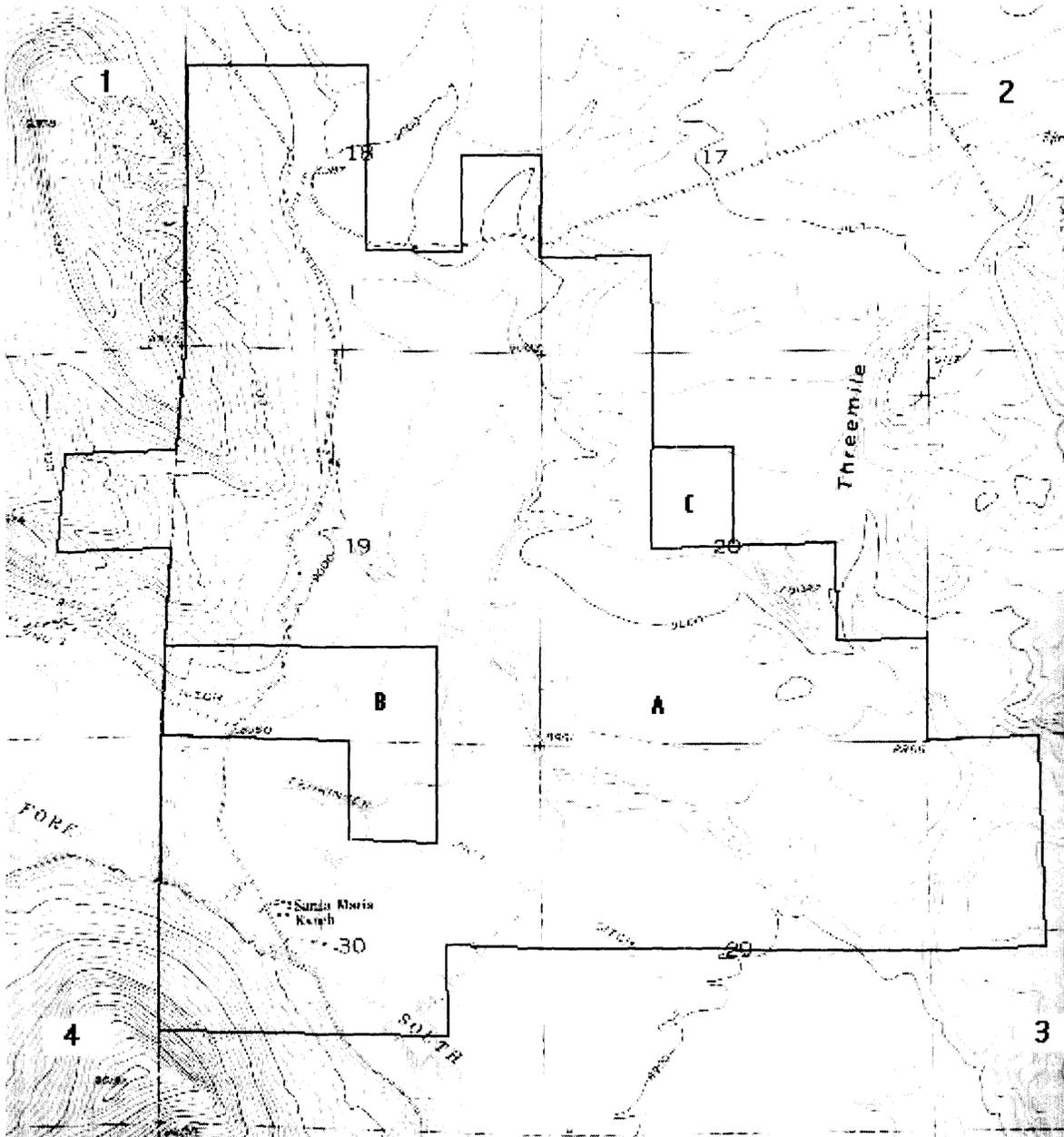
¹⁰ Park County, Water Case Number 1636, testimony of Harold Chalmers and Edward P. Arthur, 14 September 1912, vol. III.

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Contiguous EM Ranch holdings under Harold Chalmers, as sold to Ownbeys, 1945.

- A: Holdings from Chalmers, Galloway and Wadley Cattle Company
- B: Quit claim to Chalmers and Galloway, 5/28/1934
- C: Harold Chalmers homestead claim from 1919.

Numbers are UTM References

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From about 1920 to 1935, Kenneth W. Chalmers, Harold's son, managed the ranch. Born in Colorado Springs in 1899, Kenneth Chalmers began his college studies at Colorado A&M in 1916. After graduating with a B.S. in Animal Husbandry, he returned to Hartsel as part owner and manager of the enterprise. At that time the ranching operation was running 9,000 to 11,000 breeding ewes, 500 to 800 head of cattle, and producing 2,000 to 2,500 tons of native hay. In 1923, the ranch exhibited a carload of Hereford breeder calves at the National Western Stock show in Denver. During his tenure as manager of the ranch, Kenneth Chalmers also served as secretary of the Park County Wool Growers Association, secretary of the Leadville Holy Cross Wool Growers Association, member of the executive committee and board of directors of the Colorado Wool Growers Association (of which he was a charter member), and a member of the executive committee and board of directors of the National Wool Marketing Association. Sheep raising was the dominant pursuit of Chalmers and Galloway during the 1920s, and the ranch buildings included two long lambing sheds, a slaughterhouse, and a log granary, where rice, beans, and other supplies for shepherders were stored in rat-proof tin bins.¹¹ (These structures no longer exist, but some of the foundations have survived.)

