

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

**1. Name of Property**

historic name Solomon Batterson Ranch (Rural Historic Landscape)

other names/site number Batterson Barn; Batterson Ranch / 5LR.12293

**2. Location**

street & number 603 Mount Moriah Road [N/A] not for publication

city or town Livermore [X] vicinity

state Colorado code CO county Larimer code 069 zip code 80536

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

Edward C. Fuchs State Historic Preservation Officer

5/13/10  
Date

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

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

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

Edson H. Beall  
Signature of the Keeper

10.28.10  
Date of Action

Solomon Batterson Ranch (Rural Historic Landscape)  
Name of Property

Larimer 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
2	1	structures
0	0	objects
4	1	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)

AGRICULTURAL/SUBSISTENCE - animal  
facility  
TRANSPORTATION - road related  
DOMESTIC - single dwelling

### Current Functions

(Enter categories from instructions)

AGRICULTURAL/SUBSISTENCE - animal  
facility

## 7. Description

### Architectural Classification

(Enter categories from instructions)

NO STYLE

### Materials

(Enter categories from instructions)

foundation	STONE
	CONCRETE
walls	WOOD
roof	METAL
other	

### Narrative Description

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

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, ColoradoSection number 7 Page 1**DESCRIPTION****Location and Setting**

The Solomon Batterson Ranch (Rural Historic Landscape) consists of 13.094 acres in Larimer County, in north central Colorado. It is on the northeast side of Red Feather Lakes Road (County Road 74E), 12.5 miles west of The Forks and U.S. Highway 287 (the Laramie Highway). It sits prominently on a sunny, south-facing slope in the Front Range of the Rocky Mountains at 7160' in elevation. It is inside Gate 2 of the Glacier View Meadows subdivision and is surrounded by a four-rail post and dowel fence on three sides and a buck and rail fence on the north side, constructed in the circa 1976.

A large rectangular Midwest Three Portal style barn with a gray corrugated tin broken gable roof and a dark brown unpainted vertical board and batten exterior prominently stands at the northern portion of the site. The hill behind the barn displays massive lichen-covered granite outcroppings and boulders as well as ponderosa pine, junipers, native shrubs, grasses and wildflowers. In front of the barn are a newer corral and the original North Park Stage Road segment, as well as a sub-irrigated pasture, and wetland area with willow-lined Gordon Creek (middle branch) meandering through it creating a green oasis in an otherwise dry foothill setting. A lilac, brought by covered wagon from Iowa by the Battersons, and apple tree, planted by the Battersons, still bloom and bear fruit near the stone foundation of the original homestead house, which is located approximately 225' west of the barn. The barn remains in remarkably good condition due to its relatively dry hillside location, solid design, sturdy wooden construction and timely maintenance. In 2005, owners replaced a rotted corral fence and ranch gate and added a sign reading "S. Batterson Ranch" at the entrance to the nominated property and east boundary of the North Park Stage/Freight Road segment (photo 2). Up the hill from the barn to the north and east are three newer log and wood-sided homes built in the 1980s-90s, which are outside the nomination boundary. The closest house is approximately 200' from the northeast corner of the barn where the owners of the nominated property reside, while the other two are approximately one-quarter of a mile away. Approximately 35' to the south of the old road segment is a brown metal equine exercise arena constructed in 2006. These modern intrusions do not affect the overall historic integrity of the nominated property.

**General Description of the Solomon Batterson Ranch Rural Historic Landscape**

Solomon Batterson and his family originally settled the Solomon Batterson Ranch, located approximately twelve miles west of Livermore, Colorado, between 1870-73. The family erected a log home tucked into the side of a hill and began a small dairy on the naturally vegetated peripheral land. The house was near a natural spring and next to the main trail/wagon road connecting Fort Collins, LaPorte, and Livermore to points west. Solomon and his son Billy hunted and fished, selling the game and pelts to customers in Fort Collins, Cheyenne, Greeley, and Denver while gradually increasing the dairy cattle herd. Solomon Batterson's wife, Mary, made and sold butter, buckskin clothing, performed midwifery services, and took in overnight guests and boarders. With the Batterson Ranch being on the main road, travelers west from Livermore stopped for rest and refreshment with opportunities to purchase fresh butter, hand-made clothing, game and fish, although they sold most of their goods in urban markets.

By at least the mid-1880s, the Batterson Ranch was serving as a stagecoach stop. During the 1880s and 1890s, the Ranch served as one of two swing stations for the Manhattan Stage carrying mail,

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freight, and passengers from Fort Collins and LaPorte to Livermore, Log Cabin, Manhattan, Home and points in between. From 1896 to 1903, it was a regular stopping point for the Zimmerman Stage, which primarily transported tourists to the Elkhorn and upper Cache la Poudre River resorts. While the Battersons were very successful dairy farmers, they gradually switched to cattle ranching, which was even more profitable and much less labor intensive. By the time Solomon and Mary Batterson retired from ranching in 1903, they owned 800 acres of prime grazing land.

The Battersons continued to own the property until 1916 and leased it to, among others, their daughter and son-in-law. Solomon Batterson sold the property in 1916 to John McNey II whose ranch headquarters was about a mile to the east on the side of McNey Hill. In 1926 Clarence Currie, then owner of the LOX (formerly Sloan) Ranch, which was headquartered about one-half mile to the east, purchased the 800-acre Batterson Ranch adding it to his to his large land holdings. His land holdings eventually formed the 16,000-acre Currie Ranch. Currie wanted the Batterson acreage for its year round springs and Gorden Creek meadowlands and he continued to use and maintain the Batterson barn. Sometime after the turn of the twentieth-century, likely a fire destroyed the original Batterson homestead house, with the last known residents living there circa 1918.

**CULTURAL LANDSCAPE FEATURES****Circulation Network**

Circulation networks include the spaces and features constituting systems of movement for transporting people, goods, and raw materials. Historically, the Solomon Batterson Ranch served as a link on the North Park Freight Trail (site number 5LR.735.2), also known as the North Park Stage Road and the Zimmerman Road as a stopping point for travelers. The circa 1860 trail linked Denver, Fort Collins, Cheyenne and Livermore to the resort, logging, and mining communities to the west including Log Cabin, Manhattan, Rustic, Chambers Lake, and Walden. (At least one other segment of this network was identified outside of the nomination boundary in 1982 (site number 5LR.735.1). While researchers believe other segments exist, additional research and survey work opportunities are present to determine the exact locations.) Freight wagons, stagecoaches, passenger wagons, and horseback travel utilized this trail heavily during the height of the mining, logging, resort and community building period between the 1870s and the 1920s. With the increase of automobile traffic and growth of the Red Feather Lakes community by the 1920s, the county renamed the stage/freight/Zimmerman Road, Red Feather Lakes Road. Fifty years later, circa 1975, the county straightened the road to the southwest of the nominated property, though it remained a dirt road for many years afterwards.

**Contributing Resource – Site****North Park Freight Trail/North Park Stage Road segment – ca. 1860 (Site 5LR.735.2) (photos 19-22)**

The historic North Park Freight Trail/North Park Stage Road runs roughly in a northwesterly direction through the upper portion of the nominated property. It is south of the barn and homestead foundation and continues to be clearly visible. Short native grass now grows in the roadbed. The slight change in vegetation clearly marks the approximately 18' wide dirt road. The "middle branch" of Gordon Creek runs along the south side of portions of the road segment. The barn rests approximately 60' north of the road and the homestead house foundation sits approximately 20' north of the road. This narrow dirt road served as the main thoroughfare between Livermore and the communities west of Livermore

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for about 110 years (circa 1860s to 1970s). The trail/road segment is naturally weathered and retains a good degree of integrity for location, feeling, setting, materials, and association. Re-routing the public road has preserved the rural historic setting, which otherwise would have become a paved highway often crowded with weekend recreationists. No threats are known to exist to the resource.

**Land Use Activities**

Native Americans and large migrating animal herds had carved trails through the mountains west of Livermore for at least thirteen thousand years. At least by 1800 and up until the 1860s, the primary Native American tribe occupying the mountains west of Livermore was the Ute and Yampa Ute band. While the Arapahoe and Cheyenne tribes typically occupied Colorado's Eastern Plains, reports and tepee rings exist of the Arapahoe hunting and camping along the Cache la Poudre River Valley prior to Euro-American settlement. While each tribe and band shared similar cultures, they typically lived and migrated in smaller bands, or family groups. During the summer months, these nomadic bands followed the game herds that migrated across the region to the high country. The Ute tribes typically sought shelter in wickiups, which they quickly assembled with the poles of junipers or aspen trees. During winter months, they returned with the large game to the Front Range and took shelter along hogbacks, streams, and rivers and lived on dried meat and fruits collected during the warmer months. Each tribe developed its own substantial cultural traditions and folkways.

Fur trappers and traders made temporary camps as early as 1824 west of Livermore. While Euro-Americans traversed the plains in the late 1850s and 1860s seeking opportunities presented by the 1859 Colorado Gold Rush, few settled in the foothills and mountains west of Fort Collins, except along more commonly traveled stagecoach and mail routes. When Solomon and Mary Batterson moved to the property between 1870-73, they began a dairy cattle operation, which they eventually converted to beef cattle raising. Notwithstanding the building cluster for the barn, homestead house and ancillary buildings, the Battersons and the subsequent owners used the outlying lands for cattle grazing and haying on the naturally vegetated land. Today, the nominated parcel is a horse pasture with the North Park Freight/Stage Road/original Red Feather Lakes Road segment running through it.

