

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Kimsey-Bolten Ranch Rural Historic Landscape

other names/site number Boloton Place; Bolten Ranch; Delaney Ranch /5RT.1592

2. Location

street & number 41090 Routt County Road 80

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not for publication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 at the following level(s) of significance:

national statewide X local

Signature of certifying official/Title

Deputy State Historic Preservation Officer

Date

History Colorado

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain):

Signature of the Keeper

Date of Action

Kimsey-Bolten Ranch Rural Historic Landscape
Name of Property

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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 include previously listed resources in the count.)

Contributing	Noncontributing	
6	1	buildings
3		sites
2		structures
		objects
11	1	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 Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Agriculture/Subsistence: agricultural

outbuilding/agricultural field/storage facility

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Agriculture/Subsistence: agricultural

outbuilding/agricultural field/storage facility

7. Description

Architectural Classification

(Enter categories from instructions.)

Craftsman

Other: Gambrel roof

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Wood

roof: Shake

Other: Composition Shingles

other: Brick

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Located in the far western end of Routt County, approximately two miles northeast of the town of Hayden and on the northern side of U.S. Highway 40 and the Yampa River, lays the Kimsey-Bolten Ranch. Leslie Kimsey began establishing a ranching homestead in 1917 and soon thereafter, the land was being cultivated for grain crops. By 1919, the ranch contained a one-and-one-half story house and barn. Additional improvements were made after sheep and cattle rancher Isadore Bolten acquired the property in 1933, installing terraced stone walls and constructing additional structures and buildings. Many of these resources continue to exist on the property today. The Kimsey-Bolten Ranch Rural Historic Landscape District contains six contributing buildings, one non-contributing building, three contributing sites, and two contributing structures. In addition to its architecturally significant farm buildings and residence, it is also significant for its long association with ranching and livestock production in Routt County.

Narrative Description

Setting and Location

The Kimsey-Bolten Ranch sits approximately two miles north of Hayden, along Routt County Road 80, on land rising approximately 120' above the Yampa River Valley at an elevation of 6,480'. Three stone entry posts, each capped with one rough light colored stone, mark the entry to the district, which leads to the agricultural fields. A gravel driveway begins at the posts, circles the main house, and provides additional access-ways to the garage, bunkhouse, loafing sheds, corrals, and fields, with the closure of the circle ending at the large barn and pens near the entry. A large concrete foundation exists west of the barn, which are the remains of a granary. Up the hill to the east of the main building complex is a circular concrete structure that serves as a water storage system and has been in continuous use likely since the house's construction. A manicured lawn surrounds the south and west sides of the house where many of the original plantings continue to thrive, including several apple trees, lilac and chokecherries. The view shed to the north, east, and south all remain the nearly the same as they would have been when the ranch was created in the late teens of the twentieth century. A modern intrusion exists to the west, a newer agricultural home, however, it does not impact the overall view shed. Agricultural fields and pastureland grace a natural rise in the terrain to the north and east, and borders the Kimsey-Bolten property on both of these sides. On the south side of the building complex, the elevation drops 120' to meet the Yampa River Valley, where the nomination boundary ends. As one of only a few wild rivers in Colorado, the valley provides a picturesque and untouched view of the river as it flows from east to west past the town of Hayden seen in the distance to the south. The property contains eleven contributing resources and one non-contributing resource.

General Description of the Kimsey-Bolten Ranch—Rural Historic Landscape

By the spring of 1917, Leslie Kimsey began establishing a ranching homestead above the Yampa River Valley, cultivating the surrounding sagebrush fields for hay production. He built a one-and-a-half-story frame house, barn, and other outbuildings in 1919 and shortly thereafter, took up permanent residency with his family on the property. In addition to the ranch buildings, Kimsey had a water pumping plant installed, drawing water up from the Yampa River to the homestead. Improvements continued to be made to the property under Isadore Bolten's ownership in 1933, most notably terraced stone walls and an addition to the barn. After the death of Bolten in 1951, the property went through a succession of ownership. By 1994, when the current owners purchased the ranch, acreage had been reduced to constitute 52 acres. The ranch continues to operate with a majority of the land used to raise horses, pigs, sheep, and yaks.

The nominated homestead consists of buildings, structures, and sites typical of ranching and homesteading in the Yampa Valley of northwestern Colorado. The earliest contributing building dates from 1919, and the latest from circa 1960s-1970s. A private two-track historic road enters the property from the west and circles the main building cluster and yard providing access to the house, garage, bunkhouse, barn, and livestock corrals and sheds.

Kimsey-Bolten Ranch Rural Historic Landscape

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Cultural Landscape Features

Land Use Activities

Rivers played a key role in the history of Routt County, providing water for drinking, irrigation, recreation, and providing a source for food¹. The best known is the Yampa River, named after the plant which grew along its banks, whose head waters begin near the Flat Tops Wilderness and flow westward into the state of Utah. One of the few rivers remaining in the West that can support an extensive riparian ecosystem, the Yampa River drops through a narrow gap before flowing onto one of the broadest floodplains in western Colorado². This floodplain begins six miles east of Hayden and is commonly known as the Yampa Valley.

Small bands of Cheyenne, Arapaho, and Ute tribes used this valley as a hunting ground (yielding elk, antelope, deer and buffalo) and for summer quartering³. The first whites and Europeans that entered the valley in the 1800s were fur traders, miners, and government surveyors. With the establishment of the Homestead Act of 1862, settlers began filing claims and homesteads slowly emerged throughout the valley. Dr. Ferdinand Hayden, a geologist with the federal government, surveyed this area in 1873 and declared it suitable for agricultural development.

Early agriculturalists faced numerous challenges, adapting to the climate being the most critical⁴. Hayden, the town that lies in the heart of the Yampa Valley and is named after Dr. Hayden, boasts the mildest climate in Routt County. However, due to higher altitudes and irregular topography, growing seasons were relatively short. This led to the practice of a combination of farming, the growing of crops, and ranching, the raising of livestock.

James B. Thompson and Porter M. Smart established the town of Hayden in 1875 as a trading post for the Ute tribe, with both men filing homestead claims in 1876. Hayden remained an informal settlement until 1894 when William R. Walker and his son Martin laid out the town site on a part of their ranch.⁵ Officially incorporated twelve years later, it was the arrival of the Denver, Northwestern and Pacific Railway (also known as "The Moffat Road" and later as the Denver and Salt Lake Railway) in October of 1913 that had the largest influence on the economy and settlement of Hayden.⁶ Its arrival assured the prosperity to the valley's agricultural operations, opening new markets to the rest of the United States. Along with cattle and sheep, hay, the grains of wheat, barley, and oats became the predominant agricultural productions in and around the Yampa River Valley. Hayden quickly became the largest shipping point for sheep in the county, reaching its peak in the 1940s.

Eventually, trucks replaced trains as the preferred transportation source and rail shipments of agricultural produce ceased by 1970.⁷ While some ranchers have maintained their operations, many have sold their land for development due to land values rising while incomes from agricultural operations have declined, however the Yampa River Valley continues to be a center of agricultural production.⁸ With approximately 600 ranches present in Routt County, cattle and sheep ranching, along with hay and wheat farming, are the major economic industries in the area, second only to tourism.⁹

Boundary Demarcations

Routt County Road 80, directly on the west and north of the nominated property, provides a western and northern boundary for the Kimsey-Bolten Ranch. The western boundary is now separated from the highway right of way by a modern wire fence. The eastern boundary is drawn along the quarter/quarter section line. Originally, the southern boundary extended down into the Yampa River Valley, but is now delineated by the periphery of the flood plain of the

¹ Winter & Company, "Historic Context of Routt County," prepared for the Tread of Pioneers Museum, January 1994.

² "Yampa River Preserve," The Nature Conservancy, <http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/colorado/placesweprotect/yampa-river-preserve.xml> (accessed March 5, 2012)

³ Winter & Company, 2-1; Laureen Lafferty Schaffer, "Agricultural Context of Routt County", prepared for Historic Routt County!, et al., December 2005, 4.

⁴ Schaffer, 14.

⁵ Ibid.

⁶ The line today is in use as part of the Union Pacific's Central Corridor.

⁷ Schaffer, 35.

⁸ "Routt County Master Plan 2003," Routt County Government, <http://www.co.routt.co.us/planning/plans/Master%20Plan.pdf> (accessed March 10, 2012).

⁹ "History & Genealogy," Yampa Valley, http://yampavalley.info/centers/history_%2526_genealogy (accessed March 10, 2012); "Agriculture in the Yampa Valley," Yampa Valley, http://yampavalley.info/centers/agriculture/pages/agriculture_in_the_yampa_valley (accessed March 10, 2012); "2007 Census of Agriculture: Routt County, Colorado," United States Department of Agriculture, http://www.agcensus.usda.gov/Publications/2007/Online_Highlights/County_Profiles/Colorado/cp08107.pdf (accessed March 10, 2012).

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valley. The northern, eastern, and southern boundaries are marked by alternating barbed wire and wooden post and board fences.

Topography

The characteristic of topography, as defined by the National Park Service, is "the three-dimensional configurations of a landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect)."¹⁰ The topography of the nominated property influenced the activities and patterns of spatial organization. Farmers often located their main house and outbuildings at one of the highest elevations to prevent potential flooding. The elevation of the ranch is approximately 6,480', with the buildings located 120' above the Yampa River located directly to the south. From the southern property line, the land gradually slopes upward to the northern property line, which sits at 6600'. The pastures that take up most of the eastern half of the property are set on a shallow rolling hill rising in elevation to 6600'. The property to the west of the Kimsey-Bolten Ranch slopes upward to a rise of 6600' as well. The location of the Kimsey-Bolten building complex is ideal at an elevation 6480' as it is in a small vale protected on three sides by the higher terrain and producing a milder temperature than the surrounding hills.

The terrain surrounding the building and structure locations and throughout the homestead are as much as it was in the early twentieth century except for the demolition of one structure and a few additional buildings and structures. These changes do not detract from the integrity of the site as an agricultural complex and are primarily within the period of significance. Overall, the setting of the Kimsey-Bolten Ranch-rural historic landscape retains excellent integrity.

Vegetation

Liam Delaney, son of the current owners, conducted a non-domesticated tree and shrub survey of the Kimsey-Bolten Ranch and found the following species throughout the property:

Box Elder Tree (<i>Acer Negundo</i>)	Juniper Trees (<i>Juniperus</i>)
Chokecherry (<i>Prunus Virginiana</i>)	Rabbit brush (<i>Chryothamnus</i>)
Cottonwood (<i>Populus section Aegiros</i>)	Russian Olive Tree (<i>Elaeagnus Angustifolia</i>)
Currant Bush (<i>Ribes</i>)	Service Berry Tree (<i>Amelanchier</i>)
Gamble Oak (<i>Quercus Gambelii</i>)	Sagebrush (<i>Artemisia</i>)
Greasewood Brush (<i>Sarcobatus</i>)	Snowberry (<i>Symphoricarpos albus</i>)
Hawthorn Apple Tree (<i>Crataegus</i>)	Wild Rose (<i>Rosa spp.</i>) ¹¹

Additionally, several apple trees, one cherry, one plum, one apricot and several roses are located to the south and west of the house and near the bunkhouse. Several lilac also exist to the south and west of the house. Many of these are historic plantings dating to at least the Bolten occupation, but some, such as the lilac and chokecherry, may date to the Kimsey ownership. Indigenous prairie grass exists in the west and east pastures.