The Chalmers and Galloway sheep operation was reportedly seriously impacted by the onset of the Great Depression in 1929. The firm turned to cattle raising and raised about 400 head each year during the 1930s. Harold Chalmers died in March 1931 at the age of seventy-three. In September 1935, Kenneth left the ranch to work for the Soil Conservation Service. John E. and Irene Ownbey began renting the ranch in 1939 and ran about 150 head of cattle. They purchased the property in 1945 and sold it in 1948.¹² The Ownbey sons stated in interviews that they were young boys when their family moved to the ranch and grown men when they left after World War II. The ranch has passed through more than ten changes in ownership since then, though it has remained an active cattle ranch throughout this time and at the present. The ranch came to be known as the Santa Maria Spring Ranch and, later, the Santa Maria Ranch by the early 1950s. The present owners acquired the property in 1994. The ranch has evolved from a subsistence agricultural operation to a recreational ranch today with cattle raising sharing importance with fishing and hunting.

¹¹ *Denver Post*, 27 January 1952, 2AA; *Park County Republican and Fairplay Flume*, 19 January 1923, 1; *Denver Post*, 27 January 1952, 2AA; John F. "Frank" Ownbey, telephone interview. Kenneth Chalmers became state coordinator for the SCS in early 1937 and state conservationist in 1942. The sheds and granary are no longer present.

¹² Park County Clerk and Recorder, Book 134, Page 200, 28 November 1945, and Book 528, Page 452, 27 August 1994; John F. "Frank" Ownbey, telephone interview.

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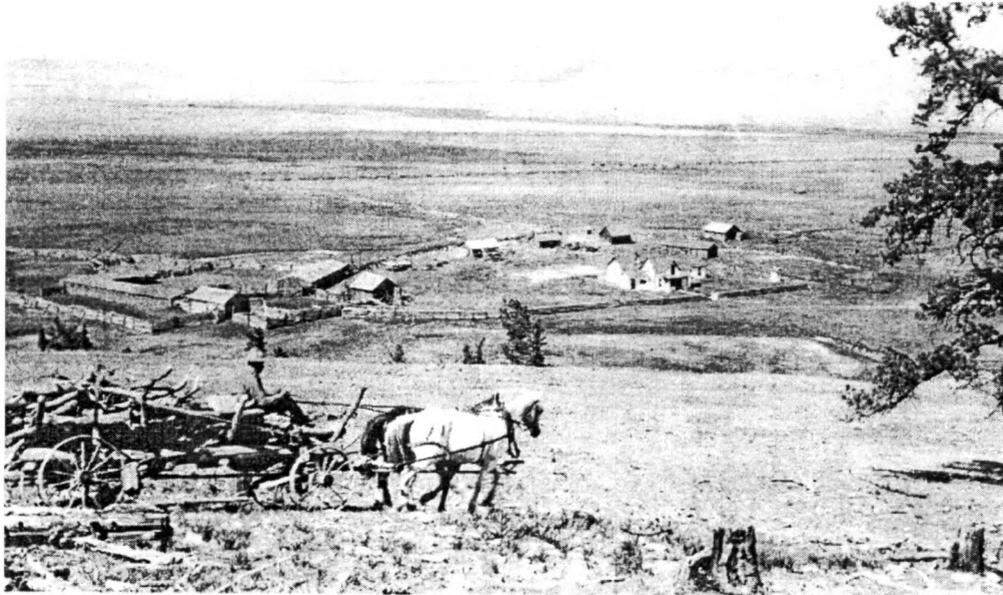


Figure 1. The Headquarters Site from the hill to the southwest shows all of the surviving buildings on the ranch as well as others that have been removed, in this circa 1906-1910 photograph. SOURCE: Sue Norton, Campbell, California.



Figure 2. Bunkhouse (Resource Number 2) in center, without eastern addition, flanked by other now missing structures, seen in this c. 1900-1910 photograph. SOURCE: Sue Norton, Campbell, California.

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Figure 3. Ranch Headquarters looking west, seen in this c. 1900-1910 photograph. The bunkhouse is on the right side of the photograph. SOURCE: Sue Norton, Campbell, California.



Figure 4 Ranch Headquarters, looking east, showing Main Ranchhouse (Resource Number 1) seen in this c. 1906-1910 photograph. SOURCE: Sue Norton, Campbell, California.

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Figure 5. Main Ranchhouse (Resource Number 1) from the southwest, seen in this c. 1906-1910 photograph. SOURCE: Sue Norton, Campbell, California.



Figure 6. Main Ranchhouse (Resource Number 1), Front (south) porch, Three persons on right, Belle, Maude, Harold Chalmers, seen in this c. 1900-1910 photograph. SOURCE: Sue Norton, Campbell, California.

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Figure 7. Main Ranchhouse (Resource Number 1), Sitting room and Harold Chalmers, seen in this c. 1900-1910 photograph. SOURCE: Sue Norton, Campbell, California.

