

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000756 Date Listed: 6/29/88

Walker Ranch Historic District (BI) Boulder CO
Property Name County State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrus
Signature of the Keeper

6/29/88
Date of Action

Amended Items in Nomination:

The nomination counted the Myers Homestead as a contributing site although none of the structures retain integrity and the archeological potential of the site has not yet been investigated. As a result, this site should correctly be counted as non-contributing pending such time as further archeological research can be done to demonstrate the site's significance. The entire 2560 acres which comprise the Walker Ranch Historic District following the boundary increase can be counted as one contributing site based on the resource's demonstrated agricultural significance. The boundary increase nomination should indicate one non-contributing site and two non-contributing structures. These changes were confirmed with Barbara Norgren of the Colorado SHPO during a 6/29/88 telephone conversation.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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MAY 16 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Walker Ranch Historic District (BOUNDARY INCREASE)
other names/site number Walker Ranch (5BL235), Myers Homestead (5BL346)

2. Location

street & number 7.5 miles west of Boulder, CO via Flagstaff Road n/a not for publication
city, town Boulder x vicinity
state Colorado code 08 county Boulder code 013 zip code 80306

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	2 structures
	<input type="checkbox"/> object	_____	_____ objects
		1	2 Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 46

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Patricia Andrus Signature of certifying official
Date 5-13-88
State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Patricia Andrus Signature of the Keeper
6/29/88 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Landscape/forest

Other/timbering

Other/homestead site

Current Functions (enter categories from instructions)

Recreation/outdoor recreation

Landscape/park

7. Description

Architectural Classification
(enter categories from instructions)

N/A

Materials (enter categories from instructions)

foundation N/A

walls

roof

other

Describe present and historic physical appearance.

The proposed addition to the Walker Ranch Historic District consists of two tracts of land, 538 acres, referred to as Parcels A and B. With the exception of two narrow rights-of-way, the area, totaling 538 acres, is owned by Boulder County, Colorado and is managed as a public recreation area by the Boulder County Parks and Open Space Department. Parcels A and B are largely undeveloped and retain their historic, natural character. One contributing historic site, the Myers Homestead, containing 12 features, is located within Parcel A (see Figure 1 and 4) and is a contributing element to the district. Parcels A and B also contain two non-contributing elements, a pipeline/aqueduct and transmission corridor and line, both of which are owned by the Public Service Company of Colorado (Figures 2 and 3). The pipeline is also part of a separated and eligible site, the Boulder Hydroelectric System; the transmission line is a recent intrusion. An historic access road traverses the proposed nominated parcels.

Walker Ranch Parcels A and B are located within the Southern Rocky Mountain physiographic province (Armstrong 1972: 13-14). Major mountain ranges within this province include the Front Range, the Park Range, the Sawatch Range, and the San Juan Mountains. In general, the ranges are broad, elevated, granitic masses with a north-south orientation.

Parcels A and B of the Walker Ranch encompass a portion of the Myers Gulch drainage and a high, interfluvial ridge separating Myers Gulch from Keystone and Hawkin Gulches located north of the project area. Geologically, the area consists of a Precambrian formation known as the Boulder Creek granodiorite. Soils consist of loose, well-graded, silty, feldspar-rich sands (Boulder County Parks and Open Space Department 1978). The major drainage for the area is South Boulder Creek, which roughly approximates the southern boundary of the Walker Ranch Historic District (Figure 1).

The elevation range within the Parcel A and B survey area is 7320 to 8040 feet (2231.1 to 2450.6m), resulting in a gain of approximately 720 feet (219.5m) from a low point at the intersection of Myers Gulch and the southern boundary of the survey area to the top of the moderately level ridge in the northern portion of the project area. Timbered, rocky slopes exceeding 30 percent in grade occur in the central and eastern portions of the project area, while more moderate slopes ranging from five to 20 percent were noted in the Myers Gulch vicinity.

