

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



This form is for use in nominating or requesting 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 Tarryall Rural Historic District

other names/site number 5PA.879

2. Location

street & number Park County Road 77, Mileposts 2.4 to 33.7 and 34.6 to 41.8

city or town Jefferson and Lake George

state Colorado code CO county Park code 093 zip code 80456

Table with 2 columns: Selection, Description. Row 1: N/A, not for publication. Row 2: X, vicinity.

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

Signature of certifying official: [Signature] Deputy State Historic Preservation Officer Date: 8/16/17

Office of Archaeology and Historic Preservation, History Colorado

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: [Signature] Date: 9/13/17

Title: State Archaeologist Bureau of Land Management State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: [Signature] Date: 8/18/17

Title: Regional Heritage Program Leader United States Forest Service State or Federal agency/bureau or Tribal Government

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**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): \_\_\_\_\_

*Barbara Ayers* 11-1-17  
 Signature of the Keeper Date of Action

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
190	163	buildings
0	0	district
46	5	site
73	39	structure
0	0	object
<b>309</b>	<b>207</b>	<b>Total</b>

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

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

N/A

5

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding
- AGRICULTURE/storage
- AGRICULTURE/irrigation facility
- RECREATION/outdoor recreation
- DOMESTIC/single dwelling
- EDUCATION/school
- TRANSPORTATION/road-related (vehicular)
- FUNERARY/cemetery
- INDUSTRY/waterworks

**Current Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding
- AGRICULTURE/storage
- AGRICULTURE/irrigation facility
- RECREATION/outdoor recreation
- DOMESTIC/single dwelling
- TRANSPORTATION/road-related (vehicular)
- FUNERARY/cemetery
- INDUSTRY/waterworks

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

OTHER/Pioneer Log

LATE 19<sup>TH</sup> AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS/Bungalow/Craftsman

OTHER/Rustic

NO STYLE

### Materials

(Enter categories from instructions.)

foundation: STONE; CONCRETE

walls: WOOD/log

WOOD/weatherboard

roof: METAL; WOOD

other: STONE

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Historic Rural Landscape Characteristics along the Tarryall

The 27,861-acre Tarryall Rural Historic District is located in Park County in central Colorado. The high altitude scenic rural district embraces land along Tarryall Creek and Tarryall Road bounded by the Tarryall Mountains to the north and the Puma Hills to the south. A rural historic landscape is defined as “a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.”<sup>1</sup> The district begins about 2.4 miles south of the small service and supply hub of Jefferson on U.S. Highway 285 and extends southeasterly for approximately 39.4 miles to U.S. Highway 24 northwest of the small community of Lake George.<sup>2</sup> The nominated area is part of the drainage of meandering Tarryall, Michigan, and Jefferson creeks and a stretch of the South Platte River. Jefferson and Michigan creeks drain the northern portion of the district. Jefferson Creek flows into Michigan Creek at about Milepost 4.0, which in turn adds its waters to Tarryall Creek at Milepost 7.8. Tarryall Creek then runs through the historic district, generally closely paralleling Tarryall Road, and those in the area refer to themselves as living “along the Tarryall.” At about Milepost 35.7 the creek joins the South Platte River, which passes through a small part of the south end of the district. County Road 77 (also known as Tarryall Road), a two-lane paved road, links resources within the district, traversing the Tarryall Valley and closely following the route of an 1862 wagon road that extended from Colorado City on Fountain Creek in the Pikes Peak region to the 1859 mining camps of Tarryall and Hamilton.<sup>3</sup> Pioneer settlers established homesteads along the original road, which became an early county road.