**Boundary Demarcations**

When the county re-routed the public road south of the historic North Park Freight/Stage Road circa 1975, it also influenced the division of parcels by a developer, Don Weixelman, who purchased portions of the Currie Ranch land and subdivided it into smaller parcels during the late 1970s. The re-routed road established the west and south boundary of the parcel containing the Batterson Ranch resources subject to this nomination. A natural ridgeline made up of lichen-covered granite outcroppings and boulders creates the edge of the northwestern boundary of the parcel, approximately 225' northwest of the barn. After Weixelman subdivided the Batterson Ranch acreage in the 1970s, he created an access road from Red Feather Lakes Road called Mount Moriah Road. Mount Moriah Road frames the southeast and north portions of the parcel as a boundary demarcation for the Solomon Batterson Ranch Rural Historic Landscape parcel, allowing access to several residential parcels in the vicinity, and may cover portions of the original North Park Freight/Stage Road.

Remnants of barbed wire fence are visible in proximity to the Batterson barn, but most of the early fencing has long since been removed. Don Weixelman had a four-rail post and dowel fence

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constructed around most of the Batterson barn/stage road/pasture parcel. A buck and rail fence was also added at the north boundary with the fifth filing was subdivided. Historic corrals existed to the south, east, and west of the barn. The current owners replaced most of these in 2005 due to their deteriorated condition. A historic lichen-covered vertical slab fence continues to provide shelter from the wind at the western boundary of the west corral where the current owner stores a tractor and implements. It shelters outdoor mangers and likely dates to the Batterson period of occupation, although the managers are made of newer materials. Additionally, the current owner replaced a gate at the entrance to the Batterson barn/stage road/pasture parcel in 2005.

**Patterns of Spatial Organization**

The spatial organization of the Batterson Ranch (Rural Historic Landscape) is directly associated with the location and utilization of the man made North Park Freight Trail/North Park Stage Road. Solomon Batterson strategically placed the residential core of the ranch on the north side of the trail/road to provide easy access to travelers by foot, horseback, wagons, stagecoaches, and freight wagons. Additionally, Batterson's location strategy included the middle branch of Gordon Creek, which runs from west to east along the south side of the original trail/road. The ranch building cluster location equally correlates to the placement of the road with the barn, and homestead house foundation; both, which were easily visible and accessible from the road. During the Batterson occupation period additional buildings and structures including a granary, sheds, privy, cellar, and other outbuildings existed; however, their location in relation to the remaining resources is unknown. Noticeable evidence of these other buildings, structures, or buried features (such as a root cellar, privy pit, or refuse dump) has not been located on the nominated property. The spatial organization of the Batterson Ranch (Rural Historic Landscape) retains integrity of location, design, and setting. The integrity of feeling and association as it relates to a cattle ranch has been comprised by the demise of the original log house, granary, cellar, sheds, outbuildings, and original corrals with only remnants of the house foundation and vertical slab fence extant. However, the barn and stage road segment continue to provide a good sense of workmanship, association, and feeling for the stagecoach station.

**Topography**

The characteristic of topography, as defined by the National Park Service, is "the three-dimensional configurations of a landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect)."<sup>1</sup> The topography of the nominated property influenced the activities and patterns of spatial organization. The Battersons built the original homestead house and barn into the southern slope of a hill for protection against the north wind and weather. Although the elevation at the entrance to the property is 7060', it begins a gradual incline past the wetlands and pasture, rising to approximately 7100' at the stage road. Rising slightly to the barn and house foundation, the elevation quickly juts upward to the hilltop behind the building cluster at 7120' then continues climbing to 7160' at the northwest boundary line.

The terrain surrounding the building cluster and trail/road segment is much as it was in the nineteenth century except for the replacement of fences and houses as noted previously. The only change is a

<sup>1</sup> Robert Page, Cathy A. Gilbert, and Susan A. Dolan. *Guide to Cultural Landscape Reports: contents, Process, and Techniques*. Washington, D. C.: USDI National Park Service, 2005, p. 148.

# National Register of Historic Places Continuation Sheet

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small pond dug by an owner in 2002. This pond enlarged the usable pasture south of the barn by catching some runoff from several springs and reducing the size of the marshy area. These changes do not detract from the integrity of the site as a stagecoach station. Topography of the Batterson Ranch Rural Historic Landscape retains integrity and has only been modified by the construction of a water-collection pond south of the pasture. No threats exist to the integrity of the topography.

### Vegetation

During the Batterson ownership and until 1975 when developer Don Weixelman subdivided the ranch, the property consisted primarily of indigenous trees including cottonwoods, willows, ponderosa pines, and junipers along with various shrubs, grasses, wildflowers, and meadow grasses. The exceptions were plantings made by the Battersons, including an 1870 lilac, brought on covered wagon from Iowa, and a circa 1870-apple tree, both which continue to bloom each year and produce fruit. Although Weixelman subdivided the large acreage, the vegetation on the nominated property and the surrounding properties continue to contain primarily the indigenous vegetation found during the cattle ranching period. A variety of lichen covers most of the rock outcroppings and old wood, while various mosses and ferns grow at the base of granite outcroppings. Willow and cottonwood trees grow along the middle branch of Gordon Creek and ponderosa pine, juniper, fir, and spruce trees grow in the more arid areas to the north, south, east, and west. The table below lists other species of flora that grow on the nominated property.

alfalfa	crab grass	mallow	Russian thistle
alpine bluebells	curly dock	millet	sage, various
alpine meadow rue	curly-cup gum weed	miner's candle	sageworts
annual prickly poppy	dalmatian toadflax	mountain barrel cactus	salsify
asparagus	dandelion daisies, various	mountain harebells	saxifrages
asters, various	lavender and white vetches	rock willow	scorpion
barnyard grass	diffuse knapweed	mountain mahogany	wild roses
Bermuda grass	downy brome	mountain sorrel	service berry
blue flax	field bindweed	mustard	shepherd's purse
bluegrass	field horsetail	needle and thread grass	smooth brome
Boulder raspberry	flix weed	nodding onion	smooth scouring rush
bouncing bet	foxtail barley	palmer amaranth	sow thistle
broadleaf plantain	gamma grass	pasque flower	squaw currant
brown-eyed Susan	gay feathers	penny cress	stinging nettle
buckhorn plantain	goose grass	penstemon	stonecrops
buffalo bur	groundsels	phlox	tansy and tumble mustards
buffalo grass	hare barley	pigweed	thread grass
Bull thistle	heartleaf and other arnicas	pineappleweed	Timothy
buttercup	hen and chicken cactus	prickly pear	wallflower
Canada goldenrod	hounds tongue	prostrate spurge	western blue flax
Canada thistle	Johnson grass	pussy toes	western water hemlock
cheat grass	Kochia	quack grass	white clover
chokecherry	lambs quarters	red clover	wild carrot
cinquefoil	lance leaf sage	redstem filaree	wild geranium (crane's bills)
common mullein	London rocket	rye grass	wild oats
cow parsnip	lupine	Rocky Mountain iris	

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Larimer County, ColoradoSection number 7 Page 6**Archaeological Features**

While the potential of archaeological features from the Batterson Ranch period may exist, further research and an archaeological assessment is necessary to determine whether any such features would yield or would likely yield information important to prehistory or history. Although an archaeological survey or assessment has not been completed on the property, noticeable evidence of other buildings, structures, or buried features (such as a root cellar, privy pit, well, or refuse dump) have not been located on the nominated property. When Don Weixelman subdivided the property in 1976, open features (e.g., a well or privy pit) had long been covered over apparently for safety purposes.

**Buildings and Structures****Contributing Resources – Building****Barn, 1890 (photos 1-18)**

The rectangular plan Batterson Barn measures approximately 40' x 62' and 25' tall at the ridge. The center bay is 1½ story while bays on either side are one story. The barn rests on a stone foundation on the main façade (south) and back (north). The stacked rock wall at the back is approximately 6' below grade as the barn is nestled into side of the hill (see photos 5 and 6). On October 8, 1959, the Currie Ranch (LOX) owner poured concrete to support the east and west exterior walls and shore up rotting wood. The east and west bays may have been open sheds originally as the owner/builder referred to them as "lean-to's" in 1890<sup>2</sup>, but for most of its 120 years all four sides have been covered with unpainted, vertical board and batten. A symmetrical broken gable roof covered with corrugated metal caps the barn. Board soffits and fascia cover the eaves except on the easternmost end of the north side, where a fascia board is missing.

***Façade***

The barn has three bays. The largest is the wagon opening in the center bay with its double sliding doors covered in vertical board and batten. The east bay has a swinging door on the easternmost part of the bay, while the west bay has a door opening on the westernmost side of the bay, and although the door is missing, a sliding metal track remains. This marks the height of the original opening, which was reduced circa 1980. Donald and Viola Yount owned the property in the 1980s with the intention of converting the barn into a house. Although they abandoned the conversion process in the early stages, it is likely they reduced the height of the central bay opening and downsized the size of the doors as a part of the initial phase. An off-center rectangular hayloft opening, with sliding doors on wooden tracks, exists under the gable peak of the center bay. Vertical board and batten covers the loft door.

***West side***

There is one untrimmed window opening on the west side toward the northernmost end. No other fenestration exists on this side.

<sup>2</sup>"Personal," *Fort Collins Courier*, 27 Feb 1890, p.1.

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An off-center rectangular hayloft opening, with sliding doors on wooden tracks, exists under the gable peak of the center bay. Unlike the façade hayloft opening, the back loft door is without batten leaving cracks possibly intended to improve air circulation for the hay. No other fenestration appears on the north side.

*East side*

Two window openings pierce the east side, a larger one on the south side of the corral railing and a smaller one on the north side of the corral railing covered with a board.

*Interior*

The solidly built interior space has H-frame construction, heavy timber headers and corner braces. There is a swinging door between the central bay and each of the side bays at the front (south) end. Each side bay originally contained an outside aisle and six stalls made of 6' tall solid board walls ending with notched double vertical 2" x 6" boards connecting to and supporting a double cross beam of the bay roof, which are themselves braced by side boards in a V-shape. The rafters are joined at the north-south beams and overlapped on both sides by 2' reinforcement boards. The stall walls are made of large boards (up to 1" thick and 14" wide) with circular saw marks. The stalls each had mangers, hay chutes, grain boxes and 180-degree swinging gates. This design proved especially useful as they swung inside the stall and out of the way, 90 degrees to close the stall or 180 degrees to block off the aisle.<sup>3</sup>

Four north-south walls of the two side bays support the roof while eight vertical poles support the roof of the central bay. These poles are 6-8" in diameter at their base and extend about 20' above ground. They support notched north-south horizontal poles each braced with side boards in a V-shape and since 2001 are also held together by structural guy wires. East-west rafters rest on the central bay walls at one end and the horizontal poles at the other end and join without a ridge board. Wood planks run north to south across the rafters with the original overlapping corrugated tin sheeting covering the rafters.

