

United States Department of the Interior
National Park Service

SG-2177

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Byers Peak Ranch
Other names/site number: Peter Peterson Ranch; Aspey Ranch; Byers Peak Ranch for Boys; Eisenhower Presidential Retreat; 5GA4435
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1102 St. Louis Creek Road (alternate: 1102 Grand County Road 73)
City or town: Fraser State: CO County: Grand Zip Code: 80442
Not For Publication: N/A Vicinity: X

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 at the following level(s) of significance:

___ national ___ statewide X local
Applicable National Register Criteria:
X A ___ B X C ___ D

Holly K. Norton
Signature of certifying official/Title: Deputy State Historic Preservation Officer
Date: 1/19/18
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ Date: _____
Title: _____ State or Federal agency/bureau or Tribal Government

Byers Peak Ranch
Name of Property

Grand, CO
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

3-12-18
Date of Action

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

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>11</u>	<u>5</u>	buildings
<u> </u>	<u> </u>	sites
<u>5</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>16</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel and multiple dwelling
RECREATION AND CULTURE/outdoor recreation
AGRICULTURAL AND SUBSISTENCE/agricultural outbuilding

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling
VACANT/not in use

7. Description

Architectural Classification: (Enter categories from instructions.)

RANCH TYPE
OTHER: Rustic
Pioneer Log

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

foundation: CONCRETE; WOOD; STONE
walls: WOOD
roofs: WOOD
other: OTHER, concrete daubing

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Commonly known as Byers Peak Ranch, this historic summer retreat is centered on the original Peter Peterson Ranch, which is situated along St. Louis Creek in the Fraser River Valley (also known as Fraser Valley) of Colorado. The 20-acre historic district includes sixteen contributing resources, of which six date from as early as 1910, five from ca. 1932 to 1939, and five from the 1950s. The contributing buildings include those constructed of local lodgepole pines as Pioneer Log (from ca. 1910), Rustic-style buildings (from between ca. 1932 and 1939), and a Ranch type building with accompanying cottage from 1955. These buildings collectively served as the heart of the original agricultural ranch property, then the Byers Peak Ranch for Boys—a summer camp—in the 1930s, and President Dwight D. Eisenhower’s summer fishing retreat from the late 1940s through 1955 when the ranch was a vacation property owned by Eisenhower family friends Aksel Nielsen and Carl Norgren. The 1955 Ranch type house, clad in vertical-grooved plywood siding and painted a dull green to blend into the rustic surroundings, visibly contrast with the former camp’s lodging amenities. This Main Ranch House is paired with a nearby simple cottage reportedly used by Eisenhower’s Secret Service detail as a guard and communications center. The tight cluster of buildings is on the edge of flood-irrigated hay meadows southeast of St. Louis Creek after that stream emerges from below Byers Peak and runs through Arapaho National Forest with its lodgepole pines and Engelmann spruce groves. In 1953, the property owners built the Nielsen and Norgren reservoirs for fish propagation and recreation. The Nielsen Enlargement ditch feeds these small reservoirs. Overall, the defined extent of the Byers Peak Ranch Historic District retains all aspects of integrity from the period of summer camp development and use (1932) through the height of development into a vacation property (ca. 1955). Six resources of the earlier agricultural ranching era remain in place, and the ranch setting and location remains important to the district. Integrity of setting is especially strong across all eras of occupation, with views of Byers Peak and other mountains available from every building.

Narrative Description

Byers Peak Ranch is about one mile west of the town of Fraser, Colorado, among other rural ranch properties, off Grand County Road (GCR) 73, alternately known as St. Louis Creek Road. GCR 73 heads southwest to the Fraser Experimental Forest, which is another 3.5 miles beyond the ranch and is situated below Byers Peak (this peak reaches summit about 9 direct miles

Byers Peak Ranch
Name of Property

Grand, CO
County and State

southwest of the ranch). St. Louis Creek separates the Byers Peak Ranch buildings from GCR 73 along the northwest side of the ranch property, as the creek meanders northeastward. Byers Peak Ranch Road, a regularly maintained private ranch drive (an upgraded dirt road), connects the historic district northeastward to GCR 73 (Fraser 2017). The roads connect at a point midway between the GCR 73 bridge at St. Louis Creek and, to the east, the T-intersection of GCR 73 and the Fraser Valley Parkway. The ranch drive continues southwestward through the district, returning to a use-worn, two-track road. The overall ranch setting is characterized by the riparian stream corridor on the northwest and hayfields and meadowlands of the Fraser Valley on all other sides, with evergreen forest groves on uplands and ridges rising to the encircling mountains of Colorado's Front Range. St. Louis Creek reaches the Fraser River on the immediate north side of the town of Fraser.

The name Byers Peak Ranch reflects the district's period of significance from ca. 1910 to 1955. That name continues to be the one commonly used for the property to the present day. From 1932 to 1955, the core ranch headquarters became the recreational vacation and retreat property now defined within the historic district boundaries; the surrounding lands remained agricultural ranch lands. After 1955, residential use and occupation of the property and surrounding ranch lands increased, including the introduction of full-year occupancy. After the period of significance, street number addresses were added within the district as residential occupancy increased beyond the one 1955 ranch house at 1102 GCR 73 to the current three houses. The two later houses include the ca. 1965 house numbered 1104 GCR 73 and a house constructed in 1994 and numbered 1120 GCR 73. The house from 1994 was constructed on a 12-acre parcel that had been subdivided from the ranch. However, this parcel was rejoined with the core ranch and the 20 acres containing the district in 2014 when Gold Medal Ranch LLC reconsolidated the core ranch lands under a single ownership.

As the ranch drive enters the property from the northeast, it reaches Byers Peak Ranch along a zigzag-sectioned wood pole fence corridor that bounds a graded, dirt roadway. This fencing is relatively new, installed after the cutting of diseased lodgepole pine groves across the area ca. 2007; no fence was apparent on earlier aerial images (1999 to 2007 at Google Earth Pro [GEP] n.d.). Three livestock sheds and outbuildings around a corral, plus a detached garage, are first and immediately met on the northwest side of the ranch drive as the district is entered. Except for these utilitarian buildings and a small fishing cabin at the far southwest end of the district, the district's buildings are on the southeast side of the ranch drive. The ranch drive marks the edge of the terrace dividing the valley meadows and groves (at the southeast) from the St. Louis Creek floodplain (at the northwest); see sketch map Figure 4.

Buildings line the ranch drive in four primary sets as it extends from northeast to southwest through the district. These buildings are numbered 1 through 16 in this document. The first includes the 1955 ranch house (Building 1) and the seven outbuildings (Buildings 2–4 and 11–14) clustered largely northward from it. The next is the single, ca. 1965 house, remodeled in 2014 (Building 15). The cluster of summer camp cabins are the next set (Buildings 5–9). Finally a ca. 1994 house (Building 16) is reached, with the fishing cabin (Building 10) across the ranch drive west of it.

A pullout and turnaround currently extends around the north and west sides of the garage, where only a side yard was formerly. A parking pullout area is off the ranch drive on the immediate south as the property is entered. Two driveways also exist the main ranch drive to

Byers Peak Ranch
Name of Property

Grand, CO
County and State

serve the first two houses. A curved driveway exits south of the garage (Building 11) to the 1955 ranch house (Building 1). This curved driveway reaches its nadir just off (10' from) the narrow concrete sidewalk that extends about 27' from the front porch, and rejoins the main ranch drive to the west by an early 1900s ranch outbuilding (Building 4). Another driveway, to the next house westward (Building 15), exits the main ranch drive southward immediately after (west of) the early ranch outbuilding (Building 4). This driveway and its dark gray gravel surfacing contrasts with the tan surfaces of the other driving surfaces in the district. As the previously mentioned house (Building 15) is being passed along the main ranch drive, Nielsen Reservoir is passed as well. Nielsen Reservoir is on the creek floodplain north of the ranch drive.

Continuing southwest, the ranch drive next passes the cluster of former summer camp cabins, bumping out slightly to curve past the northwestern-most of these cabins. Of the five cabins in this cluster, the eastern two (Buildings 5 and 6) remain on the undivided parcel of Byers Peak Ranch land containing the previous two residences (Buildings 1 and 15). The western three cabins (Buildings 7–9) are on a parcel that was subdivided ca. 1994 and had a house built that year (Building 16), before the parcel again came under common Byers Peak Ranch ownership ca. 2014. This is important to the later understanding of alterations to the western cabins. As a result, the westerly three cabins (Buildings 7–9) also have concrete walkways added ca. 1994 to connect to each other, between their nearest entries. A short, single-vehicle pullout from the main ranch drive is set on the west of the western cabin (Building 9). The easterly two cabins (Buildings 5 and 6) have no improved pathways or dedicated vehicle pullout.

The western-most house (Building 16) is reached off the main ranch drive just southwest of the cabin cluster (Buildings 5–9). A narrow path of paver blocks leads from the ranch drive to its front entry. A use-created vehicle pullout is on the north side of the ranch drive from the path, on the banks of Norgren Reservoir. To the west of the pullout is a small fishing cabin (Building 10). The ranch drive exits the district immediately southwest of the cabin (Building 10), across a cattle guard. The Nielsen Enlargement ditch passes this cabin on the northwest to feed into the southeast tip of Norgren Reservoir. The ditch generally parallels the main ranch drive, but is along the creek floodplain well offset from the road track.

The landscaping of the ranch and residences is natural; no ornamental or non-native species have been introduced (except possibly lawn grasses around 1120 GCR 73). The yards are in cropped grasses comparable to the surrounding hay meadows to the south. The trees are mostly mature blue spruce with a few mature lodgepole pines remaining. These mature trees (approximately eleven), plus a few smaller ones, remain almost exclusively at the 1955 ranch house and its outbuildings, as the district is entered. A line of (four to six) other mature pines also remains on the southeast tip of Nielsen Reservoir, beside the main ranch drive. Historically and prior to ca. 2007, the buildings were largely all within the edge of a pine and spruce grove that extended into the Fraser Valley from Arapaho National Forest lands. However, die-off by 2006 resulted in most of the trees being removed and the area being made more open (see later discussions and citations). Some brushy red willows remain at the fence that divides the district from the native grass hay meadows to the south-southeast. The St. Louis Creek floodplain is dotted with native riparian brush, such as willow, as it was historically.

The Byers Peak Ranch is illustrative of the evolution of ranching in the Fraser Valley from initial settlement to resort development and outdoor, mountain-themed vacation tourism. Although the buildings have also been transformed through time with adaptations of use from homesteaded

Byers Peak Ranch
Name of Property

Grand, CO
County and State

ranch to recreational retreat to more residential use, elements remain from each major era of use and purpose, conveying the historic character of the ranch. The mountain setting further imparts a sense of the Byers Peak Ranch, as the district would have been experienced historically, across all periods of use.

Contributing Buildings

Eleven buildings are considered to be contributing elements of the district. These include the main Ranch-type house (Building 1) and associated cottage (Building 2) from 1955; five Rustic-style cabins (Buildings 5 through 8 and 10), largely developed for the summer camp for boys in the 1930s; and four miscellaneous one-room Pioneer Log cabins (Buildings 3, 4, 9, and 14) of a construction style consistent with the original ca. 1900 to 1932 occupations. The ranch's original primary farmhouse and barn were used during summer camp occupancy but were removed from the historic district during the Nielsen and Norgren ownership after 1939. The summer camp cabins remain clustered where buildings appear on U.S. Forest Service (USFS) aerial photographs (USFS 1938, 1947). Several buildings were reconfigured and others added after the Nielsen/Norgren ownership.

Those elements of earlier agricultural ranch history that persist remain important to the settlement history of the Byers Peak Ranch Historic District and for understanding the district's context within the Fraser Valley. The buildings of the summer camp for boys and the Nielsen/Norgren vacation retreat are set at and significantly build upon the history of the original ranch center.

Building 1: Main Ranch House, also known as "Aks' Shack"

Build Date: 1955. Photo Numbers: 1-6, 34, 38.

The Main Ranch House (Building 1) is east of the Byers Cabin (Building 15), southeast of the Cooks Cabin (Building 4), and southwest of the Secret Service Quarters, also known as "The Chalet" (Building 2). The building is considered the anchor building of the Byers Peak Ranch, as the central historic ranch house for the district. Constructed in 1955, it occupies the approximate former position of the original early 1900s ranch house (removed between 1938 and 1947). A newspaper article at the time of the building's construction described the house as "a new, pre-fabricated 3-bedroom house... \$30,000... by Nielsen and his partner, Carl Norgren" (*Rocky Mountain News* [RMN] 1955:5). Building 1 is where President Eisenhower relaxed, slept, and ate during his final 1955 retreat to the ranch.

Building 1 is a one-story, 1955 Ranch-type residence measuring 25'-8" wide x 64'-10" long. The length of the house is set northeast/southwest parallel to the ranch drive that it faces. The plan is rectangular with an extended kitchen bay and porch roof that creates a cross gabled roof. The roof is covered in wood shingles. The walls are clad in painted vertical-grooved plywood siding. The building rises from a concrete perimeter wall and pier-and-beam foundation.

The northwest façade of the house contains the projecting front-gabled section over the main entry. This section of roof is supported by wood and metal post and covers an inset porch. The main entry opens onto this porch at the façade's approximate center and is set against the extended kitchen bay. The main door is composite (wood-fiber) door covered by an exterior wood screen door. A rectangular concrete slab, extending approximately 6' from the main entry, serves as the porch. The kitchen bay has multi-light aluminum sliding window on its northwest

Byers Peak Ranch
Name of Property

Grand, CO
County and State

end. Four additional paired multi-light, aluminum sliding windows light interior rooms east of the entry. The electrical box is on the wall beside the porch, between the utility room and bathroom windows.

At the rear of the house, on the southeast façade, are two secondary entrances, both with composite wood-fiber doors. The entry near the center of this façade opens from the living room onto a back porch under another roof extension that juts beyond the main roof. Four wood poles support the porch roof. The other rear entry near the southeast corner of the house has an additional wood screen door on its exterior. Wood planks form the square stoop beneath the entry. The entrance leads to the room where area residents indicate that Eisenhower slept during his visits to the ranch. Two paired multi-light, aluminum sliding windows are centered on the façade between the two doorways and light the two smaller bedrooms in the house; the heater exhausts for these rooms are below and offset from the windows. The southeast façade further displays floor-to-ceiling aluminum windows on both corners, with large fixed panes on top of small sliding sashes. A set of three of these windows is at the "Eisenhower Bedroom" on the east and a set of six extends across the south end to light the living room and dining room sections. These windows wrap around the southwest corner of the house.

At the sides of the house, below the end gables, are windows and chimneys. The southwest façade has floor-to-ceiling aluminum windows with large fixed panes on top of small sliding sashes continuing around the corner from the southeast façade to light the dining room. A set of three of these windows is at the south corner and a set of two at the west corner. The northeast façade displays a tapered exterior chimney toward its east corner for the fireplace in the master bedroom. The chimney is constructed from common-bond tan and brown brick, and topped with a metal chimney cap. The portion behind the firebox creates two shelves on either side of the chimney before it extends above the ridgeline. Above the shelf toward the corner of the façade are two fixed pane aluminum windows. Above the shelf toward the center of the façade is one fixed-pane aluminum window. The interior common-bond brick chimney that protrudes at the cross-gabled intersection, rising above the ridgelines, serves an interior fireplace between the dining and living rooms.

Interior: The interior layout of the Building 1 is largely as originally built. The extended kitchen bay is to the right of the main entry as the house is entered. A utility/laundry room is to the left. Beyond the kitchen, the southwest corner of the house holds an open dining room that transitions to a living room centered in the southeast side of the house. The dining and living rooms are partially separated by the central brick fireplace; interior fireplace brick matches external brick seen on the chimneys. Updated nylon carpeting appears in the dining and living rooms. The dining space has painted vertical-wood paneling. Except as otherwise noted, walls throughout the house are painted drywall.

The kitchen retains the original "Youngstown Kitchens by Mullins" kitchen cabinets, matching General Electric front-load dishwasher insert, stainless steel stovetop, and stainless steel stacked double ovens (wall mounted). The current refrigeration units are stand-alone, but appear to be in a pink/puce color contemporary with the era of original kitchen appliances. The enameled steel cabinetry is Mullins' "meridian blue," and the sink basins are "dawn yellow." The cabinets wrap around those walls that do not contain doors. An L-shaped center island (or rather a peninsula) with maple butcher-block top juts toward the center of the room as the kitchen is entered through the dining room. A double sink basin, a "Diana Cabinet Sink," is set

Byers Peak Ranch
Name of Property

Grand, CO
County and State

under the kitchen window; a single sink basin—another “Diana Cabinet Sink”—is on the opposite wall, and another maple butcher-block counter top is to the right of it. Generally, the countertops are of the original “Beauty Bonded” Formica, appearing to be “gray pearl.” Backsplashes, edging, and cabinet handles are chrome. The kitchen floor was recently updated with non-vintage vinyl linoleum.

The private quarters of the house are off the north and northeast ends of the house. The master bedroom spans the entire north end and includes the fireplace with exterior chimney at the northeast corner. The room retains its original cork-tile flooring. The master bedroom contains a small, fully shelved linen closet, lined with cedar. The second and third bedrooms are small single rooms between the master bedroom and the living room to the south, within the back of the house. These bedrooms have their original gas wall heaters situated at the exterior wall; their closets are simple sliding door enclosures; and their flooring is also cork tile. The central bathroom is between the master bedroom and the utility room within the front of the house; it appears to have original white fixtures (small tub, toilet, and wall-mount single-basin sink) and white wall tiles in the bath/shower, but updated white floor tiles.

Alterations: There have been no alterations to Building 1. It currently has areas of roof damage at the front and rear porch overhangs.

Building 2: Secret Service / Communications Cabin, also known as “The Chalet”

Build Date: 1955. *Photo Numbers:* 7, 8.

A small cottage (Building 2) sits 25’ northeast of Building 1 and was built in 1955 to pair with that building. According to Grand County historian Steve Sumrall (2017a), the building was used by the U.S. Secret Service agents for the protection of President Eisenhower during his visits.

Building 2 is approximately 16’ x 20’ on a rectangular-plan. This side-gable building is set over a ventilated crawl space on a cast-in-place concrete foundation. The roof is covered with split wood shakes and a round, galvanized vent pipe protrudes above the ridgeline. The building is clad with narrow, painted vertical-groove plywood siding (similar to Building 1). The primary entry is in the approximate center of the southwest façade. The entry is a wood framed, wood door. A rectangular aluminum-frame slider window is beside the door toward the south corner. A similar aluminum-frame window is on the northwest façade. Smaller, square slider windows are on the southeast and northeast façades. On the northeast façade toward the east corner is a locked rectangular plywood cabinet; a vent is in the base of the wall next to this cabinet. An electrical box is centered in the northeast façade.

