

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000047

Date Listed: 5/11/98

Dawson-Carpenter Ranch
Property Name

Routt
County

CO
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland

Signature of the Keeper

5/11/98

Date of Action

=====
Amended Items in Nomination:

The period of significance ends in 1946; therefore, the Criteria Consideration G blank should not be checked.

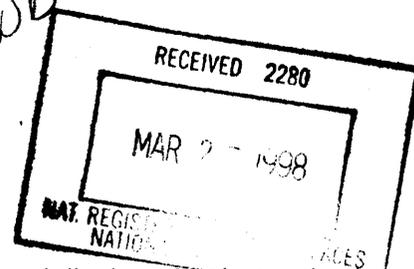
This information was confirmed with Suzanne Doggett on the CO SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

97000047

RE SUB



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dawson-Carpenter Ranch

other names/site number Dawson Ranch; Carpenter Ranch; 5RT1207

2. Location

street & number 13250 West U.S. Highway 40 [N/A] not for publication

city or town Hayden [X] vicinity

state Colorado code CO county Routt code 107 zip code 81639

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

James Edmund Hartmann State Historic Preservation Officer March 17, 1998
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:	Signature of the Keeper	Date
[] 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 [].	_____	_____

Dawson-Carpenter Ranch
Name of Property

Routt County, Colo.
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

6	10	buildings
0	0	sites
2	12	structures
1	0	objects
9	22	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE:
agricultural field
animal facility
irrigation system
agricultural outbuilding
DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

LANDSCAPE: conservation area
AGRICULTURE/SUBSISTENCE:
agricultural field
animal facility
irrigation system
agricultural outbuilding
DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS

Materials

(Enter categories from instructions)

foundation CONCRETE
walls Weatherboard
BRICK
roof METAL
Shingle
other LOG
METAL

Narrative Description

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

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Dawson-Carpenter Ranch
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The Dawson-Carpenter Ranch (hereinafter referred to as "the Ranch") is situated in Routt County on U. S. Highway 40 approximately four miles east of Hayden, Colorado, in the heart of what is commonly referred to as the "Yampa Valley." The Yampa Valley is an agricultural corridor stretching from the Flattops Wilderness and the headwaters of the Yampa River to the Utah border. The area is a potential Heritage Area with a cultural landscape indicative of the valley, including riparian areas along the Yampa River where fish, bald eagles, peregrine falcon, sandhill cranes, heron, and other water fowl thrive. Historic resources in the Yampa Valley include archeological sites, rock art, towns, buildings, and mining sites, ranches, schools, railroad depots and cars, and homesteads among others.¹ The Yampa Valley is surrounded on the east by the Park Mountain Range, on the north by the Wyoming border, the Flattops Mountains on the south, and the Utah border on the west. It consists of the towns of Yampa, Oak Creek, Phippsburg, Steamboat Springs, Milner, Hayden, Craig, and Maybell. Along the valley floor, through its center, flows the Yampa River, paralleled most of the way by the Denver Rio Grande Railroad². The Town of Hayden is located near the center of the entire corridor. Along U.S. Highway 40 near Hayden, the views are of wide expanses of agricultural lands, rich hay and wheat fields upon which cattle graze, many ranches and their associated buildings, cottonwoods and willows along the river banks, as well as a coal generated power plant and the Yampa Valley Regional Airport.

The Dawson-Carpenter Ranch District is comprised of approximately 670 acres with 31 buildings and structures. The Ranch is bounded on the north and east by the Yampa River, on the south by U. S. Highway 40, and on the west by private property. The Ranch was assembled by John B. Dawson in 1902, who owned it until 1915. From 1902 through 1915 John Barkley "J.B." Dawson owned and occupied the ranch. From 1926 through the 1946 period of significance, Farrington Reed Carpenter was associated with the property. While Carpenter first worked on the ranch in 1906 as a ranch hand, he did not take over operations until 1926. Although the original property was considerably larger than its present day 670 acres, the acreage has always functioned as an agricultural resource. All of the buildings and structures on the property as well as the cultural landscape relate to agriculture.

Traveling on U. S. Highway 40, immediately north of the Public Service Company Power Plant, a wood sign indicates "The Carpenter Ranch" at its entrance, at a north traveling paved lane. The area is zoned agricultural/forestry. This one-half mile lane bisects hayfields and pastures.

¹ Yampa Valley Alliance, "Yampa Valley Outdoor Recreation Conceptual Plan Appendix," December 1992, 3.

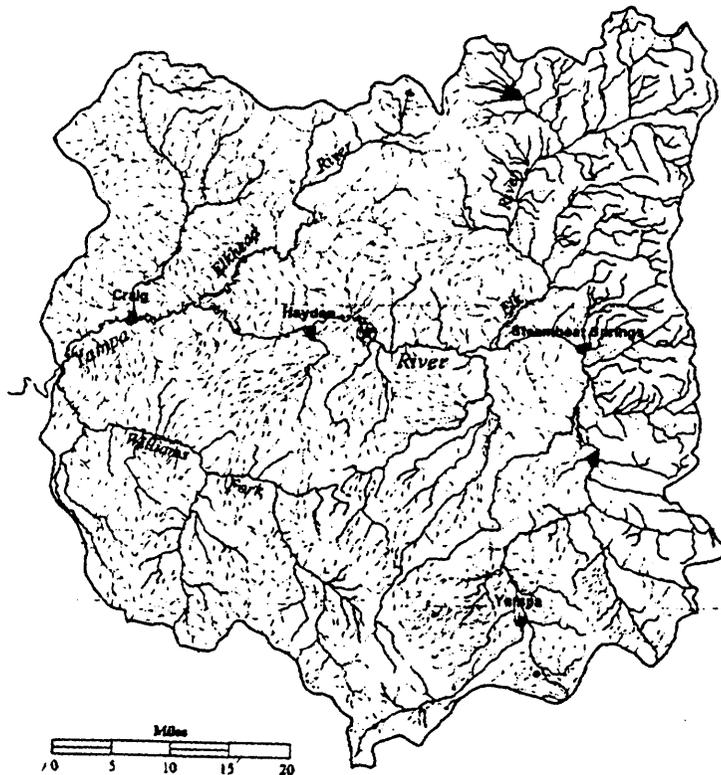
² NOTE: At the time of this nomination, the Denver Rio Grande Railroad is under negotiations for sale to Southern Pacific Railroad.

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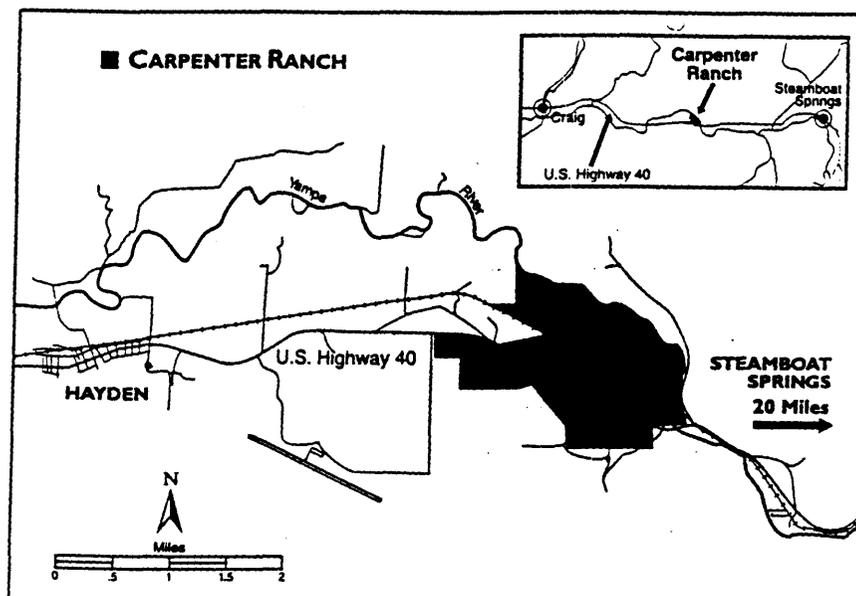
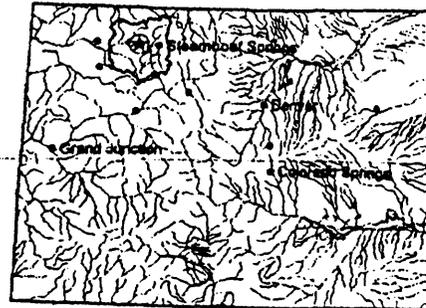
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THE YAMPA VALLEY



The Carpenter Ranch lies 20 miles west of Steamboat Springs in Northwest Colorado's Yampa River Valley.

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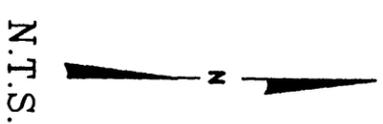
Shortly after crossing the Denver Rio Grande Railroad tracks, the road ends in the ranch headquarters and includes the barn lot and house lot, comprised of a barn, corrals, garage, maintenance building, several houses, yard, parking area, and railroad maintenance structure with the word "Dawson." From the main paved lane, other agricultural dirt roads and paths lead to various hay meadows and pastures. A footpath leads from the barn lot, through a metal gate, to the front entrance of the main house. A garden area is immediately east of the house. A dirt road parallels the footpath on the south and leads to the bunk house and foreman's house. Fences, outbuildings, irrigation ditches and the river riparian areas complete the district's scene.

Most older buildings on the Ranch retain their integrity. Their basic form, orientation and siting remain as they did historically. Several of the original buildings have been removed during the Ranch's history. Contributing buildings and structures constructed during the 1902-1946 period of significance include the ranch house, barn, maintenance shop, bunk house, stock sheds, irrigation ditches, and creeps.

J. B. Dawson, the Ranch's original owner, supervised the construction of the historic buildings. Many of the buildings constructed after 1946 were erected by H. L. Jones.

Changes to the landscape have not compromised the integrity of The Ranch as a historic resource. The addition of more recent agricultural structures and buildings also has had little effect upon the historic character of the setting, in part because the natural landscape continues to dominate the scene.

The following section describes each of the ranch resources. They can be referenced to the Ranch Map.



N.T.S.

TO HAYDEN

U.S. HIGHWAY 40

CLARK ROBERTS DITCH (20)

SMITH RIVER & RIO GRANDE RAILROAD

MULLIS DITCH (20)