The six east stalls are narrow, measuring approximately 6' wide and 9' deep. The west stalls measure approximately 8' square except for the southernmost stall, which is smaller and equipped with a swinging stanchion door for restricting the movement of a cow during doctoring. This allowed access to the cow's head from the central bay (to facilitate the removal of porcupine quills from a cow's nose, for example) and access to its body from the west bay. Hooks made of notched branches and other shelf supports for storage appear high on the inside west wall of the west bay. High in the east bay is a board with "BATTERSON" written on it (the board is placed upside down at the top of a stall divider), which possibly served as the destination label for a load of dimensional lumber from the local sawmill. Carved initials and dates more than 100 years old exist on the lumber throughout the interior.

The 30' x 40' central bay is open without rooms or partitions and there is no evidence any ever existed. The upper floor of the central bay was partially removed by a previous owner, but was originally a 1200 square foot open hayloft.

<sup>3</sup> This feature was compromised very slightly when the concrete wall supports were poured in 1959 because the concrete decreased the aisle width by a couple of inches. As a result, the stall gates can no longer swing completely open (180 degrees) in line with the stall walls.

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Remaining along the east and west walls of the loft area are high openings above each side bay manger where the rancher tossed hay from the loft down chutes into the mangers. Each of the remaining mangers has two 1½" holes drilled in the top board (possibly for tying a harnessed pair of horses awaiting the stage). There are also low openings from the central bay to each manger allowing feeding from the ground level as well.

**Alterations**

The barn was part of the Currie Ranch from 1926-67 and in 1959 the owner Clarence Currie reinforced the central bay's eight vertical support poles by pouring concrete at the bases. He inscribed "October 9, 1959" and the "LOX" brand of the Currie Ranch in the wet concrete. At the same time, he poured concrete along the exterior east and west walls to stop the rotting wood footings from decay.

In the 1980s, the owner (Yount) removed about two-thirds of loft floor as he planned to convert the barn into a home until he became seriously ill and had to sell the property. Fortunately, no major damage occurred to the weakened structure before the next owners, the Mulligans, engaged a structural engineer who installed guy wires to stabilize the building.

Previous owners also removed some of the mangers, chutes, grain boxes, gates and one stall wall in each bay. It is not clear whether the removal of one stall wall in each side bay significantly weakened the roof support, but the visible sags in the roofline do not appear to be a direct result. The previous owner covered some of the openings with wood and cardboard, presumably to frustrate birds seeking nesting spots in the central bay. Additionally, a previous owner mounted four white metal storage boxes on the front and side walls to secure supplies from rodents. In 2001 the previous owner added electricity with lights in each bay and outside above the main entrance. At the same time, the owner added telephone service. The current owners replaced the bent metal track for the front doors and added four rollers to allow the doors to open more smoothly in 2009. At that time, they discovered the original central bay façade doors had been cut down to their current height and a horizontal board placed across the seam.

**Contributing Resources – Structures****House Foundation, ca. 1873 (photo 18)**

Remnants of the original Batterson homestead house foundation exist approximately 75 yards west of the barn. A stacked stone foundation wall tucked into the hill on the north side and a few other stones are all that remain of the original house, destroyed by fire in 1918. As weather erodes the earth around the foundation, various artifacts have surfaced. Current owners occasionally find these artifacts, which include glass and china fragments, metal hinges, spoons, handles and buckles, square cut nails, leather fragments and porcelain knobs and feet from furniture.

**Vertical Wood Slab Fence Remnant, ca. 1895 (no photo)**

A historic lichen-covered vertical wood slab fence serves as the west side of the western-most corral and implements enclosure. The fence, possibly dating to the Battersons' ownership, creates the west end of the implement enclosure/corral for a tractor and implements. Previously, the fence had shielded outdoor mangers from the wind.

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Over time, owners of the ranch replaced various portions of the corral, which extends in front (south) of the barn. When the current owners acquired the property in 2003, they found the corral in a deteriorated condition beyond repair. In 2005, they replaced the corral with new wooden posts and rails. The corral now has three sections: one large area extends from the central bay south and east beyond the barn, the second extends south from the west bay and is only as wide as the bay, and the third to the west of the barn currently secures a tractor and implements from horses. The lichen covered historic vertical wood slab fence creates the west end of the implement enclosure.

**Integrity**

The Solomon Batterson Ranch retains a high degree of integrity as it relates to design, materials, workmanship, location, feeling, and association. The original design is in place as are all but one of the doors and two of the interior stall dividers, managers, and features. The house foundation remains and the segment of the stage road intact provides a sense of the original setting and reflects a good degree of integrity for the setting. The surrounding terrain is probably much like it was in the nineteenth century except for the replacement of fences and houses as noted previously. The exception is when an owner in 2002 dug a small pond to enlarge the usable pasture south of the barn by catching some of the runoff from several springs and reducing the size of the marshy area. These changes would not have detracted from the suitability of the site for a stagecoach station.

## 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.)

### Areas of Significance

(Enter categories from instructions)

TRANSPORTATION

ARCHITECTURE

### Periods of Significance

1886 -1903

### Significant Dates

1890

### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

### Cultural Affiliation

N/A

### Architect/Builder

BATTERSON, SOLOMON

## 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

#

### Primary location of additional data:

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

Name of repository:

Colorado Historical Society

**National Register of Historic Places  
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Larimer County, ColoradoSection number 8 Page 10**SIGNIFICANCE**

The Solomon Batterson Ranch is significant under **Criterion A** for its association with the stage lines that enabled the economic development of the mountain communities west of Livermore during the late nineteenth and early twentieth centuries. The Batterson Ranch stagecoach station was one of two swing stations for the Manhattan Stage line during the 1880s and 1890s and a regular stop for The Zimmerman Stage line from 1896 to 1903. The Solomon Batterson Ranch became an important stopping point along the route west of Livermore. The Batterson Ranch Barn remains the best example of an extant stage station barn on the stage route between Livermore and Rustic.

The barn is architecturally significant under **Criterion C** as a good example of a locally constructed Midwest Three Portal barn. The barn's three bays, broken gable roof, and timber framing are all feature-defining characteristics of the Midwest Three Portal barn. Additionally, it is one of the oldest remaining barns in the Livermore region of Larimer County representing the earliest period of settlement.

The period of significance begins in 1886, the year the Manhattan Stage began using the Batterson Ranch as a swing station, and continues through 1903, the year the Battersons retired from ranching and tending the stage lines.

**Character Defining Features**

Circulation Networks, Land Use, Boundary Demarcations, Patterns of Spatial Organization, Topography, Vegetation, Buildings and Structures and Archaeological Features

The resource is significant for its overall intact rural landscape. It is a good example of a typical rural landscape in Colorado's mountains west of Livermore. The expansive natural landscape features framing the Solomon Batterson Ranch Rural Historic Landscape have changed very little since the Batterson family grazed cattle and operated a stagecoach station. While the North Park Stage/Freight Road, later known as Red Feather Lakes Road, was relocated to the south of the Batterson parcel in the early 1970s, the integrity of the original North Park Stage Road segment and wide-open view shed of the Colorado's mountains exist as they did 140 years ago. The built features developed during the Batterson Ranching period and subsequent ranching operations and human activity continue to exist in harmony with the natural landscape features. According to the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, the significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, buildings, structures, objects, land use and cultural traditions. The Batterson Ranch Rural Historic Landscape includes several of these components.

Overall, the resource retains a high degree of integrity. The exterior of the barn looks much the same as it did in the 1890s, as it relates to design, materials, workmanship, location, feeling, and association. The original design is in place as are all but one of the doors and many of the interior stalls and features. The house foundation remains and the segment of the stage road intact provides a sense of the original setting and reflects a good degree of integrity for the setting. The surrounding terrain is probably much like it was in the nineteenth century except for the replacement of fences and few modern intrusions of 1980-90s houses. The exception is when an owner in 2002 dug a small pond to enlarge the usable pasture south of the barn by catching some of the runoff from several springs and reducing the size of the marshy area. These changes do not detract from the suitability of the site for a stagecoach station and ranch.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
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Larimer County, ColoradoSection number 8 Page 11**HISTORICAL BACKGROUND***Settlement of Livermore and Communities West of Livermore*

The pioneers who settled the Livermore valley and the mountains to the west in the 1870s and early 1880s came primarily with the intent of stock raising and ranching, although there also was considerable interest and economic activity oriented toward logging, mining and tourism. Also at stake for the stage line companies and merchants in Fort Collins and LaPorte was trade with Walden and North Park, part of northwestern Larimer County until 1909, but for whom transportation to Laramie, Wyoming, was easier. Livermore was the gateway for this economic activity, not only for the ranches to the west, but also for the gold and silver mines at Manhattan, Lulu City and Teller City, the summer resorts along the Elkhorn Creek and Poudre River, the logging camps at Chambers Lake, and the small communities in North Park including Walden. All of these activities and settlements depended on the quality of the roads and stagecoach service, including the availability of stagecoach stations.

