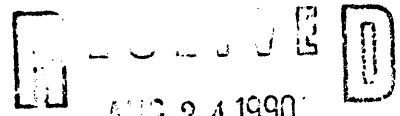


NPS Form 10-900  
(Rev. 8/86)  
NPS/CHS Word Processor Format  
(Approved 03/88)

OMB No. 1024-0018



United States Department of the Interior  
National Park Service

NATIONAL REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

**1. Name of Property**

historic name: Midway House  
other names/site number: Broken Bar M Ranch, Meyer Ranch, 5JF.303

**2. Location**

street & number: 9345 Highway 285 (NA) not for publication  
city, town: Conifer (XX) vicinity  
state: Colorado code: CO county: Jefferson code: 059 zip code: 80433

**3. Classification**

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
(X) private	( ) building(s)		
( ) public-local	(X) district	<u>2</u>	<u>3</u> buildings
( ) public-State	( ) site		<u>      </u> sites
( ) public-Federal	( ) structure		<u>1</u> structures
	( ) object		<u>      </u> objects
		<u>2</u>	<u>4</u> Total
Name of related multiple property listing: <u>n/a</u>		No. of contributing resources previously listed in the National Register <u>0</u>	

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, 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.  
( ) See continuation sheet.

*Barbara Sudler*

*8-17-90*

Signature of certifying official

Date

State Historic Preservation Officer, 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.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

~~Added~~  
**National Register**

(X) entered in the National Register.  
( ) See continuation sheet

*Alanna Byrne* *9/18/90*

( ) determined eligible for the National Register. ( ) See continuation sheet

( ) determined not eligible for the National Register.

( ) removed from the National Register.

( ) other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

---

**6. Functions or Use**

---

**Historic Functions**

(enter categories from instructions)

Domestic / HotelDomestic / secondary structures  

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**Current Functions**

(enter categories from instructions)

Domestic / Single DwellingDomestic / secondary structures  

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**7. Description**

---

**Architectural Classification**

(enter categories from instructions)

Queen AnneOther: Vernacular  

---

---

**Materials**

(enter categories from instructions)

foundations Rock - Concretewalls FrameLogroof Asphalt Shinglesother  

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**Describe present and historic physical appearance.**

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The Midway House property consists of two historic buildings: a house and a barn located on what is now known as the Meyer Ranch. The ranch consists of five buildings which are located in a beautiful mountain park-like meadow at the 8000-foot level near the head of Turkey Creek. The valley view is dominated by the granite Eagle Cliffs, hundreds of feet high, on Berrian Mountain to the northwest, by lesser cliffs to the northeast, and by an unusual "balanced rock" landmark to the north. Legault Mountain rises 1000 feet on the south side of the valley. The property is now enclosed on three sides by 400-acre Meyer Ranch Park, a Jefferson County Open Space facility.

The house is a single detached structure built in the Queen Anne style in 1889. It is basically rectangular. The front part is a full two stories with hipped roof, center gables, and central chimney. The rear part is 1-1/2 stories with two gabled wings, a non-original dormer, and two chimneys on the gable slopes of the wings. A crawl space is under both sections.

Construction is square-nailed frame of rough-sawn lumber from a sawmill on the ranch, so that all lumber dimensions are full.

The exterior wall covering is clapboard siding, painted yellow, with decorative shingles on the two main gables, consisting of alternating bands of round and pointed shingles. The cornice is boxed, with a dentil frieze, and the west gable has a decorative carved fan at its apex.

(X) See continuation sheet

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Midway House

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There is a circa 1912 Classical Revival porch on the main south facade and small original porches on the east and west facades. The side porches have original wooden brackets, square posts, and spindle friezes. The balustrades on the south and west porches have been removed.

All windows are the original wood sash double-hung except for the 1950s rectangular windows on the north, east, and west facades and a bow window on the west facade. The decorative shutters date to the 1950s.

On the east facade is an original three-panel bay window with decorative wooden panels beneath and an Eastlake frieze above.