Vegetation associated with the lower montane ecosystem includes Ponderosa pine/Douglas fir forest, and a few small parks and clearings (apparently of both natural and artificial

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origins) in which dense grasses, forbs, and wildflowers were noted. A riparian system including aspen, cottonwood and willow was noted along Myers Gulch. In forested areas, ground surface visibility is consistently curtailed to zero to five percent by a thick accumulation of organic debris composed of needles, deadfall and slash. In parks and clearings and along drainages, summer ground surface visibility is similarly restricted by dense grasses and a thick layer of decaying organic material. In limited locations scattered throughout the project area, the gravelly soil is either naturally or artificially exposed, and 100 percent ground surface visibility is available.

Overall exposure of the study area is southerly with northerly exposures occurring in the northeast and southwest portions of Parcels A and B, respectively. In most areas, vantage is severely curtailed by heavy forest, although an excellent view to the south is available from elevated areas in the northern portion of Parcel A.

When the Myers Homestead was originally recorded in 1979, it consisted of the remains of a cabin, two sheds, a privy, a root cellar, a footbridge crossing Myers Gulch, spring improvements, and assorted fences and corrals. (These are believed to have been built within five years of 1880.) By 1910, the Myers family had left the area and the property had been acquired as a part of the expanding Walker Ranch.

Today, little is left of the homestead except for rubble and a few disarticulated logs and planks. When the site was re-evaluated in 1987, further deterioration of the structures since the original recordation was apparent. Photographs of the Myers Homestead are not included with this form since structural elements of the site are no longer extant. The archaeological potential of the homestead site has not been evaluated.

The non-contributing pipeline located near the northern boundary of Parcel A is a component of the Boulder Hydroelectric System (5BL752). While the pipeline is non-contributing to the character of the Walker Ranch, it is a contributing element to the eligible Boulder Hydroelectric System, completed in 1910.¹ The system consists of a 36 inch reinforced concrete gravity pipeline which extends from Barker Dam to Kossler Reservoir. The portion of the pipeline that crosses Parcel A can be seen in Figures 1 and 2.

The non-contributing powerline corridor which traverses the proposed addition to the Walker Ranch Historic District is confined to a small part of the south half of Parcel B (see Figures 1 and 3). It consists of a cleared corridor measuring approximately forty feet in width and the transmission line itself. It is neither extensive nor visually dominant. This powerline corridor also traverses the northern extreme of the Walker Ranch Historic District as currently defined.

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FOOTNOTES

1. The Boulder Hydroelectric System is considered one of the greatest engineering feats in Boulder County, and many prominent individuals, including Myron T. Herrick, Thomas F. Walsh, and David H. Moffat, are associated with its construction. Because it provided many technical answers for future hydroelectric systems, it has been recommended as individually eligible for nomination to the NRHP. The facilities are currently owned and operated by Public Service Company of Colorado.

Water from the Kossler Reservoir feeds into a 9,647 foot steel penstock which extends north to feed the turbines at the power plant on Boulder Creek. The water which flows from the steel penstock falls 1,828 feet to the generators. The drop in elevation produced a higher head than other hydroelectric system in the U.S. at the time of construction, and many of the practical applications used in the construction of the Boulder Hydroelectric System became examples of plant design for high head hydroelectric generation. The 800 p.s.i. water pressure which developed in the drop from Kossler Reservoir to the power plant caused leaks in the joints of the penstocks. The ball-peen welding method was developed from the new acetylene welding process as a means to alleviate the chronic problem.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture

Period of Significance

1890-1930

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Parcels A and B, nominated to expand the Walker Ranch Historic District, meet Criterion A for their agricultural significance and their historic association with the original Walker Ranch. The new boundary expands the rural historic landscape and reflects the continuum of landuse and cultural patterns of the Walker Ranch Historic District. Parcels A and B contain the remains of the early ranch and lumbering activity which also took place on the original Walker Ranch. The inclusion of these parcels is consistent with the historic period and significance of the original nomination for the Walker Ranch Historic District.

