

United States Department of the Interior  
National Park Service



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# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Staunton Ranch – Rural Historic Landscape

other names/site number Lazy "V" Ranch, Flying G Ranch, Staunton Homestead /5JF.4385 and 5PA.4525

### 2. Location

street & number 11559 Upper Ranch Drive

N/A	not for publication
X	vicinity

city or town Pine

state Colorado code CO county Jefferson/Park code 059/093 zip code 80470

### 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

W.T. Deputy State Historic Preservation Officer  
Signature of certifying official/Title

5/29/12  
Date

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 \_\_\_\_\_

### 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): \_\_\_\_\_

Jon Edson H. Beall  
Signature of the Keeper

12.4.12  
Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
13	0	buildings
12	0	sites
6	0	structures
0	0	objects
31	0	<b>Total</b>

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC/camp dwelling
- DOMESTIC/camp
- RECREATION AND CULTURE/outdoor recreation
- INDUSTRY/PROCESSING/EXTRACTION/  
 manufacturing facility

**Current Functions**  
 (Enter categories from instructions.)

- LANDSCAPE/park
- RECREATION and CULTURE/outdoor recreation

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- OTHER/Rustic

**Materials**  
 (Enter categories from instructions.)

- foundation: STONE/granite; CONCRETE
- walls: WOOD/log  
WOOD/shingle
- roof: WOOD/shake; ASPHALT
- other: \_\_\_\_\_

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## **Narrative Description**

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### **Summary Paragraph**

The Staunton Ranch is a Rural Historic Landscape located north of Shaffer's Crossing on U.S. Highway 285 and approximately six miles west of Conifer or forty-five miles southwest of downtown Denver, Colorado. The ranch is divided between Jefferson and Park Counties. The original Staunton Ranch consisted of 1,720 acres that was donated to the State of Colorado by Frances Staunton in 1986. The historic Staunton Ranch is located to the north of a Colorado Parks and Wildlife property gate along Upper Ranch Drive. Today the Staunton Ranch, along with several surrounding parcels, is known as Staunton State Park that includes nearly 3,800 acres. The elevation of Staunton Ranch ranges from 8,100' along Elk Creek to 10,240' near the summit of Black Mountain. Black Mountain (10,240') borders the ranch to the north while Lions Head (9,400'), Chimney Rock (8,800'), and Elk Creek border the ranch to the southwest. To the northwest of the property is the Pike National Forest and to the east are the outskirts of mountain properties associated with the town of Conifer. From the entrance gate and Elk Creek, the property rises to the main cluster of cabins with continuing elevation gains to the mill and bunkhouse towards the base of Black Mountain (the origin of Black Mountain Creek).

The Staunton Ranch accommodates three Rustic style cabins (Staunton, Blaine, and Richardson) with two intact cabins significant for the type, period or method of construction (Brola, and Policeman's) with several associated privies; a bath/shower house, a mill bunkhouse with associated privy, a collapsed sawmill site, cabin foundations and building ruins, crop terraces, and a cable and pulley system with original equipment. The resources are scattered primarily throughout the Jefferson County section of the property and are accessible by one-lane dirt roads. While most of the landscape slopes and is covered by large pine trees and aspen groves, several open meadows provide views of the nearby mountains from the cabins.

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## **Narrative Description**

### **Location and Setting**

The natural landscape of the Staunton Ranch varies from mountainous forests, open meadows, dramatic rock outcrops, and lush stream corridors. Several major groupings of granite cliffs define the character of the park and the surrounding region, including Lions Head, Chimney Rock, Cathedral Rocks, and Staunton Rocks. The major streams flowing through the ranch are North Elk Creek, Black Mountain Creek, and Mason Creek. Black Mountain Creek and Mason Creek feed into Elk Creek, which is a tributary of the North fork of the South Platte River.

A variety of terrain and soils found within the Staunton Ranch support extensive vegetation diversity and complexity typical of the Colorado Front Range Mountains. The upper montane contains various coniferous trees while stands of aspen and mixed aspen/conifer are also scattered throughout the ranch. Indigenous grasses and grass-like plants exist throughout the property and the wet meadows scattered throughout the ranch include willows, shrubby cinquefoil, bog birch, various grasses, sedges, and forbs.

### **General Description**

Three of the Staunton Ranch cabins are constructed in a Rustic style representative of early twentieth century mountain homes with wood framing covered by board-and-batten or unpeeled, half-round, log siding, and have stone foundations; while the other cabins, privies, and other buildings are of a log or wood-frame construction and are significant for the type, period, and method of construction for their hand-built log construction with local materials, gabled roofs, and overhanging eaves. All of the cabins are in good structural condition except for the Blaine Cabin. A tree fell on this building causing severe damage with some areas of the roof and walls collapsing. Most of the cabins have received minor structural improvements for maintenance.

The majority of the cabins are located on the south side of the original Staunton Ranch property with the Staunton Cabin at the center of the resources. When using the Staunton Cabin as a reference point, the remaining buildings are located as such: the Blaine Cabin, Richardson Cabin, Brola Cabin, and Shower House are grouped 1,200' to the southeast; the Policeman's Cabin is nearly one-half mile to the northwest; the collapsed sawmill and Bunkhouse are

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approximately one mile directly to the north. Approximately 500' from the southern grouping of cabins is the Elk Falls Subdivision, a high-end residential community that is visible from the Richardson Cabin.<sup>1</sup>

The sawmill site and Bunkhouse are located on the south-facing slope of Black Mountain where Black Mountain Creek and a tributary meet and flow south. The cable and pulley equipment are evident at the top of Black Mountain approximately three-quarters of a mile north of the sawmill site and Bunkhouse along a chute system of aligned logs.

## CULTURAL LANDSCAPE FEATURES

### Land Uses, Activities, and Cultural Traditions

Native Americans, Spanish explorers, Anglo-American explorers, fur trappers and animals have carved trails throughout the land following the North Fork of the South Platte River and its tributaries for thousands of years. The Cheyenne and Arapaho were the last in a series of nomadic tribes that roamed the plains along the Rocky Mountains since the 1700s. A third tribe, the Utes, traditionally inhabited the mountains and often wintered in sheltered sites at lower elevations throughout the foothills.<sup>2</sup> An informational pamphlet in the Staunton collection indicated Utes had camped in the vicinity of the nominated property.<sup>3</sup> While each tribe and band shared similar cultures, they typically lived and migrated in smaller bands, or family groups. During the summer months, these nomadic bands followed the game herds that migrated across the region. In the winter months, they settled into temporary encampments along streams and rivers and lived on dried meat and fruits collected during the warmer months. Each tribe developed uniquely substantial cultural traditions. Many settlers reported casual encounters with Native Americans and foothills residents have found projectile points and other Native American artifacts. Prehistoric archaeological evidence found within Staunton State Ranch over the years includes several projectile points, found primarily along Black Mountain Creek.

Miners and loggers made temporary camps throughout the Front Range Mountains as early as 1860. Although logging had declined substantially by the 1920s, local mills provided materials for residences and summer cabins.<sup>4</sup> From the 1920s through 1940s, after the Staunton Ranch was homesteaded, the property's sawmill and Bunkhouse were leased for logging operations on Black Mountain. Logging on the ranch ceased operation by the 1940s but several historic sawmill locations are still evident, including collapsed structures and mobile equipment. A high-line cable extends from Black Mountain to another peak across a small valley. The cable is connected to a 1919 car engine that was used to propel the system. Although the cable and pulley system has not been used for over fifty years, the equipment remains intact.

### Boundary Demarcations

A historic gate, located where Upper Ranch Drive enters Staunton State Park, delineates the south entrance of the original Staunton Ranch. Another historic gate constructed of wood posts and small areas of barbed wire fencing denote the historic entrance to the Staunton Cabin and homestead area. Other sections of wood and barbed wire fencing remain throughout the property. Black Mountain Creek flows from north to south at the center of the Staunton Ranch and the drainage throughout the property follows this small creek system. The southwestern Jefferson County section of the Staunton Ranch follows the southern portion of Black Mountain Creek and its northwest tributary. As needed, the Colorado Parks and Wildlife has replaced fencing around the boundary of the property with like-kind materials. These changes do not detract from the integrity of the site.

### Topography

The characteristic of topography, as defined by the National Park Service, is "the three-dimensional configurations of a landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation

<sup>1</sup> Jaime F. Houze. *Elk Falls Through the Years* (Pine, CO: Elk Falls Property Owners Association, unknown date), 10. The Elk Falls Subdivision was first platted in 1959 and development took place in the 1980s. It consists of 120 homes and currently has an approximate population of 360.

<sup>2</sup> Cathleen Norman, *Historic Contexts Report: 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County* (Lakewood, CO: Preservation Publishing, 2002), 10.

<sup>3</sup> Lazy V Ranch for Boys informational pamphlet, unknown date, Manuscript 1633, Box 5, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>4</sup> Norman, 72.

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and solar aspect).<sup>5</sup> The topography of the nominated property influenced the activities and patterns of spatial organization.

Farmers often located their main house and outbuildings at one of the highest elevations to prevent potential flooding, northern winds and weather, as well as to benefit from southern exposure to the sun. The elevation of the Staunton Cabin is 8,600', which is in a small clearing, with the land rising gradually toward the north. To the southeast of the Staunton Cabin are the crop terraces and further to the southeast is a cluster of cabins, located at 8,400'. To the west is Black Mountain Creek, which flows south. The cabins are in relatively close proximity of the creeks and ditches.

The terrain surrounding the cabins and throughout the homestead is as it was in the early twentieth century. Overall, the landscape of the Staunton Ranch Rural Historic Landscape retains excellent integrity. Due to its location near a state highway and residential subdivision, trespassing and break-ins have been threats in the past, but Staunton State Park staff currently provides on-site management.

### **Vegetation (related to land use)**

The majority of the nominated property contains indigenous trees including ponderosa pine, Douglas fir, lodgepole pine, and various native grass species, wildflowers, and shrubs. Several groves of aspen are scattered throughout the site as well. The common grasses and wildflowers on the property include Indian paintbrush, bellflowers, alpine avens, cinquefoil, wild rose, raspberry, maple trees, and daisies. Riparian trees and shrubs as well as wetland vegetation dominate several stream corridors. The upper montane forests include ponderosa pine, Douglas fir, lodgepole pine, Engelmann spruce, and limber pine. Stands of aspen and mixed aspen/conifer are also scattered throughout the ranch. The grasses and grass-like plants include Parry's oatgrass, Arizona fescue, green needle grass, and mountain muhly. Examples of forbs found on the ranch are: Missouri goldenrod, big flower cinquefoil, beardtongue, and goldenbanner. Shrubs include common juniper, kinnick-kinnick, cliffbrush, and currant. The wet meadows scattered throughout the ranch include willows, shrubby cinquefoil, bog birch, various grasses, sedges, and forbs.

Historic photographs from the 1920s through the 1960s depict pastures and forests with similar vegetation. A large terraced grass field to the southeast of the Staunton Cabin was used for production of crops, including oats and potatoes, but is no longer maintained. This area is where the Staunton family grew vegetables because of the moist and level soil with optimal drainage and relative proximity to Black Mountain Creek.

### **Patterns of Spatial Organization**

The spatial organization of the Staunton Homestead Rural Historic Landscape is associated with locations of the Black Mountain and Mason Creek drainage areas, early agricultural use, and recreational use. The main access road through the ranch primarily follows Black Mountain Creek where the land is mostly flat. The cabins are located in close proximity to the drainage areas, where two small ditches, the R. B. Staunton Spring Ditch and the Staunton Ditch, were used to transport water for irrigation and domestic uses. The R.B. Staunton Spring Ditch was inactive beginning in 1973. The rights to the ditches remain active today, but are not currently used by the Colorado Parks and Wildlife.<sup>6</sup> The Staunton Cabin is situated to the north of the known guest cabins and near the top of an open meadow, through which a small spring runs. The Staunton Cabin is directly to the north and the Staunton Ditch, flowing along the west of the cabin. To the southeast of the Staunton Cabin in the center of the clearing are large terraces once used for growing crops.

The Brola, Blaine, and Richardson Cabins are located in a grouping of close proximity to each other. This allowed for the ranch to be utilized efficiently for recreational guest cabins. The Shower House is located at the top of a small hill from the grouping, likely for a visual barrier. The Policeman's Cabin, which is northwest of the Staunton Cabin, is situated about fifty yards south from the main ranch road, after it forks to the left. The Stauntons likely placed this

<sup>5</sup> Susan A. Dolan, Cathy A. Gilbert, and Robert Page, *Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, D.C.: U.S.D.I. National Park Service, 2005), 148.

<sup>6</sup> Pursuant to Colorado Law, HB11-1289, which went into effect on August 15, 2011, the Office of Archaeology and Historic Preservation at History Colorado posted notification of both the water-related structures located on this property and its associated water rights in the Division One, Colorado Water Court Resume. The water-related structures, which are the Staunton Ditch and the R. B. Staunton Spring Ditch, are considered contributing resources for the sake of this nomination to the National Register of Historic Places.

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cabin further from the road for privacy to the occupants from recreational travelers and logging traffic along the road. The cabin is in close proximity to the Left Fork Creek.

The sawmill ruins and bunkhouse are located off the right fork of the main access road that follows Black Mountain Creek north about one mile from the main ranch road. These resources were situated for their proximity to the logging operations on Black Mountain and for access to Black Mountain Creek.

**Circulation Network**

Circulation networks include the spaces and features constituting systems of movement for transporting people, goods, and raw materials. The Staunton Ranch was utilized until 1942 for a small-scale logging operation with products used primarily for local buildings and structures. The primary access road used for transporting lumber during this time follows the main road through the ranch and is consistent with the location of Upper Ranch Drive. This main road through the ranch also provides access to the Elk Falls Ranch, located northwest of the Staunton Ranch. The lumber was then moved by car or wagon along South Elk Creek Road to Shaffer's Crossing with access to U.S. Highway 285, then known as Highway 8. Additional circulation networks exist among the gaming trails created by herds of deer and elk. These consist of small trails that follow water supplies and open meadows.<sup>7</sup>

**CONTRIBUTING RESOURCE - STRUCTURE:**

**Access Road System, circa 1918 – 1936**

A one-lane dirt road provides access to the ranch as well as to each of the cabins. It primarily follows Black Mountain Creek where the land is mostly flat. While originally the road only accessed the Blaine Cabin, the Stauntons extended it as they built the additional cabins and resources. It now forks above the cabin area as well as within the cabin area.

The main access road is a one-lane dirt road, which begins from the north end of Upper Ranch Drive and travels primarily in a northerly direction mostly parallel to the Black Mountain Creek where the land is mostly flat. After passing the Staunton Cabin area, the road turns northwesterly before forking. The right fork continues north about one mile to the Sawmill Ruins and Bunkhouse area while the left fork continues in a northwest direction providing access to the Policeman's Cabin. The left fork of the road continues in a northwesterly direction through the Park County section of the ranch, however, no other ranch resources are known to exist in this area. The left fork of the road continues beyond the northwestern boundary of the nomination boundary and eventually joins another small road; this northwesterly road was likely a second access road to the ranch.

Prior to the main access road forking, it branches off to a secondary road. The secondary road extends in a northeasterly direction before splitting into a south fork and north fork. The north fork road travels in a northwesterly direction to the Staunton cabin area and terrace garden/crop area before re-joining the main access road. The south fork of the road travels southeasterly and provides access to the Blaine, Brola, and Richardson cabins, the Shower House and associated resources. The south fork road ends at the Shower House, the southernmost resource of the ranch.

**Buildings, Sites and Additional Structures**

Various types of buildings are located on the ranch and were designed to serve specific human needs. The rural buildings exhibit patterns of the Rustic style that appear in the mountain region during the early twentieth century. The style is commonly found on designed as well as vernacular buildings, which were lodges and some homes.

<sup>7</sup> Kirk Beaulieu, interview by Elizabeth Held. (July 9, 2012).

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**CONTRIBUTING RESOURCES - BUILDINGS:**

**Staunton Cabin, 1918**

Construction of the Staunton Cabin was completed in August 1918 and the one-story kitchen addition was built in 1919. The homestead entry reports that another improvement was made to the Staunton Cabin in 1920 but an exact description of alterations is not provided. The Staunton homestead is a Rustic style cabin located in a meadow clearing surrounded by large pine trees. Stone terracing is visible directly to the south, likely an area used for growing crops. The rear-facing T-plan (with the top of the T facing south, the main façade) building has three main rooms with a second-story attic. The main floor encompasses an area of 40' x 20', with an 8' x 16' extension on the northern wall and a 10' x 16' indentation on the southern wall to accommodate the porch. The cabin is of frame construction with the exterior walls covered with a combination of vertically placed milled board and batten (1918 construction) and unpeeled, half-round, log siding (1919 kitchen addition). A large stone chimney is located on the extended north wall. The building is supported by post-and-beam on all corners and a round stone foundation with mortar support. A developed spring is situated sixty feet to the northwest of the cabin.

A one-story addition is located directly adjacent to the west side of the main building and was used as a kitchen. The addition is frame construction with unpeeled, half-round, log siding with the log siding placed in a diagonal pattern on the lower half and placed in a vertical orientation on the upper half. A single horizontal log separates the upper and lower portions of the addition. A basement cellar is located under the one-story addition as well as storage cellars with stone foundations and hatch doors on either side of the chimney. The roof is cross gabled with an extended eave projection covering the front porch. A shed roof covers the one-story addition and slopes to the west. The original wood shingle roof has been covered with composite asphalt sheets, which is missing in some locations.