TO
STEAMBOAT
SPRINGS

DAWSON-CARPENTER RANCH MAP

LEGEND

----- FENCE

..... DITCH

———— RAILROAD TRACKS

———— BOUNDARY

■ CONTRIBUTING

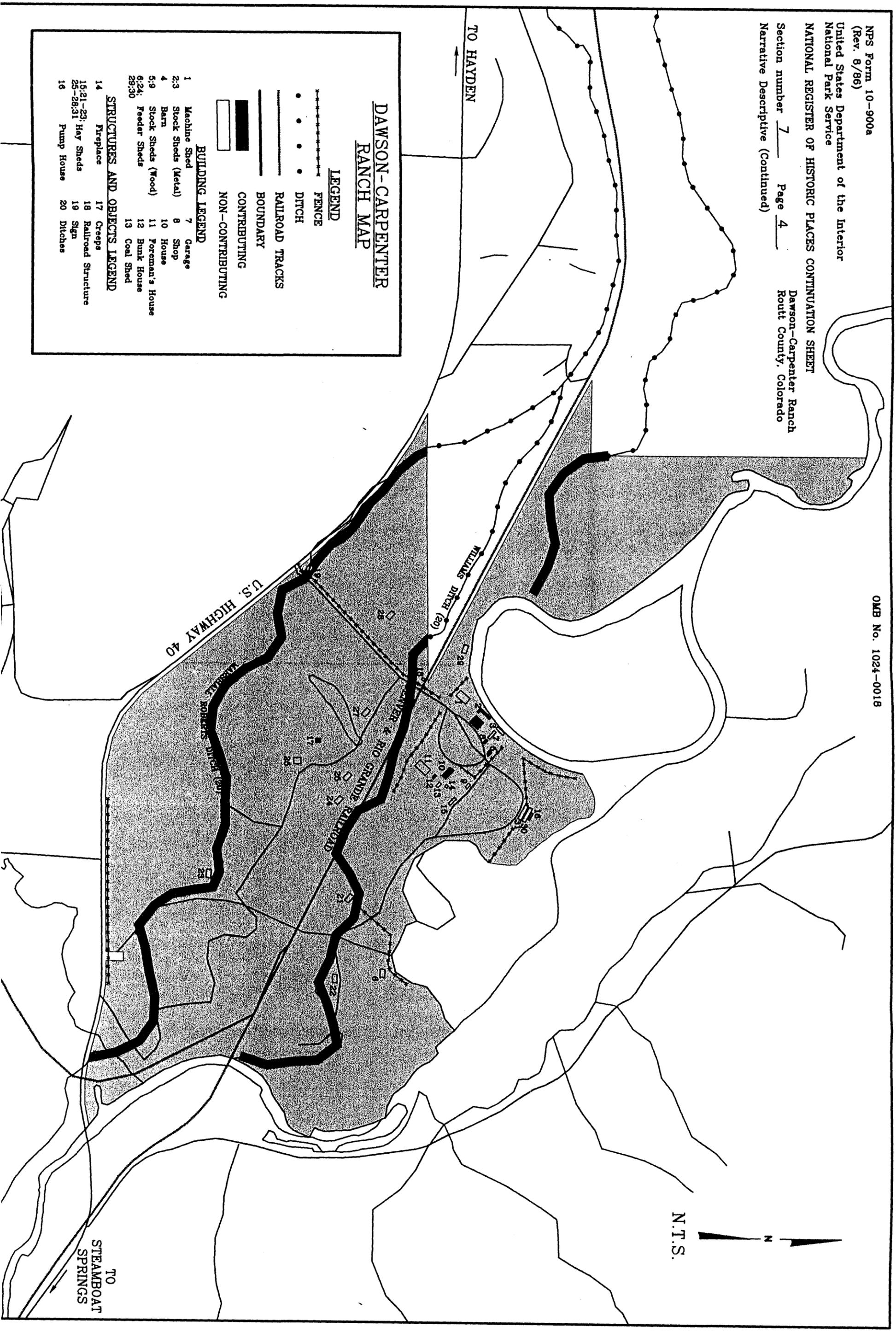
□ NON-CONTRIBUTING

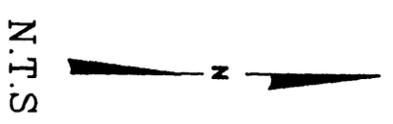
BUILDING LEGEND

- 1 Machine Shed
- 2:3 Stock Sheds (Metal)
- 4 Barn
- 5:9 Stock Sheds (Wood)
- 6:24 Feeder Sheds
- 29:30 Coal Shed
- 7 Garage
- 8 Shop
- 10 House
- 11 Foreman's House
- 12 Bunk House
- 13 Coal Shed

STRUCTURES AND OBJECTS LEGEND

- 14 Preplace
- 15:21-23 Hay Sheds
- 25-28:31 Sign
- 16 Pump House
- 17 Creeps
- 18 Railroad Structure
- 19 Sign
- 20 Ditches





N.T.S

**DAWSON-CARPENTER
BARN LOT MAP**

LEGEND

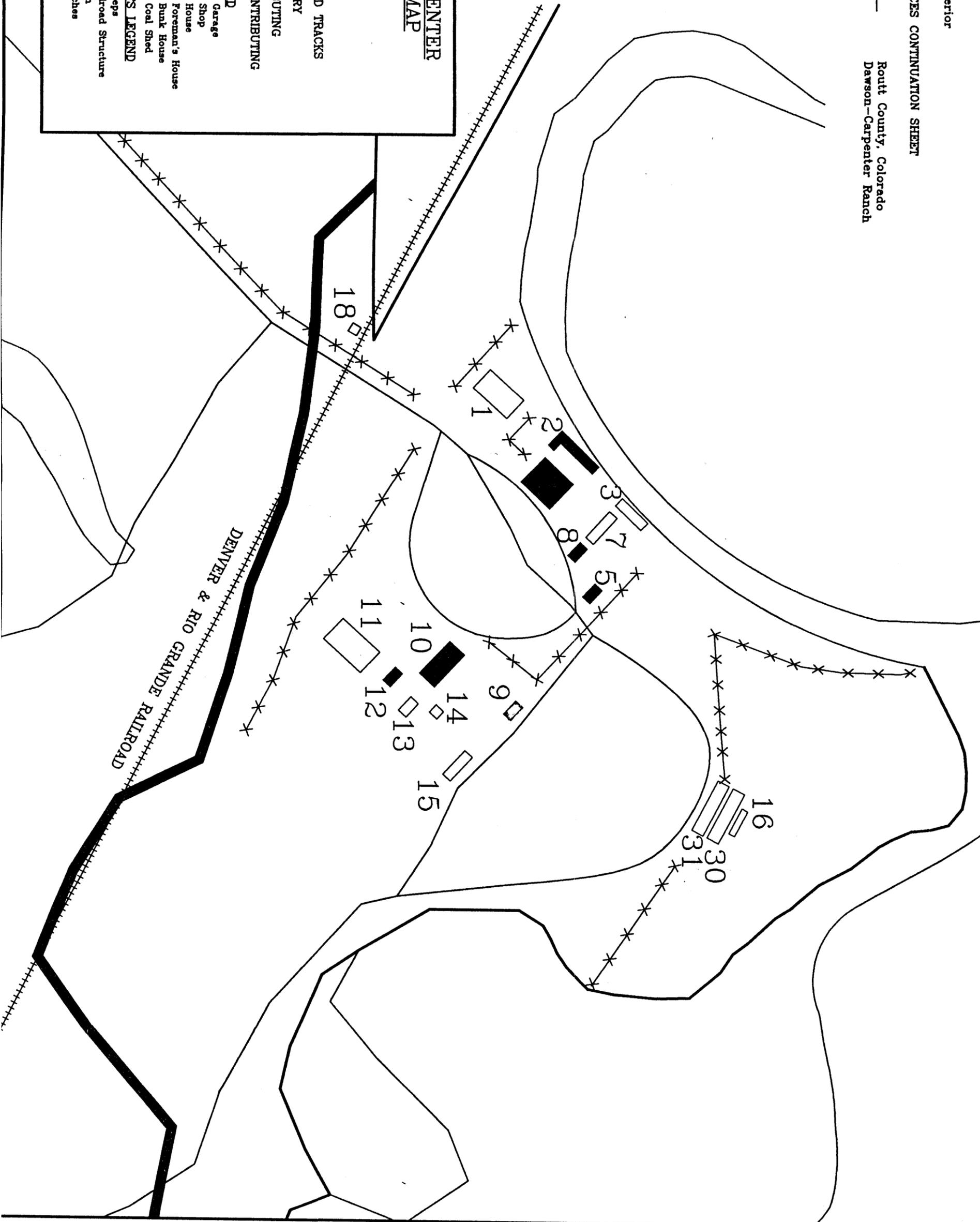
- FENCE
- DITCH
- RAILROAD TRACKS
- BOUNDARY
- ▬ CONTRIBUTING
- ▬ NON-CONTRIBUTING

BUILDING LEGEND

- 1 Machine Shed
- 2,3 Stock Sheds (Metal)
- 4 Barn
- 5,9 Stock Sheds (Wood)
- 6,24; Feeder Sheds
- 29;30
- 7 Garage
- 8 Shop
- 10 House
- 11 Foreman's House
- 12 Bunk House
- 13 Coal Shed

STRUCTURES AND OBJECTS LEGEND

- 14 Fireplace
- 15,21-23; Hay Sheds
- 25-28,31
- 16 Pump House
- 17 Creeps
- 18 Railroad Structure
- 19 Sign
- 20 Ditches



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Cultural Landscape (Photograph # 55-60; 62-64)

The Dawson-Carpenter Ranch provides an excellent model of a historic vernacular landscape of agricultural heritage which "evolved through use by the people who shaped it."

Land uses and activities: Boundaries and fences changed the land from open fields into controlled use by its owners. Property boundaries changed through the years as Dawson and Carpenter acquired more land and Carpenter sold portions of the land. Pastures were organized, landscaped, and fenced and crops planted. The bluestem grass originally associated with this area was transformed into alfalfa fields by homesteader Abram Fiske in the 1880s. Oat, grass, hay, and barley fields were later planted by Dawson. Grazing and raising hay transformed the land more than any other factor. A garden, planted by Eunice Carpenter east of the main house, provided the ranch operation with much of its food source. Summer months were spent canning the vegetables for use during the remaining months of the year. Fences were also installed to control the elk which would enter the Ranch in search of food. Feeding areas for cattle were developed and sometimes fenced (Photograph # 49-53; 61; 65). The entire property is fenced with barbed wire. Several other fences appear throughout the Ranch, many constructed of wood. The fence on the east of the barn lot is painted wood plank with a metal gate. Ferry Carpenter constructed many of the fences using cedar posts.³ A metal fence was constructed between 1903 and the 1970s. Cottonwoods and evergreens were planted near the front of the main house, creating a sense of privacy from the barn lot and other buildings.

Patterns of Spatial Organization: As buildings were constructed they were clustered, creating a ranch headquarters ("barn lot" and "house lot") around which are located the major agricultural buildings, the barn, corrals, garage, sheds, shops, main house, foreman's house, and bunk house. Corrals were built as early as 1905 by Abram Fiske (Photograph # 46-48). These log and wood plank corrals are located immediately south of the barn. Heavy gates were used to hold "wild" cattle. To the west of the barn are newer, metal gates and corral fences, built in the 1970s. Pastures were developed into specific areas for easy access and grazing rotation. A small survey marker or obelisk is situated east of the ranch house in a pasture. Roads were developed throughout the Ranch. The main road access is from U. S. Highway 40 north to the barn lot providing a system by which both humans and animals could circulate. Carpenter constructed a road from the barn lot to the houses. A small foot path extends from the barn lot through a gate to the main house. Roadways wind across pastures for access to hay and feeding sheds. In the early 1880s Abram Fiske built the first irrigation ditch which diverted water from the Bear River (now the

³ Ed Carpenter, interview by Marty Alexandroff, August, 1995.

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Yampa River). The Marshall Roberts and Williams Ditches are regarded as a first priority ditches on the Yampa River.⁴

Response to the Natural Environment: Fiske homesteaded the area because of its accessibility to the Yampa River. The river has been the most significant component of the cultural landscape. It has been the source for irrigation of potential crops on the land and is a sanctuary for wildlife and water fowl. The bluestem and natural grasses brought Dawson and others to the area. They trailed cattle from other locations to feed on the Yampa Valley grasses. Valleys, created by the river, were conducive to grazing cattle. The trees and wetland areas surrounding the river also contributed to the protection of the animals from severe weather. The climate and weather patterns of the area has demonstrated its effect on the land. A large area of dead cottonwoods and other trees and grasses has developed northeast of the barn lot along the river from extensive flooding. Buildings have been lost to the river and the land formations changed as the river's channel has changed its course across the floodplain and as overbank flooding has reshaped the land. The river has virtually flowed out of its normal course into the pastures and agricultural areas. Riparian areas have developed along the river. A part of the heritage of the river and the ranch, these areas contain an integral element of the Ranch's future.

Cultural traditions: The Ranch exemplifies the traditions of Euro-American ranching. Road and pathways, fences, ditches, buildings and structures, pastures and trees represent the agricultural heritage. The main house and barn are the most representative examples. Typical of homesteaders and ranching activities is the construction of the house by moving homestead cabins onto a site and creating a residence.

Although changes have occurred throughout the years, the integrity of the agricultural historic vernacular landscape exists.

⁴ Colorado Division of Water Resources, "Twelve Most Senior Water Rights in Routt County," Steamboat Springs, 1995.

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CONTRIBUTING RESOURCES

Buildings

House #10 (Photograph # 16, 17, 18, 19, 20)

The Dawson-Carpenter house is a two-story structure located just east of the barn lot in an area referred to as the "house lot." The house was constructed from five homestead cabins moved onto the site by J.B. Dawson in 1905. Dawson contracted with homesteader Abram Fiske to build the house using the five cabins. The house is sheltered on the south by large evergreen trees. A small path leads from the barn lot through a metal gate to the south entrances of the house.

