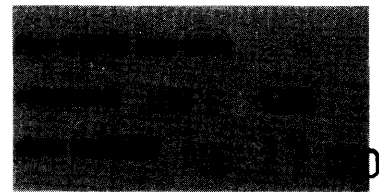


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sims-Garfield Ranch
and/or common Same

2. Location

street & number immediately north of U.S. highway 12, approx. 1.2 miles east of Ryegate, MT
city, town Ryegate vicinity of _____ congressional district 2nd
state Montana code 30 county Golden Valley code 037

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> park
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> private residence
		<input type="checkbox"/> no	<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Jess Garfield
street & number East of Ryegate
city, town Ryegate vicinity of _____ state Montana

5. Location of Legal Description

courthouse, registry of deeds, etc. Meagher County Courthouse
street & number _____
city, town White Sulphur Springs, state Montana

6. Representation in Existing Surveys

title Cultural Resource Assessment of Rye- has this property been determined eligible? yes no
gate East Project Area
date Sept. 13, 1979 federal state county local
depository for survey records Historical Research Associates, Box 7086, Missoula, MT 59807
city, town Missoula state Montana

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Sims-Garfield ranch consists of six frame structures: a ranch house, log cabin and log house, a log barn, stone barn, and a frame and board barn. The important features evident in this architecture are the use of vernacular materials; logs and masonry. The logs for the cabins and barns are pine from the area, and the stone for the foundations and the walls of the barn are sandstone from the nearby cliffs. The site continues to function as a working ranch, with the various structures serving together as a single unit. Fences and the close proximity of structures tie the site together. The integrity of the structures has been maintained over the years, with some minor reversible alterations.

#1. The original log cabin was built by John T. Sally. No documentation has been unearthed on this structure dating before 1882 but it may have been built as early as 1855. The building has retained much of its integrity due to the fine workmanship in construction. This is shown by the corner double V-notch and the frames for the windows and the door hewn by hand with a broad axe. The walls are 8" logs sealed with a mixture of slew mud, grass, horse manure and bentonite. The interior walls are handhewn and covered with mud plaster and paper. Five roofs have been put on the cabin: the first was bentonite sod on poles over a log beam system; the second was boards on poles tied to the structure with leather thongs; the third was of home sawn boards attached with square nails in a board and batt fashion; the fourth was asphalt rolled roofing; and the present roof is tin. The original floor was dirt; floor boards were added later. An addition was attached on the eastern side.

#2. The log house has six rooms and was built by Joseph Sims in 1876 or 1878. The building has retained its integrity because of the fine workmanship in the hand-hewn log wall and corner dovetail notch. The windows and doors are set precisely into the walls, and detailed frames around them. The chinking is of Portland Cement, but it does not detract from the structure because of its excellent application. The interior walls have been plastered and papered. The ceiling is wainscoting.

#3. The Ranch House built by the Victor Schaff Family in 1910 has been remodelled once in 1927 and again in 1942. The building has lost its individual integrity due to the changing of its materials. The porch has been changed to brick and concrete, the foundation from stone to concrete, the walls from clapboard to asbestos siding, the roof from wood shingles to asphalt. The basic shape still exists throughout, and should be considered, along with the clapboard garage, as part of the site as a whole.

#4. The log barn, built in 1876 or 1878, has an interesting method of log construction in that the length of the wall is achieved by sinking two vertical logs into the ground, a log's width apart, and then laying the horizontal logs between them. The overlapping joint falls at the vertical log position, thus giving the wall strength. The structure is basically a post and beam with log fill. Local pine logs were used for the truss in the roof but the roof has been changed to metal, thus losing some of its integrity. This, however, could be reversed.

#5. The stone barn, built in the mid to late 1880's has retained its integrity because of the use of local stone in the rubble wall set with each stone fitting together with the others. The log roof trusses are of local pine, but the roof has been changed to metal, thus losing some of its integrity. This also could be reversed.

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#6. The frame board barn does not have any architectural integrity and is in an advanced state of dilapidation. It is part of the ranch, though, and should be noted as such.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Sims-Garfield ranch site retains a sense of continuity with historic trends which span over a century. A study of the site, originally pioneered by John T. Sally, and its subsequent evolution into the Sims-Garfield ranch elucidates broad patterns of Montana's development and growth. The ranch is associated with the following historic trends: the opening of central and eastern Montana for settlement; the early open-range ranching period in Montana; the coming of the railroad and the subsequent boom-bust era of the homesteaders; and, in the aftermath of the homestead period, the conversion to cattle ranching operations. The buildings on the Sims-Garfield site are architecturally significant, constructed in vernacular materials; pine logs, stone, and masonry. The structures on the site reflect the varied use and changing needs of the different occupants over time.

