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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 Behrman Ranch

other names/site number 3 Bar J Ranch, Berchert Ranch, 5CF.2820

### 2. Location

street & number 31715 Highway 24 North

N/A not for publication

city or town Buena Vista

N/A vicinity

state Colorado code CO county Chaffee code 015 zip code 81211

### 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

Edward P. Achler State Historic Preservation Officer 1/31/12  
Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, 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:

1 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)

for Edison H. Beall  
Signature of the Keeper

3-27-12  
Date of Action

Behrman Ranch  
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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	
2	1	buildings
2	0	sites
3	2	structures
0	0	objects
7	3	<b>Total</b>

### 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/agricultural field

AGRICULTURE/agricultural outbuilding

### Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/agricultural field

AGRICULTURE/agricultural outbuilding

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

NO STYLE

### Materials

(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: WOOD/log, shingle

STONE

roof: SYNTHETIC

other: BRICK, WOOD

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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

The Behrman Ranch is indicative of a Colorado ranching landscape and built environment, which has evolved over time to meet the changing needs of agricultural usage. The ranch, at an elevation of 7,960 feet, presently occupies 183 acres on the east side of U.S. Highway 24, approximately 2.7 miles north of the town of Buena Vista. The ranch sits just above the alluvial bottomland of the Arkansas River. Native prairie grasses such as gamma grass, which adapts well to the dry climate of the Buena Vista area cover much of the Behrman Ranch. The north and east boundaries of the property contain a rugged rock outcropping that rises to 8200 feet in elevation, with the Arkansas River immediately to the east. The coniferous trees on the property are sparse and consist of mature piñon and cottonwood. Irrigation laterals continue to provide the fields with adequate water for cultivation. The property consists of two **contributing** buildings (house and bunk house), two **contributing** sites (rock outcropping and agricultural landscape), three **contributing** structures (unnamed historic lateral, pit and domestic wall), one **noncontributing** building (barn), and two **noncontributing** structures (pond and concrete slab). The buildings and structures range in date from 1919 to 1964, as the ranch adapted to changing requirements. The Arkansas Valley provided ranching, farming, and mining opportunities when American settlement began in the 1860s.

## Narrative Description

### Setting

The log residence is the original building on the property, with one addition added during the period of significance and two additions constructed just outside the historic period. The bunkhouse was constructed on the east façade of the log residence. The irrigation lateral was dug in the 1920s and the rock outcropping to the east of the buildings and structure is the site of past Native American activity. The bridge ruins and stagecoach road are discernible and were utilized in the 1880s. A cobblestone wall extends from the west façade of the log residence and encompasses the front yard. A preparation pit was placed at the east façade of the barn for dressing livestock. The existing wood-clad frame barn is the third barn on that location (the previous barns being destroyed by fire). A concrete slab and pond are located between the barn and bunkhouse. The chicken coop, lamb pen, granary, and blacksmith shop are no longer extant, and their locations are indiscernible. A private two-track modern driveway leading from County Road 384 intersects the property from the south and offers the only access.

The Behrman Ranch now covers 183 acres, but the original ranch acreage included other land located adjacent to the property, now the 3 Bar J Estates Subdivision, and across Highway 285, now a goat farm. The Government Land Office issued the patent, Certificate 1486, in 1892 to Samuel E. Stevens, indicating full payment on the northwest quarter of the west half of the northeast quarter of section 31 of Public Lands.

The Behrman family built the ranch house in 1919 - 1920 for Benjamin and Elta Behrman a few years after their marriage in 1916. The house was unfinished when they first occupied it in 1919 and was completed in 1920. The bunkhouse was added in 1920. During World War II, Jack Howard returned from military service and in 1942 assisted in the building of the south addition. Buck Turpin, caretaker of the ranch, built the north bedroom addition in 1964. The root cellar is original to the house. In 1964, Mildred Berchert, owner at that time, contracted Buck Turpin to build the garage.

As with many ranching properties, two barns burned prior to the current barn on the property. The first barn, built in 1919, was of wood construction (see Photograph H-002). The family also utilized a chicken coop and lamb pen to the west and a granary on the east of the barn during this time. This barn burned at an unknown date. The second log barn was built in 1952 (see Photograph H-001) by Ed Lambert and burned, along with the chicken coop, lamb pen, and granary, in 1966. Mildred L. Berchert was owner when Buck Turpin constructed the present barn in 1967. The Pit was constructed 1920. The Slab and Pond was constructed in the 1980s. A blacksmith shop, no longer extant, was located a distance from the ranch complex to the east.



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### **Buildings**

#### **Ranch House, 1919-1920, 1942, 1962, contributing** (Resource A, Photographs 8-8, 12-14, 21):

The Ranch House, 66'-0" x 53'-0", is a one-story, building with various wall cladding consisting of logs, wood shingles and cobblestone. The 1942 living room addition and the 1964 garage and bedroom additions are set on a concrete foundation while the original house is set on a masonry foundation. The original house is of square-cut pine log varying in sizes with chinking. The living room and bedroom additions are of round pine logs with chinking terminating with vertical corner post. Shed roofs on either side of the main gable roof give a winged effect to the front and rear roofline. Overhanging eaves surround the building. The roofing material is composition shingles of varying age on the original building and additions. There are two brick chimneys and one external concrete block chimney. The first brick chimney is centered on the main gable and situated toward the western side while the second brick chimney is located just to the south where the gable roof meets the shed roof and the concrete block chimney, which stands on its own, on the north side of the garage addition. A shed roof open porch protects the front entrance on the west side. An enclosed porch with walls surfaced with plywood protects the rear entry on the east side. The 1964 garage addition at the southeast corner is clad with half logs. The garage covers the cistern that once supplied household water. The 1964 bedroom addition, on the north side, is log above the cobblestone wall and plywood panels extend above the logs into the gable. The root cellar at the northeast corner is constructed with cobblestone. The windows of the ranch house are either multi-light or single-light, set in wood frames. The only two windows original to the 1919 house in are located on the *west side* and are situated on either side of the original front door ranch house (see photographs 0005, 0010). Additional windows on the *west side* consist of a single-light fixed window located on 1942 living room addition and a two-light fixed window located on 1964 bedroom addition. The *south side* has two single-light fixed windows on the living room addition and a double garage door accessing the 1964 garage addition. The *east side* has two two-light sliding windows and one larger two-light sliding window on the garage, five six-light fixed windows on the enclosed porch (three additional six-light windows are located on the south side of the enclosed porch but the view of these are blocked from the west side of the complex by the garage). One single-light fixed window on the living room is situated near the concrete block chimney. The *north side* has one three-light fixed window on the enclosed porch and two two-light sliding windows on the bedroom addition. The foundations of the original house and living room addition are stone rubble. The additions include the living room in 1942 and the bedroom and garage in 1962.

#### **Bunkhouse, ca. 1920, contributing** (Resource D, Photographs 1-3):

The Bunkhouse, 11'-5" x 8'-6", was constructed shortly after the completion of the Ranch House. It is a rectangular, front-gabled, single-room round pine log building without chinking. It is set on a rubble foundation. The butt joint corner logs are finished with vertical dimensional 2"x 6" lumber. The roof is composition shingles. There is an overhang on all sides. The *south side* has a single panel entrance door with a single-light fixed window to its right. The *north side* has one centered, fixed window with two triangular panes (set in one frame) placed in the gable, which is a non-historic alteration. A single-light fixed window is centered below the gable window. All windows are set in wood frames and the missing glass has temporarily been replaced by a polyurethane covering. The *east and west sides* have no openings.

#### **Barn, 1967, noncontributing** (Photograph 10):

The Barn, 44'-0" x 34'-0", is the third barn on this site. It is rectangular in plan, stands two-and-a-half stories, the walls are log, a side-gabled gambrel roof is clad in asphalt shingles, and it was constructed on the concrete foundation of the second barn. This building will potentially become eligible in 2017, and it is intended that it will be added as an amendment to this nomination at that time.

### **Sites**

There are two sites that divide the Behrman Ranch approximately in half: the agricultural landscape on the west and a rugged area to the east. Due to the differences in their geography, each landscape had very different usage over time.

#### **Rock Outcropping, contributing** (Resource F, Photograph 0019, H002, H003)

The rock outcropping parallels the Arkansas River and covers a major portion within the eastern property boundary, approximately 95 acres. The rugged landscape contains evidence of possible prehistoric human habitation evidenced by archaeological surface scatter. On the eastern edge of the rocky outcropping, the land



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leveled off enough for a stage route to pass along it in the 1880s. There are two resources that continue to serve as character defining features for that landscape:

Bridge Ruins, ca. 1882 (Resource G, Photograph 0020, H009)

In the mid-1880s the stagecoach route from Bale's Tavern (Salida) north to Oro City (Leadville) utilized this bridge. The remnants of a wood trestle and other lumber debris are apparent on the banks of the Arkansas River.

Stagecoach Road, ca. 1882 (Resource H)

In the mid-1880s the Barlow, Sanderson and Co. operated the stagecoach line, which crossed the northeast corner of the property. The road alignment is still discernable across the landscape, leading to the bridge ruins.