This two-story clapboard house has a concrete foundation with intersecting metal gable roof. The building was constructed from five homestead cabins on the property placed on logs and rocks. Entrance is obtained through a glazed paneled door and wood paneled inner door on the south facade. Windows span the wall of an enclosed porch, which has a shed roof. To the east of the door is a bay window with one-over-one, double hung wood framed windows. A four-over-four wood framed double hung window is directly above the bay. To the east of this facade the building is set back and a concrete step provides entry to a second doorway. A large thermopane window is to the east of the door. The west facade has four-over-four double hung wood framed windows on the first and second levels. A brick chimney is flanked by two of the windows on the lower level and one on the upper south. A glazed paneled door is on the south wall of the porch. The distinctions between the five cabins are obvious as each creates the roof intersection with another. On the north side of the house is another cabin which has a one-over-one double hung wood framed window on the lower level and small fixed paned wood framed window in the side gable end. An enclosed porch has been added on the north side of this cabin. It has a wood frame paneled screen door entrance at the center with shed roof. Screen windows span the front and sides of the porch. On the east side of the building is another cabin with a sliding window and thermopane window on the north facade. An entry door is on the west side of this addition flanked by wood framed windows.

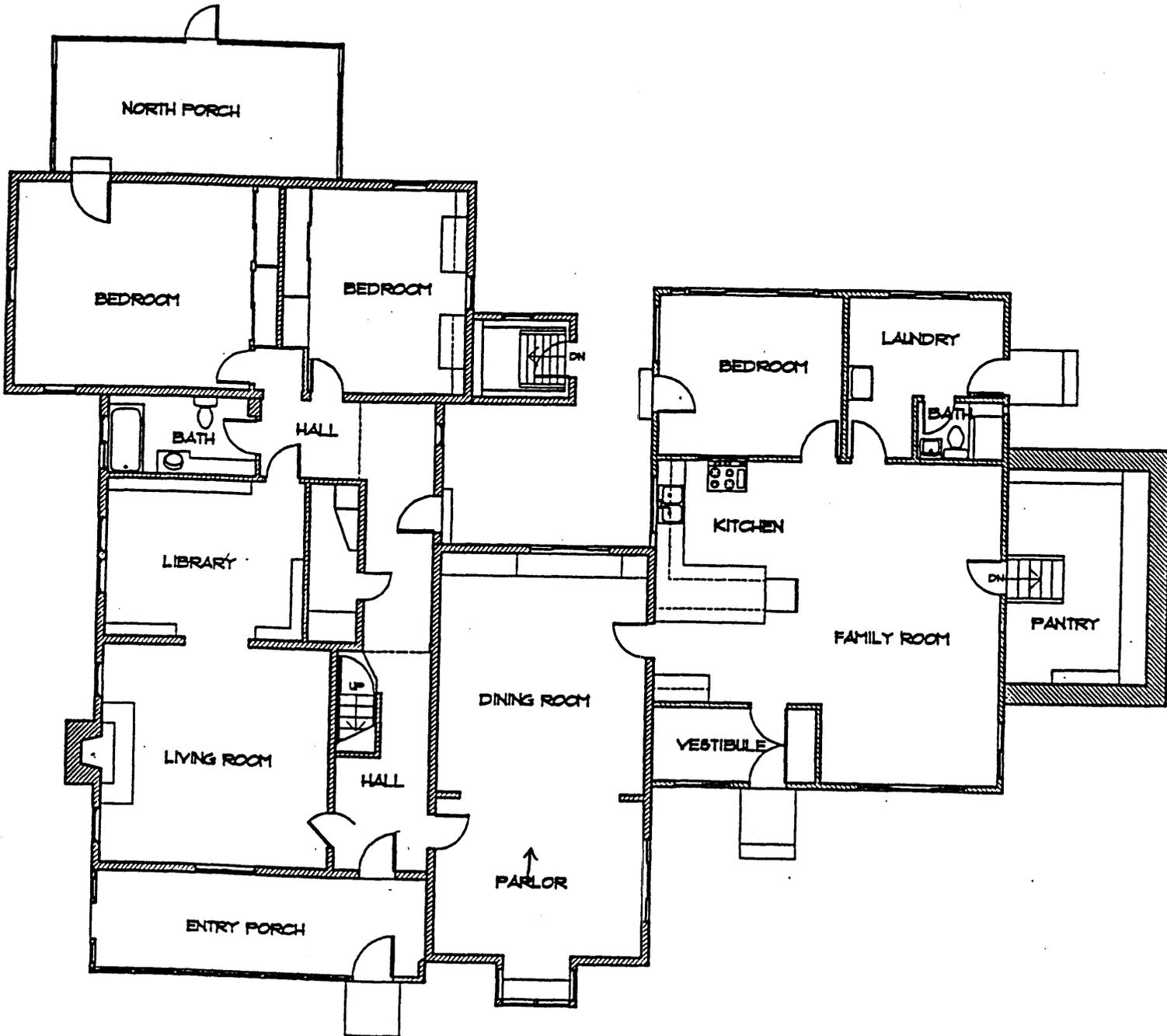
A long interior hallway connects the five cabins. The first level consists of a living room with entry porch, library, hallway, two baths, kitchen/family room, three bedrooms and laundry. Steps lead from the kitchen into a basement pantry, which has rock walls. The upstairs has five bedrooms, hallway, and bath. The kitchen burned in 1974 and has been rebuilt. The stairway to the second floor was enclosed with wood paneling in 1972. The balustrade is wood. Walls, which were once tar paper and painted newspapers with large tacks have been dry walled and painted. A built-in buffet is in the dining room. The bay window was an addition. The fireplace was originally yellow fire brick. J. B. Dawson rebuilt the fireplace several times to obtain the right "slant" so that the heat would not be drawn up the chimney. The stone hearth was added by Carpenter. The two back bedrooms on the west were the Stanton cabin, the old kitchen and dining

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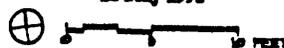
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EXISTING FIRST FLOOR PLAN
18 May 1995

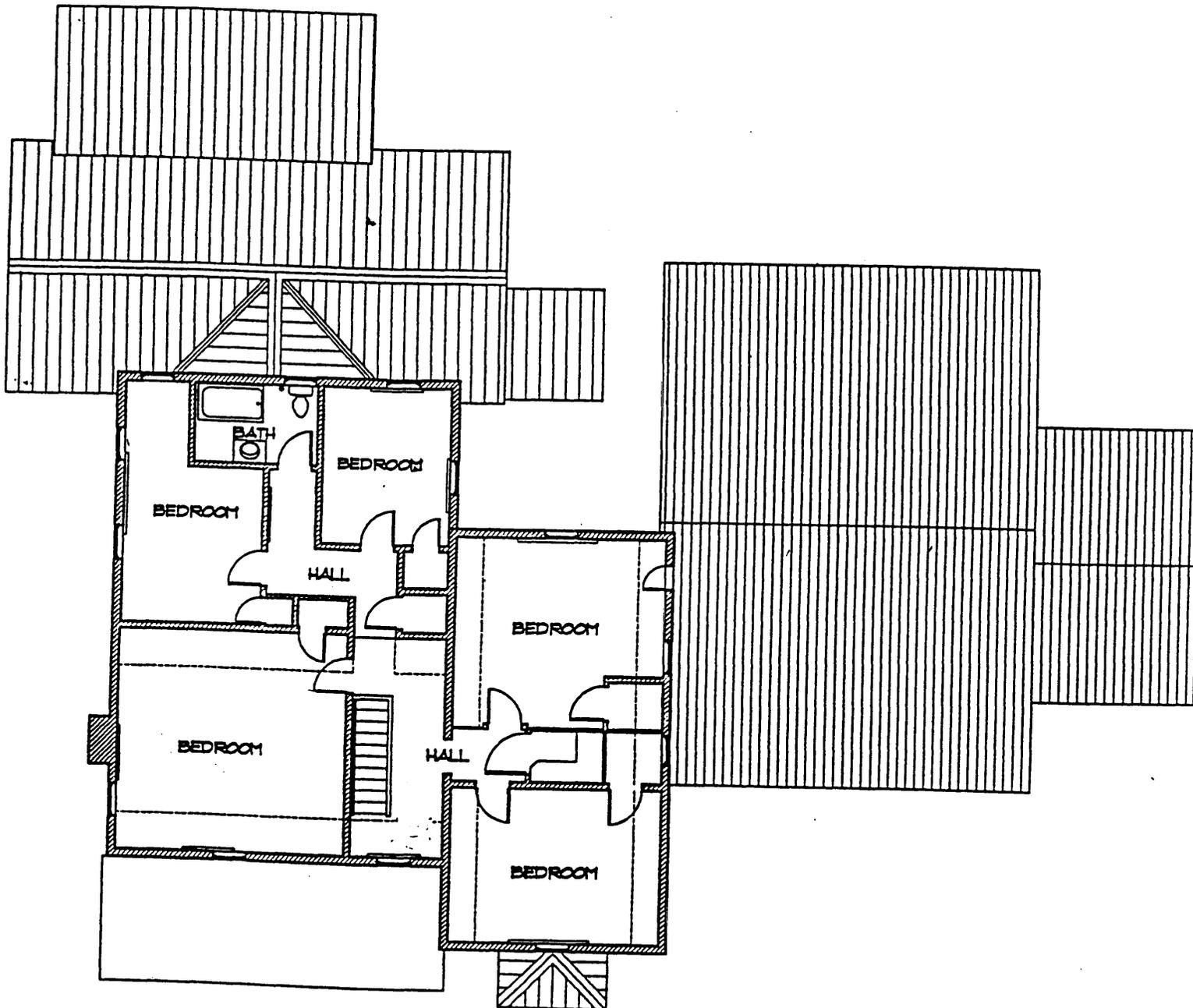


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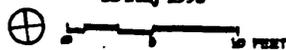
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EXISTING SECOND FLOOR PLAN
18 May 1993



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room were the Marshall cabin, the Fiske cabins provided the two story central portion of the house and includes the living room.

In 1926 when Carpenter leased the Ranch from Victor-America Fuel Corporation, the company built a concrete foundation, added plumbing and electricity, plastered the interior walls, re-sided the exterior, and added a new roof.

3800 sq. ft.

Condition: good

Construction Date: 1905 with remodel in 1926 and new kitchen 1974

Builder: Abram Fiske⁵

Barn #4 (Photograph # 5-8)

Two-story, rectangular clapboard barn with front gambrel metal roof. The barn door opening faces east with loft door above and loft opening under the overhanging eave. A wood framed fixed paned window flanks either side of the upper panel. Under the rear gambrel is a small fixed paned wood framed window. Two additions were added on later at dates unknown. The large additions are on either side of the barn and wrap completely around the building. They have board and batten and shed type metal roofs. The north front addition is used as a tack room. It has a wood door on the south facade and a two-over-two fixed paned wood framed window and multi-paned window on the east. The sides of both additions are used as livestock stalls. The south addition has a window opening on the east which is covered with wood. The north facing wall has a wood door and two unglazed window openings. Three-over-three wood framed fixed paned windows are along each addition side and one on each side of a large sliding wood door at the rear. The interior of the barn is log with post and beam construction and log stalls. Wood steps to the left of the entrance lead to the hay loft which has a wood floor. Dawson hired Abram Fiske in 1905 to build the barn. Cottonwood trees on the Ranch were used for the lumber to construct portions of the barn. Rough sawn planks constitute the exterior walls. Because of the many coats of paint, it is difficult to determine whether the planks are pine or fir. Both wood and metal pegs appear in the interior posts and beams. Nearly all corners are notched and joined with tenons at connections. Steel cables have been placed in the ceiling during recent years to keep the barn stable.⁶

66' x 68' + 2'x16'x28'

Condition: good

Construction Date: 1905

Builder: Abram Fiske

⁵ NOTE: Information on all buildings and structures was compiled from the Routt County Assessor's Office, Schedule No. 25210, and from interviews with Rosamond Garcia, Ed Carpenter, and Willis Carpenter.

⁶ Dave Anderson, telephone interview January 4, 1996.

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Shop #8 (Photograph # 14-15)

One-story square brick building on a concrete foundation with front gable metal roof. Horizontal clapboard is in the gable ends. Two sliding vertical wood doors are on the west front. A wood plank door is on the east front. A wood framed sliding window is centered on both sides of the building. A brick chimney is on the east side of the building. According to Ed Carpenter, the bricks for this building were made on the Ranch by Earl Wilkinson, about a quarter of a mile off of Routt County Road 27 near Sage Creek.