The cabin faces predominantly south with the primary entry accessed from a southeastern stairway leading to a covered porch. The open-sided porch dominates the front of the house, which was built with an additional roof added onto the principal roof and is supported by pine posts with bark remaining. The main entry door is a rustic wood frame-and-panel with twelve-lights over an opening, which formerly held a horizontally placed wood panel (the panel is no longer there). Sidelights flank the main entry door, which consist of six lights over one large wood panel separated by a projecting wooden sill. A wood screen door exists on the exterior of the main door. A peaked lintel tops the entrance door and sidelights. All windows of the cabin (unless otherwise noted) are seven-light awning windows, with a five vertical over two horizontal rectangular pane configuration, that are hung horizontally and hinged at the top, inward swinging. The windows are single pane with red painted wooden sills and casing with a peaked lintel topping most of the windows or groups of windows. Two decorative diamond-shaped windows are located on the southern and northern walls of the extension. Some of the panes are missing or broken, however, the muntins are intact and the majority of the panes exist.

*South-facing side (main façade)*

One window appears to the right of the porch while two exist to the left of the porch in the kitchen addition, directly east of a diamond fixed window. Two small single window openings exist directly below the diamond window at the cellar level, allowing natural light into the area.

*West-facing side*

A group of three five-light windows appears on the west side of the addition toward the front. An access door with a screen separates the window grouping a five-over-two casement window. A small window appears at the cellar level allowing light into the space. A pair of windows, equally centered below the gable peak, exists in the upper level of the west-facing side of the top of the T-shaped plan section.

*North-facing side*

Fenestration on the north-facing side, west of the projecting gable, includes a fixed diamond window to the west and two five-over-two windows.

The west-facing side of the leg of the T-plan contains a seven-over-two window with single panes and red painted wooden sills and casings. A large stone chimney is centered on the north-facing side of the rear projection (or the leg of the T-shaped plan section) and it narrows as it approaches the upper story. The chimney extends roughly ten feet above the ridgeline. Five-over-two windows flank the chimney on the lower level, while four-over-two windows flank the chimney on the upper level. Another window exists on the north-facing side toward the east end. The east-facing side of the projection mirrors the west-facing side of the projection with a centered seven-over-two window. East of the projecting gable, one five-over-two window exists.

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*East-facing side*

A grouping of three five-over-two windows exists on the northern-most portion of the east-facing side, while a single window exists toward the west-facing side. A pair of six-light casement windows, with a four vertical-over-two horizontal pane window configuration exists on the east-facing side, upper story.

*Interior*

The interior of the cabin remains much as it was finished historically with textured wall and ceiling panels, hardwood floors and trim, doors, and stone fireplace intact. Matching the exterior, peaked lintels appear over most of the windows as well as the main entrance door. The main living room has a hardwood floor with a stone and concrete floor surrounding the fireplace. The fireplace opening is along the north wall with four-foot root cellar doors on either side. There are two built-in wood benches for seating and storage on either side of the fireplace. A private room is located at the southeast corner of the cabin, accessed from an extension of the main living room. An exterior entrance to this private room is located on the west wall, leading to the covered porch.

The kitchen addition is accessible from the west wall of the main living room and steps down one foot in elevation. Each wall of the kitchen has the original built-in cabinets for storage and countertops. A large gas stove is intact on the east wall of the kitchen, directly adjacent to the opening. The stove covers an access door, which remains on the exterior. A hatch door is located in the southwest corner of the kitchen, leading down ten steps to an underground cellar. Several remnants remain in the cellar, including food boxes, cans, and cooking supplies.

The attic is accessible from the porch with the opening to the north of the main cabin door. The wood door is approximately two feet wide and is three steps higher than the porch. A narrow wood stairway leads to a T-shaped room with an A-frame ceiling. A small opening in the hardwood floor is located above the fireplace for ventilation. The log rafters with bark remaining are visible with wood plank roofing. A wood-framed bed and mattress remain in the attic, in addition to a wire mattress spring.

**Staunton Cabin Privy, 1918**

A privy is located 200 feet northwest of the Staunton Cabin and constructed at the same time as the Staunton Cabin (1918). The privy is a single-hole variety of frame construction with unpeeled, half-round, log siding, and stone foundation. The shed roof is wood with asphalt covering. The entrance faces northeast with a wooden door intact. A hatch door on the rear wall provides access to waste buckets. The east wall has two square vents at eye level.

**Blaine Cabin, circa 1918**

The Blaine Cabin is located approximately one-quarter mile southeast of the Staunton Cabin. This cabin was likely constructed prior to 1918; the original parcel of the Staunton homestead was purchased from Mr. Stephen Blaine in 1918. Frances Staunton reported that her parents made improvements to this cabin prior to constructing the Staunton Cabin. The cabin is approximately 900 square feet and is surrounded by large pine trees. It suffers severe structural damage in several places from a fallen tree in the last five years.

The building is one and one-half story rectangular plan with some irregularities and a projecting porch. Also built in the Rustic style, it exhibits a frame construction with unpeeled, half-round, log siding, a front-gabled roof for the one and one-half story portion, a large stone chimney and multi-pane windows. A one-story, side-gabled wing added at a right angle to the gable-front plan gives a compound gable-front-and-wing shape. A porch extension projects from the western face of the wing and beyond the plane of the one and one-half story section by approximately fifteen feet. The shed-roof extension has served as a closed porch where the main entry to the cabin is located. The unpeeled, half-round, log siding is placed in a vertical orientation with some locations in a diagonal pattern. In some areas, the logs have fallen off the exterior walls and only tar paper over the wood wall remains. Post-and-beam foundations support the cabin with some sections resting directly on a stone foundation.

The roof is wood shake and covered by historic rolled asphalt roofing. In addition to a large hole in the shed roof over the projecting porch, a large section of roof over the eastern side of the attic is missing due to tree damage. A large external stone chimney is located on the east wall of the cabin with two small root cellars on either side. The stairs leading up to the southern porch are currently missing.

The windows are wood trim and appear to be fixed or casements with smaller twelve-light and larger sixteen-lights with exterior screens. Additional doors are located on the east wall just north of the chimney and on the north wall under the gable end. The doors are twenty-light over one solid panel with two-panel screen doors opening to the



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exterior. Due to the damage, the doors and many of the windows are missing all or some panes, with only the framing intact, and portions of the screens.

While the Blaine Cabin's condition is impacted due to a fallen tree, the overall integrity of the cabin is intact with its original materials, design, workmanship, setting, location, association, and feeling. While the overall integrity of the Blaine Cabin remains intact, Colorado Parks and Wildlife agency has determined the building unsafe. The cabin has an estimate of four rooms on the main level with an attic room above the main living space. A steep and narrow stairway is visible along the east wall leading from the enclosed porch to the attic.

### **Richardson Cabin, circa 1922 – 1931**

According to the Staunton State Park photograph archives, the Richardson Cabin has an estimated construction date between 1922 and 1931. The Richardson Cabin is approximately 1100 square feet and is located about 300 feet southeast of the Blaine Cabin. The building was originally constructed as a workshop and later the Stauntons converted it to a cabin residence. The building is one and one-half story with an irregular T-plan. The north wall measures thirty-three feet and the east wall measures forty-two feet. The roof has multiple gables with a one-story extension on the north side; covered with asphalt roofing material. The cabin has five rooms on the main level and another two rooms used as sleeping areas in the attic. A large stone chimney is located in the middle of the building and is seen projecting on the east roof slope. There are small exterior storage sheds on the south and east sides of the cabin with hatch doors. The cabin is surrounded on the east and north sides by a two to three foot stone foundation that forms a pathway extending from the dirt road.

The cabin sits on a concrete foundation and is of frame construction with unpeeled, half-round, log siding, which is arranged vertically with diagonal pattern accents on the east side with some organic discrepancies. There are two doors on the north side of the cabin and another two on the west side making it difficult to determine any single main entry. Plywood now covers the windows, but the wooden sills and casings are visible. The main floor windows, most of which appear to be paired casements with eight lights each, have historic shutters (originally a winterizing measure) made with vertical logs that hinge at the top and can be opened toward the exterior by ropes. Other windows on the main level are a four-light hopper type with hinges allowing the window to fully open with plywood or asphalt sheets now covering the windows. The large windows at the attic level are covered by plywood on the interior, likely added by Staunton State Park when they acquired the property. However, one group not covered on the interior revealed a grouping of three eight-light casements. The east and west sides of the southern attic have wide dormers over the windows, measuring twenty feet by three feet. Because the cabin has been equipped for running water and electricity, Colorado Parks and Wildlife previously utilized it for administrative space.

### **Interior**

The interior of the Richardson Cabin is complex and is best described in three bays. The east bay is accessible from an entrance on the north side of the cabin; there is a small foyer with a staircase leading to the second floor. A door on the west wall of this bay leads to the central bay where the dining area is located. An exterior door on the north wall of the cabin leads to the central bay. The fireplace and chimney are centrally located between the central and east bays. A wood-burning stove is located at the southeast corner of the dining room. Two doors from either the dining area are used to access the west bay. Directly to the west of the dining room is a small pantry and storage area with a refrigerator. The west bay also has a small kitchen to the south with a large Banquet brand gas stove and oven as well as a sink. An exterior door is located in the kitchen leading to the privies.

The second floor is accessible from the stairway at the east bay of the building. The top of the stairway opens to the large southern room with exposed rafters and floral wallpaper. Another room is located to the north with several bed frames remaining. The north wall contains storage areas accessed by hinged doors that swing upward. The storage space is filled with bed frames and mattress springs.

### **Richardson Cabin Privies (2), circa 1922-1931**

Two privies are located one hundred feet west of the Richardson cabin. The southern privy is a single-hole variety clad with unpeeled, half-round, log siding over the wood frame construction and is oriented towards the south. A trap door is located on the rear wall of the outhouse to allow access to buckets.

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The second privy is located sixty-five feet to the northwest of the first and is characterized by a two-seated variety with milled board-and-batten walls and oriented toward the north. The north wall has two hinged doors and the east wall has two ventilation openings, one at ground level and another at eye level. An opening is located on the south wall with two original metal buckets remaining.

**Brola Cabin, circa 1922 – 1936**

The exact date of construction for the Brola Cabin is unknown, but research has indicated it was built between 1922 and 1936. The Brola Cabin is a small one-room crib log building measuring 17' x 12'. The building is located directly across the road from the Blaine Cabin and roughly one hundred yards northwest of the Richardson Cabin. The cabin is built of horizontal log construction with saddle notching at the corners and tan-colored chinking that appears to be recently applied. The cabin faces predominately south with the main entry and four wooden steps leading to a solid wood door and one-over-four panel screen. The cabin is raised from the ground level on a post-and-beam at the corners with additional stone foundation infill. The front-gabled roof is constructed of wood planks with composite asphalt shingles and a two-foot overhang on all sides. A stovepipe exits the top of the roof near the back of the cabin.

A small sign reading "Brola" is located under the gable on the south side for one of its occupants, opera singer Jeanne Brola (1871-1956). Although it is unknown during what year or years she visited the ranch, she and her husband made Denver their primary residence beginning in 1922. The cabin has four large single-pane rectangular windows, one on each of the four sides of the building. The windows are currently covered with vertical logs, resting on the wood sills. A small wooden box is located on the exterior wall of the east side.

*Interior*

The interior of the Brola Cabin is one small room with a sink remaining on the west wall. Original hardwood floors remain in the cabin. The exposed rafters are hewn logs and a cardboard paper covers the ceiling. The cabin is currently used as a wildfire tool cache by Staunton State Park. A non-historic wood and metal picnic table sits in front of the cabin and is used by Park employees.

**Shower House, circa 1922 - 1936**

The exact date of construction for the Shower House is unknown, but records indicate it was built between 1922 and 1936. The Shower House is a small rectangular building measuring 18'-11" x 9'-8" with unpeeled, half-round, log siding covering the frame building. It is located nearly 150 yards to the east of the Richardson Cabin and faces directly east. The concrete foundation extends vertically 18" above the ground level on the south, west, and north sides. Some areas of the exterior are missing vertical logs and the inner wall and boards of the interior are exposed. The south and west sides are covered by asphalt sheets. The building has a front-gabled roof that overhangs on the east side about 4' to cover a flat stone patio and is supported by three posts and a beam. The roof overhangs about 18" on the remaining three sides and is wood shake covered in some areas by asphalt sheets.

The main entry faces east under the overhanging gable end, with four single-door openings. The four doors and eight windows are currently missing the muntins and frames, leaving only openings. The north and west sides are encircled by a stone foundation wall approximately 2-3' high. The interior has an intricate series of metal piping with shower curtain hangers and a porcelain toilet; the walls are covered with asphalt sheets.

**Policeman's Cabin, circa 1922 – 1936**

The exact date of construction for the Policeman's Cabin is unknown, but research indicates it was constructed between 1922 and 1936. The Policeman's Cabin is a 400 square foot, side-gabled rectangular building located northwest of the Staunton Cabin about one-half mile up the main dirt road. The two-room cabin rests on a wood beam foundation and appears to have been two cabins joined together to create the larger building. The horizontal log-constructed building has saddle notching at the corners and at the center where the interior bearing wall intersects the exterior walls. The logs have a red colored chinking that appears to have been applied within the last five to ten years as an update from the original material. Wood shake shingles cover a wood plank roof, which extends approximately 3' over the main entry. A metal vent for a wood stove projects from the center of the cabin and is seen on the north side of the roof. The main entry faces southwest with a single solid wood door and wood-framed screen, located to the east of the center of the cabin. The windows are all boarded with plywood on the interior and exterior, making the type and configuration unknown.

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*Interior*

The interior of the Policeman's Cabin consists of two small rooms. The first room is accessible from the exterior by the main entrance to the south and continues to display its log wall construction and wood plank roof. The second room is directly adjacent to the first and is accessible by an opening in the center wall. It has a plaster coating to the walls and ceiling. This room has a wood stove and round ventilation pipes through the roof. The cabin retains its original hardwood floors, although the width of the wood differs between the two rooms/cabins, and the following furnishings: bed frames, mattress springs, wooden chairs, and screens for the windows.

**Bunkhouse, circa 1922 - 1936**

The exact date of construction for the Bunkhouse is unknown, but research indicates it was constructed between 1922 and 1936. The Bunkhouse, which faces east, is located nearly one mile northwest of the Policeman's cabin and is accessed by a dirt trail. Aspen and pine trees surround the bunkhouse and a large collapsed sawmill building is located to the south. The two-story building has one room on the main level with one attic room, and is approximately 1000 square feet. The bunkhouse rests on a stone foundation and appears to be log construction, although asphalt sheets now cover the exterior walls. The front-gabled roof is elevated about four feet above both ends of the roof at the center of the bunkhouse, which is made of wood planks covered with corrugated metal.

*Interior*

The two entries to the cabin include one single door on the east side and another on the west side. Single windows are located next to each of the entry doors, as well as single windows at the attic level under the gable end of the roof. The windows are wood framed with screens, although most are missing glass. There is a large five-light window on the south-facing side with no fenestration on the north side. A cellar entry is located on the east-facing (main) side, but is missing a door. A metal vent is seen at the northeast corner of the bunkhouse roof likely used for a wood stove.

The logging system is evident with much of the equipment still intact, including a small truck engine that ran the cable pulley system, the pulley equipment, a braided steel four-inch diameter cable that runs across the valley from Black Mountain, and a large logging harness. Minor alterations to the buildings have been made, including the addition of asphalt sheets to the roofs and walls, log and board window coverings, and improvements to chinking.

**Bunkhouse Outbuilding, circa 1922 - 1936**

A small shed is located approximately fifty feet to the west of the Bunkhouse. The shed is approximately 12' x 8' and has a double-door entrance that swings inward. The shed is clad in wide horizontal wood and has a shed roof made from wood planks. The building faces toward the south with the roof sloping back to the north where the shed is built slightly into the hillside. Originally, an ice house, the owners used it to store ice and perishable food items through the 1970s.<sup>8</sup>

**Bunkhouse Privy, circa 1922 - 1936**

A single-stall privy is located twenty-five feet north of the shed. The wood building is covered in the same asphalt sheets as the Bunkhouse. It rests on stone and wood foundation and the shed roof is corrugated metal. It appears to be a single stall outhouse with one door on the south wall.

**Sawmill Cabin Privy, circa 1920 - 1942**

To the southeast of the Sawmill Cabin Ruins by about 100' is a single-stall privy. The privy measures approximately 5' x 6' and is constructed of horizontal board siding. The shed roof is partially collapsed, with the remaining wood boards supported by the horizontal walls. A diagonal split-log remains at the rear of the privy for structural support, as well as a boarded collection area, once used for waste buckets and access.

**CONTRIBUTING RESOURCES - SITES:**

**Sawmill Ruins, circa 1918 - 1934**

The sawmill building was constructed between 1918 and 1934. It collapsed from the lack of use and abandonment in the early 1960s.<sup>9</sup> A logging cable, constructed in 1934, is located about three-quarters of a mile up Black Mountain

<sup>8</sup> Beaulieu interview.

<sup>9</sup> Gaspar Perricone, interview by Elizabeth Held (August 8, 2011).

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from the sawmill and Bunkhouse. Sections of a logging chute are visible from the sawmill and to the cable equipment at the top of Black Mountain.

The building is currently a collapsed pile of log and timber. It is difficult to determine the appearance of the original sawmill building before it was damaged and collapsed and no historic photographs are known to exist. Remnants of the sawmill and its logging operations are evident in the pile, including pulley systems and corral spaces for the animals that were used to haul equipment up Black Mountain. Other mill remnants are located at the site include wheels, trailers, pulleys, and corrugated metal likely used as roofing material.

**Sawmill Cabin Foundation, circa 1920-1942**

Located on the west side of the right fork of the main access road leading up to the Black Mountain sawmill and bunkhouse and in close proximity to Left Fork Creek, is a small stone foundation, measuring 28' x 13'. The foundation is approximately 1'-6" in diameter surrounded by neatly stacked stones.

**Building (Cabin) Foundation, circa 1922 - 1936**

Approximately one mile to the south of the Sawmill Cabin Foundation is an L-shaped rock foundation two feet in height. The foundation appears to be the partial remnants of a building as directly to the east is a trash pile, consisting of asphalt roofing materials and a wood wall with a portion of the roof still attached.