**Agricultural Landscape, 1919, contributing**

The western half of the property contains a level landscape, interrupted by a historic irrigation lateral, and it has served as both a field for growing crops, primarily alfalfa, and as a field for grazing livestock. The gamma grass that is indigenous to this landscape is a favorite of the horses that currently graze here and also draws a wide variety of wildlife, including deer, elk, and pronghorn.

**Structures**

**Irrigation Lateral, ca. 1920s, contributing, (Resource E)**

The irrigation lateral is a simple earthen ditch that runs from the Riverside Ditch & Allen Extension Reservoir on the northwest side of the property and terminates at the southeast corner of the agricultural landscape.

**Pit, ca. 1920, contributing, (Resource C, Photograph 9):**

This 5'-diameter and 2'-6"-high cobblestone pit is topped by a steel bowl that is fixed in place. There are remnants of metal piping that originally ran natural gas into the structure and powered a flame under the bowl. The Behrman family used this for preparing and rendering hogs and other livestock after butchering.

**Wall, 1957-ca. mid-1960s, contributing, (Resource B, Photograph 7):**

The wall was added prior to the time of the bedroom addition and is irregular-course cobblestone. It measures 51'-long, 4'-high, 1'-thick. The wall defines the north, south, and a portion of the west boundary of the front yard, with a wood-post fence, added in the mid-1960s, completing the enclosure that defines the front yard of the house as separate from the working agricultural space.

**Pond, ca. 1980, noncontributing, (Photograph 16):**

The 7' diameter contemporary pond has a plastic lining edged with stone and is located directly east of the main house.

**Slab, ca. 1980, noncontributing, (Photograph 16):** The concrete slab was poured in anticipation of a building that was never constructed.

**Integrity**

The Behrman Ranch has retained its location since 1919 with buildings, structure, and sites continuing to support its function as a working agricultural property. The ranch house and barn are essential physical features, which continue in their original function as residence and livestock shelter. The bunkhouse is now used as storage. The living room addition in 1942 and bedroom and garage additions in 1964 do change the footprint of the 1919 ranch house, but these additions evidence the ranch's ability to meet the ever-changing requirements of agricultural usage in the Upper Arkansas River Valley and occur within the historic period of significance. The use of wood materials for additions is sympathetic to the original materials.

The setting is remarkable in its historic context, as viewed when touring the property today. The rock outcropping on the eastern boundary, with its the stagecoach bridge site, and various ruins once utilized by railroad workers and miners (outside the property boundary), as well as evidence of Native American activity along the river; all lend to the property's

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historic character and situates the visitor in the era of emergent farmland and transportation expansion along the Arkansas River.

The Behrman Ranch has remained a productive ranch during the forty-three year period of historic significance and continues to serve the present owners in their creation of innovative endeavors befitting the times.

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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.)

AGRICULTURE

### Period of Significance

1919-1962

### Significant Dates

N/A

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

### Period of Significance (justification)

The period of significance begins with the construction of the ranch house, in 1919, and ends in 1962 to comply with National Register guidelines.

### 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 Behrman Ranch is a complex of historic resources significant under Criterion A, at the local level of significance in the area of Agriculture from 1919 to 1962. The Behrman family immigrated to the United States from Germany in 1857 and made their way from Minnesota to Buena Vista in the 1880s. Passage of the Homestead Act by Congress in 1862 enticed many, even before the end of the Civil War, to settle along the Lower Arkansas River, while on the Upper Arkansas, miners were leaving their camps to take up farming and ranching.<sup>1</sup> J. Henry Behrman and his family settled in the Three-Elk and Four-Elk area located in sections 25 and 26 of township 13, range 79 in the vicinity of the property pertinent to this nomination.<sup>2</sup> Henry utilized the land for cattle grazing and farming.<sup>3</sup> The Land Act of 1820 authorized land to be sold for a minimum of \$1.25 per acre in tracts as small as 80 acres. Public lands initially offered for sale by the district Land Offices were sold at public auction and the land not sold was available at the minimum price.<sup>4</sup> Henry Behrman's son, August F. Behrman, acquired property, under the Land Act of 1820, in section 31 from George F. Lindsey in 1897, which he passed on to his son, Benjamin, in 1919, who then constructed the ranch house that same year.<sup>5</sup> Benjamin Behrman with his wife Elta and their four children operated the property as a farm. The Behrman family are a part of a long agricultural tradition that is indicative of the agricultural heritage of the region. The importance of water, irrigations systems, machinery, livestock, and cooperation with neighbors is apparent when studying the Behrman Ranch.

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

The Behrman Ranch is significant in the area of Agriculture for its association with the Behrman family and the part they played in developing a productive farming property in the Upper Arkansas River Valley. Farming was one of the major industries in Colorado during this time. As in many parts of the West, the Homestead Act played a major role in the settlement of the Arkansas River Valley. The immigration of settlers to the valley began prior to the end of the Civil War near Cañon City, then moving northward to Buena Vista. While some came to the area to pursue mining ventures, others came to take advantage of the agricultural potential. As such, they took advantage of the livelihood the Homestead Act had to offer. One of these individuals, who began an irrigation tradition that became integral to the operation of the Behrman Ranch, was a François "Frank" Mayol, a fifty-niner who abandoned mining. In 1861 he owned one of the first of the pioneer ranches and farms eight miles north of Buena Vista. In the mid-1860s he made \$4,000 in one year selling hay and vegetables to the remaining miners in the area. He sold his ranch to George Leonhardy in 1872 for a sum of \$3,750.<sup>6</sup> "After his property became Leonhardy's Riverside, the presence of large hay barns suggested that his chief activity as a rancher was feeding horses and mules coming in on the wagon road."<sup>7</sup> Years later the water right on this ranch made possible the irrigation of the Behrman Ranch. In *History of Colorado* Frank Hall reported "Numerous hay, grain, and vegetable ranches were located and cultivated along the alluvial bottom lands, deltas of the affluents of the Arkansas, and some of them yielded large crops, under irrigation."<sup>8</sup> According to the 1918 *Year Book of the State of Colorado*, the principal industries in Chaffee County that year were mining, farming, cattle, quarrying and lumbering. The predominant crops were alfalfa, native hay, small grain, potatoes, and garden vegetables.<sup>9</sup> With the exception of potatoes and native hay, the Behrman Ranch cultivated these same crops. The sense of community was essential for the survival of all farming families in the area. The ranch provided the Behrman family and the subsequent owners with a continuous livelihood in agriculture. As seen in the current operations of the former Behrman ranch (now Berchert Ranch), the resources on this property convey the agricultural usage well past the period of significance.

<sup>1</sup> Virginia McConnell Simmons, *The Upper Arkansas A Mountain River Valley* (Boulder, CO: Pruett Publishing Company, 1990), 70.

<sup>2</sup> Assessment Roll, 1885, Buena Vista Heritage Museum, Buena Vista, CO.

<sup>3</sup> June Shaputis and Suzie Kelly, *A History of Chaffee County* (Mareelin, MO: Walsworth Publishing Company, 1982), 173.

<sup>4</sup> "1820 'Cash Act' & 'Homestead Act,'" Ancestry.com, [http://freepages.genealogy.rootsweb.ancestry.com/~thefridays/land\\_acts.html](http://freepages.genealogy.rootsweb.ancestry.com/~thefridays/land_acts.html), Accessed 1 October 2011.

<sup>5</sup> Property Transaction Records, Chaffee County Courthouse, Salida, CO.

<sup>6</sup> Simmons, *The Upper Arkansas A Mountain River Valley*, 70; Ruby G. Williamson, *Down With Your Dust, A Chronicle of the Upper Arkansas Valley Colorado, 1860-1893* (Gunnison, CO: B&B Printing, 1979), 55.

<sup>7</sup> Simmons, *The Upper Arkansas A Mountain River Valley*, 287.

<sup>8</sup> Frank Hall, *History of Colorado, Volume IV* (Chicago: The Blakely Printing Company, 1890), 79.

<sup>9</sup> Edward D. Foster, *Year Book of the State of Colorado 1918* (Denver, CO: The Colorado Board of Immigrations, 1918), 80.

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At the northeast corner of the site, the stagecoach once crossed the Arkansas River on its route to Leadville from Buena Vista, originating in Cañon City. The Barlow, Sanderson, and Company (1862-1881), Colorado's most-enduring and important stage empire, operated this stage line, just one of several that traversed over the half the state.<sup>10</sup> The Barlow, Sanderson, and Company formed in Missouri during the Civil War and moved westward with the mining boom.<sup>11</sup>

The Behrman Ranch landscape retains remnants of resources that speak to the evolution of transportation over the course of the nineteenth and twentieth centuries. In the 1860s, toll companies began to construct roads into the mountain areas; their main purpose being the transport of ore and mining supplies. The route between Pueblo and Leadville was of key importance to the movement of these goods.<sup>12</sup> In the 1870s, Barlow, Sanderson, and Company transported freight, mail, and passengers through the Arkansas River Valley, northward to Leadville. In the 1880s, stagecoach traffic retreated as railroad construction expanded into the area. Mining was the main impetus for railroad developers to investigate the investment possibilities of the Arkansas River Valley. Horse drawn stages and freight wagons, which had provided transportation of people and goods, gave way to more efficient and economical modes of transportation.

