

United States Department of the Interior
National Park Service

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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 Wahl Ranch

other names/site number Hyatt Homestead/Lilley Ranch/Coleman Ranch/5PA1412

2. Location

street & number U.S. Hwy. 285 & Lost Park Rd. [N/A] not for publication

city or town Jefferson [X] vicinity

state Colorado code CO county Park code 093 zip code 80456

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 [].)

Michelle Ann Cunningham Sept 7, 2000
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 H. Beall 10/12/00
Signature of the Keeper Date

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	
10	2	buildings
1	0	sites
4	0	structures
0	0	objects
15	2	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.

N/A

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
WOOD/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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National Register of Historic Places Continuation Sheet

Wahl Ranch, Park County, Colorado

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

Description

The Wahl 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." Fifteen of the resources within the district are associated with the historic context "The History of Ranching in South Park, Colorado." The property type represented is Ranches and Ranching Facilities, and the individual historic resources are examples of the subtypes enumerated under that property type. Resources within the district include twelve buildings, four structures, and one site. The inset sketch map (see page 25) accompanying this form identifies the location of the buildings and structures of the ranch. Of the seventeen resources in the district, fifteen (88 percent) are contributing and two (12 percent) are noncontributing. The registration requirements listed in the related Multiple Property Documentation Form were utilized to determine the contributing status of each resource. 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 Wahl Ranch represent the development of ranching in South Park during the period 1883-1950.

The ranch headquarters is located at the west foot of 9,988' Kenosha Pass, and is the first agricultural complex travelers descending the pass encounter in the immense, level mountain park which spreads southward. The ranch buildings, situated at an altitude of 9,550', are dwarfed by the grandeur of South Park's vast open spaces rimmed by hills and mountain ranges (Photograph 1). Michigan Hill lies to the southwest and Jefferson Hill rises northwest of the complex. Mountains of the Continental Divide loom in the distance to the west. The ranch is located on the west side of Highway 285 at its intersection with Lost Park Road, about one mile north of the small rural community of Jefferson. A dirt road leads from the highway about one-tenth of a mile to the buildings and structures comprising the headquarters of the historic hay and cattle ranch (Photograph 2). Undeveloped grazing lands extend from the buildings on the north, south, and west. A hay meadow lies to the east and northeast, between the ranch buildings and U.S. Hwy. 285. Two sets of snow fences are located northwest of the headquarters buildings to provide some protection from drifting snow.

The ranch complex consists of a variety of buildings which reflect the development of the site over time and the varied activities associated with a South Park ranch. The buildings are all of log or frame construction, and vary from one to one-and-a-half stories in height. Residential buildings, located in the southwest quadrant of the headquarters area, range from a one-room log cabin (Photograph 5), to a vernacular frame bunkhouse clad with pressed metal (Photograph 6), to a one-and-a-half-story main ranch house built in 1883 (Photographs 3). A 1948 frame house (Photograph 7) is located southeast of the 1883 house, while the bunkhouse and log cabin are located southwest of the main house. A buggy shed lying immediately north of the main house (and now

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Wahl Ranch, Park County, Colorado

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

attached to it) also served as a bunkhouse (Photograph 4). North of the residential area, across an open ranch yard, are most of the agricultural buildings, including a large horse barn (Photograph 9), a cow barn (Photograph 8), a calving shed (Photograph 10), a workshop/garage (Photograph 14), a chicken coop (Photograph 11), a blacksmith shop, an oil house, and the corrals. A huge hay barn is located southeast of the main house at the edge of the open meadow (Photograph 12). The well-preserved buildings are generally in good to fair condition, and the setting is unaltered.

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 map accompanying this nomination. The photograph number refers to photographs included as part of this nomination. Photographs are identified on the map of the district by a number enclosed in a circle. Precise dates of construction for many of the resources are not available. Homestead records; interviews with the owners of the ranch; a 1914 surveyor's map; 1938, 1956, and 1975 Forest Service aerial photographs; a 1958 USGS map; the field survey; and assessor records were used to determine dates of construction.

Subtype: Ranch Landscape Features

Headquarters Site (Photographs 1 and 2)

The 116 acre site of the ranch is a significant component of the district. The site represents the open vistas, extensive meadows and grazing lands, and compressed headquarters buildings which typified South Park's historic ranches (Photograph 1). Ranch landscape features include a dirt ranch road leading from the highway to the headquarters buildings (Photograph 2). Within the headquarters complex is an open, dirt-surfaced ranch yard separating the residences from the animal care and support facilities. The houses have small landscaped and fenced yards which are described above. Grazing lands stretch from the buildings on the north, south, and west, while an important hay meadow lies to the east, between the ranch buildings and U.S. Hwy. 285. Two sets of snow fences located northwest of the headquarters buildings were constructed between 1938 and 1956 to prevent snow from drifting into the headquarters area. A natural ridge west of the headquarters marks the western boundary of the district.

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Wahl Ranch, Park County, Colorado

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

Subtype: Residential Buildings

Main Ranchhouse (Building 7, 1883, Photographs 3 and 4). The main ranchhouse, erected by homesteader Thomas Hyatt, is a one-and-a-half-story rectangular frame house with a steeply pitched side gable roof with overhanging eaves and standing seam metal roofing. There is a central brick chimney. The walls of the house are clad with lap siding. There is a log and woven wire fence around the yard surrounding the house, and a picket fence gate on the east. The yard is landscaped with grass, bushes, and other low plantings. The land rises to the west behind the house, and the west wall of the house is built against the rise.

The facade of the house (east) has a central, projecting, shed roof porch with turned spindle supports resting atop a concrete porch base.¹ A concrete sidewalk leads to the porch. The center door is paneled and has a wood frame screen door. South of the porch is a tall four-over-four-light double-hung sash window. Adjacent the door on the north are paired four-over-four-light double-hung sash windows; a single window of similar design is further north on the facade. At the south end of the house is an enclosed shed roof porch; the east wall of the porch has three tall six-light windows.

The north wall of the ranchhouse has a tall four-over-four-light window in the upper gable. A setback, enclosed, low breezeway clad with asbestos shingles connects the house to a buggy shed on the north. The breezeway has a horizontal board door which faces a concrete stoop. There is a shed roof projection extending along the west wall. The projection has drop siding, a concrete foundation, metal roofing, and two-light windows.

The south wall has a four-over-four-light double-hung sash window in the upper gable. There is an enclosed, projecting, shed roof porch clad with drop siding. The porch has two doors on the front: toward the east is a paneled and glazed door with decorative carving; further west is a paneled door with ornamented screen. The doors face concrete pads. Between the doors is a group of three tall six-light windows. West of the entrances is a two-light window.

The attached buggy shed on the north has a front gable roof and a shed roof projection on the north. The roof has metal roofing, the eaves are overhanging, and there is a central tall brick chimney. The walls of the buggy shed are clad with asbestos shingles. There is an off-center, tall, four-over-four-light double-hung sash window and a door on the east wall. On the west wall are a tall four-over-four-light double-hung sash window and a small four-light window. The west wall is built into the rise of the land. The buggy shed was converted to a bunkhouse and attached to

¹An undated historic photograph of the house shows that the porch originally wrapped from the east to the south wall and had chamfered column supports. The porch was altered during the period of significance.

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Wahl Ranch, Park County, Colorado

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

the main house before the 1960s.

