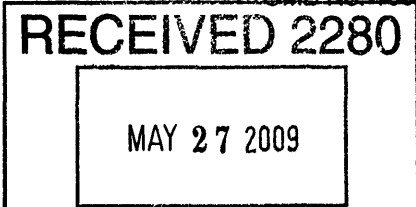


490



United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts, sites, buildings, structures, and objects 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 Little Buckaroo Ranch Barn

other names/site number Godchaux, Jr., Frank A. Barn; Dick, Betty Barn; 5GA.3895

2. Location

street & number 20631 Trail Ridge Road, Rocky Mountain National Park (ROMO) [N/A] not for publication

city or town Grand Lake [X] vicinity

state Colorado code CO county Grand code 049 zip code 80447

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.)
Signature of certifying official/Title [Signature]
Date 5/26/09
State or Federal agency and bureau National Park Service

In my opinion, the property [X] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title [Signature] Deputy State Historic Preservation Officer
Date 5/14/09
Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] 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 of the Keeper [Signature] Date of Action 7.8.09

Little Buckaroo Ranch Barn
Name of Property

Grand County/ 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

1	0	buildings
1	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

AGRICULTURE/ SUBSISTENCE: animal facility

AGRICULTURE/ SUBSISTENCE: agricultural field

Current Functions

(Enter categories from instructions)

VACANT: not in use

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE

Materials

(Enter categories from instructions)

foundation

walls WOOD/ log

roof ASPHALT

other

Narrative Description

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

Little Buckaroo Ranch Barn
Name of Property

Grand County/ Colorado
County/State

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.

Narrative Statement of Significance

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

9. Major Bibliographical 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
- # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Periods of Significance

1942

Significant Dates

1942

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

GODCHAUX, JR., FRANK A.

REDBURN CLOYD

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Rocky Mountain National Park

Little Buckaroo Ranch Barn
Name of Property

Grand County/ Colorado
County/State

10. Geographical Data

Acreage of Property 6.75

UTM References

(Place additional UTM references on a continuation sheet.) (NAD 27)

1. 13 427056 4464381
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

The UTMS were derived by OAHF from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHF by the U.S. Bureau of Land Management

[] 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 Sarah Eaton, Volunteer Historian (prepared for property owner) (RMNP contact: Cheri Yost)
organization Rocky Mountain National Park date December 15, 2008
street & number 1000 Highway 36 telephone (970) 586-1394
city or town Estes Park state Colorado zip code 80517

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 Rocky Mountain National Park (Vaughn L. Baker, Superintendent)
street & number 1000 U.S. Highway 36 telephone (970) 586-1206
city or town Estes Park state Colorado zip code 80517

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.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Little Buckaroo Ranch Barn is a small one-and-one-half story barn located in an open meadow surrounded by mountains on the western side of the Continental Divide within the boundary of Rocky Mountain National Park. Constructed in 1942, the barn is a local adaptation of a type of barn found in southern Louisiana and is characterized by its square plan, monitor roof and rustic log slab siding. The barn was designed to house horses on what was originally a summer home property, then located just outside of the national park. The Little Buckaroo Ranch Barn displays a high degree of physical integrity and has had no known modifications, with the exception of the replacement of the original green shingles with light gray ones, to the original building. The adjacent corral, however, was built in the mid-1960s to replace an earlier corral in the same location. Although less than 50 years old, the corral maintains the setting, feeling and association of the historic property.

The Little Buckaroo Ranch Barn is located six miles north of Grand Lake, Colorado, in the central portion of the Kawuneeche Valley. Facing south, the barn sits at an elevation of approximately 8,760 feet on the western slope of the Continental Divide. Views of the Never Summer Mountains to the west and the Rocky Mountains to the east provide a dramatic backdrop for the property. The barn sits alone near the southern edge of an open meadow, with the closest building almost one-quarter mile to the southeast. East of the meadow is the Colorado River. Approximately one-quarter mile to the east of the river is Trail Ridge Road (US 34), the main road which traverses Rocky Mountain National Park from east to west. North of the barn and meadow is the unpaved Bowen Gulch Road and immediately west and south is an unpaved driveway. Baker Creek is located just west of the driveway.

The barn is square in plan, measuring approximately 28-and-one-half feet by 28-and-one-half feet. There is no visible foundation, which was common in the area, as buildings were only occupied seasonally.¹ The wood frame construction consists of vertical board planks covered with log slabs, milled only on the interior. The bark remains on the outside of the log slabs, particularly in less exposed areas such as under the eaves and on the north elevation of the barn. The log slabs are applied horizontally on the first story and vertically on the second story. Corners are marked by two log slabs applied at right angles, thus presenting the appearance of a whole log. Asphalt shingles cover the monitor roof. Evidence of earlier green asphalt shingles can be seen beneath the current light gray ones. The original roof was composition.² It is likely the green asphalt shingles were the original roof as this was the same type of roof installed on the main house by the Godchauxs in 1949.³