Historian Alan Robinson described the stage route near the Behrman Ranch as:

When driving up Highway 24 past Granite, who among us has not wondered what it must have been like to make the same journey by stage along the faint and narrow tack you can see on the Arkansas River's east bank. The early history of transportation in the Upper Arkansas region is nowhere more clearly evidenced than in the constricted canyon which connects the wide valley north of Buena Vista through Granite to the next wide spot north at Hayden Flats.<sup>13</sup>

Remnants of the old bridge for the stage route to pass over the Arkansas River are still visible (see photographs H009, 0020). This stage traffic through this area capitalized upon earlier settlement and migration patterns of Native Americans who resided in this area. "The rocks behind the Behrman ranch are the site of an old Indian strong-hold. May old artifacts, spearheads, and skinning knives, and piles of chips were found there."<sup>14</sup> In the summer of 2010, a Native American skull was found by local youths walking south of the Behrman Ranch property, along the river. The Bureau of Land Management repatriated the skull to the state Native American Council.<sup>15</sup>

The shift away from stage traffic was in part due to Leadville being anxious to find new resources for its smelter operations and the preferred fuel source was charcoal. By 1885 coke, a mostly smokeless fuel derived from coal, came into widespread domestic and commercial use.<sup>16</sup> Railroads became instrumental in transporting fuel to mining locations, such as Leadville, and then transporting ore to the cities along the Front Range. The narrow gauge South Park Railroad was the first to arrive in Buena Vista, with its route crossing South Park and Trout Creek Pass, then dropping 120 feet-per-mile into the Arkansas River Valley. After a long period of rivalry and litigation, a second railroad, the Denver & Rio Grande (D&RG), arrived in the Arkansas Valley. The D&RG platted a new town — Arkansas, shortly renamed Salida — just 24 miles south of Buena Vista in 1880. After silver was discovered in Leadville, the D&RG built a line up the Arkansas River canyon from Pueblo to Salida to Buena Vista and then on to Leadville. According to the Chaffee County Assessor Map, this heavily trafficked rail line crossed the Behrman Ranch boundary (see sketch map M001). The railroad grade survives today as the unused but not abandoned standard gauge Union Pacific line.

Colorado Springs entrepreneurs founded the Colorado Midland Railroad, the third rail line into Buena Vista, in 1883 and created spectacular tunnels and trestles to expedite the first standard gauge railroad to cross the Colorado Rockies. This line runs parallel to the D&RG line, but lies just outside the Behrman Ranch boundary. After this rail line ceased operations in 1922, the county utilized the rail grade to use it as a roadway. Today this road is known as County Road

<sup>10</sup> Thomas J. Noel, Paul F. Mahoney, and Richard E. Stevens, *Historical Atlas of Colorado*, Part 4 (Norman, OK: University of Oklahoma Press :Norman and London, 1964), 27.

<sup>11</sup> "Travel, History, Old West, Route 66, Ghost Towns, Treasure Tales & More!" *Legends of America: American History & Legends*, <http://www.legendsofamerica.com/>, Accessed on 1 October 2011.

<sup>12</sup> Carl Ubbelohde, Maxine Benson, Duane A. Smith, *A History of Colorado* (Boulder, CO: Pruett Publishing Company, 1988), 79.

<sup>13</sup> Alan Robinson. *Colorado Central Magazine, The Stage Road from Cañon City to Leadville*, 28 September 2008.

<sup>14</sup> Shaputis and Kelly, *A History of Chaffee County*, 173.

<sup>15</sup> *The Mountain Mail*, Salida, CO, 20 August, 2010, p. 1.

<sup>16</sup> Fay Golson, Katherine Neilson, *Matchless Mine*, National Register of Historic Places registration form (Denver, CO: History Colorado, 2010), 7.

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371, and with its regionally famous triple tunnels, it serves thousands of recreational rafters, fishermen, cyclists, and sightseers who pass within just a hundred yards east of the Behrman Ranch.

Allegedly, Chinese railroad workers, constructing rail lines to the east of the property, camped in the area. June Shaputis and Suzie Kelly wrote: "There were many Chinese on the railroad here, also. They camped back of the Behrman ranch and their old ovens are still there where they baked their bread and did their cooking for the men on the job."<sup>17</sup> There is evidence of historic ovens constructed of rock on the land owned by the Bureau of Land Management just east of the Behrman Ranch. However, there has been no archaeological investigation to date these structures or determine any cultural affiliation. Tourism was, and remains, an important enterprise in the area in the late 1800s. Elephant Rock is located just beyond the east property line and along the now abandoned railroad track. The site, still denoted on USGS maps as Elephant Rock, was a respite for travelers, leaving the train to stretch their legs, take in the landscape and snap souvenir photographs with the rock as a backdrop. In the mid-1970s, Elephant Rock was a favorite spelunking challenge for the youth of Buena Vista.<sup>18</sup>

The final route of transportation connected to the Behrman Ranch is Highway 24, which boosters organized as the "Ocean to Ocean Highway" during the Good Roads Movement in the 1920s. It forms the western boundary of the Behrman Ranch and continues to serve as the fastest route between Buena Vista and Leadville. Each of these transportation networks speak to how the ranch needed to adapt its processes in order to maximize the means to get goods to market. Its key placement near stage, rail, and automotive corridors has been crucial in making possible on-going agricultural usage of the ranch property.

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**Developmental history/additional historic context information (if appropriate)**

The first owner of this property was August Behrman, who moved to the United States as part of the wave of European immigration in the nineteenth century. As settlement migrated further westward, states like Colorado received a large number of foreign-born settlers. When August's son Benjamin Behrman purchased this property and built his ranch house in 1919, the population of Chaffee County was approximately eight thousand. Nine years earlier, foreign-born residents made up 15.7 percent of the county's population. The largest foreign-born populations in the county were Italian, Austrian, Irish, and German.<sup>19</sup>

August Fredrick Behrman was born August 4, 1848, in Germany and immigrated to the United States in 1857 with his parents J. Henry and Minnie Marpe Behrman. August Behrman married Thea Torgenson in 1878. The couple lived in Minnesota and Wisconsin before moving to the town of Buena Vista, where in 1883, August purchased Lot 21 of Block 48 to establish a blacksmith shop. In the mid-1880s, August purchased numerous lots in Buena Vista, and in 1891, he was granted a patent on a dumping cart, which the local newspaper touted as the best invention of the kind yet seen.<sup>20</sup> His father, Henry, owned farmland north of town near the ranch property pertinent to this nomination.

August and Thea Behrman had five children; three sons and two daughters. One young son, Lyn Behrman, died from injuries received when being thrown from a wagon carried by a runaway team of horses.<sup>21</sup> Another son, Benjamin (Ben) Behrman, was a stage driver over Cottonwood Pass and to St. Elmo. In 1916 Ben Behrman married Elta Edgington. They moved into their ranch house on property that Ben purchased from his father in 1919, developed the farmland and lived there for 28 years. They had four children; Lyn, Jack Howard, Alvin Maurice and William Ernest.<sup>22</sup> William E. Behrman was instrumental in supplying much of the information contained in this nomination regarding the ranch and its early operation.

As with most farming families, the Behrmans put in long hours of hard work on the ranch. One of the results of their work was a listing of seeds produced in Chaffee County by Ben Behrman at the 1924 Colorado Pure Seed Show in Colorado Springs.<sup>23</sup> In 1925 The Chaffee County Republican reported that Ben Behrman was one of several who were delinquent

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<sup>17</sup> Shaputis and Kelly, *A History of Chaffee County*, 173.

<sup>18</sup> Gregg, *Incidentally...Anecdotes from the History of an Earlier Day in Buena Vista*, 24.

<sup>19</sup> Edward D. Foster, *Year Book of the State of Colorado 1919* (Denver, CO: The Colorado Board of Immigrations, 1919), 54.

<sup>20</sup> *Buena Vista Democrat*, Chaffee County, 11 March 1891, p. 3.

<sup>21</sup> *Buena Vista Democrat*, Chaffee County, 3 August 1891, p. 3.

<sup>22</sup> Interview with William Behrman, 6 April 2011.

<sup>23</sup> *Chaffee County Republican*, Chaffee County, 12 December 1924, p. 2.



