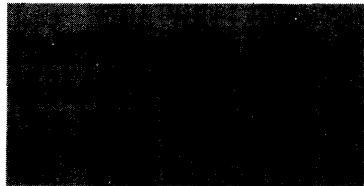


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 E. C. Yust Homestead

and/or common Same

2. Location

S of Kremmling off CO 9

street & number Near Grand County Road #1 (Trough Road) N/A not for publication

city, town Kremmling *Mo.* XX vicinity of congressional district 3

state Colorado code 08 county Grand code 049

3. Classification

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

4. Owner of Property

name J. E. Yust

street & number Box 246

city, town Kremmling XX vicinity of Road #1 881 Grand County state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Grand County Courthouse

street & number

city, town Hot Sulphur Springs state Colorado 80451

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes X no

date Ongoing federal XX state county local

depository for survey records Colorado Historical Society

city, town Denver state Colorado 80203

7. Description

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

Describe the present and original (if known) physical appearance

The Yust Homestead is located on a 4000-acre cattle ranch in a picturesque setting in the broad expanse composing Middle Park. The area, approximately one hundred miles northwest of Denver, is well suited for cattle and sheep ranching, which has been its historic use since the days of settlement in the late nineteenth century. The historic complex consists of a house and eight outbuildings, principally of log and frame construction. The one and one half-story house is clapboarded log with a shed roofed frame section on the east (front) added prior to 1900, and an addition on the north wall off the kitchen. The front porch was added in the early 1900s. The roof is steeply pitched and was originally covered with wood shingles (which can be seen underneath the present aluminum covering in Photo 2). Perhaps the most decorative feature of the exterior is the bay window located on the south wall in the frame addition.

Formal entrance to the house is on the east side through the enclosed screened porch, with another entrance located on the north side leading into the kitchen. The downstairs is composed of a large dining/living room in the frame section with a bathroom, bedroom and kitchen in the addition on the north wall. The log portion contains two rooms on the first level and two rooms in the upper story, all used as bedrooms. The dining room and kitchen have tongue and groove wainscotting, tongue and groove sheathing on the ceiling and plain door and window frames. The original pine flooring remains throughout the house. The walls in the log section are plastered and papered. The two rooms on the second floor are finished, with plastered and wallpapered interior walls with plain window and door frames and baseboards.

In addition to the main house, the nomination includes eight outbuildings:

- ice house -- the oldest structure, which was originally used as the residence until the main house was completed. Log, single pen. (poor condition)
- milk shed -- located to the immediate north of the house. Double pen, log (poor condition)
- outhouse -- frame (fair condition)
- woodshed -- log, single pen (fair condition)
- bunkhouse -- log, single pen (fair condition)
- blacksmith shop -- log (fair condition)
- chicken house -- log (fair condition)
- blacksmith shop -- (deteriorated condition)

The concrete foundation to the south of the house supported a one-room cabin which was moved to that location and removed elsewhere about 1950. The house, although vacant for 45 years, receives some maintenance and is in fair condition.

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 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 type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 1885 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The E. C. Yust Homestead, with its extensive collection of log and frame outbuildings in essentially unaltered condition, is significant in being one of the most complete pioneer homesteads remaining in the Middle Park region. It is also of historic interest by its association with early ranching activity in this area.

Middle Park was opened up to settlement by the mid-1870s with the establishment of a wagon road over Rollins Pass in 1873. Grand County was created the same year. Small scale mining booms brought in settlers in the 1870s and '80s; however a decline in mining activity ended the boom era by 1885. The 1885 census of Grand County reveals a population of just fifteen people.

Settlers continued to trickle into the area throughout the 1880s, with cattle ranching and hay production as the main industries. Cattle ranching prospered and remained the largest single industry in the vast area of northwestern Colorado until the 1920s.

The Yust homestead served as a nucleus for the Yust family who settled on the property in 1885. Edward Charles Yust, the original homesteader, was a prospector in the Fairplay-Leadville area between 1872-78, during which time he helped to build the Dudley Smelter in Alma. He resided thereafter in the mining boomtown of Breckenridge until 1885. A blacksmith by trade, E. C. Yust was able to fabricate most of the tools and equipment a small, growing ranch required to operate.

Located in a rural area, the ranch served a social function for some years prior to the founding of the town of Kremmling. The main house living room was one of few places with adequate space to accommodate dances.

The Yust complex is one of few original homesteads remaining in Middle Park and one of the most complete in the state. The house, which is still in a good state of preservation, is unaltered, with all of its original features, such as tongue-and-groove wainscoting in the kitchen and living room, original flooring, original wall covering in all the rooms, intact. The homestead is also noteworthy by the fact that it is one of the few original historic homesteads in Middle Park that is still actively used for agricultural production under original family ownership.

9. Major Bibliographical References

Athern, Frederick J. An Isolated Empire: A History of Northwest Colorado,
 Bureau of Land Management, 1976.
 Howe, Clara Yust. Letter dated September 1953, giving construction dates.
 Yust family documents and photographs, in this writer's possession.

10. Geographical Data

Acreeage of nominated property Approx. 2

Quadrangle name Kremmling

Quadrangle scale 1:62500

UMT References

A	<u>1</u> <u>3</u>	<u>3</u> <u>8</u> <u>1</u> <u>6</u> <u>5</u> <u>10</u>	<u>4</u> <u>14</u> <u>2</u> <u>17</u> <u>8</u> <u>15</u> <u>10</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

(See Map 2; sketch map). Description: The site is in the E $\frac{1}{2}$ SW $\frac{1}{4}$ S32 T1n R80W 6 PM. Specifically, beginning at SE corner of yard fence: proceed ENE 195' to NE corner of original (see continuation sheet)

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

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Jim Yust, Owner

organization M Y Ranch date December 1980-March 1981

street & number Box 246 881 Grand County Road #1 telephone (303) 724-3578

city or town Kremmling state Colorado, 80459

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 *Arthur C. [Signature]*

title State Historic Preservation Officer date September 21, 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>for Delores Byers</i></u>	Entered in National Register date <u>10/29/82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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Continuation sheet E.C.Yust Homestead Item number 10 Page 2
Grand County

cabin (ice house), then N 120' to NE corner of woodshed, then NW 300' to NE corner of blacksmith shop, then SW 215' to SW corner of barn, then curving around corral SE 215' to woven wire fence, then S along woven wire fence 75' then WSW along woven wire fence 170', then S along woven wire fence 66', then SE along wire fence 270' to the back fence starting at point of beginning at point of beginning at the SE corner of the property.

Justification




The complex is located in open pasture on a large 4,000-acre ranch. The boundaries are drawn to include the historic complex, following in most cases the fencing that isolate it from open range.

E. C. Yust Homestead
Grand County, Colorado

Map 2

Approx. Scale: 1"=50'

Jim Yust 1982

-  drainage
-  fencing
-  boundaries

N