The front (south) and rear (north) elevations (gable ends) of the barn are symmetrical in design and virtually identical in appearance. At the center of each elevation on the main level is an opening measuring eight feet in width. The opening is framed by log slabs and is fronted by a large sliding door comprised of vertical log slabs on vertical planks. A smaller, recessed hay door is located above each main door. The hay doors are constructed of flat planks with a small space for ventilation between each plank. The hay door on the rear elevation of the barn is smaller in size than the one on the south façade. Small horizontal windows flank the main doors with a single window located above the hay doors. Windows are non-operable and contain three lights. Window surrounds consist of log slabs with a plank sill. The east and west sides of the barn are also identical in design and feature three bays divided by vertical log slabs. Each bay contains a single window, identical to those on the front and

¹ James Lindberg, Patricia Raney and Janet Robertson, *Rocky Mountain Rustic, Historic Buildings of the Rocky Mountain National Park Area* (Estes Park, CO: Rocky Mountain Nature Association, 2004), 19.

² Frank Godchaux, Jr., *Real Estate Description of Little Buckaroo Ranch*, 1955.

³ Jane Stotts, "Footprints on a Mountain Landscape" (Rocky Mountain Nature Association, Estes Park, CO, 2005), 42.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 7 Page 2

rear, located just under the eaves. The sides of the monitor roof contain no openings. The sides of the barn feature overhanging eaves with exposed rafter ends on both the lower roof and monitor roof.

The interior of the barn features a central aisle, eight feet in width, flanked by an enclosed room and three double stalls for horses. Stalls include built-in grain and hay feed racks at the ends. The two rooms on either side of the front entrance feature five panel doors and wood paneling on the interior. One room housed equipment and tack, the other feed. On the exterior walls of each room are bridle racks made of projecting logs painted with the names of the original owner's horses. Seven named racks are on the left wall and three unnamed racks on the right wall. The interior consists of vertical wood planks nine-and-one-half inches wide. Posts measuring four feet by six feet support the building. Floors consist of wood planks running front to back in the central aisle and side to side in the stalls.

The upper story within the monitor roof contains an open hayloft, accessed by a ladder nailed to the wall at the rear of the barn. The ladder leads to an opening in the hayloft floor. The plank floor of the hayloft does not extend to each side wall and is open above the feed bins, as well as above the ceilings of the two enclosed rooms. Walls consist of horizontal planks to which the vertical log slab siding is nailed. A slight separation between the planks provides ventilation.

Immediately west of the barn is a loading chute and corral, made up of a rectangular enclosure with openings on the north and south sides. Attached to the corral on the northwest corner is a separate polygonal enclosure with its own opening. All gates are missing. Constructed entirely of lodgepole pine poles, the straight-rail corral complex was likely built in the mid-1960s to replace an earlier corral in the same location. Although not original, the existing corral maintains the same function and setting as the earlier one. The original corral was built sometime after the construction of the barn. Undated historic photographs show two types of corral fences built between 1942 and 1954: a straight-rail fence and a buck fence.⁴

The open pasture to the north, east and west of the barn adds to the integrity of the setting of the property. This is the location historically in which the horses were pastured and where hay was grown. The pasture is clearly defined by trees, rivers, roads and a fence. It was originally enclosed by a fence which extended east and west from the barn, although no evidence of that fence remains today.⁵

Access to the property is via Bowen Gulch Road, which branches off Trail Ridge Road and originally ran along the south and west sides of the barn. In the mid-1960s, the property owner relocated the road and bridge over the Colorado River. The new Bowen Gulch Road now follows the west bank of the Colorado River after crossing the river approximately 125 feet north of the old bridge. The road then turns west approximately 300 feet north of the old road. The new bridge was constructed around 1983. The new road and bridge are not included within the boundary of the nominated property. A section of the old Bowen Gulch Road immediately south and west of the barn still remains and now functions as a driveway within the property. The accompanying USGS map still shows the old Bowen Gulch Road. All roads and driveways are unpaved.

The other buildings comprising the Little Buckaroo Ranch, many of which were constructed or altered in the mid-1960s, are barely visible in the distance and are located approximately 1000 feet southeast of the barn on the south side of Baker Creek.

⁴ Godchaux family photographs provided to Jane Stotts by Charles and Frank Godchaux, III.

⁵ Stotts, 44.

**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number 7 Page 3

An archeological survey conducted in 2007 failed to identify any prehistoric or historical archeological resources on the property.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 8 Page 4**SIGNIFICANCE**

The Little Buckaroo Ranch Barn is eligible for the National Register under Criterion C for its **Architecture** as a highly uncommon Colorado barn. Built in 1942, the barn is an unusual hybrid and represents a rare melding of a type of barn found almost exclusively in southern Louisiana with materials characteristic of the Rocky Mountain National Park area of Colorado. The barn's small size, square shape and monitor roof reflect the influence of the barns of Louisiana, while its use of rustic materials represents an excellent local adaptation to its Colorado setting. The barn is also one of the few barns remaining in Rocky Mountain National Park, resulting from a long-standing policy of the National Park Service to demolish nonconforming uses in order to restore the park to its natural setting.