Behrman Ranch  
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in their taxes.<sup>24</sup> That same year Ben borrowed \$800 from Lizzie M. Enderline, the well-known Buena Vista brothel owner. He repaid her sometime before 1935, as indicated in the Release of Deed of Trust showing the ranch as collateral.<sup>25</sup> Despite that initial difficulty, he went on to become an active leader in the community and was elected Chaffee County Commissioner for six terms. After Ben's death in 1971, Gilbert Gregg wrote:

Ben was always a good friend to the town, but it was only after he became county commissioner that he attained the position and prestige to become really effective. And he devoted many, many hours of every week to the sole purpose of seeing that anticipated action by the full board always gave the community of Buena Vista its full share of benefit. Ben ran for commissioner every four years for so long as he thought he could do a good job. When his hearing began to fail and his eyesight became a little dim, he finally decided not to run for re-election. He would have won in a walk, but he felt he couldn't do what was expected of him and refused to accept the position any longer under these conditions. Ben was one whale of a man.<sup>26</sup>

In 1919 the ranching and general farming was well established in Chaffee County but was only made possible due to irrigation. In 1918, author Edward Foster stated, "The county contains the upper valley of the Arkansas river, in which there is a considerable amount of good agricultural land. Though the seasons are short because of high altitude, the soil is extremely fertile."<sup>27</sup> In Colorado, farming under irrigation started almost as soon as the mining of mineral resource. In 1919 the value of the annual output of Colorado's irrigated farms was more than four times as great as that of its gold mines. Irrigation began as early as 1859 in areas near Golden, but it was not until 1870 that large community irrigation projects began. Prior to this time, early settlers operated short ditches, carrying water directly from the streams to the low lands. Most of these pioneer irrigations systems were individual efforts and irrigated ten to one-hundred acres each. The larger scale operations were constructed by community enterprises to carry water to the fertile uplands. One of the first of these successful projects was undertaken in the Greeley district and other districts soon followed. In 1889, the U.S. Census Bureau ranked Colorado second among the states in irrigation development, with 890,775 acres of land "under ditch." Two decades later, Colorado ranked first, with 1,611,277 acres of irrigated land. In 1909, the statewide cost of this enterprise up to July 1910 was \$56,636,433 with the average cost per acre at \$14.19.<sup>28</sup> In 1919, a survey conducted by the state immigration department estimated that more than 1,500,00 acres of land could be irrigated if the irrigation projects already under construction were completed.<sup>29</sup> In an effort to move these projects forward the Colorado Year Book of 1919 states:

A special committee appointed at the suggestion of the Colorado Council of Defense in 1918 reported to the members of the twenty-second general assembly that there was special need for some sort of supervision over the financial affairs of many of the irrigation districts organized under the state irrigation laws. As a result of this report a law was enacted providing for the creation of a commission which shall co-operate with those financially interested in the various irrigation districts, including bondholders as well as land holders, in an effort to straighten out some of the financial tangles that have interfered with the completion of the irrigation systems undertaken in many of these districts. This commission has been appointed and during 1919 and 1920 will make an effort to bring to completion many of the district irrigation enterprises that have been held back in their work on account of financial troubles.<sup>30</sup>

When Ben and Elta Behrman first moved to the ranch there was no well for domestic water. They hand-carried water in buckets from the Arkansas River and soon they dug a cistern. They dug out irrigation laterals along the contour of the land, plowing them each year. A distance of approximately 40' separated the laterals, beginning at the upper level of the field. At the first irrigation, the Behrman's ran the water through the lateral, which they dammed at the end, and then they made three or four openings in the dam wall for the water to flood the area below. As the water flowed over the field and into the laterals below, they repeated the process until the field was completely irrigated. On the next irrigation, they reversed the process by removing successive dams and closing the openings in the laterals. According to the property

<sup>24</sup> *Chaffee County Republican*, Chaffee County, 2 October 1924, p. 5.

<sup>25</sup> Property Transaction Records, Chaffee County Courthouse, Salida, CO.

<sup>26</sup> Gilbert E. Gregg, *Incidentally...Anecdotes from the History of an Earlier Day in Buena Vista* (Gunnison, CO: B&B Printers, 1975), 54.

<sup>27</sup> Foster, *Year Book of the State of Colorado* 1918, 54.

<sup>28</sup> Foster, *Year Book of the State of Colorado* 1919, 17.

<sup>29</sup> *Ibid*, 17.

<sup>30</sup> *Ibid*, 18.

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owner, the ranch continues to be supplied with water by the Allen Extension and enlargement of the Riverside Ditch through shares in those cooperative ditch companies (see maps M005, M006).<sup>31</sup>

Long work days for farmers began in the spring and decreased in late fall of the year. To accomplish the workload during the harvest season, the farmers in the region formed a cooperative, from which they assisted one another in harvesting on one another's land. William Behrman described the harvesting of hay in late summer and early fall, which included two cuttings of alfalfa. A binding machine cut the wheat and tied it in sheaves and then the men stacked the sheaves in a teepee fashion to dry. The drying process complete, the men loaded the sheaves on a hay wagon and took the hay to the thresher, which was powered by a tractor, separating the grain from the hay. Men would then use metal forks to hoist the hay into the loft of the barn. At mid-day the women provided a table laden with food for the male workers. Once the members of the cooperative had completed the job at one ranch, they moved the thresher to another ranch and the process would begin again.

Preparing the fields for planting each year was a challenge for farmers in this area of Colorado. Round rocks of all sizes would emerge each year when Ben Behrman plowed the fields. Ben, well versed in the blacksmith trade, devised a wedge-shaped wood drag with steel teeth bolted on one side. The surface with the teeth projected downward and the farmer would pull it at an angle, which would roll the rocks into a neat windrow. Ben, assisted by family members, would then scoop the rocks into the horse drawn slip scoop and pile the rocks along the side of the field.

In addition to growing alfalfa, the Behrmans also raised a number of livestock. Livestock on the Behrman Ranch consisted of hogs (the only stock sold), a few cows, chickens, lambs, and just enough horses to operate the ranch. The Behrman property is covered in grama grass, an important element of the mountain scrublands ecosystem.<sup>32</sup> This grass was a grazing favorite of the horses on the ranch.

From 1890 to 1920, agriculture in the state had increased in acreage as well as crop value.<sup>33</sup> From 1930 to 1950, the number of farms in Chaffee County dropped from 307 to 207. Although the average size of the farms increased from 241 to 675 acres, less of that acreage was utilized as cropland.<sup>34</sup> In Colorado, the proportion of farm population to total population declined consistently from 1920 to 1950.<sup>35</sup>

Despite this trend, the Behrman Ranch remained active. Robert D. Feltus purchased the ranch in 1951, after which Edward Lambert and his wife, Ruth, became owners.<sup>36</sup> Edward built a new barn with logs from the Pine Creek area to replace the one that had burned in the late 1940s.<sup>37</sup> They operated the ranch with a few head of cattle and farmed crops primarily of alfalfa. Albert and Mary Adams owned the property from 1958 to 1964, and their ranching operations consisted of five horses, twenty-four head of cattle, and about 200 chickens, including some guinea hens.<sup>38</sup> The Adams' managed an active egg business, selling to local customers. As related by James Berchert:

The area west of Highway 24, now the Jumpin Goat Dairy, was a hay/alfalfa mix irrigated by our reservoir to the north and a lateral from the Riverside Ditch coming into the field just west of the Jump barn area. I know this was all open ditch irrigated by Albert Adams and was cut and baled for their livestock. It was stacked just to the west and south of our barn on the east side of Highway 24. Albert also irrigated the fields on the east side of Highway 24 that we are now irrigating.<sup>39</sup>

When Mildred L Berchert purchased the ranch in 1964, she continued to harvest alfalfa on the property. Mildred L. Berchert passed ownership to her son and daughter-in-law, James and Laura Berchert in 2001, and they continue to

<sup>31</sup> Warranty Deed, , Record #316525, 2001, Exhibit A, Clerk and Recorder Office, Chaffee County Courthouse, Salida, CO; Only the recent water rights associated with underground wells for domestic and livestock uses are listed on file with the Office of the State Engineer: Water Case #3066 & #3067, Office of the State Engineer.

<sup>32</sup> Cornelia Fleischer Mutel and John C. Emerick, *From Grassland to Glacier, The Natural History of Colorado* (Boulder, CO: Johnson Publishing Company, 1984), 66.

<sup>33</sup> Foster, *Year Book of the State of Colorado 1918*, 52.

<sup>34</sup> The Colorado State Planning Commission, *State of Colorado Yearbook, 1951 to 1955* (no publisher or date listed), 347.

<sup>35</sup> Ibid, 296.

<sup>36</sup> Property Transaction Record, Registry #50876 and #62061, Clerk and Recorder Office, Chaffee County Courthouse, Salida, CO.

<sup>37</sup> Interview with Ruth Lambert by Fay Golson, 20 January 2011.

<sup>38</sup> Property Transaction Record, Registry #70976, Clerk and Recorder Office, Chaffee County Courthouse, Salida, CO.

<sup>39</sup> Interview with James Berchert by Fay Golson, 20 September 2011.

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maintain and operate the ranch.<sup>40</sup> Plans are underway to utilize the ranch as a horse rescue facility under the name of Berchert Ranch Limited Partnership Animal Rescue. The owners plan to partner with the Veterinary School of Colorado State University in providing internships at the ranch for veterinary students. The program will outreach to local veterinarians by providing CSU students to assist in their businesses as well. In this way the Behrman Ranch will continue serving an active agricultural function that maintains the historic significance and appearance of the property.

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## 9. Major Bibliographical References

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<sup>40</sup> Property Transaction Record, Registry #316525, Clerk and Recorder Office, Chaffee County Courthouse, Salida, CO.



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**Interviews:**

William Behrman by Fay Golson, 6 April 2011, notes on file with Fay Golson, Salida, CO.

James Berchert by Fay Golson, 20 September 2011, notes on file with Fay Golson, Salida, CO.

Ruth Lambert by Fay Golson, 20 January 2011, notes on file with Fay Golson, Salida, CO.

**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):

5CF.2825

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## 10. Geographical Data

**Acreage of Property** 183  
(Do not include previously listed resource acreage.)

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

### UTM References

(Place additional UTM references on a continuation sheet.)