The Walker Ranch was nominated for its significance in agriculture, exploration/settlement, archaeology--historic and rural landscape. The nominated parcels are consistent with that nomination in agricultural significance and they contain the remains of the early ranch and lumbering activities. This nomination expands the rural landscape of the Walker Ranch, and reflects the same land uses as in the Walker Ranch Historic District. The period of significance of the parcels, 1890-1930, falls within the period of the Walker Ranch, 1869-1930.

The period concludes in 1930 because the ranch size remained fairly stable after 1930. The original nomination documentation for the Walker Ranch Historic District excluded Parcels A and B from the area recommended for nomination due to a lack of information. There were, in other words, no baseline conditions against which to evaluate such things as historic integrity or association through "past events or aesthetically by plan or physical development."

The justification for expansion of the Walker Ranch Historic District boundaries to include Parcels A and B is that additional research has documented that a larger area, an additional 538 acres, was associated with the Walkers and should be included in the historic district. Expansion of the boundaries results in the inclusion of all of the Walker Ranch property that is owned by Boulder County Parks and Open Space Department into the district. Thus, the Walker Ranch Historic District boundary revisions would encompass an area that is part of the natural area (rural Front Range

See continuation sheet

9. Major Bibliographical References

See attached continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register (6/14/88)
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government (Boulder County Parks and Open Space Department)
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 538 acres

UTM References

A

1	3
---	---

4	7	0	1	4	0
---	---	---	---	---	---

4	4	2	5	2	8	0
---	---	---	---	---	---	---

 *

Zone Easting Northing

C

1	3
---	---

4	6	9	2	2	0
---	---	---	---	---	---

4	4	2	5	7	2	0
---	---	---	---	---	---	---

B

1	3
---	---

4	6	9	2	2	0
---	---	---	---	---	---

4	4	2	5	3	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	3
---	---

4	6	8	8	2	0
---	---	---	---	---	---

4	4	2	5	7	2	0
---	---	---	---	---	---	---

See also survey plats, maps 2 and 3 attached.

See continuation sheet

*Point "E" from original nomination

Verbal Boundary Description

See maps 1, 2 and 3 attached.

See continuation sheet

Boundary Justification

This addition to the Walker Ranch Historic District results in the inclusion of all Walker Ranch property currently owned by Boulder County within the historic district. The Walker Ranch Historic District would be comprised of the single largest piece of Walker Ranch property that remains today. These political boundaries will encompass an area which is smaller than, but nonetheless a subset of, the natural area (rural Front Range landscapes) and cultural area (all property that at one time See continuation sheet was part of the Walker Ranch).

11. Form Prepared By

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landscapes) and cultural area (all property belonging to the Walker family) (see Melnick 1984:17).

Boundaries for the original Walker Ranch Historic District were established on continuity of landuse and historic ownership. Major historic themes important to the development of this area of Boulder County are represented in the Walker Ranch including homesteading and ranching, mining and processing, logging and railroads. With the exception of mining and railroads, these important themes are represented in Parcels A and B. The parcels are currently open space areas which are contiguous with the Walker Ranch District and are visually distinct from nearby residential developments. Intrusion in parcels is largely limited to historic logging disturbance and access, and a power-line corridor. The first two disturbances are in keeping with the historic landuse. The powerline is neither extensive nor visually dominant, but is non-contributing. It is confined to a small part of the south half of Parcel B and also traverses the northern extreme of the original district. While the aqueduct/pipeline is a contributing element to the eligible Boulder Hydroelectric System, it is considered to be a non-contributing element of the Walker Ranch Historic District expansion because its historic associations are different from those of the Walker Ranch, listed in the National Register, June 19, 1984.

The original 160 acre Myers Homestead was patented by Andrew R. Myers in 1890. Myers was born in Indiana in 1833. In 1880 the Myers family lived in Magnolia, Colorado where Myers worked as a sawyer. (Stewart 1948.) Parcel A, containing the Myers Homestead and Parcel B came into the Walker family ownership between 1910 and 1929. Other small areas were added to the ranch between 1929 and 1950. The two parcels were primarily used for logging and expansion of the livestock pastures of the original ranch. The use of the area for logging since the 1860s has served to maintain the historic character of the property. Although access has been improved, current roadways are primitive and enhance the rural character of the property.