Patterns of Spatial Organization

The spatial organization of the Kimsey-Bolten Ranch-rural historic landscape is associated with the location of the Yampa River Valley, the proximity to Routt County Road 80, and the flattest area on the property. The original owner, Leslie Kimsey insured that his land was accessible to a water source, but insured his home site would be out of harm's way in the event of a flood. He also insured easy access to town and its railway by establishing the ranch as a two-mile drive to Hayden. A majority of the agricultural buildings were located near each other to maximize functionality among them. A circular drive provides additional access-ways to the garage, bunkhouse, pole barn, corrals, and fields, with the closure of the circle ending at the large barn and pens near the entry. A second driveway access, now abandoned, leads to the

¹⁰ Robert Page, Cathy A. Gilbert, and Susan A. Dolan. *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. Washington, D.C.: USDI National Park Service, 2005, 148.

¹¹ Liam Delaney. "Survey of Non-Domesticated Trees and Shrubs of the Delaney Ranch," unpublished manuscript, September 2011, on file with Liam Delaney, Hayden, Colorado.

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remains of a granary. A series of non-historic wire and wooden fences have been installed to separate the main house from the other agricultural structures and the pastures.

Descriptions of Individual Resources

Buildings - Contributing

Main House, 1919 (Resource 6) The T-shaped plan house has a concrete foundation, horizontal lap sided walls, and a moderately pitched, multiple-gabled roof clad in composition shingles. Craftsman style details include the overhanging eaves, exposed rafters of the gabled roofs along with the triangular knee braces that highlight the east and west gabled ends. Corner boards exist at each corner and extend from the ground to the eaves. The original wood-frame windows are six-over-one lights with a cornice head and operable shutters. The T-shaped plan house has a circa-1970 rear (southeast side) addition, which serves as the east (rear) entry and mudroom.

West-facing side

The west-facing side is predominately a side gable roof section of the house. A large enclosed porch projects from the first story of the west-facing side of the house, which is the main façade. The porch extends the full width of the west-facing side, a half-hipped roof caps the porch while paired four-over-one windows with brass hardware wrap around the north, south and west sides. Four sets of these paired windows flank a ten-light door. Above the porch in the gabled end is a circa-1970s window comprised of a large, fixed central sash flanked by two casements.

North-facing side

Shuttered windows of various sizes punctuate the walls of the north elevation and its gabled roof projection. In the apex of the gabled-roof projection is a small square four-light window with architrave trim.

East-facing side

The east-facing side consists of a hipped roof extension with a six-over-one light window on the western-most half and a large, fixed central sash window flanked by two casements. The eastern-most half has a gable roofed addition with a gabled entry hood above a wooden entry door with nine-lights in the upper half and cross-bracing in the lower half.

South-facing side

The south-facing side is marked with a gabled roof projection at the west end and a side gabled roof kitchen addition with its own entry at the east end. Between the gabled roof projection and the kitchen addition is a bay window. A brick chimney pierces the southern slope of the main roof, while the gabled projection has an exterior brick chimney flanked by two tall, shuttered windows. The exterior of the kitchen addition has drop siding on its southern wall while the remaining walls have lap siding, which is consistent with the original portion of the house.

Interior:

The interior of the house contains all of its original wood lath and plaster walls and ceilings. All of the original doorframes, doorknobs, baseboards, windows (with the exception of the kitchen window on the rear, or east-facing side and an upper bedroom window on the west-facing façade), and hardwood floors are intact and still in use. Additionally, most of the Delco-Light® fixtures throughout the house are original and still in use. The original custom-made buffet in the dining room is in excellent condition and continues to provide a main focal point the room. As well, original custom oak pillars provide a soft room divider between the dining room and living room. A large rock-faced fireplace sits on the south wall of the living room.

Alterations

In 1965, the owner, N.J. Meagher enclosed the porch on the west-facing side using horizontal lap siding. During this time Meagher also enlarged the living room slightly to the south, projecting the south living room wall out by approximately eight feet; however, the same windows were re-used in the south wall. During the Hellyer ownership (circa 1966-1970s), the owner replaced the original brick interior fireplace with a larger rock-faced fireplace capped by a large wood mantel. original. The Hellyers made an additional alteration circa 1970s to the east-facing side with a small mudroom addition to the kitchen at the rear (southeast). When the Hellyers made this alteration, they replaced the kitchen window and the upper west-facing bedroom window with fixed central sash flanked by two casements. The bedroom window was apparently damaged.

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Integrity

Although there have been two expansions to the house, as described above, the one on the west-facing (front) side is historic and does not impact the integrity of the house and the one on the east-facing (rear) side is a minor addition and does not impact the overall integrity of the house. With all of the original interior hardware, floors, fixtures, built-in cabinets, and woodwork, along with nearly all of the original windows, siding, brackets, and the floor plan remains the same (only enlarged in two rooms), the house has a good to high degree of integrity as it relates to materials, workmanship, design, setting, association, feeling, and location.

Garage, 1951 (Resource 7)

Located southeast of the main house, the one-story frame garage has a rectangular plan and measures 24' x 36'. The building has lap-sided walls, a wood-shingled gabled roof with overhanging eaves and exposed rafters. Two large overhead doors exist on the north-facing side with a small four-light window in the apex. The west-facing side has one large wood paneled door with wide board trim followed by two small square windows, and another smaller wooden door toward the south end. The south-facing side of the garage features a ribbon of five twelve-light windows below a series of five four-light windows in the gable end. The east-facing side has three single sash fixed windows and one door. Although constructed as a garage, the building was used as a chicken coop from 1966 until the early 1990s.

Barn, 1919 (Resource 3)

Dominating the building complex and surrounding landscape is a large two-story barn, which is visible from the road. Although the actual construction date is unknown, accounts and histories of the area provide a construction date of 1919, the same year as the main house. The rectangular plan, gambrel roof barn has a concrete foundation and measures 38' x 30'. A one-story shed-roof addition, built circa 1935, appears on the west side and measures 54' x 14'. Horizontal drop siding clads the barn and addition while wood shingles cover the roof, from which overhanging eaves extend by approximately 16". Corner boards extend to the roof on the barn and addition. A metal cupola topped with a metal weather vane straddles the ridge. All exterior doors feature bead board made from cottonwood. Small square window openings have simple wood surrounds. Most are four-light fixed windows, unless otherwise noted. A metal corral surrounds the barn where horses and yaks are often kept.

South-facing side

The main entrance appears on the south-facing side featuring centrally positioned, double leaf, sliding doors with cross bracing flanked by two windows. Above the doors a single leaf, square hay door, is centrally positioned; this also features cross bracing. Above the hay door in the apex is a pair of oversized double doors, similar to the main floor doors, except these doors are hung with hinges rather than hung on an exterior sliding track. Flanking the upper story double hay doors are small square openings without glazing. A projecting hay hood provides shelter for the pulley system.

West-facing side

The west-facing side reveals three windows of the addition, with the wood covering the northern-most window opening in place of glazing. The roof of the barn meets the roof of the addition; therefore, the wall surface of the barn is not visible from the west-facing side.

North-facing side

The north-facing side is similar to the south-facing side with centrally positioned, double leaf, sliding doors with cross bracing in the lower portion of the doors. To the left (or east) of the main doors a window appears and to the right at the very corner of the original barn is a single access door, which repeats the cross bracing pattern. Two windows, without glazing, but boards covering the openings, exist in the second story. The attic space contains one window, without glazing, and a board covering the opening centered beneath the gambrel roof peak. On the west side, the circa-1935 addition extends from the northwest corner by 16'. A large sliding door exists on the east-facing side of the addition. The north-facing side of the addition does not contain fenestration.

East-facing side

Five equally positioned windows appear on the east-facing side of the first floor, with no other fenestration present on this side.

Interior

Originally the barn had milking stanchions; however, an owner removed these circa 1960s – 1970s. The interior features the original wood floors, staircase, bead board doors, and stall doors. The second-story loft contains a historic pulley

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system by which the farmer retrieved and stored hay in the barn. An open ceiling displays a complex network of rafters, purlins, and tie beams.

Alterations

The current owners reglazed the existing windows in 1999 due to breakage and installed a new wood shingle roof in 2003 with the assistance of a grant from the Colorado State Historical Fund (SHF No. 2003-M2-023), replacing the previous wood shingle roof, which was approximately 84 years old and was severely deteriorated. The roof replacement was overseen by the State Historical Fund and in accordance with the Secretary of Interior's Standards.

Bunkhouse, circa 1920 (Resource 4)

Located to the south of the barn, the bunkhouse is a one-story, gable-roofed, L-shaped plan building believed to be the result of two smaller gable roofed buildings moved to the site and then joined together. The building measures 38' and 36' on the south- and west-facing sides and 12' on the north- and east-facing gable ends. The north-facing gable end has a shed-roofed addition extending the width of the façade. The building and addition are clad with horizontal lap siding, painted white, and the roofs covered with composition shingles. Three original, wood frame, double hung, six-over-six windows are present in the southern portion of the building; the remaining windows on the building are aluminum framed slider and single-light windows. There is a wooden door on the south-facing side with a single light window in the upper half and three horizontal panels in the lower half. A second wooden door, with five horizontal panels, is located on the east-facing side of the shed addition. The current owners gutted the interior of the building due to irreversible damage and disrepair. They now rent the bunkhouse and it is currently occupied.

Tack shed, circa 1940s (Resource 8)

The tack shed is located approximately 132' northeast of the house. It is a small, one-story, rectangular plan, wood frame building with a front-gabled tin roof. Vertical log siding forms the walls while horizontal log siding faces the gabled ends. The building rests on the ground with no foundation. There is a large simple wooden door on the east-facing side and a small square opening filled in with vertical log siding on the north-facing side.

Generator Building, circa mid-1940s (Resource 5)

To the south of the main house by approximately 272' and south of the bunkhouse is the generator building. This is a simple, one-story, poured concrete building with a rectangular plan measuring approximately 11'x 14'. It has a low-pitched gabled roof behind a low parapet wall, both constructed of concrete. The building features a wooden door with vertical planks and a concrete floor.