						(NAD 27)	
1	13	400235.811	4303430.317	3	13	399189.809	4304014.853
	Zone	Easting	Northing		Zone	Easting	Northing
2	13	399428.314	4303458.723	4	13	399099.558	4304015.609
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet for UTM References 5 and 6.

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

GIS coordinates: 106° 9' 31.29" W 38° 52' 44.62" N (Parcel #316131200025) The nominated area includes approximately 183 acres of land within Township 13 South, Range 78, Section 31 of the Principal Meridian, Chaffee County, Colorado, described as follows: Beginning at the Southwest corner of the W1/2 of the SE1/4 of Section 31, thence West along the South line of said Section 31, a distance of 980 feet, more or less to the Easterly right-of-way line of U.S. Highway 24, thence along Easterly right-of-way line North 31°59' West 2301.4 feet; thence along a curve to the right central angle 13°59', radius 2,815 feet, a distance of 687 feet, thence North 18° West, 320 feet more or less to the North line of said E1/2 of SW1/4, thence East Along the North line of the SW1/4 and the SE1/4 of said Section 31, a distance of 2580 feet, more or less to the Northeast corner of the W1/2 of the SE1/2, thence south along the east line of the W1/2 of the SE1/4 a distance of 2855 feet, more or less, to the point of beginning, containing an area of 108 acres, more or less. Less and except the following: All of 3 Bar J Estates, Subdivision No.1 County of Chaffee, State of Colorado. And part of the East one-half of the Southwest Quarter and part of the West one-half of the Southeast Quarter of all of Section 31, Township 13 South, Range 78 West of the 6<sup>th</sup> P.M. And a tract of land located in the Northwest Quarter of Section 31, Township 13 South, Range 78 West of the 6<sup>th</sup> Principal Meridian, Chaffee County, Colorado.

### Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes all of the area historically and legally associated with the Behrman Ranch.

## 11. Form Prepared By

name/title Fay Golson (for property owner)  
organization Historic Preservation Services date 10-01-2011  
street & number 304 East 2<sup>nd</sup> Street telephone 719-539-2213  
city or town Salida state CO zip code 81201  
e-mail efayg@wildblue.net

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### 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:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Behrman Ranch

City or Vicinity: Buena Vista

County: Chaffee County

State: CO

Photographer: Fay Golson

Date Photographed: May, 2011

Description of Photograph(s) and number:

CO_Chaffee County_Behrman Ranch_0001	Ranch House, west façade looking east
CO_Chaffee County_Behrman Ranch_0002	Ranch House, west façade looking east
CO_Chaffee County_Behrman Ranch_0003	Ranch House, southwest corner looking northwest
CO_Chaffee County_Behrman Ranch_0004	Ranch House, south façade looking north
CO_Chaffee County_Behrman Ranch_0005	Ranch House, west façade front door looking east
CO_Chaffee County_Behrman Ranch_0006	Ranch House, east façade looking west
CO_Chaffee County_Behrman Ranch_0007	Ranch House, northeast corner looking southwest
CO_Chaffee County_Behrman Ranch_0008	Ranch House, south façade date detail looking north
CO_Chaffee County_Behrman Ranch_0009	Ranch House, northwest corner stone wall looking southeast
CO_Chaffee County_Behrman Ranch_0010	Ranch House, west façade window detail looking north
CO_Chaffee County_Behrman Ranch_0011	Bunkhouse, south façade looking north
CO_Chaffee County_Behrman Ranch_0012	Bunkhouse, north façade looking south
CO_Chaffee County_Behrman Ranch_0013	Bunkhouse, east façade looking west
CO_Chaffee County_Behrman Ranch_0014	Pit, south façade looking north
CO_Chaffee County_Behrman Ranch_0015	Barn, south façade looking north
CO_Chaffee County_Behrman Ranch_0016	Barn, north façade looking south
CO_Chaffee County_Behrman Ranch_0017	Barn, east façade hay fork looking west
CO_Chaffee County_Behrman Ranch_0018	Pool and Concrete Slab, north façade looking south
CO_Chaffee County_Behrman Ranch_0019	Rocks, east façade looking west
CO_Chaffee County_Behrman Ranch_0020	Stagecoach Bridge ruins, northwest looking southeast



Behrman Ranch  
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**Historic Photographs**

Reproduced from the collections of William Behrman and James Berchert with permission granted.

- H001 Second barn, south façade
- H002 First Barn with threshing machine, northwest corner looking southeast
- H003 Thea Behrman with friends near rocks, west looking east
- H004 August Behrman
- H005 Thea Behrman
- H006 Ben Behrman
- H007 Elta Behrman
- H008 Mildred Berchert (foreground) with Albert and Mary Adams, in kitchen of Ranch House.
- H009 Stagecoach Bridge at east property boundary

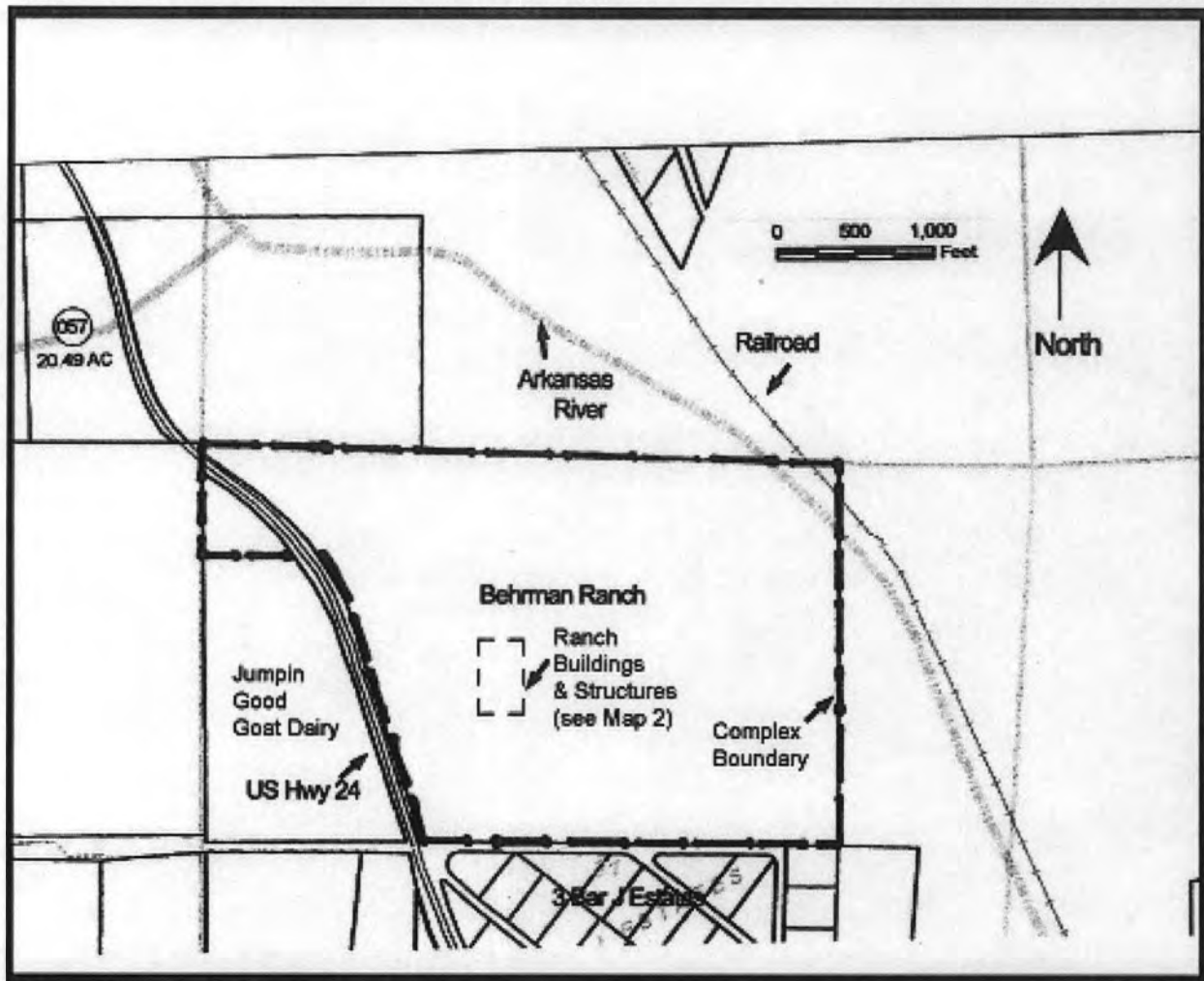
**Illustration**

- IL001 Sketch of first barn as described by William Behrman

Behrman Ranch  
Name of Property

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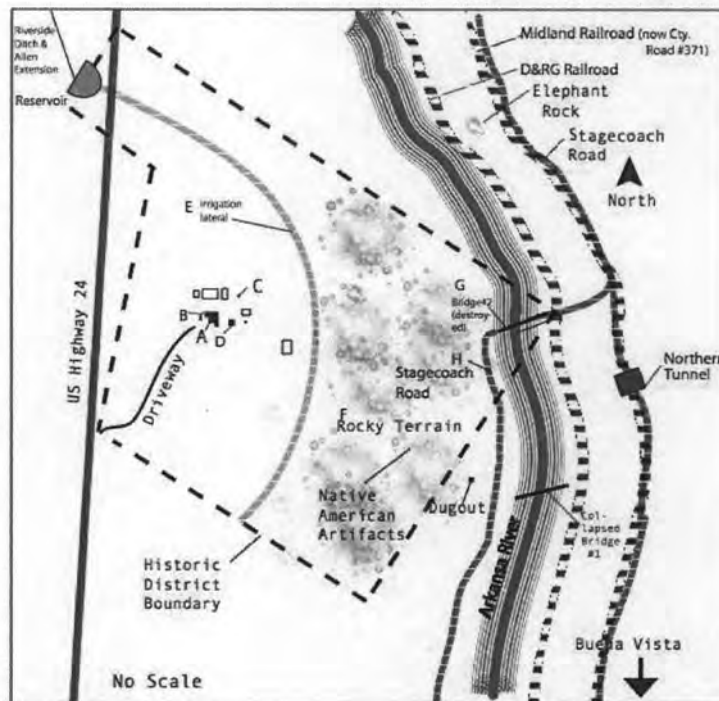
### Maps