**Cabin Ruins, circa 1922 - 1936**

Approximately one hundred feet from the Policeman's Cabin are the ruins of a building measuring 36' x 23'. An intact gable roof rests on the frame wall ruins. Green asphalt shingles continue to cover most of the roof. Although construction date is unknown, it is likely one of the cabins the Stauntons built between circa 1920s and 1930s. Evidence of flooding appears around the cabin and a small animal currently inhabits the area beneath the roof and the ruins. Artifacts scattered near the cabin ruins include a bed frame, galvanized wire nails, and wood.

**Sawmill Cabin Trash Scatters (2) circa 1920s -1940s**

There are two small trash scatters directly to the west of the Sawmill Cabin Ruins stone foundation. They consist primarily of asphalt shingles and small pieces of lumber. There are also remnants of barbed wire scattered near the trash scatters and the Sawmill Cabin Ruins.

**Woodpile-trash scatter 1, circa 1930s -1940s**

Just south of the Cabin Ruins is a woodpile/trash scatter measuring 16' x 13'. The woodpile consists of small tree branches, which partly cover various artifacts identified including a stovepipe, scrap metal, metal spikes, cans, and a galvanized metal crushed bucket.

**Woodpile-trash scatter 2, circa 1930s - 1940s**

Another woodpile scatter measuring 12' x 12' is located one hundred feet to the south of the Blaine Cabin. A two-foot pit of neatly stacked stones circles the woodpile. A metal pipe extends out over the top of the pit that may have been used for water access.

**Stone Garden/Crop Terraces, circa 1918 - 1922**

A large area to the southwest of the Staunton Cabin was cleared for growing crops and stone terraces were constructed for this purpose. Five terraces, approximately fifty feet long and two feet in height, remain. These were constructed during the Staunton homestead era, between 1918 and 1922. The Homestead Entry reports potatoes and oats were cultivated.<sup>10</sup>

**Rock Walls (4), circa 1918 - 1936**

A number of rock walls were constructed as retaining features next to several of the cabins: Blaine Cabin, Richardson Cabin, and Policeman's Cabin. Each of the rock walls was likely constructed at the time of their associated cabin. The builder of the walls accounted for the required amounts of space and slope considerations.

The Blaine Cabin rock wall is located 10' to the north and east sides of the cabin. This wall is 3' high with the local stones stacked tightly to retain the earth behind it.

<sup>10</sup> U.S. Department of the Interior Stock-Raising Homestead Final Proof, March 20, 1922, Staunton State Park Archives, Colorado Parks and Wildlife, Pine, CO.

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The rock wall at the Richardson Cabin appears to have been constructed for aesthetic rather than functional purposes. It stands 2' high and borders along the east side of the cabin, from the southern wall towards the dirt road about fifty feet from the north wall. Another 1' high rock wall is located about fifteen feet parallel to the first, creating an entrance to the cabin from the dirt road.

The retaining rock wall for the Policeman's Cabin is located approximately twenty feet to the northeast of the cabin and reaches three feet in height. It was constructed in a semi-circle and decreases in height towards the ends. The local stones are stacked tightly to support the earth behind it.

## **CONTRIBUTING RESOURCES – STRUCTURES:**

### **Fencing and Gates, circa 1918 – 1922, and 1930s**

A number of fences and gates exist throughout the property, originally used to demarcate property entrances and protect cabin areas. The historic Staunton Ranch gate is located near the current Staunton State Park gate and entrance. Another gate located southeast of the Staunton Cabin and east of the stone terraces, was used to demarcate the Staunton Cabin area and enhance privacy from other ranch guests and visitors. These gates were likely constructed at the time of the original homestead, in order to protect the property from trespassers. This Staunton Cabin gate was constructed of logs with barbed wire for support. A concrete pole appears to have been added to enhance the structural integrity of the gate.

An extensive barbed wire, wood and metal post fencing system surrounds the Blaine Cabin; its original use is unknown. A small gate opens toward the dirt road on the northwest side of the cabin and appears to have been the main entrance to the cabin's immediate grounds. A chain link gate is located thirty feet to the east of the cabin.

### **Wood Steps and Stone Pit, circa 1963**

To the south of the Policeman's Cabin about fifteen feet are seven wood steps leading to a circular stone pit. The pit is circled by wooden bench seating on the west and north sides. The pit is four feet in diameter and was assembled with flat bricks stacked in four tightly packed rows. Remnants of concrete mortar are visible where bricks have fallen out of place. It appears to be a fire pit used for entertainment purposes. The Beaulieu family constructed the wood steps and stone pit during the 1960s. The family utilized the cabin during the summer months and assisted Frances Staunton with small-scale maintenance around the property.<sup>11</sup>

### **R. B. Staunton Spring Ditch, circa 1894**

The R.B. Staunton Spring Ditch is a spring that takes water from the Staunton Ditch, flowing south of the Staunton Cabin to the area of the Blaine and Richardson Cabins. The R.B. Staunton Spring Ditch was first appropriated on July 15, 1894, granted Priority No. 418 in Water District No 23, which is North Fork of South Platte River Drainage Priority No. 88. It was listed as a "supplemental" type and used for irrigation with one-half of one cubic foot of water per second. Rachael B. Staunton adjudicated the ditch on June 21, 1922.<sup>12</sup> This ditch was first reported inactive in 1973, as the structure was unusable. Today, what remains of the ditch is in segments and it is no longer connected to the North Fork of the South Platte River drainage system.<sup>13</sup>

### **Staunton Ditch, circa 1921**

The Staunton Ditch is located directly to the southeast of the crossing of Black Mountain Creek and the Left (Black Mountain) Fork tributary and flows southeast towards the Staunton Cabin. The Staunton Ditch was completed by June 28, 1920, but claimed by Rachael B. Staunton for a priority on May 31, 1921 and used for the beneficial irrigation. The ditch was No. 405 in Water District No. 23, and entitled to Priority No. 430, which is North Fork of the South Platte River Priority No. 100. The ditch has claims to flow water from Black Mountain Fork and/or Staunton Spring, for the use of one cubic foot of water per second to be used for the proper irrigation of seven acres of land.<sup>14</sup> Headgate No. 1 is located at a point on the east of the left bank of Black Mountain Fork. Headgate No. 2 is located

<sup>11</sup> Beaulieu interview.

<sup>12</sup> Colorado District Court, 744.

<sup>13</sup> Only real property, per 36 CFR 60.6, and not water rights is the subject of this nomination.

<sup>14</sup> Colorado District Court, 763; Colorado District Court, *Decree, #1839, In the Matter of the Adjudication of the Priority of Water Rights in Water District Twenty-Three, Upon Petition of the Wellington Reservoir Company*, (Park County, 1922): 763.

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at the Staunton Spring, to the north of the Staunton Cabin. The ditch was first reported inactive as unusable in 1973, but was reactivated recently reporting 15 acres irrigated to support a wildlife habitat in 2007.<sup>15</sup>

### **Archaeological Resources**

Ample surface evidence of historical archaeological artifacts remains in various locations on the property and are obvious to the observer. These artifacts include, but are not limited to galvanized nails, scrap metal, barbed wire, a stovepipe, bed frame, corrugated metal, miscellaneous wood fragments, metal fragments, and a crushed galvanized metal bucket. Together these provide a high likelihood of obscured artifacts associated with the human and animal occupation of the site. Additionally, the potential of buried historical archaeological features is very likely. Based on the ample surface evidence, archaeology would yield or would likely yield information important to prehistory or history. Although a limited archaeological survey has been completed on the property, noticeable evidence of other buildings, structures, or buried features (such as refuse dumps, wells, or additional privy pits) have not been located on the nominated property. Such features may be identified with a subsurface archaeological survey. However, considering the function of the resource as a ranch, guest ranch, and logging camp at least one refuse dump would have existed and the likelihood of privy pits associated with the Policeman's Cabin, Brola Cabin, and the Blaine Cabin exists, however, have not been found. Additionally, information exists that several others cabins, called the Rodriguez Cabins, existed; however, foundations and the exact locations have not been yet found. A privy pit or pits and refuse dump associated with these cabins may exist as well.

### **Integrity**

Overall, the setting of the Staunton Ranch Rural Historic Landscape retains excellent integrity. The cabins and privies all demonstrate their original workmanship, materials, design and have a high degree of integrity. In particular, the cabins all retain of their original windows, hardwood floors, doors, hardware, built-in cabinetry, and floor plans. Additionally, the Staunton Cabin maintains its craftsmanship detailing, including the twelve-light main entry door, flanking eight-light side lights, and peaked lintels on the interior and exterior. Original built-in fireplace seating continues to exist, as do the built-in cabinets and drawers in the kitchen. Although the Blaine Cabin suffered severe roof damage from a tree falling, it retains a good level of integrity as its original windows remain, along with the original hardwood floor, plan, historic wallpaper, and staircase. Structures, sites, and objects exhibit a moderate to high degree of integrity. The terrain, topography, and vegetation within the nominated property boundary is relatively identical to its appearance in 1918, as is the view shed with the exception of the slight visibility of a the Elk Falls subdivision, south from the Richardson Cabin and located approximately 500' from the nominated property line. Overall, the entire property retains a high degree of integrity for a rural historic landscape as it relates to feeling, setting, association, location, workmanship, design, and materials. Its mountainous view sheds, grassy meadows, native vegetation, and boundary demarcations, primarily continue to exist as they did when Rachael and Archibald Staunton purchased the property in 1918.

<sup>15</sup> Only real property, per 36 CFR 60.6, and not water rights is the subject of this nomination.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance for architecture begins in 1918, when the Blaine Cabin was likely built, and ends in 1936 when the last cabin was constructed. The period of significance for industry begins in circa 1920s and continues until 1942, when production ceased. The period of significance for entertainment/recreation begins in 1936 and ends in 1962, and non-aboriginal historic archaeology begins in 1918 and continues until 1962, both end dates keeping with the guidance established by the National Park Service.

**Criteria Considerations (explanation, if necessary) N/A**

**Areas of Significance**

(Enter categories from instructions.)

- ARCHITECTURE
- ENTERTAINMENT/RECREATION
- INDUSTRY
- ARCHAEOLOGY/HISTORIC-NON ABORIGINAL

**Period of Significance**

- 1918 - 1936
- 1936 - 1962
- Circa 1920 - 1942
- 1918 -1962

**Significant Dates**

- 1918
- 1936
- 1942

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

- Blaine, Stephen
- Staunton, Archibald

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### Statement of Significance Summary Paragraph

The Staunton Ranch Rural Historic Landscape is locally significant under Criterion C for **architecture** representing distinct characteristics of the Rustic style. The ranch was documented as a Stock-Raising Homestead property in 1922. Several of the well-preserved cabins retain the integrity of early twentieth century Rustic style architecture consistent with other Front Range homesteads and vacation camps while also providing a physical connection to the early growth of the recreation industry along the Front Range. The character-defining features of the Rustic style found on the Blaine Cabin, Richardson Cabin, and Staunton Cabin include: frame construction with unpeeled, half-round, log siding with local materials, overhanging gable roofs, stone foundations, large stone chimneys, multi-paned wood-trim windows, rectangular building forms with additive elements, and stone landscape features. Additionally, these cabins have vertically oriented logs with diagonal pattern accents representing a relatively uncommon type of construction for the area. The other cabins are significant for the type, period, and method of construction for their hand-built log construction with local materials, gabled roofs, and overhanging eaves.

Additionally, the Staunton Ranch is locally significant under Criterion A for **entertainment/recreation** for its association with the summer camps and recreation activities that took place on the property. The Girl Scouts of Colorado commercially leased the Staunton Ranch for its first two-week summer camp in 1936. Although the last documented commercial use was in 1954, family recreation and camping took place on the ranch through the 1980s.

Further, the Staunton Ranch is locally significant under Criterion A for **industry** in association with logging in Colorado during the early twentieth century. The sawmill and cable systems are illustrative of the logging operations that enabled construction of cabins and other buildings in the area. The larger sawmill was the only one of its kind within the Elk Falls and Shaffer's Crossing region, operating from the 1920s through the early 1940s, when scrap metal drives for World War II began.

Finally, the Staunton Ranch is locally significant under Criterion D in the area of **non-aboriginal historic archaeology** for its potential to yield information important to history due to artifacts and buried deposits. Resources include a collapsed sawmill, a collapsed building, trash/woodpile dumps, and artifact scatters providing a high likelihood of obscured artifacts. Although most cabins have their own associated privy extant, three cabins (the Blaine, Brola, and Policeman's Cabins) do not have extant privies, nor are privy pits clearly visible on the surface. However, at least one, if not more privy pits exist and are likely buried with deposits. Some information yielded from these resources may include details to the diet of the individuals who occupied the site and information about land use and crop cultivation. It may also offer information on the way of life/material culture of seasonal rural farmers, how the diets of guests or loggers differed, if at all, from the earlier farmers, along with information on artifacts associated to the broad historical pattern of farming, logging, and operating a guest ranch and sawmill.

### Character Defining Features

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

The ranch is significant for its overall intact rural landscape. It is an excellent example of a typical rural mountainous agricultural /guest ranch landscape in an area known as Elk Falls. Elk Falls is north of the Shaffer's Crossing and Highway 285 and considered the first terrace above Elk Creek. Elk Creek flows south to the North Fork of the South Platte River, which is south of Highway 285. The extensive natural landscape features on the Staunton Ranch have changed very little in the 94 years since the Stauntons purchased the property. The view sheds of the area mountains appears mostly as it did in 1918. The built features developed during the farming and guest ranch activities continue to exist in harmony with the natural landscape features. In the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, buildings, structures, objects, land use and cultural traditions. The Staunton Ranch includes the majority of these components with a high degree of integrity.

Overall, the resource retains a high degree of integrity regarding location, feeling, setting, association, materials, workmanship, and design. The buildings' interior floor plans and exteriors retain their original plans, forms, and the nearly



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all of their original materials. Structures and sites have a moderate to high degree of integrity. The terrain within the nominated property boundary is relatively identical to its appearance in 1918, with the exception of the natural erosion that has occurred in some areas.

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## **Narrative Statement of Significance**

### Architecture

As indicated by Cathleen Norman, author of a Jefferson County Historic Contexts Report, of the hundreds of seasonal mountain cabins and cottages built between 1914 and the 1940s, "most were clustered in summer resorts others scattered throughout the mountains."<sup>16</sup> Building materials and design features reflected the mountain setting and available resources. Many of these dwellings typify the Rustic style introduced in the Adirondack Mountain resorts, which feature native materials to blend with the natural setting. Porches are a common feature, opened, screened, or windowed to provide views and extended living space. Where native stone was available, properties often included stone features, such as in the foundation, fireplaces and chimneys, porch walls, corner piers, and basement stories. Landscape features also accentuated the natural setting and extended living space. On sloping locales, stone retaining walls created level building sites.<sup>17</sup>

The Blaine, Richardson, and Staunton Cabins on the Staunton property are fully representative of early twentieth century Rustic style architecture in Colorado. Character-defining features of the Rustic style found on these Staunton cabins include stone foundations, frame construction with board-and-batten and unpeeled, half-round, log siding often placed in a diagonal direction, overhanging gabled roofs, stone chimneys, screened and open porches, and multi-paned windows. Although the Blaine and Richardson Cabins may have been built by the owners or a local builder using a Rustic style pattern book, the Staunton Cabin contains craftsmanship details that lend it to a higher design threshold of a master builder or perhaps an architect-designed cabin. Of particular note are the matching peaked lintels above nearly all exterior and many of the interior windows, the grand entry door flanked with sidelights, and the custom fireplace benches.

### Recreation and Entertainment

The ranch retains its original setting and location that is characteristic of early growth in the recreation industry in the Colorado Mountains. The Staunton Ranch operated under the title "Lazy V Ranch" and solicited its camps for girls and boys, as well as families and large groups. The first camp to be documented was for the Girl Scouts in 1936 and the last documentation of a commercial camp was in 1954 for the Mount Marion Camp for Catholic Girls. However, the Stauntons provided guest accommodations to campers, families, and friends through the 1980s. With the close cluster of cabins, Shower House, and accommodations, it is apparent that the Lazy V Ranch was a popular destination for its mountain scenery, camping, outdoor recreation, and riding trails.

The Elk Falls area was a favored location for summer lodges, resorts, and ranches. These included both private residences and commercial properties. The area's accessibility and picturesque landscape attracted visitors and guests. According to Cathleen Norman, several commercial guest accommodations were built in the area to meet the increase in tourism created by road improvements and a burgeoning Denver population. These ranged from elaborate lodge resorts to small clusters of tourist cabins. A number of homesteads and ranches later became dude ranches.<sup>18</sup>

Norman also indicated the proximity of many ranches to Denver encouraged numerous children's summer camps throughout the Front Range Mountains. These included camps run by the YMCA, Girl Scouts, and several different churches. The facilities typically had clusters of bunkhouses, with a central hall for serving meals and for group activities in the evening or during inclement weather.<sup>19</sup>

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<sup>16</sup> Cathleen Norman, *Historic Contexts Report: 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County* (Lakewood: Preservation Publishing, 2002), 88.

<sup>17</sup> Ibid.

<sup>18</sup> Norman, 85.

<sup>19</sup> Ibid., 97.

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The Lazy V Ranch utilized the Richardson Cabin, Blaine Cabin (also referred to as Brooks Cabin), Brola Cabin, Policeman's Cabin, Shower House, and the Rodriguez Cabins (also known as the Camp). Today the Rodriguez Cabins are no longer in existence. The Richardson Cabin was used as the main lodge for girls and boys camps, as well as for larger family groups. Families and camp leaders likely used the Blaine Cabin. The Brola Cabin is commonly referred to as an infirmary in many of the brochures and letters for the ranch. The Shower House was also advertised as well-equipped and centrally located. Ranch caretakers and private families used the Policeman's Cabin.