Log Cabin/Bunkhouse (Building 2, c. 1890, Photograph 5). This one-story rectangular log cabin has an arched roof with very wide overhang on the front (east) supported by log purlins. The roof is covered with rolled roofing. The base of a metal chimney is present; the rest of the chimney is missing. The walls of the cabin are composed primarily of round, peeled logs. The logs near the top of the wall on the facade are unpeeled. The corner notches are square. There is a log foundation. The building has a centered board and batten door with a door frame of milled lumber. On the south wall are paired four-light windows (partially broken out). There are also paired windows at the center of the west wall. There are no windows on the east and north walls.

Bunkhouse (Building 1, Built 1880s and moved to site in 1890s, Photograph 6). This one-and-a-half-story rectangular frame bunkhouse was moved to its current location on skids with horses from a nearby site on the Hall Homestead and appears on the 1938 aerial photograph and earlier historic photographs of the Wahl ranch. The building has a front gable roof with metal roofing and slightly overhanging eaves, and there are plain trim boards under the eaves. There is a brick chimney at the center of the roof. The building is clad with metal siding which resembles brick and there is a concrete foundation.

The facade (east) has a center entrance with a newer paneled door. Centered above the door near the apex of the gable are paired four-light windows.² There are similar windows on the rear gable. Across the front of the building is a raised wood deck. At the corners and the middle front of the deck are three tall wood poles. There are two tall four-over-four-light double-hung sash windows on the south wall with plain wood surrounds and two shorter four-light windows on the north wall. A shed projection on the rear of the building has a boarded up entrance on the south. Behind the building are piles of old lumber. The bunkhouse provided lodging for about twelve ranchhands.

House (Building 6, 1948, Photograph 7). This one-story rectangular frame house has a side gable roof with overhanging eaves and standing seam metal roofing. There is a center brick chimney with metal top. The walls of the house are clad with drop siding with corner boards and the foundation is concrete. The front (east) has a central paneled door facing a small wood stoop and concrete steps. North of the entrance is a large picture window with shutters with ornamental cut-outs, and south of the entrance is a two-over-two-light double-hung sash window with shutters. On the north wall are two two-over-two-light double-hung sash windows with decorative shutters. On the rear (west) is a small, off-center, shed roof enclosed porch clad with drop siding which has a paneled and glazed door. The west wall has paired and single two-over-two-light double-hung

²A historic photograph shows that the house originally had two widely separated windows on the upper gable end. The windows were moved to the center of the facade during the period of significance.

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Wahl Ranch, Park County, Colorado

Section number 7 Page 5 (Historic Ranching Resources of South Park, Colorado MPS)

sash windows. The south wall has two two-over-two-light double-hung sash windows with shutters. There is a low stone retaining wall in the front yard and a log, board, and woven wire fence enclosing the yard. At the rear of the house is a clothesline with wood supports.

Subtype: Animal Care Facilities

Cow Barn (Building 15, c. 1890, Photograph 8). The cow barn is located east of the horse barn and adjacent to the corral area. This long, rectangular one-story front gable roof barn has overhanging eaves and corrugated metal roofing. The walls are clad with vertical plank siding. There are wood planks laid horizontally along the foundation. The front (south) has a center flush panel door facing a raised wood stoop and steps. There is a wide horizontal board above the entrance which is ornamented with antlers. A low shed roof projection on the east has a small four-light window and a hinged, off-center, vertical board door on the south. There are three window openings on the west wall with hinged shutters.

A corral north of the horse and cow barns is composed of wood posts and wood cross poles, some hand-hewn, and some metal posts. The corral is divided into several large sections, and one of these sections of the corral is divided into several smaller sections. One area of the corral has vertical board fencing and wire fencing. There is a cattle chute on the east side of the corral. The horse and cow barns and the calving shed are located on the perimeters of the corral.

Horse Barn (Building 9, c. 1910, Photograph 9). This large L-shaped barn is clad with vertical planks. The barn has an asymmetrical gable roof with a shed roof extension on the west. The building has overhanging eaves and exposed rafters. Facing west, at the center of the west wall, is a gabled dormer with overhanging eaves, exposed rafters, vertical siding, and an opening with cross-braced design. There is a lower addition on the rear of the barn (north) which was erected as a machine shop in the 1950s. The foundation of the barn is covered in some areas with metal and in some areas with rolled roofing. The barn is built into the slope of the land, which rises toward the west. There is a dry-laid stone retaining wall at the southeast corner of the building.

The east wall has a hinged, two-part, vertical board door and two small square four-light windows north of the door. A wood gate leading into the northwest corral area is found at the northeast corner of the building. There are two hinged openings on the south wall: one square opening with cross-bracing accessed by a short wood ladder and one pedestrian vertical plank door.

On the north is a low projection with half-log and vertical board siding on the east wall. The lower part of the wall has openings with vertical board doors and metal fencing. The west side is built into the adjacent rise in the land and the roof eaves flare downward toward this rise. The north wall of this section has board on board siding.

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Wahl Ranch, Park County, Colorado

Section number 7 Page 6 (Historic Ranching Resources of South Park, Colorado MPS)

The horse barn was damaged by tornados during the historic period and was repaired. A 1938 aerial photograph shows it in the same basic configuration it has today (including the roof shape), minus the rear machine shop projection added in the 1950s.

Chicken Coop (Structure 12, c. 1900, Photograph 11). The chicken coop is a small rectangular frame structure with a shed roof, overhanging eaves, and metal roofing. The building is located immediately east of the workshop. The walls of the coop are clad with drop siding with corner boards. The foundation is concrete. The east wall has an entrance (now covered up); a wood ramp leads to the entrance. The south wall features a band of four six-light windows.

Subtype: Ranch Support Facilities

Hay Barn (Building 5, 1938, Photograph 12). This immense rectangular (36' X 100') hay barn has a gambrel roof with overhanging eaves and corrugated metal roofing. The walls are clad with vertical plank siding and the foundation is stone. On the east is a large central sliding wood door with cross-brace design; a similar door is found toward the north end. On the west wall is a large sliding door with cross-braced top. The west wall also has an area enclosed with newer board on board siding and metal wires tied from the building which are anchored in the ground. There are no openings on the north or the south.

Meathouse (Building 8, c. 1883, Photograph 13). The meathouse, used for butchering and storage of meat, is a low, one-story rectangular log building. The building has a front gable roof with overhanging eaves and the roofing is composed of boards. There is a chimney topped by a weathervane. The walls are composed of round logs, and the corners have square notches. The building is built against the rise of the land on the west. There is an off-center entrance with newer flush panel door on the south and a center four-light window on the west.

Shed (Structure 3, 1940s). The shed is a one-story rectangular shed roof building with corrugated metal roofing and overhanging eaves. The walls are clad with vertical board siding and the foundation is wood. The front (east) has a shuttered window and a newer hinged vertical board pedestrian door. There is a hinged two-section door on the south. On the north is a boarded up window opening. There are no windows on the west. Old lumber is stored behind the building.

Oil House (Structure 13, 1940s). The oil house is a small rectangular frame building with front gable roof with overhanging eaves and corrugated metal roofing. The walls are clad with vertical board on board siding; there is no foundation. There is a board and batten door on the south wall.

Blacksmith Shop (Building 14, c. 1890). The blacksmith shop is a rectangular one-story frame building with sharply sloped shed roof, overhanging eaves, and metal roofing. The building is

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Wahl Ranch, Park County, Colorado

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

located immediately in front (south) of the cow barn. The walls are clad with wide vertical planks and the foundation has log stump piers. On the south wall is a wide hinged vertical board door near the west end. Near the east end of the south wall is a narrow pedestrian door facing wood steps. A small four-light window is adjacent the door; the window area appears to have been shortened. There is also a four-light window on the west.