Buildings – Non Contributing

Pole barn and pens/corrals, circa 1960s-1970s (Resource 9)

To the north of the tack shed, by about 50', is the pole barn, which consists of two elongated loafing sheds designed to provide shelter for livestock. The wood frame building has two walls of vertically placed wooden poles and a shed roof covered with corrugated metal. Open on two sides, the interior space is divided to form six pens. Horizontal wooden poles create three distinct areas for extended areas for the animals utilizing the pole barn. A wooden corral exists on the east side of the pole barn, while a metal gate allows animal entry toward the east end of the barn. A smaller corral in the middle provides an area for the sheep with a metal access gate on the south side, and a larger area on the west side has a wooden fence to the west with tall metal gates on the south side.

Structures – Contributing

Cistern, circa 1919 (Resource 10)

Located approximately 1170' to the southeast of the main house is a poured concrete cistern, constructed in the circular plan with a dome-like cap. Utilizing gravity to supply water to the ranch complex below, this cistern stores water from a well and is still operational. Constructed into the hillside, the height varies from approximately 6" above ground to 4'. The cistern has been incidental to the function of the ranch, specifically for crop production.¹²

¹² The water-related structure, which is the cistern, is considered a contributing resource for the sake of this nomination to the National Register of Historic Places. Only real property, per 36 CFR 60.6, and not water rights is the subject of this nomination.

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Stone walls, circa 1942 (Resource 11)

Terraced stone walls exist around the south and west sides of the main house yard, providing a division of the driveway and the living space. The walls vary in height from approximately 2' to 3' high and extend approximately 50' on the south side of the main house yard, and 40' on the west side of the main house yard. This regularly coursed, mortared rubble wall has a prominent concrete cap with an inscription of "July 6, 1942." Additionally, a shorter stone wall borders the east side of the driveway, opposite the house, and extends approximately 50'. Irregularly coursed, mortared cobblestones capped with a thin layer of concrete make up this wall.

Entry Gate and Posts, circa 1919 (Resource 1)

Three stone entry posts approximately eight feet tall, each capped with one rough, light round, colored stone, mark the entry to the building and structure cluster, which leads to the agricultural fields. The posts, which date to the time Kimsey established his ranch, support a metal gate between the southern two posts. A diamond and circle exist in the center of each wrought iron gate. A larger diamond pattern flanks the center. Angled supports extend from nearly the height of the post to a scroll, which signals the latch. The current owner added a small LED lantern on the center post. Next to the southern-most post is segment of a circa 1919 garden loop, wire mesh fence, which measures approximately 5' in length.

Sites – Contributing

Granary foundation, circa 1919 (Resource 2)

What remains of a once large granary sits directly west of the barn. The concrete foundation measures approximately 20' x 100'. The building was razed between 1993-94.

Pastures and cultivated fields, circa 1917 (Resource 13)

The original Kimsey homestead consisted of a total of 680 acres and included 100 acres of cultivated fields to grow grain. Current land is divided into approximately fifteen acres of hayfield on the northeastern portion of the ranch, with about thirty acres of pastureland east and north of the pole barn, as well as another pasture to the west of the pole barn. Horses and sheep are intermittently rotated in the pastures to graze.

Integrity

The buildings, structures, and sites all have a good to high level of integrity. The terrain within the nominated property boundary is relatively identical to its appearance in 1917. Overall the entire property retains a high level of integrity for a rural historic landscape as it relates to feeling, setting, association, location, workmanship, design, and materials. Its wide open view shed, pastures and cultivated fields, native vegetation, and boundary demarcations, primarily continue to exist as they did under the ownerships of Leslie Kimsey and Isadore Bolten. The terrain within the nominated property boundary is relatively identical to its appearance in the late 1910s and early 1920s. The interior floor plan and exterior of the main house and barn retain a majority of its original plan, form, and materials since the construction date. Additionally, the original light fixtures, hardwood floors, built-in cabinets, columns and buffet all contribute to the high degree of integrity of the house.

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RESOURCE COUNT

Contributing Resources – Total 11

Buildings (6)	Resource #	6	Main House
		7	Garage
		3	Barn
		4	Bunkhouse
		8	Tack Shed
		5	Generator building
Sites (2)	Resource #	2	Granary Foundation
		13	Pastures and Cultivated fields
Structures (3)	Resource #	10	Cistern
		11	Stonewalls
		1	Entrance Gate and Posts

Non-Contributing Resources – Total 1

Buildings (1)	Resource #	9	Pole Barn and corrals
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Kimsey-Bolten Ranch Rural Historic Landscape
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Agriculture

Period of Significance

1917-1962

1919-1951

Significant Dates

1919

1935

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance for agriculture begins in 1917 with the appropriation of the property and establishment of a ranch by Leslie Kimsey and ends in 1962, in keeping with the guidance established by the National Park Service. With the construction of the main farmhouse and barn in 1919, the period of significance for architecture begins in 1919 and ends in 1951 with the construction of the garage.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Kimsey-Bolten Ranch is locally significant for the National Register under Criterion A in the area of **agriculture** for its association with the development of ranching and farming in Routt County with extant resources representing 93 years of ranching and farming. The ranch illustrates the significant role that high country ranching played in the development of Routt County. The property is also locally significant under Criterion C in the area of **architecture**. The main house is a good example of a modest Craftsman style and the barn is an excellent example of a Gambrel roof barn. While the other buildings on the property do not have a specific defined style, they represent construction techniques of economic prosperity and growth occurring for a certain segment of the ranching population in the first half of the twentieth century.

Character Defining Features

Land Use, Boundary Demarcations, Topography, Vegetation, Patterns of Spatial Organization, Buildings, Structures, Sites, Objects and Archaeological Features

The Kimsey-Bolten Ranch is significant for its overall intact rural landscape. It is an excellent example of a typical rural agricultural landscape in this area of the Yampa Valley. An agricultural corridor stretching from the headwaters of the Yampa River to the Utah border, 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 to the west. Along the valley floor, through its center, flows the Yampa River with the town of Hayden located near the center of the entire corridor.¹³ The extensive natural landscape features on the Kimsey-Bolten Ranch have changed very little in the 114 years since Leslie Kimsey acquired his initial claim. The wide-open view shed of the land appears mostly as it did in the early 1900s. The built features developed during the farming and ranching operations and the human activity continue to exist in harmony with the natural landscape features. In the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, buildings, structures, objects, land use and cultural traditions. The Kimsey-Bolten Ranch includes the majority of these components with a high degree of integrity.

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

Criterion A: Agriculture

Farming and Livestock Production

The Kimsey-Bolten Ranch represents ranching in Routt County during the 1920s and the continuation of the ranching life-style occurring within the county today. Cattle and sheep ranching have been two of Routt County's largest industries and have contributed much to the economy and culture of the region. Ranching has been extremely significant in the formation of the western culture and heritage of the community. Seasonal cattle ranching that relied on open-range grazing systems appeared on the region in 1859. Routt County proved an ideal area for raising cattle as the lush valley grasses nourished and fattened the cattle better than the drier grasses to the east and west. Using open-range grazing, the Yampa Valley established itself as a major cattle center. Cattle were numerous and ranching firmly established by 1860.

Although ranching in Routt County was originally synonymous with cattle breeding, shepherding appeared in the valley in 1890. Much of the county's natural environment was favorable for lamb production; however, with the increase in the number of cattle and sheep, competition rose for land and prime grazing grounds and watering areas¹⁴. Disputes soon erupted between cattle ranchers and sheep ranchers causing violent battles that escalated into the much publicized "Range Wars". These range wars began to dissipate with the creation of the Routt National Forest in 1905 assisted the sheep raisers when the Forest Service began to regulate grazing and established a permit system for grazing on the public lands in 1911.¹⁵ Despite these range conflicts, ranching continued to grow with national westward expansion spurred on by the Homestead Acts. The Enlarged Homestead Act of 1909 and the Grazing Homestead Act of 1916, both allowing for

¹³ Marty, Alexandroff, "Dawson-Carpenter Ranch," National Register Nomination, Denver: Office of Archaeology and Historic Preservation, April 1996, 7-1.

¹⁴ Schaffer, 6.

¹⁵ Schaffer, 51.

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the purchase of 640 acres, further encouraged settlement in the area and brought with it a variety of agricultural expansion from ranching to raising hay.

The growth of cattle and sheep ranching could not have occurred in Routt County without winter pasturelands and hay. The two principal agricultural producers in the county, ranching and hay, developed and maintained a symbiotic relationship. When open pasture and grazing land diminished, ranchers became increasingly dependent on hay for winter feeding. Hay production has continued since the earliest days of agricultural crop production in Routt County, serving as the principal crop. The first farming was hay raising, utilizing the native hay along the river bottoms. Hay was the most common crop grown and the staple crop of the county, able to be produced on dry land or irrigated acreages.

The advent of the railroad, which reached Hayden in 1913, extended the most influence in the development of agriculture in Routt County.¹⁶ It increased availability to new markets, thus insuring export potential as agricultural producers were no longer confined to limited local markets.¹⁷ While neighboring Steamboat Springs was known as the cattle-shipping center in the county, Hayden became the largest rail-shipping center of sheep, reaching its peak in the 1940s.

Criterion C: Architecture

Craftsman style (house)

Craftsman architecture was the dominant style throughout the county during the period from about 1905 until the early 1920s.¹⁸ The Kimsey-Bolten Ranch main house's Craftsman detailing is consistent with houses constructed during this period. Although a modest version of the Craftsman style, the house represents a more stylized and formal architecture than typically seen in Routt County, as most ranch buildings and residences were vernacular in design; the more prosperous ranchers often replaced their initial homestead houses or cabins with a more impressive main house, built in whatever style was popular during the period.

Influenced by British Arts and Crafts movement of the late nineteenth century, a philosophy, which stressed comfort and utility using natural materials and a lack of pretension, the American Craftsman style, also valued efficiency and modern conveniences.¹⁹ The Craftsman architectural style emphasized simplicity of form, holistic design, and the use of natural materials replacing the more delicate, intricate detailing and opulent aesthetic of the Victorian period. Common exterior elements, present on the Kimsey-Bolten main house, included exposed rafter ends, overhanging eaves, knee braces at eaves, and full-width porches. In addition to these characteristics, windows consisted of divided lights in the upper sash and a single light in the lower sash.²⁰ All had simple, informal floor plans with interiors of wood detailing with built-in seating, sideboards, and bookcases, and large fireplaces. Yet, this example appears more rural in flavor than some more populated urban examples.²¹

Gambrel roof (barn)

Frequently barns are divided into categories by the types of roofs they have. The roof is among the most important elements and prominent features of building form and barns are no exception. The decision as to which roof type to have was often based on the storage needs of the farmer, their financial position, and the availability of framing craftsmen.²² A barn roof, often seen from a distance, must be considered a major character-defining feature.²³ The gambrel roof on the Kimsey-Bolten Ranch barn is highly visible from the road and dominates the surrounding landscape.