Interior: The building is currently used for storage. It is divided into three sections (northeast to southwest), all with exterior window lighting, and with a central entryway. The front section, on the northeast, is a small storage room. The middle section contains a small narrow washroom across from the entry door. The back section, at southwest, is an empty utility space. The interior is finished with painted drywall; the interior trim and washroom door are stained wood. A similarly stained-wood door separates the northeast room from the washroom. A partition wall is between the washroom and the utility space at southwest.

Alterations: The building is unaltered.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Building 3: Storage Shed

Build Date: ca. 1910 to 1930s. Photo Numbers: 9, 10.

A small log building (Building 3) rests a few feet from the north corner of Building 2. In January 2017, John Work, the ranch's caretaker since the mid-1950s, indicated that the shed is used for storage (Work 2017). Research was unable to provide a date of construction for the shed, but it was likely completed during the early twentieth century. It is not of the same construction style as the early log buildings of the original early 1900s ranch occupation. The building could have been constructed by a different builder among the various ranchers that occupied the property through 1932 or been moved to the property later. Most log buildings constructed in the district before the 1930s did not retain tree bark on the log surfaces as this one does, whereas those constructed after ca. 1930 mostly do have bark.

Building 3 measures approximately 14' x 11' on a rectangular plan. The side-gabled building sits on an earth and loose river cobble foundation. The wood-shingled roof is sagging, and the exterior walls lean eastward due to the deteriorated condition of the building. The walls are clad in weathered, vertically-set, lodgepole pine logs (no notching). The single entrance into the building is centered on the northwest façade and served by a three-panel wood door, framed in milled lumber. A vertical, rectangular, six-light fixed wood window is centered on the southeast façade. A lone, two-over-two fixed wood window is centered on the southwest façade. The window is set within a recessed wood frame. The windows are lumber framed. There are no fenestrations along the northeast façade.

Interior: The building contains a single, unfinished storage room.

Alterations: Although physically deteriorating, Building 3 presents no substantial alterations.

Building 4: Cooks Cabin

Build Date: ca. 1910. Photo Numbers: 11–13.

A small, one-room log building (Building 4) is northwest of the Main Ranch House (Building 1). Building 4 retains its original east-facing orientation, setting, and associations with surrounding buildings and district features from the 1932 through 1955 period of significance. According to long-time ranch caretaker, John Work, Eisenhower's *aide-de-camp*, John Moaney, slept in this building (Work 2017). Sergeant Moaney has been misidentified as a presidential cook (*Chicago Daily Tribune* [CDT] 1952:7). The building does not originally appear to have been living quarters. Its Pioneer Log architectural style is consistent with the original, early 1900s ranch house and barn that were removed from the property. Building 4 appears approximately 6' to 10' off the northeast corner of the barn in historic photographs of the Byers Peak Ranch for Boys from the 1930s (Denver Public Library [DPL] n.d.a) and in 1955 photographs of the Eisenhower family (PVM n.d.). The barn was moved to the Delaney Ranch after 1955; the Delaney Ranch borders the east side of the nominated property (see Photo 38 and Figure 3). Building 4 is the only intact building in the district that can be ascertained to remain from the original historic ranch use of the property prior to 1932. The 1930s photograph of the Byers Peak Ranch for Boys indicates that this building was an agricultural outbuilding; by that time, it was in partial disrepair, with its side windows boarded rather than retaining glass. Roofing appears to have originally been wood shake, like other cabins in the district, instead of the current asphalt shingles. It had red asphalt shingles by 1955; brown asphalt shingles has since overlaid these.

Byers Peak Ranch

Name of Property

Grand, CO

County and State

Building 4 measures 13' wide x 14' long on a rectangular plan set on an earthen and cobble foundation. It features a low-pitched front-gabled roof with asphalt shingles and extending log gable ends. The cabin is a Pioneer Log building with saddle-notched corners. The logs are chinked and daubed with Portland cement-based daubing.

The primary entrance is slightly west of the east façade's approximate center. The entry is a wood five-panel door framed in milled lumber. The door appears to be original to the cabin. A small rectangular concrete slab is directly in front of the door. North of the entry is a vertical, rectangular four-light fixed wood window within a recessed wood frame.

The north façade has no fenestrations. Centered on the west façade is a six-light, fixed wood window, recessed in a lumber frame. The south façade features a pair of six-light wood windows set side by side. The eastern, more recessed window on the south façade is fronted by a screen and is designed to slide open. The west window of the pair is fixed. All windows are set in a recessed wood frame. Along the base of the south façade is a pile of cobblestones and small boulders, possibly diverting runoff away from the base of the building.

Interior: The building interior was likely originally a utilitarian workspace. It was converted to sleeping quarters during the period when Eisenhower visited the ranch; a small single bed is still inside. The interior walls and ceiling are paneled with a utilitarian fiberboard, painted white. A small storage space has been framed in the southeast corner as an open closet. Electricity has been added.

Alterations: There have been no alterations to the cabin's exterior, door, or windows; roof covering was changed from the original.

Building 5: Kitchen/Mess Hall Cabin

Build Date: ca. 1930s. *Photo Numbers:* 14–16, 28.

The Kitchen/Mess Hall Cabin is 12' west-southwest of Building 6 (Bunk House Cabin). The cabin is situated on the west-southwest end of the district boundary. Building 5 is one of the Byers Peak Ranch for Boys summer camp cabins built between 1932 and 1939. Its use as a Kitchen/Mess Hall likely occurred during the Nielsen/Norgren era, probably due to the retinue of staff requiring support during the Eisenhower visits (cf. CDT 1952:7). A CDT article noted the cabin's interior featured two rooms. A room within the cabin's north side served as the kitchen and the south room provided the dining area (CDT 1952:7). The kitchen is described as being a 1950s-era modern electric kitchen, including a dishwasher powered from the electric grid connection tapped by Nielsen ca. 1949 (CDT 1952:7).

Building 5 is a side-gabled, rectangular building measuring approximately 37'-6" long x 17'-5" wide. It is of horizontal-log construction without notching, commonly known as false-notched corners. The cabin sits on a foundation of large rounded cobbles set in cement mortar. The cabin's roof is covered with sawn wood shingles with approximately 5" of exposure and has overhanging eaves with exposed rafter tails. Log rafters measuring approximately 5" in diameter are set at approximately 24" on center.

A projecting front-gabled covered porch extends from the center of the building's east façade, over the main entry. The porch is supported by log columns with matching solid log balustrades. The logs display remnants of bark on their exterior. The main entry has a wood door framed in

Byers Peak Ranch
Name of Property

Grand, CO
County and State

milled lumber. A single light is in the upper portion of the door. To the north and south of the door are vertical, eight-light rectangular wood windows. To the north and south of the porch are two sets of windows identical in style and materials.

At the rear of the building, a stone chimney and fireplace is in the approximate center of the west façade. Rounded boulders set in cement mortar comprise the chimney's exterior. The chimney's base measures approximately 5' wide x 3' deep. All of the cabin's windows are wood framed with vertical half logs; those that contain eight-light sets are casement windows that open outward; and the six-light windows flanking the chimney are casement windows that swing inward. The west façade further features a pair of eight-light wood windows with one set near the cabin's northwest corner and the other closest to the cabin's southwest corner. Flanking the chimney are a pair of single, vertical, six-light wood windows.

The two sides of the buildings at the gabled ends contain additional windows. The north façade features an eight-light wood window in the façade's approximate center. Centered on the south façade is a pair of eight-light wood windows similar to those found on the three other façades.

Interior: The cabin has unfinished interiors with minimal space divisions using planking; the exposed logs have bark-on surfaces just as on the exterior. Flooring is painted pine planks. Electricity has been added.

Alterations: Building 5 has no exterior alterations. Interiors were reported by 1952 to include updates for use as a kitchen and mess hall; whereas, originally the space would have served as one of the bunkhouses for the summer camp.

Building 6: Bunk House Cabin

Build Date: ca. 1930s. *Photos Numbers:* 17–19, 28.

The Bunk House Cabin (Building 6) is part of the four-building grouping nearest to the west edge of the district boundary that includes the Kitchen/Mess Hall (Building 5) 12' to the northeast, Ike's Cabin (Building 7) 24' to the southwest, and the Empire State Cabin (Building 8) 24' to the northwest. Building 6 is one of the Byers Peak Ranch for Boys summer camp cabins built between 1932 and 1939. It is unknown if its use as a bunk house arose only during the Nielsen/Norgren era of ownership, as Kitchen/Mess Hall use at Building 5 seemed to have, or if Building 6 served this primary function as a summer camp cabin as well. Each summer camp cabin is indicated to have originally served specific-use functions (Arnold 1932, 1934, 1935; Sumrall 2017a, 2017b, 2017c).

The Bunk House Cabin is a side-gabled, rectangular-plan building measuring approximately 37'-6" long x 17'-5" wide. It has horizontal-log construction with false-notched corners. The logs retain bark remnants on their surfaces. The building is set on a foundation of large round cobbles set in cement mortar. The cabin's roof is covered with sawn wood shingles with approximately 5" of exposure, overhanging eaves, and exposed rafter tails. The roof is framed with log rafters, approximately 5" in diameter, set approximately 24" on center. A television aerial has also been added to the roof.

The main entry is centered on the cabin's south façade. Similar to Building 5, a front-gabled porch projects from the main façade and over the cabin's main entry. Log columns with matching solid-log balustrades support the porch. The main entry door is wood and is framed in

Byers Peak Ranch
Name of Property

Grand, CO
County and State

milled lumber. A square four-light fixed wood window is in the upper portion of the door. To the east and west of the porch are two sets of casement windows identical in style and materials. All are vertical, rectangular eight-light wood windows. The windows nearest the door on either side are single sets and the outer windows are double sets. All windows are framed with milled lumber.

At the rear of the building, on the north façade, is a chimney comprised of rounded boulders set in cement mortar. The base of the chimney is 5' wide and extends 3' outward from the building. One set of rectangular six-light wood casement windows is on the immediate east of the chimney. Two sets of vertical, rectangular eight-light wood casement windows are farther east of the chimney. On its west, the chimney is abutted by a shed-roof extension. The extension measures approximately 7' wide and extends 9' from the building. The extension is the only noticeable architectural difference between Building 5 and Building 6, and represents a late addition of extra bathroom space (date unknown, but possibly ca. 1994—see Building 7 discussion). The extension's only fenestration is on the north façade featuring a vertical, six-light wood casement window, likely the original window that was moved from the original wall when the addition was placed. The summer camp cabins typically have two inward-opening six-light wood casement windows on either side of the chimney. On the west of the extension of the north façade an original pair of vertical, rectangular eight-light wood casement windows remain.

The sides of the buildings at the gabled ends present more windows. The east and west façades each feature a pair of vertical, rectangular eight-light wood casement windows that are centered on the façade. All windows are framed with milled lumber.

Interior: The cabin has unfinished interiors with minimal space divisions using planking; logs are bark-on surface just as on the exterior. Flooring is painted pine planks. Electricity has been added. The windows and doors are original. The rear addition houses a bathroom.

Alterations: No alterations appear beyond the ca. 1994 addition to the rear of the building described.

Building 7: Waniega Lodge ~ Ike's Cabin

Build Date: ca. 1930s. *Photo Numbers:* 20–23, 28.

Building 7 is 24' northwest of the Kitchen/Mess Hall (Building 5). It is one of the Byers Peak Ranch for Boys summer camp cabins built between 1932 and 1939. The cabin was previously known as the Waniega Lodge, the Director's Cabin, and Ranch Social Room (Sumrall 2017a). Later, Eisenhower conducted campaign and presidential business from this cabin on visits to Byers Peak as indicated by the CDT (1952) and as apparent in photographs of his 1954 visit with former President Herbert Hoover. In 1952, it was the only one of two cabins at the ranch wired for electricity (CDT 1952). It is recognized by the name "Ike's Cabin" on the county assessor's property record card accessed online January 2017.

This side-gabled, rectangular-plan building measures approximately 25' long x 30'-6" wide. It is of horizontal log construction with false-notched corners. The cabin has visible synthetic concrete daubing and sits on a concrete foundation. The gable faces are constructed of horizontal logs with the same visible daubing. The roof is covered in asphalt shingles, added ca. 1994; the shingles were originally wood. The chimney protrudes from the center of the roof immediately on the backside of the peak and is constructed of the same cement-mortared

Byers Peak Ranch
Name of Property

Grand, CO
County and State

stream cobbles as the other chimneys on the summer camp cabins. However, this is the only one of the summer camp cabins with a central, rather than rear exterior, fireplace. Also unlike the other chimneys, this one has been updated with a galvanized vent cap.

Centered on the cabin's south façade, a gable-roofed porch extends over the main entry. Log columns support the gable-roofed porch. The logs display remnants of bark on their exterior. The main entry is a wood door, framed in milled lumber and featuring a single light in the upper portion. The south façade features four updated (ca. 1994) single-light, painted steel casement windows. The original wood frames remain in place.

At the rear of the building, on the north façade, an entirely new addition was added. The Sharp family renovated the cabin in 1994 (Sumrall 2017a; 2017b). These renovations included the introduction of the lean-to addition that extends 5'-6" from and across the entire length of the original north façade. The addition appears to provide for extra utility space and a new bathroom in the building, as indicated by the white plastic vent pipe and galvanized steel exhaust vent pipe (as for a water heater) protruding from its roofline. Updated electrical boxes are also attached to the exterior of the addition. A set of two single-light, painted steel casement windows are at the west end of addition on the north façade. A wood panel, wood-framed door with a single-light window in its upper half is near the east end of the addition on the north façade. Concrete walkways connect between the rear entry of Building 7 and the front entries of Buildings 8 and 9. No other cabins in the district have such walkways added.

The ca. 1994 remodeling included replacement of the original windows on all four façades, matching the appearance of those in the addition. The east and west façades each feature five single-light, painted steel casement windows.

Interior: The cabin would have originally had the same rustic unfinished interiors as the other summer camp cabins, with minimal space divisions using planking, pine flooring, and bark-on logs similar to the exterior log surfaces. The cabin is seasonally occupied by John Work; resultantly, the building interior was not viewable during the time of recording. Electricity has been added.

Alterations: Alterations include the ca. 1994 replacement of doors and windows, change in roof shingle type, update of the electrical system, and the addition to the rear of the building above described. A small satellite dish is affixed to the southwest corner of the building. Because of these alterations, Ike's Cabin has reduced historic integrity.

Building 8: Empire State Cabin

Build Date: ca. 1930s. *Photo Numbers:* 26–28.

Building 8 is associated with Byers Peak Ranch for Boys cabins and likely is from the 1932 to 1939 period of construction. It may have always served as a washroom facility. The building was called the Empire State Cabin by the time of Eisenhower's visits and has its contemporary 1950s use confirmed: "This important sounding structure holds a shower room, seven wash basins, toilet facilities and the ranch office" (CDT 1952:7). This is also reported to be the first building Nielsen wired for electricity ca. 1949 (CDT 1952). No explanation of the name "Empire State Cabin" is given; it is recognized by this name on the county assessor property record card for this building accessed online January 2017.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Building 8 is a rectangular, side-gabled, vertical-log building, measuring approximately 33' long x 17' wide. The logs are daubed with synthetic concrete daubing. The building is set on a rubble stone foundation consisting of rounded cobbles set in cement mortar. Green asphalt shingles cover the pitched roof. A galvanized steel stovepipe protrudes from the roof near the peak.

The building's main entry is a single, cross-buck wood door in the approximate center of the south façade. The cross-buck or 'x' (saltire) pattern is in the lower half; a half-glass, (nine-light) fixed wood window is in the upper half of the door. A concrete path leads to a square, wood stoop beneath the door, and connects to the back entry of Building 7. Three original, eight-light wood casement windows remain in recessed milled-lumber frames on the south façade, east of the main entry.

The owners in the 1990s, the Sharps (Sumrall 2017a), replaced the original windows on the other façades. The replacement windows are single-light, painted steel casements. The original milled-lumber framing around the windows remains in place. A paired set of two of these windows is on the north façade, at the rear of the building. Two paired sets—four of these windows—are centered on each gabled end, on the east and west façades. The east façade has an electrical box near its south corner.

Interior: As with the other summer camp cabins, this building has a rustic exposed log interior; the roof planks are visible as well. Minimal evidence of a washroom, toilet, or shower facilities remains beyond indication of former plumbing hookups. The building is currently used for storage. One end has exposed concrete flooring; the other has a recent piece of carpet.

Alterations: Alterations include the ca. 1994 replacement of the door and windows, reducing the historic physical integrity. The roof would also originally have had wood shingles; the current asphalt shingles were probably added toward the end or soon after of the period of significance based on their deteriorating condition. As noted, electricity was added during the period of significance, in 1949; however, the existing electrical box is new.

Building 9: Small Cabin, also known as Aunt Jenny's Cabin

Build Date: ca. 1910s. Photo Numbers: 23–25.

Building 9 is 8' northwest of Ike's Cabin (Building 7). A small wood plaque of unknown age on the east façade identifies the building as "Aunt Jenny's." No available documentation confirms who Aunt Jenny was. Research was unable to provide a date of construction for the cabin, but it is likely the building was completed during the early twentieth century. It is of similar construction style as the early log buildings of the original 1900s ranch occupation and could have been built then or have been moved to the property in later times for use in relation to the summer camp cabins—either during the Arnold or the Nielsen/Norgren ownerships that began after 1930.

The cabin is approximately 12' square with a front-gable roof. Exterior logs extend to the ground surface and appear to rest on earth; a May 2016 field investigation was unable to determine any further materials comprising the cabin's foundation. The logs are barkless, horizontal, cement daubed, and have saddle-notched corners. The building has a low roof pitch and may reach 6' high at the roof peak. The ends of the roof support logs are visible in the gable ends. The shingles are asphalt, similar to those found on Building 7, likely installed ca. 1994.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

The primary entry is a vertical-plank door left of center, with the right side of door at centerline, on the east façade. The door features a wood-framed, four-light glass window in the upper portion. The door is bowed with a metal lock attached to the exterior holding the door in place. A concrete walkway, added ca. 1994, leads between the door and the rear entry of Building 7.

The cabin has a single six-light fixed wood window at the back of the building, on the west façade. The cabin's sides, the north and east façades, have no fenestrations.

Interior: The building interior was not viewable at the time of recording. It is anticipated to have a single-room floor plan based on the size of the building. Most similar buildings in the district are now used for storage.

Alterations: No apparent alterations exist other than updated shingles ca. 1994. The placement of Building 9 amid the summer camp cabins suggests that, like them, it has been in this configuration since at least the period of significance for the district.