Outhouse (Building 4, c. 1900, Photograph 15). This small one-story frame outhouse has a front gable roof with overhanging eaves and composition shingle roofing. The rectangular building is clad with wide drop siding and has corner boards. The front (east) has an off-center paneled door facing a board step. There is a small vent opening covered with screen on the south wall. A board extending above the roof from the rear has a weather vane on top.

Outhouse (Building 10, c. 1900). Northwest of the main ranchhouse is a small rectangular frame outhouse with front gable roof, exposed rafters, overhanging eaves, and wood shingle roofing. The building has wide drop siding and corner boards. The east wall has a hinged vertical board door which faces a pad composed of three wide boards set on the ground. Above the door is a triangular opening covered with screen; a similar opening is found on the west. On the north and south are small screened vent openings near the eaves.

Noncontributing Resources within the District

The two resources below were evaluated as noncontributing since they were built after the period of significance for the district.

Calving Shed (Structure 16, c. 1955, Photograph 10). The calving shed is a very long, narrow, rectangular (18' X 128'), frame, one-story building with shed roof with metal roofing. The building is clad with corrugated metal. The central part of the south wall has a sliding door. Also on the south are a series of windows, now boarded up. The south wall serves as one wall of the corral enclosure which the building faces. The west wall has board on board siding and a vertical board door. The north wall is composed of short vertical boards. The calving shed appears on a 1956 aerial photograph, but 1953 fieldwork for a 1958 USGS map did not indicate its presence.

Workshop/Garage (Building 11, c. 1960, Photograph 14). The workshop/garage is a rectangular, one-story, side gable roof, frame building with overhanging eaves and corrugated metal roofing. The walls are clad with standing seam metal siding and the foundation is concrete. The building faces south, and it has an off-center flush panel pedestrian door and two overhead garage doors. Adjacent to the pedestrian door are paired four-light windows. Paired four-light windows are also found on the west wall near the southwest corner. A covered up window is on the west gable face. This building does not appear on a 1956 aerial photograph of the ranch, but was present

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**National Register of Historic Places
Continuation Sheet**

Wahl Ranch, Park County, Colorado

Section number 7 Page 8 (Historic Ranching Resources of South Park, Colorado MPS)

when the Colemans arrived in 1963.

RESOURCES WITHIN THE DISTRICT

Resource Number	Resource Name	Contributing to District	Year Built	Resource Type
1	Bunkhouse	Yes	1880s	Building
2	Log Cabin/ Bunkhouse	Yes	c.1890	Building
3	Shed	Yes	1940s	Structure
4	Outhouse	Yes	c.1900	Building
5	Hay Barn	Yes	1938	Building
6	Secondary House	Yes	1948	Building
7	Main House	Yes	1883	Building
8	Meathouse	Yes	c.1883	Building
9	Horse Barn	Yes	c.1910	Building
10	Outhouse	Yes	c.1900	Building
11	Workshop/Garage	No	c.1960	Building
12	Chicken Coop	Yes	c.1900	Structure
13	Oil House	Yes	1940s	Structure
14	Blacksmith Shop	Yes	c.1890	Building
15	Cow Barn	Yes	c.1890	Building
16	Calving Shed	No	c.1955	Structure
--	Headquarters Site	Yes	N/A	Site

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.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Periods of Significance

1883-1950

Significant Dates

1883

1938

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

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

9. Major Bibliographic 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

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

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Wahl Ranch, Park County, Colorado

Section number 8 Page 9 (Historic Ranching Resources of South Park, Colorado MPS)

Significance

The Wahl 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 Ranching Facilities property type, and its resources include several subtypes within that category. The ranch is significant under Criterion A for its association with the history of agriculture in South Park. English-born Thomas Hyatt who settled on the land in 1883 established a homestead. Subsequent owners prominent in ranching and business in Park County expanded the operation until it was one of the largest cattle ranches in South Park. Hay, one of the most important early agricultural products of the area, was produced on some of the finest meadow lands in the region. The history of the property reflects many of the themes integral to the history of ranching in Park County, including the establishment of homesteads by persons of British descent, the consolidation of lands to create larger operations, the impact of the railroad, the importance of water, and adjustments during the period after World War II. Although many South Park cattle ranches converted to sheep during the early twentieth century, the Wahl ranch continued to raise cattle. After World War II a movement to sell water rights of ranches to cities in the Denver metropolitan area led to a precipitous decline in ranching in South Park. The Wahl Ranch is one of the few remaining operations which has kept its water rights and is still a working ranch.

The district is also significant under Criterion C for its architecture, which represents the log and frame construction predominant for agricultural buildings in South Park. The buildings reflect the evolution from pioneer log to late nineteenth and twentieth century vernacular frame design with little or no architectural ornament. The buildings display varied construction techniques which represent changes in ranching philosophies, production, and building technology over time, as well as the diversity of building function necessary for successful ranching in South Park. The complex is significant because all of the primary and secondary buildings essential to ranch life during the historic period are still present.³ Of particular significance is the unaltered 116 acre headquarters site within the larger ranch acreage, which provides the setting in which the challenges and potential of the natural landscape are apparent. The period of significance for the ranch is 1883 to 1950. Thomas Hyatt established a homestead here in 1883 and ranching continues to the present day. The year 1950 was selected as the end of the period as no other date more appropriately closes the historic period.

³One building (the horse barn) was repaired after tornado damage and one (a bunkhouse, Building 1) was moved to the site during the period of significance.

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Wahl Ranch, Park County, Colorado

Section number 8 Page 10 (Historic Ranching Resources of South Park, Colorado MPS)

Development of the Ranch

The Wahl Ranch is composed of a number of originally smaller holdings that were consolidated into the nominated property during the historic period (See Figure 1). Thomas Hyatt settled on the headquarters area of the ranch in 1883. William H. Lilley moved to the area just north of Hyatt and began buying adjoining holdings in the 1887-93 period. By the late 1910s, Lilley and his family members had acquired nearly 1,100 acres of land lying west of today's U.S. 285 between Michigan and Jefferson hills, including Hyatt's ranch. Lilley retired from ranching in 1917 and sold the property to a Denver corporation in 1918. Lilley regained the ranch three years later, but died in 1923, forcing the sale of the ranch at public auction in 1928. Birchard H. Portis, a longtime South Park rancher, took possession of the land in 1929. His stepdaughter, Ada, married rancher Albert Wahl, who, with brothers Frederick and Christian, purchased the ranch in 1938. The Wahl Brothers jointly operated the ranch until about 1960, when Albert Wahl became the sole owner. Albert and Ada Wahl lived on the ranch until their deaths in 1993. The property then passed to their longtime employees, Hylan D. "Dutch" and Mary Catherine Coleman, who had been working at the ranch since 1963.