The Lazy V Ranch for Boys existed during the late 1930s and was sponsored by Archibald and Rachael Staunton. Letters written between the Stauntons and H.F. Kilander, Ph.D., of East Orange, New Jersey, indicated he operated the camp.<sup>20</sup> Collection archives include letters, a brochure and information sheets, as well as a drawing of the camp. An undated information sheet with Lazy V Ranch letterhead stated:

The ranch is sponsored by physicians and supervised by experienced educators for the building of bodies and character. Riding comprises an important part of the camp program and trips of two or three day's duration take the boys to many points of historic interest. The Ute Indians camped in this neighborhood and Buffalo Bill met Chief Colorow in conferences within twenty-five miles of the camp. A summer at the Lazy V Ranch is certain to result in physical and educational advancement of definite account along with character training that can only be appreciated in future attainments achieved by the boys.<sup>21</sup>

The Stauntons signed multiple lease agreements with camp directors, including the Girl Scouts of Colorado beginning in 1936. The Girl Scouts operated on the Lazy V Ranch, or Flying G Ranch, during the summers of 1938, 1939, and 1940. Several letters during 1938 between the A.G. and Rachael Staunton and Helen W. Howbert discuss payment for leasing the ranch. Howbert was a Girl Scout counselor specializing in summer camps. A lease agreement between Dr. A.G. Staunton and Rachael Staunton and Mrs. Van Dyne Howbert confirm a contract for Girl Scout use of the ranch in 1939. Flying "G" found a permanent home in 1946 when Wigwam Ranch near Deckers (thirty miles south) was purchased.<sup>22</sup>

An agreement for lease of the Lazy V Ranch was signed in 1941 by Mrs. Van Dyne Howbert and Mrs. Helen B. Johnson. Mrs. Howbert had served as Camp Committee Chairman for Denver, Local Council of Girl Scouts, Inc. A professional brochure was printed detailing all of the specifics for the Lazy V Ranch Camp for Girls in Pine, Platte Canyon, Colorado. The brochure states, "Camp activities for girls, who enjoy outdoor life, in an informal atmosphere, scheduled for congenial group living." The brochure features the Lazy V Ranch Brand and a covered wagon logo. The camp offered eight-week sessions for forty girls solicited as a mountain ranch and riding camp. The camp buildings included: "the Ranch House with dining room, kitchen, and activity rooms; the Staff House containing the office and headquarters; the infirmary; a comfortable log cabin; a well-equipped Shower House, centrally located. Campers are based in tents, four girls to a tent arranged in groups according to age." The brochure indicated that the camp was forty-three miles from downtown Denver and three miles from Shaffer's Crossing on U.S. Highway 285. A Trading Post at Shaffer's Crossing provided for stamps, stationary, Kodak film, toilet articles, and good quality candy.<sup>23</sup>

Additional correspondence printed on Lazy V Ranch letterhead includes a letter written in 1941 to Miss Wyman of Hutchinson, Kansas: "Your recent letter received. The Flying G Ranch was so named by the Denver Council of Girl Scouts who rented the ranch for several years, but they have since purchased a place of their own. The Lazy V Ranch is for rent, preferably for a group of girls or women."<sup>24</sup>

In 1942, the Lazy V Ranch advertised cabins and other buildings for rent to groups and private families. A contract was signed in 1946 between Rachael and A.G. Staunton and Van Zimmerman for the lease of part of the ranch in Jefferson and Park Counties. A price of \$2,000 was charged for the lease, which included a large cabin called the Lodge, a house, a

<sup>20</sup> Letters to Dr. Kilander, 1938, Manuscript 1633, Box 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>21</sup> Lazy V Ranch for Boys informational pamphlet, unknown date, Manuscript 1633, Box 5, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>22</sup> Mickey Maker and Charles O. Moore, *The Story of the Girl Scouts - Mile Hi Council, 1932-1971* (Denver, CO: Western History Collection, Denver Public Library, 1971), 11.

<sup>23</sup> Lazy V Ranch Camp for Girls brochure, 1941, Manuscript 1633, Box 5, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>24</sup> Letter to Ms. Wyman on Lazy V Ranch letterhead, 1941, Manuscript 1633, Box 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

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group of three houses known as the Camp, a Dormitory under construction, a smaller cabin, water system, and shower house.<sup>25</sup>

Another professional brochure was printed in 1954 advertising the Mount Marion Camp for Catholic Girls at the Lazy V Ranch in Pine, Platte Canyon, Colorado. The brochure described activities on the ranch: camping, sports, crafts, and religious prayers. An application for admission was also included and a list of campers was written on Mount Marion letterhead.<sup>26</sup> Verification of this camp was found in an article in *The Denver Catholic Register*, July 15, 1954 edition.

Rental logs of ranch guests were maintained by Frances Staunton during the 1960s. Two specific logs document the summers of 1967 and 1968. Frances Staunton indicated the names of cabins to be rented, identification of renters and contact information, dates of rental, and the amounts paid for the summer rentals. The cabins rented at that time included the Blaine (also referred to as Brooks), the Camp (Rodriguez Cabins), Left Fork (Policeman's), and the Brola Cabin.<sup>27</sup>

The Stauntons also had several family friends who frequented the cabins including the Richardson family from Shreveport, Louisiana, from whom the associated cabin received its name. Another family friend was Jeanne Brola, a Denver-native opera singer who traveled Europe and the U.S. starring in many operas and performances. Brola and her husband John B. Harrison operated a summer studio for voice production and operatic training (year unknown).<sup>28</sup>

Mr. Bean was a caretaker on the property. He wrote the Stauntons several times throughout each year, from the late 1930s through early 1940s, describing maintenance work done on the ranch. A Denver police officer, Les Beaulieu, resided on the property during the summer months from the 1950s through the 1980s. His wife and family vacationed on the ranch during this time and assisted Frances Staunton in keeping unwanted visitors off the property. The Policeman's Cabin is named for Officer Beaulieu.<sup>29</sup>

Frances Staunton enjoyed the company of her good friend and companion, Alice Showalter (her father worked with Archibald at the life insurance company). Ms. Showalter assisted Frances on the ranch with guest rentals, while also helping maintain her home in Denver.<sup>30</sup>

Other family friends recall their visits to the Staunton Ranch during the 1960s and 1970s. Among these is Judge Gaspar Perricone, Frances Staunton's lawyer, who became a good friend and enjoyed family vacations at the ranch. Another was Jim Hebert whose father was Frances' mechanic. He recalls visits to the ranch with his extensive family of ten siblings; they helped Frances with maintenance throughout the ranch and boarded in the bunkhouse.<sup>31</sup>

Industry: Logging

Logging and lumber production became important industries in Colorado until forest reserves were exhausted in the early 1900s. The construction of mountain homes and resorts created a demand for lumber products. Timber products, including railroad ties, telegraph poles, fence posts, fuel wood, and mine supports, were all in high demand during this period. Norman explains that logging consisted of sawing down trees and trimming them by hand. The logs were taken to market by horse and wagons or hauled to local sawmills. Many mountain ranches operated small sawmills and were powered by water wheels and steam; later, portable gasoline-powered sawmills were used.<sup>32</sup>

The Staunton Ranch accommodated the operation of at least two sawmills, the largest one located at the north side of the property. The sawmill and logging equipment was used during the 1920s through the early 1940s. The system was

<sup>25</sup> Lazy V Ranch lease agreement with Van Zimmerman, 1946, Manuscript 1633, Box 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>26</sup> Mount Marion Catholic Camp for Girls held at the Lazy V Ranch, 1954, Manuscript 1633, Box 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>27</sup> Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>28</sup> Jeanne Brola's "Summer Studio for Voice Production and Operatic Training" held in Denver, CO, unknown date, Manuscript 1633, Box 5, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>29</sup> Beaulieu interview.

<sup>30</sup> Frances Staunton interview by Terri Schorzman, January 1980, Staunton State Park Archives, Colorado Parks and Wildlife, Pine, CO

<sup>31</sup> Jim Hebert, interview by Elizabeth Held (January 21, 2012).

<sup>32</sup> Norman, 71.

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originally built to harvest timber from previous lightning strikes.<sup>33</sup> Archibald Staunton leased the site to loggers, where they moved cut trees across a valley via a wire tramway cable. Although the logging operation was not large, the methods used and the level of technology located at the top of Black Mountain is significant for the time. Although a comprehensive historic context for logging in Colorado has yet to be written, the cable system was unique at the time and may be the only one of its kind in Colorado today.<sup>34</sup> An extensive wire tramway cable was attached to pulley systems from the top of Black Mountain to the other side of a large canyon. The logs and timber were fastened to carriages that were wheeled across the high-line cable. A chute was used to run the logs down Black Mountain to the sawmill where water was piped from the headwaters of Black Mountain Creek. The loggers also used mule teams to carry the cable and other equipment up the mountain.<sup>35</sup>

A 1934 Agreement for Consignment of Lumber By-Products indicates A.G. Staunton as the first party or manufacturer. He was to deliver certain manufactured lumber or by-products of same, to the place and business of the party of the second. The second party is not identified on the contract.<sup>36</sup> A contract between A.G. Staunton and John F. Rogers for \$175, dated August 11, 1934, stated [Staunton] "Does agree to erect and put in successful operation... a haulage cable now on the ground, the same for the carriage of logs from the sides and summit of Black Mountain to a point agreed upon as accessible to the sawmill as now located."<sup>37</sup>

A lease agreement between Archibald Staunton and Everett Dunn in 1935 stipulated Dunn's association in a joint venture with Staunton in the production of lumber and its by-products. Staunton agreed to furnish the sawmill, chute, wire tramway cable, stumpage, horses, harness, bunkhouse use and fuel, and Dunn agreed to cover all the costs in operation of the mill, including the hiring of employees.<sup>38</sup>

In an interview with George Cramp (Archibald Staunton's chauffeur) between 1935 and 1938, he reported that the sawmill was in operation prior to his employment with Dr. Staunton. In 1938 a new engine was added to the sawmill, taken from his family's 1919 Pierce Arrow. This engine was ideal because of its high torque used to propel the tramway cable.<sup>39</sup>

According to Hank Alderfer, a former employee of the ranch, Dr. Staunton also enjoyed working at the sawmill and likely assisted in the construction of his own cabins. The sawmill operations were small and served to construct the Staunton Ranch cabins as well as providing lumber to nearby properties. Any extra timber was hauled to Shaffer's Crossing or Pine Junction to be shipped by train to Bailey or Denver.<sup>40</sup>

When the scrap metal drives supporting World War II began in 1942, the Stauntons donated much of the metal from the sawmill to the war effort.<sup>41</sup> The first scrap metal drive was held in 1942, which establishes a significant date for the end of sawmill operations.<sup>42</sup> With this essential equipment absent from the operation, the sawmill could no longer produce or manufacture large amounts of lumber and by-products. The sawmill site was abandoned and eventually collapsed during the early 1970s.<sup>43</sup> The Bunkhouse, however, remained in use by ranch guests until the time of Frances Staunton's death in 1989.

Although the Staunton Ranch was no longer used for logging, many areas of forests suffered beetle-kill infection from mountain pine beetles during the 1970s. Many species of pine beetles kill lodgepole pine, ponderosa pine, lumber pine, Englemann spruce, subalpine fir, and Colorado blue spruce.<sup>44</sup> Frances Staunton revealed that she employed a professional in forestry management to assist in the removal of beetles. He used specific methods, other than burning or

<sup>33</sup> Hank Alderfer, interview by Elizabeth Held (August 10, 2011).

<sup>34</sup> Ibid.

<sup>35</sup> Colorado State Parks, *Staunton State Park Master Plan, Winter 2010* (Denver: Colorado State Parks, 2010).

<sup>36</sup> Agreement for consignment of lumber by-products on Staunton Ranch, 1934, Manuscript 1633, Box 6, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>37</sup> Cable and Logging Contract, 1934, Manuscript 1633, Box 6, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>38</sup> Agreement between Dr. A.G. Staunton and Everett Dunn for use of sawmill and Bunkhouse, 1935, Manuscript 1633, Box 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>39</sup> George Cramp, interview by Elizabeth Held (January 9, 2012).

<sup>40</sup> Alderfer, interview.

<sup>41</sup> Ehresman, 4.

<sup>42</sup> Paula S. Ehresman, *The Staunton Ranch: Easement and Boundary Report* (Colorado Department of Parks and Outdoor Recreation, 1985), 4.

<sup>43</sup> Beaulieu interview.

<sup>44</sup> Rocky Mountain National Park, *Forest Health: Mountain Pine Beetle*, National Park Service, 2010.

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insecticides, to mitigate the infestation. After clearing hazardous trees he produced firewood for the ranch and nearby residents.<sup>45</sup>

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## Developmental history/additional historic context information

### HISTORIC CONTEXT

#### The Staunton Family

Dr. Archibald Galusha Staunton was born on September 4, 1870 in Charleston, West Virginia. He attended the University of Pennsylvania Medical School and earned his medical degree in 1893. His father, Joseph Staunton, was also a physician. Dr. Rachael Hornbrook Bullard was born in Wheeling, West Virginia, on June 15, 1875. Rachael attended the Women's Medical College of Pennsylvania and obtained her medical degree in 1894. Several years after finishing medical school, Archibald met Rachael and they married on December 30, 1898. The Stauntons remained in West Virginia for several years until Archibald developed pneumonia.<sup>46</sup> The doctors traveled from West Virginia to Denver, Colorado in the early 1900s and maintained general practice offices in Denver through the 1940s.

In an interview with the Staunton's daughter, Frances, she stated that the climate in West Virginia was cold and humid in the winter. In the early 1900s, Archibald boarded a train and headed for California, searching for a less humid climate. On a stop in Denver, Archibald took a streetcar to City Park. Finding dry ground in February, Archibald sent for Rachael and they relocated to Denver. They returned to their home in West Virginia and spent several years preparing for their move. Upon arrival, the Staunton doctors maintained general practice offices in town. Archibald was also employed as an insurance physician for Prudential Life Insurance Company. Frances described, "He felt he needed another source of income so he would not have to charge his patients too much."<sup>47</sup>

Frances Hornbrook Staunton was born on September 29, 1899 in Oakland, Maryland. She was the only child of Archibald and Rachael. When her parents came out west, she remained with her grandmother, Rachael Bullard, in Maryland until she was old enough to attend school. The Staunton's first Denver home was at 1230 Vine Street and Frances attended the nearby Emerson School. In 1910, the family moved to their longtime home at 1445 Downing Street in the Capitol Hill neighborhood. Frances graduated from East Denver High School, then the University of Denver where she received her Bachelor's degree. She also attended the Julliard School of Music in New York from 1926 to 1927, but returned home after only one year. Frances received her Master of Arts degree from the University of Denver in 1945.

During an interview in 1980, Frances recalled that she and her mother visited Glen Elk sometime just before 1918. The summer resort on Elk Creek Road was a few miles south of Shaffer's Crossing; from Denver this is a thirty-seven mile drive on U.S. Highway 285. While at Glen Elk, they met a Norwegian man named John Jensen who took them up to see Elk Falls. They decided that was where they wanted their mountain retreat. Jensen said his neighbor, Stephen Blaine, had eighty acres that he might be willing to sell. At first, Blaine was unwilling, but eventually agreed to sell his land to the Staunton family.

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The U.S. Highway system was also expanded throughout the state between 1925 and 1935 providing accessible vehicular access to the mountains. The advent of the automobile by 1915 made for more convenient access to other destinations that also had a claim on the beauty of the Rockies.<sup>48</sup> During this period, U.S. Highway 285 (originally Highway 8) was established from Denver to Salida and was routed through Pine Junction. Many other U.S. and state highways were constructed and allowed for Denver residents to establish vacation homes in the mountains. Many homesteaders of the early twentieth century eventually established vacation homes and ranches along Colorado's Front Range. The Denver, South Park and Pacific Railroad had been long established, since 1880, and offered early ranchers the opportunity of transportation to the Pine Junction area, approximately three miles from the Staunton Ranch entrance.

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<sup>45</sup> Staunton, interview.

<sup>46</sup> Frances Staunton interview by Terri Schorzman, January 1980, Staunton State Park Archives, Colorado Parks and Wildlife, Pine, CO.

<sup>47</sup> Ibid.

<sup>48</sup> David Nelson, *The Elk Creek Chronicles: From Shaffer's Crossing to Pine Grove* (Littleton, CO: ReVista Publishing, LLC, 2011).

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The Stauntons purchased the first eighty-acre parcel of land from Stephen F. and Bessie B. Blaine on April 13, 1918. For adjoining land, Archibald Staunton filed a Homestead Entry Application on June 10, 1918. The Stauntons then acquired 160 acres from Jesse E. Ray on April 19, 1919. By January 4, 1923, the Stauntons acquired another 640 acres of land from the United States through five separate purchases, land grants, and patents. A certificate of final proof for a Stock-Raising Homestead was issued on March 20, 1922.<sup>49</sup> A Land Grant issued by the General Land Office on June 16, 1922 was signed by Warren G. Harding and confirms Archibald Staunton's ownership of his homesteaded land.<sup>50</sup>

Rachael B. Staunton acquired a total of 560 acres from John E. Denver through three separate deeds on March 12, 1923, July 21, 1923, and February 7, 1924. On January 5, 1925, the Stauntons acquired 40 acres directly west of the Blaine parcel from Mrs. Albert Severs Jensen, wife of John Jensen. Archibald Staunton also acquired 80 acres from Joe Cruse on May 25, 1925. They added another 160 acres from Albert George Hoffman on August 12, 1930, at which time their acreage totaled 1720 acres.<sup>51</sup>

The Staunton doctors divided their residence between their Denver home and the Staunton Ranch. They used the property as a summer and weekend home for years. In order to meet the requirements of the Homestead Act, the family cultivated oats and potatoes and raised cattle, horses, and burros during the first five years. During the first twelve years, the property was extended to 1,720 acres. Dr. Rachael Staunton was also required to reside on the property at least seven months of the year to receive the Homestead Patent. Extended absences from the ranch occurred in the winter months when the weather was harsh and supplies difficult to obtain, typically between November and April. The Department of Interior required homesteaders to document their absences.<sup>52</sup>

The number of activities that occurred throughout the ranch was seemingly simultaneous. During the time the cabins were constructed 1920s and 1930s, the property was used for logging purposes. After the cabins were finished, the Stauntons utilized the ranch for logging, recreation, and agriculture. While the logging operations ceased during the 1940s, the ranch remained in use for recreational purposes through the 1980s.