The original front door is a double-leaf four-panel with 19 colored lights in the transom.

The roof is of new green asphalt shingles, double layer, on rough-sawn one-inch closed sheeting. Roof trim consists of original decorative cast iron cresting around the center chimney and an original weather vane on the front gable ridge line.

Interior walls are plastered on wood lath with 9-1/2' ceilings downstairs.

First floor interior doors are four-panel with original hand wood-graining, and door moldings have decorative corner blocks. Much of the original hardware, hinges and doorknobs, is ornate metal. A hand-operated door bell is in the front door.

The front hall leads to a well-preserved stairway, with landing, in natural wood finish. The second floor landing has the original six-inch fir tongue-and-groove flooring. The wall covering in the front hallway, on both floors, is perhaps the centerpiece of the interior, being the original beautiful large gold-figured wallpaper, applied in 1889.

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Section number 7 Page 3

Midway House

Interior modifications to the house include a large used brick and wood beam fireplace in the living room, a moss rock fireplace in the "den," and a used brick colonial type "walk-in" fireplace in the dining room. Other changes are a modernized kitchen, hand-hewn heavy wooden beams in the dining room, living room, and den ceilings, modern windows previously mentioned, a door added to the north facade, a door to the east porch removed, and the kitchen door on the west facade moved. Oak floors were put down and a hot water heating system installed. All the above changes were made in the 1950s. A tile floor was put down in the kitchen in 1987. The kitchen pantry was converted to a small bathroom in the 1940s.

A dormer was added to the east side of the rear upper story and a boiler/utility room was added to the rear of the house, these also in the 1950s. In the early 1980s, a very small mechanical room was added to the utility room to serve a solar heating system, whose collector panels are located on the ground well east of the house.

Balustrades were removed from the front and back porches in the 1950s, and a concrete slab was laid to replace the wooden floor of the back porch.

The house still retains much of its original integrity. All of the modifications have been done with sensitivity to the original design and materials. Near the northwest corner of the house, a three-car garage was added, screened from the house by tall evergreens and an ancient cottonwood tree.

The hay and stock barn, containing a six-horse stable, stands about 200 feet northwest of the house on higher ground. A recent dating of the barn's beams by the University of Arizona laboratory of tree ring research places the cutting of the beams firmly in 1870, probably August, so the barn was almost surely built in 1870 or 1871.

After 120 years, the ridge line of the barn shows no sagging. The exterior is unpainted rough-cut native board-and-batten, with individual boards, some up to 16 inches wide, weathered to a beautiful texture and color.

A newer pole stock loafing and machine shed west of the barn is non-contributing, as are the garage, airplane hangar, and pool. Landscaping features include a garden (#9) and two corrals (#1 and #4).

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Midway House

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CONTRIBUTING BUILDINGS

- #8 House
- #3 Barn

NONCONTRIBUTING BUILDINGS

- #2 Stock Loafing and Machine shed
- #5 Airplane Hangar
- #6 Garage

NONCONTRIBUTING STRUCTURE

- #7 Pool

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**8. Statement of Significance**

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Certifying official has considered the significance of this property in relation to other properties:      ( ) nationally      ( ) statewide      (X) locally

Applicable National Register Criteria      (X) A      ( ) B      (X) C      ( ) D  
Criteria Considerations (Exceptions)      ( ) A      ( ) B      ( ) C      ( ) D      ( ) E      ( ) F      ( ) G

**Areas of Significance**

(enter categories from instructions)

Areas of Significance	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1870, 1889</u>	<u>1870, 1889</u>
<u>Transportation</u>	<u>1870 - 1912</u>	<u>1870</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Cultural Affiliation**

N/A

**Significant Person**

N/A

**Architect/Builder**

N/A

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**State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.**

The Midway House is significant under Criteria A and C, for its historical association with stage coach transportation and for its architectural significance as an excellent example of 19th century Queen Anne vernacular architecture. The place has been a landmark for travelers since its construction and remains a prominent feature along U.S. 285 today.

