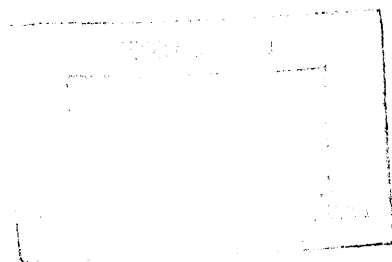


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Salt Works Ranch
other names/site number 5PA346

2. Location

street & number 3858 U.S. Hwy. 285 [N/A] not for publication
city or town Hartsel [X] vicinity
state Colorado code CO county Park code 093 zip code 80449

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 [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [X] statewide [] locally.
(See continuation sheet for additional comments [].)

Georganna C. [Signature] 12/24/00
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the
National Register
See continuation sheet [].
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
See continuation sheet [].

[Signature] _____
Signature of the Keeper Date
Edson H. Beall 2/2/01

Salt Works Ranch
Name of Property

Park / Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
17	3	buildings
1	0	sites
2	0	structures
0	0	objects
20	3	Total

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

Historic Ranching Resources of South Park,
Colorado

Number of contributing resources
previously listed in the National
Register.

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/single family

AGRICULTURE/SUBSISTENCE/agricultural
outbuilding

AGRICULTURE/animal facility

Current Functions
(Enter categories from instructions)

DOMESTIC/single family

AGRICULTURE/SUBSISTENCE/agricultural
outbuilding

AGRICULTURE/animal facility

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Second Empire

OTHER/Log Cabin

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD/weatherboard
WOOD/log

roof METAL

other

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Salt Works Ranch, Park County, Colorado

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

...As they rounded the point of Hall's Butte the stretch of the country gave them their first view of the ranch. A commodious Mansard roof house stood in front of their little log cabin...there was a new barn not far from the house.

-- Minnie Hall Murphy¹

Description

The Salt Works Ranch is a significant historic agricultural complex which meets the registration requirements specified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado." Twenty-one of the resources within the district are associated with the historic context "The History of Ranching in South Park, Colorado." The property type represented is Ranches and Ranching Facilities, and the individual historic resources are examples of the subtypes enumerated under that property type. Resources within the district include twenty buildings, two structures, and one site. The inset sketch map (page 37) accompanying this form identifies the location of the buildings and structures of the ranch. Of the twenty-three resources in the district, twenty (87 percent) are contributing and three (13 percent) are noncontributing. The registration requirements listed in the related Multiple Property Documentation Form were utilized to determine the contributing status of each resource. Among the criteria employed for evaluating the resources were: date of construction, historical associations, and integrity of design, setting, materials, and craftsmanship. The historic resources of the Salt Works Ranch represent the development of ranching in South Park during the period 1862-1950.

The ranch headquarters is situated on a gently sloping site at an elevation of almost 9000'. The unaltered setting of the ranch includes open vistas of distant mountain ranges for which South Park is famous, as well as nearby buttes which provide dramatic visual backdrops for the agricultural complex (Photographs 1 and 2). The Buffalo Peaks and wooded McQuaid Butte rise in the distance to the west, Hall Butte is located north of the site, and Hall Mountain lies to the southeast. Massive Antero Reservoir is located about one-and-a-half miles northeast of the ranch buildings. The headquarters buildings of the ranch are situated northwest of the historic Colorado Salt Works manufacturing facility which is being nominated separately (Photograph 1). U.S. Highway 285 traverses the area on a north-south course about one-half mile west of the headquarters, as does the 1879 railroad grade of the Denver South Park & Pacific. Between the ranch buildings and the highway to the west is an irrigated hay meadow, while grazing land and pastures surround the buildings in other directions. A dirt road skirting the edge of Hall Butte leads to the ranch buildings. Residential and ranch support buildings are located east of the road, while the barn, corral, and

¹Minnie Hall Murphy, "Pike's Peak or Bust, the Colorado Pioneers of '58 and '59: The Story of Mary Nevin and Charles Hall," Mr. and Mrs. Charles Hall Collection, Colorado Historical Society.

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Salt Works Ranch, Park County, Colorado

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

other animal care and storage facilities are located west of the road (Photograph 2). The headquarters site was historically a stopping point for travelers through South Park, and the route of an early road used to reach Fairplay and Leadville from Colorado Springs is included within the boundaries of the nominated area. Numerous artifacts of historic ranching operations are present within the district, including a chuckwagon and other old ranch machinery and materials, as well as kettles and vats which were part of the Salt Works manufacturing operation (Photograph 3).

The headquarters complex includes a variety of buildings which represent the historic development of a Colorado cattle ranch which has been owned by the same family since its creation. The buildings of the ranch reflect adaptation to the environment of South Park, changes in Colorado ranching technology and ranch family lifestyles over more than a century, and the varied interests of Charles and Mary Hall and their descendants. The buildings vary from one to two stories in height, and are of log, wood frame, and cinderblock construction. Dates of construction for the resources range from 1862 through the 1980s, with only two small buildings at the ranch headquarters built after 1950.

The residential buildings lie east of the entrance road, and include an 1862 log house erected by Charles Hall when he first settled on the land and began building the salt production facility known as the Colorado Salt Works (5PA1478, Photograph 6). Hall's daughter, Minnie, reported that her father constructed their dwelling of "extra thick" logs and selected the best pine trees for flooring in an effort to erect a house "much better than any which had yet been built in Colorado." Achieving greater success in mining investments than through his salt production facility, Hall hired former shipbuilder T.Y. Rippey to construct a new home for his family in 1872. The Second Empire style two-story frame dwelling was one of the largest and most architecturally sophisticated of the nineteenth century ranchhouses in South Park (Photographs 4 and 5). Hall had the new residence built directly in front of the old log house because "the family had such comfort in the old log cabin that he could not bear to tear it down...."²

North of the Hall houses are a group of small log and frame homestead cabins which were moved to the site in the 1930s and 1940s during the tenure of rancher Thomas "Tom" McQuaid and his wife, Mildred Hall McQuaid, and used as bunkhouses for the cowboys and hired hands employed at the ranch (Photographs 7, 8, and 9). Under McQuaid's direction, the Salt Works became the headquarters of one of the largest ranches in Colorado, and housing for employees expanded to meet the needs of the operation. One homestead cabin moved to the site in the 1940s from another ranch owned by McQuaid was converted to a library by the descendants of the Hall family (Photograph 19). The library contains many of the books and papers of Antoinette Perry, (granddaughter of Charles and Mary Hall) an actress and producer who chaired the American

²Minnie Hall Murphy manuscript.

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Salt Works Ranch, Park County, Colorado

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

Theater Wing during World War II, and in whose honor Broadway's Tony Awards are presented. Other buildings on the east side of the road are a five-seat two-room privy with child's seat (Photograph 18), a log and timber root cellar dug into the hillside (Photograph 17), a frame springhouse (Photograph 16), a 1950s cinderblock chicken coop (Photograph 22), and a 1980s wellhouse (Photograph 22).

Resources on the west side of the road include a large 1870s barn, similar in design to a frame barn associated with the salt manufacturing facility southeast of the ranch headquarters (Photographs 11, 12, 13, and 14). The barn housed horses on the first floor (Photograph 13) and provided hay storage on the upper floor, and included a grain room and a tack room, as well as attached milk and calving sheds. A notable feature of the interior walls of the barn is the inscriptions and carvings produced by cowboys who worked at or visited the ranch, as well as the mark of a stencil for the salt production facility (Photograph 14). Also found west of the road is a blacksmith shop (Photograph 10) complete with working bellows and forge, original tools, and more cowboy inscriptions. An extensive corral system, once a focal point of the system for livestock handling, is located southwest of the barn (Photograph 15). Other buildings on the west side of the road include a carriage house (Photograph 11), garages (Photographs 7 and 18), sheds (Photographs 11, 12, and 21), a loafing shed (Photograph 15), and a wellhouse (Photograph 15) which provided water for the corral area. The buildings of the ranch generally display a high degree of historic integrity and are in fair to good condition.

Contributing Resources Within the District

The following section describes the site, buildings, and structures within the district. In the discussion below, the resources are organized by subtypes listed in the Multiple Property Documentation Form. The contributing resources are listed first, followed by noncontributing resources. The individual resources are identified by designation based on ranching function. The number following the building name is keyed to the sketch map accompanying this nomination. The photograph number refers to photographs included as part of this nomination. Photographs are identified on the map of the district by a number enclosed in a circle. Precise dates of construction for many of the resources are not available. A manuscript about the Halls prepared by Minnie Hall Murphy, historic photographs, contemporary newspaper accounts, a General Land Office plat, interviews with the Fanning family, 1938 and 1956 Forest Service aerial photographs, a circa 1950 oblique aerial photograph, and the field survey were used to document or estimate dates of construction.

Subtype: Ranch Landscape Features

Headquarters Site (Photographs 1, 2, 3). The 128-acre headquarters site of the Salt Works Ranch

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Salt Works Ranch, Park County, Colorado

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

has significance for its historic cultural and landscape features.³ The headquarters buildings of the ranch are situated northwest of the Salt Works manufacturing facility (being nominated separately), on a section of land which slopes slightly from west to east. The site includes the unaltered setting of the ranch buildings and agricultural lands, and the unobstructed vistas which surround the headquarters. Included on the site are an extensive system of ranch fences and roads.⁴ The ranchlands within the district include significant native grass meadows. An abandoned county road, formerly the route of an historic road dating to the territorial era and utilized by miners traveling from Colorado Springs and Fairplay to the Leadville region, runs through the district. Scattered around the site are historic ranch machinery and implements, as well as items associated with the salt production facility to the southeast.

Subtype: Residential Buildings

Main Ranchhouse (Building 1, 1872⁵, T.Y. Rippey, builder, Photographs 4 and 5). The main ranchhouse is a south-facing two-story Second Empire style frame dwelling with a mansard roof which has a hipped roof with overhanging eaves which flare outward above the steep lower slope of the second story that is clad with variegated decorative shingles. Under the eaves are wide trim boards with molding. Slightly projecting segmental arched wall dormers have one-over-one-light double-hung sash windows (two dormers are boarded up). These windows were originally four-over-four-light double-hung sash, but the mullions rotted and were replaced. There is molding along the outer edges of the dormers. There are two windows toward the east end of the facade and two toward the west.

The first story of the house has narrow horizontal lap board siding and slender corner boards. There is a raised concrete foundation.⁶ A half hipped roof porch (added to the house in the early twentieth century) projects from the center of the facade and has Tuscan style tapered wood column supports and a balustrade with square balusters in groups of three. The west end of the porch has a solid balustrade and glazed enclosure above. The porch has a wood floor and a concrete base. There is a center entrance facing the porch, with the original paneled door surmounted by a transom and a wood surround with molding. Tall four-over-four-light double-hung sash windows flank the entrance facing the porch. The windows have slightly arched lintel trim. Four-over-four-light double-hung sash windows also flank the porch, all aligned with dormers.

³The nominated area of the district focusses on the ranch headquarters. The entire acreage of the ranch totals approximately 740 acres of private land and 3,500 leased acres.

⁴Tag Fanning reports that the Denver, South Park & Pacific gave Tom McQuaid a quantity of fencing materials when it removed its tracks.

⁵This building is mentioned in the Minnie Hall Murphy manuscript and appears on a 1873-75 General Land Office plat.

⁶The original dry-laid stone foundation was destroyed in an explosion in 1995.

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Salt Works Ranch, Park County, Colorado

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

The east wall of the house has one four-over-four-light double-hung sash window toward the south and one sliding window toward the north. The upper story of the east side has one arched wall dormer.

The north (rear) wall of the house faces the log cabin, and has one paneled and glazed door with a transom, a small single-light window, and one paneled door. The upper story has four evenly spaced arched wall dormers (one is boarded up). The land slopes away from the house on the north and east. Some boards are missing on the north wall.⁷

The west wall of the house has one four-over-four-light double-hung sash window toward the south and a five-sided bay window toward the north on the first story. The bay window has a half hipped roof, double-hung sash windows with paneling underneath, and a concrete base. The west wall of the mansard roof has one arched wall dormer, centered.

The interior of the house includes a long entrance hall with a staircase with a spindled balustrade which curves at an upper landing. There are two parlors on the west side of the entrance hall. On the southwest side of the hall is the front parlor, which has pine floors from the region and hand-grained woodwork. There is a wide archway into the back parlor which features the bay window. The formal dining room on the east side of the hall has a false fireplace with beveled glass mirror and wood mantelpiece. Behind this room is the kitchen, which retains its wood floor and built-in pantry. There are six rooms upstairs on either side of a center hall.

Hall Log House (Building 2, 1862⁸, Charles L. Hall, builder, Photograph 6). Charles Hall built this log dwelling for his family after settling on the site with the intention of establishing a salt works. Newspapers used as original insulation in the walls were dated 1861 and 1862, according to Hall descendant Tag Fanning. The one-story original log dwelling has a side gable roof with overhanging eaves and corrugated metal roofing. There is a center brick chimney and a metal pipe chimney. The walls are composed of very large, squared logs which have visible adze marks. The corner notches are half-lap square notch. The foundation is covered with concrete. There is board and batten siding on the upper west gable face. The south wall (facing the two-story house) has a filled in opening, one paneled and glazed door, and one paneled door. Between the doors is one six-over-one-light double-hung sash window. Toward the east, the south wall has an open area and a section with lap siding. The west wall has two one-over-one-light double-hung sash windows with plain wood surrounds. The north wall has a single six-over-one-light window.

⁷Some of the exterior boards were lost in the explosion in 1995.

⁸This building appears in a painting of the early buildings at the ranch in the possession of the Fanning family and is mentioned in the Minnie Hall Murphy manuscript and an 1866 *Rocky Mountain News* article.

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Salt Works Ranch, Park County, Colorado

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

In 1985, a north wing was added to the east end of the cabin, replacing an older frame projection which housed a coal room and storage space. The wing has a front gable roof and it is clad with vertical panel siding and has a concrete foundation. There is an off-center entrance with a paneled and glazed door on the north wall facing a wood stoop. The eaves are widely overhanging on the east. The north part of the east wall has vertical siding, a paneled and glazed door, and a small sliding window. The southern part of the east wall has lap siding and a one-over-one-light double-hung sash window with wide surround.

Bunkhouse (Building 9, homestead cabin moved to the site in the 1940s⁹, Photograph 7). This one-story, rectangular, frame building has an arched roof, overhanging eaves, and exposed rafters. The building has rolled roofing and a large projecting metal chimney pipe. The walls are clad with flush horizontal board siding. There is an off-center paneled door on the east facing a concrete stoop and wood steps. There are four-light windows on the north and south. The interior has an old cast iron stove and diagonal board flooring.

Bunkhouse (Building 11, "The Casino," homestead cabin moved to the site in the 1930s¹⁰, Photograph 8). The building is a small, one-story, rectangular, log dwelling with a side gable roof with wood shingle roofing and exposed rafters, and a metal ridge cap with ball finial. A tall metal chimney pipe projects from the roof. The walls are composed of round logs with chinking and the corners display square and saddle notches. There is a concrete foundation which projects outward. The gable ends are clad with board and batten siding. On the east wall is a center entrance with hinged vertical board door with diagonal bracing. Flanking the entrance are a six-light window and an altered three-light window.

Bunkhouse (Building 12, homestead cabin moved to the site in the 1940s¹¹, Photograph 9). This is a small, one-story, rectangular, frame building with side gable roof with overhanging eaves, rolled roofing, and a metal chimney pipe. The walls are clad with flush horizontal boards and have wide corner boards. On the east wall is an off-center paneled door. Adjacent to the door is a tall six-over-six-light double-hung sash window; there are similar windows on the south and west. The building has a log foundation. The interior has a wood floor. This building was moved from another South Park ranch, the Hand Ranch.

⁹This building does not appear to be in its present location in a 1938 aerial photograph, but is present in a circa 1950 aerial photograph.

¹⁰This building appears in a 1938 aerial photograph.

¹¹This building does not appear to be at this site in a 1938 aerial photograph, but is in a circa 1950 aerial photograph.

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Salt Works Ranch, Park County, Colorado

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

Subtype: Animal Care Facilities

Blacksmith Shop (Building 13, 1870s¹², Photograph 10). The blacksmith shop is a one-story, side gable roof, rectangular, frame building with overhanging eaves and wood shingle roofing. There are wide trim boards under the eaves and the walls have horizontal lap board siding with corner boards. The south wall has a vertical board door and a boarded up transom. There is a small four-light window west of the door. There is a tall, narrow, six-light window on the east, and the east wall has antlers ornamenting the gable above the window. There is a raised wood platform adjacent to the east wall. The north wall has a four-over-four-light double-hung sash window, with the lower half of the window boarded up and a large pipe projecting out of the upper half. An opening on the lower west wall is boarded up. There is an elevated metal tank next to the building on the north. The interior of the blacksmith shop has a working hearth and bellows, a dirt floor, a cast iron stove, and implements of blacksmithing. Names of various cowboys and other visitors are carved and written on the walls. One end of the building has an office with wood floor. The boards of the interior partition walls are approximately 17" wide.

Barn (Building 16, 1870s¹³, Photographs 11, 12, 13, 14). The barn has a central two-story front gable section flanked by one-story shed roof projections. The central section of this barn is almost identical in design to the Salt Works barn erected in the 1860s. The central section of the barn is sided with horizontal lap boards; the walls are patched in some places. The barn has wood shingle roofing. The east wall (front) of the barn has a large central entrance with double hinged vertical board doors surmounted by a low pedimented lintel. There are wagon wheels on either side of the entrance and there is a log hitching rack in front of the barn. The central entrance is flanked by tall, narrow, four-over-four-light double-hung sash windows with narrow lintel trim. The upper story of the central part of the facade of the barn has a central hinged hay door with pedimented lintel flanked by tall louvered openings with lintel trim. Above the hay door is an ox bow which dates from Charles Hall's journey to Colorado in 1859. At the peak of the gable is a diamond-shaped window. A hay beam projects from the apex of the gable.

The west side of the barn faces a corral. The west wall of the central part of the barn is of the same design as the east wall. The windows flanking the central entrance have been altered to a two-over-one-light double-hung sash window and a six-light window. There is a small corral with log and plank members on the south next to the barn which has a metal pig feeder in it. At the northwest exterior corner of the barn is a loafing shed with a pole roof, log supports, and vertical

¹²This building appears to be present on an 1873-75 General Land Office Plat. The building could well be earlier than the estimated date.

¹³This building is mentioned as being constructed about the time of the main ranchhouse in the Minnie Hall Murphy manuscript.

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Salt Works Ranch, Park County, Colorado

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

planks.

The interior of the central part of the barn has a central aisle and wood floors. At the east end on each side of the aisle are enclosed rooms: a grain room and a tack room. The doors and walls have cowboy names carved and written on them. There are team and individual stalls with grain boxes and mangers along either side of the aisle which have troughs at the rear. The hayloft displays rafters of milled lumber and each rafter is tied with collar ties at the top. There are wood grain bins above the grain room.

The east wall of the south shed roof projection (a calving shed) has a vertical board door, and the projection is clad with board on board siding. The west wall of the south shed projection has a horizontal six-light window. The south wall of the south shed projection has one six-light window.

The north shed projection (a milking shed) has board on board siding, exposed rafters, and a six-light window on the east. The lower east wall of this projection was originally open and it appears that way in a 1915 photograph, but it was enclosed by 1950. The west wall of the north shed projection has a four-light window and vertical board door. The interior of the north projection has log supports.

Loafing Shed (Building 21, pre-1938¹⁴, Photograph 15). The loafing shed is a long rectangular shed with sloping roof which is higher toward the front (east). The shed faces the corral. The shed has metal roofing. The walls are frame, with corrugated metal applied vertically. The east wall is open. Pole supports divide the east side into six bays.

Corral (Structure 22, pre-1938¹⁵, visible in 1938 aerial photograph, Photograph 15). The corral complex includes a round corral at the north end which was used to train horses and has an anchoring post at the center. The poles of the round corral slant outward. The corral is enclosed with pole fencing. The corral also includes loading structures and squeeze chutes.

Subtype: Ranch Support Facilities

Springhouse (Building 3, 1870s¹⁶, Photograph 16). The springhouse is a small, one-story, rectangular, frame building with a gable roof with overhanging eaves and wood shingle roofing.

¹⁴This structure is visible in a 1938 aerial photograph of the ranch.

¹⁵This structure is visible in a 1938 aerial photograph of the ranch.

¹⁶The Minnie Hall Murphy manuscript notes the existence of a spring house on the site at the time the log cabin was built; however, the design and materials used in this building appear to date to the same era as the main ranchhouse.

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Salt Works Ranch, Park County, Colorado

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The building has drop siding and corner boards; the walls have round and square nails. On the south wall is a center door composed of vertical boards. Adjacent to the door is a tall four-over-four-light double-hung sash window; there is a similar window on the north. The building has a raised concrete foundation which projects outward. A spring ran through this building, providing a cool place for storing food. The interior has an area for hanging meat and butchering with a big log chopping block, meat hangers, and a screened meat locker. The interior walls have wide horizontal boards and the floor is concrete. The building is located at the edge of an area of open ground, and the land slopes away toward the east; the foundation is raised on the east.

Root Cellar (Building 4, 1860s¹⁷, Charles L. Hall, Builder, Photograph 17). This structure is dug into the side of the hill and faces east, with log and timber framing on the front. There is a pipe projecting from the top of the structure. The interior is divided into two spaces by log posts and has shelving. The floor is dirt and there are wide horizontal boards on the walls. There are two doors, an exterior door and an interior door, both of hinged vertical boards. The interior maintains a constant cool temperature.

Privy (Building 5, 1870s¹⁸, Photograph 18). The one-story, rectangular, frame privy has a low hipped roof, wood shingle roofing, and overhanging eaves. The building has horizontal board siding and corner boards. There are two paneled doors on the south wall, and a single-light window is on the east. The interior is divided into two sections, with two seats on the east side and three seats, including one for a small child, on the west. There is an interior board floor and flush horizontal board siding on the walls.

Library (Building 8, homestead cabin moved to the site in the 1940s¹⁹, Photographs 7 and 19). The library is a one-story, rectangular, front gable roof log building with wood shingle roofing and overhanging eaves. The walls are composed of round logs with concrete chinking. The corners have square notches and the crowns of the logs are projecting. The gable ends are covered with board on board siding which projects out slightly over the logs. There is a raised, projecting concrete foundation. The south wall has a sliding window with wide wood surround. The east wall has an inset flush panel door and a metal screen door. The north wall has a sliding window. There is a concrete block chimney on the north roof slope. The interior has a masonry fireplace, wood paneled walls, and bookcases. This building was moved from the J-P Ranch, Tom McQuaid's original ranch. It was converted from a bunkhouse to a library in the 1960s by Hall descendant

¹⁷It is believed that the root cellar dates to the early period of construction on the ranch. However, there is no documentation of the exact date of construction.

¹⁸The privy appears to be of a design and materials similar to the main ranchhouse. The building appears in a circa 1950 aerial photograph.

¹⁹This building does not appear to be at this site in a 1938 aerial photograph. The building does appear in a circa 1950 aerial photograph.

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Elaine Perry with the addition of a fireplace and shelves.

Shed (Building 17, 1940s²⁰, Photographs 11 and 12,). This one-story, rectangular, frame, side gable roof shed has overhanging eaves, exposed rafters, and corrugated metal roofing. The walls have drop siding. There is a window on the south which is boarded up and a window on the north. At the north end of the east wall is a paneled and glazed door with rectangular light. The interior has a wood floor, an old cast iron stove, and plywood on the walls.

Garage (Building 18, pre-1938²¹, Photograph 20). This one-story, rectangular, frame garage has a front gable roof with slightly overhanging eaves and rolled roofing. The walls have board on board siding. The east wall is dominated by double hinged garage doors composed of vertical boards. The north wall is composed of short, flush, vertical boards and forms part of the adjacent corral, which has a covered area with log supports and a pole roof next to the building. A wall of vertical boards extends from the shed on the north and is part of the corral structure. The rectangular corral connects with the barn on the northeast. At the southwest is a covered area with log supports and vertical boards on the south and west.

Shed (Building 19, 1940s²², Photograph 21). This shed is a one-story, rectangular, frame building with an arched roof with projecting purlins. The shed has corrugated metal roofing with overhanging eaves. The walls have board on board siding. On the south wall is an off-center door composed of plywood with diagonal bracing. The building was used to store salt blocks, grain, and minerals for the cattle.

Wellhouse (Building 20, 1870s²³, Photograph 15). The wellhouse is a small frame, one-story, rectangular, side gable roof building with overhanging eaves, exposed rafters, and corrugated metal roofing. The walls have board and batten siding. There is a center paneled door on the east wall. The building faces east on the east side of the corral. The interior has a hand-dug well and originally had a hand pump, which was later replaced by a motorized pump. The wellhouse supplies water for the corrals.

Garage (Building 14, 1940s²⁴, Photograph 7). The garage is a one-story rectangular side gable

²⁰This building is not visible at this location in a 1938 aerial photograph, but does appear in a circa 1950 aerial photograph. It is possible that the building is an old one moved to this site after 1938.

²¹This building appears in a 1938 aerial photograph of the ranch.

²²The building is present on the circa 1950 aerial photograph, but is not visible in a 1938 aerial photograph.

²³Tag Fanning believes that this building is of a similar era as the main house. The building appears on a 1938 aerial photograph of the ranch.

²⁴This building does not appear in this location on a 1938 aerial photograph. It does appear on a circa 1950 aerial photograph.

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roof frame building with a shed projection on the north which extends slightly beyond the facade of the main part of the building. The garage has corrugated metal roofing, overhanging eaves, and exposed rafters. The walls have board on board siding. There is a large entrance on the east with two wide hinged vertical board doors. There is a vertical board pedestrian door on the south near the east end. The shed projection has double hinged doors on the east wall.

Carriage House (Building 15, Pre-1915²⁵, Photograph 11). This is a rectangular, one-story building with board on board walls. The building has a side gable roof with rolled roofing, and there is a double door opening with sliding doors on the east wall and double doors on the north. The shed attaches to an L-shaped loafing shed. The building recently received a new roof and some wall cladding was replaced with wood from the Salt Works.

Noncontributing Resources within the District

The three resources below were evaluated as noncontributing since they were built after the period of significance for the district or have experienced substantial alterations.

Chicken Coop (Building 6, late 1950s, Photograph 22). The chicken coop is a one-story, rectangular building composed of cinderblock. The coop has a flat roof which is stepped up toward the west. There is an off-center vertical board door on the south. The coop faces east and has three two-light metal frame windows with concrete sills on the east wall. There are no openings on the north or west. The interior has a concrete floor and nest boxes. The chicken coop was built on the same site as an older one. The building is noncontributing due to its date of construction.

Wellhouse (Building 7, 1980s, Photograph 22). The wellhouse has a front gable roof with composition roofing and overhanging eaves. The building is clad with vertical panel siding and has a concrete foundation. There is a plywood and board door on the south. There is a small lathe and wire fence on the east. The wellhouse was built at the Fairplay High School and moved to this site. The building is noncontributing due to its date of construction.

Bunkhouse (Building 10, homestead cabin moved to the site in the 1930s, Photograph 7). This one-story L-shaped building consists of an old cabin and additions completed about 1989. The old section has a gable roof and metal roofing. The walls are composed of squared logs with visible adze marks and square corner notches. There is a sliding window on the south. There is a filled-in entrance and a sliding window on the west wall. The newer shed roof section on the east has walls of peeled and unpeeled half-logs and a concrete foundation. The logs are cut even at the corners. There are three sliding windows on the east wall. There is a projecting, shed roofed

²⁵This building appears in a 1915 photograph of the ranch.

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entrance section on the front. There is also a rear addition of unpeeled half-logs, and there are paneled doors into the shed section and the addition on the north. The building is noncontributing due to extensive alterations.

RESOURCES WITHIN THE DISTRICT

Resource Number	Description	Year Built	Resource Type	Contributing Status
1	Main Ranchhouse	1872	Building	Contributing
2	Hall Log House	1862	Building	Contributing
3	Spring House	1870s	Building	Contributing
4	Root Cellar	1860s	Structure	Contributing
5	Privy	1870s	Building	Contributing
6	Chicken Coop	Late 1950s	Building	Noncontributing
7	Well House	1980s	Building	Noncontributing
8	Library (homestead cabin moved to site in 1940s)	Pre-1950	Building	Contributing
9	Bunkhouse (homestead cabin moved to site in 1940s)	Pre-1950	Building	Contributing
10	Bunkhouse (homestead cabin moved to site in 1930s)	Pre-1938	Building	Noncontributing
11	Bunkhouse (homestead cabin moved to site in 1930s)	Pre-1938	Building	Contributing
12	Bunkhouse (homestead cabin moved to site in 1940s)	Pre-1950	Building	Contributing
13	Blacksmith Shop	1870s	Building	Contributing
14	Garage	Late 1940s	Building	Contributing
15	Carriage House	Pre-1915	Building	Contributing
16	Barn	1870s	Building	Contributing
17	Shed	1940s	Building	Contributing
18	Garage	Pre-1938	Building	Contributing

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Resource Number	Description	Year Built	Resource Type	Contributing Status
19	Shed	1940s	Building	Contributing
20	Well House	1870s	Building	Contributing
21	Loafing Shed	Pre-1938	Building	Contributing
22	Corral	Pre-1938	Structure	Contributing
--	Headquarters Site	1862	Site	Contributing

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We can measure land, and maybe we can put a value on acreage. But we can't put a value on history, heritage, and family. And that's what makes this ranch priceless.

-- Karl Fanning, 1998²⁶

Significance

The Salt Works Ranch is significant in categories identified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado." The ranch represents the Ranches and Ranching Facilities property type, and the individual components of the ranch include several subtypes within that category. The context represented is "The History of Ranching in South Park, Colorado, 1859-1950." The ranch is significant under Criterion A at the statewide level in the field of agriculture, for its association with the history of ranching in Colorado. The ranch is one of the earliest and longest-lived agricultural operations in Park County, and is particularly notable for its continued ownership by one family. The ranch was established as a homestead, which Charles L. Hall settled on in 1862 and purchased with a cash entry in 1878. Hall was a prominent businessman, investor, and legislator, who also established one of Colorado's first industrial enterprises, the Colorado Salt Works, near his ranch headquarters. In 1862, Hall erected a sturdy log house which served as a stopping place for travelers, including many notable visitors, in what was then an isolated and remote region. A decade later, Hall spent a portion of the returns from his mining investments on the construction of a two-story residence, a large barn, and outbuildings which represented some of the finest ranch facilities in the state. The ranch became the headquarters of an immense cattle operation, one of the largest in Colorado, during the tenure of rancher Thomas "Tom" McQuaid, a son-in-law of Hall. The history of the ranch reflects major themes within the ranching context, including the creation of homesteads; the accommodation of travelers during the territorial period; the production of hay, cattle, and horses; the consolidation of lands to create larger operations; the impact of early roads and the railroads; the increasing popularity of raising Hereford cattle; and the acquisition and retention of water rights. The ranch, honored as a Colorado Centennial Farm, continues to be owned by descendants of Charles Hall.

The ranch is also significant at the statewide level under Criterion B for its long association with prominent ranchman Tom McQuaid. McQuaid, whose tenure at the Salt Works extended from 1911 until his death in 1965, was one of the longest operating and most influential ranchers in Colorado. Born in 1868 in California, McQuaid went into the cattle business in Colorado during his late teens and began serving as captain of the regional roundup at the age of twenty-one. He utilized the Salt Works Ranch (which was owned by his wife) as the headquarters of a vast operation which grew to include more than 80,000 acres of deeded and leased land at the time of his death. McQuaid was a president and vice president of the influential Colorado Cattlemen's

²⁶Quoted in Steve Voynick, "A Ranch for All Time," *Persimmon Hill* (Winter 1998): 34.

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.)

[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history

[X] B Property is associated with the lives of persons significant in our past.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

[] A owned by a religious institution or used for religious purposes.

[] B removed from its original location.

[] C a birthplace or grave.

[] D a cemetery.

[] E a reconstructed building, object, or structure.

[] F a commemorative property.

[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Periods of Significance

1862-1950

Significant Dates

1862

1872

1911

Significant Person(s)

(Complete if Criterion B is marked above).

McQuaid, Thomas

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[] preliminary determination of individual listing (36 CFR 67) has been requested

[] previously listed in the National Register

[] previously determined eligible by the National Register

[] designated a National Historic Landmark

[] recorded by Historic American Buildings Survey

[] recorded by Historic American Engineering Record

Primary location of additional data:

[X] State Historic Preservation Office

[] Other State Agency

[] Federal Agency

[] Local Government

[] University

[X] Other:

Name of repository:

Salt Works Ranch, 3858 U.S. Hwy. 285, Hartsel, CO 80449

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Association, president and original officer of the Central Colorado Cattlemen's Association, and a founding member and long-time participant of the National Western Stock Show. In 1964, he was honored by the Denver Union Stock Yard Company for being the oldest continuous shipper of cattle to the central market. The Salt Works Ranch became one of the last operating cattle ranches in South Park during the McQuaid era, retaining the water rights which ensured fine hay production. Under McQuaid's direction, the built environment of the ranch expanded, notably by the relocation of small homestead cabins from other historic ranches to the Salt Works Ranch for use as bunkhouses. At the time of his death, McQuaid was cited as "one of Colorado's most famous ranchers," "a great legendary figure of the South Park country," and the "dean of the country's cowmen."²⁷

The property is also significant at the statewide level under Criterion C for its architecture. The residential buildings reflect the changing tastes and lifestyles of Colorado ranch families during the nineteenth century, as reflected in the evolution from a pioneer log house to a sophisticated Second Empire style dwelling. The main ranchhouse is especially significant as an excellent type example of the Second Empire style as built in the 1870s. Representatives of the Second Empire style are scarce in the state. Most of the existing examples of such houses date to the 1880s, as architectural styles developed in the East spread slowly to Colorado. Within Colorado, the Second Empire style was *avant-garde* in 1872, especially as employed for the design of an isolated ranchhouse. The house reflects all of the important attributes of the style, including the mansard roof with decorative shingles, arched wall dormers with hood molds, and symmetrical composition.²⁸ The small log and frame bunkhouses are also important examples of the reuse of early homestead cabins, a practice popular on South Park ranches. The homestead cabin for the ranch also stands. The district is significant for its inclusion of a wide variety of buildings and structures important for the successful operation of a ranch in this isolated section of the state. Buildings which provided support for family activities, including a privy, a springhouse, and a root cellar, are within the district, as well as important animal care and ranch maintenance facilities. A large barn, a blacksmith shop with its original fittings, an extensive system of fences and corrals, sheds, garages, and a well house are all intact buildings which played integral roles in the success of the ranch and are excellent representatives of the building materials and construction methods

²⁷*Rocky Mountain News*, 25 February 1965, 47; "Tom McQuaid Recalls His Early Start in the Cattle Business," *Fairplay Flume*, undated article in the clipping files of the Denver Public Library; Richard Godd and Robert McCaffree, *Century in the Saddle* (Denver: Colorado Cattlemen's Centennial Committee, 1967), 328 and 345. In 1949, *Western Farm Life* produced a series of articles devoted to "some of the foremost farms of the Centennial State." An account of McQuaid's sixty years of ranching in South Park initiated the series. See *Western Farm Life*, 15 July 1949, 5.

²⁸Rodd Wheaton, National Park Service, Telephone Interview by R. Laurie Simmons, 19 December 2000. The Colorado Historical Society publication *A Guide to Colorado Architecture* notes that the Second Empire style was "not extremely common in Colorado." Sarah J. Pearce and Merrill A. Wilson, *A Guide to Colorado Architecture* (Denver: the State Historical Society of Colorado, 1983), 15.

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utilized for such resources. The historic resources of the ranch compare favorably in terms of integrity, quality, and completeness of ranch facilities with other historic agricultural operations which have been recognized to be of significance at the statewide level, such as the SLW Ranch in Weld County. The ranch site is also a notable component of the district, which encompasses evidence of historic uses, a variety of historic agricultural implements and other artifacts, and an unaltered setting in which Colorado's ranching history may be understood.

Founding of the Salt Works Ranch

The Salt Works Ranch was founded in 1862 in conjunction with the adjacent Colorado Salt Works, a pioneer era salt manufacturing facility. The founder of the ranch and the salt works, Charles L. Hall, was born in Sherman, New York, in 1835, and moved with his parents to Jackson County, Iowa, in 1844. He attended Iowa College in Davenport, Iowa, studying law and other subjects with plans to enter the ministry. In 1856, Hall became associated with a flour mill operation which proved to be unprofitable. In 1859, he traveled to Colorado, initially settling on Ralston Creek (near present-day Arvada), where he started a stock farm.²⁹ Hall soon disposed of this property, and he relocated to California Gulch (Leadville), where he began prospecting and mining with some success.³⁰

In the winter of 1860-1861, Hall joined an ill-fated expedition with the intention of examining promising mineral areas in the San Juan Mountains. The group became lost near Silverton, and some members died from the effects of starvation, exposure to severe weather, and illness. Hall was caught in a blizzard while hunting for food, and wandered for fourteen days before meeting a party led by future Colorado governor Benjamin Eaton at Animas City (Durango). At the time of his rescue, Hall had reportedly lost eighty-seven pounds, having subsisted by boiling his buckskin pants and boots for food "which was neither highly nutritious nor palatable." A member of Eaton's party was Mrs. Mary Melissa Nye, who nursed Hall back to health and married him the following year.³¹

In 1862, the Halls followed reports of significant gold discoveries to South Park. Charles Hall observed J.C. Fuller's boiler, which was producing salt south of Fairplay. The South Park area had long been known for its salt marshes, where herds of animals gathered to drink and feed; Native

²⁹Some accounts state that Hall's companions on this trip included Horace and Augusta Tabor, his future wife Mary, as well as her first husband, and her father.

³⁰O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co. Historical Publishers, 1881), 340; John Lipsey, *The Salt Works of Colorado's South Park* (Colorado Springs: J.J. Lipsey Western Books, 1959), 3; Mr. and Mrs. Charles L. Hall Collection, Colorado Historical Society.

³¹Baskin, 340. There are some reports that Hall was a lieutenant in the Second Colorado Cavalry during the Civil War, although John Lipsey notes that his name does not appear on the roster in the regimental history.

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Americans obtained salt; and Spanish, French, and American explorers and trappers camped. The area was called "Bayou Salade" or "Salt Bayou" by early visitors, referring to the salty waters there. Hall acquired Fuller's operation, and immediately made plans for erecting a permanent salt production facility, the Colorado Salt Works. Salt was in high demand as an element used in processing gold ores, and also for domestic use. Before the railroads arrived, salt had to be shipped overland by wagon from Missouri, and the mineral brought prices as high as seven cents per pound in Denver and eight cents per pound in Central City. Hall erected a log kettle house on Salt Creek, and, by April 1862, six-pound bags of table salt from his enterprise were being sold through C.M. Smith and Company in Laurette (Buckskin Joe). With the aid of capital supplied by John Q.A. Rollins and George Lane, Hall erected a new, expanded salt production facility in 1866.³²

Park County records document that Hall filed a claim for land on 29 January 1862. Charles and Mary Hall built a solid log house which would become the first component of a stock-raising ranch, the Salt Works Ranch. Three children were born to the Halls: Minnie B. (1863); Charles A. (1865); and Mildred Nettie (1869). A somewhat dramatized account of the early life of the Halls in South Park, prepared by Minnie B. Hall Murphy, describes the construction of their log cabin, a springhouse, and the Salt Works in the early 1860s. The document notes the isolation of the area, where the inhabitants went for weeks at a time in winter without seeing anyone but the mail carrier.³³

An early road that led travelers through South Park from Denver and Colorado Springs passed through the Hall's property. The ranch became a natural stopping point along the road, and was arguably the most prominent landmark in the region due to the large salt production facility nearby. Minnie B. Hall Murphy noted that visitors were always welcome, and no one was turned away from Mary Hall's door hungry. Mary Hall was known far and wide as a fine hostess. The Bayard Taylor party traveling through South Park unexpectedly stopped at the ranch in July 1866 and were warmly received. Taylor observed

that I am afraid we were not fully aware of the inconvenience we occasioned to our kindly hostess. Ourselves, blankets, saddles, and other traps, almost filled the little cottage; we made a solid circle around the stove; yet, somehow, the bountiful supper was swiftly and quietly prepared, and two strangers who came after us were received with equal hospitality.³⁴

³²*Denver Post*, 2 January 1939, 7B; *The Overland News*, September 1957, 1; Mr. and Mrs. Charles L. Hall Collection, FF 53, Colorado Historical Society.

³³Park County Clerk and Recorder, Pre-emption Book A, 28-29; Mr. and Mrs. Charles L. Hall Collection, Colorado Historical Society.

³⁴Bayard Taylor, *Colorado: A Summer Trip* (New York: G.B. Putnam, 1867; reprint, Niwot: University Press of Colorado, 1989), 139.

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Others who visited the ranch included such notables as Kit Carson, Father John Dyer, Vice President Schuyler Colfax, Colorado Governor A.C. Hunt, Samuel Bowles, Ferdinand V. Hayden, Charles Nachtrieb, and General and Mrs. William J. Palmer. Registers of guests include the signatures of visitors from throughout Colorado and as far away as New York City and Switzerland. Ute Indians, who had traditionally traveled through South Park, also visited Mrs. Hall.³⁵

When production ceased at the Colorado Salt Works in about 1870 and Charles Hall became embroiled in a lengthy legal dispute over ownership of the property with John Q.A. Rollins, the ranch grew in importance. Hall erected a new main ranchhouse, a barn, and other buildings in the early 1870s with proceeds from mining investments. T.Y. Rippey, a ship carpenter, was cited in Minnie B. Hall Murphy's account as the builder of the main house in about 1872. "This new home was to be the largest in any of the mountain towns....It was the French type with Mansard roof, seven rooms on the second story, two large parlors, hall and big office on the ground floor. It was to be in front [south] of the old house." At the same time, Hall erected a new barn, a camp house for visitors, a springhouse, an ice house, a chicken coop, and other buildings. In 1875, the Hall's dwelling was described as "the finest residence in the park." Charles L. Hall became involved in a variety of enterprises apart from his ownership of the Salt Works and the ranch. He was elected twice to the territorial legislature and served three years as Park County Commissioner. An 1875 *Rocky Mountain News* article described him as "an old and prominent citizen."³⁶

In the winter of 1878, the Halls moved to Leadville, where Mr. Hall had a varied career as a mine operator and developer. One of his first projects in the Cloud City was to obtain a contract for grading of the city streets. He also organized a stock company with Horace Tabor, William Bush, and others, to light the city with gas. Hall was personally in charge of supervising the construction of the illuminating plant and the laying of the pipes. He was elected to the state legislature representing Lake County. Hall continued to be a large investor in mining. According to O.L. Baskin, Hall opened the Windsor Hotel with Bush and Tabor in Denver in 1880, subsequently selling his interest to Tabor. At that time, the Halls moved to Denver, where the children attended school and the family had a residence on Gaylord Street. The Hall children continued to spend summers at the ranch under the guidance of foreman Fred Webber. Charles Hall continued to invest large sums in railroads and real estate, and was a director of the Pueblo Gas and Electric Company. When he died in 1907, he owned about forty mines in Colorado and New Mexico. Mrs. Hall passed away in Denver in 1899.³⁷

³⁵Lipsey, 7-8; Virginia Simmons, *Bayou Salado: The Story of South Park*, rev. ed., (Boulder: Pruett Books, 1992), 212; and Mr. and Mrs. Charles L. Hall Collection, Registers.

³⁶Mr. and Mrs. Charles L. Hall Collection, Colorado Historical Society; Baskin, 340; Lipsey, 5; *Rocky Mountain News*, 27 August 1875, 4 and 10 November 1875, 2; and Baskin, 340.

³⁷Harry Epperson, *Colorado As I Saw It* (Kaysville, Ut.: N.p., 1944), 37; Lipsey, 6, 8; Tracie Etheredge, "An Inventory of the Papers of the Charles L. Hall Family," June 1992; and Baskin, 340.

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Charles A. Hall, the only son of the Halls, operated the ranch from 1886 until he moved to Arizona to look after his father's mining interests in 1892. When he reached the age of twenty-one, his father stocked the ranch with cattle and gave him a large group of pure-strain horses, according to Harry Epperson. He branded the horses with the "Heart-six," a brand still owned by the family. Charles A. Hall never married, and he died in 1906.³⁸

Members of the Hall family continued to own and operate the ranch after Charles L. Hall's death, and cattle, horses, and hay were continuously raised. In 1911, Mildred Nettie Hall Wessells, married neighboring rancher Tom McQuaid.³⁹ Mildred Hall had attended Wellesley College and the Boston Conservatory of Music and was a successful stage actress in New York before returning to the Salt Works Ranch. Tom McQuaid, described as "tough and gnarled like the pines," made the Salt Works the headquarters of his vast ranching operation, which eventually grew to include seven ranches, fourteen brands, more than 80,000 acres of land, and the grazing of more than 10,000 head of cattle. The Salt Works Ranch was famous for its pure-bred Hereford herd which McQuaid started in the early 1920s.⁴⁰

McQuaid, born in Calaveras County, California, in 1868, had an illustrious career in ranching.⁴¹ He moved to Colorado with his parents in 1870, where his father took up mining in California Gulch and also homesteaded near the future site of Buena Vista. Later, his father established a dairy operation in Leadville, and increasingly left McQuaid in charge of the ranch. At the age of twenty-one, McQuaid and a partner invested \$1,000 in a herd of cattle, of which McQuaid subsequently became sole owner. From this time until he was no longer able to ride, McQuaid served as roundup captain in his section of Park County. In 1899, McQuaid acquired the JP (Connected) Ranch, originally the old Sweet Ranch, in South Park, which included range in Park and Chaffee counties. He continued to buy cattle and land whenever possible. After his marriage to Mildred Hall Wessells in 1911, McQuaid lived and directed his ranching empire at the Salt Works Ranch. In 1918, he purchased the Nathrop Brothers' cattle. In 1928, he bought the 63 Ranch, another of the oldest operations in South Park. McQuaid was a founding member and president (1934) of the Colorado Stockgrowers and Feeders Association (later the Colorado Cattlemen's Association), the leading organization for cattle raisers in the state, and was a founding member and active participant in the National Western Stock Show. He was considered one of the most authoritative judges of livestock in the state. He also served as a Park County deputy sheriff. The quality of hay grown

³⁸Epperson, 37; Lipsey, 8.

³⁹Her first husband, George Wessells, had played Moriarty to William Gillette's Sherlock Holmes.

⁴⁰*Rocky Mountain News*, 25 February 1965, 47; *Denver Post*, 23 February 1965, 29; Lipsey, 17.

⁴¹Various accounts give McQuaid's date of birth as 1859, 1862, 1863, 1868, 1869, or 1870, and his age at the time of his death as 101, 102, and 105.

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by McQuaid attracted the interest of British horsemen, who imported it for their race horses.⁴²

Before World War II, about fourteen men assisted McQuaid with the operation of the ranch. During World War II, when experienced ranchhands left South Park for military service, McQuaid employed young orphans, teaching them the skills they needed to become cowboys. Mildred Hall McQuaid died at the ranch in 1945. Mr. McQuaid stayed "in the saddle" until breaking his hip in a riding accident at the age of 95. In subsequent years, he continued to oversee operations of the ranch from his home, with the assistance of his long-time foreman, Richard "Red" McHale. In 1964, McQuaid was honored as the oldest continuous shipper of cattle to the central market by the Denver Union Stock Yard Company. An article written on his ninety-seventh birthday judged that "his services to the industry he adores have been consistent and great." When he died the following year, he was called the "dean of the country's cowmen" and "a great legendary figure of the South Park Country."⁴³

The McQuaids had no children. A daughter of Minnie B. Hall Murphy who frequently visited the ranch was Antoinette Perry Frueauff, a successful actress and producer in New York. She chaired the American Theater Wing which provided entertainment for troops during World War II. After her death in 1946, the Tony Awards were established in her honor. Her daughters, Elaine Frueauff Stranahan and Margaret Frueauff Fanning, inherited the Salt Works Ranch from the Hall sisters, and the ranch library houses memorabilia of Antoinette Perry Frueauff's career. Until his death in 1965, Tom McQuaid then leased the Salt Works Ranch from the Frueauff sisters for \$1 per year. They, in turn, passed ownership of the Salt Works Ranch to Margaret's children, Karl, John, Toni, and Clare. The Salt Works Ranch is one of a few remaining working family-operated ranches in South Park, growing hay, breeding horses, and raising cattle. Karl Fanning stated in 1998, "This ranch has survived for 136 years, and it has a lot of history and heritage. Our job today is to make sure it will still be here in the future. We want the Salt Works Ranch to be a ranch for all time."⁴⁴

⁴²*Pueblo Chieftain*, 13 September 1971, 4A; *Rocky Mountain News*, 20 September 1945; 24 February 1965, 38; 27 July 1997, 21A; *Western Farm Life*, 15 July 1949, 5; Denver Public Library Clipping Files; and Lipsey, 17.

⁴³*Pueblo Chieftain*, 13 September 1971, 4A; *Rocky Mountain News*, 20 September 1945, 24 February 1965, 38, 25 February 1965, 47, 27 July 1997, 21A; Denver Public Library Clipping Files; and Lipsey, 17.

⁴⁴*Denver Post*, 24 October 1968, 81; *Western Styles*, February 1995, 44; and Steve Voynick, "A Ranch for All Time," *Persimmon Hill* (Winter 1998): 39. Karl Fanning notes that only five ranches in South Park retain their water rights and raise cattle and hay.

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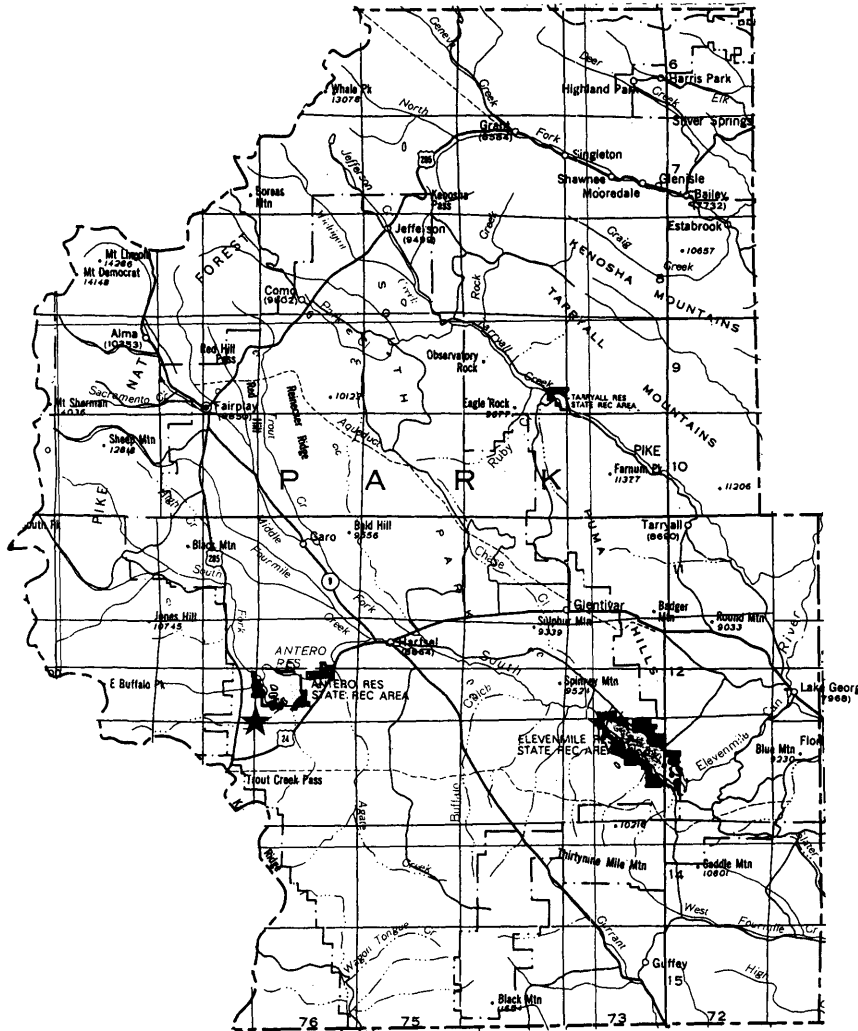


Figure 1. General Location Map for the Salt Works Ranch. The Salt Works Ranch (denoted by star) is located in the southern portion of South Park, about nineteen miles south-southeast of Fairplay. The ranch is southwest of Antero Reservoir, north of U.S. Highway 24, and east of U.S. Highway 285.

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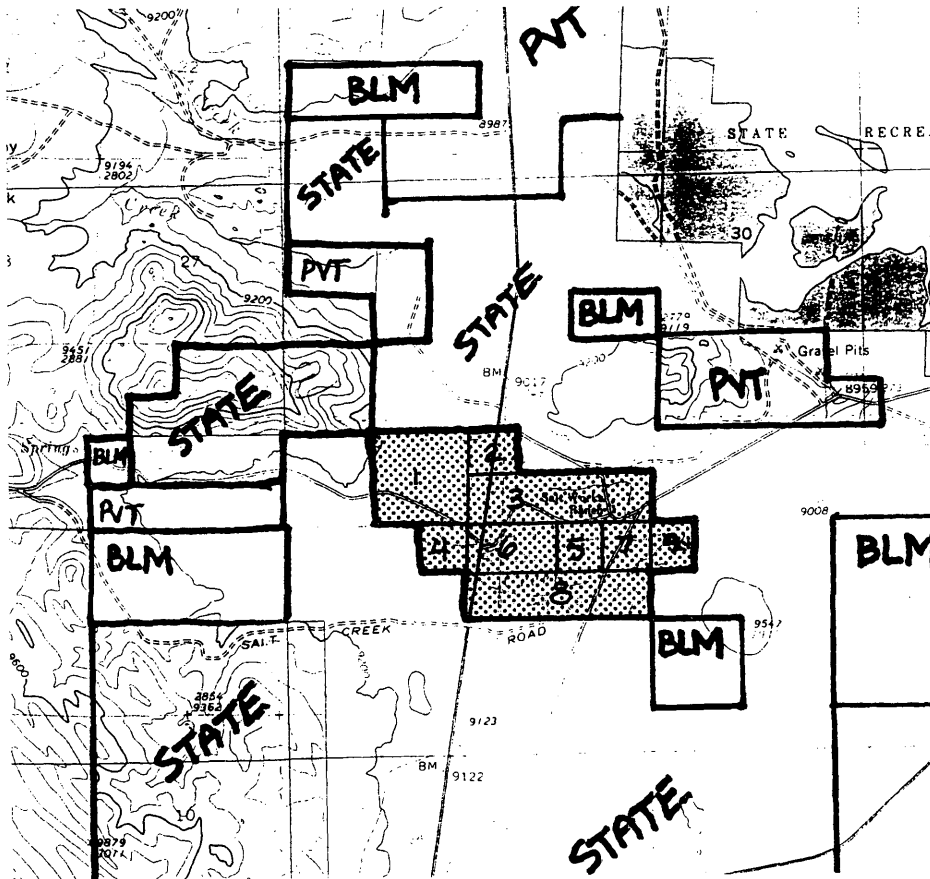


Figure 2. Current Extent of Salt Works Ranch. The Salt Works Ranch now encompasses about 740 acres of deeded land (shaded) and 3,500 acres of state/BLM land. The nominated area which includes Charles Hall's original cash entry homestead lies within the shaded area. SOURCE: Salt Works Ranch, Centennial Farm application.

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Figure 3. Charles L. and Mary Hall. The Halls established the ranch in 1862 and lived there until 1878. Their descendants still own the property. SOURCE: Salt Works Ranch, photographic collection.

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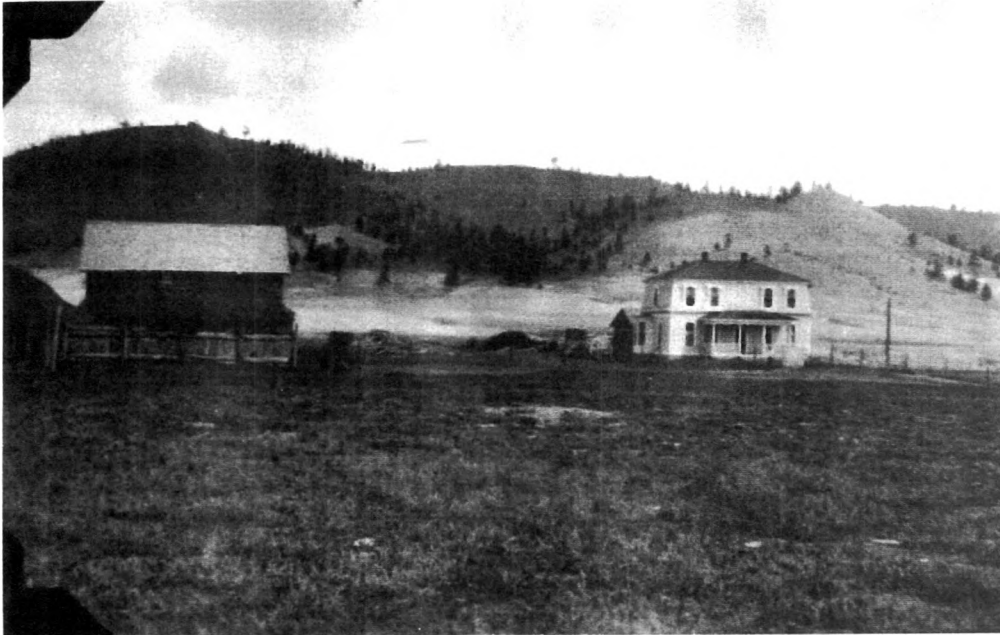


Figure 4. Main Ranchhouse and Barn. This undated (pre-1938) view north shows the main ranchhouse (right) and the barn (left). SOURCE: Salt Works Ranch, photographic collection.

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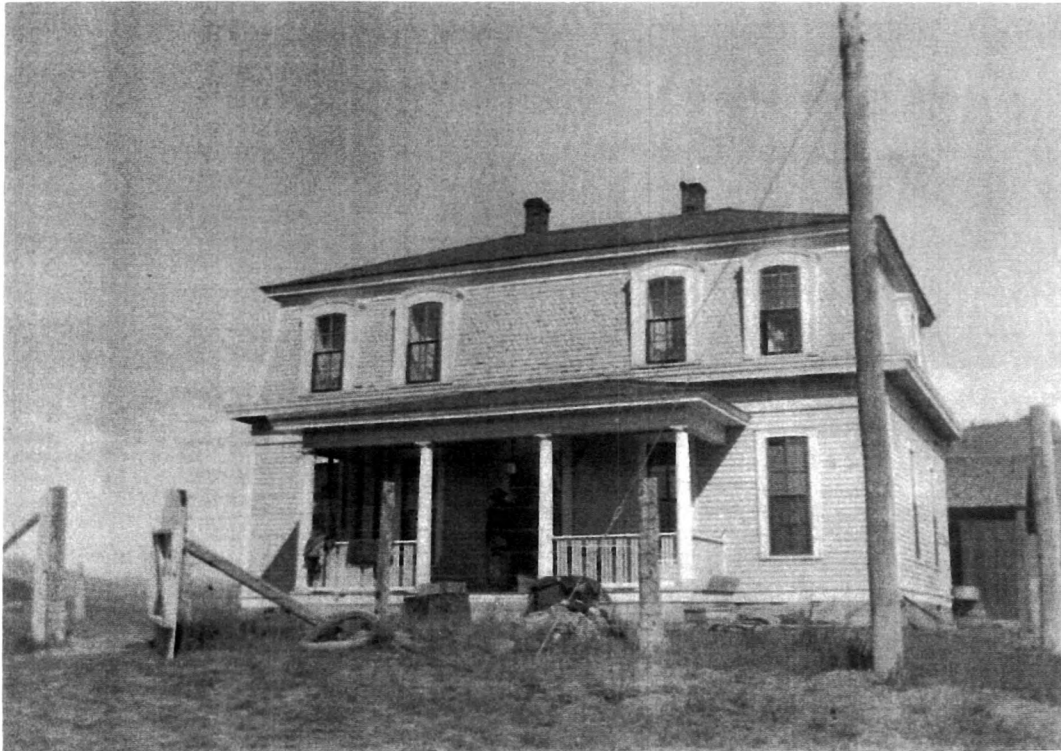


Figure 5. Main Ranchhouse. This undated historic view of the main ranchhouse shows the front (south) and part of the east wall. SOURCE: Salt Works Ranch, photographic collection.

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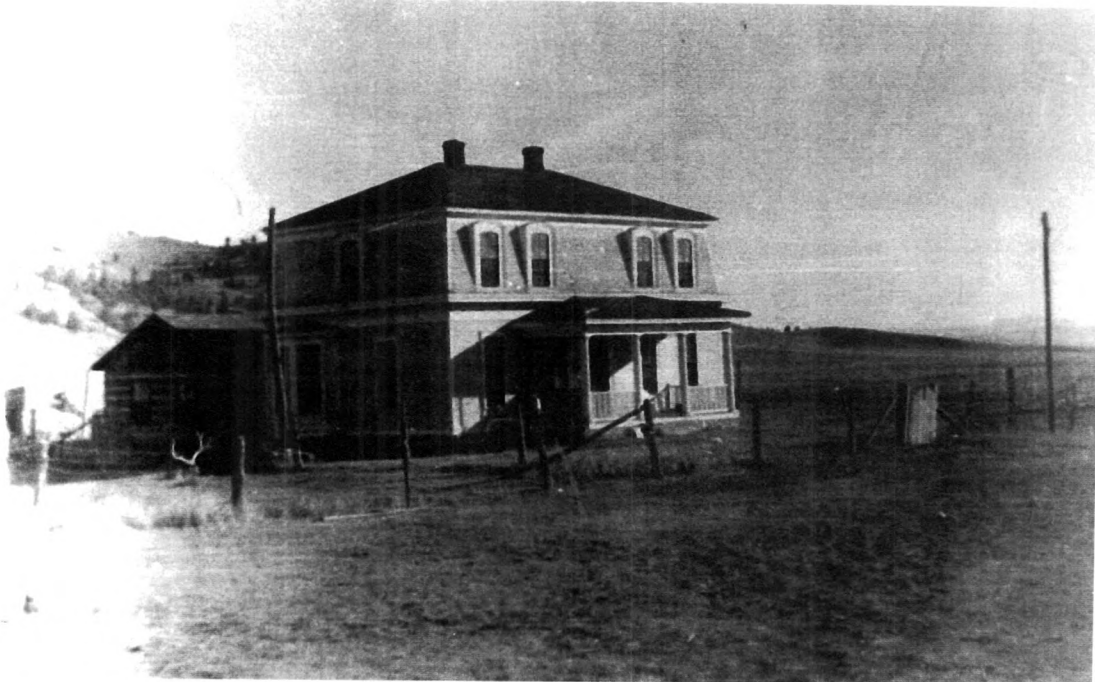


Figure 6. Main Ranchhouse and Hall Log House. This undated historic view shows the main ranchhouse (front and west wall) and part of the Hall log house (behind). SOURCE: Salt Works Ranch, photographic collection.

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Figure 7. Barn Area. This 1915 view shows Thomas McQuaid holding Margaret Frueauff, with the barn, the carriage house, and a portion of the blacksmith shop (background, left to right). SOURCE: Salt Works Ranch, photographic collection.

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Figure 8. Salt Works Ranch. This circa 1950 oblique aerial view southeast shows the headquarters area of the ranch in the foreground with the Colorado Salt Works buildings in the upper right. SOURCE: Salt Works Ranch, photographic collection.

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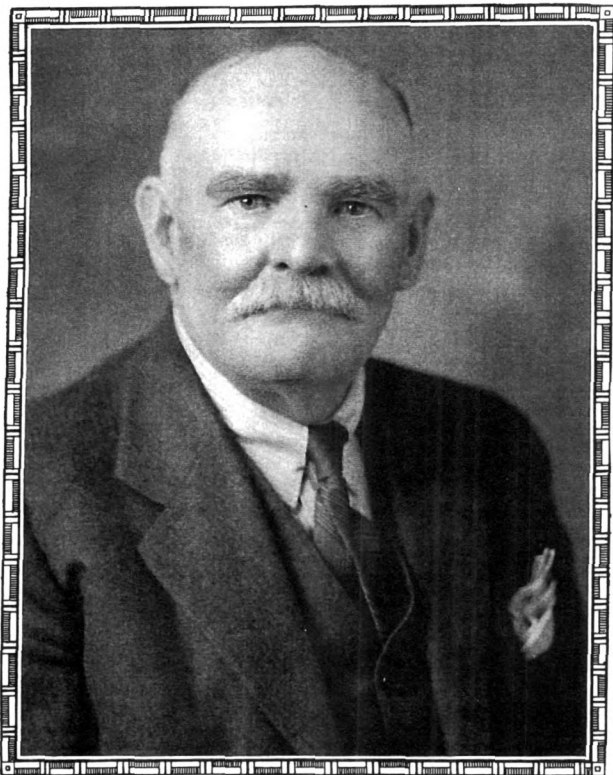


Figure 9. Thomas and Mildred Hall McQuaid. Ranchman Thomas McQuaid married Charles Hall's daughter, Mildred, in 1911, and operated the Salt Works Ranch for the next fifty-four years. SOURCE: Chamblin, 622 and 623.

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U.S. Forest Service. Aerial Photograph, Park County, Colorado. ECB-14-40, 18 September 1956. U.S. Forest Service, Rocky Mountain Regional Office, Lakewood Colorado.

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Salt Works Ranch

Park / Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property 128 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 417340 Northing 4312400 B. Zone 13 Easting 418230 Northing 4312400
C. Zone 13 Easting 418200 Northing 4312170 D. Zone 13 Easting 418090 Northing 4312120

[X] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date 18 December 2000

street & number 3635 West 46th Avenue telephone (303) 477-7597

city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Salt Works Ranch Partnership

street & number P.O. Box 26 telephone (719) 687-3066

city or town Hartsel state CO zip code 80449

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Salt Works Ranch, Park County, Colorado

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UTM References (Con't.)

E. Zone 13 Easting 417790 Northing 4311600 F. Zone 13 Easting 417340 Northing 4311600

Boundary Description

The nominated area is delineated on the included Boundary Map on page 36 and is defined by Polygon ABCDEF. The nominated area consists of the following described tract of land lying in unincorporated Park County, Colorado:

Township 12 South, Range 77 West, 6th Principal Meridian

Section 36: The south half on the Southeast Quarter lying north and west of former Park County Road 78 and

Township 13 South, Range 77 West, 6th Principal Meridian

Section 1: The north half of the Northwest Quarter lying west of former Park County Road 78.

Boundary Justification

The nominated property encompasses the headquarters area of the ranch, which contains all extant historic resources, and acreage "that was associated with the property historically and conveys the property's historic setting."⁴⁵ The nominated area includes all of the original forty acres homesteaded by Charles L. Hall.

⁴⁵National Park Service, *National Register Bulletin 16A, Guidelines for Completing National Register of Historic Places Forms* (Washington: National Park Service, 1991), 56.

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Section number Photos Page 33 (Historic Ranching Resources of South Park, Colorado MPS)

Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map (page 37). Information that is the same for all photographs:

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

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

Photograph Number	Camera Direction	Description of View and Date
1	Northwest	Overview of ranch and its setting from hill south of Colorado Salt Works (two buildings in foreground; separately nominated, not in district). Date: February 2000.
2	North-Northwest	Ranch buildings from ranch road near former County Road 78, with: Main Ranchhouse (Building 1), at right; Horse and Hay Barn (Building 16), taller building left center; Shed (Building 19), Garage (Building 18), and Shed (Building 17), left foreground; and bunkhouse area in distance (center). Date: August 2000.
3	North-Northwest	Two salt kettles east of Main Ranchhouse (Building 1), now used for watering cattle. Date: August 2000.
4	North-Northeast	Main Ranchhouse (Building 1) with part of Hall Log House (Building 2) at left. Date: February 2000.
5	North-Northeast	Interior Main Ranchhouse (Building 1); staircase to second floor. Date: February 2000.
6	East-Southeast	Hall Log House (Building 2) with Main Ranchhouse (Building 1) beyond. Date: February 2000.

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Photograph Number	Camera Direction	Description of View and Date
7	Northwest	Bunkhouse area overview, with: Garage (Building 14), left; Library (Building 8), center); and bunkhouses (Buildings 9, 10, and 11), right. Date: August 2000.
8	Southwest	Bunkhouse (Building 11). Date: February 2000.
9	Southwest	Bunkhouse (Building 12). Date: February 2000.
10	Northwest	Blacksmith Shop (Building 13). Date: February 2000.
11	Southwest	Horse and Hay Barn (Building 16), with Sheds (Buildings 19 and 17) at left and Carriage House (Building 15) at right. Date: August 2000.
12	Southwest	Horse and Hay Barn (Building 16) and Shed (Building 17), left. Date: August 2000.
13	West-Southwest	Stalls in Horse and Hay Barn (Building 16). Date: August 2000.
14	North-Northwest	Carving on door to tack room in Horse and Hay Barn (Building 16); note curving stencil partially reading "COLORADO SALT WORKS." Date: August 2000.
15	Northwest	Loafing Shed (Building 21), Wellhouse (Structure 20), and Corral (Structure 22). Date: February 2000.
16	North	Springhouse (Building 3). Date: February 2000.
17	Northwest	Root Cellar (Structure 4). Date: August 2000.
18	Northwest	Privy (Building 5). Date: August 2000.
19	Northwest	Library (Building 8). Date: February 2000.
20	West-Northwest	Garage (Building 18). Date: February 2000.
21	Southwest	Shed (Building 19). Date: February 2000.

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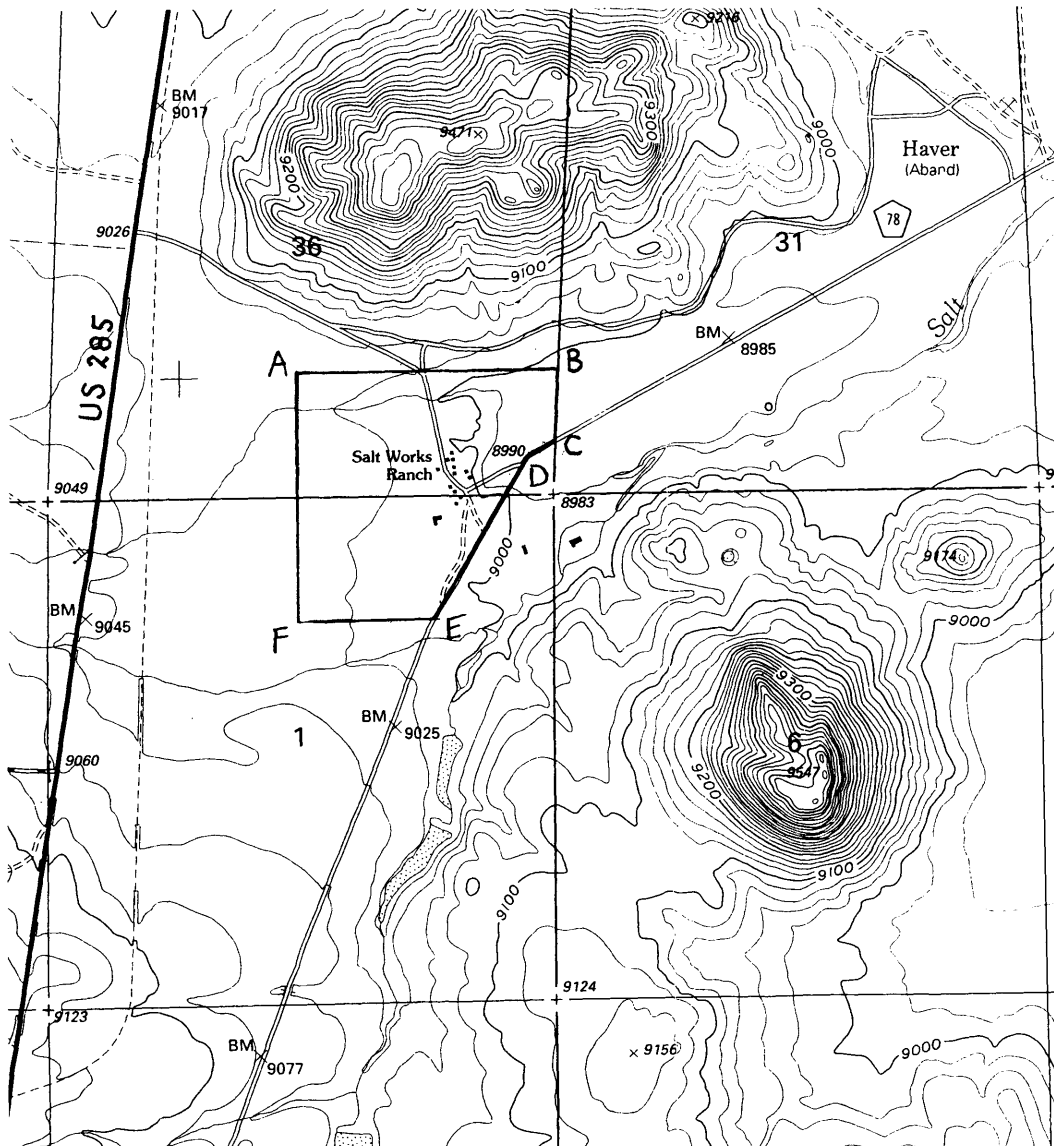
Photograph Number	Camera Direction	Description of View and Date
22	North- Northwest	Wellhouse (Structure 7), Privy (Building 5), and Chicken Coop (Structure 6). Date: August 2000.