### Agriculture

The Homestead Act of 1862 encouraged settlement in the Colorado Territory, specifically promoting agricultural settlement. The act enabled individuals to stake claim to 160-acre parcels, paying a registration fee of \$24 to \$36. The official homestead title was acquired after living on and cultivating the property for five years. Additional federal land acts encouraged settlement, including the 1873 Timber Culture Act and Desert Land Act of 1877. In 1909, the "Enlarged Homestead Act" revised the basic homestead unit from 160 acres to 320 acres. Mountain agricultural settlement specifically consisted of livestock raising, while carrying on other activities to supplement ranch income: selling hay, growing root vegetables, raising dairy products, and logging.<sup>53</sup>

A Stock Brand was issued to A.G. Staunton on May 10, 1922 and Staunton was issued another Stock Brand on June 4, 1928. The 1928 brand was for the Lazy V Ranch and was recorded in State Brand Book No. M49.<sup>54</sup> The Secretary of the State Board of Stock Inspection Commissioners at the time, Roy S. Lobdell, signed the stock brand. While operating as the Lazy V Ranch from the late 1930s through the 1950s, the ranch also advertised horseback riding and trails, no longer visible, for campers and summer guests.<sup>55</sup>

<sup>49</sup> Stock brand of A.G. Staunton filed in the Office of the State Board of Stock Inspection Commissioners, May 1, 1922, Manuscript 1633, Box 9, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>50</sup> Land grant for Archibald G. Staunton issued by General Land Office, June 16, 1922, Manuscript 1633, Box 10, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>51</sup> Release of Deed and Trust, Issued by the State of Colorado, Manuscript 1633, Box 10, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO; Frances Staunton notes on land purchases, 1953, Manuscript 1633, Box 4, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

<sup>52</sup> Paula S. Ehresman, *The Staunton Ranch: Easement and Boundary Report* (Colorado Parks and Outdoor Recreation, 1985), 3.

<sup>53</sup> Norman, 43.

<sup>54</sup> Stock brand of A.G. Staunton, 1928, Staunton Collection.

<sup>55</sup> Lazy V Ranch brochures, unknown date, Manuscript 1633, Box 5 and 8, Staunton Collection, Stephen H. Hart Library, History Colorado Center, Denver, CO.

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While many ranchers also received grazing rights from federal and state agencies, the Staunton Ranch established agreements with neighboring ranchers. The Elk Falls Ranch continued grazing through the 1950s and livestock was permitted to roam freely on areas of the Staunton Ranch.<sup>56</sup>

Tuberculosis Treatment in Colorado

The state of Colorado experienced an influx of tuberculosis patients during the early 1900s that traveled the entire country in search of dry climate and fresh mountain air. Many sanatoriums were established throughout Colorado to care for these patients and to ease their symptoms. Jeanne Abrams, an author specializing in tuberculosis history in Colorado, wrote:

As early as the 1860s hundreds (and later thousands) of men and women flocked to Denver and Colorado Springs to 'chase the cure'; to seek a remedy for tuberculosis, the most dreaded disease of the era. Indeed, tuberculosis held the dubious distinction of being the leading cause of death in nineteenth century America.<sup>57</sup>

Abrams also indicated that physicians were attracted to Colorado "not only to establish their practices and secure a better income, but often for their own health as well. In a 1908 essay appearing in the *Denver Medical Times*, Dr. A. C. Magruder found that 32.7 percent of the state's physicians had come to Colorado because they or someone in their family suffered from tuberculosis."<sup>58</sup> Archibald Staunton came to Colorado searching for relief of his own medical condition, pneumonia.

The Staunton doctors treated tuberculosis patients during the 1920s and 1930s when the disease was widespread throughout the United States. The mountainous setting of the Staunton Ranch might have alleviated tuberculosis symptoms. An article by Ken Anderson refers to a female Dr. Staunton who worked at a tuberculosis camp in Maine during the early 1900s; this is possibly a reference to Dr. Rachael Staunton, confirming her as a tuberculosis physician.<sup>59</sup>

Local resident Gary Bax recalled that at Elk Falls the Staunton doctors had treated his great-grandfather, Charles Bax, for tuberculosis. Charles was also treated at Bethesda Sanatorium in Denver.<sup>60</sup> If indeed the Staunton Ranch accommodated tuberculosis patients, they likely stayed in tents as well as in several of the cabins and used the Shower House for cleansing. The Staunton State Park archives contain a number of apothecary bottles and many known to treat symptoms of the disease, including carbolic acid that was typically injected for treatment of pulmonary tuberculosis.<sup>61</sup> Other medications found were used to treat symptoms such as hay fever, asthma, bronchitis, and gastro-intestinal distresses.

A resource analysis and management plan prepared by former park ranger Tim Mueller stated: "The Staunton Ranch began as a 160-acre parcel homesteaded by Dr. Rachael Staunton. During the three years required to patent the homestead, she lived on the property during the warm months and provided medical care to the people who lived in the area. Among her early patients were American Indian Families who bartered beadwork, pottery, jewelry, and rugs to show their appreciation and as payment of services."<sup>62</sup>

Final Years of the Staunton Ranch

Dr. Rachael Staunton died in 1946 and Dr. Archibald Staunton followed in 1958, both in Denver. Their daughter, Frances, inherited the property at the time of her father's death. Frances was never married or had children of her own but had a strong passion for her family's ranch and maintained the property until the 1980s.

<sup>56</sup> Richard Beye, interview by Elizabeth Held (January 20, 2012).

<sup>57</sup> Jeanne Abrams, *Blazing the Tuberculosis Trail* (Denver, CO: Colorado Historical Society, 1991), 1.

<sup>58</sup> *Ibid.*, 8.

<sup>59</sup> Ken Anderson, "Profiles in Rural Maine: Onawa," *All Maine Matters*, May 2006, <http://www.allmainematters.com/May06/Profiles-Onawa.html>.

<sup>60</sup> Gary Bax, interview by Bonnie Scudder (August 11, 2011).

<sup>61</sup> PubMed Health, *Pulmonary Tuberculosis*, U.S. National Laboratory of Medicine, Dec. 12, 2010,

<http://www.ncbi.nlm.nih.gov/pubmedhealth/PMH0001141/>. Pulmonary Tuberculosis is a contagious bacterial infection that involves the lungs, but may spread to other organs.

<sup>62</sup> Tim Mueller, *Staunton State Park Resource Analysis and Management Plan* (Denver, CO: Colorado Parks and Wildlife, 1994), 1-2.

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In her 1961 will, Frances Staunton donated the ranch to the State of Colorado to be preserved as open space. It states in part:

I give and devise to the State of Colorado, for the use and the benefit of the State Park and Recreation Board, or its successors or successors in interest, all my real property, situated in the counties of Jefferson and Park. Said land, or such portion thereof as I may own at the time of me death is given to the State of Colorado, as aforesaid, for use as a State Park to be known as "Staunton State Park", and to be preserved by said Board essentially as a wilderness area. It is my further intention that none of the property shall be sold, transferred or conveyed by the said state, and that this property be preserved, in perpetuity for public benefit, as a natural wilderness-type park. At least ninety per cent (90%) of the area is to be left in its natural state with only those modifications by man which are necessary to preserve the area in its natural state, typifying Colorado's most beautiful mountain forest and meadow region.<sup>63</sup>

The 1,720-acre Staunton Ranch became Staunton State Park when it was turned over to the state in 1986. Since the 1990s, the park has acquired subsequent, adjacent parcels of land, including the Elk Falls Ranch (1,042 acres), the Davis Ranch (860 acres), and an eighty-acre portion known as the Chase Parcel.<sup>64</sup> The park has not yet opened to the public as of 2012, but currently has phased plans of opening the park for camping, hiking, and other outdoor activities while fulfilling Frances Staunton's requests for her family's historic ranch. Only the acreage acquired during the first twelve years of the Staunton Ranch is included within the boundaries of this nomination.

<sup>63</sup> Last will and testament of Frances Hombrook Staunton, May 15, 1961, Staunton State Park Archives, Colorado Parks and Wildlife, Pine, CO.

<sup>64</sup> Colorado State Parks, *Staunton State Park Final Master Plan, Winter 2010* (Denver, CO: Colorado State Parks, 2010).



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Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

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**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
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **History Colorado and Colorado Parks and Wildlife**

Historic Resources Survey Number (if assigned): 5JF.4385/5PA.4525

Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

**10. Geographical Data**

**Acreage of Property** 1,720 acres  
(Do not include previously listed resource acreage.)

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

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

**Park County acreage UTMs:**

1	13;4 64 102mE;	43 74 256mN	1
2	13;4 65 695mE;	43 74 307mN	
3	13;4 65 709mE;	43 75 133mN	2
4	13;4 65 847mE;	43 75 133mN	10
5	13;4 65 843mE;	43 73 172mN	
6	13;4 65 656mE;	43 73 165mN	
7	13;4 65 658mE;	43 73 497mN	
8	13;4 64 507mE;	43 73 435mN	
9	13;4 64 501mE;	43 73 920mN	
10	13;4 64 098mE;	43 73 909mN	19

**Jefferson County acreage UTMs:**

1	13;4 65 853mE;	43 75 137mN	
2	13;4 66 312mE;	43 75 536mN	
3	13;4 66 812mE;	43 75 824mN	3
4	13;4 67 769mE;	43 74 541mN	5
5	13;4 68 386mE;	43 74 594mN	6
6	13;4 68 393mE;	43 73 281mN	7
7	13;4 67 775mE;	43 73 225mN	8
8	13;4 67 756mE;	43 72 894mN	9
9	13;4 66 056mE;	43 72 717mN	
10	13;4 66 059mE;	43 73 175mN	
11	13;4 65 844mE;	43 73 172mN	

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

The boundaries are Black Mountain to the North, Lions Head and Chimney Rock to the southwest, Pike National Forest to the Northwest, Elk Falls subdivision to the south, and mountainous community associated with the town of Conifer to the east. The nominated property is further described for the Jefferson County section as:

the east half of the southeast quarter, east half of the northwest quarter of the southeast quarter, east half of the northeast quarter, east half of the northwest quarter of the northeast quarter, and the east half of the southwest quarter of the northeast quarter of section 19, township 6 south, range 72 west;

the east half of the southeast quarter, the east half of the northwest quarter of the southwest quarter, the east half of the southwest quarter of the southeast quarter, and the southeast quarter of the northeast quarter of section 13, township 6 south, range 72 west;

the south half of section 18, township 6 south, range 71 west;

the west half, the northeast quarter, the north half of the southeast quarter, and the southwest quarter of the southeast quarter of section 19, township 6 south, range 71 west; and

the west half of the northwest quarter, the northwest quarter of the southwest quarter, the north half of the southwest quarter of the southwest quarter of section 20, township 6 south, range 71 west;

all in the 6<sup>th</sup> Principal Meridian.

For the Park County section, it is further described as:

the north half of the northeast quarter, the southeast quarter of the northeast quarter of section 23, township 6 south, range 72 west;

the northwest quarter, the west half of the northwest quarter of the northeast quarter, the west half of the southwest quarter of the northeast quarter, and the west half of the northwest quarter of the southeast quarter of section 24, township 6 south, range 72 west;

the west half of the northwest quarter of the southeast quarter and the west half of the southwest quarter of the southeast quarter of section 13, township 6 south, range 72 west;

all in the 6<sup>th</sup> Principal Meridian.

**Boundary Justification** (Explain why the boundaries were selected.)

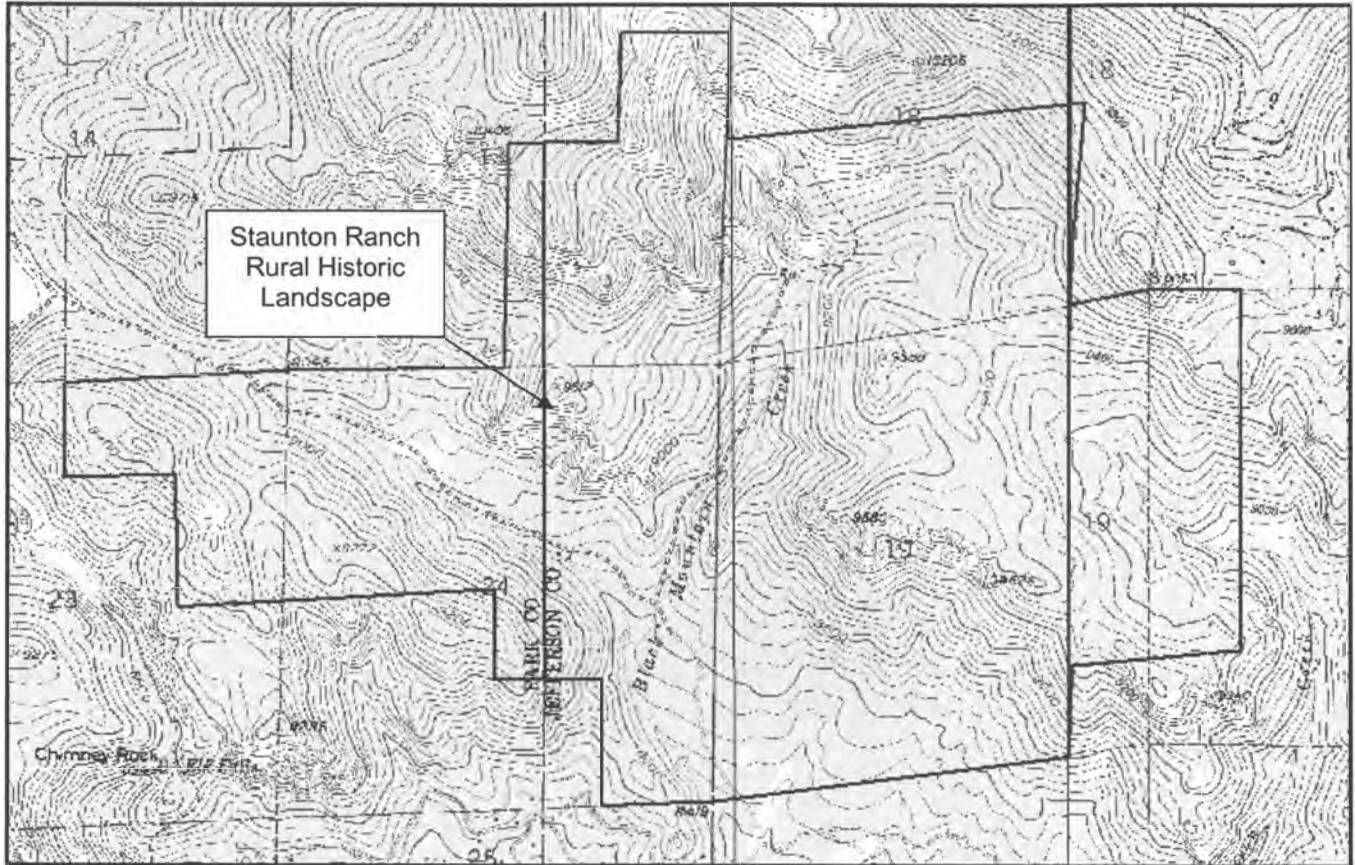
Colorado Parks and Wildlife at Staunton State Park have selected the historic Staunton Ranch boundary for the nomination as this is the acreage homesteaded and acquired by the Stauntons between 1918 and 1930 and is the property historically associated with the Stauntons.

Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

**USGS Section**  
Meridian Hill and Conifer Quadrangles  
7.5 Minute Series

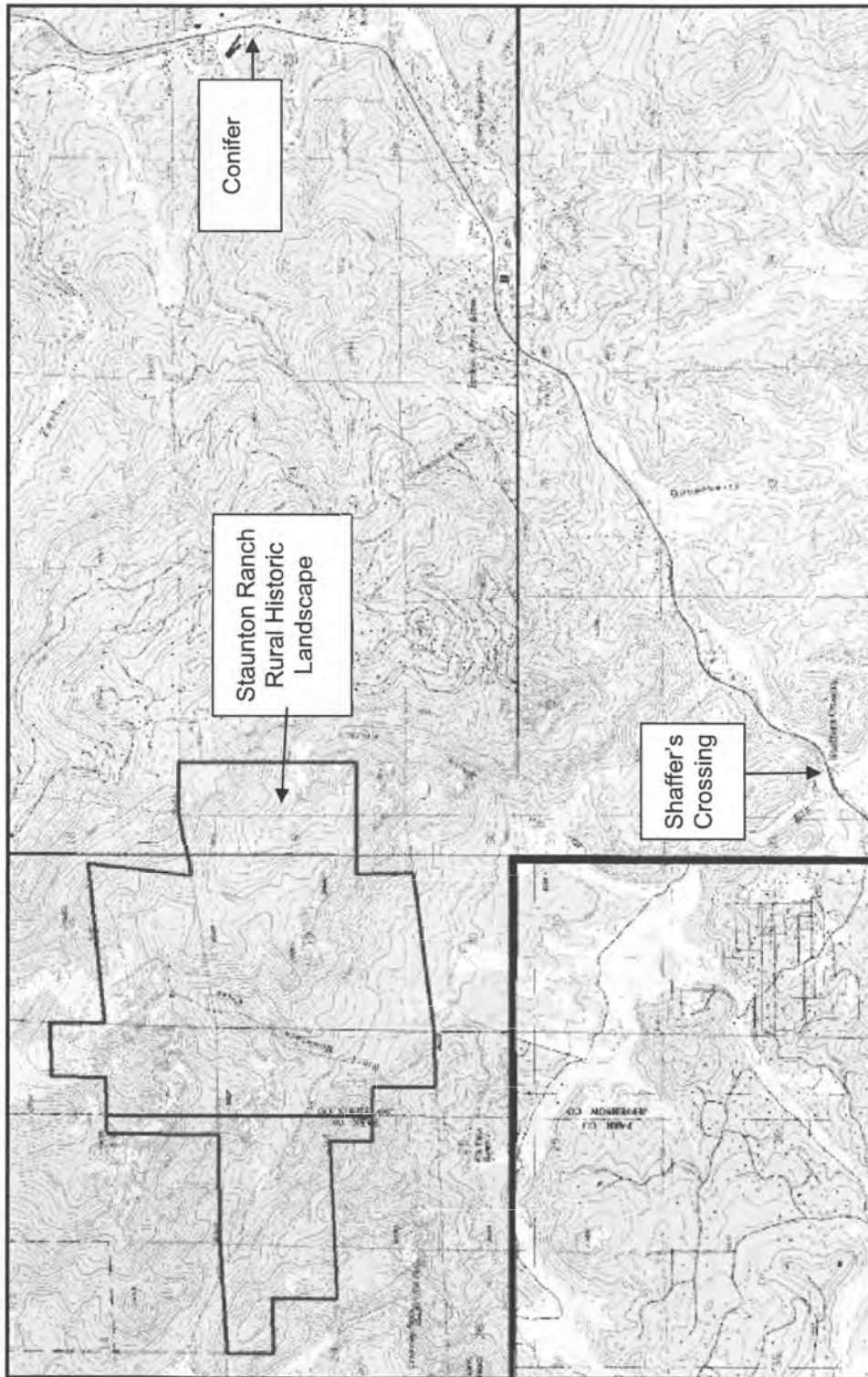
PLSS: T 6 South, R 71 West, 6<sup>th</sup> P.M.  
Elevation: Ranges from 8600 – 10,000'



Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

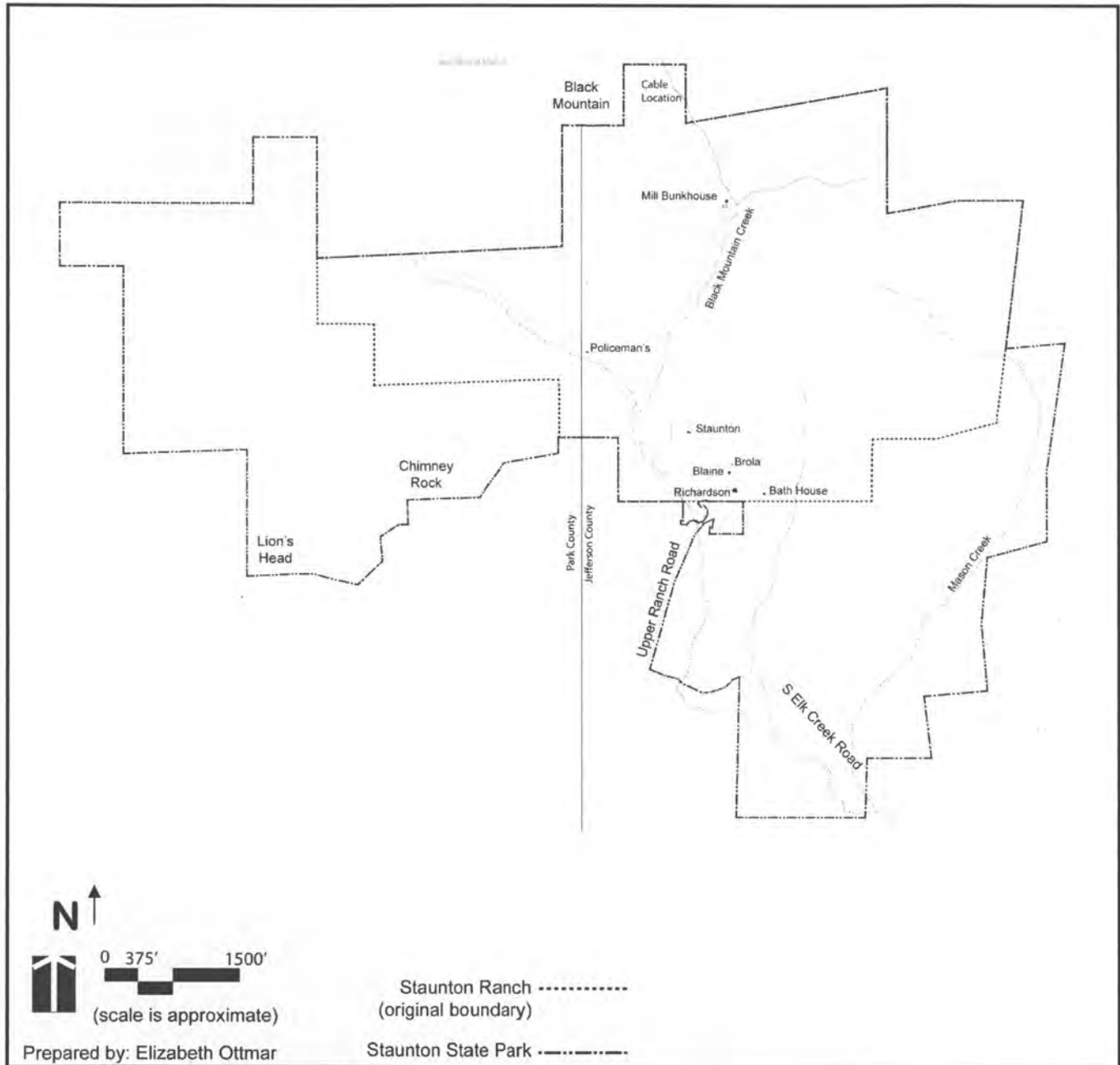
**USGS Topographic Area Map**



Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

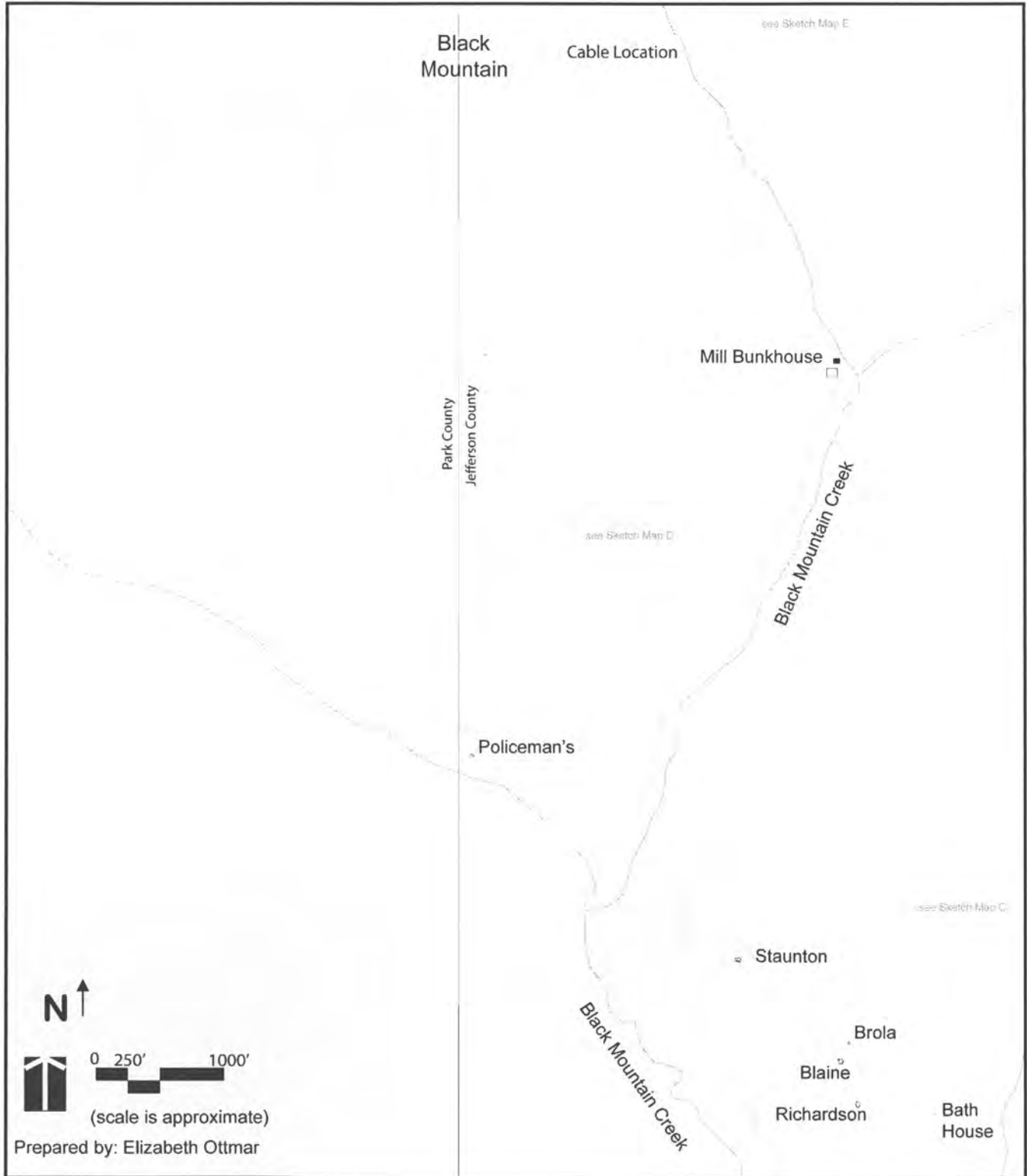
**SKETCH MAP A**



Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

**SKETCH MAP B**



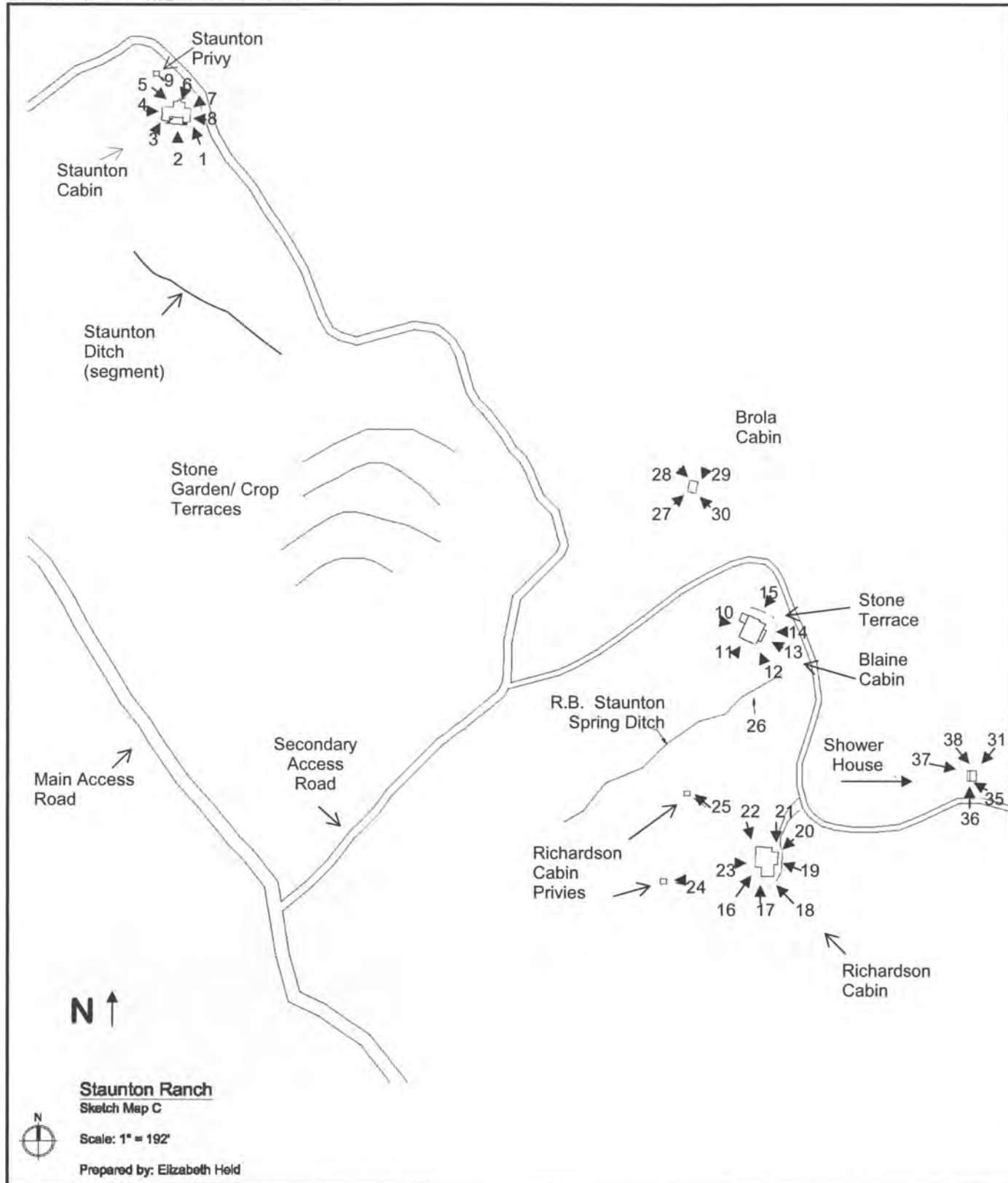
Staunton Ranch – Rural Historic Landscape