As early as the 1870s entrepreneurs realized the areas of Elkhorn Creek and the Upper Poudre River offered mountain tourist destinations and began opening resort hotels, including some very elaborate ones. These included the Elkhorn House (1874), the Rustic House (1881), the Miller Elkhorn Hotel (1887) and Zimmerman's resort at Home, which opened with cabins in 1890, and later with the grand European style Keystone Hotel (1898). The resorts attracted locals as well as vacationers from across the state, country, and world with some families returning for generations. Visitors spent from a few weeks to the entire summer enjoying and relaxing in the fresh air of the Rocky Mountains, recreating in a variety of ways including: hiking, boating, fishing, exploring, horseback riding, studying the flora and fauna, painting, enjoying music, and simply pleasure seeking. The tourist resort industry not only brought money into the mountains west of Livermore, but also favorably impacted Fort Collins' economy and the "line hotels" along the stage route west of Fort Collins.

Prospectors discovered gold and silver in the mountains west of Livermore in 1879 at two locations. Lulu City emerged to the southwest of Livermore and Teller City a few miles west of Lulu City. By 1882 Teller City's population boomed at 1300 while a few hundred people resided in Lulu City. Only a year later, Lulu City's mines closed with the cancellation of constructing a smelter. The price of silver dropped in 1883 and resulted in Teller City's mines closing in 1885. In August 1886 a new gold discovery rejuvenated prospectors' hopes. The site was about 18 miles southwest of Livermore. The following year founders platted the town of Manhattan, which quickly grew into a gold rush boomtown. At its height of mining activity, the town boasted over 40 buildings and nearly 200 residents. Although this was Larimer County's biggest gold rush, it was over by 1899 and yielded less than \$10,000 worth of gold. For those in the stage line business, this gold discovery kept the road from The Forks in Livermore to Log Cabin and Manhattan bustling with traffic and business all depending on stops such as the Solomon Batterson Ranch.

*Livermore to North Park Stage Route and Stage Travel*

While Native Americans and animals had carved trails through the mountains west of Livermore for thousands of years, and trappers made temporary camps as early as 1824, wagon roads in the area did not develop until the white settlement during the 1870s and 1880s. With the arrival of the Union Pacific Railroad in 1869, many mail, freight, and passenger services via stagecoaches ended along major routes in the Front Range of Colorado Territory. However, for areas not serviced by the main railroad line or spurs, transportation and trade continued to rely on horsepower until, and even for a

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period after, the advent of the Stanley Steamer automobile in the early 1910s. Stagecoach stations along the side routes continued to provide a point to change road worn horses and mules for fresh ones and provide brief stops for passengers to stretch their legs and occasionally buy a meal or simple provisions such as tobacco.

Newspaper accounts clearly show the volatility of the stage line business with various lines starting and soon stopping service or another company taking over the business. Occasionally disruptions of the stage service occurred due to a company failure without an immediate replacement company, or due to weather related issues. A few of the many stage lines offering services from Fort Collins west through Livermore between the 1870s and the early 1900s included: Frank Owen's Manhattan Stage, Gault's Mail Stage, The Rustic Stage, H. O. Docker's North Park Stage, Robinson's Stage, Luke Voorhees Stage Line, and the Zimmerman Stage. Most stage companies ran a stagecoach west from Fort Collins with a return trip the next day making 2 to 3 round trips per week. For the Batterson stagecoach station and other stops, the owners attended to not only the scheduled commercial traffic almost daily, but also to individuals traveling on their own who might require a rest or assistance.

In 1880 after Stewart's Toll Road, from the foot of Pingree Hill up the Cache la Poudre Canyon, became passable, Luke Voorhees embarked on the amazing feat of operating a daily stage line from Fort Collins west through Livermore on to Log Cabin (about 5 miles west of Livermore), down Pingree Hill and up the Poudre Canyon, over Cameron Pass (at an elevation of 10,276 feet) and the Continental Divide, and on to the mining towns of Lulu City and Teller City. To make the trip in one day, he drove a six-horse hitch stagecoach through some of the steepest inclines, changing horses every 12-15 miles. At least one of the stretches of the trip had no steep inclines and was a much easier drive. For these sections he drove a big Concord stagecoach, capable of holding 21 people: "the driver and two men beside him, twelve inside, and the other six on the top of the coach."<sup>4</sup> Additionally, Voorhees owned four 17-passenger coaches, eight six-passenger buckboards, and all the harness and horses to equip each stage of the trip. He carried mail to Livermore when a post office opened in 1871, and on to Rustic, to the logging community at Chambers Lake in 1880 and Kinikini in 1882. With Lulu City's mines closing in 1883, Teller City's in 1885, and the Chambers Lake post office closing in 1886, the Voorhees Stage Line discontinued its service.

Traveling in Colorado's mountains presented myriad challenges, particularly in untoward weather. With narrow, single track, dirt trails, the routes were difficult for the stagecoaches. Often the coaches became stuck in mud or snow or the routes simply were impassable. In these cases, individuals delivering the mail did so to the furthest points by horse-drawn bobsled, sleighs, or in extreme cases on snowshoes until routes were again passable. In some mountainous areas during the winter months, conditions occasionally delayed mail delivery for several weeks to several months.

Even in the summer, challenges and dangers were ever-present. When a stagecoach and team was unable to make it up and around McNey Hill with a full load, drivers unloaded half the freight at the bottom, proceeded to the top, unloaded and went back for the rest. Passengers sometimes were obliged to walk up (and down) hills as well. In the event a team was unable to hold a load on a steep downhill such as Pingree, the driver felled a tree at the top and dragged it behind the wagon to slow down the speed.

Two stage companies proved most enduring over the route. They were the Manhattan Stage, managed by Frank Giddings of LaPorte, and the Zimmerman Stage, owned and operated by the Home

<sup>4</sup>"The Golden West," *Fort Collins Courier*, March 29, 1883.

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resort developer Casper Zimmerman. When Jim Vandewark drove the Manhattan Stage, unlike Voorhees' six-horse hitch coach, Vandewark used a medium-heavy spring wagon and two horses. He ran the star route for the post office from LaPorte through Livermore to Manhattan, changing horses at Owl Canyon and the Batterson Ranch.<sup>5</sup> He carried mail for Livermore, Log Cabin, Manhattan and Home. According to one of his passengers, "Mr. Vandewark is a sober, honest and intelligent young man and careful driver, who does all in his power to promote the comfort of the patrons of the line and to get them through on time. He makes two changes between Fort Collins and Manhattan, one at Owl canon [sic] and the other at Batterson's." Jim Vandewark was later a prominent citizen and town official in Fort Collins.<sup>6</sup>

Casper Zimmerman started a new stage company in 1896 targeted towards the comfort and convenience of upscale tourists traveling to the mountain resort areas. He invested in several new harnesses, horses, coaches and wagons to carry at least 11 passengers to and from the Upper Poudre Canyon, stopping at the Batterson Ranch among other stops.<sup>7</sup> One account said, "...we come into full view of Mr. and Mrs. Batterson's hospitable mountain home. After exchanging greetings with these estimable people we continue our journey..."<sup>8</sup> Zimmerman built a barn at his ranch for his stage stock and used The Forks and Log Cabin or the Miller Elkhorn Hotel, each of which had liverys, for his swing stations. Zimmerman's coaches usually ran with two horses until Goodell Corner where a four horse-hitch replaced the two horse-hitch for the trip both down and up Pingree Hill.

*The Batterson Family and Batterson Ranch (1870s – 1918)*

Solomon and Mary Lomira "Louella" (Fasset) Batterson were both born in Allegheny County, New York in 1830 and 1833 respectively, although they did not meet until 1851 or 1852 in Decorah, Iowa. Both of their families were of English and Scottish descent and farmed their way across the Midwest as Solomon and Mary grew to adulthood. Solomon worked as a farm laborer starting at age 14 in Ohio, Illinois and Minnesota where he likely observed and worked in Midwest Three Portal style barns. At age 22, he met Mary in Iowa where they married on Christmas day, 1852. Their only son, William (Billy), was born the following August and later two daughters, Melissa Alamina (Mina) and Azubah Ella ('Zubah), joined the family. When Azubah was a toddler, the family decided to emigrate to California. They set out with two wagon teams and eight head of cattle traveling with the Union Colony as far as Greeley, Colorado.<sup>9</sup>

The family arrived in Fort Collins on August 11, 1870. Impressed by the Cache la Poudre area around Fort Collins, they decided to stay. They had very little money; Solomon and Billy hunted around the area and sold game to the military forts. In 1870-73, they permanently settled about 12 miles west of Livermore along side the wagon road. Ten years past before Solomon Batterson filed for his first 160-acre homestead patent, which he received in 1885. The Battersons built a 16' x 24' log home in the side of a hill, near a spring and next to the main trail/wagon road connecting Livermore to points west. Solomon and Billy continued to hunt and fish for customers in Fort Collins, Cheyenne, Greeley and

<sup>5</sup> "How the Manhattan Stage Got There...", *Fort Collins Coloradoan*, "February 9, 1962.

<sup>6</sup> "Personal," *Fort Collins Courier*, February 26, 1891.

<sup>7</sup> Stanley R. Case, *The Poudre: A Photo History*, (Fort Collins, CO: Don-Art Printers, Inc, 1995), p. 127.

<sup>8</sup> "Innocents Abroad: Where They Went, How They Went and What They Saw," *Fort Collins Weekly Courier*, July 7, 1901.

<sup>9</sup> The Union Colony of Colorado was a late nineteenth-century private enterprise formed to promote agricultural settlement in the South Platte River Valley in Colorado Territory.

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Denver while building their herd of milk cows. Mary made and sold butter and buckskin clothing and the family was slowly beginning to prosper.

Tragedy struck in December of 1878 when a high fever consumed 10-year old Azubah. Charlie Roberts, the teenage son of another pioneer family, rode to Cheyenne, Wyoming, for a doctor, but they returned too late. The Battersons buried Azubah just across the road on the side of Mount Moriah with a beautiful marble headstone and footstone. Hers was the first marked grave in the area, predating the Livermore, Adams, and Manhattan cemeteries.