The first documented settler on the Sims-Garfield ranch site was John T. Sally. On April 10, 1862 Sally had filed in St. Louis, water rights for the mining of gold in the Musselshell Valley. He may have been the first settler in the area. Turning from his mining interests, Sally settled on the Sims-Garfield site in 1882 and immediately commenced building (structure #1) and brought about two acres under cultivation. He claimed ownership of the property through pre-emption rights and paid \$200 for the 160 acres. In 1883, Sally sold the property to William Wilkens for \$1,250 and moved from the 'crowded' valley to Alaska.

Wilkens maintained the cattle operations initiated by Sally. In 1885, Wilkens turned the ranch over to Joseph Sims for \$2,166. Most likely it was during this period that the ranch was expanded to include the log house (structure #2) and the log barn (structure #4). Despite hardships and misfortune (1886-87 blizzard) the area and ranch retained their cattle ranching character throughout the 1880's and 90's. "As the 20th Century dawned, therefore the eastern 2/3's of Montana lay wide open" and sparsely populated. Soon the advent of the railroads, new farming techniques and promotional schemes would break open his last frontier to a burgeoning onslaught of homesteaders.

In anticipation of the railroad and the subsequent emigration of homesteaders, land and promotional companies bought up coveted land throughout eastern Montana. In 1906, the Enterprise Land & Improvement Company paid Joseph & Mary Sims \$1,600 for their property. The company was a Montana corporation, headquartered in Butte. In 1907, the Enterprise Land & Improvement Co. sold a 100 foot right-of-way across the Sims-Garfield ranch (Sec. 3 T6N, R20E) to the Chicago, Milwaukee, and St. Paul Railway Co. During 1907-08, the railroad reached the present location of Ryegate.

Federal law required the railroad to survey the right-of-way and locate and set aside townsites periodically along the route. In 1908, an unknown official of the Milwaukee Rail-

¹Malone, Montana, p. 180

9. Major Bibliographical References

A Cultural Resource Assessment of Ryegate East Project Area F-14-4 (1)
Historical Research Associates, Missoula, MT Sept. 13, 1979

10. Geographical Data

NOT NOT VERIFIED

Acreeage of nominated property Approx. 5 acres

Quadrangle name Unsurveyed area

ACREAGE NOT VERIFIED

Quadrangle scale _____

UMT References

A

Zone	Easting	Northing

B

Zone	Easting	Northing

C

--	--	--

D

--	--	--

E

--	--	--

F

--	--	--

G

--	--	--

H

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Verbal boundary description and justification

N. portion of lot 13, T.6N., R.20E. Sec. 3, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Southern boundary is State Highway 12 and follows the fence line.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
None			

11. Form Prepared By

name/title Patricia Bick, State Historic Preservation Office

organization Montana Historical Society date April 1980

street & number 225 North Roberts Street telephone (406) 449-4584

city or town Helena state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *[Signature]*

title SAPO date 5-29-80

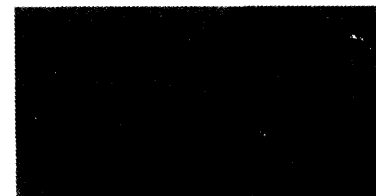
For HCRS use only
 I hereby certify that this property is eligible for the National Register.

for *W. Ray*
 Keeper of the National Register
 date 8/27/80

Agent: *[Signature]*
 date 9/1/80

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road founded and named the town of Ryegate. It is commonly asserted that "a fine field of rye that attracted the attention of the railroad officials suggested the town's name."² Some contend that this field of rye belonged to the Sims-Garfield Ranch.³ The name appealed to land promoters who wrote in one pamphlet, "the territory known as the 'Ryegate Country' has been well-named, 'Man's Opportunity Land', for nowhere, in the broad expanse of the continent is there better opportunity for those who desire to follow the avocation of farming; the raising of stock or dairying than right here"⁴

The promise of prosperity seduced new emigrants dedicated to farming and homesteading to the Ryegate area of Eastern Montana. These homesteaders, armed with hope and driven by ambition, would change, albeit temporarily, the character of the land. Indicative of this trend was the transformation of the Sims-Garfield ranch from a small scale cattle outfit to a homestead and farm. During this period, the Enterprise Land & Improvement Co. sold its property, including the Sims-Garfield ranch, to a North Dakota land corporation, Wheelock and Wheelock. This firm encouraged prospective farmers tired of their lot to put up stakes in Ryegate, Montana. One family thus lured by these visions of paradise and promise was the Victor Schaff family.