22' x 26'

Condition: fair

Construction Date: 1925

Builder: unknown

Bunk House #12 (Photograph # 37-38)

One-story rectangular building with front gable metal roof with shed roof extension over an addition on the east. Horizontal wood boards are in the gable end. The walls are wood boards. A wood panel door and wood frame screen is on the north wall. A metal stove pipe is on the east. The front faces north with a horizontal clapboard wall and wood paneled door with glazed upper panel and wood frame screen door. A wood board covers the lower panel of the screen door. A two-over-two wood frame window is to the west of the door. A wood frame sliding window is on the east. A wood step leads to the entrance. The east rear of the building has a small covered porch addition with a metal shed roof.

14'x 24' + 6'x 8'

Condition: good

Construction Date: 1905; addition 1917

Builder: unknown

Stock Shed (wood) #5 (Photograph #9)

One-story rectangular building with metal shed roof. Vertical boards provide a partial wall below the roof line and are supported by wood posts. The rear wall is log covered with metal and wood. Portions of the coverings are missing. The building has no foundation and a dirt floor.

16' x 42'

Condition: poor

Construction Date: 1910

Builder: unknown

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Stock Sheds (metal) #2 (Photograph # 2-3)

One-story L-shaped metal structure with three walls. The front is open with metal support posts and brackets and metal shed roof. The building has no foundation.

16' x 144'

Condition: good

Construction Date: c:1905

Builder: Abram Fiske

Structures

Marshall Roberts and Williams Irrigation Ditches #20

In the early 1880s Abram Fiske built the first irrigation ditch which diverted water from the Bear River (now the Yampa River). The Marshall Roberts Ditch and Williams Irrigation Ditch are regarded as first priority ditches on the Yampa River. Both were adjudicated September 22, 1892.⁷

Creeps #17 (Photograph # 43)

These structures are used to feed the calves and are very close to the ground so the cows cannot get the food. They are manufactured small metal structures about 3 feet high with metal gable roof with ventilation section on roof ridge which splits the roof into two parts. The creeps are open at the bottom for access to the food.

Approximately 2' x 3'

Condition: good

Construction Date: c1930s

Builder: unknown

Objects

Sign #19 (Photograph # 45)

A wood sign is located on the west side of the dirt entrance road just after its intersection with U. S. Highway 40. The sign is hung on a metal post supported by metal posts and reads "LX Carpenter Ranch Roz Garcia's Herefords-EPD Better in Every Weigh." This object originally straddled the entrance road and read "F. R. Carpenter Pure Bred Hereford Cattle - Weigh Ahead." The sign has been painted over several times, most recently by Roz Garcia.

Dimensions unknown

Condition: good

Construction Date: 1929

Builder: unknown

⁷ Colorado Division of Water Resources, "Twelve Most Senior Water Rights in Routt County," Steamboat Springs, 1995.

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NONCONTRIBUTING RESOURCES

Buildings

Machine Shed #1 (Photograph # 1)

One-story rectangular building on a concrete foundation with metal shed roof which slopes toward the rear. The front has two garage door openings framed in painted wood with wood doors.

18' x 30'

Condition: good

Construction Date: c1973

Builder: unknown

Stock Shed #9 (Photograph # 10)

One-story rectangular building with metal shed roof supported by metal posts and brackets on the front. The sides and rear of the building are vertical wood boards. The building has no foundation and a dirt floor.

100' x 20'

Condition: poor

Construction Date: 1962

Builder: unknown

Stock Sheds (metal) #3 (Photograph # 4)

One-story rectangular metal structures with three walls. The front is open with metal support posts and brackets and metal shed roof. The building has a concrete floor.

20' x 100'

Condition: good

Construction Date: 1962

Builder: unknown

Garage #7 (Photograph # 12-13)

One-story rectangular building with metal shed roof. The walls are corrugated metal. The front has six door openings. Metal covers the front below the roof line supported by large wood posts. The rear wall has one-over-one metal framed windows which are broken.

24' x 60'

Condition: fair

Construction Date: 1970

Builder: unknown

Foreman's House #11 (Photograph # 36)

One-story wood frame building on a concrete foundation with metal hip roof. A brick chimney is on the west side of roof. A brick step leads to the covered porch front door with small

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gable roof supported by wood brackets. The door is wood paneled with an aluminum screen door. A metal framed sliding window is to the north of the door. Three windows are across the west facade south of the door: a two-over-two fixed paned metal framed and two one-over-one double hung metal framed. Although built within the period of significance, alterations including wood siding and a covered porch compromised its integrity.

41' x 42'

Condition: good

Construction Date: 1943; remodeled 1952, 1967

Builder: Ed Moore

Coal Shed #13 (Photograph # 39)

One-story clapboard structure with two open doorways on the north. A small outhouse is immediately east of the building. It has a single doorway on the north. The building has a flat roof and wood brackets under the eaves. Modifications at unknown dates have compromised its integrity.

10' x 20'

Condition: fair

Construction Date: 1925

Builder: unknown

Feeder Sheds #6; #24; #29; #30 (Photograph # 11)

One-story rectangular sheds with metal gable roof supported on wood posts with wood brackets. Several of the sheds have small three foot wood walls and concrete floors. Others are open on all sides and have dirt floors.

27' x 64'

Condition: fair

Construction Date: c1960s

Builder: unknown

Structures

Fireplace #14 (Photograph # 54)

A small square concrete block fireplace is located east of the house. This structure has been rebuilt several times.

Dimensions unknown

Condition: fair

Construction Date: unknown

Builder: unknown

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Hay Sheds #15,21,22,23,25,26,27,28,31 (Photograph # 40-42)

Rectangular open structures of various sizes with gable metal roofs which are supported on metal or wood posts with metal or wood brackets. Some of the sheds have a small wood wall approximately 4 feet high.

647 sf - 1728 sf

Condition: good

Construction Date: c1970

Builder: unknown

Pump House #16 (Photograph # 42)

Small one-story horizontal clapboard square building with wood shed roof. A small opening on the front is wood paneled with opening on bottom panel.

Dimensions unknown

Condition: fair

Construction Date: c1970

Builder: unknown

Railroad structure #18 (Photograph # 44)

Small one-story square metal structure on concrete blocks with hipped-type metal roof. The word "Dawson" is on the east wall. This building is owned by the Denver Rio Grande Railroad and is located immediately south of the railroad tracks just west of its crossing the dirt entrance road. The railroad placed the name "Dorsey" on this structure, but Carpenter would not stand for it and went to the railroad president and insisted the name be changed to "Dawson." Because this structure is strictly associated with the railroad and not the Dawson-Carpenter Ranch, it is considered to be noncontributing.

Dimensions unknown (approximately 5' x 5')

Condition: excellent

Construction Date: 1978

Builder: Denver Rio Grande Railroad

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Resource Summary

CONTRIBUTING RESOURCES

Buildings

Stock Shed (metal)	#2
Barn	#4
Stock Shed (wood)	#5
Shop	#8
House	#10
Bunk House	#12

Total Contributing Buildings - 6

Structures

Creeps	#17
Ditches	#20

Total Contributing Structures - 2

Objects

Sign	#19
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Total Contributing Objects - 1

TOTAL CONTRIBUTING RESOURCES - 9

NONCONTRIBUTING RESOURCES

Buildings

Machine Shed	#1
Stock Shed (metal)	#3
Feeder Shed	#6
Garage	#7
Stock shed	#9
Foreman's House	#11

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Coal Shed	#13
Feeder Shed	#24
Feeder Shed	#29
Feeder Shed	#30

Total Non-Contributing Buildings - 10

Structures

Fireplace	#14
Hay Shed	#15
Pump House	#16
Hay Shed	#22
Hay Shed	#25
Hay Shed	#26
Hay Shed	#27
Hay Shed	#28
Hay Shed	#31
Hay Shed	#29
Hay Shed	#30
Railroad Structure	#18

Total Noncontributing Structures - 12

TOTAL NONCONTRIBUTING RESOURCES - 22

Dawson-Carpenter Ranch

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major 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

Routt County, Colo.

County/State

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

POLITICS/GOVERNMENT

CONSERVATION

Periods of Significance

1902 - 1946

Significant Dates

1902

1915

1926

1934

1946

Significant Person(s)

(Complete if Criterion B is marked above).

Carpenter, Farrington Reed

Dawson, John Barkley

Cultural Affiliation

N/A

Architect/Builder

Fiske, Abram

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

The Nature Conservancy

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Narrative Statement of Significance

The Dawson-Carpenter Ranch is eligible for the National Register under Criterion A in the area of agriculture for its long association with the agricultural development of the Yampa Valley in Colorado. Beginning in 1902, the ranch was a major local producer of hay and livestock. The Ranch is eligible under Criterion B in the area of agriculture for its association with John Barkley "J.B." Dawson, who purchased the original ranch land in 1902, constructed many of the buildings, and purchased additional land until by 1915 he owned nearly 2,200 acres. He was a trail blazing pioneer and one of the original cattle barons of the cattle business. Along with Charles Goodnight, Dawson was the first to trail cattle in 1859 from Texas to Colorado over what became known as the "Dawson Trail."

The Ranch is considered nationally significant under Criterion B in the areas of politics/government and conservation for its association with Farrington Reed Carpenter. Carpenter managed the Ranch beginning in 1926 and owned the property from 1946 until his death in 1980. During this period, he was the first director of the Federal Grazing Service beginning in 1934. His initial direction of the Grazing Service laid the foundation for public domain land management and ended the era of free open range grazing in the West. He made significant strides in implementing the Taylor Grazing Act and contributed to the evolution of ranching practices on federally administered lands. He helped effect an understanding between stockmen and the federal government by establishing informal advisory boards to further the successful implementation of the act.⁸ As the first director of the Division of Grazing, Carpenter is nationally recognized, and the Division's reorganization into the Bureau of Land Management (BLM) recognizes him as its first director. He developed the policies and practices of federal government public land administration for the next 50 years.⁹

The period of significance at the national level encompasses the years 1934 through 1938, the period during which Carpenter directed the Federal Grazing Service. The period of significance for the Ranch at the local level includes the period from 1902 through 1946.

Throughout the years the character of the landscape has been maintained as a working ranch. There is a strong sense of connection with the current and historic events through the buildings and the cultural landscape of the Ranch setting. It is this association with J. B. Dawson, Farrington

⁸ Jim Muhm, Land Law Historian, Bureau of Land Management, Denver, telephone interview by Marty Alexandroff, August 28, 1995. This statement was confirmed by Andy Senti, Realty Specialist, Bureau of Land Management, Denver, telephone interview by Marty Alexandroff, August 28, 1995.

⁹ Phillip O. Foss "History of the Taylor Grazing Act" from National Celebration 50th Anniversary Taylor Grazing Act Proceedings, (Denver: Bureau of Land Management, 1985), 11.

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Reed Carpenter and the events that occurred at the Ranch that gives the built environment of the Ranch its historic significance.

Historic Background

The Yampa Valley and northwest Colorado was one of the last areas in the nation to be settled. Its isolation, severe winters, and arid climate did not make it conducive for growing crops. Originally part of the Kansas Territory before the Colorado Territory was established in 1861, the Valley's earliest inhabitants were Ute Indians. By 1830 fur traders found the valley and the Yampa River, which they called the Bear River, abundant with beaver. The trappers stayed for about 20 years until the beaver were trapped out and the demand for furs diminished.¹⁰

Several explorers visited the area from 1830 through 1870 including John Fremont, Thomas Farnham, and Ferdinand Hayden, who inventoried the natural resources of northwest Colorado and declared the area suitable for settlement with potential for agricultural development.

Gold was discovered near Denver in 1859. The next year gold seekers had tapped into the resources at Hahns Peak north of the Yampa River. The first settlement, now Hahns Peak, established by the miners in 1866, was called Bugtown in what was to become Routt County. It was a tough life and those who couldn't make a living mining, soon turned to homesteading and attempted farming. Towns were formed in the area and families were scattered throughout the valley.¹¹ The Homestead Act of 1862 allowed settlers to claim up to 160 acres of public land on which to "prove up" over a three year period. An influx of homesteaders emerged to take advantage of this opportunity.

As the settlers arrived they coexisted with the Utes. However, Indian Agent Nathan Meeker took it upon himself to try and convert the Utes into farmers. The Utes resisted Meeker's attempts at change and in 1879 a battle between the Utes and U.S. Army personnel ensued on Milk Creek, 25 miles northeast of the present day town of Meeker. Meeker was killed and his wife and child kidnapped. The result was the total removal of the Utes from Colorado. By 1881 the Utes had been moved to a reservation in Utah.¹²

In the far northwest corner of Colorado at an area known as Brown's Park, cattle ranching was the mainstay. The Transcontinental Railroad was completed through Rawlins, Wyoming, in 1869 and soon cattlemen were raising their herds close to this shipping point. Brown's Park became

¹⁰ Yampa Valley Alliance, 1 and 2.