The Midway House played an important role in the history of transportation. It served as a hotel on the stagecoach route to Fairplay, and its name was derived from its location, midway between Denver and Bailey. The large yellow house, built in 1889, is a good example of a vernacular Queen Anne Style farmhouse, and the barn, dating to 1870, is especially significant as a very early representative of wooden-pegged, hand-hewn construction.

The first settlements in this area occurred simultaneously with the Colorado gold rush which began in 1858. No gold was found in this vicinity, but miners passed through here on their way to the gold fields, and farmers homesteaded here. In 1860 two early toll roads joined at what is now Conifer en route from Denver to the mining camps in South Park. One was the Denver, Bradford and Blue River Toll Road, known as the "Bradford Road," which went over the Bradford Hill and through Turkey Creek Canyon.

(X) See continuation sheet

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Midway House

As soon as the toll roads were built, people were needed to operate the tollgates, and services were required to refresh the travelers and their teams. Many of the homesteaders opened their homes as stage stops and hotels, and they collected tollgate fees. They also manned freighters and stagecoaches and repaired wagons. On their land they raised livestock and planted crops. They often built sawmills too, to produce lumber both for their own use as well as to sell. Potatoes and other produce were hauled into town and sold to buy supplies.

The Midway House property was located on the Bradford Toll Road, where it functioned as an overflow house for overnighting stagecoach passengers and freighters. The land was originally homesteaded by Duncan McIntyre and his family in the 1860s. The McIntyre Place was known as a fine hay ranch and hostelry. In the early days, ten to fifteen travelers would stop there each night. The log house that McIntyre built was torn down long ago, but the old barn, dating to 1870, still remains. In this vicinity, the toll road closely followed the route now taken by U.S. 285.

In 1883 McIntyre sold 480 of his 640 acres to Louis Ramboz. The Ramboz family lived in the McIntyre cabin until they built the existing frame house in 1889. In the 1950s, when plumbing was being installed, under the front stair landing was discovered a board with the following pencilled inscription:

Circus-Town. October 1889. This house is been build [sic] by Joseph Grauffel of the city of Denver for Mr. Louis Ramboz. Is been commenced in March 1889 and finished in October the same year.  
Joseph Grauffel contractor builder.

The reference to "Circus-Town" is puzzling. According to a letter in the Colorado Historical Society files, the Ringling Brothers and Barnum and Bailey Circus has no record of it, but Dr. Noley Mumey, a Denver amateur historian, stated that P. T. Barnum wintered his circus animals at the Ramboz ranch.

While the Ramboz family owned the place, the Midway House was used as a boarding house as well as a hotel for stage passengers. In 1912 the property was sold to the R. W. Kirkpatrick family. They made some improvements to the property, including the replacement of the original front porch with the present Classical Revival porch extending across the facade.



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Midway House

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In 1950 the current owners, Norman F. and Ethel E. Meyer, bought the property, which they named the "Broken Bar M Ranch." Over the years, they have added a garage, a small airplane hangar, a swimming pool, and a solar collector. They also have remodeled part of the interior of the house, and made the few exterior alterations mentioned in the "Description." The Meyers have also unearthed sections of a wooden pipeline which carried water about 1/4 mile from a spring on the south side of the valley. No other information is known about this pipeline.

Even with the changes, the house retains the feeling of a big old farmhouse. It has architectural significance because it represents a simplified, vernacular version of the Queen Anne Style, which was popular in the late nineteenth century in Colorado. Basically rectangular in plan, it has a hipped roof crowned with ornamental iron cresting. Queen Anne details include the multiple gables covered with fishscale shingles, projecting porches with spindles and brackets, bay window with Eastlake trim, and fan detail.

Some noteworthy original interior features remain, too. In the entryway, in particular, there is the original staircase, gold-colored wallpaper, and ornamental hardware. Also, the original door moldings remain, as well as hand grained wood panels in the doors, a stained glass transom over the front door, and a hand-operated doorbell.