Thomas Hyatt

The headquarters area of the Wahl-Coleman Ranch was removed from the public domain by Thomas Hyatt in a Cash Entry Patent received 27 July 1889. Hyatt, a native of Great Britain, came to the United States as a minor and became a naturalized American citizen in June 1882. Before coming to Park County, he worked as a butcher in Denver, had property in Park County by 1880, and settled on the land in question on 13 August 1883. He paid John McCall, who had been living at the site, one hundred dollars to relinquish his claim. The tracks of the Denver, South Park, and Pacific Railroad, constructed in 1879, lay a tenth of a mile to the east following the alignment of today's alignment of U.S. 285.⁴

In testimony supporting his land claim in February 1887, Hyatt described the property: "part is hilly and part prairie. It is most valuable for grazing." He began raising hay every season and produced about seventy-five tons yearly on sixty acres of land. The land was irrigated by a ditch. In 1885, Hyatt owned 160 acres of improved land, four milk cows, and produced 400 pounds of butter. The following year he planted about one acre in turnips and produced about two tons of the crop. The rancher raised forty to sixty acres of hay each year on the land. By 1887, Hyatt had a

⁴U.S. General Land Office, "Testimony of Claimant Thomas Hyatt," Cash Entry 383, 27 July 1889, E1/2 SE1/4, Section 32, Township 7 South, Range 75 West, and NW1/4 NW1/4, Section 4 and NE1/4 NE1/4 Section 5, Township 8 South, Range 75 West, in the National Archives, Record Group 49, Washington, DC; U.S. Census of Population, 1880.

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Wahl Ranch, Park County, Colorado

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substantial investment in ranch machinery and livestock, including three mowers, two rakes, three wagons, twenty-five head of cattle, eight horses, and a flock of chickens.⁵

Thomas Hyatt lived on the ranch with his wife, Emma, and their seven minor children. Hyatt made considerable improvements on the land between 1883 and 1887. He lived in a cabin on the property (perhaps erected by McCall) while building "a good 6 room frame house" between August and November 1883. The house was 16' X 32', with a lean-to addition of 12' X 40'. [The main ranchhouse, Building 7, described above.] (See Figure 2) Hyatt also erected three stables, an outhouse, a well, a corral, and fencing. Hyatt estimated the value of his property at about \$1,050 in 1887.⁶

William H. Lilley

William H. Lilley, a prominent South Park rancher, businessman, and civic leader, played an important role in the ranch's history by consolidating lands in the vicinity into a larger ranching property. Lilley was born in LaCrosse, Wisconsin, in 1857. He came to Littleton, Colorado, with his family in the 1860s, where his father, John G. Lilley, was a farmer, an Arapahoe County Commissioner, and one of the founders of the state's first flour mill, the Rough and Ready. William H. Lilley moved to Park County in about 1878, where he operated a mercantile business, engaged in ranching, and served as a County Commissioner for twelve years. Lilley homesteaded 160 acres of land lying immediately north of Thomas Hyatt's holdings. In March 1885, he married Mrs. Flora (Case) Strickler, "a native of Illinois and the daughter of a prominent ranchman of Park County (Figure 3)." During the late 1880s and early 1890s, Mr. and Mrs. Lilley acquired substantial adjoining acreage in parcels of 40 to 160 acres. By 1899, the Lilley ranch totalled eight hundred acres. The couple also purchased more than 300 acres lying east of the current alignment of U.S. 285. Like Hyatt, the Lilleys utilized the luxuriant meadows of the ranch to raise hay, cattle, and horses (Figure 4). The built environment of the ranch expanded during Lilley's tenure to include facilities for housing ranchhands, horses, and cows, as well as the outbuildings required for a self-sufficient operation (Figures 5 and 6).⁷

⁵U.S. General Land Office, "Testimony of Claimant Thomas Hyatt," Cash Entry 383, 27 July 1889, E1/2 SE1/4, Section 32, Township 7 South, Range 75 West, and NW1/4 NW1/4, Section 4 and NE1/4 NE1/4 Section 5, Township 8 South, Range 75 West, in the National Archives, Record Group 49, Washington, DC; Colorado, State Census of Population and Agriculture, 1885.

⁶U.S. General Land Office, "Testimony of Claimant Thomas Hyatt," Cash Entry 383, 27 July 1889, E1/2 SE1/4, Section 32, Township 7 South, Range 75 West, and NW1/4 NW1/4, Section 4 and NE1/4 NE1/4 Section 5, Township 8 South, Range 75 West, in the National Archives, Record Group 49, Washington, DC.

⁷"William H. Lilley," *The Trail*, Apr, 19-20; Chapman Publishing Co., *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1125.

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Lilley retired from ranching in 1917 and, in November 1918, he, Flora, and Frank E. Lilley sold three separate parcels to Irving W. Hays of Denver for a combined total of \$36,000. Hays sold the three components of the ranch the following month to the Lazy H Ranch Company. The officers of the Denver company included Charles I. Hays, president, and Irving W. Hays, secretary. Lilley regained the ranch in February 1921, just two years before his death in February 1923. The note that Lilley executed for the purchase went into default, and the 1,190.67 acre ranch was sold at public auction in 1928 for \$24,464.18.⁸

Birchard H. Portis, a well known leader in South Park ranching and civic affairs, acquired the property by Public Trustee's Deed in 1929. A native of Indiana, Portis moved to Monument, Colorado, with his parents in 1878, at the age of two; the family later farmed in Park County. He began working on the Taylor Ranch near Jefferson in 1897 and purchased it in 1906. Portis was Park County Treasurer from 1916 to 1922 and served on the School Board of District No. 18 for seven years. Although he did not live on the ranch during his tenure, Portis built the large hay barn at the southeastern edge of the headquarters area in 1938. Portis retired from ranching in the early 1960s, and he and his wife Sarah moved to the Wahls' Ranch and lived in a mobile home until their deaths.⁹

The Wahl Family

Brothers Christian and Frederick Wahl came to South Park in 1919 from the Roggen area of Weld County, Colorado, looking for ranch property. Christian discovered that he could not tolerate the high altitude of South Park and returned to Weld County. Another brother, Albert, joined Frederick in South Park in 1925. Albert lived at this Birchard Portis property, and married Portis's college-educated stepdaughter Ada in 1933. The Wahl brothers (Albert W., Frederick E., and Christian H.) acquired the ranch from Portis in December 1938. Albert Wahl reported that the land was purchased with "a suitcase full of cash." Although the Wahl Ranch was owned and operated jointly by the brothers, Albert and Ada Wahl lived here, while Frederick Wahl lived with his wife Frieda on another property a few miles to the southeast. Albert Wahl, who was born in Roggen in 1903, served as brand inspector for the State of Colorado for several years, was a member of the Central Colorado Cattlemen's Association, and a founder and charter member of the Upper South Platte Water Conservancy District. The Wahl Brothers' operation of the ranch extended to

⁸Park County Clerk and Recorder, General Records, Book 92, Page 139, 7 February 1921 and Book 88, Page 116, 26 November 1918; Book 55, Page 534, 9 July 1929.

⁹Park County, Clerk and Recorder, General Records, Book 92, Page 139, 7 February 1921, Book 89, Page 527, 14 December 1918, Book 88, Page 116, 26 November 1918, Book 55, Page 534, 9 July 1929 and Book 80, Page 496, 1 December 1922; Thomas S. Chamblin, ed., *Historical Encyclopedia of Colorado* (Denver: Colorado Historical Association, 196_), 623-24; Hylan D. "Dutch" and Mary Catherine Coleman, interview, November 1999, Jefferson, Colorado; *Littleton Independent and Arapahoe Herald*, 16 February 1923, 1.