¹¹ Winter & Company, "Historic Context of Routt County," (Boulder, CO: 1994), 5-1.

¹² Ibid., 2-1.

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a major location for grazing cattle in the Yampa Valley and cattle were brought into Colorado. The influx of cattle into the area also provided a temptation for rustlers. Remote Brown's Park became famous as a haven for cattle rustlers and outlaws, including Butch Cassidy.¹³

In the heart of the Yampa Valley a trading post and post office was established. In 1894 the focal point became the town of Hayden with the intent of becoming the principal town in northwest Colorado. The courthouse was situated in the town, but by 1912 it was moved to Hahns Peak where it remained until it was relocated to Steamboat Springs. When the Denver, Pacific & Northwestern Railway (Moffat Road) reached Hayden in 1913, the town became a shipping point for the ranchers.

Routt County, previously contained within Grand and Summit Counties, was established in 1877 and extended to the Utah border.¹⁴ In 1914 Moffat County was created out of Routt County just west of Hayden.¹⁵

Northwest Colorado's Cattle Industry

Ranching became the way of life in the Yampa Valley. The good grasses of the Valley provided ranchers the opportunity to "fatten up" the cattle. Herds were trailed from other states to northwest Colorado. Once "fattened up" the cattle were then shipped to market from Rawlins, Wyoming. Competition developed, though, when sheepmen tried to introduce their livestock into the area in 1890. Disputes erupted and range wars developed. The cattlemen did not look favorably upon the homesteaders who fenced watering holes and property thereby prohibiting the cattle the freedom of open range grazing. However, by 1909 cattle ranchers won out over sheep ranchers. As the Moffat Road was completed to Yampa, Oak Creek, Steamboat Springs in 1908, and Hayden in 1913, cattle could be shipped from these points making cattle the largest industry in the Valley between 1909 through the 1920s.

The cattle industry contributed significantly to the heritage of northwest Colorado. J. B. Dawson and Farrington Reed Carpenter played major roles in the development of the Yampa Valley cattle industry and activities in the region influenced cattle ranching development nationwide. Dawson trailed the first cattle into Colorado from Texas in 1859, and Carpenter contributed to the policy of range management and was the Grazing Service's first director.

¹³ Yampa Valley Alliance, 8.

¹⁴ Winter & Company, Natural-1.

¹⁵ Yampa Valley Alliance, 8.

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John B. "J.B." Dawson Legacy

Born in 1830 and spending most of his years in New Mexico, John Barkley Dawson typified the legendary western cattle baron. Dawson was a scout with the Frontier Texas Rangers and a partner of renowned cattleman Charles Goodnight. Together Goodnight and Dawson trailed cattle from Texas through Oklahoma, along the Arkansas River, into Colorado, the first to do so in northwest Colorado, as early as 1859 over what became known as the "Dawson Trail"¹⁶

Dawson bought a 25,000 acre ranch in New Mexico in 1868 which he ran until 1901. When the ranch was sold, Dawson owned shares in three New Mexico cattle companies with over 45,000 head of cattle. He married three times, and fathered three sons, Si, Gus, and Manly.¹⁷ In 1901 Dawson sold his New Mexico ranch and purchased property in 1902 in an area where he and Goodnight had summered steers in 1859 when the Denver cattle market was poor. His acreage near Hayden in Routt County consisted of 2200 acres of ranch land which Dawson divided among his sons while Dawson remained on the "Main" ranch.¹⁸ Interestingly, Dawson did not raise cattle in Colorado. Instead he raised mules, cattalo (one half cow and one half buffalo), elk, and buffalo.¹⁹ However, Dawson's sons did raise cattle.

Dawson moved several homestead cabins onto the main ranch and according to Rosamond Garcia (Carpenter's daughter), hired one of the homesteaders Abram Fiske to build a 10 room house out of the structures. A barn costing \$3,000, corrals, butchering shed, maintenance barn, ice house, pump house, and tool and storage sheds were also constructed around 1905.²⁰

Charles Goodnight visited the ranch in 1906 to celebrate Dawson's baptism. The Yampa River provided the baptismal waters.

¹⁶ Delphine Dawson Wilson, "Colorado Ranch Chapter 5," published manuscript, 1, quoted in Ora Brooks Peak, Ph.D., "The Dawson Trail: Colorado Range Cattle Industry," (Glendale, CA: Arthur H. Clark Company, 1937), 24.

¹⁷ Pat Holderness, Project Manager, History of Hayden and West Routt County 1876-1989, (Dallas, TX: Curtis Media Corporation, 1990), 161.

¹⁸ Wilson, "Colorado Ranch," 3.

¹⁹ Ed Carpenter, "Carpenter Ranch," unpublished paper, 1.

²⁰ Wilson, 5.

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In 1915 Dawson sold all of the ranch to the Victor American Fuel Company and left for California where he died in 1918. Although he divided the property among his sons, Dawson retained title to all of the land at the time he sold it to the coal company.

Farrington Reed Carpenter

Edward Farrington Carpenter and his wife resided in Evanston, Illinois, where Edward was a successful shoe salesman when Farrington "Ferry" was born August 10, 1886. While in high school Farrington suffered a hockey injury, which became infected. As part of his recovery process his family arranged for Farrington to recuperate on a ranch in New Mexico where his Evanston neighbor and boyhood friend, Jack White, visited friends. The ranch experience influenced the rest of Carpenter's life. Carpenter loved being a cowboy. He made friends with the ranch hands and when several ranch hands transferred to another ranch to work, Carpenter followed. That New Mexico ranch was owned by J. B. Dawson. A mutually admirable relationship developed between Dawson and Carpenter which lasted for years. When Dawson learned of cattle grazing opportunities in Colorado and bought the ranch in Routt County, he passed the information on to Carpenter. Soon Carpenter was on his way to a summer job in Colorado on the Dawson Ranch in 1905 and returned to work for Dawson for many years while he was in school and establishing his own ranch north of Hayden.²¹

One of his first tasks involved with his summer job at the Dawson Ranch was to help locate a school section's corners. Finding a natural spring in the area while surveying, Carpenter filed a claim on 320 acres of land on his 21st birthday in 1907. The property was approximately 10 miles north of the town of Hayden and Carpenter named it Oak Point. With his friend Jack White, Carpenter bought 25 hereford bulls in 1909 and the two were quickly entrenched in the cattle business.²²

At this time in Routt County cattle could graze on the public domain at no charge. Owners were required to provide one bull for every twenty-five cows on the range. Only purebred Shorthorn or Hereford cattle were permitted on what was commonly referred to as the "range."

When Ferry chose to attend college, Edward Carpenter supported his son's decision and offered to pay his way. Consequently, every fall Ferry was off to Princeton, returning to Hayden in the summers to work for Dawson. While Carpenter was at Princeton, Woodrow Wilson was president of the university. Carpenter greatly admired Wilson, took several of his classes, and in

²¹ Farrington R. Carpenter, Confessions of a Maverick (Denver: State Historical Society of Colorado, 1984), 6.

²² Ed Carpenter, "Carpenter Ranch," unpublished paper, 1.

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later years possessed many of the works Wilson authored.²³ Upon receiving his degree in 1909, Carpenter attended Harvard Law School, graduating in 1912 and returning to Hayden, which he made his permanent residence.²⁴

Although Carpenter wanted to be a cowboy and rancher, he did set up a law practice in Hayden in 1912. The demand for a lawyer in Hayden was not great; there were only 410 residents in the town which incorporated in 1906. However, Carpenter doubled as a notary public for bank customers, notarizing mortgages and deeds, making up half of his income. Preparing the contracts and legal documents required by the General Land Office and homestead regulations accounted for the other half. Eventually Carpenter was appointed the town's first official attorney in 1913, a position he held until 1927.²⁵

As the Moffat Road railway pushed westward from Denver in the early 1900s, it needed the ranchers' land on which to lay tracks. Rights-of-way across properties were asked to be granted to the railroad. When J. B. Dawson was asked to grant an easement across his land, he stipulated he would do so only if the railroad provided him a siding as a mail stop and for loading cattle. The railroad complied.²⁶ (This siding is unused today, however, a railroad structure adjoins the railroad tracks immediately south of the barn lot on the Ranch which bears the name "Dawson.") The railroad reached Hayden in 1913, creating an influx of new homesteaders.²⁷

When World War I commenced, Carpenter represented the Routt County Farmers' Council, which he established to recommend deferment for agricultural workers from the Selective Service. The state did not approve his plan, and subsequently Ferry was drafted in 1917. He was commissioned as a Second Lieutenant in 1918 after attending officers' training camp at Camp Gordon in Georgia and went on to train soldiers of the Student Army Training Corps at Howard Payne College near Dallas.²⁸

Upon returning to his ranch in Hayden, Ferry met Eunice Pleasant. Single women in the Elkhead area north of Hayden were almost nonexistent when Ferry Carpenter and Jack White

²³ Ibid., 35.

²⁴ Ibid., 57.

²⁵ Farrington R. Carpenter, Confessions of a Maverick, 57.

²⁶ Ibid., 69.

²⁷ Ibid., 68.

²⁸ Ibid., 88-92.

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arrived in the county. In order to entice young ladies to settle in the area, Ferry and Jack, with the help of other local single men, designed a plan. Teachers would be needed if a school was built. However, at least ten children were needed in order to create a new school district and not that many were available in the area until Carpenter found a new family with 11 children and offered them property in the Elkhead area where they could live. The family in turn provided the impetus for the school district and a new schoolhouse.²⁹ Soon the young school teachers came, taught school, married the local bachelors, and were replaced by new teachers. By 1919 several teachers had come and gone and a vacancy was again open. Ferry met Eunice Pleasant at a dance and asked her to teach at the school. She agreed on the condition that a house be provided for her to live in.³⁰ The school district complied, Eunice taught high school classes, and within a year Ferry and Eunice married. They lived at Oak Point and Eunice helped with the Carpenter and White cattle duties on the range.

It was about this time that Ferry became involved in community service. Realizing the need for a hospital in Hayden, he organized a successful fund raising campaign, resulting in the establishment of the Solandt Memorial Hospital. Carpenter served on its board of directors for nearly eight years. He worked to consolidate several school districts into a high school and was elected to the Hayden District Board of Education chairman. In 1920 he began an eight year term as the Routt County Attorney and in 1928 was elected as the district attorney for the Fourteenth Judicial District which included Routt, Grand, and Moffat Counties. In 1931 he ran for the position of Routt County Commissioner but was defeated.³¹

As a rancher, Carpenter was an innovative, personable man. When times proved economically slow during the depression, Carpenter and his foreman "went on the road." They took two Herefords in an old pickup truck and headed for California to peddle their "sample" cattle. By selling the cattle to stockmen to sample their breed, they successfully convinced the ranchers to later purchase more cattle which were shipped to California and towns in between from Hayden.³²

Jack White and Ferry Carpenter owned separate ranches and operated their cattle company until 1925 when White left to work for the Big Horn Cattle Company near Walden, Colorado. In 1926 Victor-American Fuel Company hired Carpenter to operate the ranch it purchased from J. B. Dawson. The same year Carpenter remodeled the house and the family moved in. Carpenter assumed this responsibility until 1946 when he purchased the ranch and acquired full possession.

²⁹ Ibid., 101.

³⁰ Ibid., 75.

³¹ Holderness, 150.

³² Farrington R. Carpenter, Confessions of a Maverick, 140.

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Regional and National Influence of Ferry Carpenter

While practicing law in Hayden, Carpenter represented many of the regional cattle associations: In Routt County, Williams Fork Stockman's Association; Snake River Stockman's Association; Egeria Park Stockman's Association; and Western Moffat Cattlemen's Association and Northwest Colorado Stockmen's Federation in Moffat County; and Routt-Moffat Cattle Association.³³ Issues regarding water rights, sheep and grazing were priorities of northwest Colorado's cattlemen.