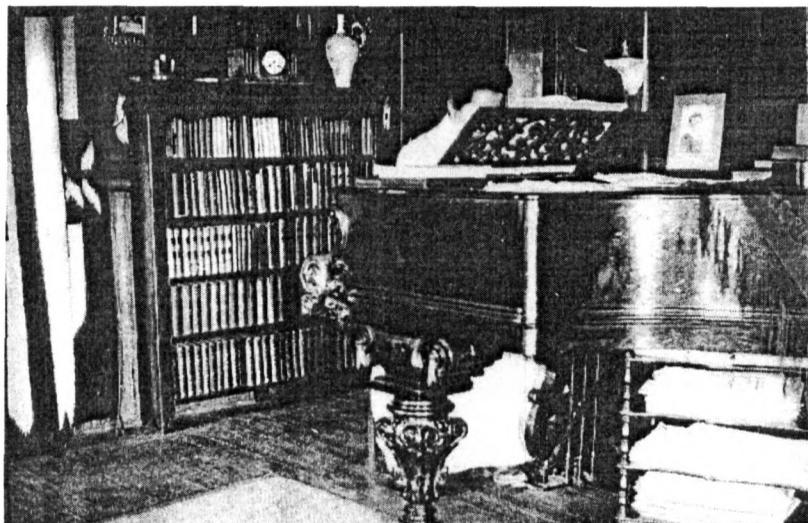


Figure 8. Main Ranchhouse (Resource Number 1), Sitting room and Maude Chalmers, seen in this c. 1900-1910 photograph. SOURCE: Sue Norton, Campbell, California.

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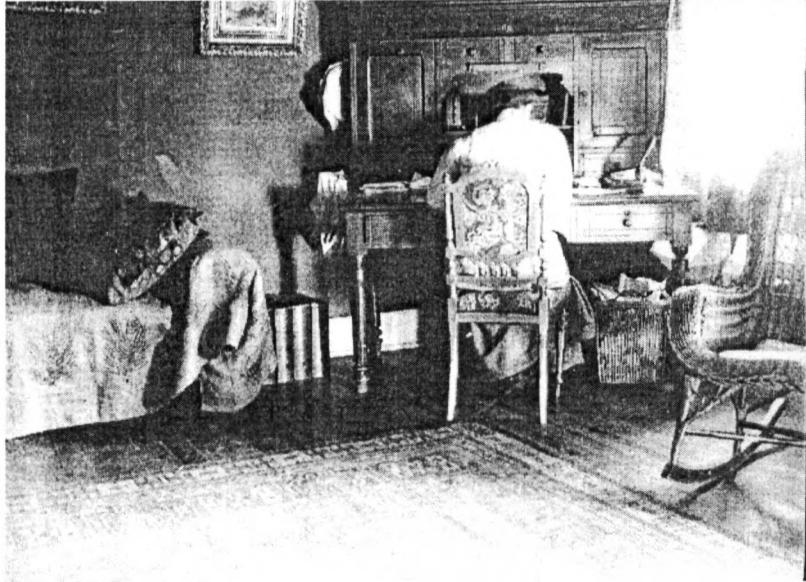


Figure 9. Main Ranchhouse (Resource Number 1), Upstairs bedroom or sitting room and Maude Chalmers, seen in this c. 1900-1910 photograph. SOURCE: Sue Norton, Campbell, California.



Figure 10. Main Ranchhouse (Resource Number 1), Front (south) porch, Maurice Ownbey and wife, seen in this c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

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Figure 11. Main Ranchhouse (Resource Number 1), From the southeast, seen in this c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

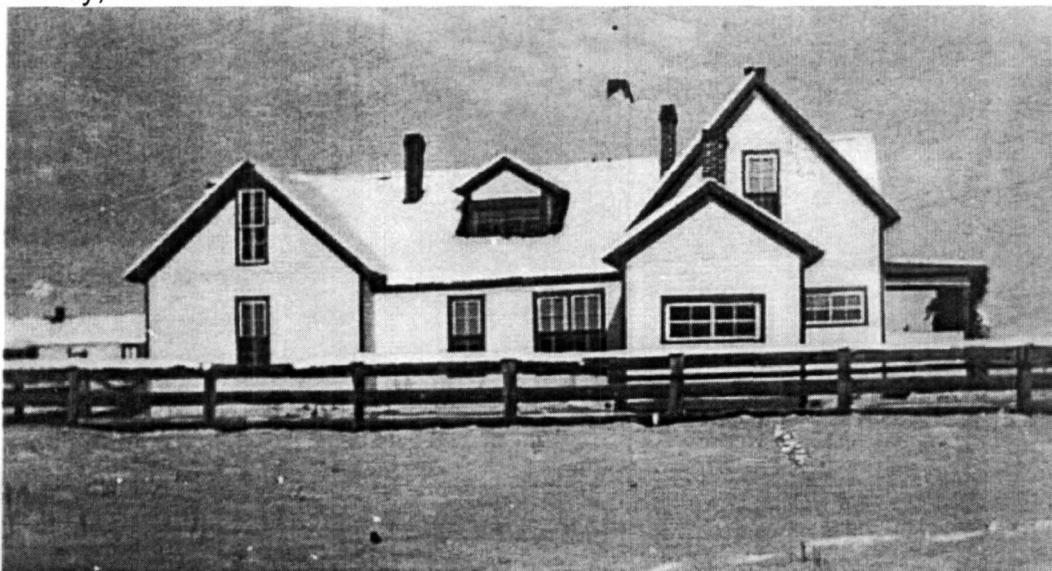


Figure 12. Main Ranchhouse (Resource Number 1), from the west, seen in this c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