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about 1960, when Albert Wahl became the sole owner. Albert and Ada continued to live on this ranch until their deaths in 1993.¹⁰

The ranch operation during the Wahl era evolved in terms of technology and the built environment, but continued to focus on raising cattle and hay. The Wahls built a new frame house in 1948. Sheep began to outnumber cattle in South Park, but the Wahls wouldn't have sheep on their ranch. About three hundred head of cattle were grazed on lands to the west, including National Forest tracts. The family also maintained lots of horses, and had two teams of horses trained for putting up hay, including the operation of mowers, rakes, and stackers. Albert Wahl was one of the last ranchers in South Park to switch from horse power to motor power in agricultural activities. The haying season from August through October required large numbers of temporary help, who often worked from four in the morning to eleven at night. Ranch workers became increasingly difficult to find during the postwar period, and some workers were secured through a casual labor firm who recruited workers off of Denver's Larimer Street (then a skid row area) and sent them to South park by bus. Albert Wahl did his own meat cutting, using the small log structure west of the main house which was equipped with a screened cage for meat storage, a butcher table, and meatcutting tools. Generally, no crops were raised on the ranch, although Wahl reportedly had a small potato field prior to the 1960s. A small number of milk cows were kept. Snowfences were constructed to deal with drifts, which could get higher than a bale of hay.¹¹

Hylan "Dutch" Coleman, who worked on the ranch for many years and inherited it from the Wahls, stated that "in this country, water is what makes a ranch." The Wahl Ranch's good water rights from creeks to the west and north permitted the irrigation of a large hay meadow to the east and northeast of the headquarters buildings.¹² The ranch's water rights included an interest in the Beaver Creek Ditch (Priority #187, 28 December 1883), North Beaver Ditch (Priority #334, 15 July 1889), Baker Reservoir, Lilley and Harriman Ditch (#147, 17 September 1881), Baker and Lilley Ditch (1 June 1875), an interest in the Jefferson Lake Ditch Company, Brubaker Ditch (Priority #46), and Lilley Spring (Priority #62, 31 December 1880).

The Wahls did not have any children, and, upon their deaths in 1993, they left their property to Dutch Coleman and his wife, Mary Catherine, who had come to work on the ranch in 1963. Dutch Coleman was born in Michigan, and moved with his farming family to the community of Edison, in El Paso County, in the 1930s. He moved to Hartsel vicinity in 1942 and worked for several

¹⁰Park County Clerk and Recorder, General Records, Book 124, Page 417, 14 December 1938; **Park County Republican and Fairplay Flume**, 3 December 1993, 2; Hylan "Dutch" Coleman, Jefferson Colorado, Interview by Thomas H. and R. Laurie Simmons, 9 November 1999.

¹¹The snow fences were erected between 1938 and 1956. Hylan D. "Dutch" and Mary Catherine Coleman, Interview, November 1999, Jefferson, Colorado.

¹²Hylan D. "Dutch" and Mary Catherine Coleman, Interview, November 1999, Jefferson, Colorado.

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years at the Buckley Ranch a few miles to the east. Mrs. Coleman was born in the Peyton area of El Paso County, and settled in the Lake George area of Park County as a child. Her father worked as hay foreman at the Buckley Ranch in the 1940s. The Colemans married in 1946. They came to the Jefferson vicinity in 1957 to pursue logging in the Lost Park area, a few miles east of the ranch.¹³

After the Wahls' death, the Colemans quit raising cattle on the ranch because of their religious beliefs. As members of the Seventh-Day Adventists, the couple were vegetarians. Dutch Coleman explained their philosophy: "Since we don't eat [meat], why should we graze it for somebody else? If they're not fit for you to eat, as a Christian you shouldn't be raising them for somebody." The Colemans, who retired to Montana, agreed to sell the ranch to Park County at a price below its market value to preserve its setting and environment. The Colemans respected the Wahls' desire not to see the ranch developed and conveyed it to Park County with its water rights intact for use as a working ranch.¹⁴

¹³Hylan D. "Dutch" and Mary Catherine Coleman, Interview, November 1999, Jefferson, Colorado; Park County Clerk and Recorder, General Records, Personal Representative's Deed, 1996-464437, filed 3 September 1996.

¹⁴Berny Morson, "A Home on the Range," **Rocky Mountain News**, 31 October 1999, 7A.

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Continuation Sheet

Wahl Ranch, Park County, Colorado

Section number 8 Page 15 (Historic Ranching Resources of South Park, Colorado MPS)

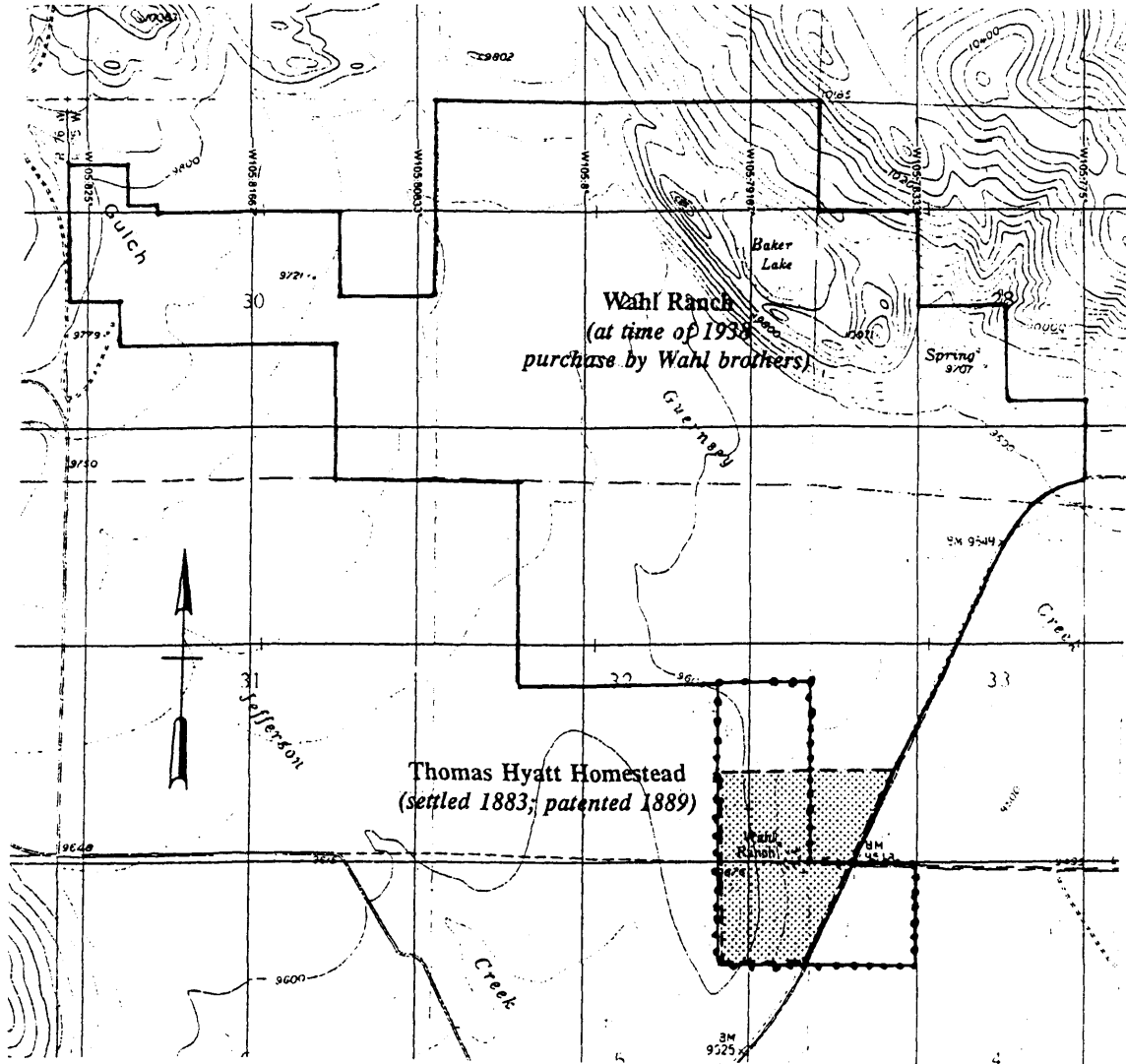


Figure 1. Development of the Wahl Ranch. The headquarters area of the Wahl Ranch is located on what was the 1883 homestead of Thomas Hyatt (solid line with circles). By the time the Wahls purchased the ranch in 1938 it embraced the area shown within the solid line. The nominated area is shaded.