The gambrel, or two-slope gable roof, was introduced to barn construction in the post-Civil War period.²⁴ By the turn of the nineteenth century, the gambrel roof barn was the primary barn design used across the country. More complex in form

¹⁶ Schaffer, 33.

¹⁷ Schaffer, 33-4.

¹⁸ Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Knopf, 2009, 454.

¹⁹ "Craftsman," History Colorado, <http://www.historycolorado.org/archaeologists/craftsman> (accessed March 5, 2012); Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home*, (New York: Houghton Mifflin Company, 2004), 346-8.

²⁰ "Craftsman."

²¹ Foster, 346-8.

²² "Dairy Barn Roofs," *A Field Guide to Farm Buildings and Structures of the United States*, <http://www.farmbuildingguide.org/dairyroof.html> (accessed March 7, 2012).

²³ Michael J. Auer, Preservation Brief 20:

²⁴ "Dairy Roof Barns."

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and more expensive to construct, the gambrel roof allows a much greater volume of space than a gable roof.²⁵ Also known as a curb roof, the double slope permitted a larger capacity hay loft without increasing the heights of the side walls of the barn²⁶. The gambrel roof shape was formed with trusses that did not require cross beams, which interfered with the movement and storage of hay.²⁷

Two types of framing were used to construct the gambrel roof: braced rafters and the plank truss or Shawver frame.²⁸ The Shawver frame, named for carpenter-builder John L. Shawver of Bellfontaine, Ohio, is evident on the Kimsey-Bolten Ranch barn. The Shawver frame construction is described by barn engineers W.A. Porter and Deane Carter: "Trusses are placed 10 to 16 feet apart, with 12 and 14 feet as the usual spacing, supporting the entire roof load, and naturally heavier than the truss of the braced rafter frame. The space between the trusses is filled with braces and rafters. The most widely used method of construction called for the building of the entire first story before the trusses were made and erected."²⁹

Developmental history/additional historic context information (if appropriate)

Land History

The Kimsey-Bolten Ranch represents ranching in Routt County during the 1920s and the continuation of the ranching life-style in Routt County up to today. The components of the property were first homesteaded (according to Routt County Assessor's records) in January 1888 by Charles P. Osberg (well parcel, Section 3, Township 6 North, Range 88 West), in November 1884 by Ezekiel Shelton (Lots 2 and 3, SW and SE in NE ¼ of Section 3, Township 6 North, Range 88 West), and in April 1898 by Leslie Kimsey (SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 34, Township 7 North, Range 88 West). Kimsey acquired the Osberg and Shelton parcels in the spring of 1917 and by 1919 Kimsey owned a total of 680 acres of which over 100 was being farmed.³⁰ Isadore Bolten (also known as Bolton and Boloten), a prominent cattle and sheep rancher, was the second key owner of the ranch. Bolten, along with his business partners, over-saw large livestock operations in Colorado and Wyoming, headquartering summer ranching activities in the Elkhead area of Routt County (northwest of the Kimsey-Bolten Ranch). From Bolten, who owned the ranch from 1933 until 1956, the property passed to N.J. Meagher, who bought the ranch for a daughter and owned it until 1966. William and Donna Hellyer owned the ranch from 1966 to 1993; during this time, the ranch comprised 147 acres. The ranch continued to be divided and split, including the sale of the river flood plain area to the Nature Conservancy during the mid 1990s. The Delaneys purchased the current parcel in 1994, which constitutes 52.17 acres. The Delaneys continue to operate the ranch, raising horses, pigs, sheep, and yaks, and have completed preservation work on the house, barn, and bunkhouse.

Leslie Kimsey

Not much historical information is known of the original owner, Leslie Kimsey. He arrived in Hayden, along with his wife Minnie and three children in 1910 from Fort Morgan, Colorado. Kimsey took over as the cashier and bookkeeper for the Bank of Hayden, which was housed in the Hugus Company Store located on South Walnut Street. Beginning in the late 1890s and into the late 1910s, Kimsey had been purchasing land in the Hayden area. In addition to being a banker, he became one of the original shareholders of the Hayden Co-Operative Elevator Company. He concurrently started ranching and farming, eventually acquiring a total of 680 acres of which over 100 were farmed with a combination of 'dry' and irrigated farming.³¹ In 1919, Kimsey formally established his ranch with the construction of what the *Routt County Republican* described as "one of the finest country homes in the valley. In addition to a well built house, barn and other buildings, he has a Delco Light System and one of the best water systems. What was but a few months ago a sage brush field is now one of the best improved places on the river."³² For at least 10 years, the Kimsey ranch lands produced wheat, pastured cattle and horses, and bred Duroc-Jersey pigs. By 1930, Kimsey and his family had relocated to Lakewood, Colorado and the ranch was subsequently sold to Isadore Bolten in 1933.

²⁵ Allen G. Noble and Richard K. Cleek, *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*, (New Brunswick, NJ: Rutgers University Press, 1995), 36-37; Thomas D. Visser, *Field Guide to New England Barns and Farm Buildings*, (Lebanon, NH: University Press of New England, 1997).

²⁶ "Dairy Roof Barns."

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ "Improving Their Ranches," *Routt County Republican*, March 28, 1919.

³¹ "Part of E. Shelton Ranch Sold," *Routt County Republican*, January 12, 1917.

³² "A Modern Home," *Routt County Republican*, February 27, 1920.

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Isadore Bolten

Born Israel Bolten of Jewish parents in Russia in 1885, his mother died when Bolten was only one-and-a-half years old. His father, an officer in the Czar's army, sent him off to be raised by a cobbler uncle near Moscow. In his early 20s, he immigrated to the United States as a steerage passenger, landed in New York City, and made his way to Chicago where a cousin took him into his home. Bolten took lessons in English at Hull House and obtained a \$12-a-week job at Marshall Field and Company repairing shoes, a trade he learned from his uncle at around the age of 9 or 10.³³ Losing this job due to the Panic of 1907, Bolten ventured to Portage, Wisconsin, to work as a farm hand and then further west to Yankton, South Dakota, working as a hotel bell hop. It was while in Yankton that Bolten read an article in the *Denver Post* about the 1909 Enlarged Homestead Act, revising the 1862 Homestead Act from 160 to 320 acres allowable for dry farming land.³⁴

Bolten filed his first homestead claim (serial no. 03076) on June 1, 1909 in the Elkhead region of Routt County.³⁵ As he settled his homestead, Bolten worked as a hay laborer and laid railroad ties on the Moffat Road before being hired by lawyer-rancher Ferry Carpenter. Encouraged by Carpenter, Bolten purchased 1,000 head of "broken-mouth" ewes from another rancher named N.M. Chapman.³⁶ As Chapman did not expect the ewes to last through the winter, Bolten placed a small down payment with the balance due if the ewes lambed the next spring. It was a gamble that paid off in Bolten's favor, making him his first \$1,000 in the sheep business.

In 1921, Roblin Davis was looking for someone to manage the Davis family-owned Kindt Sheep Co., a large outfit just south of Rawlins, Wyoming. Davis was in the wholesale drug business in Denver and, under the recommendation of Carpenter, hired Bolten as manager. A man with little formal education, Bolten educated himself by visiting libraries as often as possible. While wintering in Rawlins, he spent evenings at the city's public library and it was there he met his future wife, the widowed Ethel Fuiks. Raised in Illinois, Ethel studied at the Cincinnati Conservancy and the Chicago Musical College before attending the School of Librarianship at the University of Wisconsin. The couple was married in 1926 and initially settled on the Elkhead homestead. When the Kimsey family vacated their ranch, the Boltens purchased it and resided there during the summer months, while Bolten continued to headquarter his operations at the Elkhead area ranch.

By 1939, Bolten had become a full partner in the Bolten-Davis Livestock Company (formerly named Kindt Sheep Co.), which included more than 200,000 acres of land in Routt County, Colorado and Carbon County, Wyoming with the sheep summering in Colorado and wintering in Wyoming. While Bolten primarily raised sheep, he also raised cattle, an unthinkable combination in the 'range wars' years. Bolten serves as an example of a large-scale rancher who diversified to become successful and adapted to changing markets at a critical time in agricultural history. Isadore Bolten died at the age of 66 on February 16, 1951 of a heart attack at his ranch in Rawlins, Wyoming. At the time of Bolten's death, he reportedly owned 11,000 acres in Routt County, Colorado plus 80,000 acres of deeded land in Carbon County, Wyoming as well as controlled, through leases and permits, approximately 400,000 additional acres.³⁷

³³ Established in 1889 by Jane Addams and Ellen Gates Starr, Hull House was Chicago's first settlement house offering various services for newly arrived immigrants.

³⁴ This applied to non-irrigable, non-timbered, non-mineral land in Colorado, Montana, Nevada, Oregon, Utah, Washington, Arizona, Wyoming, and New Mexico.

³⁵ "Homesteads Are Being Entered," *Steamboat Pilot*, June 9, 1909; "Notice For Publication," *Routt County Republican*, December 11, 1914.

³⁶ At approximately four years of age, a sheep has a full mouth of teeth. Past four, the incisor teeth will start to spread, wear, and eventually break. When a ewe has lost some of her teeth, she's called a "broken-mouth" ewe. When she's lost all her teeth, she's called a "gummer". "Basic Information about Sheep, Sheep 101, <http://www.sheep101.info/sheepbasics.html> (accessed March 5, 2012).

³⁷ Herbert P. White, 1970, "Bolten Story: The Last of Colorado's Sheep and Cattle Wars," Western History/Genealogy Department, Denver Public Library, Denver, Colorado.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5RT.1592

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10. Geographical Data

Acreage of Property 52.17

(Do not include previously listed resource acreage.)

UTM References (NAD 27)

(Place additional UTM references on a continuation sheet.)

The UTM coordinates were derived by OAHP from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U. S. Bureau of Land Management.

1	13	310013	4487330
	Zone	Easting	Northing
2	13	309566	4487290
	Zone	Easting	Northing
5	13	310000	4486964
	Zone	Easting	Northing

3	13	309349	4487096
	Zone	Easting	Northing
4	13	309313	4486756
	Zone	Easting	Northing

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

The Kimsey-Bolten Ranch is located approximately two miles north of the town of Hayden, Colorado with Routt County Road 80 providing the western and northern boundary of the property. It is more particularly described as the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 34, Township 7 North, Range 88 West; and within the NE ¼ of the NW ¼ of Section 3, Township 6 North, Range 88 West, of the 6th Principal Meridian, Routt County, Colorado, with the address of 41090 Routt County Road 80.

Boundary Justification (Explain why the boundaries were selected.)