A distinctive barn type known as the Cajun barn developed in southern Louisiana. First introduced to North America by German settlers in the early eighteenth century, Cajuns who moved to Louisiana from Nova Scotia in 1765 later adopted the barn. Almost all Cajun barns are square, typically 30-feet on each side, although sides can range between 27 and 32 feet. Openings are always centered on the gable end and measure eight to twelve feet in width. Siding is almost always comprised of vertical boards. Monitor roofs were the most typical roof type during the period 1900 to 1930 while earlier barns featured gable roofs and later ones had gambrel roofs. The Cajun barn's most distinguishing feature is a recessed front entry measuring two to twelve feet in depth and eight to twelve feet in width.⁶

Although the Little Buckaroo Ranch Barn cannot be considered a true Cajun barn because it lacks the recessed entry, the barn's size, shape, roof type and configuration clearly display the other characteristics of a Cajun barn. Frank Godchaux, Jr., the owner of Little Buckaroo Ranch, was a native of Abbeville, Louisiana, an area with a concentration of Cajun barns. When Godchaux designed the barn in 1942, he sketched what was familiar to him. His son Charles described the barn as "like barns we had at home."⁷

Although the design of the Little Buckaroo Ranch Barn drew from the architectural traditions "back home" in Louisiana, the barn clearly adapted to its location in Colorado. Many buildings constructed in and around Rocky Mountain National Park utilized native materials and employed local construction methods. Rustic in character, the buildings were often designed and built by owners and local craftsmen. One of the most characteristic features included the use of full log or slab log siding, typically with the bark left on, applied in horizontal, vertical and/or angled patterns. Roofs were often green.⁸ Set in an open mountain pasture, the Little Buckaroo Ranch Barn is an excellent example of the Rustic style of construction with its distinct combination of horizontal and vertical log slab siding, unpeeled bark texture and original green shingle roof.

As the National Park Service expanded the boundaries of Rocky Mountain National Park and acquired in-holdings, the overriding philosophy was to remove all buildings to return the park to its natural setting. On both the east and west sides of the park, numerous summer homes, lodges and ranches were acquired and demolished. As a result, few barns remain in the park representing the early pioneer settlement and second home phase of the park's development. The Little Buckaroo Ranch Barn is one of those few barns still standing.

⁶ Malcolm L. Comeaux, "The Cajun Barn," *Geographical Review* 79, no. 1 (January 1989): 47-50, 57-59.

⁷ Stotts, 42.

⁸ Lindberg, Raney and Robertson, 16-19.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 8 Page 5**HISTORICAL BACKGROUND**

The town of Grand Lake, Colorado, on the western slope of the Continental Divide, was settled in the 1870s when prospectors discovered gold and silver mines nearby. Originally a supply town for the mines, Grand Lake later became a tourist center after the mines went bust. Improved transportation around the turn of the twentieth century led to a growing influx of tourists in search of the region's beauty and healthful climate. Even more people were lured to the area after 1915 with the creation of Rocky Mountain National Park, which soon became the most visited national park in the United States. Area homesteaders built guest ranches and lodges throughout the vicinity of Grand Lake to accommodate visitors. In later years many families viewed the area as a perfect location for summer homes.⁹ The scenic Kawuneeche Valley just north of Grand Lake was a popular location for large ranches and summer getaways.

In 1914 Nelson House filed a homestead claim for the property on which the Little Buckaroo Ranch Barn is now located. House, who was born ca. 1852 in Cannonsburg, Michigan, acquired 160 acres in Grand County, Colorado. He soon constructed a house, barn and other outbuildings on a site west of the Colorado River between the Bowen Gulch Road and Baker Creek. A hayfield occupied the area where the barn now stands.¹⁰

John Wiebenson purchased the property in 1930, one month prior to his marriage to Carla Haley. Wiebenson was born in Cleveland, Ohio, in 1897 and Carla Haley was born in Denver, Colorado, in 1907. The Wiebenson's immediately constructed their own Rustic cabin and several outbuildings on the south side of Baker Creek, although they retained the homestead buildings. Hay continued to be harvested on the property. The Wiebenson's spent summers on the property until Mrs. Wiebenson's death in 1937.¹¹

John Wiebenson sold his 160-acre property to Frank A., Jr. and Mary R. Godchaux of Abbeville, Louisiana, on August 14, 1941, for their summer home. Mrs. Godchaux suggested that they name the property Little Buckaroo Ranch after the popular Bing Crosby song "My Little Buckaroo." It was Frank Godchaux, Jr. who built the subject barn at Little Buckaroo Ranch.¹²

Frank Godchaux, Jr. descended from French immigrants who came to America in 1846 and settled in southern Louisiana. His father Frank, Sr. and grandfather Gustave Godchaux built the first rice mills in Abbeville, Louisiana. Frank, Sr. brought together 33 rice mills in the state in 1911 to form Louisiana State Milling Company. Frank, Jr., born in Abbeville in 1901, joined the family business, becoming company president in 1936. In later years sons Frank, III and Charles took over the company and continued the Godchaux involvement.¹³ Known as the "First Family of Rice," the Godchauxs were instrumental in the modern development of the world's rice industry. The Louisiana State Rice Milling Company merged with River Brand Rice Milling Company in 1965 to form Riviana Foods, Inc., the top seller of rice by volume in the United States today.¹⁴

Mary Ragland Godchaux, born in Murfreesboro, Tennessee, in 1902, and her husband Frank, Jr. lived

⁹ Ibid., 12-21.