Jefferson & Park Counties, Colorado

Name of Property

County and State

SKETCH MAP C WITH PHOTO LOCATIONS

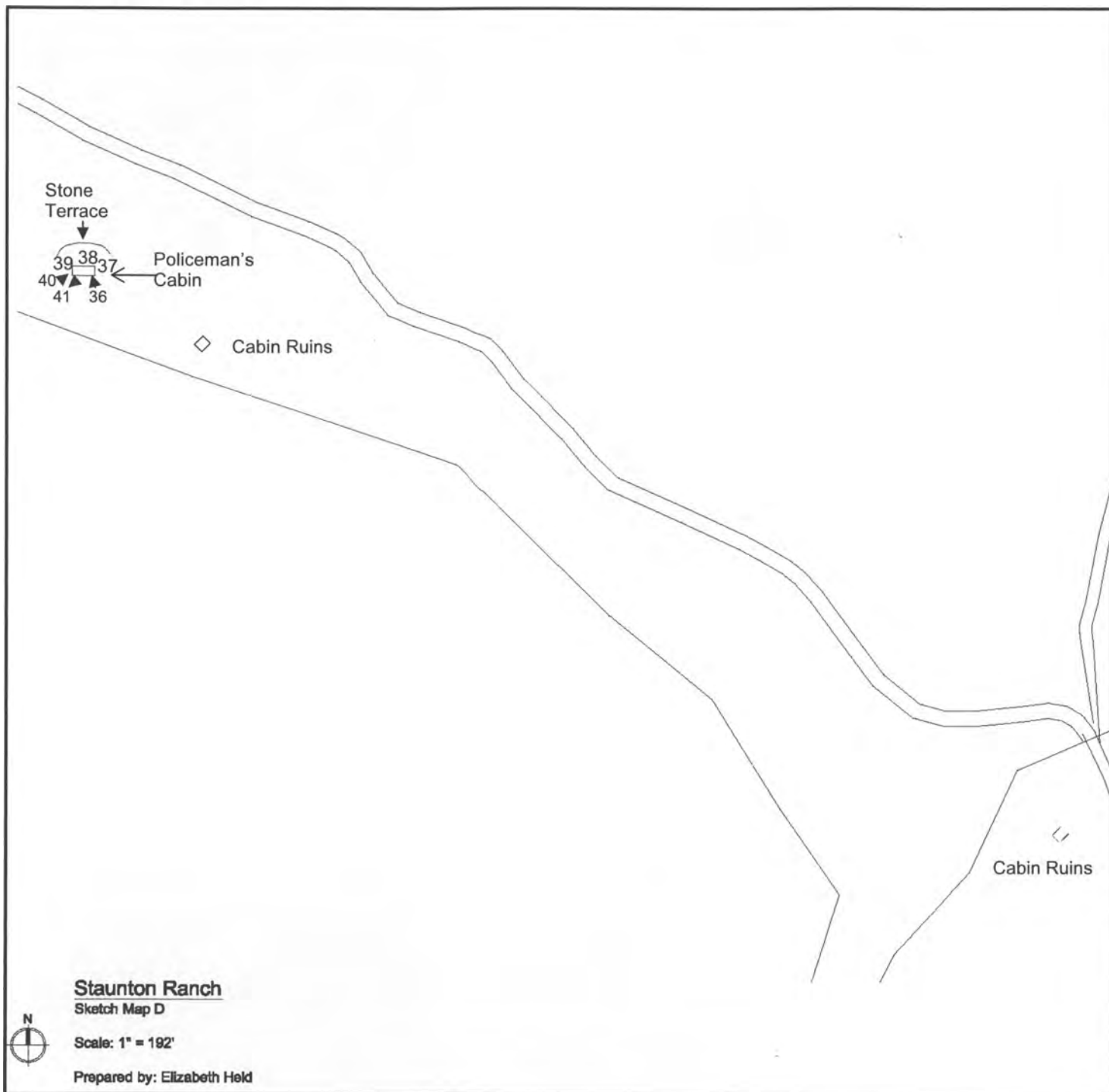




Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

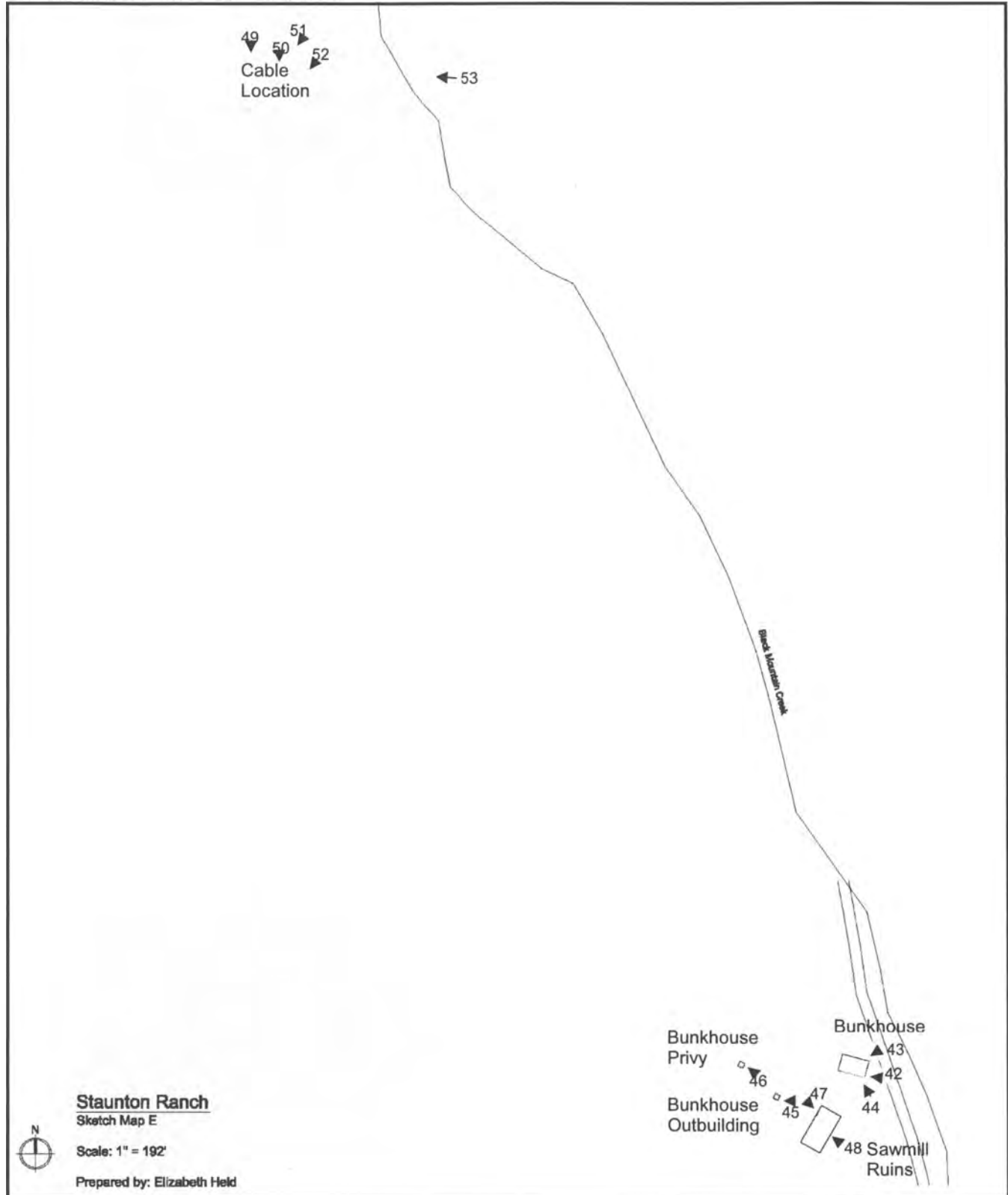
**SKETCH MAP D WITH PHOTO LOCATIONS**



Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

SKETCH MAP E WITH PHOTO LOCATIONS



Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

**11. Form Prepared By**

name/title Elizabeth Held, Historian/Archivist Intern for Staunton State Park, (for property owner)  
organization Staunton State Park date February 29, 2012  
street & number 11559 Upper Ranch Drive telephone (303) 483-3654  
city or town Pine state CO zip code 80470  
e-mail held.elizabeth@gmail.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Staunton Ranch  
City or Vicinity: Pine  
County: Jefferson State: CO  
Photographer: Elizabeth Held  
Date Photographed: June 28, 2011  
Description of Photograph(s) and number: Refer to Photograph Log on Continuation Sheet  
TIFF Images on File with the Office of Archaeology and Historic Preservation, Denver, Colorado

**PHOTOGRAPH INVENTORY**

1. Staunton Cabin southeast view
2. Staunton Cabin south view
3. Staunton Cabin southwest view
4. Staunton Cabin west view
5. Staunton Cabin northwest view
6. Staunton Cabin north view
7. Staunton Cabin northeast view
8. Staunton Cabin east view
9. Staunton Privy east view
10. Blaine Cabin northwest view
11. Blaine Cabin southwest view
12. Blaine Cabin south view
13. Blaine Cabin southeast view

Staunton Ranch – Rural Historic Landscape

Jefferson & Park Counties, Colorado

Name of Property

County and State

14. Blaine Cabin northeast view
15. Blaine Cabin north view
16. Richardson Cabin southwest view
17. Richardson Cabin south view
18. Richardson Cabin southeast view
19. Richardson Cabin east view
20. Richardson Cabin northeast view
21. Richardson Cabin north view
22. Richardson Cabin northwest view
23. Richardson Cabin west view
24. Richardson Privy 1 southeast view
25. Richardson Privy 2 east view
26. Blaine Cabin from Richardson with Black Mountain in background, east view
27. Brola Cabin, southwest view
28. Brola Cabin, northwest view
29. Brola Cabin, northeast view
30. Brola Cabin, southeast view
31. Shower House, northeast view
32. Shower House, northwest view
33. Shower House, west view
34. Shower House, south view
35. Shower House, southeast view
36. Policeman's Cabin, south view
37. Policeman's Cabin, northeast view
38. Policeman's Cabin, north view
39. Policeman's Cabin, northwest view
40. Policeman's Cabin, southwest view
41. Policeman's Cabin Fire Pit, south view
42. Bunkhouse, east view
43. Bunkhouse, northeast view
44. Bunkhouse, southeast view
45. Bunkhouse Shed, southeast view
46. Bunkhouse Privy, south view
47. Sawmill, south view
48. Sawmill, north view
49. Cable Car Engine, north view
50. Cable Pulley 1
51. Cable Pulley 2

Staunton Ranch – Rural Historic Landscape

Jefferson & Park Counties, Colorado

Name of Property

County and State

52. Cable Pulley 3
53. Cable Harness from below
54. Staunton Cabin, Interior, Fireplace
55. Staunton Cabin, Interior, Kitchen
56. Staunton Cabin, Interior, Cellar
57. Staunton Cabin, Interior, Attic
58. Richardson Cabin, Interior, Fireplace
59. Richardson Cabin, Interior, Dining Room
60. Richardson Cabin, Interior, Second Floor
61. Richardson Cabin, Interior, Second Floor
62. Brola Cabin Interior
63. Shower House Interior
64. Policeman's Cabin Interior

**HISTORIC PHOTOGRAPH INVENTORY**

Provided by Staunton State Park Archives, located in Pine, Colorado

1. Dr. Rachael Staunton at Staunton Cabin; year unknown
2. Dr. Rachael Staunton at Staunton Cabin; year unknown
3. Richardson Cabin east view; year unknown
4. Richardson Cabin south view; year unknown
5. Blaine Cabin east view; year unknown

Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State



IMAGE 1

Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State



IMAGE 2



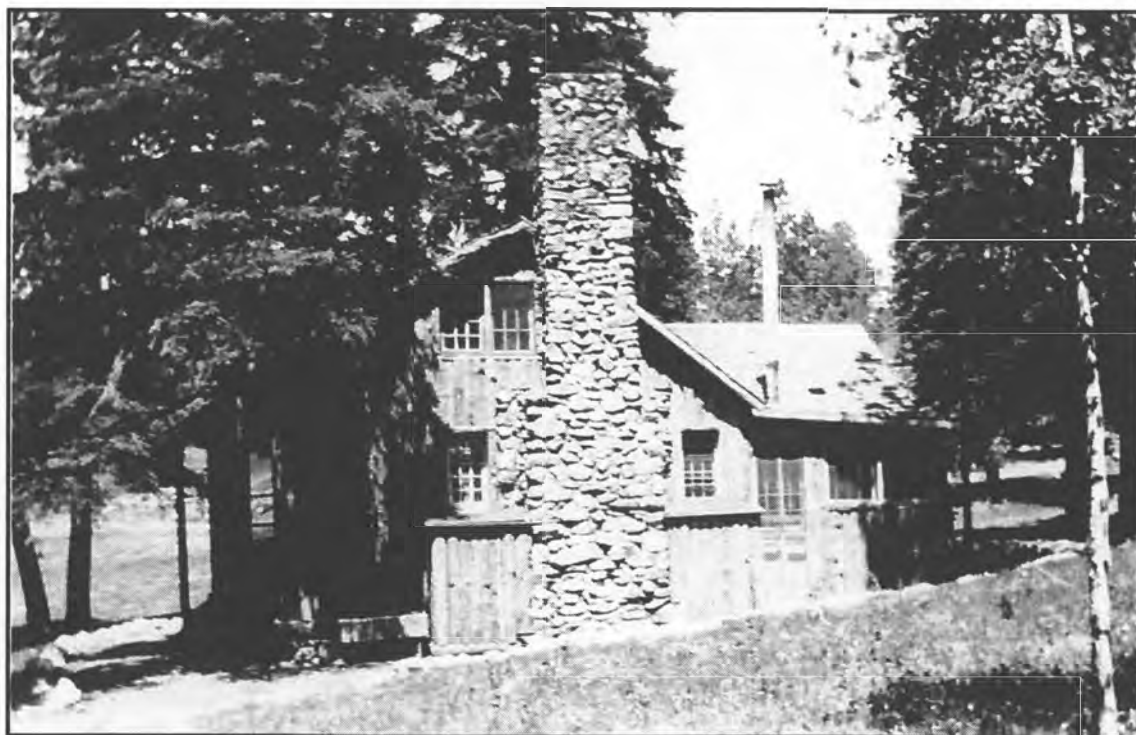
Staunton Ranch – Rural Historic Landscape  
Name of Property

Jefferson & Park Counties, Colorado  
County and State

**IMAGE 3**



**IMAGE 4**



**IMAGE 5**



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Staunton Ranch Rural Historic Landscape

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Jefferson/PARK

DATE RECEIVED: 10/19/12      DATE OF PENDING LIST: 11/19/12  
DATE OF 16TH DAY: 12/04/12      DATE OF 45TH DAY: 12/05/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000991

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12.4.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

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

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

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



1 5JF.4385/5PA.4525

Staunton Ranch Rural  
Historic Landscape

11559 Upper Ranch Dr.

Order ID A531073 R#0001 F#0035  
Pine Vicinity

CO - Jefferson - Park Counties

Item 35 ©2011 Frontier FN Staunton Distr



2

5JF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Order ID A531073 R#0001 F#0034

Pine Vicinity

CO - Jefferson - Park Counties

Item34 s2011 Frontier FN Staunton Distr



3 5JF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity  
Order 15-00013 R#0001 F#0033

CO - Jefferson - Park Counties

Item 33 2011 Frontier FN Staunton Distr





4

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID: A531073 R#0001 F#0029

CO - Jefferson - Park Counties

Item 29 ©2011 Frontier FN Staunton Distr



5 5 JF. 4385/5PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

CO - Jefferson - Park Counties

Item 19 2011 Frontier FN Staunton Distr



6 5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order 15 400163 R#0001 F#0012

CO - Jefferson - Park Counties

Item 12 s2011 Frontier FN Staunton Distr



7 SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.

Pine Vicinity  
Order ID: A551079 R#0001 F#0002

CO - Jefferson - Park Counties

Item 2 2811 Frontier FN Staunton Distri





8

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID H531073 R#0001 F#0001

CO\_ Jefferson-Park Counties

Item1 ©2011 Frontier FN Staunton Distri



9 SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0037

Co. Jefferson-Park Counties

Item 37 2011 Frontier FN Staunton State



70 SJF.4385/5PA.4525  
Stauton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity  
Order ID A531076 R#0001 F#0021

CO - Jefferson - Park Counties

Item 21 - 2011 Frontier FN Staunton Distr



11 5JF.4385/5 PA.4525

Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID: H51073 R#0001 F#0022

CO - Jefferson - Park Counties

Item22 ©2011 Frontier FN Staunton Distr





12

SJF. 4385/5 PA. 4525  
Stauton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0026

CO - Jefferson - Park Counties

Item26 ©2011 Frontier FN, Staunton Distr



13 5 JF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0025

CO - Jefferson - Park Counties

Item 25 - 2011 Frontier FN Staunton Distr



14

SJF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0024

CO - Jefferson - Park Counties

Item 24 s2011 Frontier FN Staunton Distr



15

SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0023

CO- Jefferson - Park Counties

Item23 s2011 Frontier FN Staunton Distr





16

SJF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0011

CO - Jefferson Park Counties

Item 11 2811 Frontier FN Staunton Distr



17

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Road

Pine Vicinity

Order ID A531073 R#0001 F#0013

Co - Jefferson - Park Counties

Item 13 ©2011 Frontier FN Staunton Distr



18 SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0014

CO - Jefferson - Park Counties

Item 14 s2011 Frontier FN Staunton Distr



19

SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0015

CO - Jefferson - Park Counties

Item 15 s2011 Frontier FN Staunton Distr





20

SJF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0007

CO - Jefferson - Park Counties

Item7 ©2011 Frontier FN Staunton Distri



21

5JF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0008

CO - Jefferson - Park Counties

Item 8 2011 Frontier FN Staunton Distri



22

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0009

CO - Jefferson - Park Counties

Item9 o2011 Frontier FN Staunton Distri



23

5 JF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0010

CO - Jefferson - Park Counties

Item 10 62011 Frontier FN Staunton Distr





29

SJF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ronch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0044

CO - Jefferson Park Counties

Item 44 s2011 Frontier FN Staunton State



25

SJF. 4385/5 PA. 4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0045

CO - Jefferson - Park Counties

Item 45 ©2011 Frontier FN Staunton State



216

5JF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0047

CO - Jefferson - Park Counties

Item 47 s2011 Frontier FN Staunton State



BROLA

27

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0016

CO-Jefferson - Park Counties

Item 16 s2011 Frontier FN Staunton Distr





28

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0017

CD - Jefferson - Park Counties

Item 17 s2011 Frontier FN Staunton Distr



29

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0018

CO - Jefferson - Park Counties

Item 18 ©2011 Frontier FN Staunton Distr



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SJF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0020

CO - Jefferson - Park Counties

Item 20 s2011 Frontier FN Staunton Distr



3) SJF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0036

CO-Jefferson-Park Counties

Item 36 s2011 Frontier FN Staunton Distr





32 5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0003

CO - Jefferson - Park Counties

Item3 s2011 Frontier FN Staunton Distri



33

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0004

CO - Jefferson - Park Counties

Item4 ©2011 Frontier FN Staunton Distri



34

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0005

CO - Jefferson - Park Counties

Item5 s2011 Frontier FN Staunton Distri



35

SJF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

CO - Jefferson - Park Counties

Item 6 ©2011 Frontier FN Staunton - Distri





36

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0028

CO. Jefferson - Park Counties

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37 5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0027

CO - Jefferson - Park Counties

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38

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine vicinity

Order ID A531073 R#0001 F#0031

CO - Jefferson - Park Counties

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39 5JF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0030

CO - Jefferson - Park Counties

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40

SJF. 4385/5PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0032

CO - Jefferson - Park Counties

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41  
5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 R#0001 F#0049

CO - Jefferson - Park Counties

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42

5JF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

PA Theta 1 #11 0427113 / 0427113 1#11 F#11 46M J.

CO - Jefferson - Park Counties



43 SJF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity,

CO - Jefferson - Park Counties





44

SJF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



45 SJF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



46 SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

PA Theta 1 #11 A42713 / A42713 I#13 F#13 46N.L.