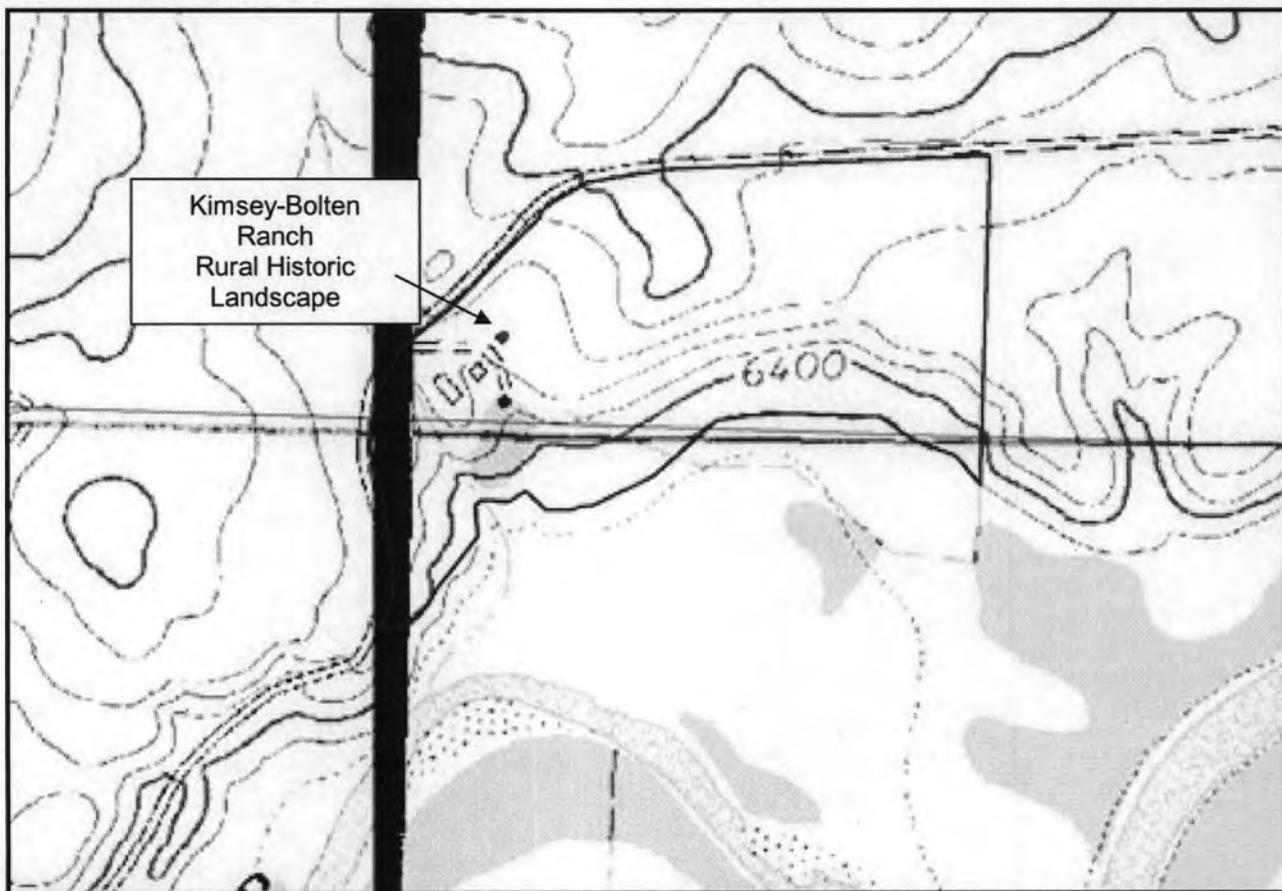
The nominated property contains all of the property remaining of the once larger acreage of the Kimsey-Bolton Ranch, which includes the historic building complex, farm structures, and nearest pastures and cultivated fields and other rural historic landscape features to the building complex containing 52.17 acres. In 1917, this portion of the property became part of the larger Leslie Kimsey homesteading operation comprising of a total of 680 acres. In 1933, the land became part of the even larger land holdings of Isadore Bolten, which totaled near 11,000 acres in 1951. After 1966, the owners divided and split the land several times, including the sale of the river flood plain area to the Nature Conservancy in the mid-1990s, after which the acreage associated with the property totaled 52.17 acres.

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USGS Topographic map
Rock Spring Gulch and Hooker Mountain Quadrangles
7.5 minute

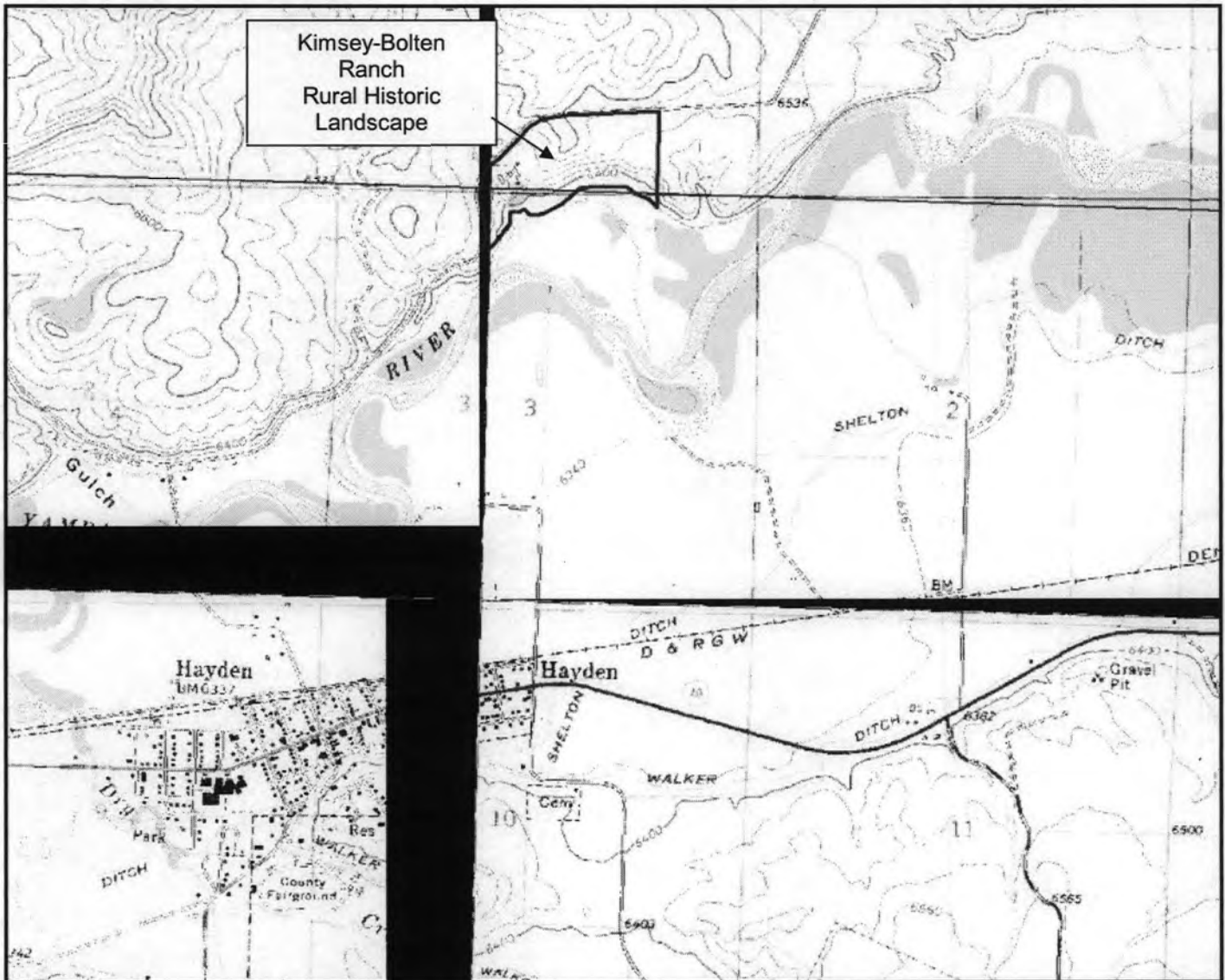
PLSS: 6th P.M. T 7N R 88W Section 34, and Section 3,
Elevation: Ranges from 6480' to 6600'



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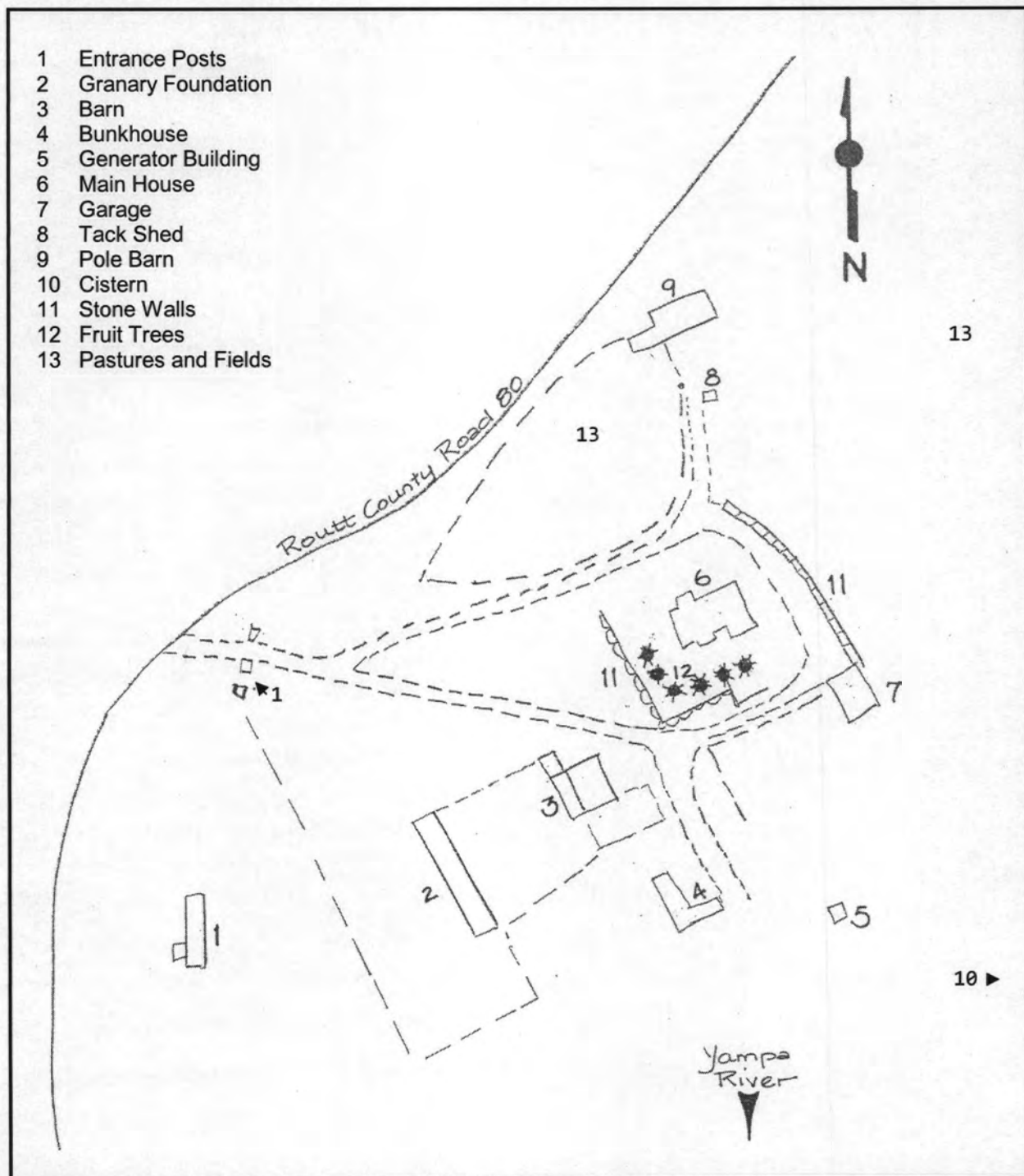
USGS Topographic Area Map