¹⁰ Stotts, 13-17.

¹¹ Ibid., 21-28.

¹² Ibid., 37.

¹³ Ibid., 37.

¹⁴ Pat Segura, "Influence of First Family of Rice," *Acadiana Profile* 3, no. 4 (September 1972): 22-23, 26.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 8 Page 6

their entire married life in Abbeville, but vacationed in the mountains of Colorado. The family spent summer vacations in the vicinity of Rocky Mountain National Park prior to the purchase of Little Buckaroo Ranch. The family vacationed twice at the McGraw Ranch near Estes Park, Colorado, (National Register, NRIS# 98001163, 5LR1131, listed 9/22/1998) and always traveled to Grand Lake via Trail Ridge Road.¹⁵ The family had therefore been exposed to the Rustic architectural tradition characteristic of the region.

After acquiring Little Buckaroo Ranch, the Godchauxs made significant additions to existing buildings and constructed new ones. It is likely that most construction took place between October 18, 1941, and December 10, 1942, when Mr. Godchaux made payments totaling \$11,405 to the Grand Lake Lumber Company.¹⁶ Major projects included the addition of a glassed-in porch across the front and west side of the main house as well as the construction of a barn to house the horses that would carry family and friends into the backcountry.¹⁷

According to oral interviews Jane Stotts conducted with Frank Godchaux, III and Charles Godchaux, their father, the two sons and Cloyd Redburn sat around a table and sketched out a design for the barn. Redburn, a carpenter and the caretaker of Little Buckaroo Ranch, was responsible for building the barn on the property. The Godchauxs also installed fences to enclose the open pasture around the barn where the horses grazed and where hay was grown.¹⁸

The National Park Service contacted the Godchauxs in 1949 about selling a small portion of Little Buckaroo Ranch located east of the Colorado River that was inside the boundary of Rocky Mountain National Park. Acquisition of this tract, finalized in 1955, was included in the park's Mission 66-Ten-Year Acquisition Program. The park acquired the property in order to eliminate the "unsightly" buck fence Mr. Godchaux constructed along the west side of Trail Ridge Road as well as to prevent imminent development on the land.¹⁹

The Godchaux family spent parts of every summer at Little Buckaroo Ranch until 1955. Favorite activities included fishing, horseback riding and mountain climbing. In 1955 the family decided to sell Little Buckaroo Ranch. Mrs. Godchaux's health problems and her difficulty with high altitudes likely prompted this decision.²⁰

Ownership of Little Buckaroo Ranch transferred to Johnnie and Caroline Holzwarth on August 21, 1957. Johnnie, a longtime friend of the Godchauxs, was a neighbor and owner of the nearby Holzwarth Trout Lodge (Holzwarth Historic District, National Register, NRIS# 77000112, 5GA299, listed 12/2/1977). One year later the Holzwarths sold the property to Carolyn H. Rhone who incorporated the ranch as Little Buckaroo, Inc.²¹

George F. (Fred), III and Marilyn Dick, of Bloomington, Illinois, acquired the ranch on October 31, 1962. George Dick was born in 1919 in Bloomington, and his wife Marilyn Staehling was born in

¹⁵ Stotts, 38.

¹⁶ Email Correspondence, Jane Stotts to Sarah Eaton, November 21, 2008, describing the contents of a Godchaux family document which lists by date all expenses incurred during their ownership.

¹⁷ Stotts, 41-42.

¹⁸ Ibid., 42-43.

¹⁹ Official correspondence, Superintendent to Regional Director, Region Two, March 31, 1955 and November 10, 1955, Land Tract Records ROMO 1192/001-008, Rocky Mountain National Park, Estes Park, CO.

²⁰ Stotts, 46.