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Figure 13. (Left to right) **Shed** (Resource Number 6), **Barn** (Resource Number 4), **Blacksmith Shop** (Resource Number 12), from the east, seen in this c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

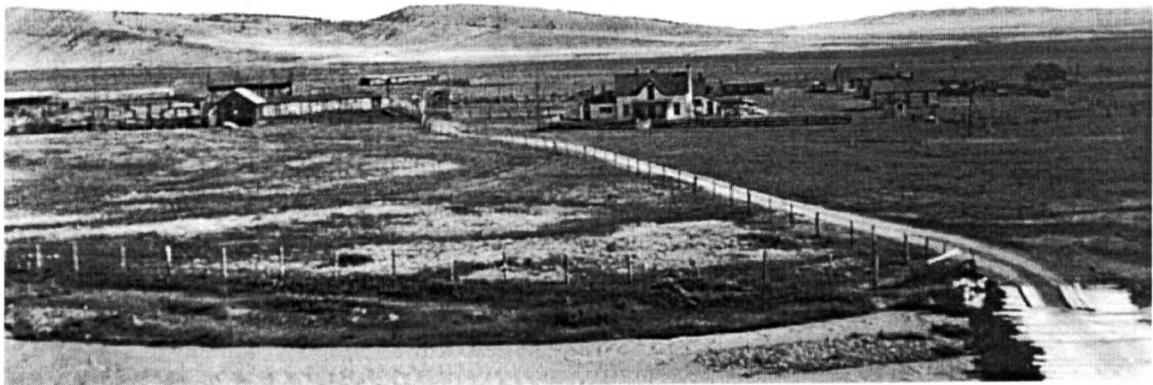


Figure 14. **Ranch Headquarters** seen from the south, in a c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

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Figure 15. Ranch Headquarters seen from the south, in a c. 1940s photograph. SOURCE: Maurice Ownbey, Guffey, Colorado.

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EM Ranch

Park County/Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property 2320 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 428120 4327580
Zone Easting Northing

3. 13 431990 4323480
Zone Easting Northing

2. 13 431990 4327560
Zone Easting Northing

4. 13 427900 4323550
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 George S. Meyers & Merrill Ann Wilson, based on architectural inventory form and research by Tom & Laurie Simmons, Historians, Front Range Research Associates, Inc.

organization n/a date March 1, 2002

street & number 32051 Horseshoe Drive telephone 303-674-1377

city or town Evergreen state Colorado zip code 80439

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 George S. Meyers & Merrill Ann Wilson

street & number 32051 Horseshoe Drive telephone 303-674-1377

city or town Evergreen state Colorado zip code 80439

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.*)

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Boundary Description

The nominated area is delineated on the Boundary Map on page 33 and consists of the following described tract of land lying in unincorporated Park County, Colorado:

Township 11 South, Range 76 West, 6th Principal Meridian

Section 24: southeast quarter of the northeast quarter.

Township 11 South, Range 75 West, 6th Principal Meridian

Section 18: southwest quarter; south half of the northwest quarter; south half of the southeast quarter; northeast quarter of the southeast quarter

Section 17: southwest quarter of the southwest quarter.

Section 19: all

Section 20: west half of the west half; east half of the southwest quarter; southeast quarter of the northwest quarter; west half of the southeast quarter; southeast quarter of the southeast quarter.

Section 30: north half; north half of the southwest quarter; northwest quarter of the southeast quarter.

Section 29: north half.

Section 28: west half of the northwest quarter.