Building 10: Fishing Cabin

Build Date: ca. 1930s, moved ca. 1953. *Photo Numbers:* 29, 30.

Another wood-frame building (Building 10) is on the west end of the district boundary and on the southeast edge of Norgren Reservoir. No available information was found to describe when the cabin was built. The building construction likely dates to no earlier than the development of the Byers Peak Ranch for Boys in the 1930s based on use of bark-on, half-log siding, which does not match the building style prior to the summer camp use. Building 10 is on skids, suggesting that it was positioned at its current location after construction of Norgren Reservoir in 1953 (for undetermined reasons), but still within the period of significance for the district.

This is a front-gabled cabin, measuring 12' x 10' on a rectangular plan. The foundation is a series of logs extending approximately 2' out from the east and west façades and seemingly represent the log skids used to place the building here. Building 10 is clad in Rustic, horizontal, half-log siding. The corners of the cabin are half-log. The gables have half-log siding that is angled diagonally to decoratively match the roof angle and has vertical pieces then centered between the angled pieces. Asphalt shingles cover the gabled roof that overhangs slightly and reveals exposed rafter tails. The roof framing and shingles are consistent with those found at Building 7, suggesting that building modifications are from ca. 1994, as were most alterations of buildings at the southwest end of the district.

The main entrance is on the northwest façade, facing Norgren Reservoir and away from the ranch drive. The main entry is an older multi-panel wood door behind a recently installed steel sheet-metal storm door, painted black and styled to mimic wrought iron. Directly southwest of the door is a newer rectangular, one-by-one, painted steel casement slider window surrounded by the original milled-lumber frame; this slider window matches the style of those at Building 7, which are ca. 1994.

The northeast and southwest façades, the sides of the building, feature identical vertical six-light wood casement windows that are positioned toward the rear half of each façade. These side windows may be the same type of inward swinging six-light windows as appear on the summer camp cabins. The rear of the building, the southeast façade, has no fenestrations.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Interior: The interior is an unfinished single storage room.

Alterations: The addition of the metal storm door and slider window are the primary alterations to Building 10. These alterations are consistent in material and style with the ca. 1994 alterations known at Building 7. Based on aerial maps, the cabin appears to have been repositioned within the district over time or even added from another property. Its current location is consistent with a 1953 aerial map, but its construction method is similar to cabins built within the district during the 1930s. Association with the 1953 reservoir places Building 10 within the latter part of the period of significance for the district, during the era of property use as a vacation retreat.

(Note: Buildings 11 through 13 are out of sequence, among the Non-Contributing Buildings and Structures; the next contributing building discussed is Building 14).

Building 14: Cabin Remains

Build Date: ca. 1910s – 1930s. *Photo Numbers:* 32, 33.

Building 14 is currently part of the corral structure complex encountered on entering the northeast end of the district, which also includes a garage (Building 11) and other agricultural outbuildings (Buildings 12 and 13), discussed later among non-contributing buildings. Building 14 may be from the original era of ranching (matching a building location that appears on the 1938 and 1947 USFS aerial photographs). The corral pen complex does not originally appear to have been in place in historic aerial photographs from 1938 and 1947. Although Building 14 does appear during that period, groves of trees dotted the entire eastern portion of what is now the interior of the corral area; these trees were cleared and the corral pens are apparent in 1999 USGS orthographic photographs of the area (at GEP n.d.). Buildings 11, 12, and 13, were all added around the corral after the period of significance for the district. It is uncertain whether the Building 14 roof collapse had begun by 1999, but the collapse is apparent by 2005 in aerial images (at GEP n.d.).

Building 14, a delapidated gabled-roof cabin is within the corral pen west of the storage building (Building 13). The historic cabin remnant (24' x 24') has collapsing walls and is missing half of its roof—the remaining half has corrugated-steel roofing over planking and dimensional lumber rafters. This is a Pioneer Log building with saddle-notched corners; no chinking or daubing remains between the logs. It may rest on a stone rubble foundation; however, this is overgrown at present and not readily determinable. Two doorless entryways are framed with milled lumber; one is on the south façade and one is on the collapsing west façade. No window openings are present. Although currently in disuse, the cabin likely always served as an agricultural outbuilding.

Alterations: Half the roof is missing and the other half has been replaced with newer materials at an unknown time. Only the walls remain of the rest of the building; the west façade is collapsing.

Contributing Structures

Five structures are considered contributing. These include the corral between Buildings 12, 13, and 14, the ranch drive (Byers Creek Ranch Road), Nielsen Reservoir, Norgren Reservoir, and the Nielsen Enlargement ditch. The corral area and ranch drive are consistent with construction

Byers Peak Ranch
Name of Property

Grand, CO
County and State

styles of the period of early 1900s ranching. The water-control structures were constructed in 1953.

Corral

Build Date: ca. 1910s – 1930s. Photo Number: 32.

The pole fencing of the corral is consistent with the materials of ranch fencing visible in 1930s and 1955 photographs of the ranch and those remaining in some other areas of the ranch center (e.g., marking the southeast district boundary). Although it is not clear whether any of the current corral pens, chutes, or fencing were present in 1947 or 1938 based on the aerial photography. Cattle ranching is known for the continued agricultural use of the greater ranch area from at least the time of summer camp use in the 1930s through vacation use of the ranch and into recent times. The corral is set-up for cattle management.

The corral is primarily a five-rail pole fence livestock pen made from local lodgepole pine logs. The corral has at least two internal pen divisions and a stock loading chute. The pens are irregularly shaped, approximately trapazoidal, and separated by a grass stock drive. The storage building (Building 13) is centered along the north fence of the larger, east pen (80' x 70'). The loading chute (27' x 5') is in the pen's southwest corner and the chute's ramp ascends in parallel to the pen's west fence, opening onto the ranch drive. The smaller (40' x 27') west pen is 20' south of the log cabin outbuilding (Building 14) and has a gate opening toward that building, next to a livestock feeder bin. A short, 14'-long fence segment connects the pen's southwest corner to the southeast corner of the newer outbuilding (Building 12).

A small pasture (110' x 80') is also partially fenced with rail fencing, extending the overall corral area behind Building 12. Currently a use-worn, two-track road crosses the pasture from the west side of Building 12 to access the St. Louis Creek bank 470' north of Building 14; this use-worn track does not appear on the 1947 and 1938 USFS aerial photographs of the area.

Alterations: Wood fence posts in some places are reinforced by metal T-posts. Some buildings edging the corral, visible in the 1938 and 1947 aerial photographs, are gone and new buildings, ca. 1980s, have been added (discussed below among non-contributing buildings).

Ranch Drive, also known as Byers Peak Ranch Road

Build Date: ca. 1900. Photo Number: 35.

The ranch drive through the ranch was originally a two-track road (about 12' wide), generally following the edge of the terrace above the St. Louis Creek riparian corridor, with all ranch buildings (except for those around the corral complex and a fishing cabin) on its southeast side. For 970' (0.2 mile) through the historic district the ranch drive generally follows its historic path; side driveways and pullouts have been reconfigured through time for access to different buildings. For the 1,980' (0.37 mile) from its intersection with GCR 73 to the ranch property line at the east boundary of Section 24 (Township 1 South, Range 76 West), the route of the ranch drive largely remains along the path that it followed during the early 1900s ranching era of the property; however, the road structure and setting are much altered. Beyond the historic district to the southwest, the ranch drive continues as a two-track road, merging with a broader ranch two-track road system and accessing another residence 3,640' (0.67 mile) down the east bank of St. Louis Creek near the USFS boundary. The road that connects all of the way from Fraser, another 1,380' (0.26 mile) east of the GCR 73 intersection, originally accessed only the historic

Byers Peak Ranch
Name of Property

Grand, CO
County and State

ranchstead and was an unimproved dirt track the entire way (according to the 1924 U.S. Geological Survey [USGS] topographic quadrangle for Fraser, Colorado). GCR 73 was not developed and did not bridge St. Louis Creek until between 1938 and 1947, based on USFS aerial photography available for those two years. Prior to that 1946–1947 bridging (Alexander 1987), the road on the west side of St. Louis Creek connected only via U. S. Highway 40 north of Fraser, near the creek mouth.

No other buildings or residences were constructed along the ranch drive until between 1938 and 1947, during the Nielsen/Norgren ownership of Byers Peak Ranch. The electrical distribution line that Nielsen had installed to the ranch ca. 1949 seems to follow the ranch drive to Byers Peak Ranch. The buildings constructed between 1938 and 1947 at neighboring properties eastward along the ranch drive to GCR 73 and Fraser are those that appear on the USGS topographic maps from 1957 onward on what became the Lipscomb property (the lands of which contain the majority of the ranch drive, as it crosses the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 1 South, Range 75 West). Also, on the 1957 USGS topographic map, a residence first appears on the immediate east side of Byers Peak Ranch property line at what is now the Delaney Ranch (in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 1 South, Range 75 West), owned by Gail Delaney.

The 1938 and 1947 USFS aerial photographs of the area also very clearly show that the entire length of the ranch drive passes through forested groves across these properties and down the edge of St. Louis Creek, with open hay fields to the southeast and the St. Louis Creek riparian corridor to the northwest. All later USGS topographic maps also indicated that the ranch drive was forested. Aerial images (at GEP n.d.) indicate that beetle infestation had killed much of these conifer groves by 2007 and that all trees were cleared between 2008 and 2011; Steve Sumrall confirmed these events (Sumrall 2017a). At the same time, between 2007 and 2008, lodgepole fencing (supported by alternating sections joining at an angle creating zigzags) was placed to line the ranch drive from GCR 73 across the Clark and Meredith/Lipscomb lands, ending at the current Byers Peak Ranch and Delaney Ranch property lines (based on aerial imagery available from GEP [n.d., where the fence is absent in 2007 and present in 2008]). This style of zigzag fencing is not consistent with the original straight-line, bipod-supported pole fencing that was historically used on the Byers Peak Ranch, but did not originally line the ranch drive.

The ranch drive to the Byers Peak Ranch buildings does not appear to be an upgraded, hardpack dirt road on the 1947 USFS aerial photography of the area, but is marked as improved eastward to the Main Ranch House (Building 1) on the 1957 USGS topographic map, where a use-worn loop driveway curved by the walkway to the ranch door then back to the ranch drive. From the Main Ranch House the ranch drive continued as an unimproved two-track through the ranch and southwestward on the 1957 USGS map. Based on aerial imagery (at GEP n.d.) from 1999, 2005 through 2009, and 2011, these are the conditions the ranch drive remained in until between 2011 and 2014 a leveled driveway loop was added around the garage (Building 11) at the ranch entry, a gravelled driveway/parking area was extended to one of the residences (Building 15), and the side route avoiding the cattle guard at the southwest exit of the historic district was fully graded as a pullout/pull-around. The cattle guard appears in aerial imagery to have been added between 2007 and 2008. In the 2009 aerial imagery, after removal of trees, a use-worn pullout area is also apparent south of the former summer camp cabin cluster (Buildings 5 through 9).

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Alterations: The ranch drive has received improved grading and changes to setting through the years, mostly after 2007 within the district. Its alignment remains essentially the same through time.

Nielsen Reservoir.

Build Date: 1953. Photo Number: 37.

In 1953, according to the online records of the Colorado Division of Water Resources (DWR), Nielsen and Norgren built two small reservoirs in the riparian area between the ranch drive, on the southeast, and the St. Louis Creek channel, on the northwest. They supplied water to these reservoirs through the Nielsen Enlargement ditch, which connects northeastward to the southeast tip of Norgren Reservoir. According to the DWR records, both reservoirs and the ditch have water adjudicated for fish propagation and recreation purposes only; the water returns to St. Louis Creek from the reservoirs. A feeder ditch channel connects 140' from the southeast end of Norgren Reservoir northward to the southwest end of Nielsen Reservoir. An outflow channel leaves the north side of Nielsen Reservoir and cuts northward toward St. Louis Creek.

President Eisenhower is pictured teaching fishing techniques to his grandson, David, at one of the reservoirs in a 1955 photograph (Freni 1955). Water rights to these reservoirs and the Nielsen Enlargement ditch remain with the current landowner based on deed transactions recorded by the Grand County Clerk specifically naming rights to the Nielsen Reservoir, Norgren Reservoir, and Nielsen Enlargement. This information was confirmed with the water commissioner for the water district (Misbach 2017) (per 36 CFR 60, only real property is included in the nomination, not water rights). The reservoirs and ditch were placed in the St. Louis Creek floodplain during the last two years of the period of significance of the district as a vacation retreat.

Nielsen and Norgren reservoirs are not mapped, but are distinguishable from the legal description of their dam locations in DWR records, placing Nielsen Reservoir as the eastern-most of the two. According to DWR records, the Nielsen Reservoir dam is an earthen-fill structure, approximately 15' wide at top and just over 8' high. The primary dam face runs northeast-southwest for approximately 380' in parallel to and facing St. Louis Creek. The pool surface is approximately 98,500 square feet (2.26 acres).

Alterations: No alterations are evident.

Norgren Reservoir.

Build Date: 1953. Photo Number: 36.

The DWR's legal description for the Norgren Reservoir places it west of Nielsen Reservoir. According to DWR records, the Norgren Reservoir dam is an earthen-fill structure, approximately 12' wide at top and about 10' high. The primary dam, from southwest to northeast, arcs toward St. Louis Creek for approximately 350'. The pool surface is approximately 69,540 square feet (1.6 acres). It is potentially deeper and of approximately the same capacity as the Nielsen Reservoir according to DWR records.

Alterations: No alterations are evident.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Nielsen Enlargement

Build Date: 1953. Photo Number: 38.

The Nielsen Enlargement ditch runs 1,875' (0.36 mile) from the southwest along the St. Louis Creek floodplain in parallel to and generally 50' to 100' from the ranch drive. The Nielsen Enlargement is an earthen ditch with a V-shaped cross section, 2' wide at bottom and 4' wide at top, according to DWR records. Currently as it enters the district, it is a shallow, narrow structure 12" to 18" deep and approximately 4' wide that is roughly rectangular in profile due to the cobble substrate at the bottom of the channel and its soft earthen sides. The ditch runs for 115' within the historic district boundary to reach the southeast tip of Norgren Reservoir. It taps St. Louis Creek water from the Gaskill Ditch (outside the nomination boundary), another 1,750' (0.33 mile) southwest of the historic district boundary, allowing the Nielsen Enlargement access to water rights held by historic ranch owners for irrigation of hay fields to the south since 1891 (the year of Gaskill Ditch appropriation according to DWR records). The Gaskill Ditch takes water from a diversion on St. Louis Creek another 1,850' (0.35 mile) southwest from the Nielsen Enlargement split.

Alterations: No alterations are evident.

Non-Contributing Buildings and Structures

Five buildings were constructed after the Byers Peak Ranch Historic District's period of significance. These include non-historic outbuildings (Buildings 11 through 13) around the corral complex. Also included are modern houses (Buildings 15 and 16) added after the period of significance.

Building 11: Garage.

Build Dates: ca. 1983. Photo Number: 31.

The Grand County Assessor gives the date for the new wide-bay garage building (Building 11) as 1983; it is paired with a comparably built outbuilding (Building 12) at the corner of the corral and agricultural outbuilding set (Buildings 13 and 14). The garage is north of the Main Ranch House (Building 1) and on the east end of the historic district immediately as the ranch is entered on the ranch drive from the direction of GCR 73.

The garage (Building 11), 24' x 21', is west of and spatially grouped with the corral complex. The garage's main fenestration is a wide, top-rolling garage door. This door features four rectangular single-light windows. A sliding metal casement window upgrade is centered on the south façade. The garage has an end-gabled roof with wood shingles. The garage (Building 11) and outbuilding (Building 12) are both clad in horizontal faux-log siding of wood, painted dark brown. The gables have vertical plywood cladding, painted red to match with other red-painted wood trim. The garage is along the ranch drive and is encircled by a loop drive. That loop route, circling between Building 11 and Building 12 and reconnecting to the main ranch drive off of the southwest corner of the garage, was created sometime between 2011 and 2014 (based on aerial imagery available for those years from GEP n.d.).

Building 12: Outbuilding.

Build Dates: ca. 1983. Photo Number: 31.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

The outbuilding (Building 12) pairs in style with the garage and is approximately 15' east of the garage across an earthen driveway. The ca. 1983 outbuilding (Building 12) features a cross-gabled wood-shingled roof. The single side gable is simply a decorative feature over the bay entry door. The building footprint is rectangular, 21' x 35'. The bay entry is notable for a pair of sliding barn doors centered on the west façade. Each façade features rectangular, wood frame, six-light fixed windows. This agricultural outbuilding is on the southwest corner of the corral system where the 1938 USFS aerial photography of the area indicates another building historically stood (on a slightly different axis), but was gone by the time of the 1947 USFS aerial photograph.

Building 13: Storage Shed.

Build Date: ca. 1983. Photo Number: 32.

Another agricultural outbuilding, a storage shed (Building 13), is in the northeast corner of the corral pen east of Buildings 11 and 12. The building is not present on the 1938 or the 1947 USFS aerial photographs. Its construction materials and newness suggest that it is contemporaneous with other added buildings in the corral area ca. 1983. On the whole, the rectangular storage building (12' x 30') features corrugated, galvanized sheet-steel roofing and siding. This building has four open bays facing southwest. The bays are separated by vertical, round wood posts (milled, rather than natural lodepole pine). The westernmost bay is enclosed with a plywood storage unit. The rear portion of the building has a low-angled shed-like roof, and the front bays are slightly protected by the steeply dropping roof slope that ends abruptly at the bay openings. This results in unequal triangular side gables.

Building 15: Residence at 1104 Grand County Road 73

Build Date: ca. 1965; extensive remodel 2014. Photo Number: 34.

Immediately southwest of the Main Ranch House (Building 1), Building 15 was constructed as an individual residence on the Byers Peak Ranch property, ca. 1965, and received an additional address. Because of an extensive remodel in 2014, the house is considered noncontributing. The exterior was designed compatibly with the adjacent Ranch-type house (Building 1), constructed in 1955. The one-story, gabled-roof house measures 46' x 40' and has vertical plywood siding, painted a muted warm gray. The primary entry is wood-framed, centered on the northwest side, with a square wood post-supported shed porch roof extending from the roof over the open porch, which is made of wood decking painted to match the house. A sidewalk exits the deck eastward to connect to a delineated gravel driveway and parking area. Windows distributed around the façades are high, single-light, metal-framed, with wood trim around them painted to complement the natural wood-colored shakes decorating the gable ends. At the southeast façade (rear), a larger back porch roof extends from the roof over a raised wood deck painted the same color as the house. The porch extends the length of the rear façade and is supported by four square wood posts. A small concrete slab provides egress from the east side of the back deck toward an uncovered concrete slab island supporting a portable fire pit and barbeque area beyond the south end of the driveway. The porch and decks are recent additions or upgrades, dating between 2011 and 2014 based on aerial images available for those two years (from GEP n.d.). The replaced windows and other remodeled elements are contemporaneous with those upgrades and additions. The original back porch cover appears to have been a simpler corrugated-metal construct, and no front porch cover was present. Prior to these modifications, the roof was formerly pyramidal, and an air-conditioning or ventilation unit of some type was formerly centered on the roof peak. The chimney, constructed of red brick,

Byers Peak Ranch
Name of Property

Grand, CO
County and State

protrudes from the northeast quadrant of the roof. No sidewalk or dedicated driveway was present as of 2011.