Although the Battersons arrived with very little, by 1879 they were able to expand the house to include a 14' x 16' frame addition, a 12' x 24' milk room and a large outdoor cellar. An 1879 *Fort Collins Courier* article described other features of the ranch: "about 150 feet of stabling, besides sheds, a granary and corrals...Mr. Batterson's milkers are stabled and fed hay in the winter."<sup>10</sup> With year-round springs, Gordon Creek, lush meadows and the shade of large cottonwoods, the Battersons had the ideal location and amenities necessary to provide rest and refreshment to travelers west from Livermore who went through their ranch and by their house.

Solomon strategically located the homestead on both sides of the main road from Livermore into the mountains west about halfway between The Forks where the route split from the Laramie Highway, and Log Cabin where the route split again, down to Manhattan and the Poudre Canyon. Hence, most westward traffic from Fort Collins and LaPorte to upper Livermore went through the Batterson Ranch. Evidence suggests the Batterson Ranch operated as a stagecoach stop as early as the mid-1880s. However, primary documentation of Batterson's role on this important transportation corridor is absent from records and it is very likely the stage line companies and Batterson merely had a verbal agreement and a handshake on the formalities of the stagecoach station Batterson operated. Fortunately, travelers' accounts and local newspapers provided supporting information. During the 1880s and 1890s, the Batterson Ranch served as one of two swing stations for the Manhattan Stage.<sup>11</sup> From 1896 to 1903 it was a regular stopping point for the Zimmerman Stage which ran primarily for the convenience of tourists en route to upper Poudre River resorts.

There were several mentions in the newspapers about the hospitality Solomon and Mary Batterson offered while stagecoaches stopped at their ranch. One appeared in the personals column of the *Fort Collins Courier* on 11 November 1878: "Our thanks are due Mr. Solomon Batterson and his estimable family, of Livermore, for the many courtesies extended us during a visit to the mountains last week." Another appeared in 1886: "The kindness shown us by Mr. and Mrs. S. Batterson on the trip will always be gratefully remembered."<sup>12</sup>

Stage traffic was steady with the mountain resorts, logging camps and short-lived mining towns of Lulu City and Teller City. With the new mining ventures opening about 23 August 1886 at Manhattan, supply wagons, stagecoaches and prospectors streamed to the town all passing, with many stopping at, the Batterson Ranch. The increased traffic and excitement over prospects for the Manhattan mines may have prompted Solomon Batterson to build the Midwest Three Portal barn during 1889-90; it cost \$800.

<sup>10</sup> *Fort Collins Courier*, August 7, 1879, p.4.

<sup>11</sup> A swing station was a stagecoach station where road-worn, tired horses were exchanged for fresh ones.

<sup>12</sup> "Manhattan-Notes," *Fort Collins Courier*, October 28, 1886, p.1.

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The ranch, at times, was quite busy with activity. The stage driver was responsible for exchanging and managing two to six excited, fresh horses for the same number of hot, road-worn horses. At times this presented challenges, as the change of horses was to occur in about ten minutes, just long enough for passengers to stretch their legs. The unusual two holes drilled in each of the twelve top manger boards may have provided a place to tie harnessed teams safely while they were waiting to be hooked on to an incoming stage or waiting to be unharnessed for their layover.

In addition to Mary Batterson assisting with accommodating commercial and private travelers for refreshments and other items, she was a mid-wife. While accounts did not disclose the use of her mid-wife skills for the traveling public, she is known to have assisted with births of neighbors in the area as well as her own grandchildren.

Although the Battersons were successful dairy farmers, along with their stage business, they eventually switched to raising beef cattle, which was a highly profitable business and much easier to manage. The Battersons' successful businesses allowed them to acquire additional acreage over time growing the ranch to 800 acres "of the best grazing land in the Livermore district."<sup>13</sup>

Solomon and Mary retired in 1903 after more than thirty years of ranching and tending to the travelling public. They sold their cattle and leased the ranch to their daughter, Alamina, and her husband, William E. Tibbits, for five years. During this time, the Tibbits and their nine children built their own ranch on the southwest side of McNey Hill nearby.<sup>14</sup> The retired Battersons built a 10-room pressed brick home with a brick barn at 402 E. Oak Street in Fort Collins (site no. 5LR.3025). Mary Batterson passed away on June 6, 1910, and her final resting place is Grandview Cemetery in Fort Collins. Solomon married a Mrs. Fanning in 1914 and he passed away on March 24, 1919, at the age of 88. He and Mary are buried under the same large granite tombstone at Grandview with the inscription, "Asleep in Jesus."

After the Battersons moved from the property, they leased the property to other individuals including their daughter and son-in-law (Alamina and William Edgar Tibbits) until April 1916, when John McNey, II purchased the property. While one newspaper account creates some confusion between McNey Hill and Batterson Hill, there is evidence that the brother and sister-in-law of John McNey II, Stewart and Josephine McNey, were living in the Batterson homestead house by the winter of 1916-17. They held a fundraising party at the old Batterson place on the last Friday of February, 1917, with ninety guests

<sup>13</sup> "John McNey Buys Another Ranch," *Fort Collins Weekly Courier*, 7 April 1916.

<sup>14</sup> William (Billy) Batterson married Lillian Aldrich on January 17, 1883 at the Windsor Hotel in Fort Collins. On February 6 of that year, his sister Alamina married William E. Tibbits at the Batterson Ranch. Alamina and William Tibbits had nine children: Azubah, Frances, Elsie, Melissa, Almeda, Lillie, Sidney, Ansel and Chester. William and Lillian had only one son, William Aldrich Batterson, after 20 years of marriage on May 28, 1904. William was a prosperous young rancher with a successful ranch several miles west of his parents, on the Elkhorn Creek near Manhattan. William died a sudden, premature and mysterious death in 1908 at the age of 55. His widow married their hired hand, Will St. Clair, in June 1910, within weeks after Mary Batterson's death. William A. Batterson, who barely knew his father, grew up in Livermore and Fort Collins, worked as a welder in the oil fields in Wyoming, and married Altha Conley in Los Angeles on August 28, 1935. They had no children of their own, but adopted two young daughters. Within a couple of years, William returned to Fort Collins, became ill at age 35 and died on April 12, 1940, at Larimer County Hospital. The Tibbits children moved to other states and contact information is unknown.

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present. Proceeds of the event were donated toward the purchase of seats for the local schoolhouse (Josephine McNey was the teacher at that time and the President of the Livermore Woman's Club). The *Fort Collins Weekly Courier* reported on July 12, 1918, (p. 7), "M'Ney Home Burned to Ground Last Night. This was the old Batterson place which for years has been a landmark at the foot of McNey [reporter likely meant Batterson] Hill." Another newspaper article notes, "The friends of Mr. and Mrs. Stuart McNey were indeed sorry to hear of the loss of their home by fire on Friday evening. The Batterson house had stood for over forty years and was considered a landmark on the Zimmerman road. Mr. and Mrs. McNey are preparing to move into a smaller house near where the old home stood."<sup>15</sup> Then in the October 11, 1918, edition of the *Fort Collins Weekly Courier* it notes "Mr. and Mrs. Stewart McNey are moving this week from the Batterson place to the Lincoln place at Livermore now owned by C. Zimmerman." If this fire did not burn the Batterson homestead house, then nothing is currently known about how or when the house was destroyed. No one lived on the property associated with the Batterson Ranch acreage for the next eighty years.

*Batterson Ranch, 1926 to 2010*

In November 1926, Clarence Currie, who also owned the LOX (formerly Sloan) Ranch, purchased the Batterson Ranch and continued to increase his holdings over the next 40 years creating the 16,000-acre Currie Ranch. In 1967 when Clarence Currie's health was failing, he sold it. By 1972 the Currie Ranch was subdivided into several large residential parcels. The Batterson Ranch building core parcel was platted in the Fifth Filing of the 6,000-acre Glacier View Meadows subdivision in 1976.

In 1978 Donald and Viola Yount purchased the Batterson Barn lot with plans to convert the barn into a house. They removed much of the loft and moved in lumber and other construction materials (yellow sink and toilet, wood stove and other furnishings). Before the Younts made any further alterations, however, Donald Yount became ill and found it necessary to sell the property.

Terry and Linda Mulligan subsequently bought the barn parcel and adjacent lots and soon noticed the removal of the loft by the Younts had weakened the barn structurally. They hired an engineer to place structural guy wires inside the central bay to hold the vertical poles together to prevent the roof from collapsing from high winds or heavy snow. The current owners purchased the property in 2003.

By the 1980s, Azubah's headstone had been broken into several pieces, probably by cattle or deer rubbing on it. Residents of Glacier View Meadows repaired the headstone and placed a wrought iron fence around the entire gravesite during the 1980s. It is now in a private Glacier View Meadows greenbelt and in 2006, The Batterson Loop of the Mount Moriah Trail was added to facilitate residents' visits to the historic grave. Current owner, Linda Adams, conducts tours of the barn, home place, and Azubah's grave for local schoolchildren along with social and community groups interested in the history.

<sup>15</sup> *Fort Collins Weekly Courier* July 12, 1918, p. 5.

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- Weimer, Monica. Cultural Resource Reevaluation Form for the North Park Freight Road, February 2, 1999. On file with the Office of Archaeology and Historic Preservation, Denver, Colorado.
- Weixelman, Donald B., Unpublished personal notes "*The Old Days to the Present Days*" 1960 – 1980, 26 pp. On file with Donald Weixelman, Red Feather Lakes, Colorado and Linda Adams, Livermore, Colorado.
- Wysocky, Ken, editor. *This Old Barn*. Greendale, WI: Reiman Publications, L.P., 1996.

Solomon Batterson Ranch (Rural Historic Landscape)  
Name of Property

Larimer County, Colorado  
County/State

## 10. Geographical Data

**Acreage of Property** 13.094

**UTM References** (NAD27)

(Place additional UTM references on a continuation sheet.)