Besides the house, the 1870 McIntyre barn remains on the property. This barn, which is in good condition, has significance for its construction techniques and materials with hand-hewn timber and wooden peg construction. It was built in the manner that called for "barn raisings." In this process, the sides and interior sections were assembled flat on the ground, then raised into place by crews of neighbors with pike poles. The outer wall covering is pine board and batten, unpainted and turned to a beautiful finish with over a century of weathering. It is rare to have a barn of this age in such good condition.

Since the construction of the present U.S. 285 following World War II, the Conifer area has become increasingly residential. Now much of the land has been subdivided and developed for housing. Urbanization in the form of single family homes on two-to-five acre plots and strip commercial development has been accelerating in the last twenty years. This house and barn are among the oldest structures remaining in the area, and they serve as a reminder of its rural past.

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**9. Major Bibliographical References**

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Bentley, Margaret V. The Upper Side of the Pie Crust. Evergreen, Colorado:  
Learning Pathways, Inc., 1978.

(X) See continuation sheet

**Previous documentation on file (NPS):**

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

Primary location of additional data:  
(X) State Historic Preservation Office  
( ) Other State agency  
( ) Federal agency  
( ) Local government  
( ) University  
( ) Other  
Specify Repository:  
\_\_\_\_\_

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**10. Geographical Data**

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Acreeage of property: 4 acres

**UTM References**

A 1|3 4|7|6|2|0|0| 4|3|7|7|2|5|0|  
Zone Easting Northing

B | | | | | | | | | |  
Zone Easting Northing

C | | | | | | | | | |  
Zone Easting Northing

D | | | | | | | | | |  
Zone Easting Northing

( ) See continuation sheet

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**Verbal Boundary Description**

See attached map

( ) See continuation sheet

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**Boundary Justification**

The fence boundary encloses the buildings historically associated with the property.

( ) See continuation sheet

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**11. Form Prepared By**

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Name/Title: Norman Meyer

Organization: N/A

Street & Number: Broken Bar M Ranch

City or Town: Conifer

Date: 5/25/90

Telephone: (303) 697-4133

State: CO Zip Code: 80433

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"Cultural Resource Report for Historical Resources: Project FRF 285-4(2), Tiny Town - West," prepared by the Colorado Department of Highways for the Federal Highway Administration, August 1982.

Dallas, Sandra. Gaslights and Gingerbread. Denver: Sage Books, 1965.

Norman Meyer historic files.

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Photo Log Midway House

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PHOTO LOG

- |  |                  |
|--|------------------|
| 1. Front elevation facing N                              | Midway House (8) |
| 2. Side and front elevation facing NW                    | Midway House (8) |
| 3. Detail gable end, west elevation facing E             | Midway House (8) |
| 4. Interior door detail                                  | Midway House (8) |
| 5. Interior stairway                                     | Midway House (8) |
| 6. Interior wallpaper                                    | Midway House (8) |
| 7. Interior fireplace                                    | Midway House (8) |
| 8. Barn facing SW  | (3)              |
| 9. Interior barn truss                                   | (3)              |
| 10. Exterior detail barn                                 | (3)              |
| 11. Interior detail barn                                 | (3)              |
| 12. Barn construction detail                             | (3)              |
| 13. Garage (6), west elevation house facing E            | (8)              |
| 14. Sheds facing W                                       | (2)              |
| 15. Hangar facing W                                      | (5)              |
| 16. Exterior front door detail house facing N            | (8)              |
| 17. Exterior detail, bay window east elevation facing NE | (8)              |

MIDWAY HOUSE  
HISTORIC SITE BOUNDARIES

 SITE BOUNDARY - FENCE  
 - CONTRIBUTING

- 1-CORRAL
- 2-SHEDS
- 3-BARN
- 4-CORRAL
- 5-HANGAR
- 6-GARAGE
- 7-POOL
- 8-HOUSE
- 9-GARDEN



SCALE: APPROX. 100' PER INCH