Building 16: Residence at 1120 Grand County Road 73, also known as Byers Cabin
Build Date: 1994. Photo Number: 35.

Southwest of the cluster of summer camp cabins (Buildings 5 through 8), this modern residence (Building 16) is at the southwest end of the historic district along the south side of the ranch drive, facing St. Louis Creek. Byers Cabin is recognized by this name on the county assessor property record card accessed online January 2017. The house was constructed as an individual residence on the Byers Peak Ranch property in 1994 and received a separate address. The cement-daubed horizontal-log exterior was designed to convey association with older log buildings within the district that were constructed during the early twentieth century. The one-and-a-half-story, side-gabled-roof house measures 44' x 38'. The primary entry is a wood door framed in milled lumber with a single light fixed in the upper portion of the door. The door is west of the north façade's approximate center. At the east end of the north façade is a large, fixed, single-pane, painted steel window. A shed roof extends from the main roof to shelter the porch and main entry on the north façade; the porch and roof extend the length of the façade. Seven wood columns support the porch roof. From the front entry of the house, a walking path was developed northwestward to the ranch drive. On the west façade, a wood balcony framed with logs and railing extends 6' outward from the second level of the house. A wood-frame glass door leads out to the balcony. Below the balcony, on the ground level, single-light, painted steel casement windows flank the door to the north and south. These windows are framed with milled lumber. The east façade contains a central side entry door, matching the main entry door and flanked by two fixed, single-pane painted steel windows. The gabled roof is asphalt shingle with decorative logs spaced beneath the gables on the west and east façades. The south façade, at the rear of the building and facing away from the district, was not adequately recordable due to the proximity of brush along the fence there.

Previous Buildings Absent from District

The buildings that defined the original ranch occupation, ca. 1900 to 1932, and stood into the period of significance for the Byers Peak Ranch Historic District before they were removed, include the original two-story log ranch house, the barn, and possibly another three-room log cabin. The barn, in particular, is noteworthy, because it was not moved far and is still visible across the property line east of its original location (and is now oriented north–south instead of east–west). The original ranch buildings, including the barn and house, were notably oriented cardinally with north–south or east–west orientations as indicated by the 1938 and 1947 USFS aerial photographs. The available aerial photographs also indicate that an additional small outbuilding was present at the southeast corner of what is now the corral area, right on the ranch drive upon reaching the ranch. The 1938 and 1947 USFS aerial photographs show the summer camp buildings south of the original ranch buildings oriented and strung along the ranch drive, oriented southwest–northeast, rather than set square to cardinal direction. Later residential development, including Buildings 1, 2, 14, and 15, is also more oriented to the line of the ranch road than to cardinal directions. The original two-story log ranch house became the heart of the summer camp, with the camp kitchen and dining room under its roof (Sumrall 2017a, 2017c). Aerial photographs by the USFS indicate that this building remained on the property in 1938, but was absent by 1947. The Main Ranch House from 1955 (Building 1) that replaced the original ranch house was positioned at approximately the same location; no

Byers Peak Ranch
Name of Property

Grand, CO
County and State

foundation, surface depressions, or other archaeological remains of the original ranch house are evident. The side entry opened toward a garden that was fenced with barbed wire by the 1930s; this wire fencing and posts are fully absent in the district today and no evidence of the garden placement remains. The modern house (Building 15) and its gravelled driveway generally overlie the former location of the barn (determined from 1938 and 1947 USFS aerial photographs) and no archaeological evidence or potential remains.

Additionally, a three-room log cabin that Eisenhower and Nielsen shared in a 1953 visit, before the Main Ranch House (Building 1) was built in 1955, does not match any buildings remaining in the district. Based on the 1953 newspaper photograph of the building, although a very low-quality print, the building appears to have been of log construction in the style of the original ranch buildings rather than the later summer camp cabins (RMN 1952:1). The cabin also had an external brick masonry chimney rather than a river cobble one. The building was described as a three-room cabin plus a bathroom.

Finally, although the summer camp cabins remain clustered in their original locations, one or more other buildings or features appearing in 1938 seem to be absent by 1947 around the clustering, after change in property ownership to Nielsen and Norgren. Specifically, the 1938 aerial photograph indicates a line of buildings approximately paralleling the main ranch drive at the historic area of the summer camp cabins; the 1947 aerial photograph lacks a similar alignment, with at least one or two buildings apparent in 1938 no longer as previously situated. The scale of the image and occurrence of trees in the aerial photographs makes it impossible to precisely determine the changes or identify the exact shape of buildings.

Summary of Historic Integrity within the District

Quotes and approaches below on the integrity of the Byers Peak Ranch are from the National Park Service (NPS) description of each aspect in *National Register Bulletin 15* (NPS 1995:44–45).

Location: Byers Peak Ranch retains integrity of location in that its contributing buildings remain within the core ranch. The ranch drive paralleling St. Louis Creek follows its historic alignment from the period of significance. The agricultural outbuildings from the original ranching era remain where they appear in historic photographs during the period of significance. The summer camp cabins remain clustered in the original area of summer camp cabin placement apparent in 1938 and 1947 USFS aerial photographs. The Main Ranch House remains on its original 1955 foundation.

Design: The district's predominant Pioneer Log, Rustic, and Ranch-type design characteristics are intact and represent considerable integrity. The 1955 Main Ranch House is clad with vertical-grooved plywood siding, displaying a strong association with the period when President Eisenhower visited the ranch. As historic residential and ranching resources, the contributing Byers Peak Ranch building group also retains its "spatial relationships between major features."

Materials: The physical components of the Byers Peak Ranch, primarily represented by log building construction, "retain the key exterior materials dating from the period of...historic significance" and "reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies." Most exterior materials are original to their 1910s, 1930s, and 1950s construction.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Workmanship: Through preservation of the materials present during the period of significance, workmanship at the Byers Peak Ranch retains “evidence of the crafts” in early to mid-twentieth century backcountry Colorado, and illustrates “the aesthetic principles of [this] historic period.” In addition, workmanship here reveals “individual, local, [and] regional... applications of both technological practices and aesthetic principles.” Below, in the Criterion C: Architecture section, these practices and principles are summarized from the above Contributing Buildings discussion.

Setting: The physical environment of the Byers Peak Ranch is very much intact, particularly through its “relationships between... buildings and other features [and] open space.” Setting is retained within the property boundary, and also “between the property and its surroundings.” Because of disease causing die-off, mature evergreen forest groves on the ranch and along the ranch drive were removed, affecting historic views from inside the buildings and onto the expansive Fraser Valley, but surviving spruce trees help retain the historic setting. Historically, these groves have been lost previously, due to fire in 1907 (Alexander 1987).

Association: The physical setting of Byers Peak Ranch is “sufficiently intact to convey” its period of significance for “an observer,” particularly anyone familiar with the landscape between 1932 and 1955.

Feeling: The physical natural and cultural features of Byers Peak Ranch, “taken together, convey the property’s historic character.” The district’s retention of original design, materials, workmanship, and setting relate the strong feeling of outdoor recreation in the mountains and valleys of rural Colorado in the early to mid-twentieth century.

Byers Peak Ranch
Name of Property

Grand, CO
County and 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.)

- 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 old or achieving significance within the past 50 years

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ENTERTAINMENT/RECREATION

Period of Significance

ca. 1910–1955

ca. 1932–1955

Significant Dates

ca. 1910

1932

1939

1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jesse Arnold

Aksel Nielsen

Peter Peterson or later rancher

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Byers Peak Ranch is a locally significant historic district of Pioneer Log, Rustic, and Ranch-type buildings in a mountain setting that attracted Denver urban residents to summer retreats from the 1930s through the 1950s.

Under Criterion A, the district is locally significant for Entertainment/Recreation, exemplary of a non-profit summer camp for young urban boys and girls during the 1930s Great Depression, and as a private vacation retreat for prominent Denver-metropolitan families and their friends after the Great Depression and through the post-World War II prosperity of the 1950s.

Under Criterion C, the district is locally significant in the area of Architecture as a relatively intact collection of Pioneer Log, Rustic, and Ranch-type buildings illustrative of the evolution of ranching in the Fraser Valley from initial settlement to resort development and outdoor, mountain-themed vacation tourism.

Although the Fishing Cabin (Building 10) was likely moved within the district or to the district ca. 1953 as a shelter near the 1953 Norgren Reservoir, according to the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*:

Examples of Properties that DO NOT Need to Meet Criterion Consideration B:
Moved Properties:

A district in which only a small percentage of typical buildings in a district are moved (National Register Bulletin "How to Apply the National Register Criteria for Evaluation," Washington, D. C., 1997, pp 29-30).

Therefore, since the small Fishing Cabin is the only building moved within the district, it represents a small percentage of typical buildings in the district, is a contributing resource, and the nomination does not need to meet Criterion Consideration B for moved buildings.

The Byers Peak Ranch Historic District retains all aspects of integrity from the periods of the earliest constructed ranch resources ca. 1910, summer camp development and use in 1932, through its height of development into a vacation property ca. 1955. As a result, the period of significance for architecture begins ca. 1910 with the approximate date of construction for six ranch-era resources and ends in 1955 with the construction of Building 1. The period of significance for Entertainment/Recreation begins in 1932 when the summer camp opened and ends in 1955 capturing the time of primary use of the district for Entertainment/Recreation.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Entertainment/Recreation

In 1932, the land that includes Byers Peak Ranch was purchased by Jesse G. Arnold with the intention of opening a summer camp for boys. By 1939, the summer camp had financially

Byers Peak Ranch
Name of Property

Grand, CO
County and State

defaulted and was acquired by Denver businessmen Aksel Nielsen and Carl Norgren. However, its significance as related historically to Entertainment/Recreation themes continued through that pair's use of the property as a vacation retreat for entertaining family, friends, and politicians and culminating with President Dwight D. Eisenhower's presidential vacations there through 1955.

Arnold, a native of Cripple Creek, Colorado, began his career in youth development as the Boys Secretary of the Denver Young Men's Christian Association (YMCA), serving from 1908 to 1922. In his first year as secretary, Arnold helped establish Camp Chief Ouray north of Granby where Granby Reservoir now pools (Granby is on U.S. Highway 40 fifteen miles north of Fraser, and the camp remained there until ca. 1979 when it was redeveloped as Snow Mountain Ranch near Tabernash where it now operates, ten miles northwest of Fraser [YMCA 2017]). After leaving the YMCA, Arnold continued with other organizations in working to improve the lives of Colorado's working-class children. He ventured on his own to develop the Byers Peak Ranch for Boys in 1932. Continuing in youth philanthropic organizations through the 1940s, Arnold died in 1949 at age 67.

Jesse Arnold constructed the log buildings (Buildings 4 through 8) for the summer camp between 1932 and 1939 when he operated the Byers Peak Ranch for Boys. Arnold is credited with constructing the log cabins himself (Martens et al. 2015). The two-story log ranch house (no longer in the district) from an earlier agricultural ranch operation provided the first kitchen and dining room for the summer camp. Arnold remodeled the kitchen and dining room by 1934. The original ranch barn (no longer in the district) was converted during the era of summer camp use into workshop, theater, and rainy-day playroom uses. Another small cabin (undetermined) was used to provide guest accommodations (Arnold 1932). Another cabin on the property, which likely existed before the camp, as evidenced by a description of it in Arnold's brochures on the camp (Arnold 1932, 1934), was outfitted as a trading post. It is possible, but could not be confirmed that this was the missing cabin that Nielsen and Eisenhower occupied in 1952 (RMN 1952:1); the summer camp's "guest cabin" discussed below possibly could have been it as well.

The one-story Director's Cabin (Building 7), also called Waniega Lodge, served as the social center of the camp and included a large social room with a library, lounge area, and fireplace. The boys slept in duplex cabins designed to accommodate two groups of boys and their counselors. Boys from ages 12 and under were in the "Pioneer Cabin," and boys from ages 13 through 18 were in the "Lone Eagle" cabin (Sumrall 2017c). The Lone Eagle cabin might have been the one converted to a mess hall/kitchen (Building 5) at the time of the 1953 Eisenhower visit (CDT 1952:7; Sumrall 2017a); if that is the case, this would leave Building 6 to be the Pioneer Cabin. Each cabin included bunk beds in the bedrooms, a social room with fireplace, and indoor toilets. Another cabin (Building 8) offered further sanitary accommodations on the camp, equipped with additional modern lavatory facilities and showers/baths. The summer camp cabins continue to have a historic septic tank standpipe and cap centered between them, south of Building 8.

The camp originally had an attendance limited to 28 boys, but later expanded to 35 boys. Although information from the Nielsen and Norgren histories indicates that girls could also attend the camp in some capacity by at least the latter half of 1930s, no information was found regarding such attendance (Sumrall 2017c). Available sign-up periods for the boys camp were from one week to nine-week durations. The camp operated every summer from June 23 to

Byers Peak Ranch
Name of Property

Grand, CO
County and State

August 25 and gave its campers a combination of frontier and ranch experiences centered on horseback riding. Upon arrival, each camper was assigned a horse, which they learned to care for themselves. They took increasingly longer trips on horseback, eventually camping for a few days in the mountains beyond the ranch. Other camp activities included hiking, fishing, swimming, athletics, nature study, and craftsmanship. Trips to Estes Park, Gray's Peak, Mount Evans, Torrey's Peak, or a gold mine were offered via automobile excursions (Byers Peak Ranch for Boys 1932). Apparently, the Byers Peak Ranch retained the horse herd for a time after the summer camp closed, finally selling off all 32 horses and tack in 1945 (Sumrall 2017c).

When the camp suffered financial default in 1939, Aksel Nielsen and Carl Norgren acquired the former Byers Peak Ranch for Boys for use as a summer vacation property. Aksel Nielsen immigrated to the United States at a young age and achieved the American Dream. Born in Denmark, he and his mother immigrated in 1910 when he was 9 or 10 years old. His career started as an office boy in downtown Denver's financial district. His tenure in finance later led him to found the Mortgage Banking Association's School of Mortgage Banking. His long-time friendship with Eisenhower led to his serving as a member of the Civil and Defense Mobilization Board in 1958 (NARA 2017:Nielsen Finding Aid). Aksel Nielsen died in 1984 at age 83.

Carl Norgren was a Denver businessman remembered for founding Norgren USA, a machine lubricator company, and for starting one of the nation's first employee profit-sharing programs. He too was a long-time associate of President Dwight D. Eisenhower (Colorado Business Hall of Fame 2017). Carl Norgren died in 1968 at age 77.

On the greater Byers Peak Ranch lands, Nielsen and Norgren perpetuated agricultural use by running cattle. The boys camp also maintained agricultural heritage through retention of the ranch family in residence; a practice that Nielsen and Norgren continued. Whereas the Byers Peak Ranch for Boys had earlier operated from a homestead-sized 160 acres, Nielsen and Norgren eventually expanded the ranch holdings to approximately 3,800 acres—including a three-mile long stretch of St. Louis Creek suitable for trout fishing by the 1950s. When their friend Eisenhower returned as a hero from World War II, Nielsen offered Byers Peak Ranch as a sanctuary for the famous Allied Supreme Commander in Europe (Martens et al. 2015:14–15). Eisenhower used the ranch as a private fishing retreat where he also enjoyed cooking and painting (Sladek 2005:8–17). When he later received the Republican nomination for president in 1952, Eisenhower brought his running mate, Richard M. Nixon, to the ranch to strategize, fish, and cook. In 1954, he escorted former President Herbert Hoover to the ranch. Eisenhower is quoted as saying: "I like to stay for several days at a time." His 1952 visit was for seven days and his presidential visits between 1953 and 1955 totaled twenty-six days cumulatively (RMN 1952:1; Martens et al. 2015:14–15).

Criterion C: Architecture

Ranch Type

The Main Ranch House (Building 1) is a good example of the Ranch type and is the only contributing building of this type in the district. Constructed in 1955, character-defining features include its single-story with a low-pitched roofline, exterior vertical plywood siding, and various sized aluminum-framed windows. Additionally, it has a simple, unadorned exterior with a very geometric, largely rectangular footprint. Porches are open, and decking is plain wood or concrete without rails. The roof is wood shingled. The level of integrity is high. Building 1 is

Byers Peak Ranch
Name of Property

Grand, CO
County and State

unaltered since its construction and, therefore, remains a good example of a Ranch type residence.

Rustic

The 1930s summer camp cabins (Buildings 5, 6, 7, and 8) and the fishing cabin (Building 10) are good examples of the Rustic style. Buildings 5, 6, and 7, characterize the summer-camp era, with character-defining features that include cross-gabled, central-entry porches and decks and horizontal, bark-on-log construction with false-notched corners. Intact at most cabins are also eight- and six-light paired wood casement windows. The cabins also have river cobble chimneys, a distinctive feature of the style. Most roofs remain wood shingled. The Fishing Cabin (Building 10), echoes the exterior style of the other Rustic-style cabins, but has a small one-room footprint reminiscent of older cabins in the district. Building 8, one of the 1930s summer camp cabins, demonstrates a different Rustic style as a vertical-log building with bark removed. Unlike the other summer camp cabins that served as living quarters, Building 8 is differentiated by serving as a more utilitarian lavatory and shower facility. This building style and the described elements are important for conveying the mountain recreation and vacation themes in local history. The summer camp cabins are particularly good examples of this that are not well represented in the region. Notably similar cabins from the YMCA at Granby, Colorado, are now gone.