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Kimsey-Bolten Site Plan of Building Complex

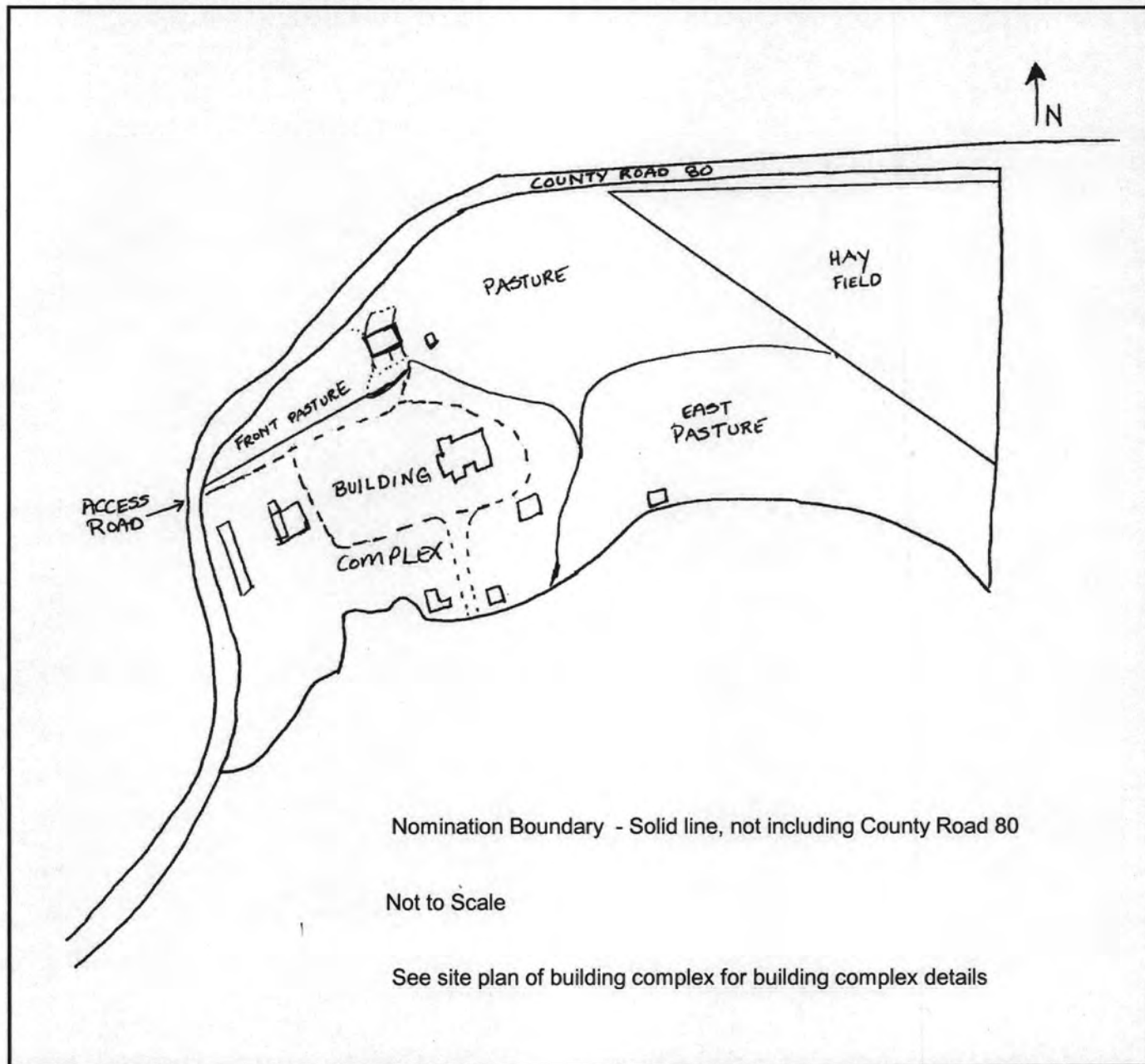


Sketch Map drawn by Laureen Schaffer, 2001, modified 2012 by Heather Peterson

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Kimsey-Bolten Site Plan of Farm



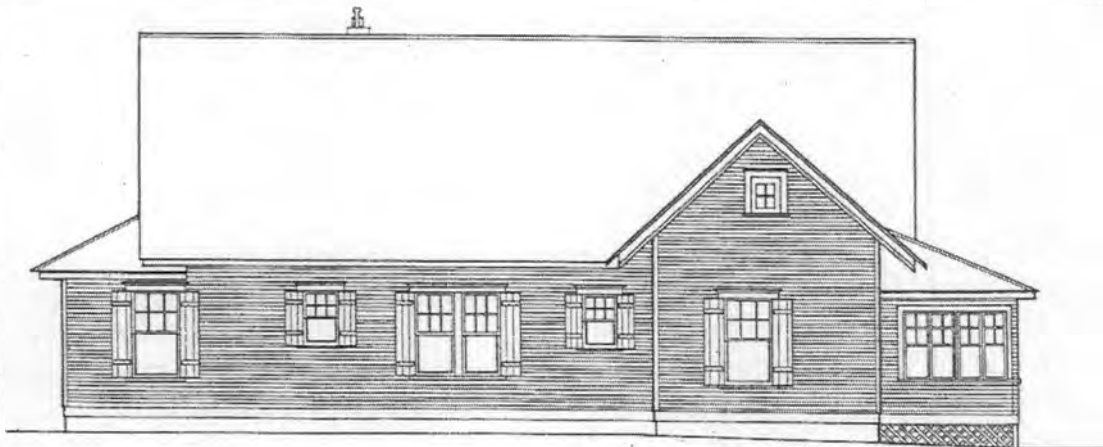
Kimsey-Bolten Ranch Rural Historic Landscape
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Main House Drawings



WEST ELEVATION



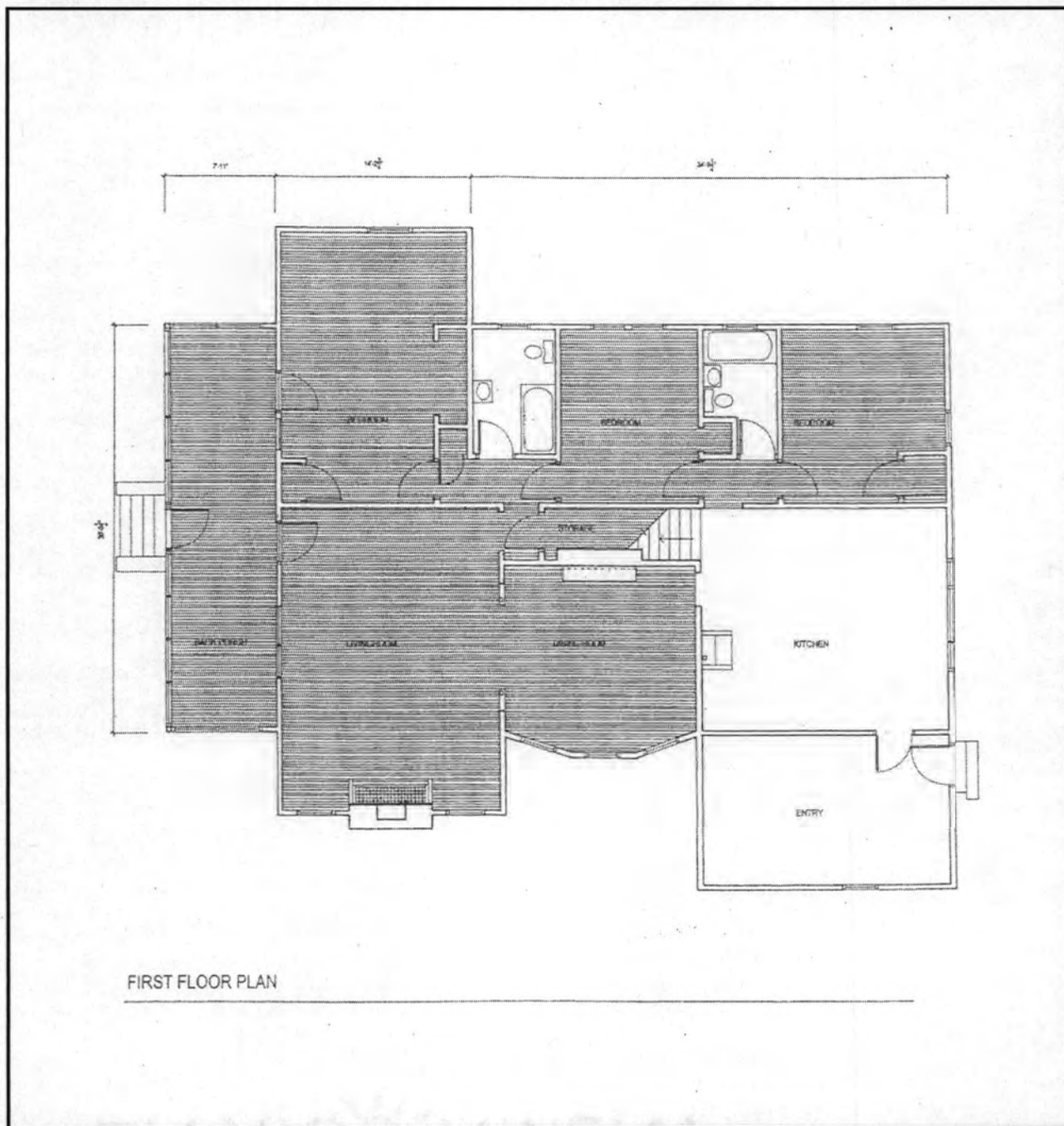
NORTH ELEVATION

Drawing from 2001 Bolten Ranch State Register Nomination, illustrator not identified