Boundary Justification

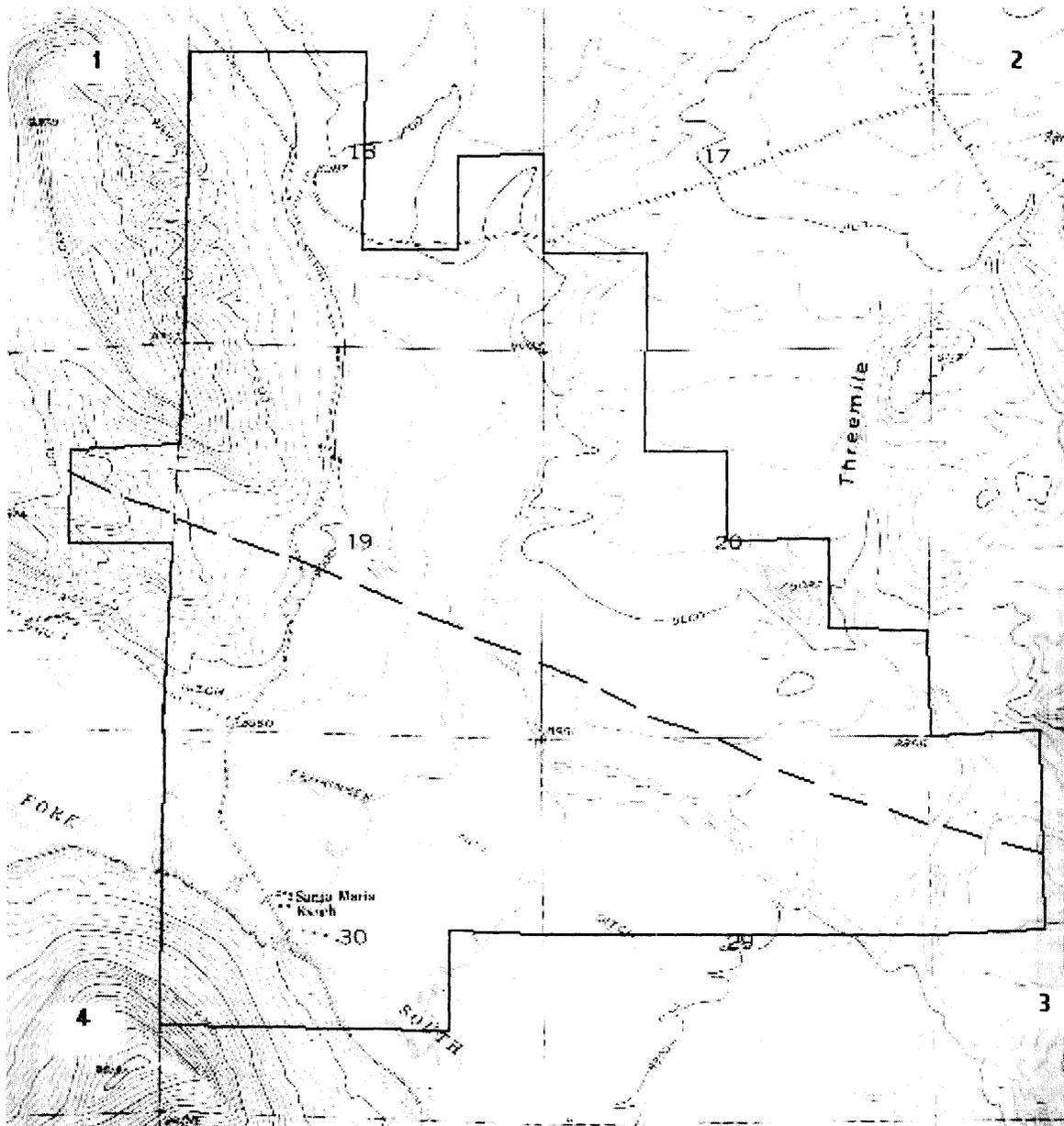
The 2,320 acres of the nominated property encompasses the largest contiguous land holdings within the historic period, effectively assembled by 1889 under Aldophus Fehringer, though rooted in the original homesteads of the Epperson family in 1874. (Two small inholdings, though part of the working ranch throughout the period, were legalized with a quit claim deed and homestead in the 1920s under Harold Chalmers.) The process of consolidation and expansion of land on this ranch is typical of the scaling up to economically viable proportions from relatively small original homestead land grants seen throughout the arid west. This portion of the current ranch includes the headquarters area and surrounding lands, extending from slopes of the unnamed hill (9619) southwest of the buildings, north and eastward across historic sub-irrigated and irrigated hayfields.

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BOUNDARY MAP—NOMINATED AREA

Extract of U.S. geological Survey, "Hartsel, Colo." 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1956). The nominated area is within the Polygon 1-2-3-4 that is defined by the included UTM coordinates. The Non-contributing Power Line (Resource 19) shows as a dashed line running southeast-northwest across the ranch.