In 1950, William F. Walker (the son of James Walker, who settled the original ranch property), sold the majority of the ranch property to Dr. Oliver I. Taylor. The property was further subdivided and the largest remaining parcel went to Boulder County in 1977. Parcels A and B are currently used by the county as a public/private logging area.

As was stated in the Walker Ranch Historic District nomination:

When considered as a whole, all the cultural manifestations and the ranch land itself represent a chapter in the story of the historic settling and expansion of Boulder County and of the eastern slope, foothills region of Colorado.

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Expansion of current Walker Ranch Historic District boundaries to include the 538 acres of Parcels A and B is totally in keeping with the original assessment.

1. A very loose association between the Hydroelectric System and the Walker Ranch can be established on the basis of the fact that the Hydroelectric System includes Kossler Lake, named for the family of Veronica Kossler, who married William Walker in 1902 (Kranzush et al. 1980:10). Also, the portion of Parcel 1A on which the aqueduct is located was under Walker family ownership prior to construction of the system in 1910.

The Boulder Hydro System represents the Public Utilities theme for the period from 1894 to 1916 (Buckles and Buckles 1984:49), whereas the Walker Ranch Historic District derives its significance as a result of agricultural, architectural and landscape considerations for the period 1869-1930.

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- Boulder County Parks and Open Space Department. 1978. Operations Management Plan, Walker Ranch, Boulder County, Colorado. June, 1977.
- Buckles, William G. and Nancy B. Buckles. 1984. Colorado Historical Archaeology Context. State Historical Society of Colorado, Denver.
- Kranzush, Kris J. 1979 Cultural Resource Inventory Report Walker Ranch-Parcel C. Gordon and Kranzush, Inc.
- Kranzush, Kris J., Elaine Jordon, Donna Knox, Erin Olshan. 1980. Final Cultural Resource Inventory Report Walker Ranch, Boulder County, Colorado. Gordon and Kranzush, Inc.
- Kranzush, Kris J. and Terri L. Liestman. 1987. Pedestrian Inventory of Lands Adjacent to the Walker Ranch Historic District, Boulder County, Colorado. Engineering-Science, Inc.
- Mehls, Steven F. 1984a. Colorado Mountains Historic Context. State Historical Society of Colorado, Denver.
- Melnick, Robert Z. 1984. Cultural Landscapes: Rural Historic Districts in the National Park System. National Park Service, Washington, D.C.
- Stewart, Jennie E. 1948. Boulder County Pioneers. Manuscript compiled for the Arapahoe Chapter of the Daughters of the American Revolution, Boulder, Colorado.

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E. 13 468830 4425300
F. 13 468440 4425300
G. 13 468440 4424490
H. 13 468700 4424490
I. 13 468710 4423990
J. 13 470020 4423980

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Walker Ranch (Boundary Increase)

Photo Log:

Walker Ranch Boundary Increase

Boulder County, Colorado

Photographers: Boulder County Parks and Open Space staff, 1988

Location of Negatives: Boulder County Parks and Open Space Department

- Photo #1 Power line running through Parcel B, View NE
- #2 Power line ROW in Parcel B, View NE
- #3 Rock pile in Myers Homestead site, View N
- #4 Rock pile in Myers Homestead site, View E
- #5 Lower end of north meadow, most features of Myers Homestead under snow, View W
- #6 Same location as #5, but looking north to top end of meadow, View N
- #7 Lower end of north meadow with View to E, SE
- #8 View from ridge near north end of Walker Ranch property, View N
- #9 Character of landscape NE part of Parcel B, View E
- #10 View of Parcel A through center of photo, View W.