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Main House Floor Plan – First Floor

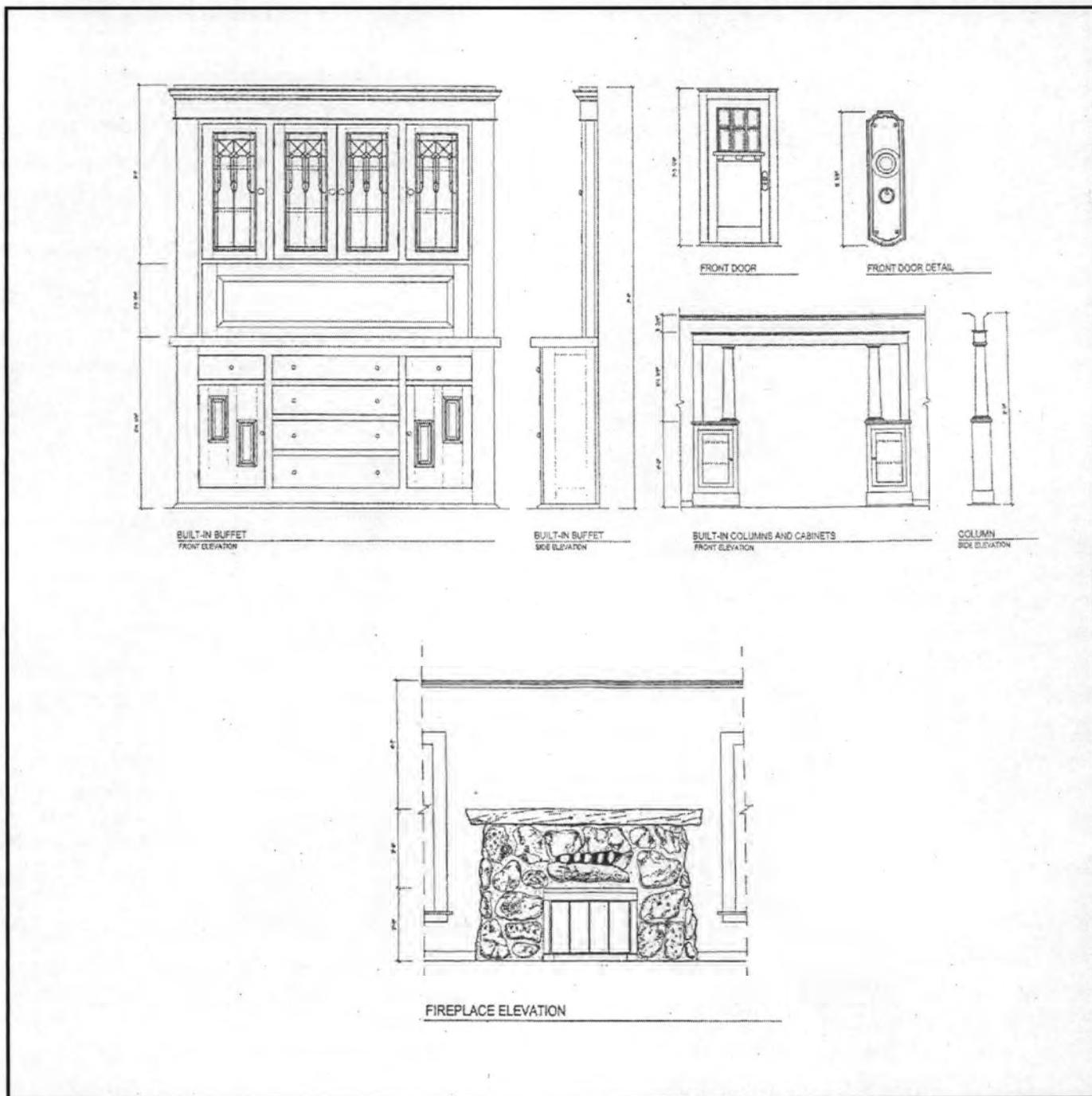


Drawing from 2001 Bolten Ranch State Register Nomination, illustrator not identified

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Main House First Floor Built-in Buffet, Columns, Front Door, and Fireplace



Drawing from 2001 Bolten Ranch State Register Nomination, illustrator not identified

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11. Form Prepared By

name/title Laureen Lafferty Schaffer with additional context by Alexis Ehrigott (for property owner)
organization History Colorado date February 10, 2012
street & number PO Box 770662 | 1200 Broadway telephone 970-871-8797 | 303-866-2825
city or town Steamboat Springs | Denver state CO zip code 80477 | 80203
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

PHOTOGRAPH LOG (TIFF images on file with the Office of Archaeology and Historic Preservation, Denver, Colorado)

Name of Property: Kimsey-Bolten Ranch Rural Historic Landscape

City or Vicinity: Hayden vicinity

County: Routt

State: Colorado

Photographer: Heather Peterson

Date Photographed: November 29, 2011

<u>Photo No.</u>	<u>Photographic Information</u>
1	Overview of the Kimsey-Bolten Ranch, camera facing northwest
2	Main House, west-facing side (main façade) and northwest corner, camera facing southeast
3	Main House, west-facing side (main façade), camera facing east
4	Main house, southwest corner, camera facing northeast
5	Main house, south-facing side, camera facing north
6	Main house, east-facing side (rear), camera facing west
7	Main House north-facing side, camera facing southwest
8	Main house enclosed front porch, camera facing southeast
9	Main house front entry door, camera facing east
10	Original custom-built dining room buffet in main house, camera facing north
11	Garage, north-facing side (main façade), camera facing south
12	Garage, west-facing side, camera facing east
13	Barn, south (main façade) and east-facing sides, camera facing northwest
14	Barn, east and north-facing sides, camera facing southwest
15	Barn, west-facing side, camera facing east
16	Barn interior of loft area, camera facing north
17	Bunkhouse, northeast-facing side (rear), camera facing southwest
18	Bunkhouse, south-facing side (main façade) and east-facing side, camera facing northwest
19	Tack shed, camera facing west
20	Generator building, camera facing east
21	Pole barn and corrals, camera facing north
22	Cistern, camera facing northwest
23	Stone wall bordering east side of driveway, camera facing southeast
24	Stone wall around house lawn, camera facing northeast
25	Entry posts, camera facing east
26	Granary foundation, camera facing southwest
27	Northeast pasture, camera facing northeast
28	West pasture (background), west lawn area and driveway (foreground), camera facing northwest
29	View from south boundary of ranch toward Yampa River, camera facing southwest

Kimsey-Bolten Ranch Rural Historic Landscape
Name of Property

Routt County, CO
County and State

HISTORIC IMAGES

Figure 1	Overview of Kimsey-Bolten Ranch, circa 1940s, Patrick and Tammie Delaney collection, Hayden, Colorado
2	Overview of Kimsey-Bolten Ranch, June 2006, Patrick and Tammie Delaney collection, Hayden, Colorado

HISTORIC IMAGES



Figure 1



Figure 2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kimsey--Bolten Ranch Rural Historic Landscape

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 10/12/12 DATE OF PENDING LIST: 11/13/12
DATE OF 16TH DAY: 11/28/12 DATE OF 45TH DAY: 11/28/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000972

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11.28.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



#1 Colorado - Routt County
Kimsey - Bolton Ranch Rural Historic
Landscape

19868, DSC-0078-0068



#2 CO - Routt County
Kimsey-Bolten Ranch Rural
Historic Landscape

19668, DSC-0017-0129



#3 CO - Routt County

Kimsey-Bolten Ranch Rural
Historic Landscape

18668, DSC-0016_0130



#4 CO - Routt County
Kimsey - Bolten Ranch Rural
Historic Landscape

09868, DSC-0015-0131



#5 CO - Routt County
Kimsey-Bolten Ranch Rural
Historic Landscape

19868, DSC-0014-0132



#6

Co - Routt County

Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0021-0125



#7 CO - Routt County

Kimsey-Bolten Ranch Rural Historic
Landscape

19868, DSC-0020-0126



#8 CO- Routt County
Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0003-0142



#9 CO - Routt County
Kimsey - Bolten Ranch
Rural Historic Landscape

19868, DSC_0004_0141



#10 CO - Routt County
Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0001-0143



#11 CO - Routt County
Kimsey - Bolten Ranch Rural Historic
Landscape

19868, DSC-0022-0124



#12 CO - Routt County
Kimsey - Bolten Ranch Rural Historic
Landscape

19868, DSC-0023-0123



#13

Colorado - Routt County
Kimsey - Bolten Ranch
Rural Historic Landscape

19868, DSC_0060_0086



#14 CO - Routt County

Kimsey-Bolten Ranch Rural
Historic Landscape

19868, DSC-0042-0104



#15 CO - Routt County
Kimsey-Bolton Ranch Rural
Historic Landscapes

19868, DSC_0034_0112



#16 CO - Routt County
Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0029-0117