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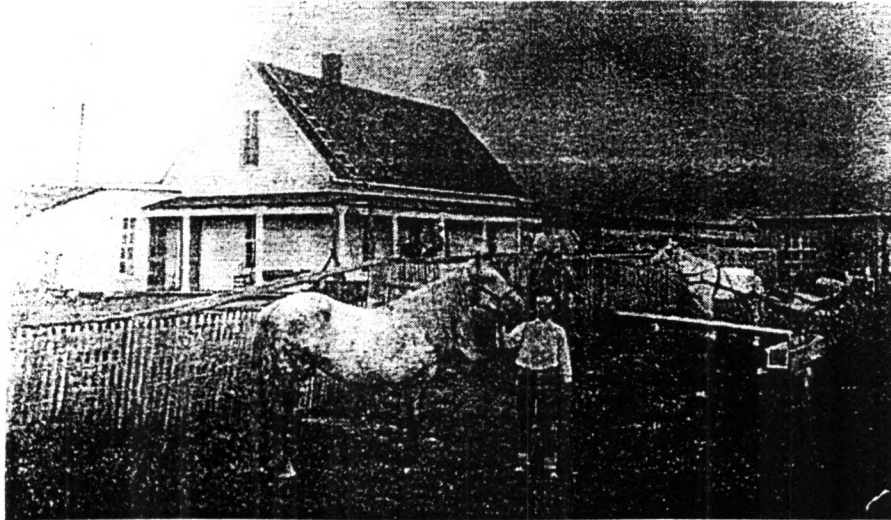


Figure 2. Main House. The Main Ranchhouse (Resource Number 7) is shown at the left and the Blacksmith Shop (Resource Number 14) is at the right of this undated, circa 1900-1910 photograph. SOURCE: Quentin Baker, Longmont, Colorado.



Figure 3. Blacksmith Shop and Cow Barn. The Blacksmith Shop (Resource Number 14), foreground, and Cow Barn (Resource Number 15) appear in this undated, circa 1900-1910 photograph. SOURCE: Quentin Baker, Longmont, Colorado.

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Figure 4. William H. and Flora Lilley. William and Flora Lilley, shown here at the time of their marriage in 1885, were instrumental in consolidating many smaller holdings into an 800-acre ranch by 1899. SOURCE: Quentin Baker, Longmont, Colorado.

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Wahl Ranch, Park County, Colorado

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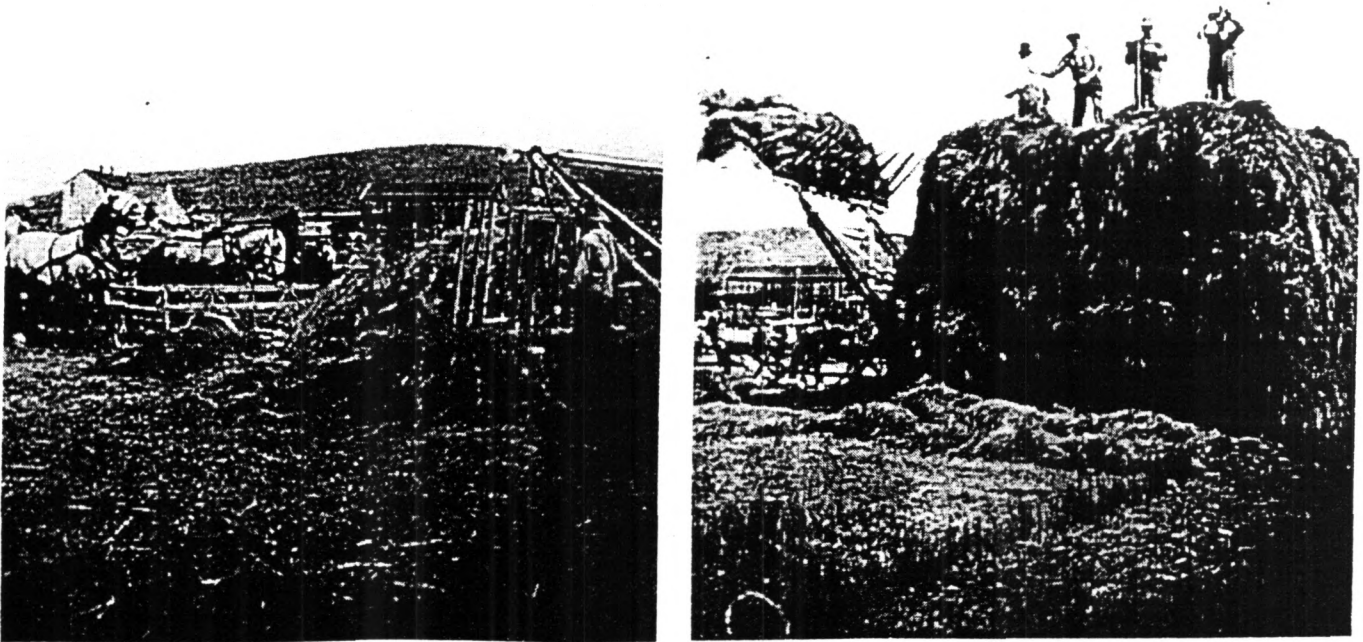


Figure 5. Haying Operations. The ranch's good water rights permitted the development of hayfields in the area east and northeast of the headquarters. The view on the left shows a hay stacker in the foreground and ranch buildings in the background, including the Bunkhouse (Resource Number 1), the Main House (Resource Number 7), and the Cow Barn (Resource Number 15), while the right photograph shows the stacker in operation with the Cow Barn in the background. Undated photograph circa 1900-1910. SOURCE: Quentin Baker, Longmont, Colorado.

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Section number 9 Page 19 (Historic Ranching Resources of South Park, Colorado MPS)

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U.S. Forest Service, Rocky Mountain Regional Office, Lakewood Colorado.

U.S. Forest Service. Aerial Photograph, Park County, Colorado. F16 08093 575 142, 23 October 1975. U.S. Forest Service, Rocky Mountain Regional Office, Lakewood Colorado.

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U.S. General Land Office. Cash Entry 383, 27 July 1889, E1/2 SE1/4, Section 32, Township 7 South, Range 75 West, and NW1/4 NW1/4, Section 4 and NE1/4 NE1/4 Section 5, Township 8 South, Range 75 West. In the National Archives, Record Group 49, Washington, DC.

"William H. Lilley," **The Trail**, Apr, 19-20.