²¹ Ibid., 47-49.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 8 Page 7

Peoria, Illinois, in 1921. The Dicks immediately began to make plans for the property, a private inholding within the park boundary, which at that point contained approximately 147 acres. Within the next few years, the Dicks constructed, relocated and demolished a number of the main ranch buildings within their property, which they renamed Trail River Ranch. They made no known modifications to the barn, although it is likely that the corral was replaced during their ownership.²²

In 1963, the National Park Service recommended the expansion of the western boundary of the park to include the scenic Kawuneeche Valley. At that time, the valley was relatively undisturbed, but subdivision and intensive development appeared imminent. A letter to the Midwest Regional Director of the National Park Service from the Superintendent of Rocky Mountain National Park noted that the owners of the Little Buckaroo Ranch, located within the proposed boundary adjustment, had surveyed their property for subdivision and were actively pursuing the sale of lots.²³

The threat of development prompted the National Park Service in 1963 to begin negotiations with the Dicks for the purchase of their 6.7 acre parcel on the east bank of the Colorado River.²⁴ The sale was finalized in 1967. The Dicks also sold six parcels of land west of the Colorado River to private buyers during the late 1960s and early 1970s.²⁵ In 1974, the boundary of Rocky Mountain National Park was amended to include the entire Kawuneeche Valley, including the Dicks' ranch.²⁶

Fred and Marilyn Dick divorced in 1977, and the following year Fred married Betty Harmon of Decatur, Illinois. Marilyn Dick acquired the ranch as a part of the divorce settlement. At that point, the ranch contained 66.5 acres. Marilyn Dick immediately sold the ranch to the park that same year. Mr. Dick, however, had retained a first right of refusal to purchase back the property if his ex-wife ever decided to sell, a provision the title company handling the transaction overlooked. Mr. Dick sued and the matter went to U.S. District Court.²⁷ A settlement reached in 1980 permitted Mr. Dick and his heirs to lease a 20-acre portion of the property for \$7,500 for a period of 25 years, with the National Park Service retaining ownership. The barn was located outside the leased parcel. However, the settlement stipulated, at Mr. Dick's request, that he would have the right to use and maintain the barn and loading chutes for the term of the lease.²⁸ Mr. Dick constructed the current two-board fence immediately south of the southern boundary of the nominated property in 1980 to mark the northern boundary of the 20-acre leasehold.²⁹

Fred Dick died in 1992, but his widow Betty continued to occupy the property during the summer months. As the end of the lease period approached, Mrs. Dick requested permission to occupy the property for the remainder of her life. Because there were no provisions in the settlement agreement for extending the lease, the National Park Service determined it had no authority to do so.³⁰ The community of Grand Lake and other supporters throughout the state took up Betty's cause, and the media and other entities pressured the National Park Service to allow her to stay on the land.

²² *Ibid.*, 50-53.

²³ Official correspondence, Superintendent to Regional Director, September 4, 1963, Land Tract Records 01192/002-006.

²⁴ Official correspondence, 1963-1967, Land Tract Records ROMO 1192/001-009.

²⁵ "Betty Dick Lease in Rocky Mountain National Park," Rocky Mountain National Park Fact Sheet, January 2005, Land Tract Records ROMO 1192/001-028.1.

²⁶ *Ibid.*

²⁷ *Ibid.*

²⁸ Memorandum of Settlement Agreement, July 2, 1980, Land Tract Records ROMO 1192/001-028.1.

²⁹ Official correspondence, West Unit Manager to Superintendent, September 9, 1980, Land Tract Records ROMO 1192/001-028.1.

³⁰ "Betty Dick Lease in Rocky Mountain National Park," Rocky Mountain National Park Fact Sheet.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Little Buckaroo Ranch Barn
Grand County/ ColoradoSection number 8 Page 8

Newspapers from Grand Lake to Denver and Los Angeles to New York covered the story. On January 3, 2006, Congress adopted the "Betty Dick Residence Protection Act," permitting Mrs. Dick to occupy the property for the remainder of her life. President George Bush signed the bill into law in May 2006. Mrs. Dick spent the summer of 2006 at her Colorado home but died at her winter home in Arizona on November 14, 2006.³¹

Mrs. Dick's supporters continually urged the National Park Service to preserve and reuse the main house and other ranch outbuildings, including the barn, after her death. Today, the buildings are still standing and will shortly undergo a professional evaluation to determine their future use.

³¹ "Betty Dick, 84, Who Was Allowed to Keep Her Cabin in a National Park, Is Dead," *The New York Times*, November 17, 2006.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number 9 Page 9

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National Register of Historic Places Continuation Sheet