The area’s outstanding landscape qualities make the lands along County Road 77 in fact, if not by formal designation, a scenic byway. Views within the district provide vistas of distant mountain peaks and ranges; forested hillsides of pine, spruce, and aspen; prominent rock outcroppings; the lively waters of Michigan, Jefferson, and Tarryall creeks and the South Platte River; widely separated clusters of ranch headquarters buildings; bottomlands with lush, level hay meadows; herds of grazing beef cattle and bison; and occasional sightings of a resident band of Rocky Mountain bighorn sheep and other wildlife. The valley alternately narrows and opens within the district. At various points Tarryall Creek and the road wind past areas of bare stone cliffs, hills, and craggy outcroppings, a few of which are named, such as Rock Point, A L Hill, and Twin Eagles. Prominent peaks from nine to thirteen thousand feet in elevation lie within the historic district or are visible from it, including Bradley Peak (9,489’), Eagle Rock (9,677’), Sugarloaf Mountain (9,951’), Pilot Peak (10,624’),

<sup>1</sup> Linda Flint McClelland, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, National Register Bulletin 30 (Washington: U.S. Department of Interior, National Park Service, 1989, rev. 1999), 1-2.

<sup>2</sup> Only real property, per 36 CFR 60, and not water rights, is the subject of this nomination. The northern 2.4 miles is not included within the district due to its different historic land use patterns and more recent nonhistoric development resulting from the subdivision of historic ranches into large residential parcels. Additionally, two land parcels lying between Mileposts 32.5 and 35.6 are excluded from the district due to owner objections.

<sup>3</sup> Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 205. These camps boomed only a few years before dying. Another Tarryall, also known as Puma City, was established as a community along Tarryall Road and included a post office between 1896 and 1933.

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South Tarryall Peak (11,206'), McCurdy Mountain (12,165'), and Bison Peak (12,431'). In the northern part of the district, between the confluence of Jefferson and Michigan creeks and Tarryall Reservoir, are relatively broader bottomlands lying between sheltering hills and a greater volume of water available for irrigating hay meadows. Below the reservoir the Tarryall Creek drainage contracts considerably, containing relatively narrow bottomlands bordered by steeper, rockier hillsides. A trip through the valley offers a constantly changing juxtaposition of the natural setting and the legacy of historic human activities as the road descends from 9,350' elevation on the north to 7,940' at the south end.

The district contains still-active historic ranches with more than a dozen buildings and hundreds of acres of land, as well as vacant and weathered buildings reflecting historic habitation of long ago. The district embraces the full range of historic activities along the Tarryall, including twenty-five historic livestock ranch headquarters and several individual buildings associated with the area's ranching history. Some ranches include historic archaeological sites and ruins providing evidence of past activities. In addition, resources representing the area's historic development and community life include two one-room schools, three old road segments, three cemeteries, two timber bridges, and buildings associated with the community of Tarryall/Puma City. Resources reflecting the significance of recreation in the area's history include two dude/guest ranches; a reservoir and dam associated with early twentieth century fish hatching efforts and later recreation, as well as buildings connected with construction and operation of the reservoir; two U.S. Forest Service campgrounds; and individual ranch cabins rented to visitors. Also found in parts of the district is evidence of its more recent developmental history, including isolated individual vacation homes, newer ranch buildings, and a residential subdivision. The impact of these buildings is blunted by the immensity of the landscape, as well as the varied topography and screening vegetation.

The nominated area is an outstanding example of a high altitude, linear, rural historic landscape. Since pioneer development of the wagon road in 1862 and the beginning of permanent settlement in the mid-1860s, inhabitants have left their stamp on the continuously evolving landscape in subtle and dramatic ways. Together, the land uses and activities, patterns of spatial organization, cultural traditions, circulation networks, vegetation, buildings and structures, historic archaeological sites, clusters of resources, and small scale elements found in the district tell the story of high altitude ranching in rural Colorado.