1. 13 465 628 4509 809  
Zone Easting Northing

2. 13 465 704 4509 795  
Zone Easting Northing

3. 13 466 026 4509 547  
Zone Easting Northing

4. 13 465 959 4509 440  
Zone Easting Northing

5. 13 465 603 4509 640  
Zone Easting Northing

6. 13 465 628 4509 651  
Zone Easting Northing

The UTM's were derived by the Office of Archaeology and Historic Preservation from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP 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 Linda A. Adams, Co-Owner

organization \_\_\_\_\_ date November 10, 2009

street & number 603 Mount Moriah Road telephone (970) 224-4567

city or town Livermore state CO zip code 80536

## 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 Adams Living Trust, dated June 23, 1999, Linda Alcorn Adams and Judd N. Adams, Trustees

street & number 603 Mount Moriah Road telephone (970) 224-4567

city or town Livermore state CO zip code 80536

**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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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

Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, Colorado

Section number 10 Page 19

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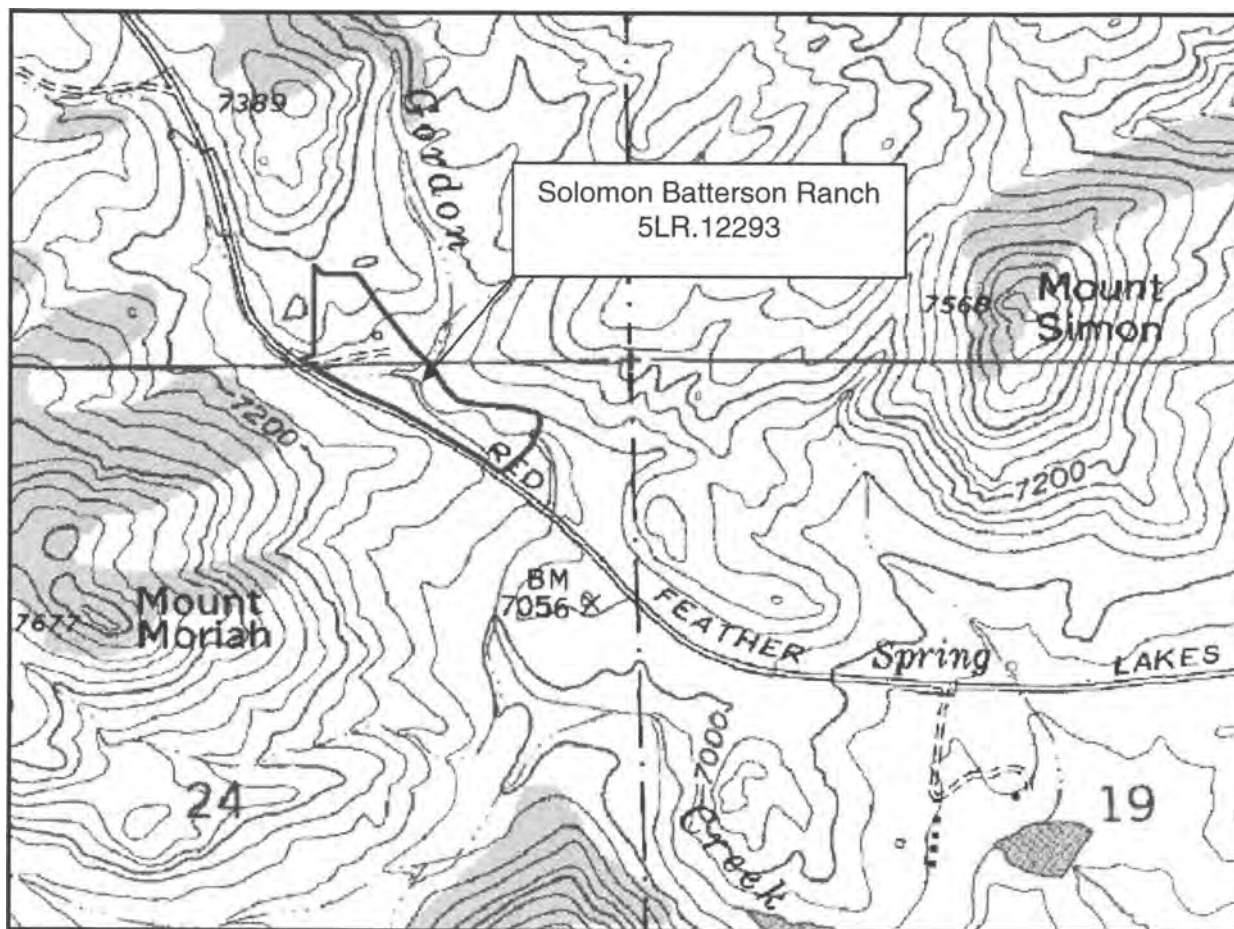
**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

The nominated property is in Glacier View Meadows Subdivision, Filing 5, Lot 12A, Amended Plat of Lots 12, 14, 15, which is in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13; and the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24 Township 9 North, Range 72 West of the Sixth P.M., Livermore, Larimer County, Colorado. It is located approximately 12 miles west of Livermore on Red Feather Lakes Road.

From the intersection of Red Feather Lakes Road and Mount Moriah Road, the property is found by traveling north less than one-half mile to 603 Mount Moriah Road. It is further defined as Larimer County Parcel Number 29134-10-012.

**BOUNDARY JUSTIFICATION**

The nominated area includes a parcel of land historically associated with the Solomon Batterson Ranch. The collection of resources is the most intact of a once larger complex of multiple buildings and structures. The sale and subsequent subdivision of the property to various owners, beginning in 1967, resulted in the remaining acreage being separated from the building complex. Any other buildings and structures have long since been removed. Therefore, the boundary was drawn to include the only remaining building, site, and structures of the Solomon Batterson Ranch, including the barn, remnants of the homestead house stone foundation, a segment of the stage road, pasture, pond and wetlands.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, ColoradoSection number 10 Page 20**USGS TOPOGRAPHIC MAP**Big Narrows Quadrangle, Colorado  
7.5 Minute Series  
Elevation: 7160 feetPLSS: 6<sup>th</sup> PM, T9N, R72W,  
Sec. 13 SE SW SE and  
Sec. 24 N NE NW NE | NW NW NE NE |  
S NW NE NE | SW NE NE NE

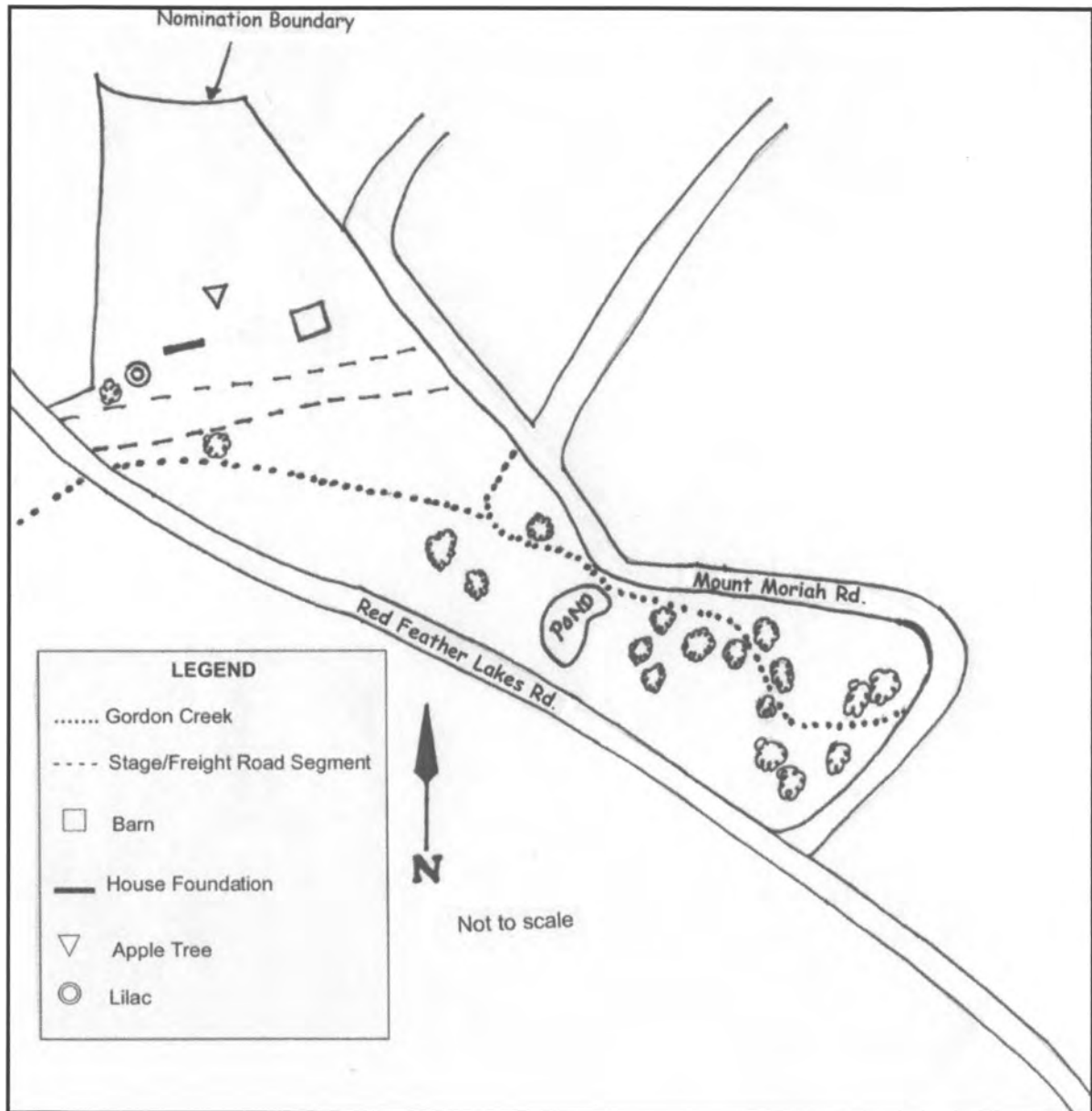
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, Colorado

Section number 10 Page 21

## SKETCH MAP



# National Register of Historic Places Continuation Sheet

# United States Department of the Interior National Park Service

Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, Colorado

Section number \_\_\_\_ Page 22

## PHOTOGRAPH LOG

The following information pertains to all photograph numbers except as noted:

Photographer: Linda A. Adams  
Date of Photographs: June – November 2009, February 2010  
Negatives: TIFF images on file at the National Register Office, Washington, D.C.