The Schaff's were German immigrants who had lived in North Dakota since 1889. They bought the Sims-Garfield Ranch from Wheelock and arrived in Ryegate on March 11, 1910. From 1910 to 1912, the Schaff's built a new farmhouse (structure #3). The Schaff's expanded operations but placed emphasis upon the property's agricultural potential; raising crops, processing food, and breeding horses. However, by the later part of the 1910 decade, years of severe drought shattered the homestead boom, and the Schaff's lost their farm due to foreclosure. The area would never again enjoy prosperity as an agricultural region.

According to a Federal Writer's Project conducted in 1939, "since drought struck this rolling farm country [Ryegate], much of it is turning to range". The Sims-Garfield ranch is a case in point. In 1923, the Federal Land Bank of Spokane foreclosed the Schaff's ranch and then bought it at public auction for \$11,521.13.² For the next nine years the ranch was rented to Verne Johnson and Harry Henton until in 1923 Johnson and Henton gained legal title to the property for the consideration of a dollar. Thus began the modern history of the Sims-Garfield ranch. Eventually Henton gained total control of the ranch and now his daughter and grandson, Emmy Llou and Jess Garfield, own and operate the ranch. Under Henton's guidance and direction, the Sims-Garfield ranch returned to an exclusively ranching operation, a characteristic retained until the present.

²U.S. Works Project Administration, Federal Writers Project, Montana: A State Guide Book, NY; Hastings House, 1939, p.328.

³Interview with Emmy Llou and Jess Garfield, July 17-18, 1979

⁴"We are Satisfied", p.1, Promotional pamphlet about Ryegate, publisher ?, date of publication unknown.

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SIMS-GARFILED RANCH:

Please see attached sheet for the verbal boundary description and justification.

Correction: Please change listing under part 3, classification, from site to buildings.

RYEGATE PROJECT F-14-4 (1)

Garfield-Sim's Ranch

Boundary Description and Justification

Boundaries for the Garfield-Sim's Ranch Site are outlined on the accompanying aerial photograph with red tape. The essential components of the site used in determining significance were the structures congregated in the center of Lot 13, Township 6 North, Range 20 East. Additional land surrounding these structures has been included within the boundaries to provide a visual buffer against any possible future intrusions and to incorporate a minimal amount of land to associate the structures with historical use, i.e., ranching and farming.

No U.S.G.S. topographic maps are available for this vicinity. The lines are drawn onto the aerial photograph from information on a Montana Highway Department project survey plat which locates a brass corner marker for Lot 13 along the fence bordering the western edge of the field in the lower left hand corner of the photo. The aerial photo is on the same scale (100' to the inch) as the project survey plat. The boundary lines to the north, east, and west of the site follow the legal boundary of Lot 13, with the southern portion of Lot 13 excluded by drawing the southern site boundary parallel with existing highway that creates a physical and visual boundary.

Lot 13 was part of the original land patent for the ranch. The ranch expanded later with purchase of land from the railroad which maintained a right-of-way through Lot 13. The original filing also included the lot adjoining Lot 13 to the west in Section 4 (T6N, R20E). It also included the east half of the southeast quarter of Section 4 (T6N, R20E).

Three of the boundaries have strong justifications. On the north the legal boundary of Lot 13 approximates a ridge that represents a physical and visual barrier for the ranch. It also was the original northern boundary of the ranch. The eastern boundary of Lot 13 also served as the original eastern boundary to the ranch. The highway immediately south of the ranch structures and dividing Lot 13 is also a solid physical and visual barrier. The western boundary is one of convenience since it is drawn to follow the western boundary of Lot 13. Although the original (and

AUG 19 1980

the existing) ranch included more property to the west, the land included within Lot 13 appears to provide adequate protection to the site as a buffer and through its land use association.