Sketch Map M001  
Taken from Chaffee County Assessor Map

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



Sketch Map  
The Behrman Ranch  
Buena Vista, CO

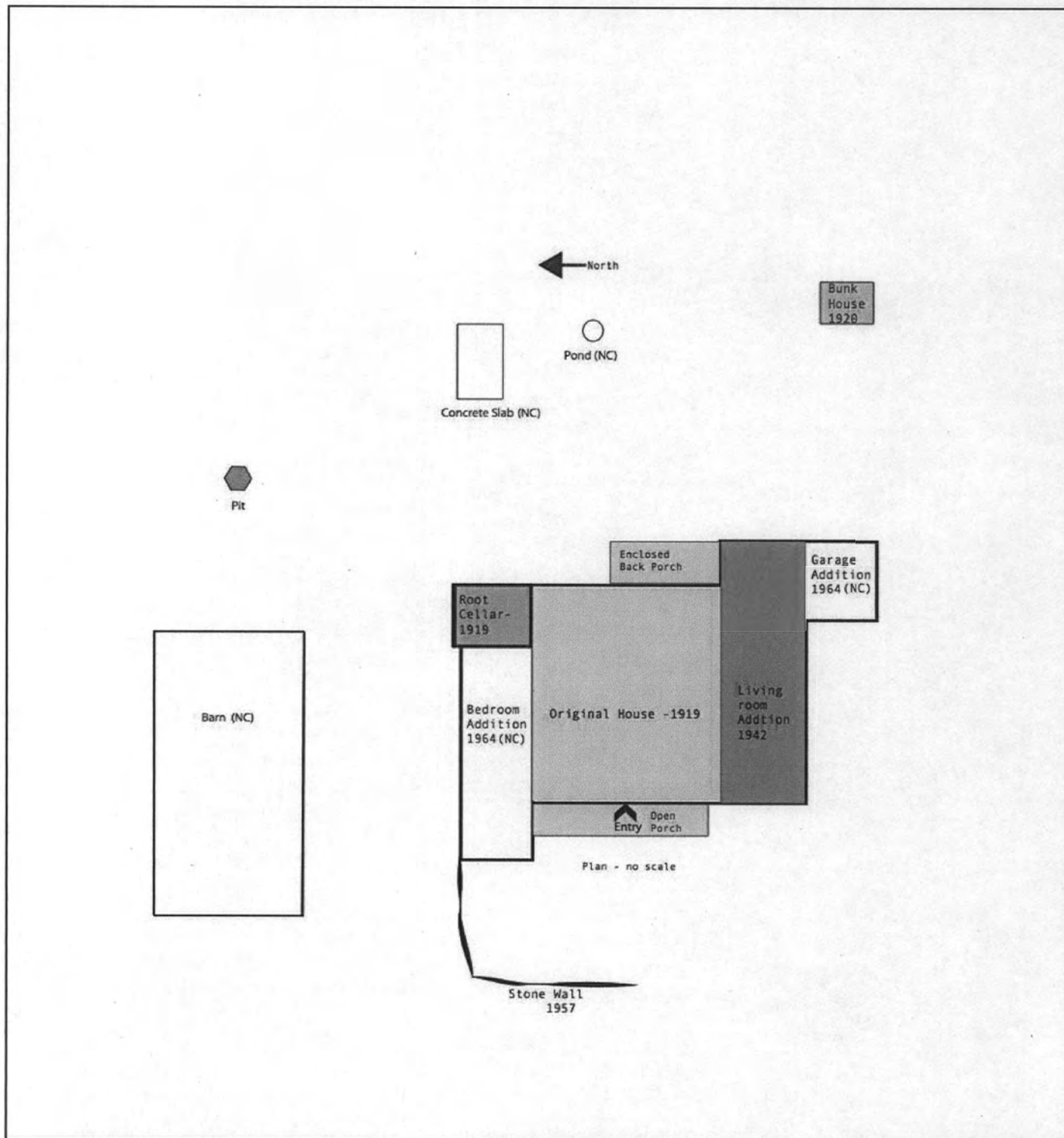
- |                |                        |
|----------------|------------------------|
| A - Main House | E - Irrigation Lateral |
| B - Stone Wall | F - Rocks              |
| C - Pit        | G - Bridge Ruins       |
| D - Bunk House | H - Stagecoach Road    |

Sketch Map M002



Behrman Ranch  
Name of Property

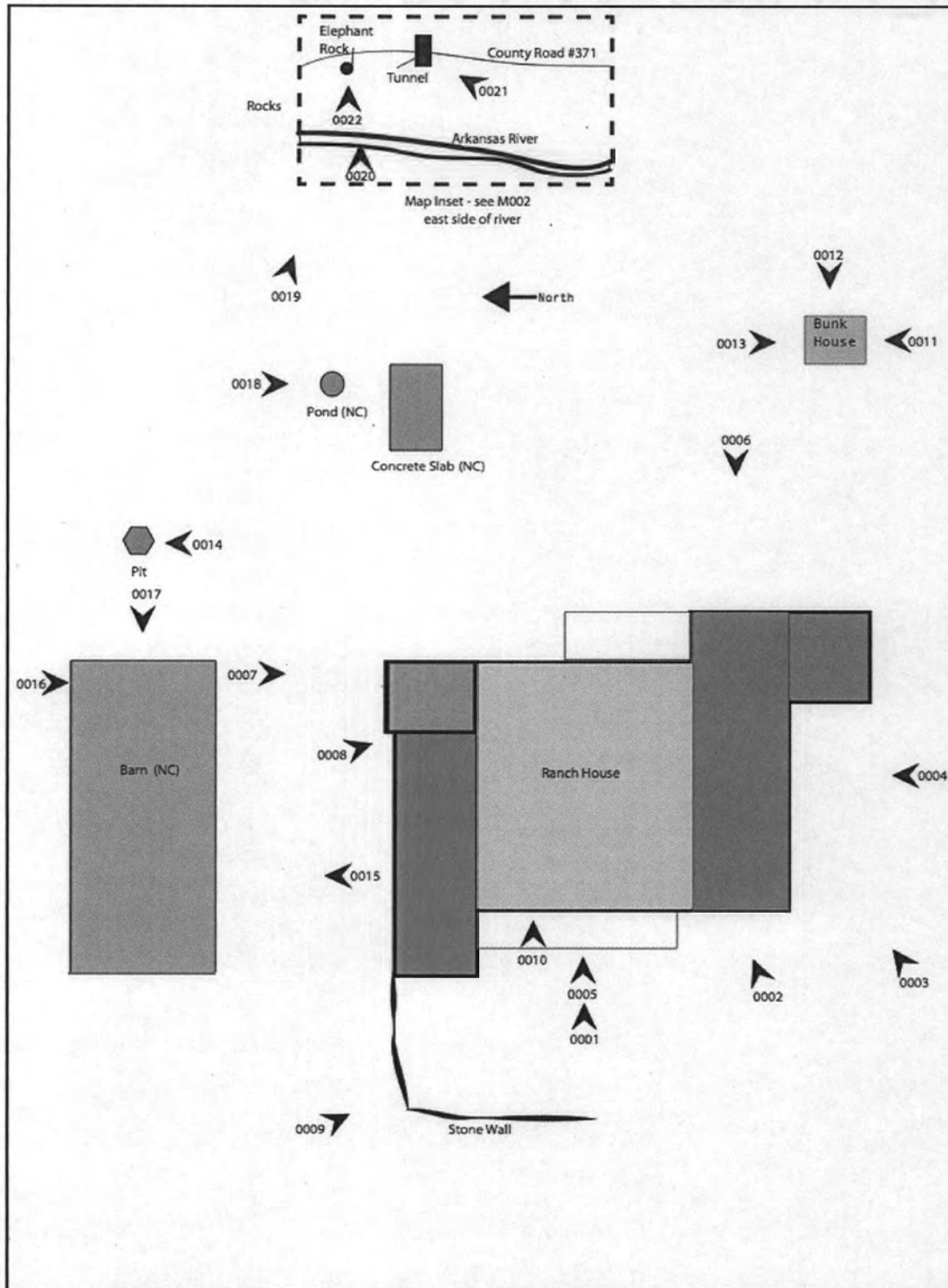
Chaffee County, CO  
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Sketch Map M003  
Site Plan