Wahl Ranch
Name of Property

Park / Colorado
County/State

10. Geographical Data

Acreage of Property 116 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13	Easting 431680	Northing 4360710	B. Zone 13	Easting 432450	Northing 4360710
C. Zone 13	Easting 432080	Northing 4359940	D. Zone 13	Easting 431680	Northing 4359940

[] 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 R. Laurie Simmons and Thomas H. Simmons, historians
organization Front Range Research Associates, Inc. date 19 May 2000 (revised)
street & number 3635 West 46th Avenue telephone (303) 477-7597
city or town Denver state CO zip code 80211

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 Colorado Open Lands
street & number 274 Union Blvd., Suite 320 telephone (303) 988-2373
city or town Lakewood state CO zip code 80228

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 Reductions Projects (1024-0018), Washington, DC 20503.

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Wahl Ranch, Park County, Colorado

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Boundary Description

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

Township 7 South, Range 75 West, 6th Principal Meridian

Section 32: Southeast Quarter of the Southeast Quarter (40 acres)

Section 33: Southwest Quarter of the Southwest Quarter lying westerly of U.S. Hwy. 285 (approx. 28 acres)

Township 8 South, Range 75 West, 6th Principal Meridian

Section 4: Northwest Quarter of the Northwest Quarter lying westerly of U.S. Hwy. 285 (approx. 8 acres)

Section 5: Northeast Quarter of the Northeast Quarter (40 acres)

Boundary Justification

The nominated property encompasses the headquarters area of the ranch and surrounding lands, extending from the unnamed ridge west of the buildings eastward to U.S. Highway 285. The nominated area includes the headquarters area homesteaded by Thomas Hyatt and used by subsequent owners and operators of the ranch.

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Wahl Ranch, Park County, Colorado

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Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: Wahl Ranch
City and State: Jefferson, Colorado vicinity
Photographer: Thomas H. Simmons
Location of Original Negatives:

Park County Administration Building
P. O. Box 220
Fairplay, Colorado 80440

Photograph Number	Camera Direction	Description of View and Date
1	Southwest	Overview of ranch and its setting from U.S. Hwy 285 descending from Kenosha Pass (about 1.25 miles from ranch)
2	Northwest	Ranch buildings from Hay Barn
3	Northwest	Main House (Building 7), front (east wall) and south wall
4	West	Main House and attached buggy shed/bunkhouse to right (Building 7)
5	Southwest	Bunkhouse (Building 2)
6	Southwest	Bunkhouse (Building 1)
7	Southwest	Secondary House (Building 6)
8	Northeast	Cow Barn (Building 15)
9	Northeast	Horse Barn (Building 9)
10	North	Calving Shed (Structure 16)
11	Northwest	Chicken Coop (Structure 12)
12	Northwest	Hay Barn (Building 5)
13	Northeast	Meathouse (Building 8)

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Photograph Number	Camera Direction	Description of View and Date
14	Northeast	Workshop/Garage (Building 11)
15	Northwest	Outhouse (Building 4)

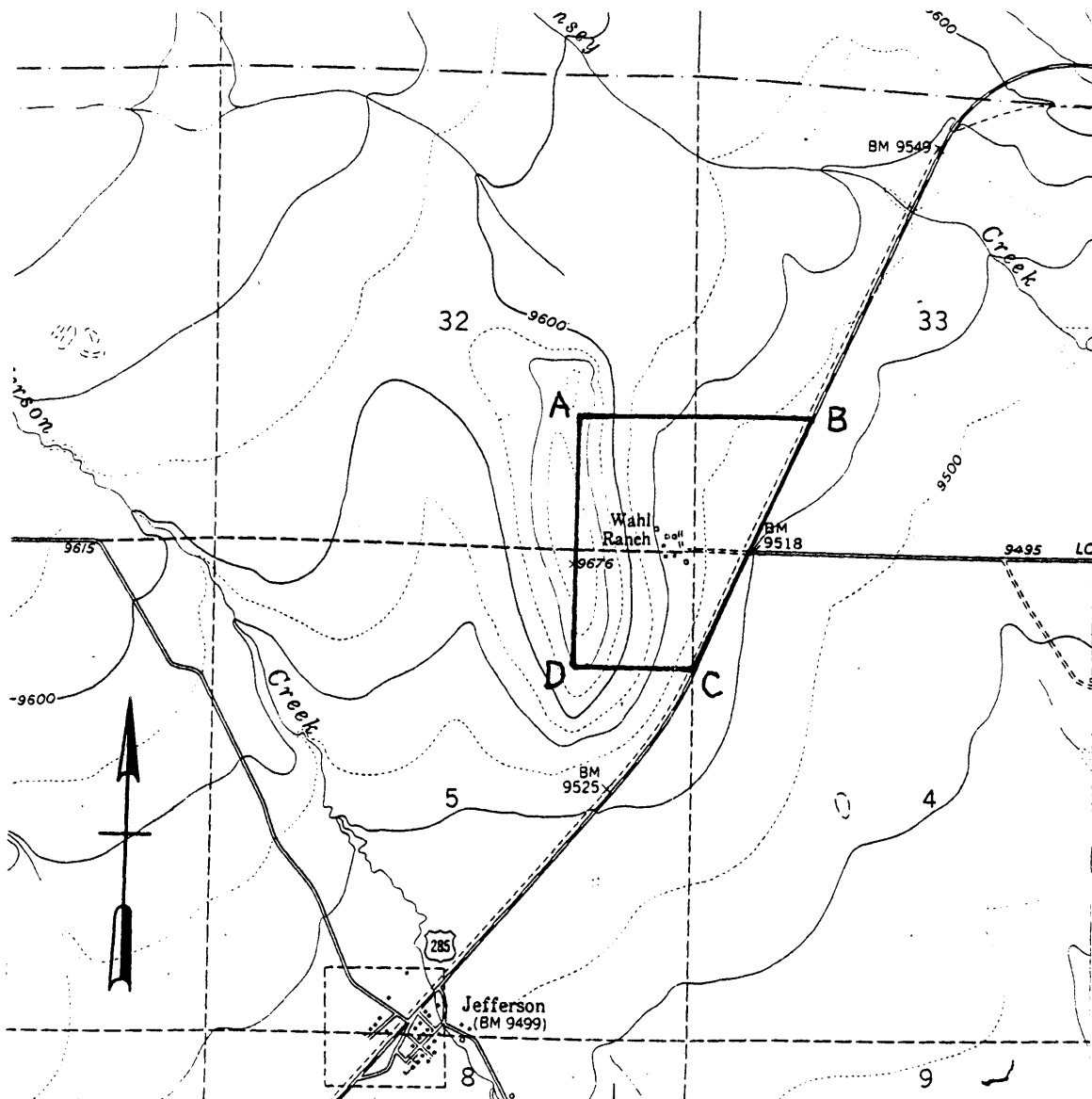
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Wahl Ranch, Park County, Colorado

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BOUNDARY MAP--NOMINATED AREA



Extract of U.S. Geological Survey, "Jefferson, Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1958). Polygon ABCD is the nominated area and is defined by the included UTM coordinates.