No.	Photographic Information
1	View of barn and setting from the south (Red Feather Lakes Road at Gate 2)
2	View of barn, stage road from the east (2005 ranch gate and 1970s fence)
3	View of front of barn and corrals from the south
4	View of east side of barn from southeast and (Note east wall concrete foundation and swinging door)
5	View of back of barn from the northeast
6	Close up view of northeast corner. (Note stone and concrete foundations, missing fascia)
7	View of west side from southwest. (Note missing west bay door, concrete foundation)
8	Close up of east wall concrete foundation with date
9	Interior view of east bay stalls, aisle, structure, swinging stall gate
10	Interior view of roof structure in east bay. (Note "BATTERSON" upside down)
11	Interior east bay showing two hay chutes in tact and one missing
12	Interior view of east bay, one stall divider removed. (Note holes in top manger board)
13	Interior view of 6' high stacked stone foundation in back (north side) of central bay
14	Interior view of roof structure in central bay showing missing battens (north wall), guy wires
15	Interior view, central bay, part of remaining loft with slabs over poles
16	Interior view, central bay, roof with slabs over rafters, corrugated tin showing through
17	Interior view of west bay wall, roof, gate, concrete foundation, shelf supports
18	Stacked stone homestead house foundation, view to west
19	Road segment near west edge of property, view to the west
20	Road segment south of barn, view to the west

# National Register of Historic Places Continuation Sheet

## United States Department of the Interior National Park Service

Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, Colorado

Section number \_\_\_\_ Page 23

- 21 Road segment near west edge of property, view to the east
- 22 Road segment near east edge of property, view to the east

### HISTORIC IMAGE LOG

No.	Image Information
Figure 1	Area map from Stanley R. Case. <i>The Poudre: A Photo History</i> . Fort Collins, CO: Don-Art Printers, Inc., 1995.
Figure 2	J. Solomon Batterson, 1882 Photo courtesy of Nancy Heismann, personal photograph collection, Bailey, Colorado.
Figure 3	Solomon and Mary Batterson. Unknown date. Photo courtesy of Nancy Heismann, personal photograph collection, Bailey, Colorado.
Figure 4	The Batterson family on the west side of the log cabin homestead house. Solomon and Mary are on left at side of house, Azubah Ella Batterson in center (in white dress), circa 1876-78. Courtesy of Nancy Heismann, personal photograph collection, Bailey, Colorado.

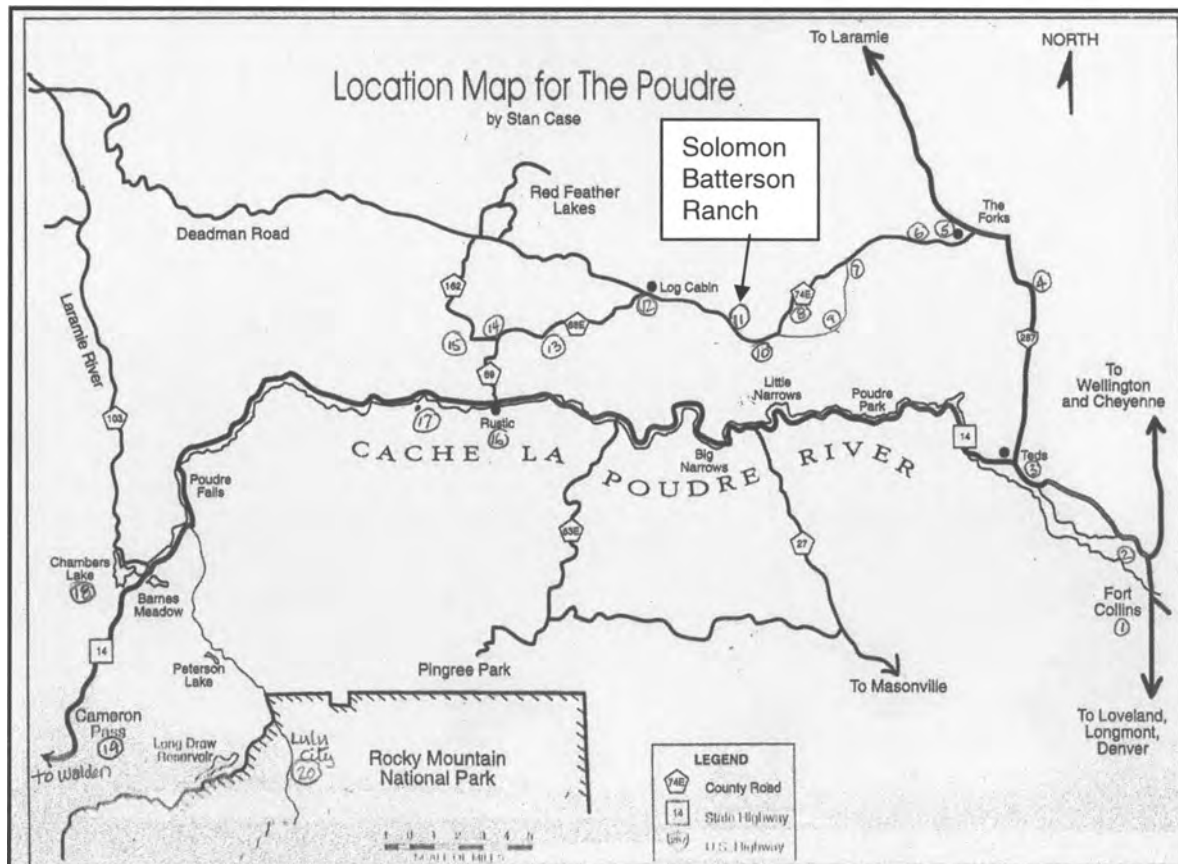


Figure 1

**National Register of Historic Places  
Continuation Sheet**

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

Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, Colorado

Section number \_\_\_\_ Page 24

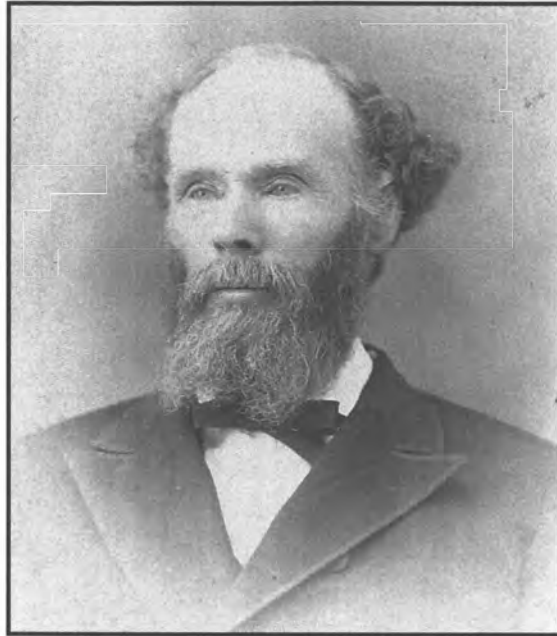


Figure 2



Figure 3

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Solomon Batterson Ranch (Rural Historic Landscape)  
Larimer County, ColoradoSection number \_\_\_\_ Page 25

Figure 4

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Soloman Batterson Ranch  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Larimer

DATE RECEIVED: 9/13/10 DATE OF PENDING LIST: 10/13/10  
DATE OF 16TH DAY: 10/28/10 DATE OF 45TH DAY: 10/28/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000860

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 10.28.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the  
nomination is no longer under consideration by the NPS.



①

Solomon  
Batterson Ranch Rural Historic  
Landscape

5LR.12293

Larimer County, Colorado



②



Solomon

Ba Herson Ranch Rural Historic  
Landscape

5LR:12293

Larimer County, Colorado





3



Solomon

Batterson Ranch Rural Historic  
Landscape

5LR.12293

Larimer County, Colorado





④



Solomon

Batterson Ranch Rural Historic  
Landscape  
5LR. 12293

Larimer County, Colorado





10 15 2009

⑤



Solomon

Batterson Ranch Rural Historic  
SLR.12293 Landscape

Larimer County, Colorado





10.15.2009

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Batterson Ranch Rural Historic  
5LR. 12293 Landscape

Larimer County, Colorado



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Latimer County, Colorado



15-0-59

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Batterson Ranch Rural Historic  
SLR 12293 Landscape

Larimer County, Colorado



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Landscape

SLR. 12293

Larimer County, Colorado





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Batterson Ranch Rural Historic  
SLR. 12293 Landscape

Larimer County, Colorado

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11



Solomon

Batterson Ranch Rural Historic  
5LR. 12293 Landscape

Larimer County, Colorado





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Batterson Ranch Rural Historic  
Landscape

5LR. 12293

Larimer County, Colorado





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SLR. 12293

Larimer County, Colorado







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Larimer County, Colorado





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Batterson Ranch Rural Historic  
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5LR. 12293

Larimer County, Colorado





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Batterson Ranch Rural Historic  
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Harmer County, Colorado







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Patterson Ranch Rural Historic

SLR. 12293

Landscape

Larimer County, Colorado





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Solomon  
Batterson Ranch Rural Historic  
5LR. 12293 Landscape

Larimer County, Colorado

60146 A1362, 05/12/10

6587789, Livermore Japote 097\_0046



#19

Solomon Patterson Ranch  
Rural Historic Landscape

5LR.12293

Larimer County, Colorado

60174 A1302, 05/12/19

658749, Livermore Update 102\_0050



(20)