Behrman Ranch  
Name of Property

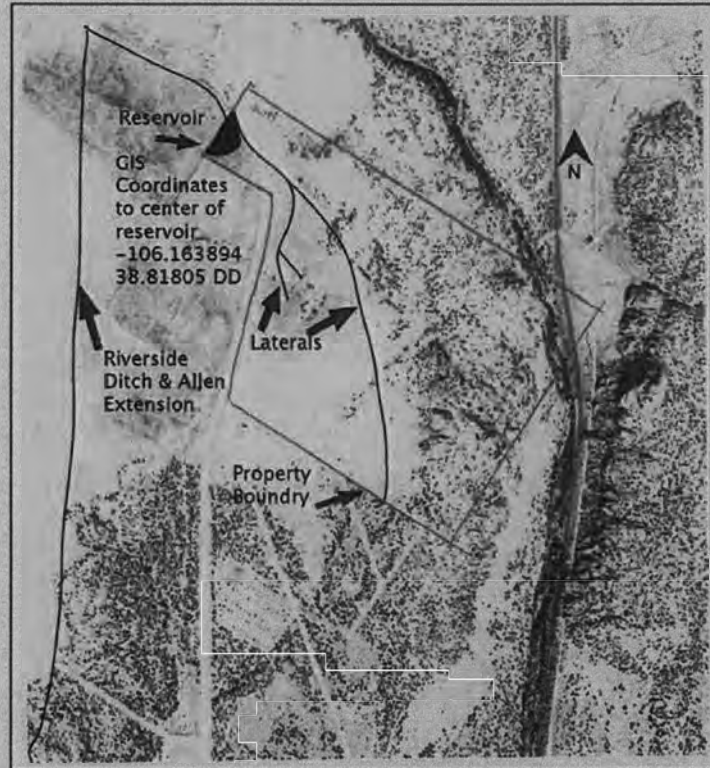
Chaffee County, CO  
County and State



Sketch Map M004  
Photo Log

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Name of Property

Chaffee County, CO  
County and State



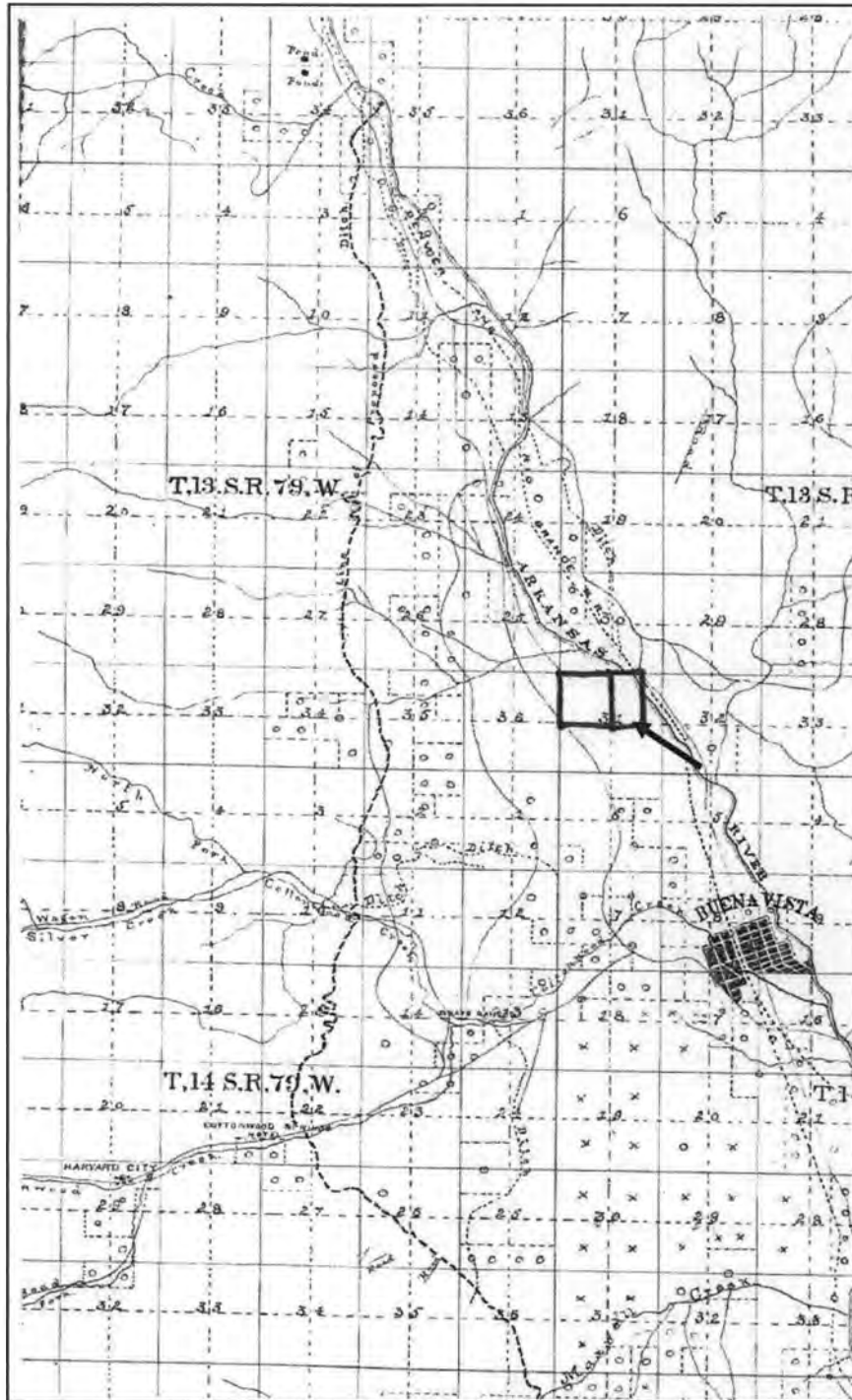
Behrman Ranch - Water Reservoir and Laterals

Sketch Map M005  
Water - Reservoir and Laterals



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Name of Property

Chaffee County, CO  
County and State



Sketch Map M006  
The Riverside Ditch and Adjoining Territory  
Chaffee County, Colorado  
Recorded March 17<sup>th</sup> A.D. 1886  
Historic Photographs

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State

**Historic Images**



H001



H002

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



H003



Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



H004

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



H005

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



*Ben Behrman.*

H006



Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



*Elta Behrman*

H007

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



H008

Behrman Ranch  
Name of Property

Chaffee County, CO  
County and State



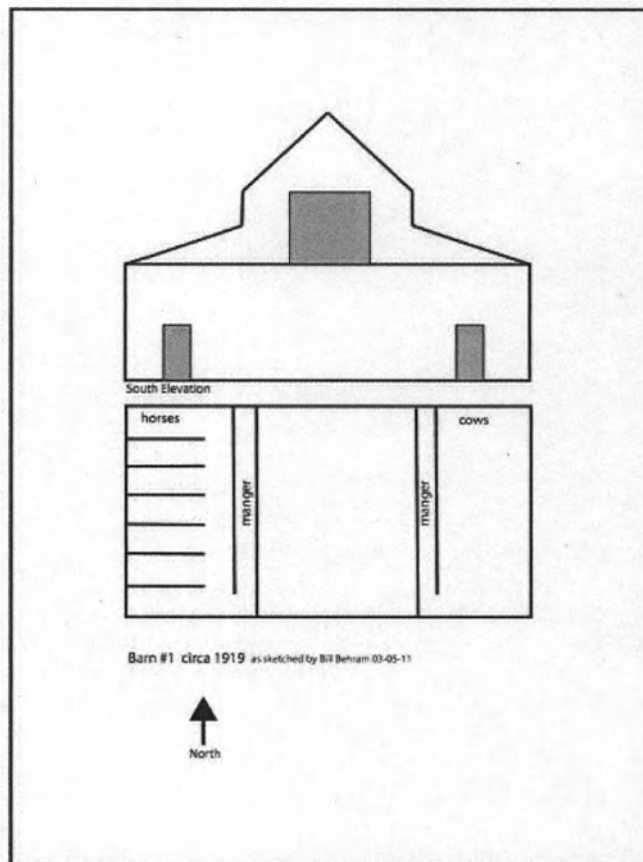
H009



Behrman Ranch  
Name of Property

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County and State

**Illustrations**



IL001

Behrman Ranch  
Name of Property

Chaffee County, CO  
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**Property Owner:**

name James and Laura Berchert  
street & number 13715 U.S. Highway 24 North telephone 719-395-2061  
city or town Buena Vista state CO zip code 81211

(Complete this item at the request of the SHPO or FPO.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Behrman Ranch  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Chaffee

DATE RECEIVED: 2/10/12 DATE OF PENDING LIST: 3/02/12  
DATE OF 16TH DAY: 3/19/12 DATE OF 45TH DAY: 3/28/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000143

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 3-27-12 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.