Photo Numbers - see photo log

T1S
R71W

5BL752

5BL346
Myer
Homestead

Parcel A

Parcel B

10
Meyers

FIGURE 1

PROJECT AREA MAP

Retallack

Ridge

RESERVOIR



NORTH

0 2000 FEET



SCALE

Castle
Rock

5BL235
Walker Ranch Historic District

Trail Segment No. 1

BLM

BLM

Trail Segment No. 2

Tiramonte

Dugan
Park

Trail Segment No. 2

Crescent
(6N 7451)

Spring

Figure 2: 5BL752 Location Within Parcel A

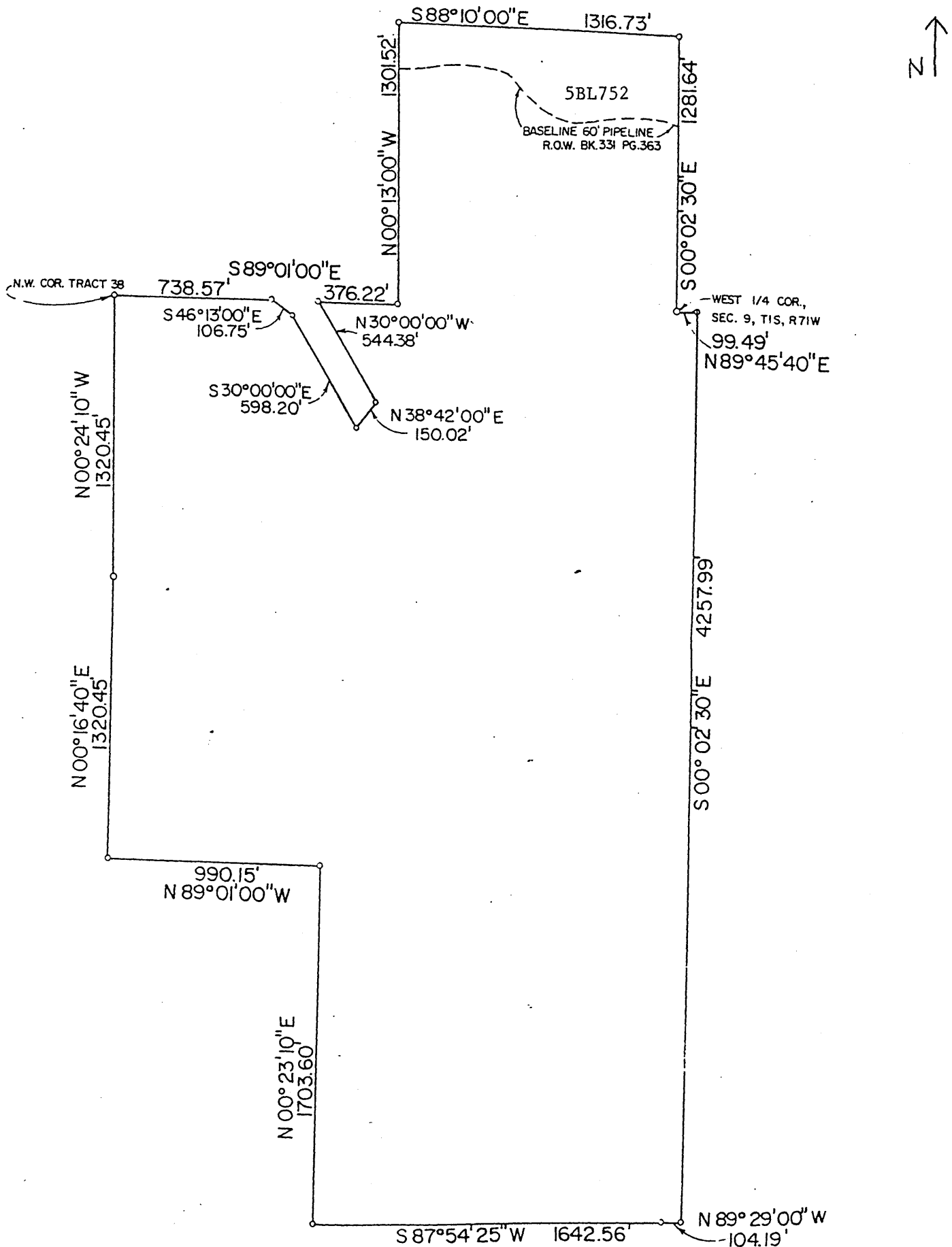


Figure 3: Walker Ranch Parcel B

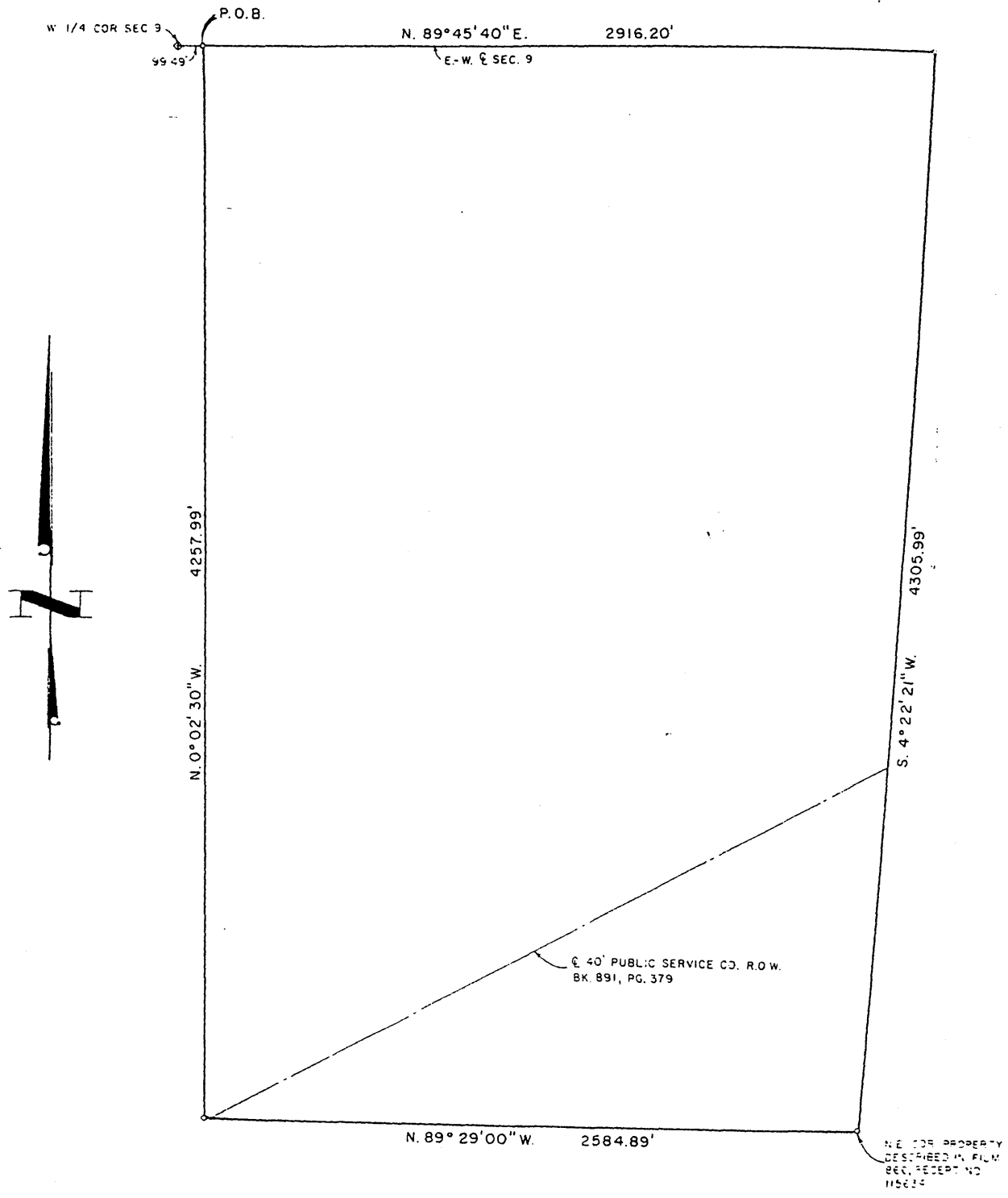


Figure 4: Myers Homestead