CO - Jefferson - Park Counties



47 SJF. 4385/5 PA. 4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity.

CO - Jefferson - Park Counties





48

SJF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



49

SJF. 4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



50

SJF. 4385/5 PA. 4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

W Jefferson - Park Counties



51

5JF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties





52

SJF. 4385 / SPA. 4525

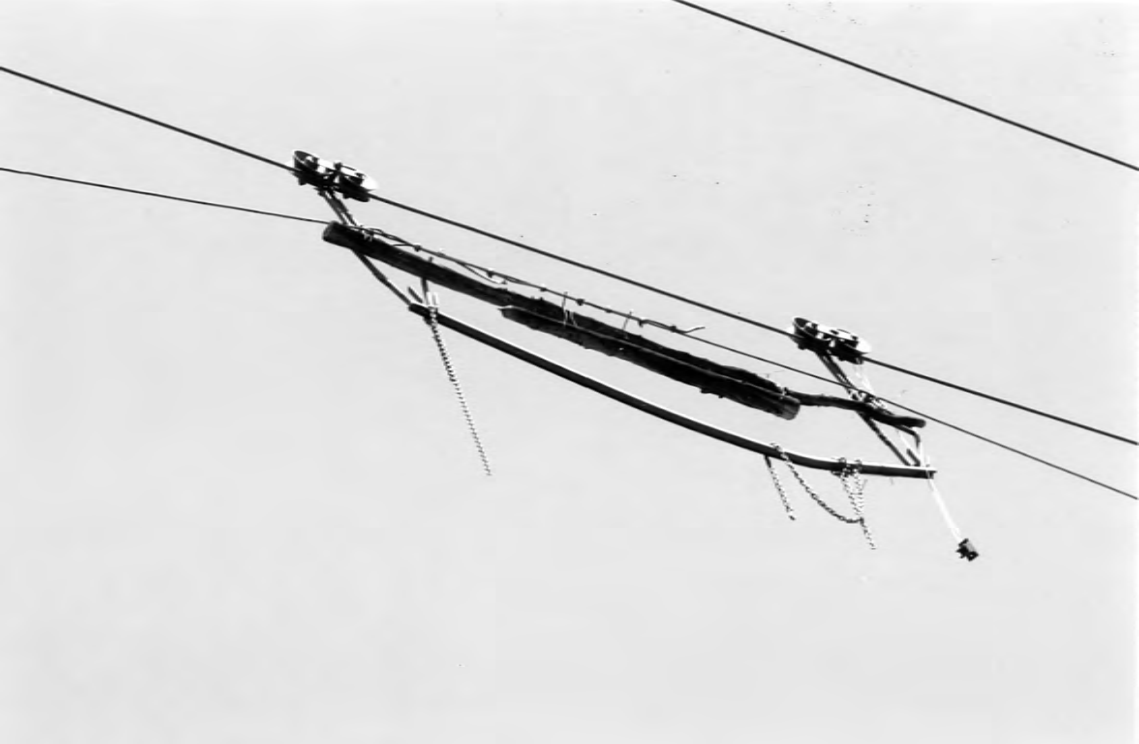
Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



53

SJF.4385/SPA-4525

Staurton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



54

SJF.4385/5 PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



55

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Order ID A531873 R#0001 F#0051

Pine Vicinity

CO - Jefferson - Park Counties

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T&R

Sch's



56

SJF.4385/5 PA.4525

Staunton Ranch Rural  
Historic Landscape

11559 Upper Ranch Dr.  
Pine Vicinity

CO - Jefferson - Park Counties



57

SJF. 4385/5 PA. 4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



58

5JF.4385/5PA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0040

CO - Jefferson - Park Counties

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59

SJF.4385/SPA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0041

CO - Jefferson - Park Counties

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60

SJF.4385/5PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity

Order ID A531073 000001 00042

CO - Jefferson - Park Counties

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61

SJF. 4385/SPA. 4525

Stourton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

CO - Jefferson - Park Counties



62 SJF.4385/5 PA.4525  
Staunton Ranch Rural  
Historic Landscape  
11559 Upper Ranch Dr.  
Pine Vicinity  
CO - Jefferson - Park Counties



63

SJF.4385/SPA.4525

Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

Pine Vicinity

Order ID A531073 R#0001 F#0039

CO - Jefferson - Park Counties

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#64

SJF.4385/SPA.4525

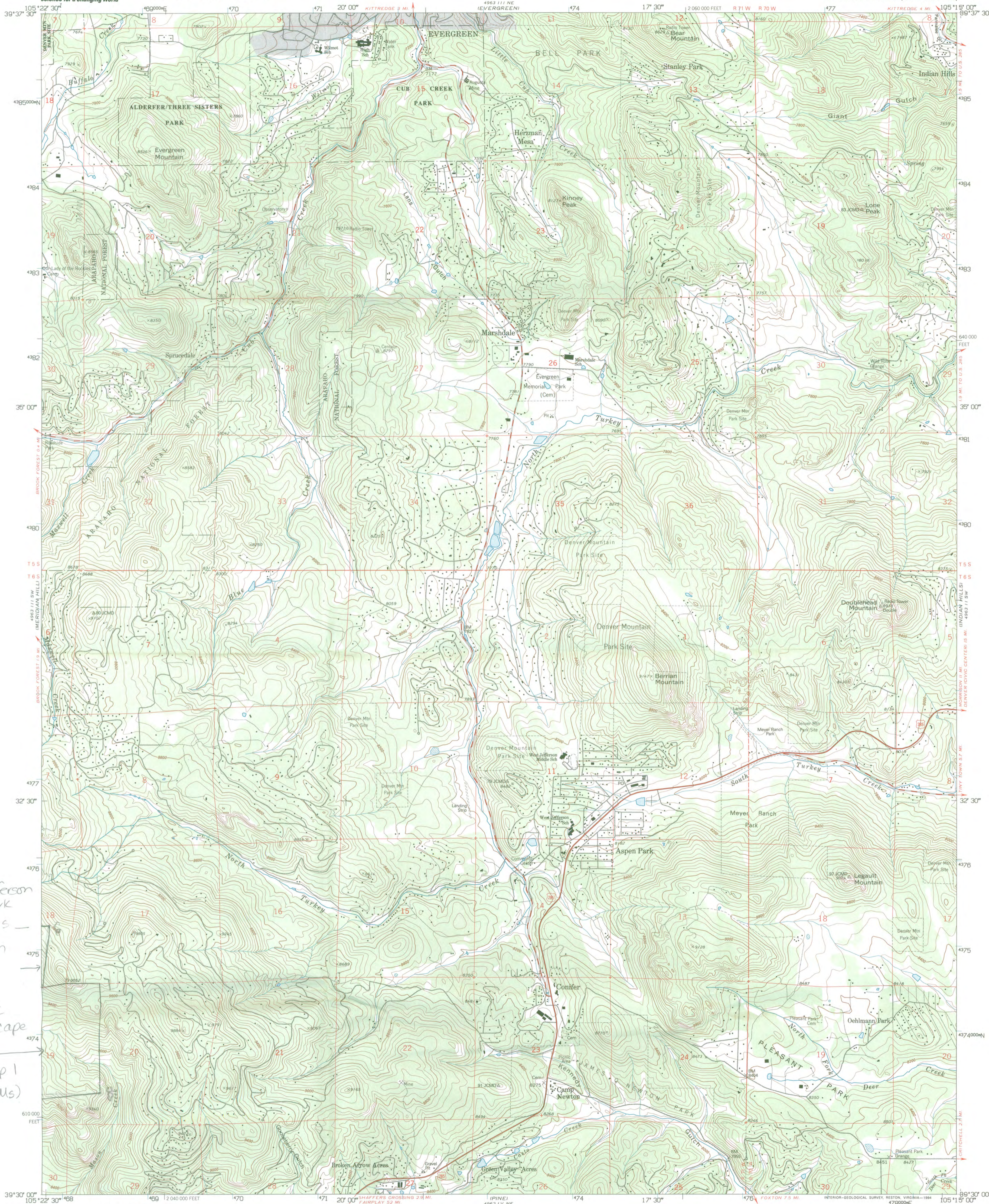
Staunton Ranch Rural

Historic Landscape

11559 Upper Ranch Dr.

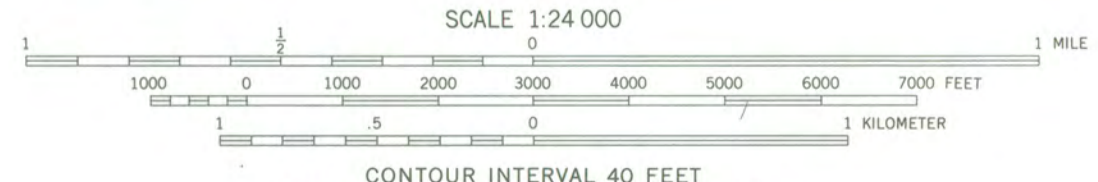
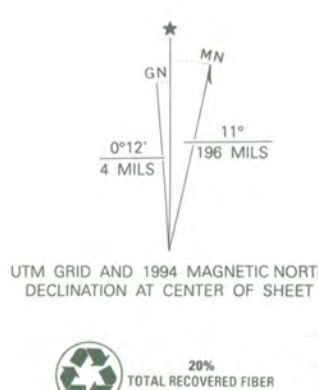
Pine Vicinity

CO - Jefferson - Park Counties



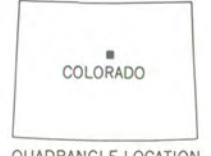
CO- Jefferson and Park Counties - Staunton Ranch Rural Historic Landscape (see Map 1 for UTMs)

Produced by the United States Geological Survey Control by USGS and NOS/NOAA Compiled from aerial photographs taken 1953. Field checked 1965 Revised from aerial photographs taken 1990 and other sources Map edited 1994. Contours and land elevations have not been revised and may conflict with other content North American Datum of 1927 (NAD 27). Projection and blue 1000-meter Universal Transverse Mercator ticks, zone 13 10000-foot ticks: Colorado Coordinate System, central zone North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software There may be private inholdings within the boundaries of the National or State reservations shown on this map Gray tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 40 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929

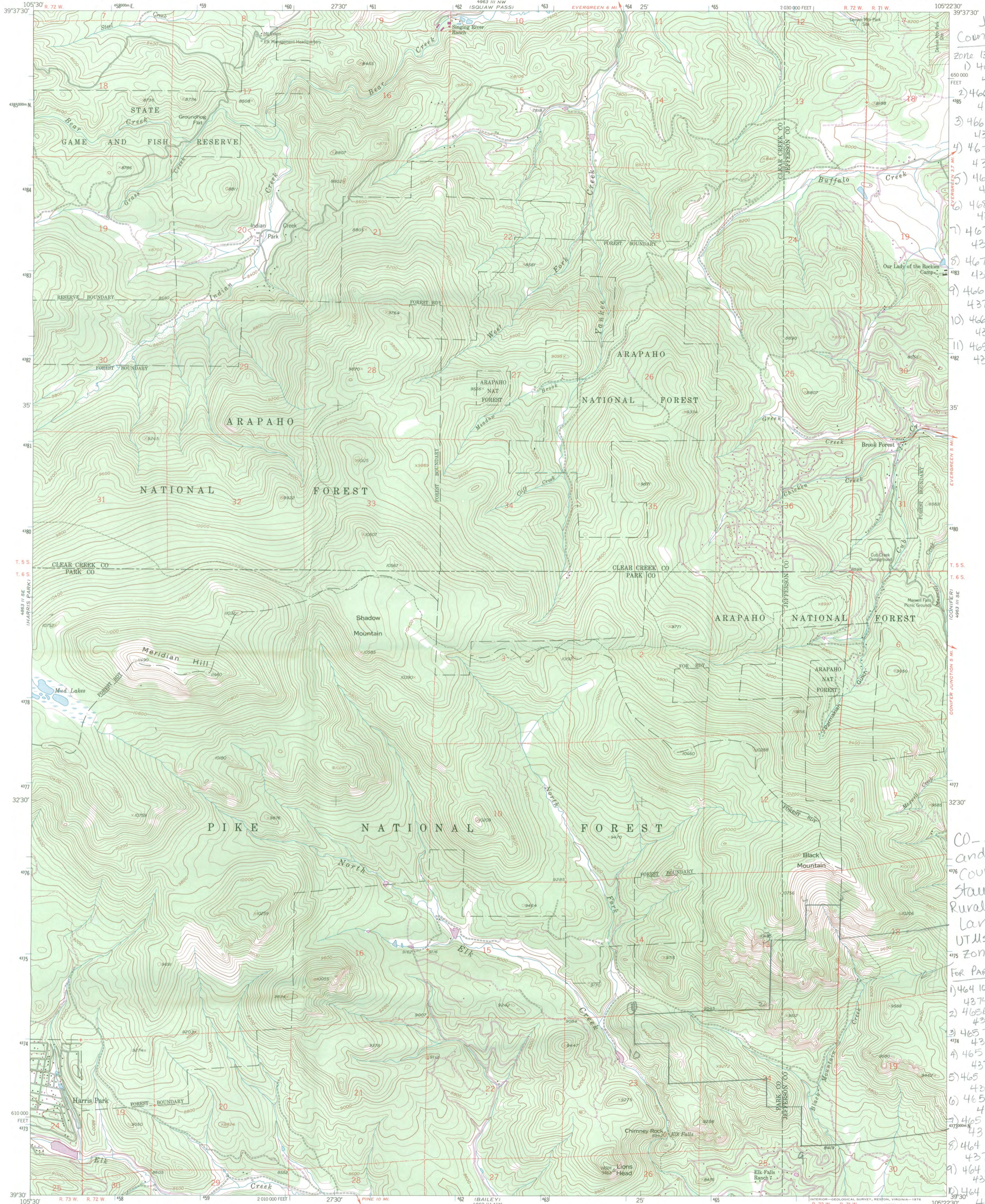
ROAD CLASSIFICATION table with categories: Heavy-duty, Light-duty, Medium-duty, Unimproved dirt, U.S. Route.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

CONIFER, CO 39105-E3-TF-024 1965 REVISED 1994 DMA 4963 III SE-SERIES V877





- Jefferson  
County UTM's
- Zone 13;
- 1) 465 853 mE  
4375 137 mN
  - 2) 466 312 mE  
4375 536 mN
  - 3) 466 812 mE  
4375 824 mN
  - 4) 467 769 mE  
4374 541 mN
  - 5) 468 386 mE  
4374 594 mN
  - 6) 468 393 mE  
4373 281 mN
  - 7) 467 775 mE  
4373 225 mN
  - 8) 467 756 mE  
4372 894 mN
  - 9) 466 056 mE  
4372 717 mN
  - 10) 466 059 mE  
4373 175 mN
  - 11) 465 844 mE  
4373 172 mN

- CO - Jefferson  
and Park  
Counties -  
Staunton Park  
Rural Historic  
Landscape  
UTM's:
- Zone 13:
- For PARK COUNTY
- 1) 464 102 mE  
4374 256 mN
  - 2) 465 695 mE  
4374 307 mN
  - 3) 465 709 mE  
4374 133 mN
  - 4) 465 847 mE  
4375 133 mN
  - 5) 465 813 mE  
4373 172 mN
  - 6) 465 656 mE  
4373 165 mN
  - 7) 465 658 mE  
4373 497 mN
  - 8) 464 501 mE  
4373 435 mN
  - 9) 464 501 mE  
4373 920 mN
  - 10) 464 095 mE  
4373 909 mN
- UTM's for  
Jefferson County  
at top

Mapped, edited, and published by the Geological Survey as part of the Department of the Interior program for the development of the Missouri River Basin

Control by USGS and NOS/NOAA

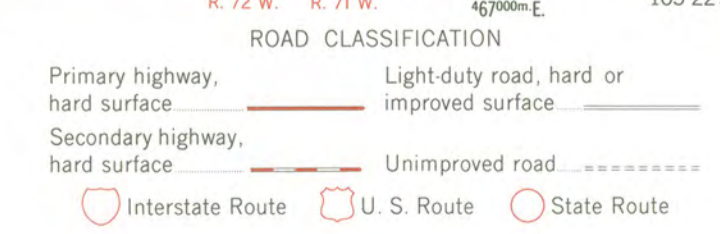
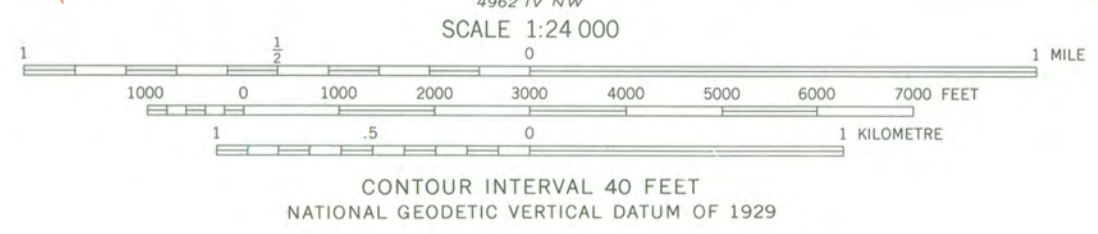
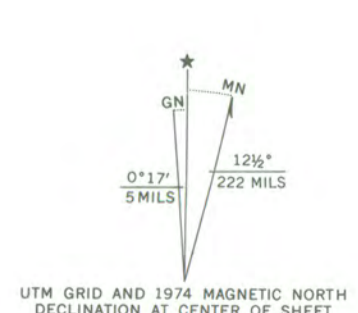
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1953. Field check 1957

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Colorado coordinate system,  
central zone

1000-metre Universal Transverse Mercator grid ticks,  
zone 13, shown in blue

Dashed land lines indicate approximate locations  
Certain land lines omitted in T. 6 S., R. 72 and  
73 W. because of insufficient data

Revisions shown in purple compiled from aerial photographs  
taken 1974. This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MERIDIAN HILL, COLO.  
N 3930 - W 10522 5 / 7.5  
1957  
PHOTOREVISED 1974  
AMS 4963 III SW - SERIES V877





October 15, 2012

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

Re: National Register nomination for the Staunton Ranch Rural Historic Landscape, Jefferson and Park Counties, Colorado (5JF.4385/5PA.4525)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Staunton Ranch Rural Historic Landscape (5JF.4385/5PA.4525) in Jefferson and Park Counties, Colorado

The State Review Board reviewed the nomination at its meeting on May 18, 2012. The board voted to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

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

Sincerely,

A handwritten signature in cursive script that reads "Heather Peterson".

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

Enclosures

- Registration forms
- USGS maps (2)
- Photographs
- CD
- Support Letter

**COLORADO CERTIFIED LOCAL GOVERNMENT  
NATIONAL REGISTER NOMINATION  
REVIEW REPORT FORM**

Property Name: Staunton Ranch Rural Historic Landscape  
 Address: 11559 Upper Ranch Drive, Pine vicinity  
 Certified Local Government: Park County

Date of public meeting at which nomination was reviewed: 4-21-12

Eligibility Criteria: (Check applicable boxes)

- Criterion A       Criterion C  
 Criterion B       Criterion D

Please check the boxes below appropriate to the nomination review:

**Commission/Board**

- The commission/board recommends that the nomination meets the criteria checked above.  
 The commission/board recommends that the nomination fails to meet any of the above criteria.  
 The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

**Chief Elected Official**

- The chief elected official recommends that the nomination meets the criteria checked above.  
 The chief elected official recommends that the nomination fails to meet any of the above criteria.  
 The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

**Certify this report with both signatures below**

CLG Commission/Board Chair or Representative

Print name: Amy Unger, Park County Historic Preservation Advisory Commission Staff  
 Signature: [Signature] 4-21-12  
 (Date)

Chief Elected Official or Designee

Print name: Richard F. Hodges  
 Signature: [Signature] 4/26/12  
 (Date)