Pioneer Log

Buildings 3, 4, 9 and 14 are good examples of one-room Pioneer Log cabins. Character-defining features include end gables, rectangular or square footprints, wood shingles, and six-light, often fixed-pane, windows framed in milled lumber. These early Pioneer Log ranch buildings, as Building 4 exemplifies in particular, were built in a different manner from the later Rustic-style log cabins constructed for summer camp use. One of their notable characteristics is the flattening of some of the log exteriors, rather than always being left naturally rounded as is found on the Rustic style. All of the Pioneer Log buildings have bark removed and all appear to be saddle-notched (except for Building 3, which shows exceptional vertical log construction). Also, the original Pioneer Log ranch buildings had brick chimneys and chimney pots, whereas the summer camp cabins have more Rustic cement mortar and river cobble exterior chimneys. The remaining one-room cabins all lack chimneys or fireplaces (Buildings 3, 4, 9, and 10). The Pioneer Log style, including the original ranch house at Byers Peak Ranch, generally matched other older historic log houses known in the area from historic photographs, such as Gaskill's Summit House at Berthoud Pass and the Spruce House (in present-day Winter Park) (Partners for Access to the Woods [PAW] 2012a, 2012b). During original settlement of the Fraser Valley, Pioneer Log construction was the most commonly represented form in local buildings. Intact examples of this type are becoming rare—the few other examples remaining in the vicinity—like the Cozens Ranch have been noted in the nomination. Pioneer Log buildings remain important for representing the logging and ranching roots of the region as well as the local transition from resource extraction economies to tourism economies. In the Byers Peak Ranch Historic District, the few building that remain of this type are important for preserving Pioneer Log construction examples as well as evoking the full span Colorado history in Middle Park.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Consideration of Criterion B

Many people associated with Byers Peak Ranch contributed to its history and added great vitality to its historic narrative, from the homesteading era through summer camp development to prominent vacation retreat with presidential connections. However, associations with the ranch are not key to these individuals' significance, the most prominent being Eisenhower. Other properties are more closely associated with the productive work of Eisenhower and the other important individuals involved in the history of the district. Therefore, the Byers Peak Ranch Historic District is not eligible under Criterion B. See also the discussion of people associated with the district in the Historic Context section below.

Consideration of Criterion D

The ranch had a rich history as part of the settlement of the Fraser Valley before it was converted into a vacation property that could have produced archaeological materials from structure remains to patterned artifact deposits. However, the material remains from that period are almost entirely absent. The property appears to have been maintained free of the detritus of previous years. New buildings appear to have been built where earlier buildings stood, and earlier foundation remains are not in evidence. Although outhouses were likely used during the earliest settlement of the ranch, none remain. Locations of any remaining privy pits are unknown and were filled after the property's use as a camp (when indoor toilets were added in the 1930s). If obscured privy pits do exist within the district, they may be a viable topic open to future research and investigation. Buildings and structures that remain in the district do not have further information to impart regarding construction or design techniques that are not available through other documentary sources. For these reasons, the Byers Peak Ranch Historic District is not eligible under Criterion D.

HISTORIC CONTEXT

The district's significance is considered in the contexts of original agricultural ranch development through the beginning decades of the 1900s, ranch conversion to a summer camp in the Great Depression of the 1930s, and use as a vacation property in the World War II through post-war years, ca. 1939 through 1955. After 1955, when the Ranch-type Main Ranch House was added (coincidentally in time for what would be the last Eisenhower presidential retreat on the property), other building development in the district and neighboring lands became more residential in character. The eras of Byers Peak Ranch history reflect the settlement of the Fraser Valley and Middle Park and the area's pre- and post-transition from primarily rural agricultural and forest economies to largely exurban recreational resort and mountain sport economies. The outdoor focus and reliance on the mountain environment has remained throughout.

Hay harvesting encouraged the permanent settlement of ranches in the natural grass meadows of the Fraser Valley at the time Colorado was designated a U.S. Territory in 1861. These first Coloradans, arriving here following the region's 1859 gold rush, sought routes across the Rocky Mountains to better connect to western markets in Salt Lake City and the Pacific Coast. The Fraser Valley, as part of the greater Grand River (now Colorado River) headwaters area known as Middle Park, provided a level path of travel after crossing the Continental Divide. When viable wagon roads were improved into the Fraser Valley in 1874, permanent ranches were established there along the Fraser River and the road paralleling that river.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Ranching and Settlement of the District

The Fraser Valley occupies the southeastern extent of Colorado's Middle Park. The Fraser Valley is reached through the mountains from the east through Berthoud Pass, a gap created by a fault line fracture. "On the northwest side of the pass," the authors of *Roadside Geology of Colorado* explain, "the Fraser River heads [begins] in the fractured zone. The Fraser Valley is floored by glacial moraines, with humps and bumps enclosing small ponds and marshy depressions" (Chronic and Williams 2002:160). St. Louis Creek, also originates in the same area near Berthoud Pass and below the 12,804' elevation of Byers Peak, named for *Rocky Mountain News* founder William Newton Byers. St. Louis Creek joins the Fraser River at the north edge of the town of Fraser. The river is apparently named after an early settler, and the town is seemingly named for its location along the river (cf. PAW 2012a; *The Steamboat Pilot* 1939:1, 1941:6). The Fraser River moves northwest and west across the glacial gravels of the valley through Byers Canyon at Hot Sulphur Springs to come in confluence with the Colorado River near the town of Kremmling, 43 miles west of Fraser.

Geographically, the town of Fraser is centered within the Fraser River's drainage of Middle Park basin with Byers Peak to the southwest and Saint Louis Peak to the south near Berthoud Pass, the Vasquez Peak Wilderness to the east, and Rocky Mountain National Park to the north. Although within this list of place names Vasquez is associated with the 1830s regional presence of frontiersman and fur trader Louis Vasquez, the names were largely assigned and retained beginning in the 1860s. The naming followed the 1859 Colorado Gold Rush as local settlers and the U.S. government sought trans-Continental Divide transportation routes for wagon roads and railroads to connect across Colorado to Salt Lake City and onward to the Pacific Coast (cf. PAW 2012a). In 1861, engineer Edward Louis Berthoud was the surveyor of a route from Clear Creek over the "Snowy Range" to Middle Park and beyond; to assist, other locals were recruited, representing miner communities that were also eager to create new inroads into and across Colorado's Rocky Mountains (RMN 1861a:2, 1874a:2). This exploration was for establishing a mail road for the Central Overland and California Express Company and potentially a rail route (McGrath 1934:47; RMN 1861b:2, 1861c:2). The Fraser River was named Moses Creek by the party after group-member Thomas Moses, who was first assigned to descend from Berthoud Pass to the Middle Park valley below (RMN 1861a:2; PAW 2012c; RMN 1874a:2). The blazing of a route over the pass from the bustling Clear Creek mining districts to Hot Sulphur Springs had an immediate effect. Between Berthoud's first exploration in May 1861 and his return along the route in July 1861, the publicized news of the new route encouraged numerous settlers to stream into the area (RMN 1861a:2, 1861d:2). On July 11, 1861, Berthoud wrote the following:

... we proceeded rapidly through the Park in a N.W. direction; we found several new houses erected since last May, several farms and ranches just starting into existence. Indeed since it has been found that one day's journey can take a person from Clear creek into Middle Park, hundreds are preparing to settle and take up the rich and beautiful farms so temptingly offered to them. (RMN 1861d:2)

During Berthoud's first trip into the Fraser Valley, members of the group reportedly began claiming ranch lands and staked the Hot Sulphur Springs town site.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

... time... was spent in exploring and mapping the park... each of the party, as was then the custom, taking up a ranche [sic] claim. They then proceeded to Hot Springs... A town site around and including the Hot Springs was marked out, the foundations of three cabin laid, a district organized and recorder appointed.
(RMN 1874a:2)

The district organized was the Middle Park Claim Club, “formed May 23, 1861, called ‘Citizens of Middle Park’ in the region east of Byers Canyon, centered at Hot Sulphur Springs” (Scott 1999:30). Accordingly, “claim clubs came into existence to secure... particular tracts of land against both latecomers and speculators” (Scott 1999a:30). These earliest of private claims in Middle Park preceded the Homestead Act of 1862; prior to that law, few mechanisms existed for legal land claims, and the Ute and Arapaho peoples contested claims to the area. “Most clubs ceased to exist after the federal land surveys were completed” (Scott 1999a:30). Ahead of the 1868 General Land Office (GLO) surveys of federal lands reaching Hot Sulphur Springs, William Byers positioned himself to patent the lands and town site for development of a resort (Granby Chamber of Commerce [GCC] 2017).

By 1868, when the Rocky Mountain Scientific Exploring Expedition of Major John Wesley Powell explored the Middle Park headwaters of the Colorado or “Grand” River and stopped with Byers at Hot Sulphur Springs (Aton 1994; GCC 2017; RMN 1868:1) and at least since 1867, the former Moses Creek was already commonly known as the Fraser River—under various spellings (RMN 1867:2, 1868:1). St. Louis Creek is identified by that name from Berthoud’s May 1861 survey onward throughout the 1860s (RMN 1861a:2; Scott 1999a:9–10 and 21; RMN 1866:3).

From the early U.S. territorial settlement of Colorado, the Fraser Valley was known for its lush hay meadows and the first industry was hay cutting before stock herding was brought in or roadhouses established (RMN 1861d:2, 1874a:2; PAW 2012b). Byer’s brother-in-law, Jack Sumner, may have been one of the first, ca. 1863, to cut hay in the upper Fraser Valley in anticipation of demand from proposed road developments. Regardless, in the 1860s “The Haystacks” remained a prominent landmark somewhere between the St. Louis Creek debouchment and Berthoud Pass (PAW 2012b; cf. Aton 1994:9; cf. GCC 2017). The roadway blazed by Berthoud and company remained essentially a trail during the 1860s (cf. PAW 2012b), and the first permanently established Fraser Valley ranches are not noted until road improvements were initiated in the early 1870s (cf. PAW 2012d, 2012e).

The Georgetown, Empire & Middle Park Wagon Road was the road over Berthoud Pass to first have improvements; it connected through the Fraser Valley in 1874 (PAW 2012d; Scott 1994:12). That year former Gilpin County Sheriff, William Zane “Billy” Cozens (or Cozzens), and family permanently established a ranch and roadhouse near Maryvale in the upper Fraser Valley in present-day Fraser (National Register listed in 1988; NRIS.88000709, 5GA.196) (Kelley 2017; Scott 1999b; GLO 1878). The Cozens Ranch apparently formed on the George Grimshaw ranch claim (originating in the 1860s) near the junction of the road from Empire over Berthoud Pass with the James Peak Trail from Central City (PAW 2012d; RMN 1874a:2; GLO 1878; Scott 1999a:8, 1999b). The first Fraser Post Office was created at the Cozens Ranch in 1876 (Kelley 2017). Another early settler and rancher, Captain Lewis DeWitt Clinton Gaskill and family, was also invested in the building of the Georgetown, Empire & Middle Park Wagon Road (5CC.600/5GA.808.2). In 1874, the Gaskills established the Summit House at the tollgate on

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Berthoud Pass (5CC.171/5GA.808), which they operated as a roadhouse for a decade or so (PAW 2012e). Like the Cozens, the Gaskills homesteaded ranch lands on the edge of the nascent Fraser town area. Early ranch residences were situated proximate to the nascent roadways, at streams, and ranchlands on the open valley bottomlands that provided natural grass hay meadows. The Gaskills (Lewis and daughter Bertha L. Gaskill-Gilbo) homesteaded neighboring hay meadows east of Peter Peterson, who homesteaded the Byers Peak Ranch lands (i.e., Bureau of Land Management [BLM] 2016:Accessions CO0610___.316 and CO0740___.388). Peterson held shares in the Gaskill Ditch (built 1891) and irrigated up to 140 acres of his lands from its St. Louis Creek waters (and the additional subsumed 1888 water rights of the Beaver Dam Ditch and 1891 rights of the B. L. Ditch) (DWR n.d.:Document 420537). Based on forested areas compared to meadow lands on twentieth century aerial images and topographic maps, it is currently unclear that anywhere near 140 acres of the Peterson Homestead were open to irrigation; however, the USFS notes a 1907 forest fire (caused by a locomotive spark) deforested the Fraser Valley, which reforested afterward (Alexander 1987). Clear-cutting was also a common practice on private lands in the valley in the early 1900s (Alexander 1987).

In addition to the road development, in 1874, also inspiring firmer settlement of Middle Park, Grand County was created as a result of boosterism of Byers and others, and Hot Sulphur Springs was designated as the seat of county government (RMN 1874b:2). In 1874, the population of eligible voters in the Fraser Valley precinct numbered over 20 (RMN 1874b:2). Fraser, although long having a post office on the Cozens Ranch and then the Gaskill Ranch, did not become an established, platted town—with a downtown commercial district—until 1905 with arrival of the Denver, Northwestern & Pacific Railway (5GA.82), also called the Moffat Road (and the town was not incorporated until 1953) (Graves 2017).

The year 1905 was also when Peter Peterson patented the lands on St. Louis Creek west of the Gaskill meadowlands (BLM 2016:Accession CO0180___.479). Peter Peterson, the Swedish emigrant who originally homesteaded the Byers Peak Ranch, decidedly arrived after the roads had improved a bit, by at least 1900 (according to the U.S. Census). The 1905 Peterson Homestead Patent covers the approximately 160 acres in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24 and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 25, Township 1 South, Range 76 West, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 1 South, Range 75 West. The timing of Peterson's Homestead Patent means that he claimed the lands before the railroad was assured or possibly even known. Indeed, the U.S. Census for 1900 finds him in the valley, where he remained through the propitious years of Fraser's founding. Peterson was not simply a latecomer compared to the Gaskills and Cozens, he was comparatively young; according to the U.S. Census for 1900, he emigrated from Sweden only in 1885 at the age of 18. Although it is unclear, based on the commonness of his name, where this Peter Peterson was and what his occupation was between 1885 and 1900, between the 1900 and 1910 censuses he remained a bachelor rancher. Various mentions in the local paper indicate that he was prominent in the local Fraser social club (MPT 1908:5, 1909:5). The 1910 census found him still single on May 6; he then married Bertha Amanda von Rosenberg on May 11 in Denver. County assessor records provide the older cabins' construction dates at Byers Peak Ranch generally to be 1910. Peterson sold the ranch by 1913 and was living in Osawatomie, Kansas, with his wife by 1914 (he died there in 1918—13 years younger, Bertha died in Idaho Springs, Colorado in 1924).

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Peterson may be responsible for development of the original log ranch buildings, still depicted in the 1930s photographs of the Byers Peak Ranch for Boys (DPL n.d.a). The ca. 1910 date of the ranch improvements are probable because Peterson seems to have remained a bachelor rancher until he was married in 1910 and departed the ranch ca. 1913 [Colorado ED57:6A]), (*Middle Park Times* [MPT] 1913:1, 1914a:1). Middle Park local resident Hugh J. Harrison purchased the “old Peterson property in Fraser” in 1913, but seems not to have held the property for long; possibly due to relocating to Hot Sulphur Springs when elected County Clerk in 1914 (MPT 1913:1, 1914b:4). By 1914, Obadiah P. Aspey was associated with the ranch, and the ranch was called the “Aspey ranch, formerly owned by Peter Peterson” (MPT 1914c:5, 1916:1). By 1915, the Aspeys appear to have already begun leasing the ranch as a summer retreat, in this case to the A. DeLong family of Denver, who intended to “settle” there more permanently as of 1916 (MPT 1915:1, 1916:1). Yet, by 1917, L. L. Hanna of Denver had purchased “the ‘Old Pete Peterson’ ranch near Fraser” (MPT 1917:1). The Davie family owned the ranch by the time it sold to Jesse G. Arnold, who developed the Byers Peak Ranch for Boys in 1932 (Sumrall 2017a).

As described, the Peter Peterson Homestead changed hands frequently until the Davie family was able to span their tenure into the era of the Byers Peak Ranch for Boys operation. No developments remaining on the ranch are confirmable as dating to the years between Peterson and the Davies. Although the Nielsen Reservoir and St. Louis Creek bottomlands extend slightly northward onto lands originally homesteaded by Justus Haven in 1898, the Haven homestead lands with sufficient building space outside of the St. Louis Creek floodplain are all on the northwest side of that creek and northwest of GCR 73 (BLM 2016:Accession CO0600__475).

It is unknown whether Peterson’s marriage inspired his departure or if changes in available opportunities did (most owners did not seem to be able to make a go of the Peterson ranchlands as a working agricultural estate). The town of Fraser originally grew as a division point on the railroad and with USFS offices placed there ca. 1905; however, the division point was moved to Tabernash in 1913, and the USFS offices moved to Hot Sulphur Springs and Idlewild in 1915 (Graves 2017). Fraser retained railroad access for its timber harvest and lumber milling businesses. George Eastom, who originally platted Fraser as a townsite, was a mill owner and had established the Middle Park Lumber Company on St. Louis Creek (Graves 2017). From 1906 until bankruptcy in 1912, the company ran a large sawmill on the north side of Fraser, on the west side of the railroad and highway (Alexander 1987). The company also connected a rail spur and a flume from the sawmill to leased federal forestlands in the current area of the Fraser Experimental Forest (established 1937 [Alexander 1987]). The timber flume was depicted to connect southwestward from the sawmill, down the northwest bank of the creek to USFS lands on USGS topographic maps for 1924, but was gone by 1957 map updates. The paralleling road accessing USFS lands on the northwest side of St. Louis Creek was reached from the lumber mill area as well, before the GCR 73 bridge was placed over St. Louis Creek between ca. 1946–1947 for creation of an all-weather road to the Fraser Experimental Forest Station (Alexander 1987). By 1918, the railroad, flume, and sawmill were dismantled (Alexander 1987). Be that as it may, a sawmill or lumber yard remains are readily distinguishable on the north bank of St. Louis Creek on the 1938 and 1947 USFS aerial photographs. The Koppers Co. had subsequently taken over logging operations in the area (Alexander 1987).

The timber and lumber businesses are attributed as being the reason for Scandinavian settlers—primarily Swedes and Norwegians—in the area, with some people apparently calling

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Fraser “Little Sweden” within the first two decades of the 1900s (Graves 2017). When logging camps were established, and became communities in the National Forest lands after ca. 1906, the larger were named Lapland, Stockholm, and Copenhagen (Alexander 1987). These largely declined with the 1912–1918 drop in the timber industry (cf. Alexander 1987).

Forest access was important for both logging and recreation. From the early days of Grand County settlement, Grand Lake and Hot Sulphur Springs were tourist destinations for those escaping the Denver summer heat for the cooler mountain parks. As ease of access continually increased to Middle Park, as with the railroad in 1905, mountain tourism increased. The road route over Berthoud Pass was expanded into the Midland Trail Auto Road (5GA.772) between 1920 and 1923, and automobile tourism expanded. Automobile tourist camps like that in 1932 at Hideaway, between Fraser and the pass, and a new Berthoud Pass Inn were built. In 1925 the automobile road was incorporated into the interstate highway system and, by 1940, the highway was paved. Today ski traffic as well as weather can still make travel over the pass difficult. During the period of significance for the district, interested followers of Eisenhower congested the Fraser area and further supported the Eisenhower Administration’s concept of turning America’s interstate highways into a full freeway system (the Eisenhower/Johnson Memorial Tunnels on I-70 finally cut through the mountains west of Empire in 1973–1975 [Colorado Department of Transportation 2017]). Skiing began in the vicinity ca. 1937, and the Winter Park skiing association formed in the ensuing decades snowballed into what is now the town and resorts of Winter Park. The history of the Byers Peak Ranch Historic District as a vacation property fits right in with these important local events.