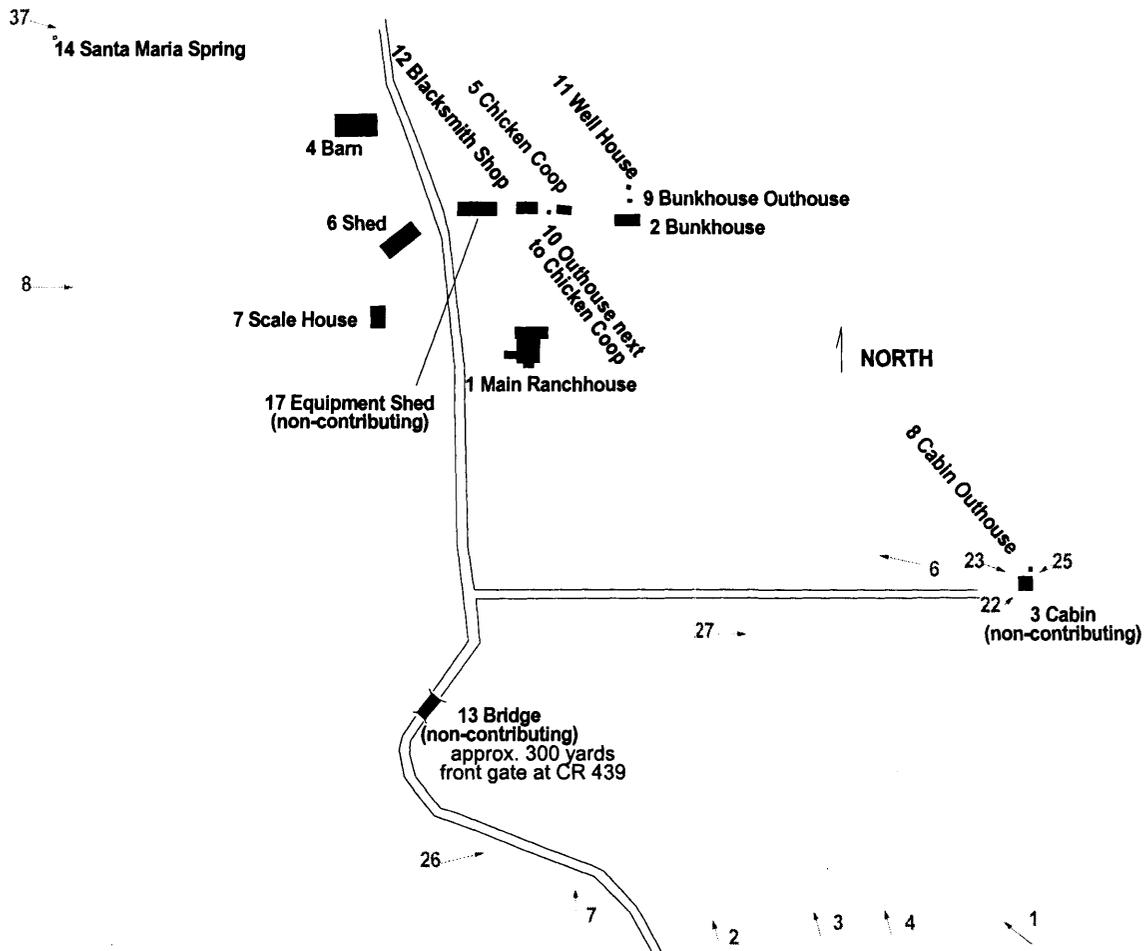
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Section number Maps Page 34 (Historic Ranching Resources of South Park, Colorado MPS)

SKETCH MAP 1—GENERAL HEADQUARTERS AREA



Headquarters Area of the Ranch. Numbers identify buildings in narrative. Photograph locations indicated by numbers with arrows. This general location as it relates to the nominated area is shown on the map on page 33 as "Santa Maria Ranch," near the center of Section 30.

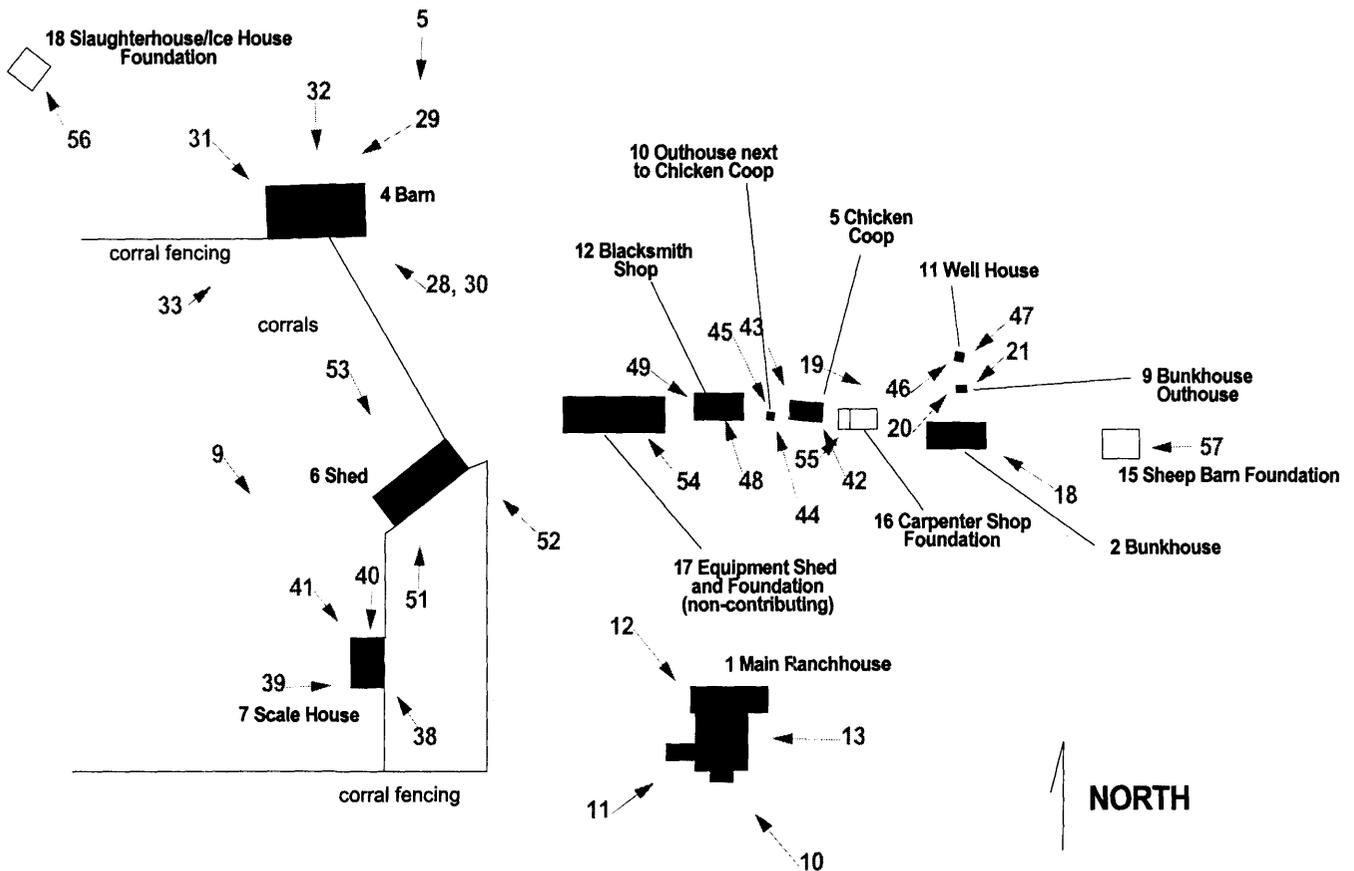
United States Department of the Interior
National Park Service