Northwest Colorado was a major cattle center. The uncut bluestem grass and open range on public lands provided the necessary incentive for large herds of cattle to be driven from places as far as Texas to "fatten up" during the summer months and then sent to market for sale.³⁴ With the increasing popularity of the area for grazing, problems with wolves, rustlers, and sheep escalated.³⁵ After the White River Timber Reserve was created in 1891 south of the Flattop Mountain Range, permits were required for cattlemen to use the area for grazing. Sheep were also permitted to use the pastures. When the National Forest was established in 1906 and the Forest Homestead Act of 1906 allowed grazing permits on these lands, open range grazing became controlled, creating the end of the open range of the west.³⁶

Ranchers and farmers were hit hard financially during the Depression of the 1930s. As a result, in 1933, under President Roosevelt's New Deal, Washington proposed that agriculture be placed under the control of the Federal government under an act called the Agricultural Adjustment Act. Many crops were determined to be "basic commodities" or items which were bought and sold. The act placed many crops such as rice and cotton as basic commodities which Congress would provide financial assistance to the farmers. Cattlemen in northwest Colorado needed assistance too. They sent Carpenter to Washington to represent them in constituting beef as a basic commodity under the act. Carpenter's testimony resulted in beef being considered a basic commodity.³⁷

³³ John Rolfe Burroughs, Where the Old West Stayed Young, (New York: William Morrow and Company, 1962), 340.

³⁴ Winter & Company, 5-1.

³⁵ Frederic J. Athearn, An Isolated Empire A History of Northwestern Colorado, Denver: Bureau of Land Management, 1982), 72.

³⁶ Ibid., 72.

³⁷ Farrington R. (Ferry) Carpenter, interview by Jerry O'Callaghan, Bureau of Land Management, date unknown, written transcript, Bureau of Land Management memo dated July 9, 1981, Denver, Bureau of Land Management archives.

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The Taylor Grazing Act

Not only was Carpenter's appearance before the committee successful in making beef a basic commodity, his testimony caught the attention of Secretary of the Interior Harold L. Ickes, who offered Ferry the position of Director of Grazing to implement the 1934 Taylor Grazing Act.

The climate of the West before the Act was passed is explained in the National Celebration 50th Anniversary Taylor Grazing Act Proceedings:

The public domain was once a grazing commons that could be used by anyone. Over time, and under various disposal policies, the land area of the public range decreased in size while users increased in number. The inevitable result was conflict and deterioration of the resource. The drought years of 1929-34 dramatized and intensified the problem.³⁸

All of the western portion of the country was originally comprised of public lands. One of the first changes came with the enactment of the Homestead Act of 1862 allowing interested persons the opportunity to obtain title to 160 acres of public land if they lived on it for a period of three years. Along with homesteaders, railroad grants, state lands, national forest and park lands and monuments comprised about a third of the public lands. The rest was considered the public domain and free grazing territory for cattle and sheep. In the west there was no control over this land. The battles between cattlemen and sheepmen over the use of the public domain and the conditions of the range as a result of overgrazing and drought prompted the creation of the Taylor Grazing Act.³⁹ Hannah Gosnell Schneider reported, "The carrying capacity of the western range had been reduced by more than half...."⁴⁰

As early as 1897 northwest Colorado stockmen and newspapermen supported control of grazing lands. Passing a law to regulate the public range and create grazing fees would eliminate the cattle and sheep trouble and depletion of grazing land. President Theodore Roosevelt initiated a plan for managing the range through the U. S. Forest Service. However, it was the Taylor Grazing

³⁸ Ross, 8.

³⁹ F. R. Carpenter, "Establishing Management under the Taylor Grazing Act," Rangelands 3 (3), June 1981, 106.

⁴⁰ Hannah Gosnell Schneider, "Does Local Control Work? Lessons from the Taylor Grazing Act and Home Rule on the Range," Western History Research Seminar, 1994, 2.

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Act, administered through the Grazing Service of the Department of Interior, which proved most effective.⁴¹

The legislation for the Act was sponsored by Colorado Congressman Ed Taylor. Taylor was well aware of the problems on the range. With his position as Chairman of the House Appropriations Committee and forty year member of Congress, Taylor successfully lobbied for the Act during extensive Congressional hearings. Ranchers' opinions carried considerable weight in Washington and Ferry Carpenter was chosen to represent the cattle industry. He testified at the hearings and caught the attention of Secretary of Interior Harold L. Ickes.⁴²

The Act intended to accomplish three goals: sell off the isolated lands of the public domain; lease pieces that don't fall into a grazing district; and establish grazing districts.⁴³ Considered one of the first attempts at conservation of public lands, the Act's objective was to prevent overgrazing and soil deterioration. By leasing the public domain, the cattle and sheep industries would stabilize and help improve the land.⁴⁴

Secretary Ickes' appointment of Ferry Carpenter charged him with administering 142,000,000 acres of land across ten western states. He was chosen because he was a rancher, a lawyer, and knew the issues of the stockmen. Ferry also knew the ranchers; he "spoke their language."⁴⁵ Needless to say, the stockmen were apprehensive about the enactment of the grazing act and their having to pay fees for grazing on the public lands they previously considered their own. Carpenter called a meeting to explain the act and his implementation plan.⁴⁶

Carpenter's responsibility included finding and producing maps of the public domain. When he confronted the General Land Office, which had been in existence for 75 years, he learned they had no maps. He then tried to map the territory. He gathered stockmen, who together from their

⁴¹ Burroughs, 354.

⁴² Burroughs, 355.

⁴³ F. R. Carpenter, "Establishing Management under the Taylor Grazing Act," 106.

⁴⁴ James Muhn and Hanson R. Stuart, Opportunity and Challenge: The Story of BLM, (Washington: Bureau of Land Management, 1988), 37.

⁴⁵ O'Callaghan, p. 1-11

⁴⁶ O'Callaghan, 1-9

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knowledge determined the boundaries of the public lands.⁴⁷ The ranchers then recommended that 50 grazing districts be established. The next step for Carpenter was to develop local advisory boards for each district: a self-governing approach of administering the Act. The system became known as "home rule on the range," a grassroots effort to help administer the grazing districts.⁴⁸ The grazing policy Carpenter designed affected the agricultural industry for many years.⁴⁹ The Civilian Conservation Corps (CCC) got involved when Carpenter requested their assistance in the conservation and restoration component of implementing the Act. According to James Muhm and Hanson Stuart in their book Opportunity and Challenge: The Story of BLM, "The CCC workers developed watering sources to more evenly distribute livestock on the range and erected fencing for better range management. CCC crews also worked on rodent and insect control, soil erosion measures, and fought fire."⁵⁰

At the beginning of his tenure as Director of Grazing, Carpenter and his boss Ickes were amicable. However, after the first year their views were in conflict. Ickes fired Carpenter three different times during the four years Carpenter held the job. Ickes did not condone Carpenter's citizen-based advisory boards and disapproved of Ferry's cattleman's attitude and lack of bureaucratic savvy.⁵¹ Carpenter considered himself a "maverick" which was exemplified while in Washington. Ickes was often referred to as a "curmudgeon" and "bureaucratic imperialist."⁵² Twice when Ickes tried to fire Carpenter, President Roosevelt reinstated him. Carpenter finally resigned in 1938. His years of service provided the foundation for land management of the public domain and ended the era of free open range grazing. He made significant strides in implementing the Taylor Grazing Act and helped effect an understanding between the stockmen and the federal government. As the first Director of the Division of Grazing, Carpenter is nationally recognized, and the Division's reorganization into the Bureau of Land Management (BLM) recognizes him as its first director.

⁴⁷ F. R. Carpenter, "Establishing Management under the Taylor Grazing Act," 108.

⁴⁸ Muhm and Stuart, 39.

⁴⁹ Schneider, 4.

⁵⁰ Muhm and Stuart, 41.

⁵¹ Jerry A. O'Callaghan, "Federal Management and Home Rule on the Range," (Washington, DC: Bureau of Land Management, 1987), 20.

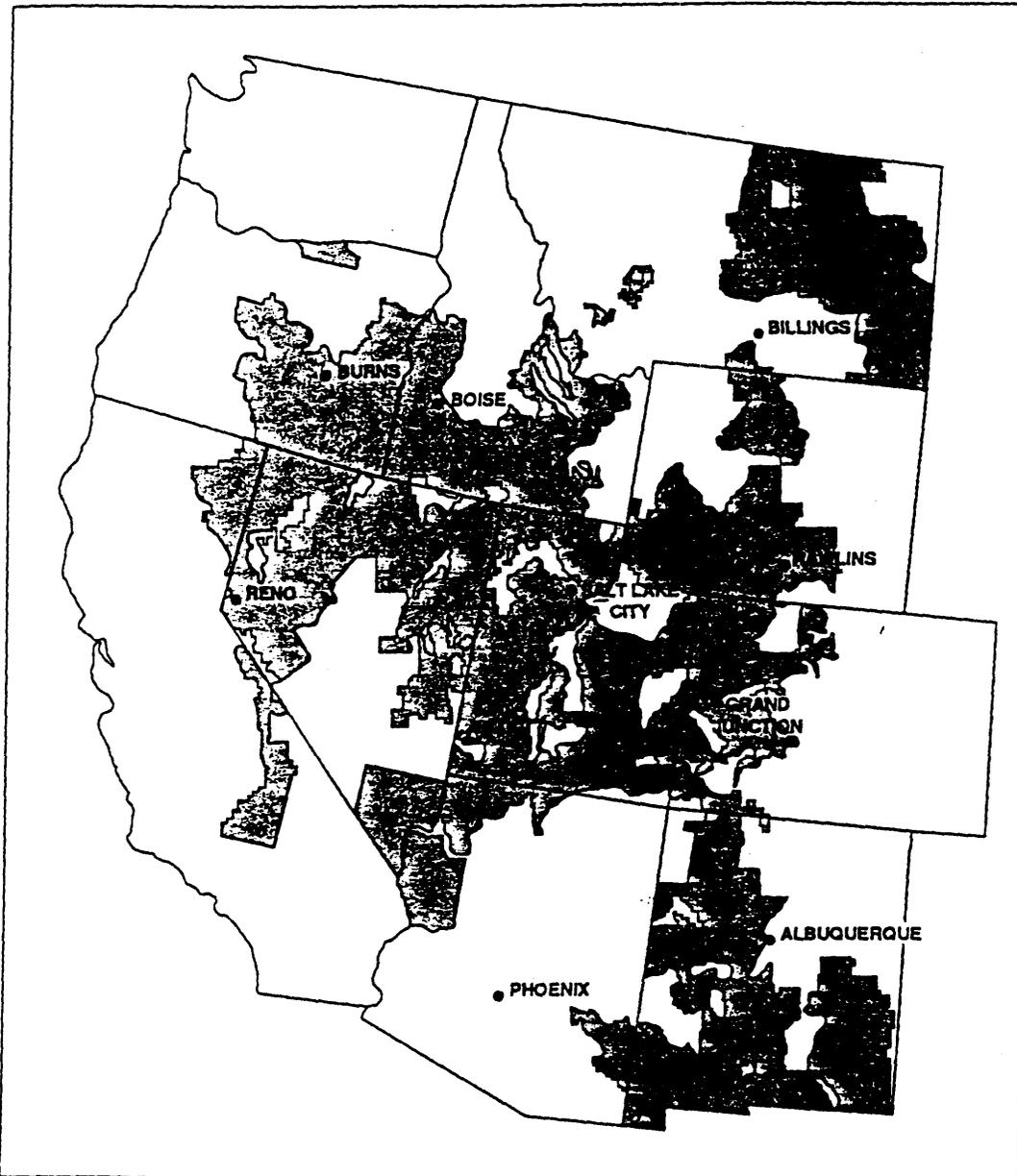
⁵² Rickey L. Hendricks, "Farrington R. Carpenter: New Deal Cowboy," The Midwest Review. A Journal of the History and Culture of the Missouri Valley, vol. V (Spring 1983), 25.