Solomon Batterson Ranch  
Rural Historic Landscape  
5LR.12293  
Larimer County, Colorado

05082549, Larimer 1 April 1994, 0045



(21)

Solomon Batterson Ranch  
Rural Historic Landscape  
5LR.12293  
Larimer County, Colorado

65879.11 Larimer Landscape 099.0047  
Vol 1 191362.05/12/10

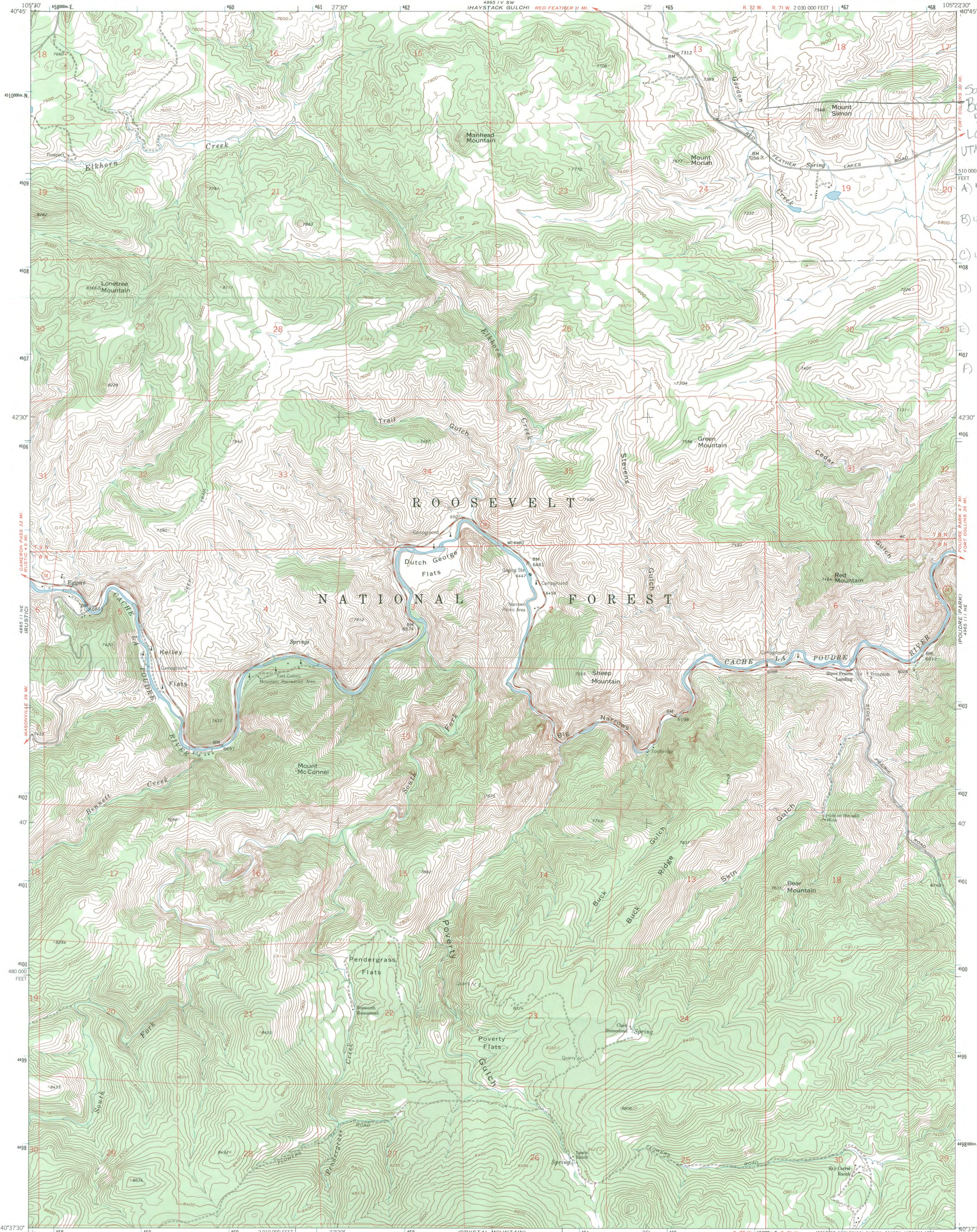


(22)

Solomon Batterson Ranch  
Rural Historic Landscape

5LR.12293

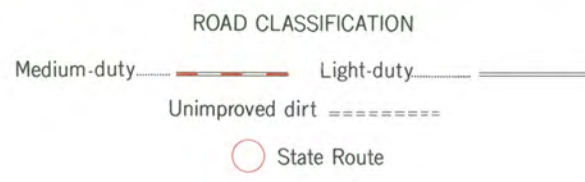
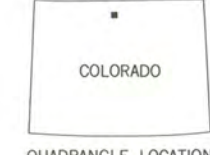
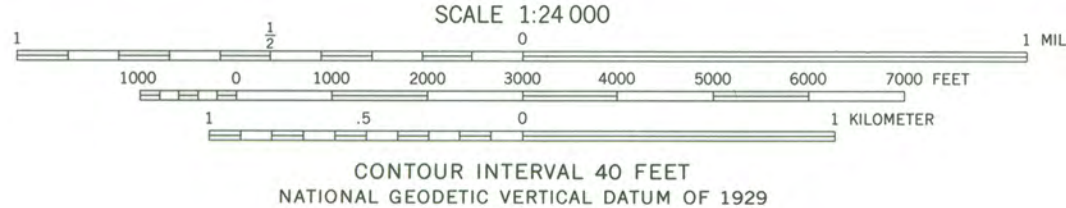
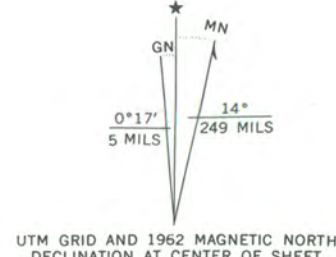
Larimer County, Colorado



Solomon  
Batterson Ranch  
5L.R.12293  
Larimer County, CO  
UTMs: Zone 13;  
A) 465 628 mE  
4509 809 mN  
B) 465 704 mE  
4509 795 mN  
C) 466 026 mE  
4509 547 mN  
D) 465 939 mE  
4509 440 mN  
E) 465 603 mE  
4509 640 mN  
F) 465 628 mE  
4509 651 mN

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1958. Field checked 1962  
Polyconic projection. 1927 North American Datum  
move the projection lines 6 meters north and  
48 meters east as shown by dashed corner ticks  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map  
Map photoinspected 1975  
No major culture or drainage changes observed



BIG NARROWS, COLO.  
40105-F4-TF-024

1962  
DMA 4965 III NW-SERIES V877  
PHOTOINSPECTED 1975





January 28<sup>th</sup>, 2010

Attn: Heather Peterson  
National and State Register Historian  
Office of Archaeology and Historic Preservation  
Colorado Historical Society  
225 E. 16<sup>th</sup> Ave., #950  
Denver, CO. 80203

Dear Heather,

As president of the Livermore Woman's Club, it is a honor to participate in this process of recognizing the Batterson Barn into the Historical Register.

The Livermore Woman's Club was established in 1896 and it's sole purpose is to preserve the history of Livermore. The Batterson Barn is a landmark in our community and has been for more than 100 years. It's a beautiful example of a typical Midwest Three Portal Barn, that serviced Larimer County for many years as a Stage Station for the Manhattan and Zimmerman Stages from 1889-1903. To my knowledge it is that last stage station still standing in our area.

Judd and Linda Adams have been wonderful stewards of this great old building, they have offered tours to school children, historical societies, and any other club that has wanted to view the majesty of this great old barn. Linda has done an outstanding job of teaching and bringing the past history of the Battersons back to life. The community is indebted to her as she strives to keep the barn historically preserved.

Myself and the many members of the Livermore Woman's Club appreciate your interest in the Batterson Barn of Livermore, CO.

Sincerely,

Mary Torres  
President  
Livermore Woman's Club  
P.O. Box 3  
Livermore, CO. 80536  
970-484-7073

**RED FEATHER HISTORICAL SOCIETY**  
Colorado Non-Profit Corporation, 501C3 Established in 1985

Red Feather Historical Society  
P.O. Box 565  
Red Feather Lakes, CO 80545

February 2, 2009

Attention of Heather Peterson  
National & State Register Historian  
Office of Archaeology and Historic Preservation  
Colorado Historical Society  
225 E. 16th Ave., #950  
Denver, CO 80203

Dear Heather

As President of the Red Feather Historical Society I want to give our support to the acceptance of the Batterson Ranch/Barn for the National Register of Historic Places. It is a significant historical property in the area since it was a stage stop for Red Feather and the Poudre Canyon.

As a historical society we have been delighted that the property was purchased by Linda and Judd Adam, who were interested in preserving its history. The Adams have done much research and improvements on the barn and have done a tremendous amount of educational outreach giving the community an awareness and appreciation of our local history.

Thank you for your consideration of the nomination of the Batterson Barn for listing it on the National Register of Historic Places in Colorado.

Pat Clemens



Red Feather Historical Society President  
970-495-0560  
mtgal@frii.com



Red Feather Historical Society  
P.O. Box 565 Red Feather Lakes, CO 80545  
<<http://www.redfeatherhistoricalsociety.com>  
Pat Clemens, President  
970-495-0560 mtgal@frii.com





September 8, 2010

Carol Shull  
Acting Keeper of the National Register  
National Register of Historic Places  
1201 Eye "I" Street, N.W. 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Solomon Batterson Ranch (Rural Historic Landscape) in Larimer County, Colorado (5LR.12293).

The State Review Board reviewed the nomination at its meeting on February 19, 2010. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson  
National & State Register Historian  
Office of Archaeology and Historic Preservation  
Colorado Historical Society  
(303) 866-4684  
(303) 866-2041 (fax)  
heather.peterson@chs.state.co.us

Enclosures

Registration forms  
USGS map  
Photographs  
CD  
Support Letters