The Change from Agriculture to Vacation Retreat

The Davies stayed on in the original ranch house, worked the agricultural aspects of Byers Peak Ranch, and served as caretakers even after it became a summer camp (DPL, n.d.a, n.d.b; Sumrall 2017a). Under the Nielsen/Norgren ownership, by 1952, Bacel Tellier leased and ran the ranching part of the operations (RMN 1952:1). In later years, John Work became the caretaker of the ranch and continued irrigation of the greater ranch pastures and hay fields (Resource Engineering Inc. [REI] 2011; Work 2017). Minimally, the Norgren family maintained an agricultural ranch company in association with the property into recent times, the “Norgren Cattle Co.,” according to a Grand County mortgage record from 1984.

The original Peter Peterson homestead in 1905 covered 160 acres, with the ranch headquartered at the northeastern-most corner, the closest point to Fraser and near St. Louis Creek. The ranch size remained 160 acres through the time of the Nielsen/Norgren purchase (Martens et al. 2015). Nielsen and Norgren began purchasing surrounding ranch lands, reaching at least 1,900 acres by 1952 and ultimately about 3,800 acres (CDT 1952:7; Martens et al. 2015). Over the years, beginning in the 1950s, the Nielsens and Norgrens sold some parcels, and other residences began to develop in the area; however, the core ranch stayed in Nielsen and Norgren family ownership into recent times (as evident from current County Clerk property entries).

However, it was subsequent to Arnold’s purchase of the Peterson property that the ranch developed a greater visibility in Denver and elsewhere across Colorado. This was more to do with Arnold’s reputation than the attractions associated with Peterson’s ranch. His reputation was built through his involvement in the boys’ ranch creation for the YMCA. After leaving the

Byers Peak Ranch
Name of Property

Grand, CO
County and State

YMCA, Arnold opened the Byers Peak Ranch camp in 1932 during the most difficult years of the Great Depression (RMN 1949:30). Arnold retained the original ranch buildings (cf. notes with DPL n.d.a) and remodeled the ranch house that formerly occupied the area near the entry of the ranch on the northeast along with the barn and outbuildings—including Building 4 and probably Building 14. Arnold was responsible for building the summer camp cabins that are clustered at the center of the historic district, immediately south of the original ranch yards (see Buildings 5 through 8). Byers Peak Ranch for Boys' brochures from ca. 1932, 1934, 1935 and 1939 indicate the purposes of the buildings (Arnold 1932, 1934, 1935; Sumrall 2017a, 2017b, 2017c). The original ranch house provided the dining hall and kitchen when the summer camp opened. Two of the summer camp cabins were designed for two different age groups. Both cabins featured bathrooms (Sumrall 2017c). The brochures identified a crafts shop and trading post. By 1939, the camp could hold 35 boys (Sumrall 2017c).

Aksel Nielsen may have known Arnold from his earlier days at the YMCA (Sumrall 2017a), and Nielsen's daughter (Virginia) is known to have attended the summer camp, which was open for more than just boys at some point (Martens et al. 2015; Sumrall 2017b). Regardless, Nielsen appears to have been involved with supporting the property as early as 1934, and possibly his title insurance company held the mortgage (Sumrall 2017a; CDT 1952:7). Denverites Aksel Nielsen and long-time friend and business partner Carl Norgren acquired the property in 1939 when the summer camp went into financial default (Martens et al. 2015). A daughter of Norgren's had also attended the camp and had been a camp counselor. Nielsen and Norgren were involved with the National Western Stock Show in Denver at the time of the ranch acquisition and also had an interest in cattle ranching.

Nielsen built the modern ranch house (see Building 1) in 1955, proximate to the location of the original ranch house. The original barn remained adjacent to that house at least through 1955 (based on Eisenhower family photographs at the PVM in Hot Sulphur Springs [PVM n.d.]). The barn has since been relocated a short distance across the adjacent property line to the Delaney Ranch and is still visible across the yard from Nielsen's 1955 house (Building 1). The original ranch house was apparently moved along the access road to the northeast to the Lipscomb property (Sumrall 2017a); however, it is not currently identifiable there.

Nielsen had at one time been the bookkeeper and financial advisor to John Doud, father to Dwight Eisenhower's wife, Mamie. Nielsen and Eisenhower met as early as 1925 and their friendship centered on their passion for fishing and the outdoors. They began fishing together and taking trips into the Rocky Mountains. Letters between Nielsen and Eisenhower indicate that Eisenhower began to visit Byers Peak Ranch in the early 1940s prior to U.S. entry into World War II (Martens et al. 2015).

Originally from Abilene, Kansas, and as a Lieutenant fresh out of the United States Military Academy at West Point in 1915, Eisenhower received his first posting at Fort Sam Houston in San Antonio, Texas. There he met Mamie Geneva Doud, wintering with her Colorado-based family in San Antonio. They married on July 1, 1916, in her parents', John and Elvira Doud's, Denver home at 750 Lafayette Street (Sladek 2005). Mamie largely stayed with her parents while Dwight Eisenhower received various posts around the nation and world, including a stint at Fort Logan in Colorado. Nielsen and Eisenhower may have met at the Doud home ca. 1925 (Martens et al. 2015). During the Eisenhower family's summer visits to Denver in the 1930s, Nielsen took Eisenhower fishing on the Swan Hereford Ranch, owned by Nielsen crony and

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Denver banker Bal Swan, along the South Platte River near Pine, about 50 miles southwest from Denver (Fraser 2016). Eisenhower spent the duration of World War II, 1941 to 1944, in Europe; he retired from the Army in 1948. He first sought and won the presidency in 1952. During that campaign, he took his running mate, Rickard Nixon, with him on his first well-reported trip to Byers Peak Ranch (cf. CDT 1952:1 and 7).

During his first term, Eisenhower spent time each summer, 1953 through 1955, in Colorado. He had offices at Lowry Air Force Base at the east edge of Denver (5AH.797 and 5DV.712), and his cadre of journalists dubbed the Doud home on Lafayette Street in Denver the “Summer White House” (National Register listed in 2005, 5DV.747; NRIS.05001087). During this time, Eisenhower retreated three times to Byers Peak Ranch, apparently without Mamie, but occasionally with some of his four grandchildren and daughter. Eisenhower’s final presidential retreat to Byers Peak Ranch was in 1955. In the summer of 1955, Nielsen wrote to Eisenhower informing him about the new residence (see Building 1) that had been constructed on the property. Nielsen described the Youngstown steel kitchen, dining room, and separate bedroom with private bathroom for the President of the United States (NARA 2016). Eisenhower gave up his Byers Peak Ranch retreats after experiencing a heart attack while in the Denver area in September 1955 (Sladek 2005). Notably the house was built for the Nielson and Norgren families’ use in general, not just for the occasional brief Eisenhower visit. The only building that may have been built in relation to the Eisenhower visits was “The Chalet” (Building 2) reported to have been constructed for Secret Service use. Other historic buildings on site had interior, rather than exterior, modifications made specifically for vacation use, including to meet Eisenhower’s needs.

The end of the Eisenhower visits marks the end of an era at Byers Peak Ranch. At least by 1956, Nielsen and Norgren were selling neighboring land parcels around the core ranch, as evident in county clerk deed records (i.e., Instrument #83316). The Norgren family added the residence at 1104 GCR 73 in ca. 1965 (Building 15). Ranch workers John and Irene Work received adjacent lands in 1965 (Instrument #102935). As noted regarding Building 8, portions of the central ranch were also transferred and some of the former summer camp areas modified under later ownership—in the case for Building 8 during the Sharp family occupancy that began ca. 1994 and at which time they added the new residence at 1120 GCR 73 (Building 16). Otherwise, the core of Byers Peak Ranch stayed with the Nielsen and Norgren families, eventually transferring from named ownership by individual family members to the Byers Peak Ranch LLC held by them. The Sharp family relation to the other property owners is unknown. In 2014, the Sharps warranted their portions of the property back into the greater ranch holdings under Gold Medal Ranch LLC (Instrument #2014004582), the current successor to Byers Peak Ranch LLC (and various iterations of that name), created from the Nielsen/Norgren holdings. Gold Medal Ranch LLC, established in 1998, is headed by Norman A. Carpenter (Colorado Secretary of State 2017). The district has remained residential and recreational through time. The ranch reconsolidation process included the intent of preservation of the historic Byers Peak Ranch buildings (Tulley 2013).

Byers Peak Ranch
Name of Property

Grand, CO
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alexander, Robert R.

- 1987 *Early History of St. Louis Creek and the Fraser Experimental Forest: A Narrative*. Available at: http://www.fs.fed.us/rm/pubs_rm/rm_gtr149/rm_gtr149_001_011.pdf. Accessed August 28, 2016.

Ambrose, Stephen E.

- 1990 *Eisenhower, Soldier and President*. Simon & Schuster. New York.

Ancestry

- n.d. U.S. census records [digital]. Available at: <https://www.ancestry.com/>. Accessed December 2016 and January 2017.

Arnold, Jesse G.

- 1932 Byers Peak Ranch for Boys. Brochure produced by owner and director Arnold. Copy at Grand County Historical Association.
- 1934 Byers Peak Ranch for Boys. Brochure produced by owner and director Arnold. Copy at Grand County Historical Association.
- 1935 Byers Peak Ranch for Boys. Brochure produced by owner and director Arnold. Copy at Grand County Historical Association.

Aton, James M.

- 1994 John Wesley Powell. *Boise State University Western Writers Series* Number 114, available at <http://scholarworks.boisestate.edu/cgi/viewcontent.cgi?article=1008&context=wws>. Accessed January 22, 2017.

Banks Gose, Mitzi

- 2015 *Paint Like Ike*. Available online at <http://eisenhowerfoundation.net/212/Preparation>. Accessed December 28, 2016.

Broomfield Depot Museum

- 2016 "When the President Came to Town: The Eisenhowers in Broomfield." Local History Comes Alive! 2016 Speaker Series. August 3, 2016. Investment information provided by June Harper in her Mitze family history presented at the event.

Bureau of Land Management

- 2016 General Land Office Records. Available at: <http://www.glorerecords.blm.gov/search/>. Accessed August 28, 2016.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Chicago Daily Tribune (CDT)

1952 Eisenhower Plays K.P. for Ranch Guests. July 25:1 and 7. Available at:
<http://archives.chicagotribune.com/results/?q=july%2024%2C%201952>. Accessed
January 26, 2017.

Chronic, Halka and Felicie Williams

2002 *Roadside Geology of Colorado*. Mountain Press Publishing Co., Missoula, Montana.

Colorado Business Hall of Fame

2017 *Carl A. Norgren*. Available at: <http://www.coloradobusinesshalloffame.org/carl-a-norgren.html>. Accessed January 31, 2017.

Colorado Department of Transportation

2017 About the Eisenhower Tunnel. Available at: <https://www.codot.gov/travel/eisenhower-tunnel/description.html>. Accessed November 5, 2017.

Colorado Division of Water Resources (DWR)

n.d. Colorado's Decision Support Systems (CDSS). Available at
<http://cdss.state.co.us/onlineTools/Pages/StructuresDiversions.aspx>. Accessed
January 17, 2017.

Colorado Secretary of State

2017 Articles of Incorporation: Gold Medal Ranch LLC. Available at:
<http://www.sos.state.co.us/biz/ViewImage.do?fileId=19981203374&masterFileId=19981203374>. Accessed November 4, 2017.

Colorado State Library

n.d. Colorado Historic Newspapers Collection (CHNC). Available at:
<https://www.coloradohistoricnewspapers.org/>. Accessed December 2016 and
January 2017.

Denver Public Library (DPL)

n.d.a 10008508.tif (x8508): The Ranch House and Barn. In Digital Collections available at:
<http://digital.denverlibrary.org/cdm/singleitem/collection/p15330coll22/id/6544/rec/8>.
Accessed December 28, 2016.

n.d.b 10008512.tif (x8512): Byers Peak. In Digital Collections available at:
<http://digital.denverlibrary.org/cdm/singleitem/collection/p15330coll22/id/6344/rec/11>.
Accessed December 28, 2016.

Fraser, Town of

2016 "Dwight Eisenhower loved to fish...." Unattributed manuscript. Available at:
<http://www.frasercolorado.com/gcsearch.aspx?q=eisenhower>. Accessed June 30,
2016.

2017 Snow Planning Routes [Map]. Available at: <http://frasercolorado.com/Modules/ShowDocument.aspx?documentid=1375>. Accessed November 4, 2017.

Byers Peak Ranch

Name of Property

Grand, CO

County and State

Freni, Al

- 1955 Pres. Dwight D. Eisenhower watching 7-yr-old grandson David fish as they stand at end of rickety pier, on Fraser River at Byers Peak Ranch. Getty Images, available at <http://www.gettyimages.com/detail/news-photo/dwight-d-eisenhower-with-his-grandson-david-at-byers-peak-news-photo/50385502#dwight-d-eisenhower-with-his-grandson-david-at-byers-peak-ranch-how-picture-id50385502>. Accessed December 28, 2016.

General Land Office (GLO)

- 1878 Township No. 1 South, Range No. 75 West of the Sixth Principal Meridian [map]. Available at <http://www.gloreCORDS.blm.gov/search/>. Accessed January 19, 2017.

Google Earth Pro [GEP]

- n.d. [Software] Version 7.1.2.2041 (2013 build). Available at <https://www.google.com/earth/download/>.

Granby Chamber of Commerce (GCC)

- 2017 The History of Granby and Grand County... The Judge. Available at <http://granbychamber.com/about-chamber/history-of-granby-and-grand-county/the-judge/>. Accessed January 22, 2017.

Grand County Clerk

- n.d. Grand County Colorado Official Records Public Web Search. Available at: <http://gcgovernmentapps.com/aptitude/oncoreweb/Search.aspx>. Accessed January 12, 2017.

Grand County Assessor

- n.d. Property Cards. Available at: <http://assessor.co.grand.co.us/assessor/taxweb/search.jsp> and through <http://co.grand.co.us/158/Parcel-Viewer-Online-Map>. Accessed January 11, 2017.

Graves, Chuck

- 2017 *Fraser*. Available online at <http://www.angelfire.com/co/chuckgraves/Fraser.html>. Accessed January 18, 2017.

Kelley, Joe

- 2017 Billy Cozens – First Settler in the Fraser Valley. In *Grand County History Stories* available at <https://stories.grandcountyhistory.org/article/billy-cozens-first-settler-fraser-valley>. Accessed January 22, 2017.

Martens, Kristi, Steve Sumrall, and Ashley Trotter

- 2015 Fraser: Dwight Eisenhower's summer playground. *Ski-Hi News*. September 3 and 4, 2015. Available at: <http://www.skyhidailynews.com/news/fraser-dwight-eisenhowers-summer-playground/>. Accessed September 28, 2016.

McGrath, Maria Davies

- 1934 *The Real Pioneers of Colorado: Volume I*. Denver Public Library Digital Collections: <http://cdm16079.contentdm.oclc.org/cdm/compoundobject/collection/p16079coll15/id/1400/rec/19>. Accessed January 22, 2017.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Middle Park Times (MPT)

- 1908 Tabernash and Vicinity. *Middle Park Times*. March 20:5.
- 1909 Tabernash and Vicinity. *Middle Park Times*. August 20:5.
- 1913 Fraser Doings. *Middle Park Times*. November 28:1.
- 1914a Letter from Kansas. *Middle Park Times*. February 20:1.
- 1914b The Official Count. *Middle Park Times*. November 13:4.
- 1914c For Sale [Aspey]. *Middle Park Times*. November 6:5.
- 1915 Fraser Notes. *Middle Park Times*. August 27:1.
- 1916 Fraser Notes. *Middle Park Times*. May 26:1.
- 1917 Fraser Notes. *Middle Park Times*. April 27:1.

Misbach, Neal (Lead Water Commissioner, Colorado Districts 36, 50 & 51 – Upper River)

- 2017 March 22 phone conversation with Heather Peterson, National and State Register Historian, Office of Archaeology and Historic Preservation, History Colorado.

National Archives and Records Administration (NARA)

- 2016 NIELSEN, AKSEL: Records, 1956–1959 and NORGREN, CARL A: Papers, 1948–1964. Abstract available at:
https://eisenhower.archives.gov/Research/Finding_Aids/pdf/Nielsen_Aksel_Records.pdf. Dwight D. Eisenhower Library. Abilene, Kansas.

National Park Service (NPS)

- 1995 How to Apply the National Register Criteria for Evaluation (Bulletin 15). Available at <https://www.nps.gov/nr/publications/bulletins/nrb15/>. Accessed February 3, 2017.

Partners for Access to the Woods (PAW)

- 2012a *MP 236 – 237: Headwaters of the Fraser River*. Available at <http://www.co.clear-creek.co.us/DocumentCenter/View/2506>. Accessed January 18, 2017.
- 2012b *MP 235 – 236: “The Haystacks” and Spruce Lodge*. Available at <http://www.co.clear-creek.co.us/DocumentCenter/View/2505>. Accessed January 18, 2017.
- 2012c *MP 249 – 250: Berthoud Falls*. Available at: <http://www.co.clear-creek.co.us/DocumentCenter/View/2520>. Accessed January 18, 2017.
- 2012d *The Georgetown-Empire-Middle Park Wagon Road on the Grand County side of Berthoud Pass*. Available at: <http://www.co.clear-creek.co.us/DocumentCenter/View/2497>. Accessed January 18, 2017.
- 2012e *The History of the Buildings at Berthoud Pass*. Available at: <http://www.co.clear-creek.co.us/DocumentCenter/View/2533>. Accessed January 18, 2017.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Pioneer Village Museum (PVM)

- n.d. [Photographs in the Grand County Historical Association Collections of the Eisenhower Family at Byers Peak Ranch in 1955]. Made available by Tim Nicklas, museum director, Hot Sulphur Springs, Colorado.

Resource Engineering Inc. (REI)

- 2011 *Byers Peak Properties, LLC and C. Clark & Meredith C. Lipscomb Water Resources Investigation Case No. 10CW309*. Available Colorado Division of Water Resources at: <http://cdss.state.co.us/onlineTools/Pages/StructuresDiversions.aspx>. Accessed January 17, 2017.