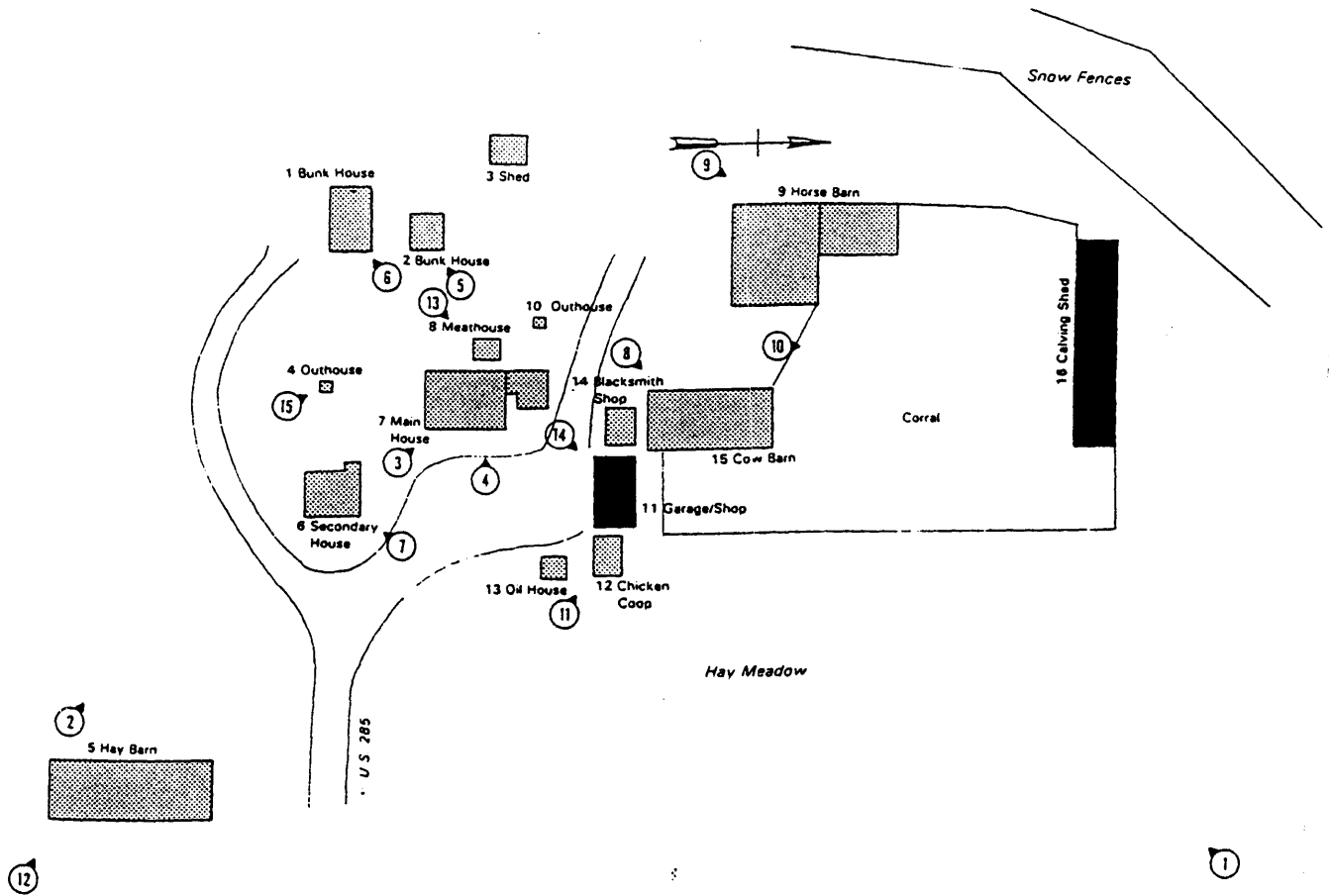
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SKETCH MAP--HEADQUARTERS AREA



Headquarters Area of Ranch. Numbers identify buildings in narrative. Photograph locations indicated by numbers in circles. Contributing resources are shaded in gray, while noncontributing resources are colored in black.

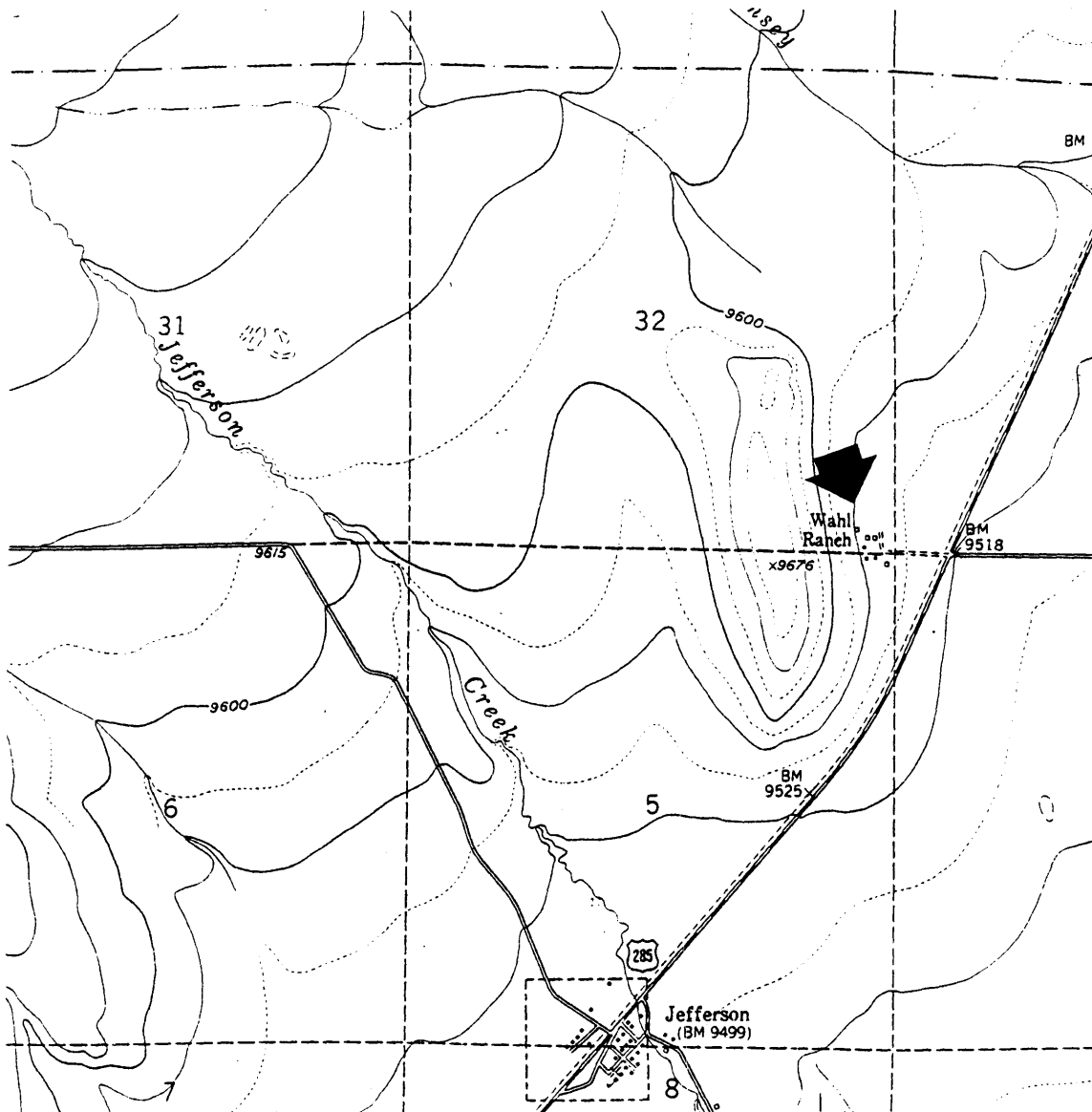
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Wahl Ranch, Park County, Colorado

Section number Maps Page 26 (Historic Ranching Resources of South Park, Colorado MPS)

USGS MAP



Extract of U.S. Geological Survey, "Jefferson. Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1958).