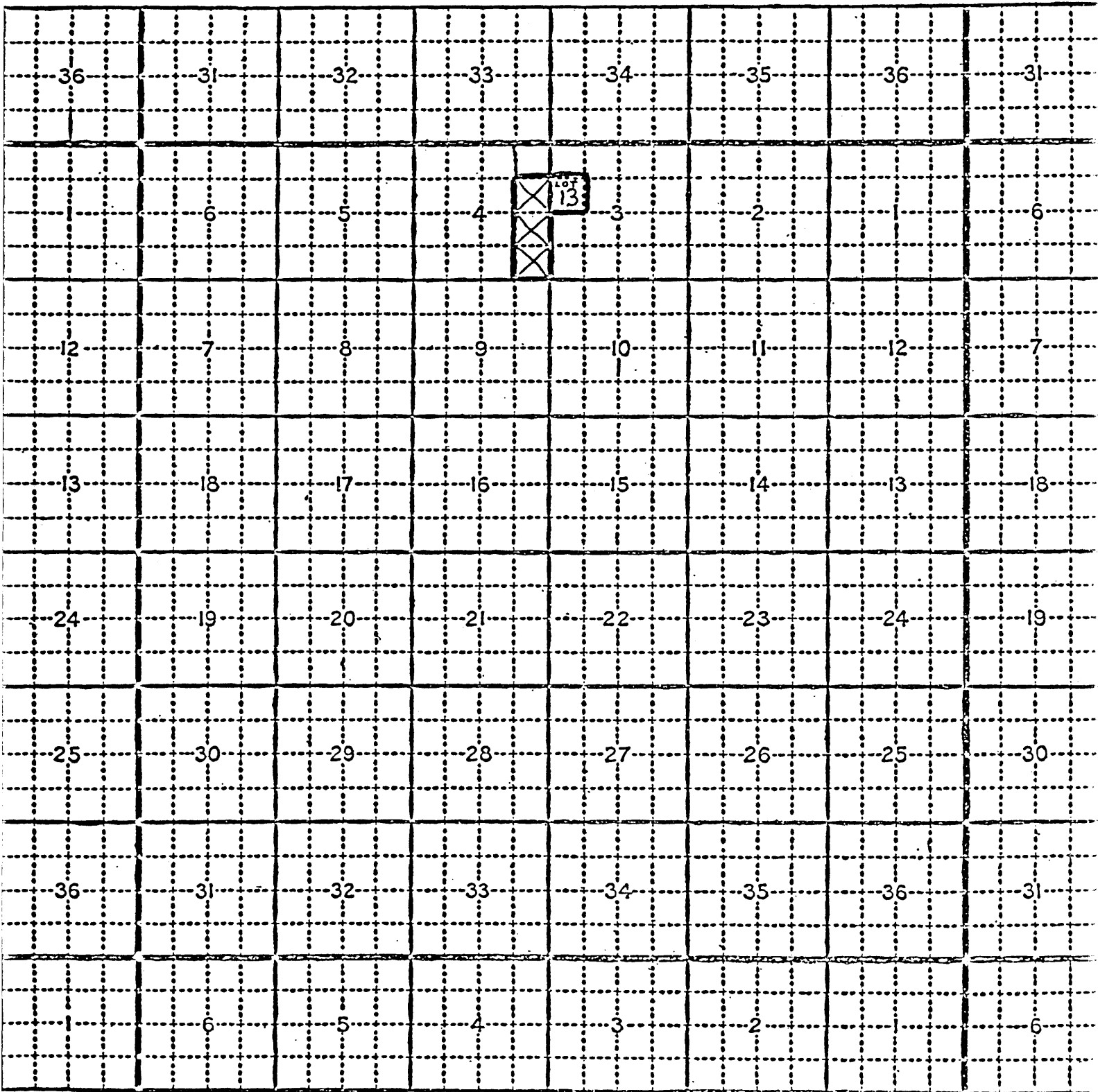
The legal description of the entire Garfield Ranch property, as listed in an abstract dated November 14, 1934, is in the "County of Musselshell and state of Montana, towit: Government Lots One (1) to Sixteen (16) and the South half of Section Three (3) in Township Six (6) North, of Range Twenty (20) (East), containing 1029.96 acres, more or less according to the Government Survey thereof; less 18.49 acres heretofore conveyed to the Northern Pacific Railway Company as right-of-way, leaving a net acreage of 1011.47 acres, more or less."

The original ranch site, as filed upon by John T. Sally in 1883, was the E 1/2 SE 1/4 and Lot 16 Section 4 and Lot 13 Section 3 of Township 6 North, Range 20 East, containing 160 acres of land.

ORIGINAL PATENT OF JOHN SALLY
1883

DI-10
(Approved December 1941)

Township No. 6 North Range No. 20 East, Montana Mer.



Showing adjoining sections

Scale 80 chains to an inch
0 20 40 60