#17 CO - Routt County
Kimsey-Bolten Ranch Rural
Historic Landscape

19868, DSC-0045-0101



#18 CO - Routt County
Kimsey-Bolten Ranch Rural
Historic Landscape

027927, DSC-0047-0004



#19 CO - Routt County

Kimsey - Botten Ranch Rural
Historic Landscape

327927, DSC-0063-0008



#20 CO - Routt County
Kimsey - Bolten Ranch Rural
Historic Landscape

327927, DSC_0055_0005



#21 CO- Routt County

Kimsey - Bolten Ranch Rural

Historic Landscape

327927. DSC-0064-0009



#22 CO- Routt County

Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0077-0069



#23 CO - Routt County
Kimsey-Bollen Ranch Rural Historic
Landscape

19868, DSC-0019-0127



#24 CO - Routt County
Kimsey - Bollen Ranch Rural
Historic Landscape

19868, DSC-0026-0120



#25 CO - Routt County

Kimsey-Bolten Ranch Rural

Historic Landscape

19868, DSC-0083-0063



#26 CO - Routt County

Kimsey - Bolten Ranch Rural
Historic Landscape

19868, DSC-0036-0110



#27 CO - Routt County

Kimsey - Bolten Ranch Rural
Historic Landscape

327927, DSC-0067-0010



#28

Colorado - Routt County
Kimsey-Bolten Ranch
Rural Historic Landscape

19868, DSC-0061-0085



#29 CO - Routt County

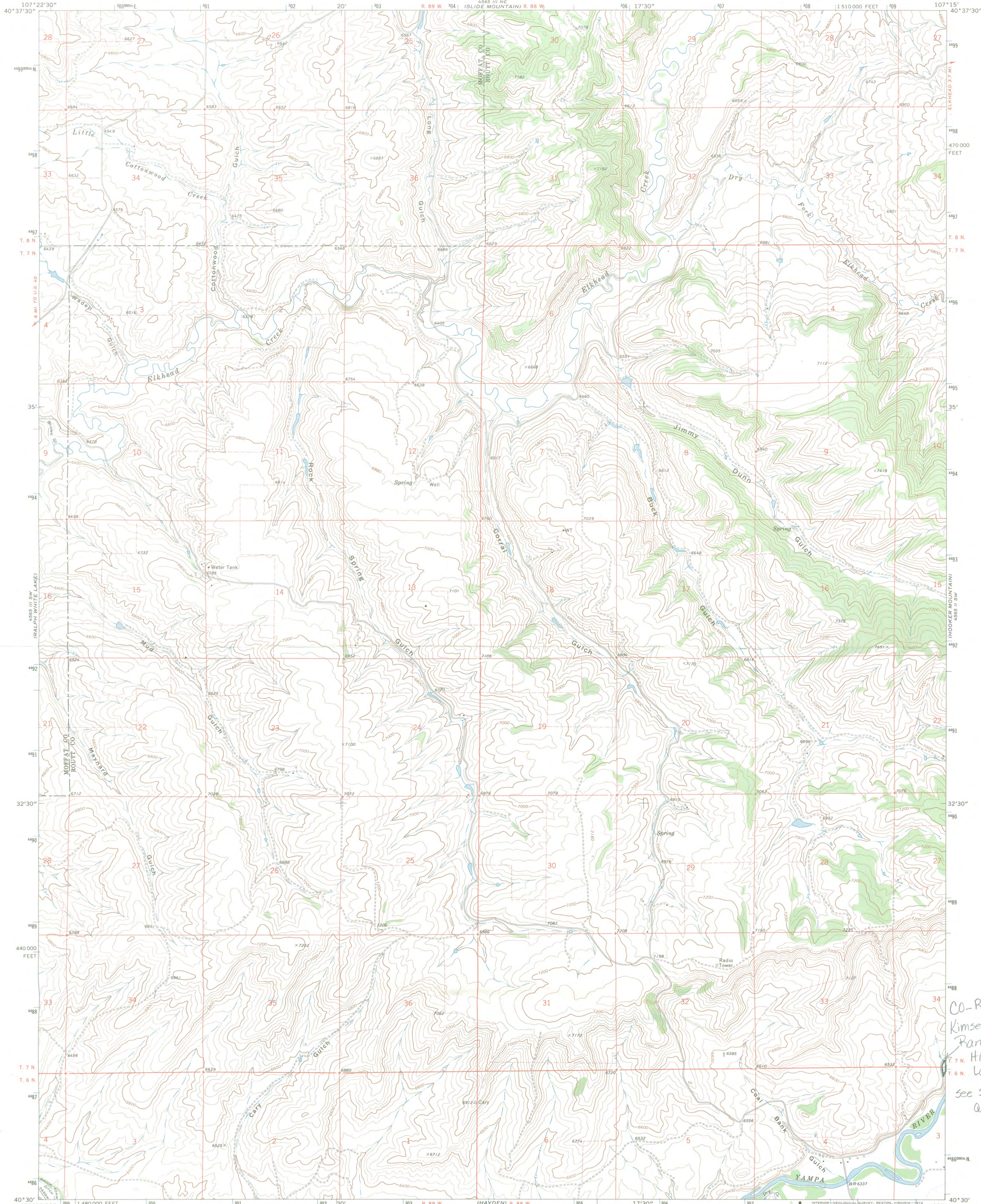
Kimsey-Bolton Ranch Rural

Historic Landscape

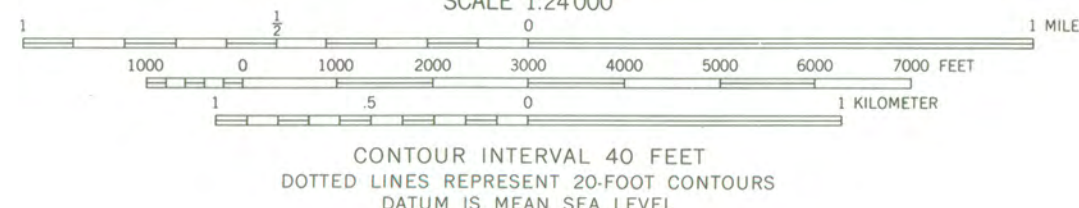
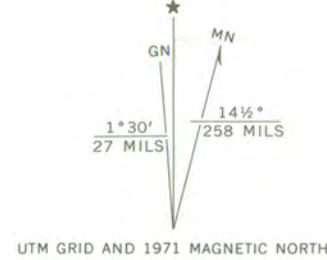
327927, DSC-0059-0006

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ROCK SPRING GULCH QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 ELKHEAD CREEK 15' QUADRANGLE



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1970. Field checked 1971
Projection and 10,000-foot grid ticks: Colorado
coordinate system, north zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue. 1927 North American datum
Fine red dashed lines indicate selected fence lines



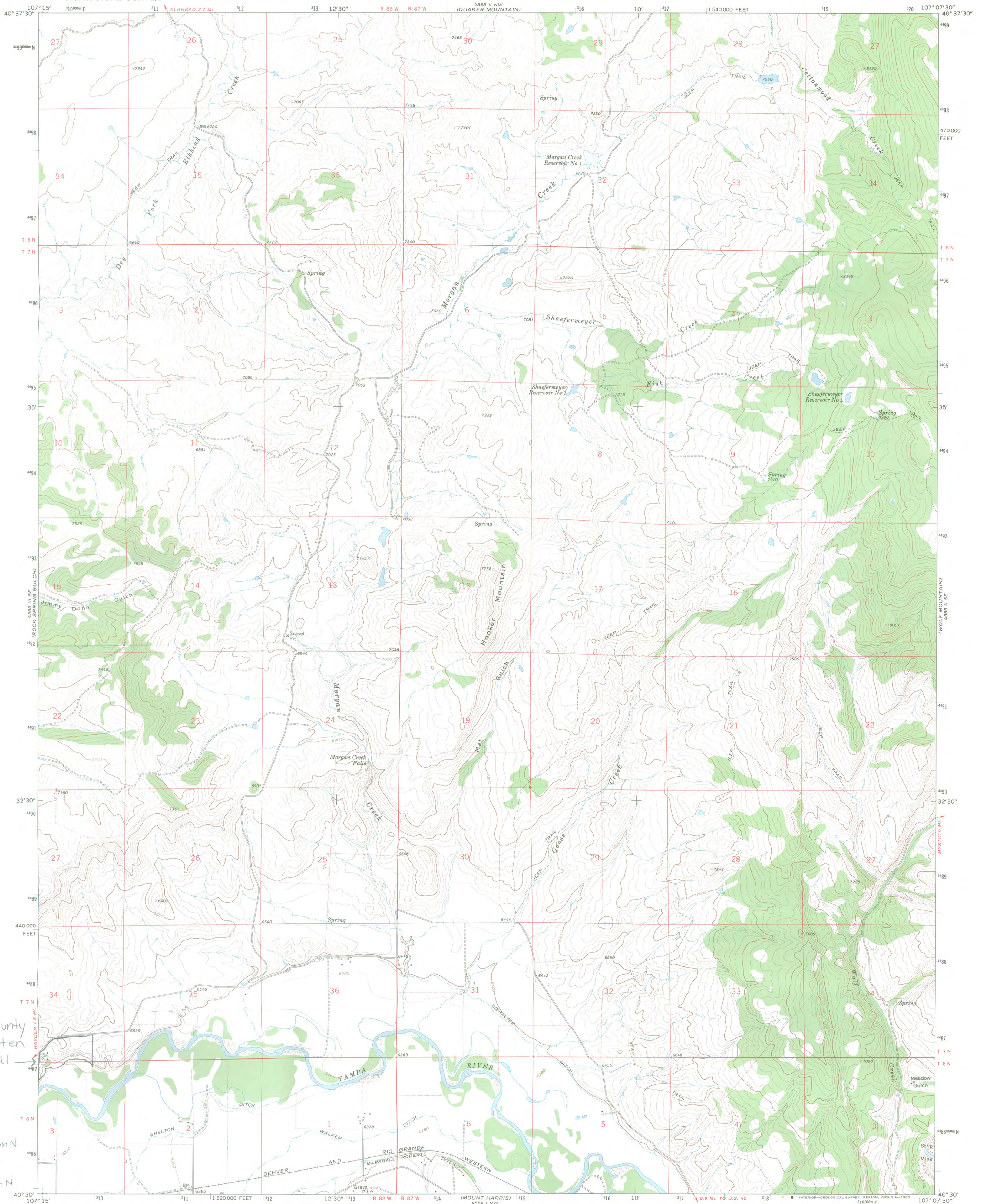
ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

ROCK SPRING GULCH, COLO.
SE/4 ELKHEAD CREEK 15' QUADRANGLE
N4030-W10715/7.5

1971

AMS 4565 III SE-SERIES V877

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



CO-Routt County
Kimsey-Bolten
Ranch Rural
Historic
Landscape
Zone: 13
1) 310 013 mE
4487 330 mN
2) 309 566 mE
4487 290 mN
3) 309 349 mE
4487 096 mN
4) 309 313 mE
4486 756 mN
5) 310 000 mE
4486 964 mN

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS

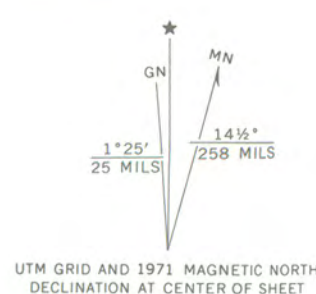
Topography by photogrammetric methods from aerial
photographs taken 1970. Field checked 1971

Projection and 10,000-foot grid ticks: Colorado
coordinate system, north zone (Lambert conformal conic)

1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue. 1927 North American datum

Fine red dashed lines indicate selected fence lines
To place on the predicted North American Datum 1983
move the projection lines 6 meters north and
52 meters east as shown by dashed corner ticks

Map photoinspected 1973
No major culture or drainage changes observed



SCALE 1:24,000

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

HOOKER MOUNTAIN, COLO.

N4030-W10707.5/7.5

1971
PHOTOINSPECTED 1973
DMA 4565 II SW-SERIES V877



9
October 4, 2012

Carol Shull
Acting Keeper of the National Register
National Register of Historic Places
1201 Eye "T" Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Re: National Register nomination for the Kimsey-Bolten Ranch Rural Historic Landscape, Routt County, Colorado (5RT.1592)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Kimsey-Bolten Ranch Rural Historic Landscape (5RT.1592) in Routt County, Colorado.

The State Review Board reviewed the nomination at its meeting on May 18, 2012. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson
National & State Register Historian
Office of Archaeology and Historic Preservation
History Colorado
(303) 866-4684
(303) 866-2041 (fax)
heather.peterson@chs.state.co.us

Enclosures

Registration forms
USGS maps (2)
Photographs
CD