Rocky Mountain News (RMN)

- 1861a Report of the Recent Explorations for a Road over the Snow Range, at the Head of Vasquez River. *Daily Rocky Mountain News*. June 4:2.
- 1861b Central Overland Trail Route and Public Meeting. *Daily Rocky Mountain News*. April 30:2.
- 1861c Overland Rail Road Meeting. *Daily Rocky Mountain News*. May 4:2.
- 1861d The Overland Expedition. *Rocky Mountain News*. July 17:2.
- 1866 Colorado and California Wagon Road. *Daily Rocky Mountain News*. June 29:3.
- 1867 Wednesday's Local Items. *Rocky Mountain News*. December 4:1.
- 1868 The Powell Expedition. *Daily Rocky Mountain News*. August 24:1.
- 1874a Crossing the Range. *Daily Rocky Mountain News*. August 20:2.
- 1874b Election in Grand County. *Daily Rocky Mountain News*. September 13:2.
- 1949 Jesse G. Arnold [obituary]. *Rocky Mountain News*. January 19:30.
- 1952 Eisenhower to Spend Week at Scenic Mountain Retreat: Fraser Takes News of Ike's Visit Calmly. *Rocky Mountain News*. July 16:1.
- 1955 For the Record-Byers Peak Ranch. *Rocky Mountain News*. August 17:5.

Scott, Glenn R.

- 1999a *Pamphlet: Historic Trail Map of the Denver 1°x2° Quadrangle, Central Colorado*. US Geological Survey Geologic Investigations Series I-2639. Available at: <https://pubs.usgs.gov/imap/i-2639/Pamphlet.pdf>. Accessed January 20, 2017.
- 199b *Historic Trail Map of the Denver 1°x2° Quadrangle, Central Colorado (Sheet 2 of 2)*. US Geological Survey Geologic Investigations Series I-2639. Available at: <https://pubs.usgs.gov/imap/i-2639/Plate2.pdf>. Accessed January 20, 2017.

Sladek, Ron

- 2005 Doud, John and Elvira, House. National Register of Historic Places, Registration Form. Available at: <http://www.historycolorado.org/sites/default/files/files/OAHP/NRSR/5DV747.pdf>. Accessed August 28, 2016.

Smith, Jean Edward

- 2012 *Eisenhower in War and Peace*. Random House. New York.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Sumrall, Steve

- 2017a. Responses to "Questions for informants at Byers Peak Ranch." E-mail communication with Robert Autobee, SWCA. January 26.
- 2017b. Telephone communication with Robert Autobee, SWCA. January 23.
- 2017c. E-mail communication with Robert Autobee, SWCA. January 29.

The Steamboat Pilot

- 1939 Milby J. Frazier, Brand Inspector, Dies In Denver. *The Steamboat Pilot*. February 23:1.
- 1941 On the Square. *The Steamboat Pilot*. February 13:6.

Tulley, Reid

- 2013 Fraser developer to Preserve the 'Eisenhower Experience.' *Summit Daily* (September 9), available at: <http://www.summitdaily.com/news/local/fraser-developer-to-preserve-the-eisenhower-experience/>. Accessed October 31, 2011.

U.S. Geological Survey (USGS)

- 1924 Fraser, Colorado Topographic Quadrangle (1:62500). USGS, Denver.
- 1957 Fraser, Colorado Topographic Quadrangle (1:24000). USGS, Denver.

U.S. Forest Service (USFS)

- 1938 BOW 12-32 (October 26). In the Aerial Photographs of Colorado collection, available at:
<http://cudl.colorado.edu/luna/servlet/detail/UCBOULDERCB1~17~17~35196~103070:BOW-12-32>. Accessed January 19, 2017.
- 1947 BOW 32-144 (September 22). In the Aerial Photographs of Colorado collection, available at:
<http://cudl.colorado.edu/luna/servlet/detail/UCBOULDERCB1~17~17~38843~104064:BOW-32-144>. Accessed January 19, 2017.

Work, John

- 2017 Telephone communication with Robert Autobee, SWCA. January 23.

Young Men's Christian Association (YMCA)

- 2017 Camp Chief Ouray: History. Available at <http://campchiefouray.org/about-camp/history-of-camp/>. Accessed February 1, 2017.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office: Office of Archaeology and Historic Preservation
 - Other State agency
 - Federal agency: NARA / Eisenhower Presidential Library
 - Local government
 - University
 - Other
- Name of repository: Grand County Historical Association; Colorado Preservation, Inc.

Historic Resources Survey Number (if assigned): 5GA.4435

Byers Peak Ranch
Name of Property

Grand, CO
County and State

10. Geographical Data

Acreeage of Property 20

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

(Easting and Northing in meters)

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 OAHF by the U.S. Bureau of Land Management.

1. Zone: 13	Easting: 428976	Northing: 4421562
2. Zone: 13	Easting: 428976	Northing: 4421446
3. Zone: 13	Easting: 428921	Northing: 4421408
4. Zone: 13	Easting: 428876	Northing: 4421404
5. Zone: 13	Easting: 428844	Northing: 4421385
6. Zone: 13	Easting: 428843	Northing: 4421337
7. Zone: 13	Easting: 428767	Northing: 4421339
8. Zone: 13	Easting: 428752	Northing: 4421336
9. Zone: 13	Easting: 428745	Northing: 4421344
10. Zone: 13	Easting: 428584	Northing: 4421424
11. Zone: 13	Easting: 428584	Northing: 4421485
12. Zone: 13	Easting: 428604	Northing: 4421546
13. Zone: 13	Easting: 428632	Northing: 4421550
14. Zone: 13	Easting: 428655	Northing: 4421577
15. Zone: 13	Easting: 428664	Northing: 4421579
16. Zone: 13	Easting: 428663	Northing: 4421555
17. Zone: 13	Easting: 428673	Northing: 4421548
18. Zone: 13	Easting: 428699	Northing: 4421568
19. Zone: 13	Easting: 428688	Northing: 4421598
20. Zone: 13	Easting: 428695	Northing: 4421614
21. Zone: 13	Easting: 428716	Northing: 4421609
22. Zone: 13	Easting: 428732	Northing: 4421580
23. Zone: 13	Easting: 428762	Northing: 4421575
24. Zone: 13	Easting: 428798	Northing: 4421600
25. Zone: 13	Easting: 428777	Northing: 4421635
26. Zone: 13	Easting: 428794	Northing: 4421659

Verbal Boundary Description (Describe the boundaries of the property.)

Parenthetical numbers match UTM coordinates listed above. Beginning (1) at the property line on the east section line of Section 24, Township 1 South, Range 76 West, and north of the storage shed (Building 13) and commencing south along the section line to (2) the fence corner which begins the fence line that bounds the district on southeast, then southwest to a fence bend (3), west to a fence bend (4), southwest to a fence corner (5), south to a fence corner (6), west to a fence bend (7), southwest to a fence corner (8) on the southeast side of a gate and cattle guard, west-northwest to the fence bend (9) on the other side of the gateway/cattle guard, west northwest across the Nielsen Enlargement ditch and past the south tip of Norgren Reservoir to the St. Louis Creek bank (10), north along the creek bank to a stream bend (11), then following stream meanders along the creek channel banks in a winding route (12 through 25) to where the historic district corner (26) is met to return east-southeast to the property line

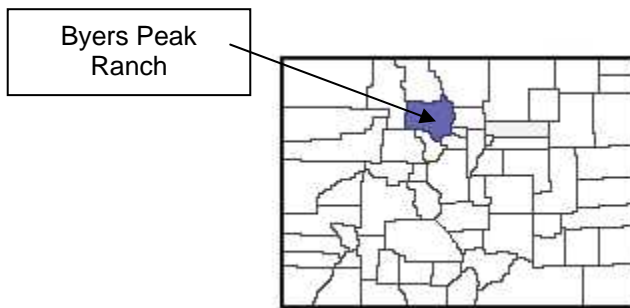
Byers Peak Ranch
Name of Property

Grand, CO
County and State

and district boundary corner (1) that was the starting point, forming a perimeter of 4,322' (0.82 mile). See the Additional Documentation for a USGS map portion with the numbered district boundary.

Boundary Justification (Explain why the boundaries were selected.)

The Byers Peak Ranch Historic District boundary was drawn to encompass all the historic buildings, sites, and structures that contribute to and are historically associated to the significance of the district. Some non-historic buildings and structures are encompassed within the boundary. The boundary is defined at southeast, between the east line of Section 24 and the cattle guard on the south egress of the ranch drive, by the fence line that differentiates the core-building complex of Byers Peak Ranch from surrounding open meadows. The boundary is defined at east by the Section 24 line, which is the private property line separating the Delaney Ranch, at southeast, and the Lipscomb lands at northeast. The historic buildings in the district and the ranch drive are generally aligned in a southwest–northeast orientation along the terrace edge above St. Louis Creek, which meanders from the southwest to the northeast; the embankment and winding channel of St. Louis Creek forms the northwest district boundary. Notably this stretch of St. Louis Creek, unlike stream lengths immediately southwest and northeast, retains much the same present-day courses of channel meander that are recognizable on the 1938 and 1947 USFS aerial photographs of the area during the period of historic significance for the district. St. Louis Creek and its setting are included as an important part of the historic recreational and environmental experience of the Byers Peak Ranch. The southwest district boundary takes a direct line from and nearly perpendicular to the ranch drive at the south cattle guard in heading to St. Louis Creek; this boundary line crosses the Nielsen Enlargement ditch and passes the southwest tip of Norgren Reservoir on the way. The northeast district boundary takes a direct line approximately parallel to the southwest district boundary in connecting between St. Louis Creek and the east line of Section 24 at the property line; this boundary line crosses the Nielsen Reservoir outflow channel where it meets the creek terrace scarp and passes the corral complex. Although originally the homestead was 160 acres and grew to a much larger parcel beginning in 1956 and continuing since, land was divided and sold. This core 20-acre area captures the key historic buildings and their setting that remains at Byers Peak Ranch from the period of significance (ca.1910–1955). Existing, delineating fences, private property lines, and stream channels are employed for this purpose, resulting in an irregularly shaped (26-sided) polygon.



Byers Peak Ranch
Name of Property

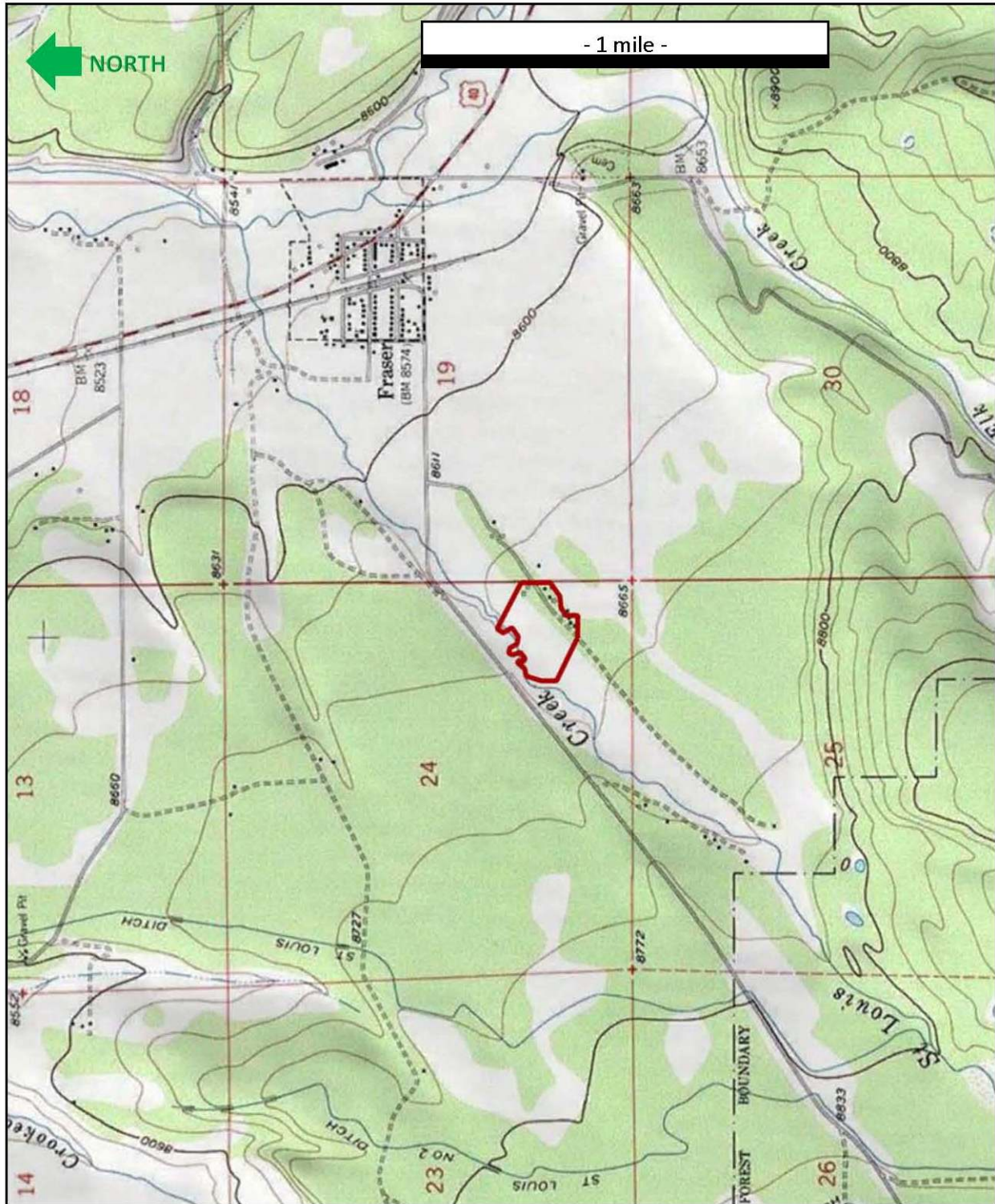
Grand, CO
County and State



Byers Peak Ranch Historic District labeled aerial image (Google Earth, October 9, 2015). District boundary is red exterior polygon. Building numbers are as assigned in form Section 7