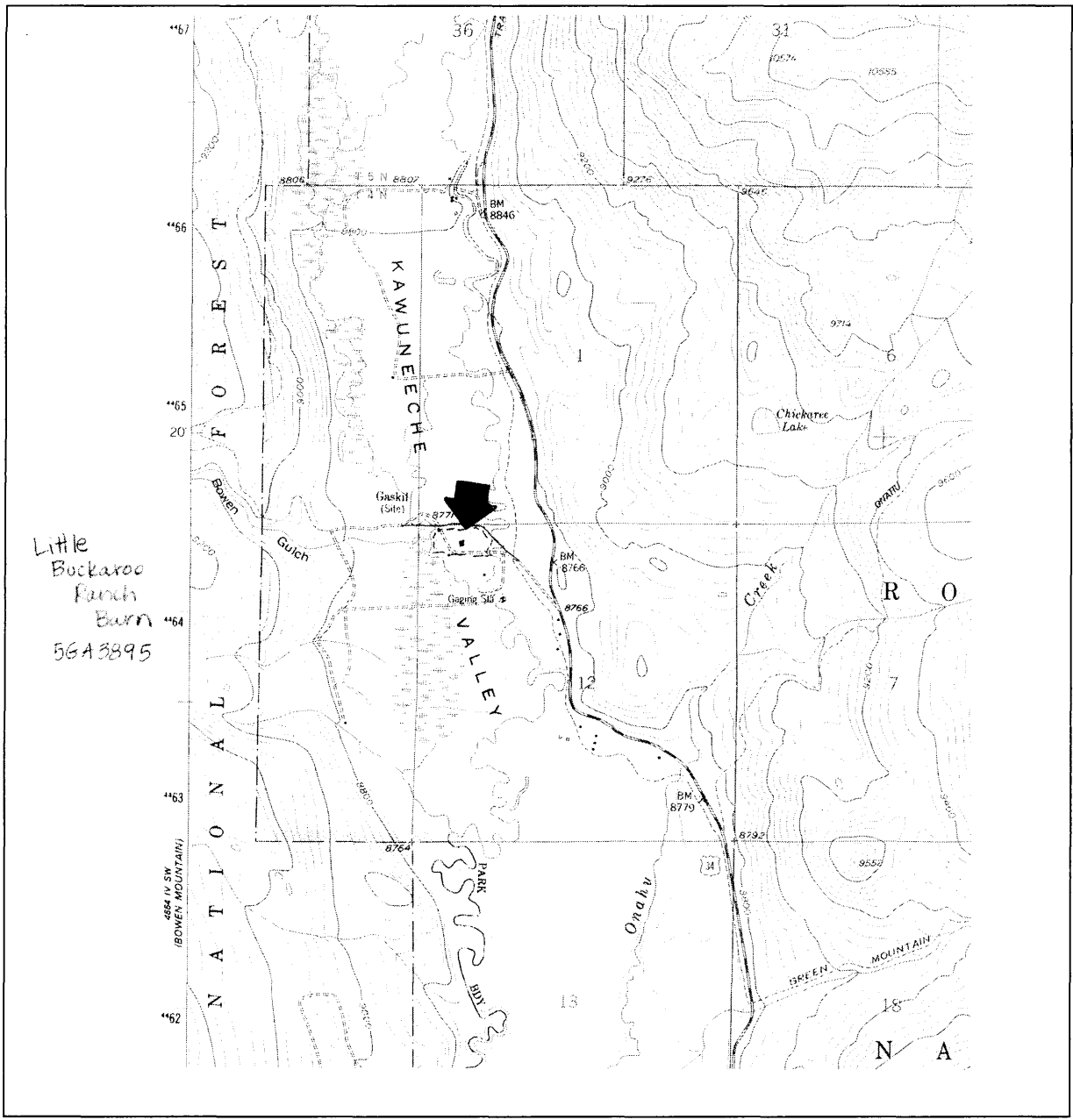
United States Department of the Interior
National Park Service

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number ___ Page 11

USGS TOPOGRAPHIC MAP
Grand Lake Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 427056E / 4464381N
PLSS: 6th PM, T4N, R76W, Sec. 12
NW¼, NE¼, NW¼, NW¼
Elevation: 8771 feet



National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number ___ Page 12

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-12 except as noted:

Photographer: Sarah Eaton
Date of Photographs: November 2008
Negatives: cd with tif images on file with the National Park Service, Washington, D.C.

Photo No.	Photographic Information
1	Overall setting, view of barn and pasture, looking northwest
2	Overall setting, view of barn, corral and pasture, looking northwest
3	South and east elevations of barn, looking northwest
4	West and south elevations of barn, looking northeast
5	Corral and west and south elevations of barn, looking northeast
6	West and south elevations of barn, looking northeast
7	North and west elevations of barn, looking southeast
8	Corral and north and west elevations of barn, looking southeast
9	Interior view of central aisle and rear door
10	Interior view of wall with bridle racks and stalls
11	Interior view of stalls, feed bins and ladder to hayloft
12	Interior view of roof system and central aisle of hayloft

PHOTOGRAPH LOG - HISTORIC

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions. All photos courtesy of Rocky Mountain National Park.

Photo No.	Photographic Information
H1	West and south elevations of barn and post-and-rail fence with old Bowen Gulch Road in foreground, looking northeast. Date unknown.
H2	South elevation of barn and post-and-rail corral, looking northwest. Date unknown.
H3	South and east elevation of barn and buck fence, looking northwest. Date unknown.
H4	Interior view of wall with bridle racks. Date unknown.