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Taylor Grazing Districts (January 1937) and regional offices

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Administratively the Taylor Grazing Act was the responsibility of the General Land Office. Carpenter's position as Director of Grazing, which he served from 1934 to 1938, was set up through a newly instituted Division of Grazing also known as the Grazing Service under the Department of Interior. The public lands had previously been under the administration of the General Land Office. In 1946 the government reorganized the system to administer the public domain with a more conservation oriented approach. The Bureau of Land Management (BLM) was created from the Grazing Service and General Land Office.⁵³

Return to Colorado

After Carpenter's return to Hayden, Colorado, Governor Carr appointed Carpenter as a commissioner to promote tourism in the state, then as a representative on the Interstate Water Commission, and eventually in 1941 as the director of a newly formed Department of Revenue, which became a model for other state governments. Beginning in 1944, after his years of state government service, Carpenter served as a fund raiser for Denver University.⁵⁴

Ferry Carpenter spent the remainder of his years on his ranch and practicing law in Hayden and Craig, Colorado. His main love continued to be ranching. He was instrumental in developing a Performance Testing program for purebred herefords in the 1950s. His innovative attitude provided the stimulus for an experimental seeding program by Colorado State University in the 1950s. Carpenter continued to influence the agricultural industry until his death in 1980 shortly after he was inducted into the Hereford Association Hall of Fame.⁵⁵

The Ranch

The Dawson-Carpenter Ranch was homesteaded by Abram Fiske in 1880. Fiske moved to the Yampa Valley from Empire and brought with him a sawmill. Fiske diverted the first water from the Yampa River (at Fiske's time it was known as the Bear River) for irrigation.⁵⁶ Fiske was also the first to plant alfalfa in the valley. In 1884, Fiske restored a threshing machine which was

⁵³ Muhm and Stuart, 48.

⁵⁴ Farrington R. Carpenter, Confessions of a Maverick, 137.

⁵⁵ D. O. Ornduff, "F. R. Carpenter Hayden CO 1886-1980," The First 49, date unknown, 144.

⁵⁶ Ed Carpenter, "Carpenter Ranch"

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brought to the Meeker area by Nathan Meeker and, except for its metal components, burned during the Meeker Incident in 1879.⁵⁷ Fiske sold his homestead to J. B. Dawson in 1903.

When Dawson moved the homestead cabin along with four others to what was to become the main house, he hired Fiske to build the house and a barn.⁵⁸ The other four structures which were moved to create the house were the Squire, Stanton, and Marshall cabins. Dawson eventually purchased the E.D. Smith, Albert Squire, Samuel Dawson, and William Neal ranches. He also secured acres on the surrounding lands. He did not raise cattle as he had in New Mexico. Instead Dawson raised mules, catalope, buffalo, elk, big horn sheep, and other wild game. Dawson also produced oats, hay, and barley. Dawson sold the ranch to Victor American Fuel Company in 1915. The coal company hired H. L. Jones to manage the ranch.

In 1926 Victor-American asked Ferry Carpenter to manage the ranch, which Ferry agreed to do on the condition that they remodel the ranch house. A concrete foundation, indoor plumbing, and electricity were added. The house was re-sided, plastered inside, and re-roofed. Only then did Eunice and the three Carpenter children, Ed, Rosamond, and Willis, move onto the ranch from Oak Point. Ferry leased the land which he managed and started building up his herd of cattle and the surrounding meadows.⁵⁹

With expert ranch hands and foremen, Ferry developed a procedure of "selective breeding." According to Ed Carpenter, "in a very few years they could predict which bull should be bred to any particular cow."⁶⁰ This type of innovative thinking was what set Ferry Carpenter and the Dawson-Carpenter Ranch apart from others. Carpenter's Dawson Cattle Company became the largest on Colorado's Western Slope in the 1930s.⁶¹ However, the war years prompted the sale of a portion of the herd and pasture land due to inflated costs of hired help.

Victor-America could not make the interest payments on the ranch and in 1941 virtually turned the ranch back to the Dawson heirs, who had all moved away from the Yampa Valley and

⁵⁷ Holderness, 180.

⁵⁸ Ed Carpenter, 1.

⁵⁹ Ibid., 1.

⁶⁰ Ibid., 3.

⁶¹ Farrington R. Carpenter, Confessions of a Maverick, 137.

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retained no interest in ranching. This provided Ferry the opportunity to purchase the ranch. After five years of negotiations, Carpenter became the owner of the Dawson-Carpenter ranch in 1946.⁶²

Cattle continued to be run year round on the meadows for the remaining years of Ferry Carpenter's life. In the 1950s a seeding program was instituted on the ranch by Colorado State University. Called the Mountain Meadows Research Project, it investigated what plants did best at the Ranch's elevation and included experimenting with fertilization and different crops.⁶³ Ferry was always interested in genetics and its relationship to cattle. He kept detailed records on the calves he raised. He continued the breeding program, advocating increasing the cattle's size to carry more meat in the butchered cuts.⁶⁴ His interest resulted in the formation of the Performance Registry International in the 1950s, of which Ferry was president, and the establishment of Better Beef, Inc.⁶⁵ In the 1970s and 1980s bull sales on the ranch were well known for their uniqueness.⁶⁶ Hay was the principal product in the 1980s. Carpenter created innovative methods of grazing, such as rotational grazing, which kept the ranch going.⁶⁷ In 1980 Ferry Carpenter was inducted into the Honors Gallery of the Hereford Heritage Hall, only weeks before his death on December 12, 1980.⁶⁸

For the next 15 years the Carpenter children kept the ranch alive until 1993 when Ed, Rosamond and Willis signed a two-year option to sell their ranch to The Nature Conservancy in December, 1995. (The Denver Rio Grande Railroad continues to own the 100 foot right-of-way paralleling the railroad tracts which J. B. Dawson donated to the railroad in return for a train stop at

⁶² Ibid., 3.

⁶³ Willis Carpenter, interview by Marty Alexandroff, August 1995, Denver.

⁶⁴ Bill and Carol Gossard, interview by Marty Alexandroff, July 1995, Denver.

⁶⁵ Willis Carpenter, interview.

⁶⁶ Bill and Carol Gossard, interview.

⁶⁷ Ed Carpenter, 4.

⁶⁸ B. C. Snidow, Market Development Coordinator, U. S. Beef Breeds Council, interview by Marty Alexandroff, July 8, 1995.

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Dawson-Carpenter Ranch
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the ranch.⁶⁹) The Nature Conservancy's plans include maintaining the Ranch as a working ranch, a research and educational facility, and a center for cooperation and dialogue.⁷⁰

⁶⁹ Willis Carpenter, telephone interview December 21, 1995.

⁷⁰ The Nature Conservancy, "Common Ground on the Yampa River: A Capital Campaign for the Carpenter Ranch," (Boulder, CO: 1995), 3.

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Dawson-Carpenter Ranch

Routt County, Colo.

Name of Property

County/State

10. Geographical Data

Acreege of Property 670

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 314790 4486240
Zone Easting Northing

3. 13 316150 4485440
Zone Easting Northing

2. 13 315940 4485760
Zone Easting Northing

4. 13 316730 4485260
Zone Easting Northing

[X] 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 Marty Alexandroff, Preservation Specialist

organization The Nature Conservancy date April 3, 1996

street & number PO Box 775528 telephone 303-879-1546

city or town Steamboat Springs state CO zip code 80477

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 The Nature Conservancy and the Denver & Rio Grande Western Railroad

street & number PO Box 775528 telephone _____

city or town Steamboat Springs state CO zip code 80477

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.

NARRATIVE DESCRIPTION

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Geographical Data

UTMS (cont.)

	Zone	Easting	Northing
5.	13	317110	4484760
6.	13	317060	4483960
7.	13	316440	4484030
8.	13	316440	4484150
9.	13	316340	4484150
10.	13	316340	4484030
11.	13	315650	4484040
12.	13	314440	4485200
13.	13	315240	4485280
14.	13	314400	4485760
15.	13	314760	4485750

Verbal Boundary Description

Portions of Sections 5, 6, 7, 8, and 9, in Township 6 North, Range 87 West, 6th P.M., Routt County, Colorado bounded on the north and east by the Yampa River, on the south by U. S. Highway 40, and on the west by private property as indicated on the accompanying USGS quad maps.

Boundary Justification

The buildings and natural setting include a portion of the former Carpenter holdings and a small percent of the Dawson holdings that have historically been associated with the Dawson-Carpenter Ranch and that remain under common ownership by the Nature Conservancy.

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Photographs

The following information pertains to photographs numbers 1-65 except as noted:

Name of Property: Dawson-Carpenter Ranch
 Location: Routt County, Colo.
 Photographer: Marty Alexandroff
 Date of Photographs: July, 1995
 Negatives: The Nature Conservancy, P. O. Box 775528, Steamboat Springs, CO 80477

<u>Photo No.</u>	<u>Element No.</u>	<u>Resource Description</u>	<u>Camera Direction</u>
1	1	Maintenance Shed	NW
2	2	Stock Shed (metal)	W
3	2	Stock Shed (metal)	W
4	2	Stock Shed (metal)	W
5	4	Barn	NE
6	4	Barn	NW
7	4	Barn	W
8	4	Barn	W
9	5	Stock Shed (wood)	W
10	5	Stock Shed (wood)	E
11	6	Feeder Shed	E
12	7	Garage	N
13	7	Garage	SE
14	8	Shop	NW
15	8	Shop	W
16	10	House	NE
17	10	House	NE
18	10	House	S
19	10	House	SE
20-35		Photos Nos. 20-35 are not included in nomination	
36	11	Foreman's House	E
37	12	Bunk House	S
38	12	Bunk House	E
39	13	Coal Shed	SE
40	15	Hay Shed	NE
41	23	Hay Shed	NE
42	16	Pump House	E
43	17	Creeps	W

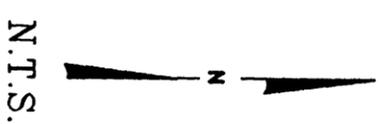
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Dawson-Carpenter Ranch
Routt County, Colorado

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<u>Photo No.</u>	<u>Element No.</u>	<u>Resource Description</u>	<u>Camera Direction</u>
44	18	Railroad Structure	W
45	19	Sign	W
46	20	Corrals	SW
47	20	Corrals	W
48	20	Corrals	N
49	21	Fences-northeast	N
50	21	Fences-northeast	N
51	21	Fences-northeast	NE
52	21	Fences-northeast	SE
53	21	Fences-south	SE
54	14	Fireplace	E
55		Cultural Landscape-pasture near original Fiske homestead site	NE
56		Cultural Landscape-Yampa River and Wolf Mountain	N
57		Cultural Landscape-pasture along U.S. Highway 40	N
58		Cultural Landscape-hay shed	N
59		Cultural Landscape-the ranch as viewed from mesa south of U.S. Highway 40-pasture, barn lot and house	N
60		Cultural Landscape-pasture, house, hayshed-view from mesa south of U.S. Highway 40	N
61	21	Fence & gate-entrance to west side of house	E
62		Cultural Landscape-evergreens surrounding house at driveway	E
63		Cultural Landscape-barn lot and pasture viewed from mesa south of U.S. Highway 40	NW
64		Cultural Landscape-cottonwood trees, foreman's house and fence along west side of house	SW
65	21	Fences-barn lot	E