CO. CHAFFEE COUNTY - BEARMAN RANCH. 0001



CO - CHAFFEE COUNTY - BEHRMAN RANCH - 0002





CO. CHAFFEE COUNTY. BEHRMAN RANCH. 0003



CO. CHAFFEE COUNTY - BEHRMAN RANKH-0004





CO-CHAFFEE COUNTY-BEHRMAN RANCH. 0005



CO-CHAFFEE COUNTY-BEHRMAN RANKH-0006





CO-CHAFFEE COUNTY-BEHRMAN RANKH-0007

WLV

1957

CO - CHAFFEE COUNTY - BEHRMAN RANCH. 0008



CO-CHAFFEE COUNTY-BEHREMAN RANKA.0009





CO-CHAFFEE COUNTY-BEHRMAN RANCH-0010



CO. CHAFFEE COUNTY. BEHRMAN RANCH. 0011





CO - CHAFFEE COUNTY - BEHRMAN RANCH - 0012



CO-CHAFFEE COUNTY-BEHREMAN RANCH-0013



CO-CHAFFEE COUNTY-BEHRMAN RANCH. 0014





CO-CHAFFEE COUNTY - BEHRMAN RANKA-0015



CO-CHAFFEE COUNTY - BEHEMAN RANCH. 0016





CO. CHAFFEE COUNTY. BEHRMAN RANCH. 0017



CD - CHAFFEE COUNTY - BEHRMAN RANCH. 0018



CO-CHAFFEE COUNTY-BEHRMAN RANCH-0019





CO. CHAFFEE COUNTY. BEHRMAN RANCH. 0020

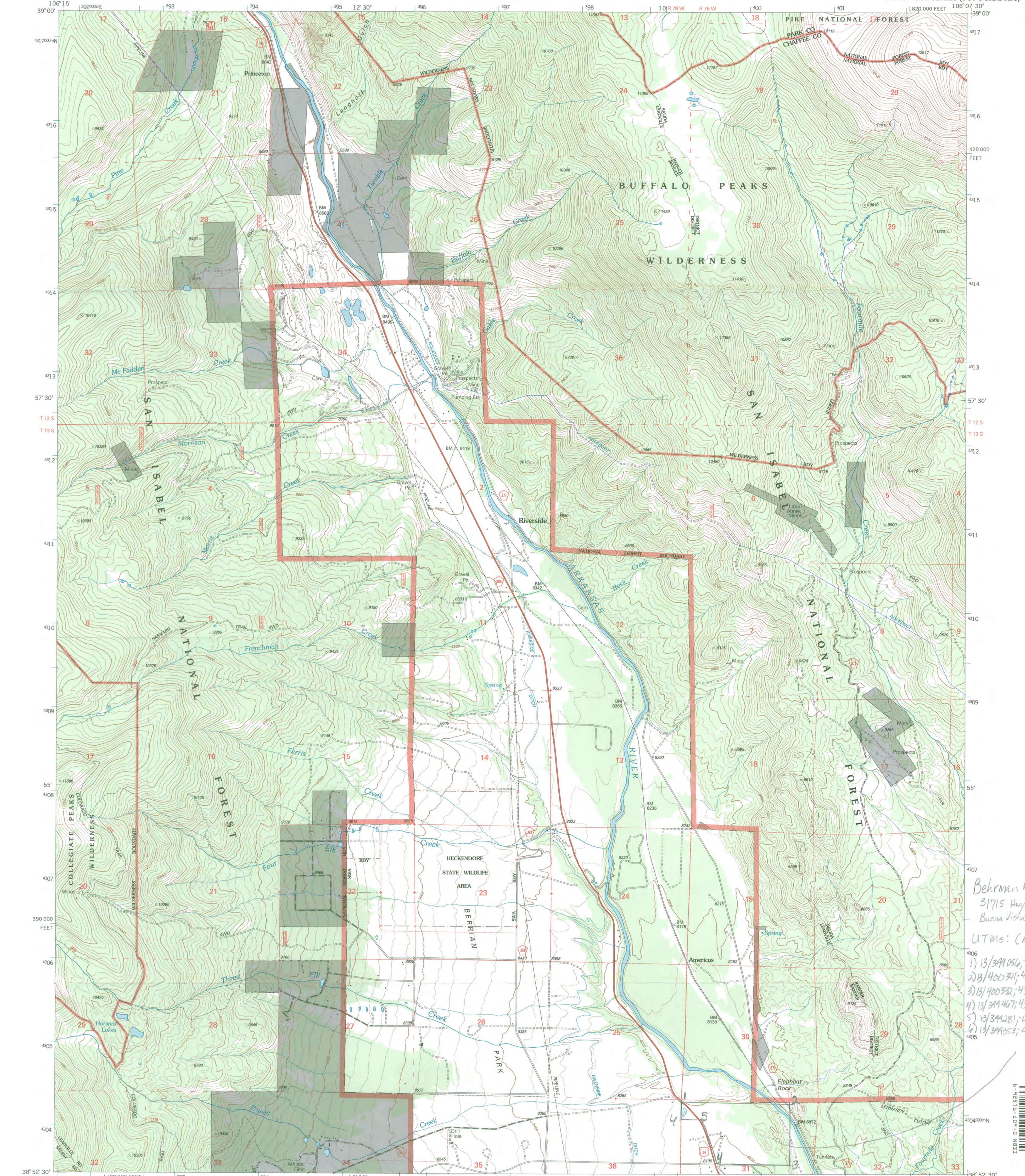


CO. CHAFFEE COUNTY. BEHRMAN RANKH. 0021

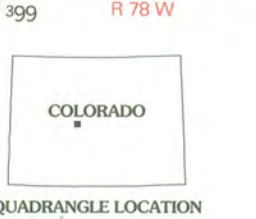
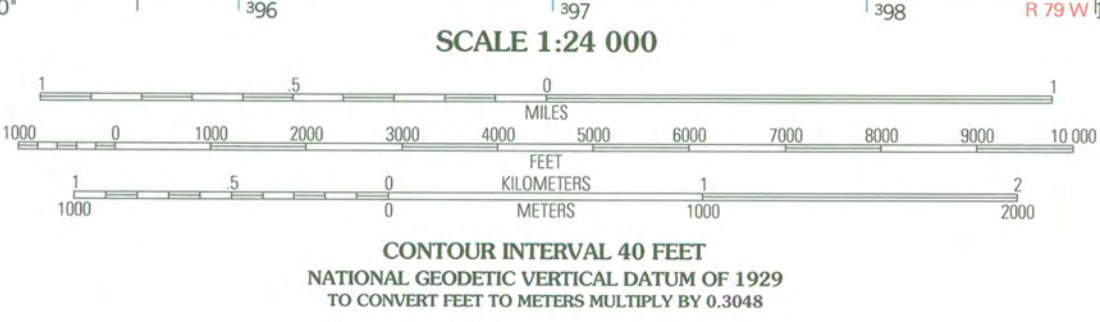
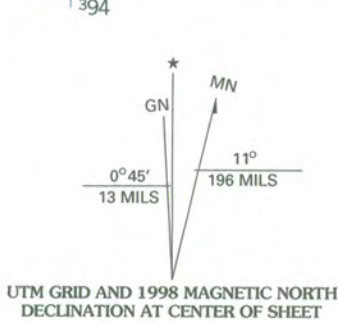


CO. CHAFFEE COUNTY. BEHRMAN RANCH. 0022





Produced by the U.S. Geological Survey  
Revised by the U.S. Forest Service  
Areas outside the National Forest System lands may not have been revised  
Topography compiled 1975. Planimetry derived from imagery taken 1988  
Public Land Survey System and survey control current as of 1996. Partial  
field check by U.S. Forest Service 1994  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks:  
Colorado coordinate system, central zone (Lambert conformal conic)  
Blue 1000-meter Universal Transverse Mercator ticks, zone 13  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute  
intersections are obtainable from National Geodetic Survey NADCON software  
Non-National Forest System lands within the National Forest  
Inholdings may exist in other National or State reservations  
This map is not a legal land line or ownership document. Public lands are  
subject to change and leasing, and may have access restrictions; check  
with local offices. Obtain permission before entering private lands



1	2	3
4	5	
6	7	8

1 Granite  
2 South Peak  
3 Jones Hill  
4 Mount Harvard  
5 Marmot Peak  
6 Mount Yale  
7 Buena Vista West  
8 Buena Vista East

HIGHWAYS AND ROADS	
Interstate	5
U. S.	70
State	6
County	4
National Forest, suitable for passenger cars	100
National Forest, suitable for high clearance vehicles	100
National Forest Trail	304
Primary highway	100
Secondary highway	100
Light-duty road	100
Composition: Unspecified	100
Paved	100
Gravel	100
Dirt	100
Unimproved; 4 wheel drive	100
Trail	100
Gate; Barrier	100

HARVARD LAKES, CO  
1994  
NIMA 4761 1 NW - SERIES V877

Behrman Ranch  
31715 Hwy 24 N  
Buena Vista, CO  
UTMS: (NAD27)  
1) 13/399056; 4304198  
2) 13/400341; 4304162  
3) 13/400332; 4303442  
4) 13/399467; 4303452  
5) 13/399281; 4303491  
6) 13/399053; 4303470







January 31, 2012

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

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Behrman Ranch, Chaffee County (5CF.2820).

The State Review Board reviewed the nomination at its meeting on January 20, 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 L. Bailey  
National & State Register Historian  
(303) 866-4683  
heather.bailey@state.co.us

Enclosures

Registration forms  
USGS map  
CDR  
Photographs