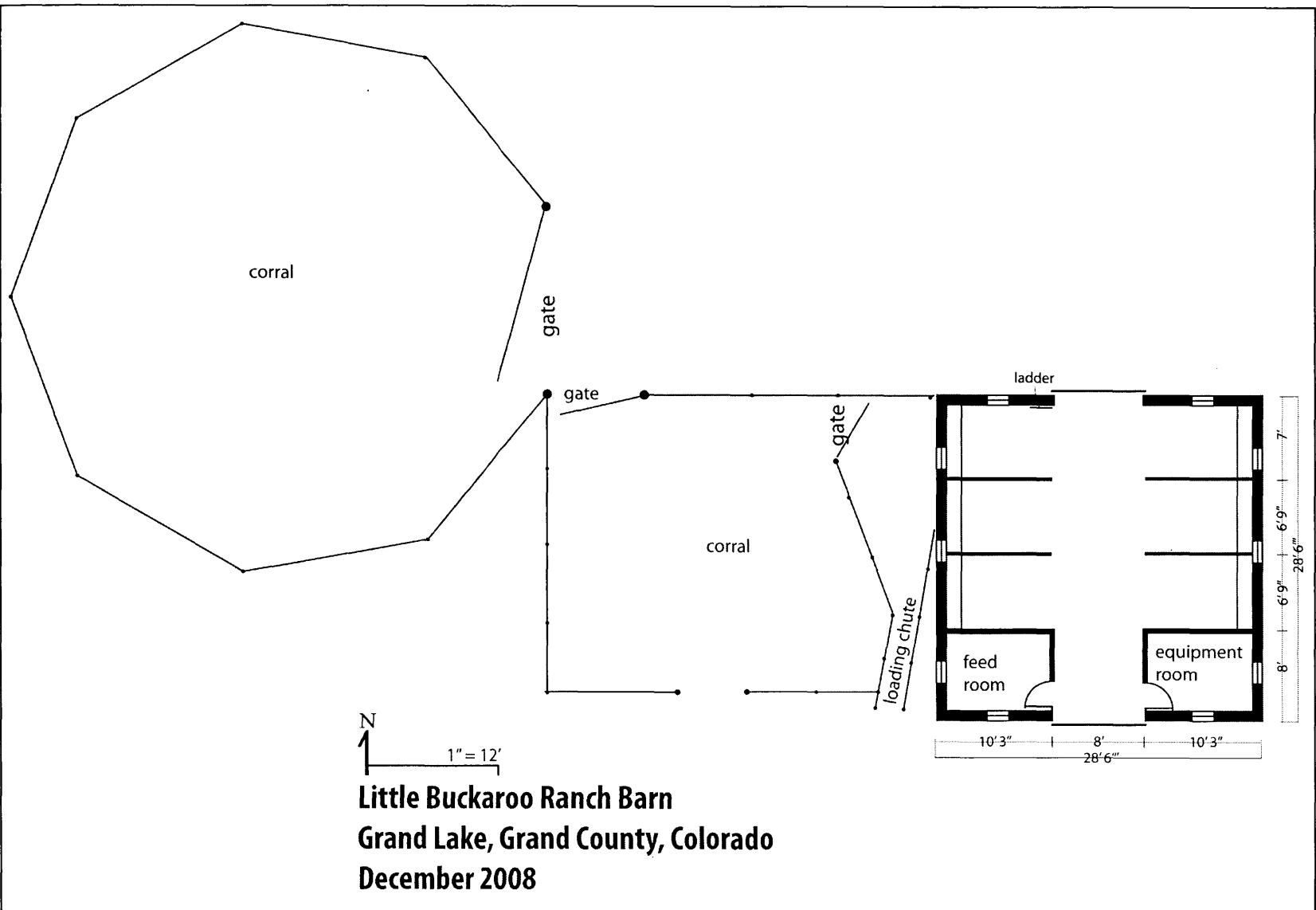
**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number ___ Page 13