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SKETCH MAP 2 —HEADQUARTERS AREA—Main Building Cluster



Headquarters Area of the Ranch. Numbers identify buildings in the narrative. Photograph locations indicated by numbers with direction arrows. This general location is shown as it relates to the entire nominated area on the map on page 33 as "Santa Maria Ranch," near the center of section 30.

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PHOTO LOG

The location and camera direction of photographic views are indicated on the Sketch Maps (pages 34, 35) as well as on the building floor plans on pages 5 & 6.

Information is the same for all photographs except as noted:

Name of Property: EM Ranch
County and State: Park, Colorado
Location of Original Negatives:
Park County Administration Building
P.O. Box 220
Fairplay, Colorado 80440
Photographer: T.H. Simmons
Date of Photograph: April 2000

Photograph Number: 1

View: Ranch and setting from CR439, camera direction: NW

Roll: SM-3 **Frame:** 33A

Photograph Number: 2

View: Main cluster of buildings from main ranch road, including noncontributing bridge (Resource Number 13), camera direction: NNW

Roll: SM-3 **Frame:** 28A

Photograph Number: 3

View: Main concentration of ranch buildings from CR439, camera direction: NW

Roll: SM-3 **Frame:** 35A

Photograph Number: 4

View: Cabin to east (3) and bunkhouse (2) from CR 439, camera direction: NW

Roll: SM-3 **Frame:** 36A

Photograph Number: 5

View: Ranch buildings and barn (4) (right) from ranch road, camera direction: SE

Roll: SM-3 **Frame:** 12A

Photograph Number: 6

View: Main cluster of buildings from cabin (3), camera direction: NW

Roll: SM-1 **Frame:** 17

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Section number Photos Page 37 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 7

View: Main cluster of ranch buildings from hill south of river, camera direction: N

Roll: SM-1 **Frame:** 23

Photograph Number: 8

View: Overview from hill on south side of river, camera direction: E

Roll: SM-1 **Frame:** 25

Photograph Number: 9

View: Shed (6), scale house (7), and corral area, camera direction: ESE

Roll: SM-3 **Frame:** 4A

Photograph Number: 10

View: Main ranchhouse (1), camera direction: NNW

Roll: SM-1 **Frame:** 29

Photograph Number: 11

View: Main Ranchhouse, camera direction: NE

Roll: SM-1 **Frame:** 27

Photograph Number: 12

View: Main Ranchhouse, camera direction: SE

Roll: SM-1 **Frame:** 31

Photograph Number: 13

Photographer: George Meyers

Date of Photograph: February 2002

View: Main Ranchhouse (1), camera direction: E

Roll: SM-6 **Frame:** 2A

Photograph Number: 14

Photographer: George Meyers

Date of Photograph: February 2002

View: Main Ranchhouse (1), interior, sitting room, camera direction: N

Roll: SM-6 **Frame:** 3A

Photograph Number: 15

Photographer: George Meyers

Date of Photograph: February 2002

View: Main Ranchhouse (1), interior, Ball room, camera direction: NE

Roll: SM-6 **Frame:** 6A

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Section number Photos Page 38 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 16

Photographer: George Meyers

Date of Photograph: February 2002

View: Main Ranchhouse (1), interior, Ball room, showing intact window sash, camera direction: SE

Roll: SM-6 **Frame:** 5A

Photograph Number: 17

Photographer: George Meyers

Date of Photograph: February 2002

View: Main Ranchhouse (1), interior, 2nd floor, east bedroom, camera direction: NE

Roll: SM-6 **Frame:** 7A

Photograph Number: 18

View: Bunkhouse (2), camera direction: NW

Roll: SM-2 **Frame:** 9

Photograph Number: 19

View: Bunkhouse (2), camera direction: SE

Roll: SM-2 **Frame:** 7

Photograph Number: 20

View: Bunkhouse Outhouse (9), camera direction: NE

Roll: SM-2 **Frame:** 5

Photograph Number: 21

View: Bunkhouse Outhouse (9), camera direction: SW

Roll: SM-2 **Frame:** 3

Photograph Number: 22

View: Cabin (3) to east, camera direction: NE

Roll: SM-1 **Frame:** 11

Photograph Number: 23

View: Cabin (3) and cabin outhouse (8) to east, camera direction: SE

Roll: SM-1 **Frame:** 15

Photograph Number: 24

Photographer: George Meyers

Date of Photograph: February 2002

View: Cabin (3), interior, camera direction: NW

Roll: SM-6 **Frame:** 17A

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Section number Photos Page 39 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 25