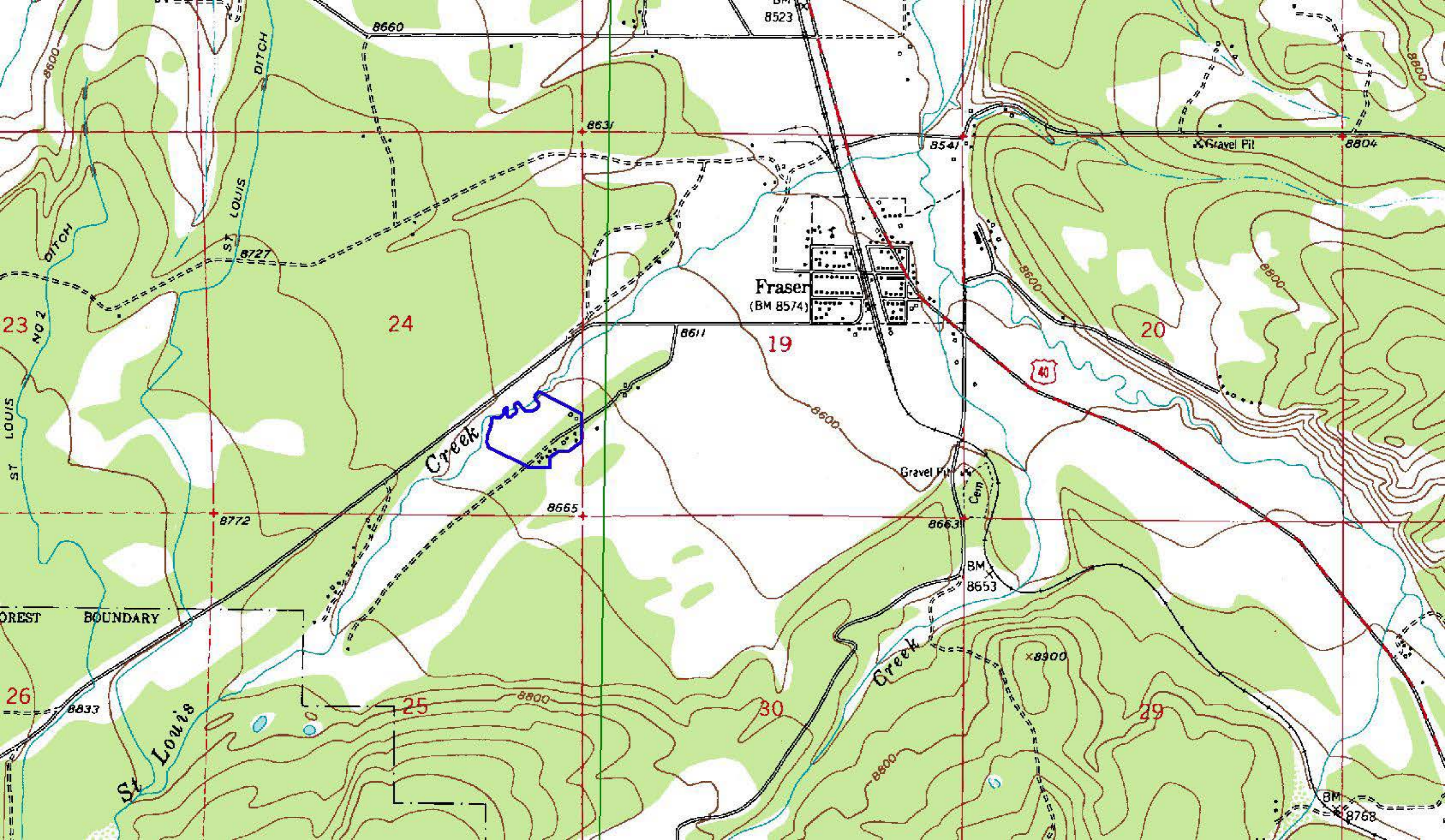
Byers Peak Ranch
Name of Property

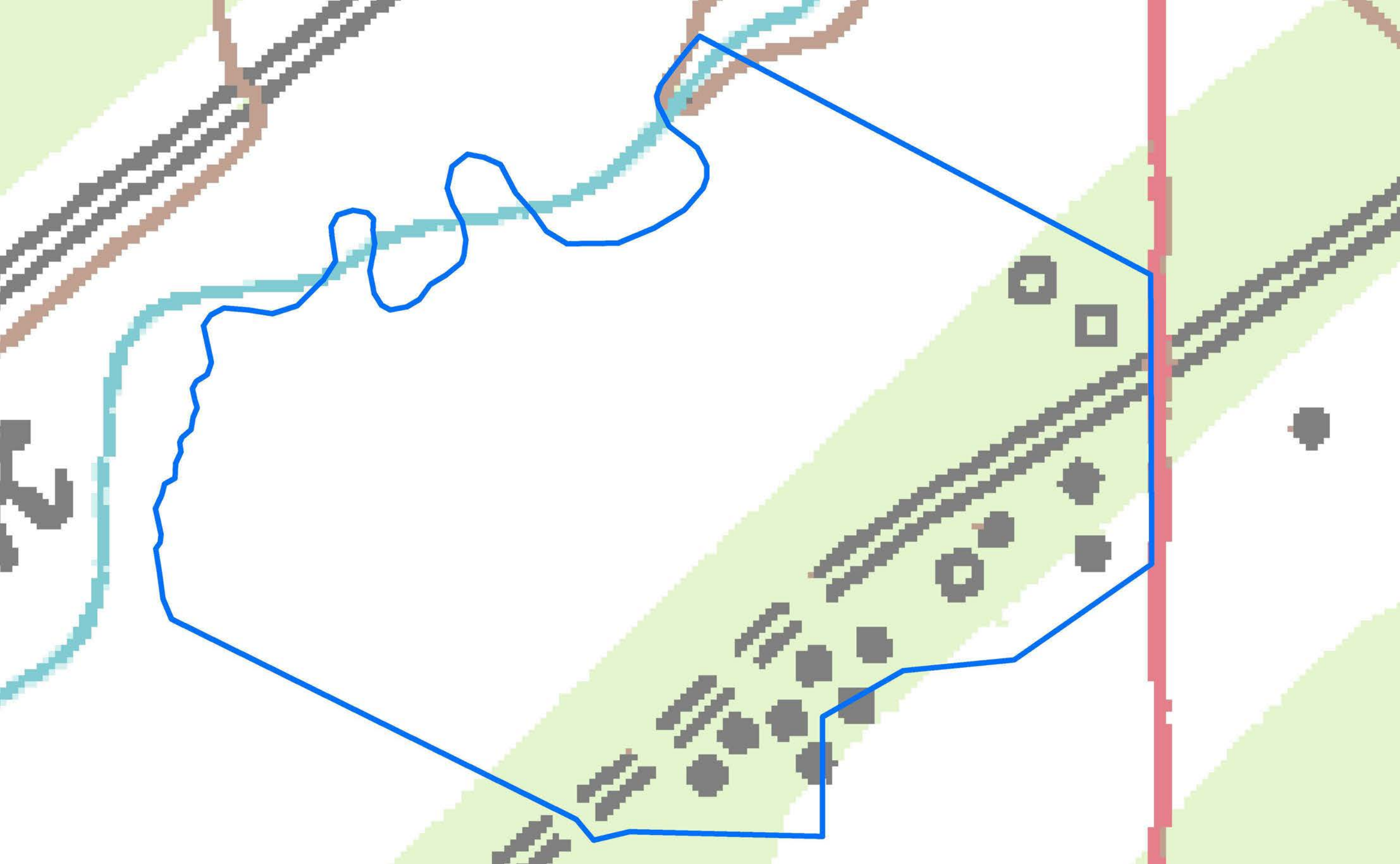
Grand, CO
County and State

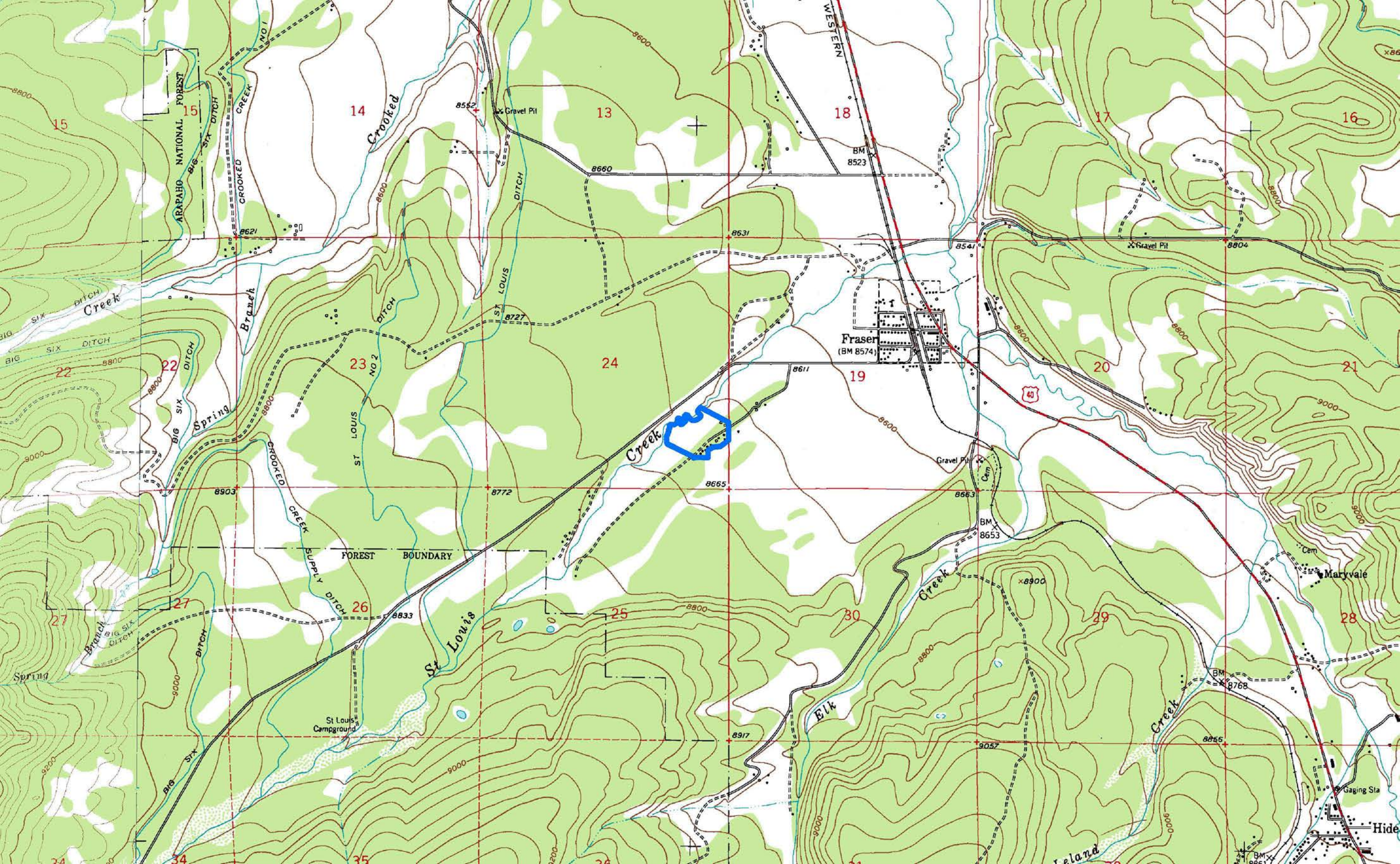


Byers Peak Ranch Historic District boundary (in red), in Section 24, Township 1 South, Range 76 West. Depicted on the USGS Fraser, Topographic Quadrangle, 1957.

Elevation: 8665'

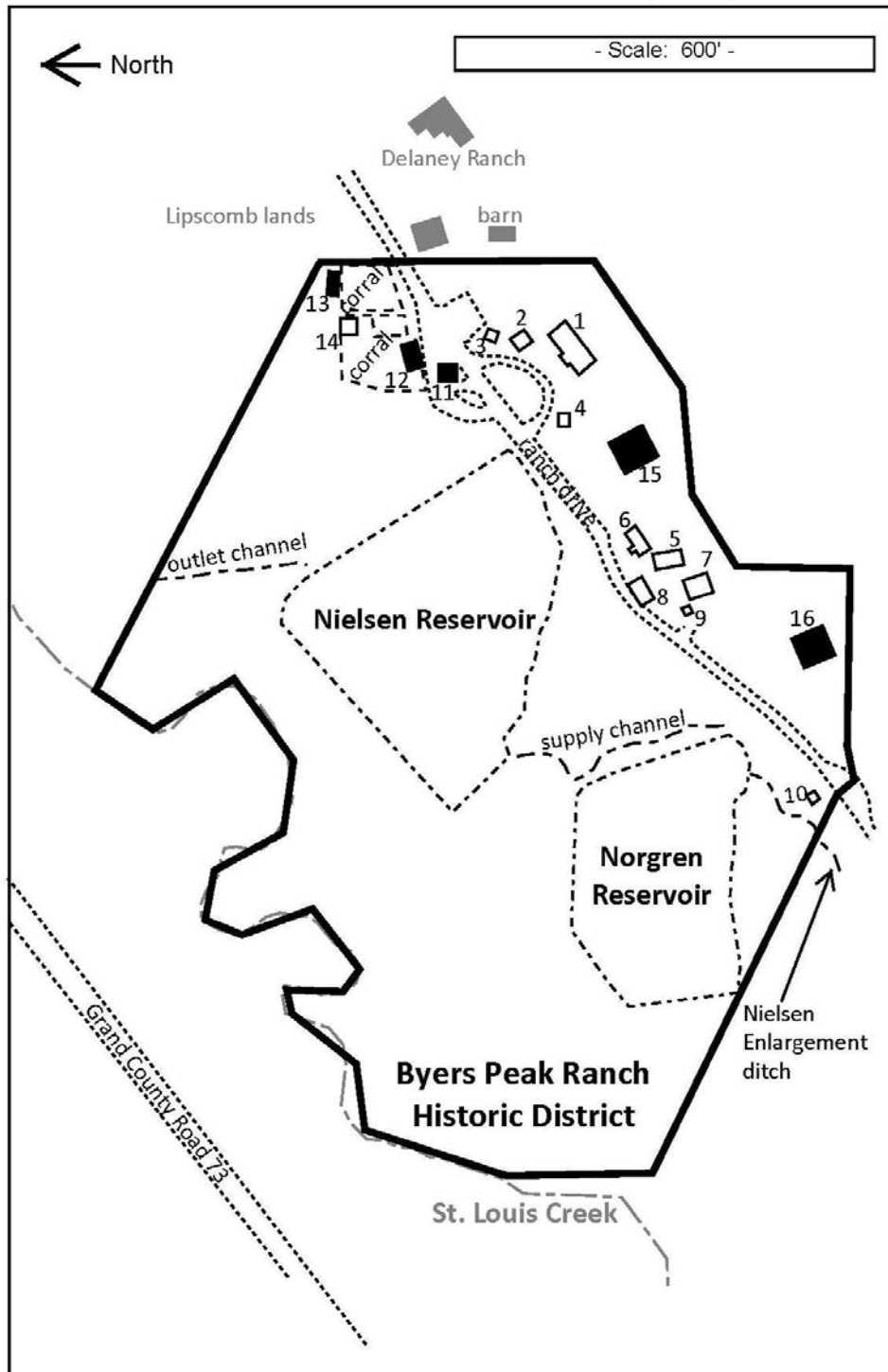






Byers Peak Ranch
Name of Property

Grand, CO
County and State



Byers Peak Ranch Historic District labeled sketch map. District boundary is heavier black exterior polygon. Building numbers are as assigned in form Section 7. White building polygons are contributing; black building polygons are noncontributing; and gray building polygons are not within the historic district. The ranch drive, corral, reservoirs, and ditch structures are the contributing structures.

Byers Peak Ranch
Name of Property

Grand, CO
County and State



Photo location map (Google Earth, October 9, 2015)

Byers Peak Ranch
Name of Property

Grand, CO
County and State

11. Form Prepared By

(for property owner:)

name/title: Scott C. Phillips, Robert Autobee, James W. Steely, and Jennifer Moon, historians

organization: SWCA Environmental Consultants (SWCA, Incorporated)

street & number: 295 Interlocken Boulevard, Suite 300

city or town: Broomfield state: Colorado zip code: 80021

e-mail: SPhillips@swca.com

telephone: 303.487.1183

date: November 6, 2017

Additional Documentation

Submit the following items with the completed form:

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Current Photo Log

Name of Property: Byers Peak Ranch

City or Vicinity: Fraser vicinity

County: GrandState: CO

Photographer: Colorado Preservation, Inc. (Cindy Nasky) and SWCA, Inc. (James W. Steely and Scott Phillips)

Date Photographed: September 6, 2015 (Nasky: Photos 1, 17, 19, 21 through 26, 28, and 31);
May 20, 2016 (Steely: all other listed photos, except Photo 38);
June 8, 2017 (Phillips: Photo 38)

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. 1102 GCR 73, Main Ranch House (Building 1), north façade, camera facing southeast.
2. Main Ranch House (Building 1), north façade, camera facing south-southeast.
3. Main Ranch House (Building 1), north and east façade, camera facing southwest.
4. Main Ranch House (Building 1), west façade, camera facing east.
5. Main Ranch House (Building 1), east façade, camera facing west.
6. Main Ranch House (Building 1), south façade, camera facing west.
7. Secret Service Cabin (Building 2), south and west façades, camera facing north.
8. Secret Service Cabin (Building 2), north and east façades, camera facing southwest.
9. Storage Shed (Building 3), north and west façades, camera facing southeast.
10. Storage Shed (Building 3), south and east façades, camera facing northwest.
11. Cook's Cabin (Building 4), east and north façades, camera facing southwest.
12. Cook's Cabin (Building 4), west façade, camera facing east.
13. Cook's Cabin (Building 4), east and south façades, camera facing northwest.

Byers Peak Ranch
Name of Property

Grand, CO
County and State

14. Kitchen/Mess Hall (Building 5), south and west façades, camera facing northeast.
15. Kitchen/Mess Hall (Building 5), east façade, camera facing west.
16. Kitchen/Mess Hall (Building 5), west and north façades, camera facing southeast.
17. Bunk House (Building 6), south façade, camera facing northwest.
18. Bunk House (Building 6), north and east façades, camera facing southwest.
19. Bunk House (Building 6), south and west façades, camera facing north.
20. Ike's Cabin (Building 7), south façade, camera facing north.
21. Ike's Cabin (Building 7), east and north façades, camera facing south-southwest.
22. Ike's Cabin (Building 7), west and south façades, camera facing northeast.
23. Ike's Cabin (Building 7), west façade, and Small Cabin-Aunt Jenny's (Building 9), south façade, camera facing northeast.
24. Small Cabin-Aunt Jenny's (Building 9), east and north façades, camera facing southwest.
25. Small Cabin-Aunt Jenny's (Building 9), north and west façades, camera facing southeast.
26. Empire State Cabin (Building 8), south and east façades, camera facing northwest.
27. Empire State Cabin (Building 8), north and west façades, camera facing southeast.
28. Empire State Cabin (Building 8), east façade (at right); Kitchen/Mess Hall (Building 5), north façade (center left); Ike's Cabin (Building 7), north and east façades (center right); Bunk House (Building 6), northwest corner (at left); camera facing southwest.
29. Fishing Cabin (Building 10), north and east façades, camera facing southwest.
30. Fishing Cabin (Building 10), west and south façades, camera facing northeast.
31. Garage (Building 11), (Left of Center), south and east façades, and small barn (Building 12), (Right of Center), west and south façades, camera facing north.
32. Storage shed (Building 13), (Center), south façade, as viewed across corral structure; outbuilding (Building 14), (Left of Center), south façade, camera facing northeast.
33. Cabin remnant (Building 14), west and south façades, camera facing northeast.
34. 1104 GCR 73 (Building 15), (Left of Center), east façade, and Main Ranch House (Building 1), (Right of Center), southwest and of south façade, camera facing southwest.
35. Byers Cabin, 1120 GCR 73 (Building 16) foreground to the right, north and west façades, with ranch access drive also featured, camera facing southeast.
36. Norgren Reservoir, camera facing northeast.
37. Nielsen Reservoir, camera facing northeast.
38. Nielsen Enlargement ditch, camera facing west.

HISTORIC IMAGE LOG

Figure 1: 'The ranch house and barn,' *Byers Peak Ranch for Boys, Fraser, Colorado*, from J.G. Arnold: "This fine old log home and barn are being remodeled and improved to house the Ranchman and his family," ca. 1932. The log cabin, Building 4, is in the trees between the barn and ranch house. From the Denver Public Library, Western History Collection, call number X-8508 (DPL 2017a).

Figure 2: President Eisenhower's daughter-in-law Barbara (far right), grandson David (far left), and others, in front of the log cabin Building 4 and, behind it, the original ranch barn (moved from the district). The ranch drive is at frame right, marked by a pole fence (no longer extant). This scanned image is from the Grand County Historical Association Collections of the

Byers Peak Ranch
Name of Property

Grand, CO
County and State

Eisenhower Family at Byers Peak Ranch in 1955. Made available by Tim Nicklas, Museum Director, Pioneer Village Museum Hot Sulphur Springs, CO (PVM n.d.).

HISTORIC IMAGES



FIGURE 1: 'The ranch house and barn,' *Byers Peak Ranch for Boys, Fraser, Colorado*, from J.G. Arnold: "This fine old log home and barn are being remodeled and improved to house the Ranchman and his family." ca. 1932. The log cabin, Building 4, is in the trees between the barn and ranch house. From the Denver Public Library, Western History Collection, call number X-8508 (DPL 2017a).

Byers Peak Ranch
Name of Property

Grand, CO
County and State



FIGURE 2: President Eisenhower's daughter-in-law Barbara (far right), grandson David (far left), and others, in front of the log cabin Building 4 and, behind it, the original ranch barn (moved from the district). The ranch drive is at frame right, marked by a pole fence (no longer extant). This scanned image is from the Grand County Historical Association Collections of the Eisenhower Family at Byers Peak Ranch in 1955. Made available by Tim Nicklas, Museum Director, Pioneer Village Museum Hot Sulphur Springs, CO (PVM n.d.).













































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/24/2018 Date of Pending List: 2/26/2018 Date of 16th Day: 3/13/2018 Date of 45th Day: 3/12/2018 Date of Weekly List: 3/16/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 3/12/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



January 23, 2018

J. Paul Loether, Deputy Keeper and Chief,
National Register and NHL Programs
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Re: National Register Nomination for the Byers Peak Ranch, Fraser vicinity, Grand County,
Colorado (5GA.4435)

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Byers Peak Ranch, near Fraser, Colorado. In accordance with the digital submission policy, enclosed please find:

- CD with PDF of the nomination for the Byers Peak Ranch. Note: **The enclosed disk contains the true and correct copy of the nomination for the Byers Peak Ranch to the National Register of Historic Places.**
- CD with USGS Topo maps from ArcView GIS
- CD with TIF images
- Physical signature pages to the nomination (by SHPO and for NPS signature)

The State Review Board reviewed the nomination at its meeting on January 19, 2017. The board voted unanimously to recommend to the State Historic Preservation Officer that the nomination met the criteria for listing in the National Register.

We look forward to the listing of this nomination. If you have any questions, feel free to contact me at (303) 866-4684 or at heather.peterson@state.co.us.

Best regards,

Heather Peterson
National & State Register Historian

Enclosures as above noted