Site Plan



**Little Buckaroo Ranch Barn
Grand Lake, Grand County, Colorado
December 2008**

National Register of Historic Places Continuation Sheet

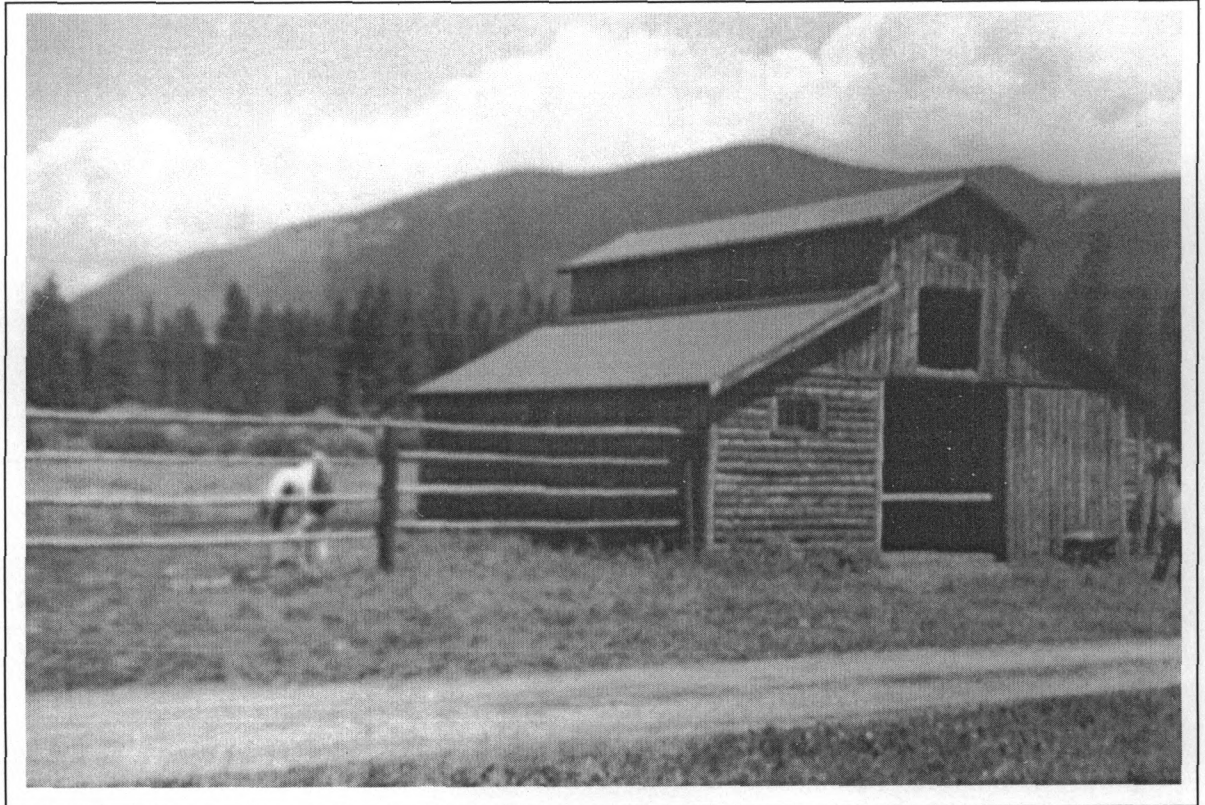
United States Department of the Interior
National Park Service

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number ___ Page 14

HISTORIC PHOTOS

H1



H2



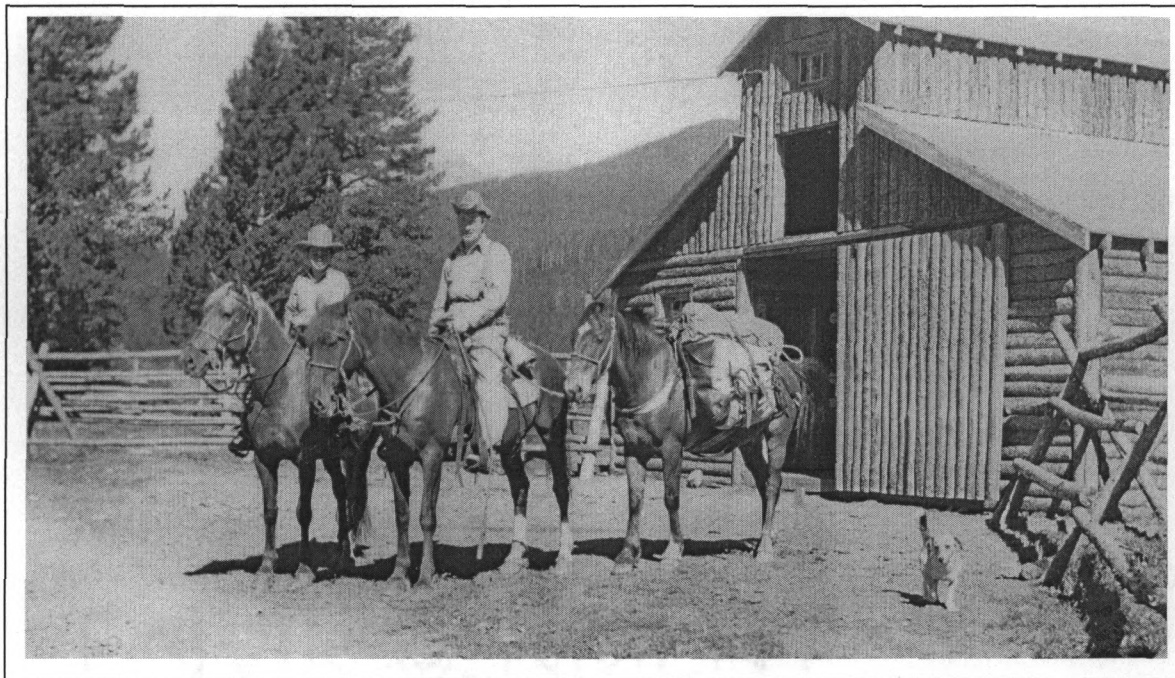
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Little Buckaroo Ranch Barn
Grand County/ Colorado

Section number ___ Page 15

H3



H4