View: Cabin (3) and cabin outhouse (8) to east, camera direction: SW

Roll: SM-1 **Frame:** 13

Photograph Number: 26

View: Cabin (3) and setting from CR439, camera direction: NE

Roll: SM-3 **Frame:** 30A

Photograph Number: 27

View: Cabin (3) and outhouse (8) from main ranch road, camera direction: E

Roll: SM-1 **Frame:** 21

Photograph Number: 28

View: Barn (4), camera direction: NW

Roll: SM-3 **Frame:** 14A

Photograph Number: 29

View: Barn (4), camera direction: SW

Roll: SM-3 **Frame:** 10A

Photograph Number: 30

View: Barn (4), camera direction: NW

Roll: SM-3 **Frame:** 26A

Photograph Number: 31

View: Barn (4), camera direction: SE

Roll: SM-3 **Frame:** 6A

Photograph Number: 32

View: Barn (4), camera direction: S

Roll: SM-3 **Frame:** 8A

Photograph Number: 33

Photographer: George Meyers

Date of Photograph: February 2002

View: Barn (4), camera direction: NE

Roll: SM-4 **Frame:** 7A

Photograph Number: 34

View: Barn (4), interior (framing in loft), camera direction: SW

Roll: SM-1 **Frame:** 7

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Section number Photos Page 40 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 35

Photographer: George Meyers

Date of Photograph: February 2002

View: Barn (4), interior, framing in loft detail, camera direction: NW

Roll: SM-5 **Frame:** 10A

Photograph Number: 36

Photographer: George Meyers

Date of Photograph: February 2002

View: Barn (4), interior, lower stall detail, camera direction: NW

Roll: SM-5 **Frame:** 13A

Photograph Number: 37

Photographer: George Meyers

Date of Photograph: February 2002

View: Santa Maria Spring (14), and barn (4), camera direction: SE

Roll: SM-4 **Frame:** 11A

Photograph Number: 38

View: Scale House (7), camera direction: NW

Roll: SM-1 **Frame:** 4

Photograph Number: 39

Photographer: George Meyers

Date of Photograph: February 2002

View: Scale House (7), camera direction: E

Roll: SM-4 **Frame:** 6A?

Photograph Number: 40

View: Scale House (7) interior showing scale platform, camera direction: S

Roll: SM-1 **Frame:** 2

Photograph Number: 41

View: Scale House (7) and loading chute, camera direction: NE

Roll: SM-2 **Frame:** 35

Photograph Number: 42

View: Chicken Coop (5), camera direction: NW

Roll: SM-2 **Frame:** 13

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Section number Photos Page 41 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 43

View: Chicken Coop (5), camera direction: SE

Roll: SM-2 **Frame:** 23

Photograph Number: 44

View: Outhouse next to Chicken Coop (10), camera direction: NW

Roll: SM-2 **Frame:** 15

Photograph Number: 45

View: Outhouse next to Chicken Coop (10), camera direction: SE

Roll: SM-2 **Frame:** 12

Photograph Number: 46

View: Well House (11), camera direction: NE

Roll: SM-1 **Frame:** 35

Photograph Number: 47

View: Well House (11), camera direction: SW

Roll: SM-2 **Frame:** 1

Photograph Number: 48

View: Blacksmith Shop (12), camera direction: NW

Roll: SM-2 **Frame:** 17

Photograph Number: 49

View: Blacksmith Shop (12), camera direction: SE

Roll: SM-2 **Frame:** 19

Photograph Number: 50

Photographer: George Meyers

Date of Photograph: February 2002

View: Blacksmith Shop (7) interior detail, camera direction: NW

Roll: SM-5 **Frame:** 18A

Photograph Number: 51

View: Shed (6), camera direction: N

Roll: SM-2 **Frame:** 33

Photograph Number: 52

View: Shed (6), camera direction: WSW

Roll: SM-3 **Frame:** 20A

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Section number Photos Page 42 (Historic Ranching Resources of South Park, Colorado MPS)

Photograph Number: 53

View: Shed (6), camera direction: SE

Roll: SM-2 **Frame:** 31

Photograph Number: 54

Photographer: George Meyers

Date of Photograph: April 2002

View: Equipment Shed (17), camera direction: NW

Roll: SM-7 **Frame:** 4

Photograph Number: 55

Photographer: George Meyers

Date of Photograph: April 2002

View: Carpenter Shop Foundation (16), camera direction: NE

Roll: SM-7 **Frame:** 6

Photograph Number: 56

Photographer: George Meyers

Date of Photograph: April 2002

View: Slaughterhouse/Ice House Foundation (18), camera direction: NW

Roll: SM-7 **Frame:** 2

Photograph Number: 57

Photographer: George Meyers

Date of Photograph: April 2002

View: Sheep Barn Foundation (15), camera direction: W

Roll: SM-7 **Frame:** 8

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Section number USGS Page 43 (Historic Ranching Resources of South Park, Colorado MPS)

USGS TOPOGRAPHIC MAP Hartsel Quadrangle, Colorado 7.5 Minute Series