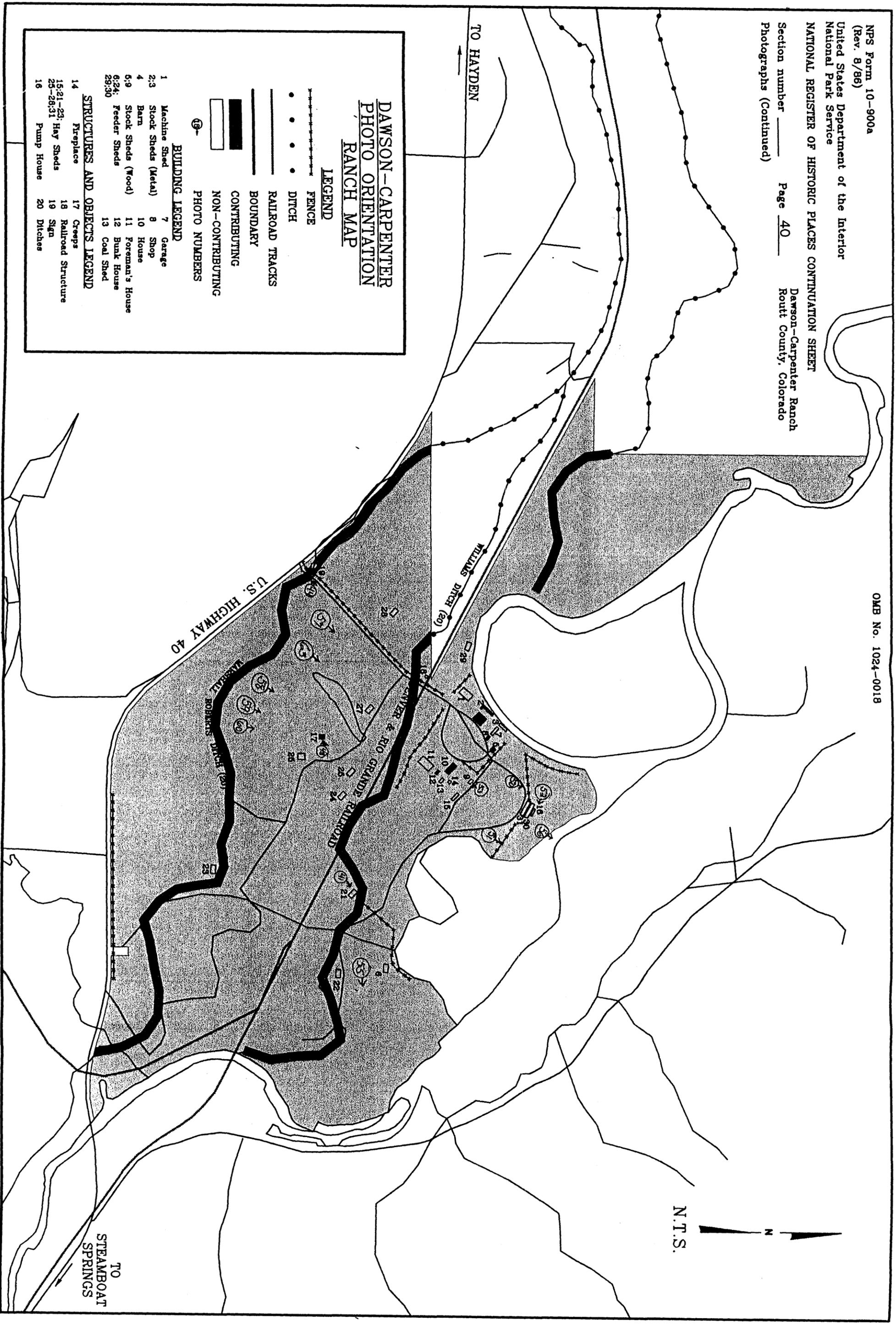
TO HAYDEN

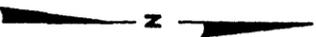
TO
STEAMBOAT
SPRINGS

**DAWSON-CARPENTER
PHOTO ORIENTATION
RANCH MAP**

LEGEND

- FENCE
 - DITCH
 - RAILROAD TRACKS
 - BOUNDARY
 - ▬ CONTRIBUTING
 - ▬ NON-CONTRIBUTING
 - Ⓣ PHOTO NUMBERS
-
- BUILDING LEGEND**
- | | |
|-------------------------|--------------------|
| 1 Machine Shed | 7 Garage |
| 2:3 Stock Sheds (Metal) | 8 Shop |
| 4 Barn | 10 House |
| 5:9 Stock Sheds (Wood) | 11 Foreman's House |
| 6:24 Feeder Sheds | 12 Bunk House |
| 29:30 | 13 Coal Shed |
-
- STRUCTURES AND OBJECTS LEGEND**
- | | |
|--------------------|-----------------------|
| 14 Fireplace | 17 Creeps |
| 15:21-23 Hay Sheds | 18 Railroad Structure |
| 25-26:31 | 19 Sign |
| 16 Pump House | 20 Ditches |





N.T.S

**DAWSON-CARPENTER
PHOTO ORIENTATION
BARN LOT MAP**

LEGEND

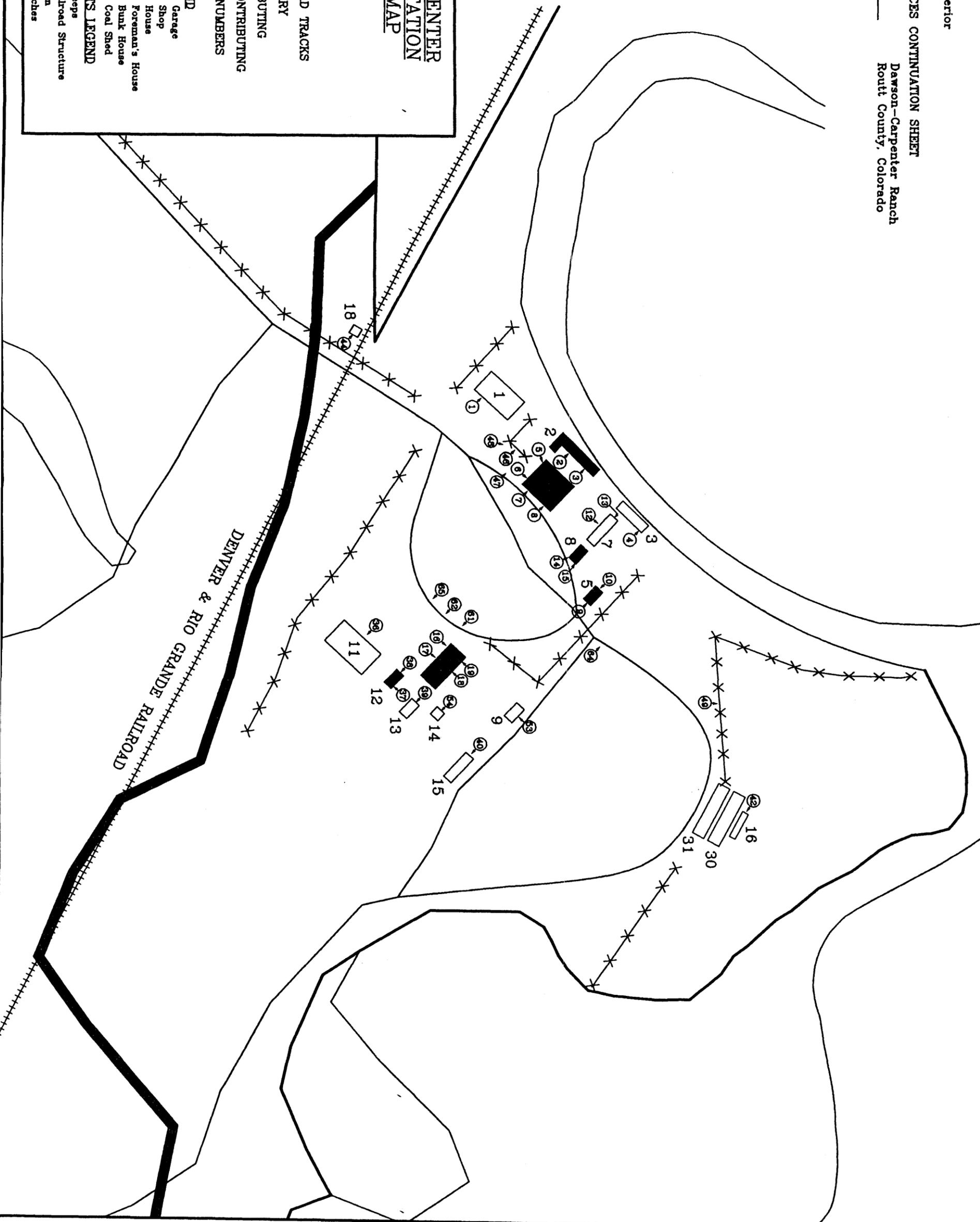
- FENCE
- DITCH
- RAILROAD TRACKS
- BOUNDARY
- CONTRIBUTING
- NON-CONTRIBUTING
- ⑩- PHOTO NUMBERS

BUILDING LEGEND

- 1 Machine Shed
- 2,3 Stock Sheds (Metal)
- 4 Barn
- 5,9 Stock Sheds (Wood)
- 6,24, 29,30 Feeder Sheds
- 7 Garage
- 8 Shop
- 10 House
- 11 Foreman's House
- 12 Bank House
- 13 Coal Shed

STRUCTURES AND OBJECTS LEGEND

- 14 Fireplace
- 15,21-23 Hay Sheds
- 25-26,31 Pump House
- 17 Creeps
- 18 Railroad Structure
- 19 Sign
- 20 Ditches



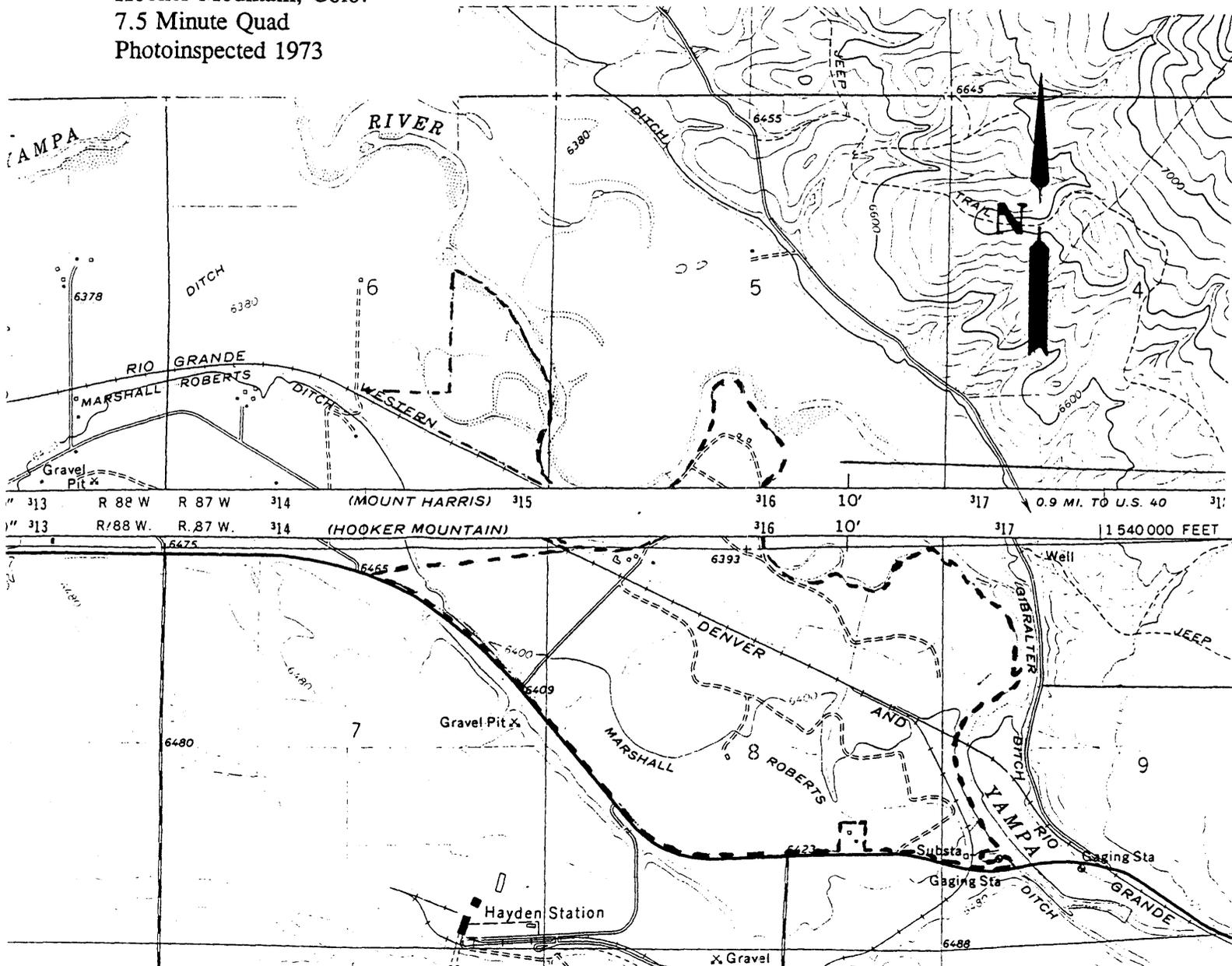
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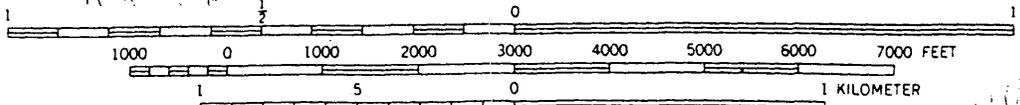
USGS TOPOGRAPHIC MAP
Hooker Mountain, Colo.
7.5 Minute Quad
Photinspected 1973



USGS TOPOGRAPHIC MAP
Mount Harris, Colo.
7.5 Minute Quad
1971

Nomination Boundaries - - - - -

SCALE 1:24 000



CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS