

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99001667

Date Listed: 1/28/00

Buckley Ranch
Property Name

Park
County

CO
State

Ranching Resources of South Park, Colorado
Multiple Name

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

Beth Balard
Signature of the Keeper

July 20, 2000
Date of Action

=====
Amended Items in Nomination:

The Period of Significance begins in 1908, when Buckley's Ranch began, not earlier.

Criteria Consideration does not apply, as the buildings were moved onto the site during the period of significance and contribute to the significance (so are similar to newly constructed buildings for purposed of the significance of the ranch).

This information was confirmed with Suzanne Doggett of the Colorado SHPO staff.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



1667

National Register of Historic Places
Registration Form

DEC 4 1999

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 48). 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 Buckley Ranch

other names/site number 5PA1225

2. Location

street & number Park County Road 59 [N/A] not for publication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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)

Gary James Costantini 12/10/99
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
[] entered in the National Register See continuation sheet [].	_____	_____
[] determined eligible for the National Register See continuation sheet [].	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register	_____	_____
[] other, explain See continuation sheet [].	_____	_____

Buckley 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	
<u>11</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>14</u>	<u>0</u>	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 dwelling
AGRICULTURE/animal facility
AGRICULTURE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER/No Style
OTHER/Log Cabin

Materials
(Enter categories from instructions)

foundation STONE
walls WOOD/lap siding
WOOD/log
roof WOOD/shingle
other _____

Narrative Description

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

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Buckley Ranch, Park County, Colorado

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

Physical Description

The Buckley 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" submitted with this nomination. All of the fourteen 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. Within the district are eleven buildings, two structures, and one site. The inset sketch map accompanying this form identifies the location of buildings and structures on the ranch. All of the fourteen resources in the district are contributing. 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, materials, and workmanship. As a whole, the historic resources of the Buckley Ranch represent the development of ranching in South Park during the period 1881-1949.

The Buckley Ranch is located in the central part of South Park in Park County, approximately three-and-a-half miles east of the small, unincorporated community of Hartsel. The 6.4-acre headquarters area of the Buckley Ranch encompasses a variety of buildings and structures which reflect the development of the site over time. The headquarters area is located on a slightly sloping site at an elevation of about 8,798 feet on the south side of Park County Road 59. The site lies between the county road and the Harrington and Rickards Ditch to the south. The approximate dimensions of the nominated area are 800 feet east-west and 350 feet north-south. The South Platte River flows about half a mile south of the ranch; the Middle and South forks of the river meet roughly 0.6 miles southwest of the ranch. The land rises to the north in a small hill of about 9,000 feet in elevation. An access road extends from the county road south, between the residential buildings and the barn, to a Division of Wildlife parking area lying south of the Harrington and Rickards Ditch. There are no trees on the site. To the southeast and southwest are open expanses of ranch land, and vistas of distant mountains extend in those directions.

The buildings and structures of the ranch are all of log or frame construction and vary from one to two stories in height (Photograph 1). Residential buildings of the ranch, located principally in the northeast quadrant of the site, include a large main ranchhouse consisting of three sections of different dates, a vernacular wood frame bunkhouse, and a one-room log cabin. The main house, while of vernacular design, displays the most formal architectural features, including a shed roofed porch, tall double-hung sash windows with lintel drip caps, and a small Queen Anne style window. A frame garage and a chicken house are located southeast of the main residence. West of the ranchhouse are animal care and ranch support facilities, including a large barn, sheds, a workshop,

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and other outbuildings, as well as the corrals. The ranch buildings are generally in good to fair condition, and have few nonhistoric alterations. The vacant buildings display some deterioration and vandalism, particularly to the interior of the ranchhouse.

Description of Contributing Resources Within the District

The following section describes the buildings and structures in the district. In the discussion below, the resources are organized by subtype. The individual resources are identified by designation based on ranching function. The letter 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 the resources are not available. The ranch started as a homestead patented in 1891 by James B. Putnam. A 1917 map produced by Park County Surveyor W.H. Powless shows all of the major resources present in their current locations, with the exception of the log cabin. Small structures, such as the well, were not included in the count of buildings within the district, but were considered part of the site. A 1938 Forest Service aerial photograph also shows all of the counted resources on the site. Maybelle Buckley recalls that all of the counted resources were in place when she moved to the ranch in 1945.

Subtype: Residential Buildings

Main Ranchhouse (E) Photographs 2 and 3. The main ranchhouse is an irregularly shaped frame dwelling consisting of three parts: a central, one-story, side gable roof section; a northern, two-story front gable roof section; and a southern one-story log section. The central one-story section of the residence has clapboard siding with corner boards and a stone foundation. This section of the house has a center brick chimney. A full-width shed roof porch across the center section shelters the front of the house, which faces east. The porch has wood post supports atop a concrete deck. The slightly off-center entrance is flanked by tall double-hung sash windows with lintels with architrave molding. The south wall of this section of the house has central paired windows and a bulkhead entrance leading to the cellar. The west wall has a single window and a shed roof entrance projection facing a concrete stoop and step.

Intersecting the center section of the house on the north is a two-story, front gable roof section with clapboard siding, a concrete foundation, and a gable roof with overhanging eaves. The east wall has two tall windows with lintels with architrave molding (originally two-over-two-light double-hung sash, now broken out) and one shorter one-over-one-light double-hung sash window. The upper story has three evenly spaced windows. A round vent with louvers is located near the apex of the gable face. The north wall of the two-story section of the house has two widely separated windows on the first story and three windows on the upper story. The west side of the house has

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a large expanse of blank wall and a small, square, Queen Anne style window which originally had multiple small lights surrounding plate glass. This window is located toward the south end on the first story. Above the small window, on the second story, is a tall rectangular window with plain wood surround.

The southern section of the house is attached to the central part of the house at its southwest corner. The southern section is composed of massive, squared logs with square notches and chinking. The gable ends of this part of the house are clad with horizontal board siding painted white. This section of the house, which contained the kitchen, has a side gable roof with overhanging eaves, a red brick chimney with corbelled top, and composition roofing. The south wall has steps to a no longer extant porch which faced a central entrance. Flanking the entrance are a single window to the west and paired windows to the east (the lower part of which have been covered with plywood). The east wall has a single window. The north wall has two square windows, while the west wall has one square window. There is a raised stone foundation with outside basement entrance sheltered by a gabled hood. The foundation has above ground basement windows. The basement entrance is enclosed on the east and west, and has a concrete ramp and a vertical board and glazed door. The basement has stone and concrete walls, a concrete floor, and a thick log supporting the roof. This section of the house was added as a kitchen; the 1917 County Surveyor's map of the property seems to suggest this section of the house was not present. The addition appears in place on the 1938 aerial photograph. The log construction suggests that this part of the house was a historic cabin which was moved to its present location.

Interior features remaining in the house include hardwood floors covered with linoleum, wood wainscot, and paneled doors. The interior of the house has been extensively vandalized. The area immediately east of the ranchhouse is the only portion of the site which retains original landscape features. Planting areas are defined by low concrete borders in front of the east porch. A retaining wall of stone and concrete is embedded with metal vehicle wheels, and extends toward the east from the south end of the house.

The windows and doors of the house are broken and missing. The chimney of the two-story northern part of the house is gone, as is the porch leading to the kitchen on the south. Other alterations include the addition of a round louvered vent near the top of the east wall of the two-story section. A door at the southern end of the east wall of the two-story section was replaced with a small window. These alterations occurred after the Buckleys sold the house in 1949.

Bunkhouse (D) Photograph 4. This one-story, rectangular frame building located west of the main ranchhouse has a side gable roof with overhanging eaves and wood shingle roofing. The walls of the building are clad with drop siding painted white. The building has a stone foundation which follows the slope of the land which drops off slightly to the south, making the south wall taller than

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the north. The east wall has two entrances with a one-over-one-light double-hung sash window between them. The north wall has a vented gable and a central, tall, narrow window which is boarded up. The south wall has a tall entrance with hinged two-part door leading to what appears to be a storage area with a dirt floor and horizontal board walls. The west wall has two small square windows. The interior of the northern section of the building has a wood floor and beadboard siding on the walls and ceiling and is divided into two rooms. On the east in front of the entrances is a concrete sidewalk leading toward the main house. The bunkhouse appears on the 1917 Surveyor's map of the ranch.

Log Cabin (C) Photograph 5. This small one-room dwelling is a one-story, rectangular building with low side gable roof with overhanging eaves. The roof is covered with corrugated metal, and has exposed rafter tails and projecting purlins at the gable ends. Like the main ranchhouse and the bunkhouse, the building faces east. The walls of the cabin are composed of large round logs with daubing, and have v-notches at the corners with the log crowns projecting outward. The east wall of the cabin has an off-center entrance (door missing) framed with large planks. There is a board apron in front of the door. North of the door is a square window, and there is a square window at the center of the south wall. A tall wood pole is located next to the cabin on the north. The north, south, and east walls of the interior are covered with beadboard siding, while the west wall is log. The ceiling also has beadboard siding. The wood floor of the interior is covered with dirt. The date of construction of the log cabin is uncertain. It does not appear on the 1917 Surveyor's map of the ranch, but it does appear to be present on the 1938 aerial photograph. The construction materials and craftsmanship seem to indicate an older building which was moved to this location.

Subtype: Animal Care and Crop Storage Facilities

Barn (H) Photographs 6 and 7. The barn is a one-and-a-half-story L-shaped building with intersecting gables, overhanging eaves, and wood shingle roofing. The walls of the barn are clad with board and batten siding, painted red, and the building has a stone foundation. The east wall of the east-west wing of the barn has a large rectangular opening to the hayloft on the upper story and no openings on the lower story. The south wall of the east-west wing has three entrances, two with hinged two-part doors. The doors are composed of vertical boards. The entrance toward the west leads to a stall area with a dirt floor. There are troughs on the north wall of this area, which is closed off from the east and west ends of the barn and has log supports. The middle entrance of the south wall leads to an enclosed space which has a trough at the north end, a dirt floor, walls clad with horizontal planks, and a hayloft above. The entrance toward the east end of the south wall leads to a double pen with a log roof support which has a partial wall of horizontal boards, troughs along the north wall, and a dirt floor. The wall of the barn is patched near its intersection with the south projecting gabled wing. Pedestrian doors are located on the east and

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west walls of the wing, leading to a small enclosed area. There are no openings on the south wall of the wing. The west wall has entrances toward the north and south and a small square window in the center. The north wall of the south projecting wing has a large opening to the loft and a pedestrian door toward the west end. A one-story lean-to projection along the north side of the east-west wing has a large entrance on the east wall, log roof supports, and a stall with a raised wood floor. An entrance on the north accesses a small enclosed area. South of the barn is a log and plank corral fence. The east-west wing of the barn appears on the 1917 Surveyor's map of the ranch. The 1938 aerial photograph of the ranch shows the building in its present L-shaped configuration. A loading platform is built into the ground north of the barn. The platform is composed of horizontal planks with short vertical log buttresses on the exterior.

Feeding/Loafing Shed (I) Photograph 8. This very long, low, rectangular shed was used to store feed and to feed and shelter animals in a protected environment during the winter. The building has an open east wall divided by log roof supports; there are similar supports at the center of building. The building has a low gabled roof with log joists. The south wall is clad with vertical boards of short length. The west and north walls have vertical board siding. The interior has braces against the west wall and a dirt floor. The open east wall of the shed faces the log and plank corral, and in the distance, the barn. This shed appears on the 1917 Surveyor's map of the ranch.

Chicken Coop (A) Photograph 9. The chicken coop is a one-story, rectangular, frame building in deteriorated condition which faces south and is located south of the garage. The building has a shed roof clad with wood shingles and overhanging eaves and exposed rafters on the north. The north wall of the coop is constructed of squared logs with chinking, painted white. There is a stone foundation. The south wall is clad with vertical planks, and has missing sections of siding and a rectangular window. The east wall is also clad with vertical planks. A narrow pedestrian entrance is on the west (door missing). A partial log and plank fence extends from the structure on the south and west. The chicken coop appears on the 1938 aerial photograph.

A small wood platform is located southwest of the chicken coop. The platform may have been used for mounting horses, and is approximately square in shape and is composed of four log piers, with short boards forming the sides and top. The platform is elevated about two feet off the ground.

Cattle Chute and Corral (L) Photograph 13. A log and plank cattle chute elevated on the north is located in the corral northwest of the barn. The large corral is composed of vertical logs and horizontal planks. The corral appears on the 1938 aerial photograph.

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

Subtype: Ranch Support Facilities

Equipment and Vehicle Shed (G) Photographs 6 and 10. This long, rectangular, one-story, side gable roof, frame shed was used to store farm equipment, machinery, and vehicles. The building, located immediately south of the barn, has overhanging eaves, exposed rafters, and wood shingle roofing. The walls of the shed are clad with board and batten siding, painted red. The building faces east, and the roof flares on the east to shelter openings along the east wall. Multiple entrances on the east include three large open vehicle entrances in the central part, and smaller entrances to the south divided by log supports and framed with logs. There is also a stoop of wood boards and logs in front of a vertical board door on the east wall. The south wall has two small window openings, one divided into four lights. There is a backboard and a basketball hoop attached to the upper part of the south wall. The west wall has one covered up window. There is a small opening in the upper gable face of the north wall, as well as a pedestrian entrance. The interior of the building includes an enclosed area on the north which has a vertical board door. A vertical board door on the east leads to an enclosed space which has a board floor and is supplied with electricity. There are saddle racks on the interior, which is divided into stalls and has log supports. The south end of the building has an enclosed space with a dirt floor, interior log supports along the south wall, and a small work bench on the south wall. This section is divided from the rest of the building by an interior wall clad with wallboard and plywood. This shed appears on the 1917 Surveyor's map of the ranch.

Log Workshop (F) Photograph 11. This one-story, east-facing, front gable roof, log building has overhanging eaves and projecting purlins. The walls of the workshop are composed of round logs with chinking and have square notched corners with log crowns projecting beyond the notches. A small area at the apex of the gable face is clad with vertical boards and covered with deteriorating tar paper. The workshop has a large, rectangular open entrance on the east framed by wood planks. The south wall has a small central window. There is a small low window on the west wall near the northwest corner. The north wall has a central entrance with a hinged door with diagonal boards on the inside and vertical boards on the outside. The interior of the building has a roof truss system toward the rear. Against the interior walls on the north and south are wood workbenches. The interior floor is dirt. West of the building are logs embedded vertically in dirt, which may have originally been part of a fence. There is wire fencing next to the building on the north. This building appears to be shown in this location on the 1917 Surveyor's map of the ranch, and is on the 1938 aerial photograph.

Garage (B) Photograph 9. The garage is a simple one-story, rectangular frame building with a front gable roof with overhanging boxed eaves and wood shingle roofing. The garage faces north toward the county road and the ranchhouse. The building has drop siding painted white, corner boards, a thick wood sill, and a stone foundation. There are double, hinged, vertical board garage doors

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on the north. The garage is shown on the 1917 Surveyor's map. A small well is located south of the southwest corner of the garage. The interior walls of the well are lined with boards. A concrete edge projects slightly above ground level and has a partial concrete cap (reinforced with metal bars).

Shed (K) Photograph 12. This small, rectangular, frame building has a side gable roof with overhanging eaves and corrugated metal roofing. The board and batten walls are painted red. There is a pedestrian entrance on the east wall, as well as a second entrance filled in on the upper part of the wall. There are no openings on the south, west, and north walls. The building faces east, and is located near the corral. The interior has a wood floor. Boards have been cut away on the lower part of the south wall to create a square opening. This shed appears to be in this location on the 1938 aerial photograph.

Scale (M) Photograph 13. North of the small shed (K) is a large, rectangular scale with a concrete base raised slightly above the ground. There is a rectangular concrete box on the south side of the scale with two metal arms extending from the scale into the box. The top of the structure is covered with thick wood planks (each approximately 13" X 3"), with a metal frame along edges of the scale platform. This structure appears to be the Fairbanks livestock scale which chattel mortgage documents from the 1930s indicate that the Buckleys possessed.

Outhouse (J). The outhouse is a small frame building with a shed roof with overhanging eaves, wood shingle roofing, and exposed rafters. The walls are clad with wide boards, and there is a wood foundation. There is a small vent opening on the west wall. The building does not appear to be in its present location on a 1938 aerial photograph of the ranch. The photograph shows a building of similar size located slightly south of the ranchhouse, indicating that this building was probably moved to this site after 1938.

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Continuation Sheet**

Buckley Ranch, Park County, Colorado

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

Resource Count

Buildings - 11

- A Chicken Coop
- B Garage
- C Log Cabin
- D Bunkhouse
- E Ranchhouse
- F Log Workshop
- G Equipment and Vehicle Shed
- H Barn
- I Loafing Shed
- J Outhouse
- K Shed

Structures - 2

- L Cattle Chute and Corral
- M Scale

Sites - 1

Buckley Ranch site

Total Contributing Resources - 14

Total Noncontributing Resources - 0

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations

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

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Periods of Significance

1881-1949

Significant Dates

1881

1908

1949

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

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:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

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Significance

The Buckley Ranch is significant in several categories identified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado." The Buckley Ranch represents the Ranches and Ranching Facilities property type, and its resources include several subtypes within that category. The ranch is significant under Criterion A for its association with the history of agriculture in Park County. The ranch reflects the impact of regional and national events on the history of ranching in South Park. The ranch is associated with the settlement and agricultural development of South Park by ranchers, having been established as a homestead in 1881. The operation of the ranch was dramatically affected by the boom and subsequent decline of the cattle industry during the late nineteenth century in Colorado. Like many ranches in South Park, the Buckley Ranch was also a large producer of hay and developed a vital irrigation system. The ranch's history also reflects the consolidation of smaller holdings into larger acreages, as well as the shift from cattle production to sheep raising. The ranch is significant under Criterion C for its architecture, which reflects the evolution and development of a ranch complex over time, from the pioneer log stage to buildings associated with early twentieth century ranching. The ranch is significant for the variety of buildings and structures included in its built environment, which reflect the myriad functions involved in supporting a successful agricultural operation in an isolated area. The district is located in an unaltered setting, and the buildings are generally in good to fair condition and maintain high integrity. The Period of Significance for the ranch is 1881 to 1949, extending from its founding to the end of the Buckley tenure.

Development of the Ranch

The lands encompassing the headquarters area of the Buckley Ranch were originally part of a 160-acre homestead patented in 1891 by James B. Putnam by means of a Cash Entry Patent. The homestead included the south half of the southwest quarter of Section 12 and the north half of the northwest quarter of Section 13, Township 12 South, Range 75 West. Putnam was in the Alma area of Park County about 1879, where he was involved with an early toll road and sold a lot in the Alma townsite. According to his homestead case file, Putnam settled on the Buckley Ranch site in March 1881. Improvements made by Putnam listed in the case file included construction of a house (10' X 14'), fencing of about a half-mile in length, and digging of a ditch. By the date of Putnam's entry onto the land, South Park had been found to be unsuitable for most crops due to the short growing season. The area's potential for raising livestock and hay was well-recognized. According to Putnam, he used the land for "grazing and hay land," and did not plow

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any land because "it is too high."¹

To make his land more productive, Putnam joined Samuel B. and William B. Rickards in 1884 to construct what became known as the Harrington and Rickards Ditch, which diverted water from the Middle Fork of the South Platte River. The ditch (Priority No. 197) was about 4.5 miles in length and flowed through the ranch. The 1885 Colorado State Census listed James B. and Mary Putnam, his wife, as residing in Park County. Putnam was then forty years old and his wife was 35; both were natives of New York. Putnam's occupation was reported as "ranchman."²

The early 1880s were favorable years for ranching in South Park, and, by 1886, Putnam had expanded his holdings to more than eight hundred acres. Putnam raised cattle and hay on his land, identifying his livestock with the bar-X brand. In October 1886, Putnam sold a half interest in his 845.9-acre ranch to Samuel B. and William B. Rickards and their wives for \$5,000. At the same time, a half interest in all horses, cattle, and other stock was sold to the Rickards for \$3,310. The remaining half interest in the ranch, livestock, and all ditches and water rights was purchased by the Rickards in October 1887: \$5,247 for the land and water rights and \$2,500 for livestock (which then included approximately 120 cattle and a herd of horses, as well as hay and provender). The purchase included all "wagons, harness, mowers, rakes, forks, shovels, & the like now upon & about & used in operating what is known as the Putnam Ranch." The full purchase price totalled \$16,057, a considerable sum for the time.³ Putnam's profit reflected the "cattle mania" which had overtaken the ranching industry during the 1880s. He sold the property at an opportune time, as harsh weather and declining beef prices were sending the industry into a major slump.

In May 1893, the Rickards brothers sold approximately 840 acres with all ditches and water rights to neighboring ranchman Jerome E. Harrington. The purchase price was \$5,000 plus the assumption of a \$4,700 deed of trust by Harrington. By that date Samuel B. Rickards was residing in Vancouver, British Columbia. The unlucky Rickards sold the land after the expansionist bubble burst.⁴

¹U.S. General Land Office, Land entry files, certificate number 928, cash entry patent, 11 March 1891, T. 12S, R. 75W, section 13, Records Group 49, Box 1016, in the files of the National Archives and Records Administration, Washington, DC.

²State of Colorado, State Census, Park County, Enumeration District 1, page 9A, lines 27 and 28, 1885. Putnam does not appear in the agricultural returns for Park County. The U.S. Geological Survey topographic map for the area labels the ditch the Harrington and Rickards Ditch.

³Park County, Clerk and Recorder, General Records, Book 29, page 138, 29 October 1886, Book 29, page 253, 13 October 1887, Book 33, page 50, 29 October 1886, and Book 33, page 188, 13 October 1887, Fairplay, Colorado.

⁴Park County, Clerk and Recorder, General Records, Book 43, page 217, 8 May 1893, Fairplay, Colorado.

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The next owner of the ranch, Jerome E. Harrington (1835-1899), was a native of New York who engaged in farming in Michigan and New York before coming across the plains to Colorado in June 1859. Harrington tried his luck at mining at Russell Gulch and Trail River before purchasing a 480-acre cattle ranch on Bear Creek in Jefferson County in the early 1860s. In 1864, he bought a water mill at Evergreen and prospered in the lumber business for the next ten years. Selling his Jefferson County interests in 1876, Harrington came to Park County, where he took out a 160-acre homestead about seven miles east of Hartsel. The location was near the ranch of the family of his wife, Viola A. Spinney, whom he had married in 1873. The headquarters for Harrington's holdings was located about three miles east of the ranch he purchased from the Rickards brothers. Harrington also had a home in Colorado Springs, where his wife and children lived for much of the year while the children attended school.⁵

According to an 1899 publication, Harrington's

business ability enabled him to push forward successfully, where another might have failed. From year to year he added to his possessions until at the time of his death his ranch comprised nearly seven thousand acres, and his cattle ranged over the hills for miles in every direction. With one exception [that of Samuel Hartsel] he was the largest rancher and cattleman in Park County.⁶

Jerome Harrington died in January 1899 at the age of sixty-three. The **Fairplay Flume** eulogized him as "one of the County's most responsible and respected citizens," and estimated that he had accumulated a fortune of \$150,000 to \$200,000. Harrington died without making a will, and his estate was divided among his widow Viola (one-half interest) and his three children, Jerome E. Harrington, Jr., Adelia E., and Ralph M. (one-sixth interest each). A 1920 water deed noted that Harrington's heirs had divided the estate "by mutual agreement and conveyances."⁷

In 1908, the land which would comprise the headquarters of the Buckley Ranch became the property of Harrington's daughter, Adelia. Born in 1877, Adelia (who was generally known as Ada) lived with her mother and attended school in Colorado Springs while her father operated the ranch outside of Hartsel. In 1899, she was a student at Colorado College in Colorado Springs, but graduated from Iowa State University, where she met her future husband, Arthur R. Buckley. Buckley, born in Pennsylvania in 1877, grew up in the vicinity of Shelby, Iowa, and graduated from

⁵Chapman Publishing Company, **Portrait and Biographical Record of the State of Colorado** (Chicago: Chapman Publishing Company, 1899), 972-73.

⁶Chapman Publishing Company, 972.

⁷**Fairplay Flume**, 27 January 1899, 3 and Park County Clerk and Recorder, General Records, Water Deed, Book 91, page 587, 27 December 1920.

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Buckley Ranch, Park County, Colorado

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Iowa State in 1904 with a degree in electrical engineering. The couple married in Sacramento, California, and returned to South Park to take up ranching in 1908.⁸

In March 1908, Ada Harrington Buckley purchased 2,640 acres of ranchland from her mother for \$8,550. The tract included property in Townships 10, 11, and 12 South, Range 75 West, including the headquarters site. The Buckleys initially raised cattle, horses, and hay on the ranch. In a 1912 water rights adjudication, Arthur Buckley testified that an average of 350 cattle were kept on the ranch, as well as thirty horses. Water from the Harrington and Rickards Ditch was used to water the stock and for domestic purposes. An average of four or five people lived on the ranch year round, but during haying season as many as eighteen were present. The family also maintained a house in Colorado Springs, where their children, Arthur R., Jr., and Viola, went to school. Ada Buckley and the children stayed at the ranch on weekends and during the summer. After the children completed their education, Mrs. Buckley moved back to the ranch permanently.⁹

By 1915, sheep began to replace cattle as the primary product of the Buckley Ranch. In May 1915, the **Fairplay Flume** reported that A.R. Buckley was "completing several large sheds on his ranch to be used in his cattle and sheep business." During the 1920s, South Park became the center of extensive sheep operations, and the number of sheep in the area outdistanced the number of cattle. A December 1920 chattel mortgage for \$14,000 indicated that 2,500 sheep were then present on the ranch. Arthur Buckley was joined by another relative, George M. Buckley, in the sheep business until the latter's death in 1926. Another brother, Clarence R. Buckley, was a later partner in the enterprise. Ada Buckley continued to raise a small number of cattle for "pin money." The success of the sheep ranch was reflected in the parents' gift of a trip to Europe for daughter Viola when she graduated from high school.¹⁰

During the 1930s, the Buckleys took out sizable mortgages each year to raise large numbers of sheep: for example, \$37,000 in 1930, \$48,000 in 1931, and \$43,000 in 1938. Between 1930 and 1938, the number of crossbred Rambouillet ewes on the ranch varied between 4,800 and 7,200; the ranch also had 90 to 150 purebred Hampshire or Rambouillet bucks during the same period. At times during the Great Depression, it was more profitable to sell sheep hides than meat.

⁸**Gazette-Telegraph** (Colorado Springs), 8 February 1970, 8A and Maybelle Buckley, personal interview, Colorado Springs, Colorado, 21 August 1999.

⁹Park County Clerk and Recorder, General Records, Book 68, page 542, 24 March 1908, Fairplay, Colorado and Park County Water Case Records, Water Case No. 1636, Evidence in Support of the Claim of Mrs. Viola Harrington, et al, Fairplay, Colorado, 11 September 1912.

¹⁰**Fairplay Flume**, 7 May 1915, 1; Park County Clerk and Recorder, Chattel Mortgages, Book 7, page 185, 29 December 1920; **Gazette and Telegraph** (Colorado Springs), 10 November 1926, 1; and Maybelle Buckley interview.

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The ranch reportedly plunged into debt during the 1930s, and did not emerge until the World War II years.¹¹

The scale of the ranch's operations is illustrated by the items listed on the Buckleys' 1938 chattel mortgage. In addition to 4,800 ewes and 90 Hampshire bucks, the ranch housed four milk cows, 34 Hereford cows, ten Hereford heifers, one Hereford bull, 48 horses, and 15 burros. A considerable amount of equipment was also used in ranch operations: a four-man shearing plant with engine; two lambing tents; two covered camp wagons and six camp outfits; a pair of Fairbanks stock scales; one hay baler and engine; six wagons; six hay racks; and nine hay rakes. Vehicles used on the ranch in 1938 included a 1937 Chevrolet truck, a 1935 Chevrolet pickup, and a Ford truck. For their personal vehicles, the Buckleys drove a succession of seven Cadillac automobiles during their years on the ranch.

The Buckleys hired Mexican workers who lived in Taos, New Mexico, to assist with lambing, shepherding, and shearing in the spring and summer. Using burros, the workers would camp out with the herds in their summer pastures at higher elevations in the Arapahoe or Pike National Forests. The sheep were taken to the mountain pastures in June and brought back in the fall. The workers returned to Taos during the winter. The Buckleys were regarded as good employers, and often loaned money to their workers to tide them through the winter.¹²

Following World War II, Arthur R. Buckley, Jr., and his wife Maybelle moved to the ranch to assist his parents, then advanced in age. The younger Buckleys stayed for three years, until December 1948. Maybelle Buckley describes living on the ranch in those years as "primitive, very primitive." She recalls the isolation, an occasion when the temperature reached 57 degrees below zero, and the fact that the ranch did not have electricity until the late 1940s. Due to the immense distances between ranches, there was infrequent contact with other families. A major source of entertainment for the Buckleys after the work was finished at the end of the day was a nightly game of Bridge. The younger Buckleys found that the ranch could not support two generations of the family, and they reluctantly moved in 1948. The harsh winters and physical toll of operating the ranch became too much for Arthur, Sr., and Ada Buckley. These problems were compounded by new difficulties encountered in moving their sheep to traditional summer pastures over the lands of newcomer A.T. McDannald. In May 1949, the elder Buckleys sold the ranch to R.M. McDannald of Harris County, Texas. Both Arthur R. and Ada Buckley died at age ninety-three in 1970 in

¹¹Park County Clerk and Recorder, Chattel Mortgages, Book 7, page 185, 29 December 1920; Book 109, page 33, 1 December 1930; Book 109, page 201, 10 November 1931; Book 109, page 290, 15 April 1932; Book 109, page 413, 11 January 1933; and 18 February 1938, Fairplay, Colorado; *Gazette and Telegraph* (Colorado Springs), 10 November 1926, 1; and Maybelle Buckley interview.

¹²Maybelle Buckley interview.

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Buckley Ranch, Park County, Colorado

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Colorado Springs.¹³

The Buckley Ranch was one of the properties in South Park that became part of the holdings of Texas oilman and developer A.T. McDannald, who consolidated it and several other historic ranches into one of the largest operations in the state. Following the death of McDannald in the early 1960s, owners of the ranch included the Commerce Group Corporation and the Spinney Ranch Corporation. The Colorado Division of Wildlife bought the ranch from the latter firm in 1986 for recreational uses associated with Spinney Mountain State Park. The ranch headquarters buildings are now vacant; a Division of Wildlife parking area for fishermen lies south of the cluster of ranch buildings. In compliance with his request, the ashes of Arthur R. Buckley, Jr., were scattered on a site overlooking the family ranch upon his death in 1997.

¹³Maybelle Buckley interview and Park County Clerk and Recorder, General Records, Book 139, page 469, 19 May 1949.

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Buckley Ranch, Park County, Colorado

Section number 8 Page 15 (Historic Ranching Resources of South Park, Colo. MPS)



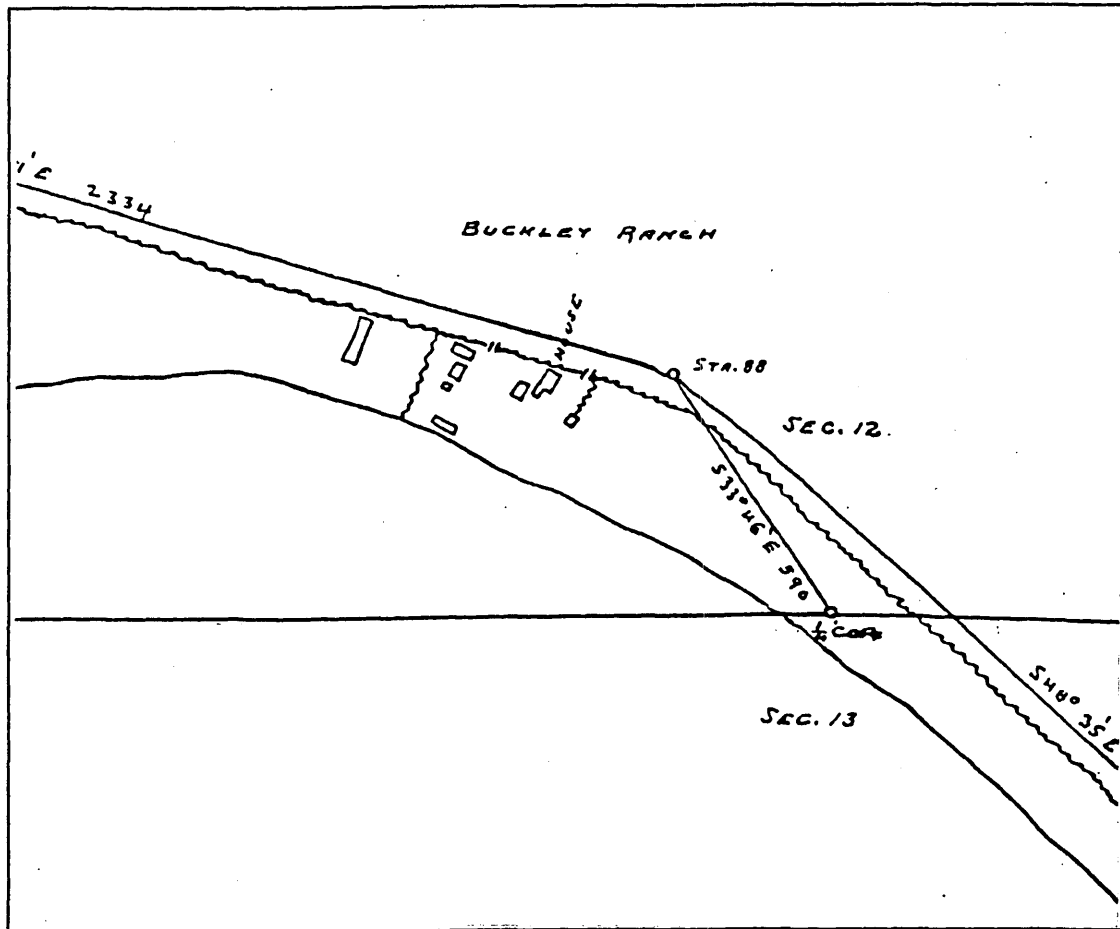
Arthur R. Buckley and Adelia E. (Ada) Harrington on their wedding day, shortly after the turn of the century.
SOURCE: Maybelle Buckley, photographic collection.

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Buckley Ranch, Park County, Colorado

Section number 8 Page 16 (Historic Ranching Resources of South Park, Colo. MPS)

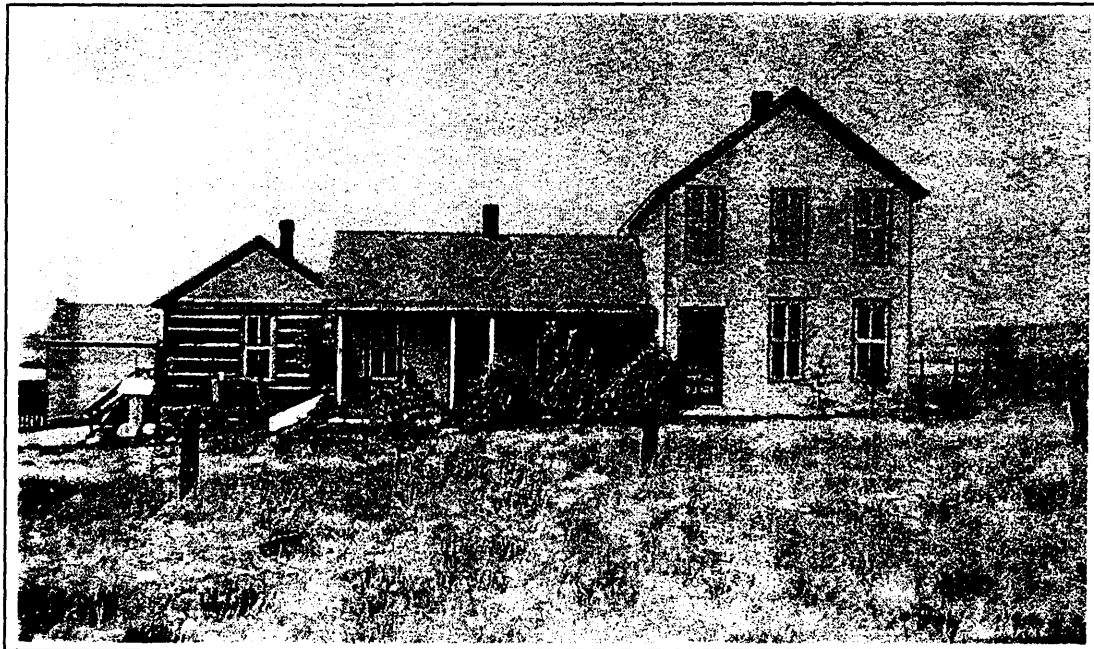


Sketch map of Buckley Ranch layout in 1917. SOURCE: W.H. Powless, Park County Surveyor, survey of conversion of county roads to state roads, 1917, in the files of the Park County Clerk and recorder, Fairplay, Colorado.

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View west of the east side of the main ranchhouse, Buckley Ranch, circa late 1940s.
SOURCE: Maybelle Buckley, photographic collection.

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(Historic Ranching Resources of South Park, Colo. MPS)



The Buckley Ranch hired Mexican workers from Taos, New Mexico, to help with lambing, shepherding, and shearing. Burros were used by the shepherders in the mountainous summer pastures (undated, but probably late 1940s). SOURCE: Maybelle Buckley, photographic collection.

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Gazette-Telegraph (Colorado Springs), 8 February 1970, 8A.

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Simmons. 21 August 1999.

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29, page 253, 13 October 1887; Book 33, page 50, 29 October 1886; Book 33, page 188,
13 October 1887; Book 43, page 217, 8 May 1893; Book 68, page 542, 24 March 1908;
and Water Deed, Book 91, page 587, 27 December 1920. Fairplay, Colorado.

Park County Clerk and Recorder, Chattel Mortgages, Book 7, page 185, 29 December 1920; Book
109, page 33, 1 December 1930; Book 109, page 201, 10 November 1931; Book 109,
page 290, 15 April 1932; Book 109, page 413, 11 January 1933; and 18 February 1938,
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- U.S. Forest Service. Lakewood, Colorado. Aerial Photograph. BOV44-24. 24 October 1938.
- U.S. General Land Office, Land entry files, certificate number 928, cash entry patent, 11 March 1891, T. 12S, R. 75W, section 13. Records Group 49, Box 1016. In the files of the National Archives and Records Administration, Washington, DC.
- U.S. General Land Office. Homestead records, certificate number 928, cash entry patent, 11 March 1891, T. 12S, R. 75W, section 13. In the files of the U.S. Bureau of Land Management, Colorado State Office, Lakewood, Colorado.

Buckley Ranch
Name of Property

Park / Colorado
County/State

10. Geographical Data

Acreage of Property 6.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13	Easting 436810	Northing 4318510	B. Zone	Easting	Northing
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] 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 27 August 1999
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 Colorado Division of Wildlife
street & number 6060 Broadway telephone (303) 297-1192
city or town Denver state CO zip code 80216

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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Buckley Ranch, Park County, Colorado

Section number 10 Page 21 (Historic Ranching Resources of South Park, Colo. MPS)

Boundary Description

The nominated property consists of approximately 6.4 acres (see Sketch Map). Beginning at the northeast corner of the nominated property, the point of beginning of the nominated property is the intersection of the southern right-of-way of Park County Road 59 and the eastern fenceline of the headquarters area; thence southwesterly along the fenceline to the centerline of the Harrington and Rickards Ditch; thence westerly along the ditch to the western fenceline of the headquarters area; thence northeasterly along the fenceline to the southern right-of-way of County Road 59; and thence easterly along the right-of-way to the point of beginning.

Boundary Justification

The nominated property encompasses all of the intact buildings and structures historically associated with the headquarters area of the Buckley Ranch.

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Buckley Ranch, Park County, Colorado

Section number Photos Page 22 (Historic Ranching Resources of South Park, Colo. MPS)

Photographic Index

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

Name of the Property: Buckley Ranch
City and State: Hartsel vicinity, Colorado
Photographer: Thomas H. Simmons
Date: December 1998
Location of Original Negatives:

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

Photograph Number	Camera Direction	Description of View
1	Southwest	Overview of ranch from hill on north side of Park County Road 59
2	Southwest	Ranchhouse, east and north sides
3	Northwest	Ranchhouse, rear (south portion) and east side
4	Northwest	Bunkhouse, south and east sides
5	Northwest	Log cabin, south and east sides
6	Southwest	View down access road of barn (right), equipment shed (center), and workshop (left)
7	West-Northwest	Barn, eastern end with south projecting gable wing in background at left
8	Northwest	Feeder shed, south and east sides
9	Southeast	Garage (left), north and west sides, and chicken coop (right), rear (north side)
10	Northwest	Equipment shed, south and east sides
11	Northwest	Workshop, south and east sides
12	Northwest	Shed, south and east sides

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Section number Photos Page 23 (Historic Ranching Resources of South Park, Colo. MPS)

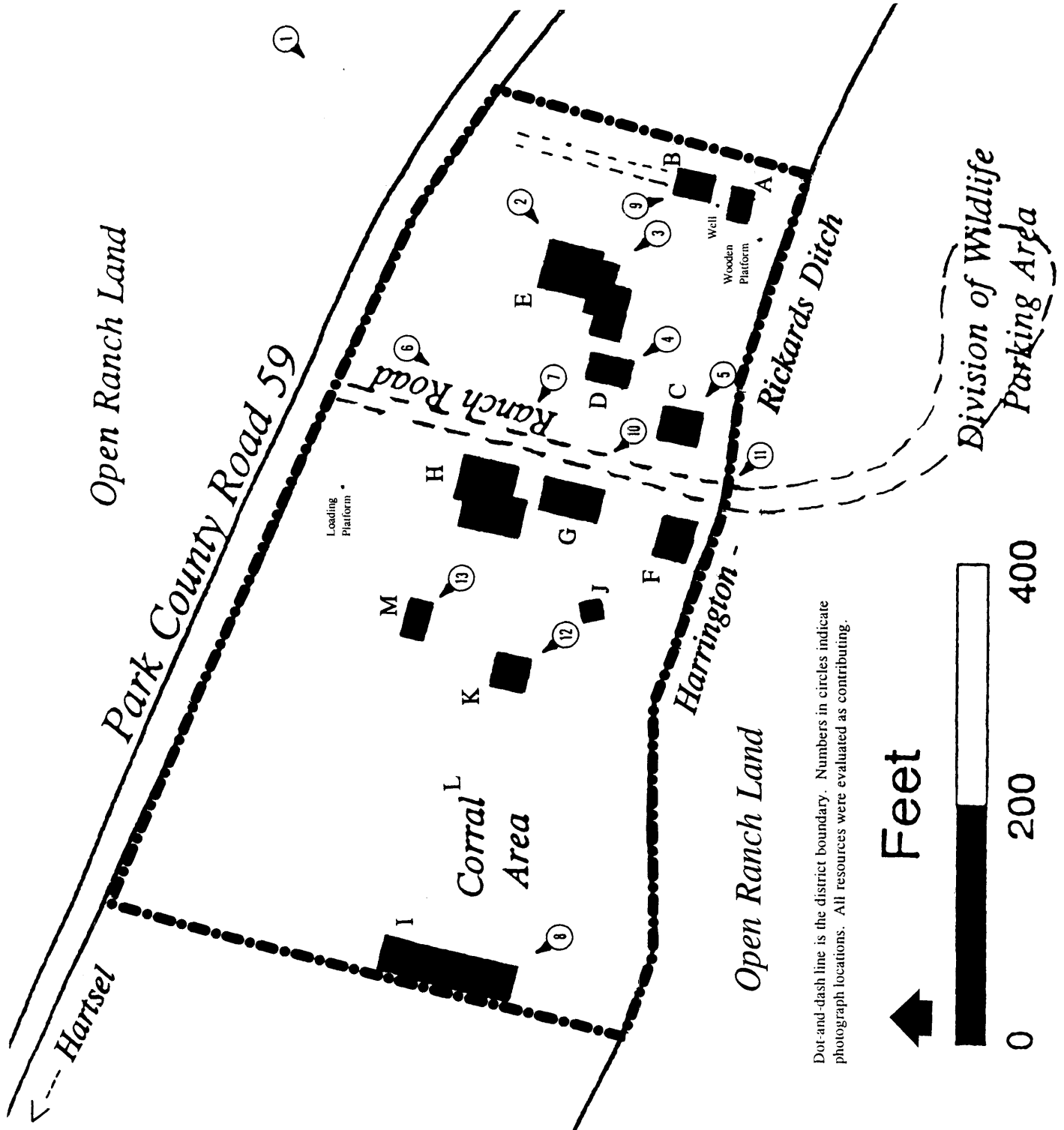
Photograph Number	Camera Direction	Description of View
13	Northwest	Stock scales with corral area in background

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Buckley Ranch, Park County, Colorado

Section number Sketch Map Page 24 (Historic Ranching Resources of South Park, Colo. MPS)



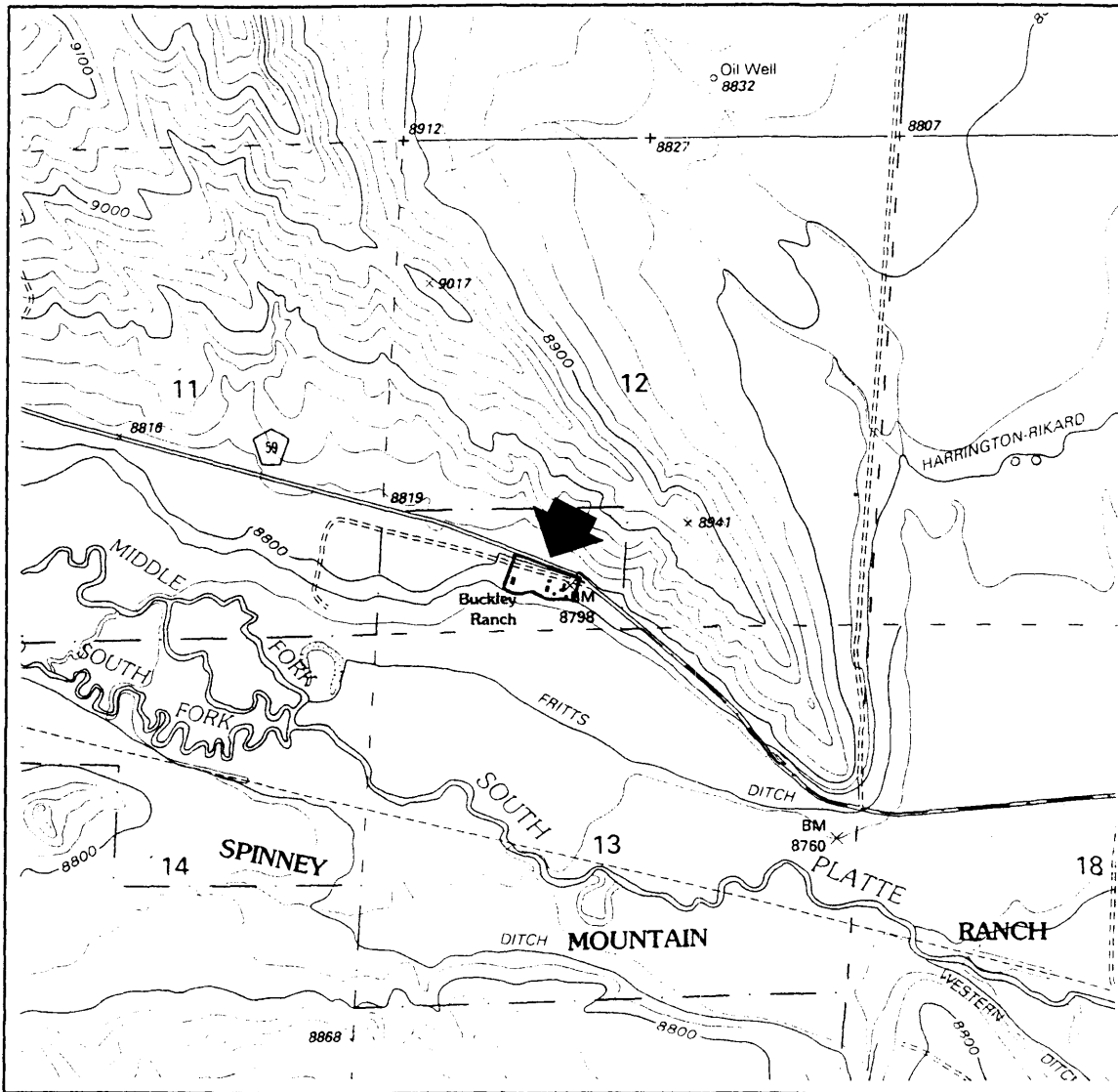
Dot-and-dash line is the district boundary. Numbers in circles indicate photograph locations. All resources were evaluated as contributing.

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Buckley Ranch, Park County, Colorado
Section number USGS Map Page 25 (Historic Ranching Resources of South Park, Colo. MPS)

USGS MAP



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