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BOUNDARY MAP--NOMINATED AREA



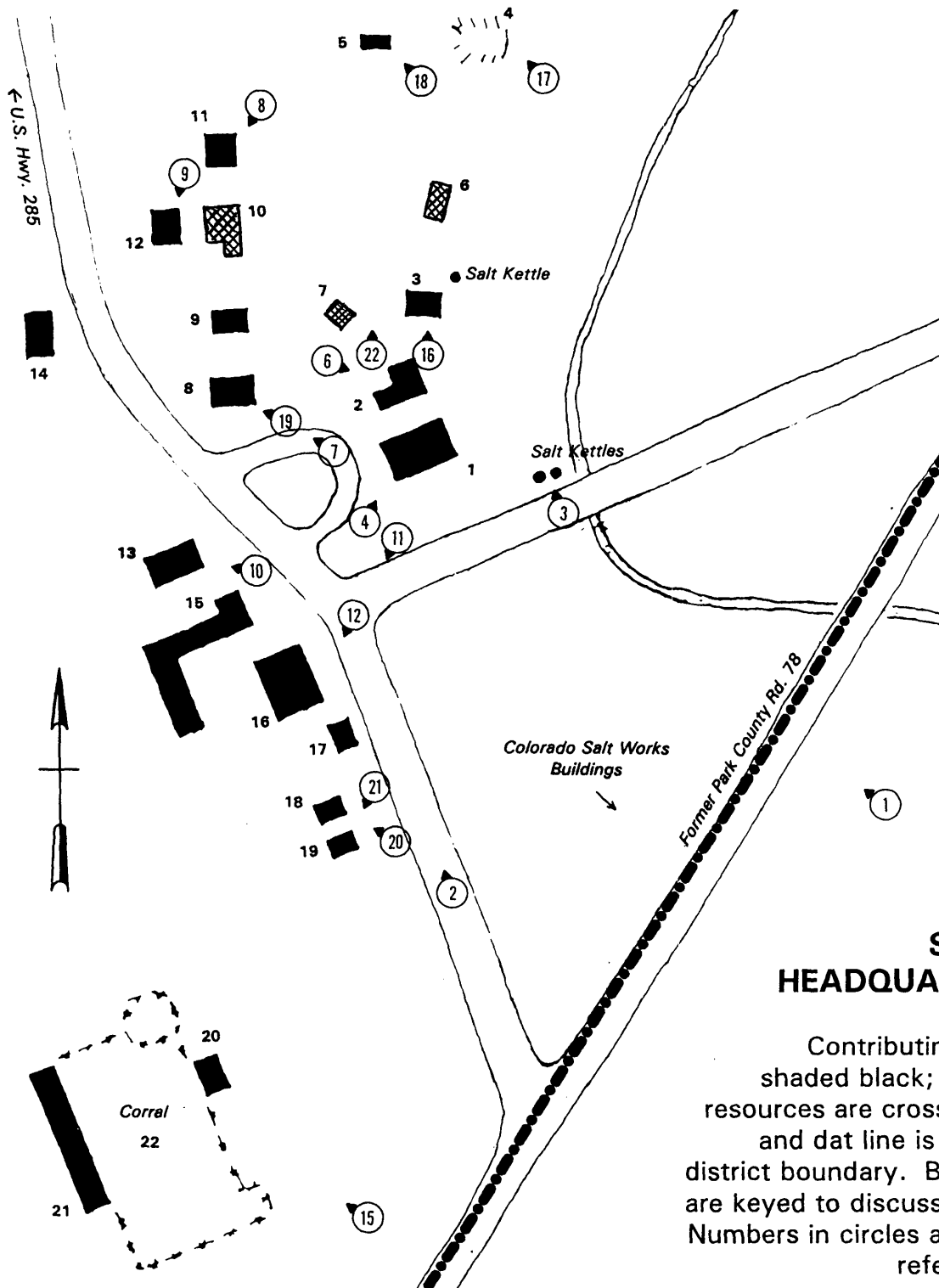
Extract of U.S. Geological Survey, "Antero Reservoir, Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1994). The nominated area is shown on the above map as Polygon ABCDEF, which is defined by the UTM coordinates listed in Section 10.

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Salt Works Ranch, Park County, Colorado

Section number Maps Page 37 (Historic Ranching Resources of South Park, Colorado MPS)



SKETCH MAP HEADQUARTERS AREA

Contributing resources are shaded black; noncontributing resources are crosshatched. Dash and dot line is a portion of the district boundary. Building numbers are keyed to discussion in narrative. Numbers in circles are photographic reference numbers.

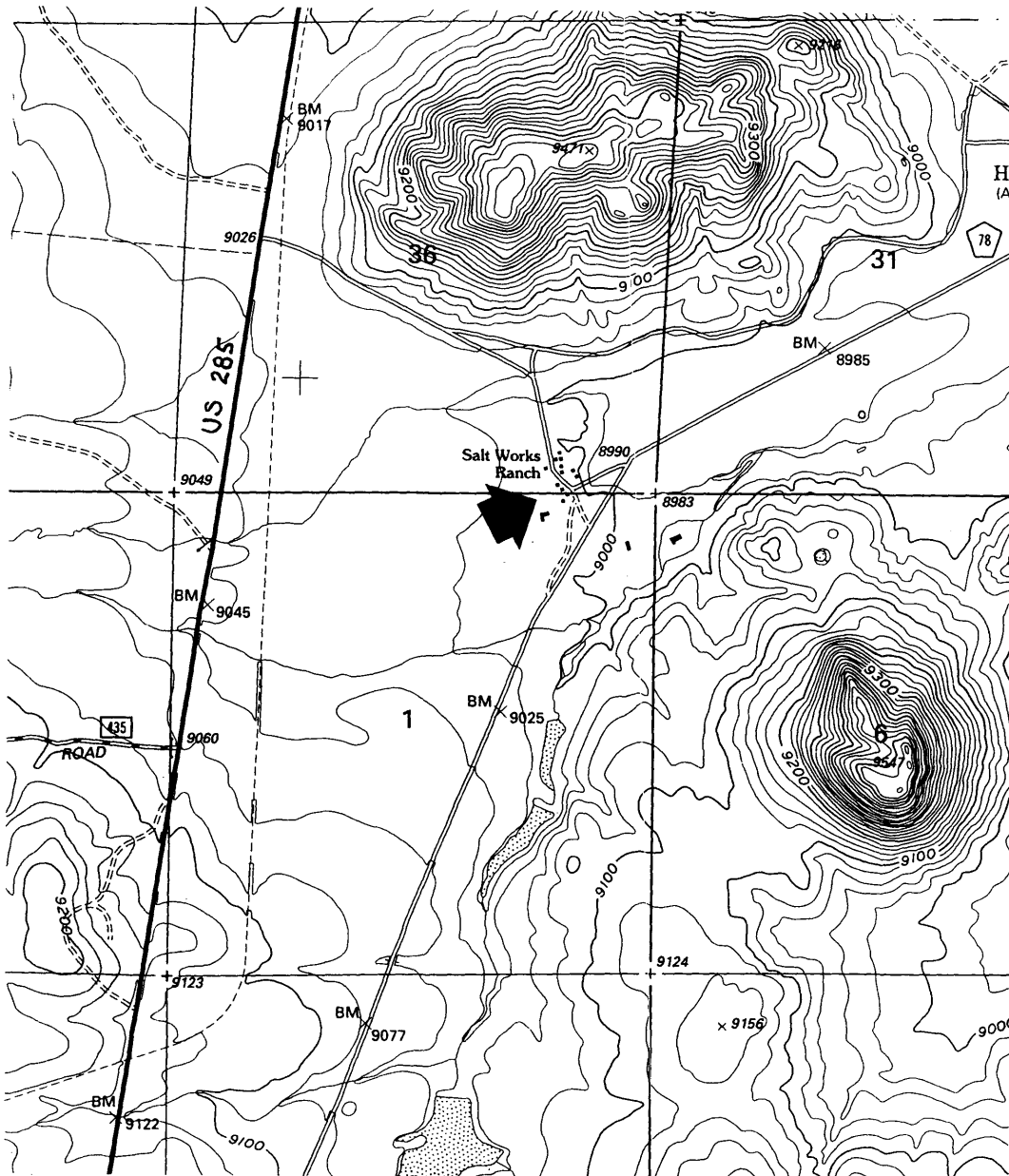
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USGS MAP



Extract of U.S. Geological Survey, "Antero Reservoir, Colo.," 7.5 minute topographic quadrangle (Denver: U.S. Geological Survey, 1994).