### ***Land Uses and Activities***

The natural setting, resources, and topography of the district influenced the land uses and activities established by the first settlers along the Tarryall that were continued, expanded, altered, or abandoned through subsequent generations. The principal human forces that shaped and organized the district during the period of significance included transportation, settlement, ranching and farming, recreation, education, mining, and social and civic activities.<sup>4</sup> Jefferson, Michigan, and Tarryall creeks and the South Platte River form natural drainages traveled first by native inhabitants and then prospectors lured by news of promising gold discoveries at the 1859 mining camps of Hamilton and Tarryall (northwest of the district). In 1862 the creation of a wagon road encouraged heavier use of the route between Colorado City and the camps. Those who passed through the area took note of the lush natural meadows, broad valleys, forested slopes, rock outcroppings, and abundant water that appeared to offer fine opportunities for ranching. Historically, cattle grazing and hay ranching constituted the most widespread and longest-lived land uses along the Tarryall.

In the mid-1860s some families turning from mining to agricultural pursuits settled in the area, which was made less isolated by the presence of the wagon road. Cattle ranching and hay raising, supplemented by small-scale farming, proliferated and became the main sources of income for residents. In a land of uncertain rainfall, early settlers favored locating their ranch headquarters near a year-round water supply that could be utilized for domestic and agricultural purposes, such as Tarryall Creek. Homestead locations near a creek or the river were taken up first, but construction was distant enough from the waterways that ranch facilities would not be damaged by floodwaters. Ditches and headgates were built to control and direct the flow of water. Native hay meadows "domesticated" by irrigation were an important component of ranches, allowing production of winter feed for resident animals as well as additional income when a surplus was sold. Historically, every ranch property along the Tarryall raised hay in its valuable floodplain.<sup>5</sup> Headquarters areas generally were located near an irrigated meadow.

Headquarters complexes developed and changed over time, incorporating buildings of a variety of functions necessary for self-sufficient ranching in the somewhat isolated rural area. The first order of business was to provide shelter for the residents. Such endeavors often started with a small log homestead house to establish residence, quickly followed by critical improvements for animal husbandry and farming, such as a barn, sheds, corrals, a ditch, and fencing. Many families soon outgrew their original log cabin and added additional rooms or built larger dwellings. Homestead houses

<sup>4</sup> Mining within the historic district was limited, small scale, and short-lived and was primarily confined to the immediate area around Puma City/Tarryall.

<sup>5</sup> Sheila Lamb, South Park Ranger District, Fairplay, Colorado, email to Tom and Laurie Simmons, 28 May 2014.

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generally remained in the headquarters area, serving as additional accommodations for family members and guests or hired hands, storage, or facilities rented to fishermen or other outdoor enthusiasts.

Ranchers fenced pastures, built corrals, and identified grazing land on the open range. Fences and corrals were necessary components of early headquarters construction that facilitated control and care of livestock and protected crops. Horses were used for ranch work and transportation, and cattle were raised as a principal source of income. For their own consumption, and sometimes for additional "pin" money, ranch families also raised chickens, planted small kitchen gardens, and milked a few dairy cows. The types of animals on a ranch remained very consistent during the period of significance, although one family reportedly turned to chinchilla-raising for a brief period in the late 1940s and 1950s.

Although early settlers tried to grow a variety of crops, most soon found the climate and growing season suitable for few of these products and thereafter planted gardens to supplement their immediate family's needs. Stores offering groceries and butchers in Jefferson, Lake George, and Puma City/Tarryall provided foodstuffs adding variety to local diets and made up for shortages, if families could afford them. The ease of transportation that came with automobile ownership increasingly made obtaining groceries in the towns at each end of the road more attractive, and most ranchers raised few or no vegetables or crops other than hay by the late twentieth century.

Since Tarryall Road represented the rancher's lifeline to the other residents of the area, the nearest supply and service communities, and the railheads for shipping produce to outside markets, most of the early ranches were situated near it, with dirt ranch roads leading from it to the built resources and associated lands. Tarryall Road, existing before the ranches, exerted major influence on how headquarters were laid out. Most of the main ranch houses faced the road, and several ranches used it as their driveway, placing buildings on both sides and creating private ranch roads that stemmed from the main road. The existence of the communities of Jefferson (1879) and Lake George (1891) at the north and south ends of the road, each with a railroad line providing for transportation of passengers and products, as well as the continued improvement of the thoroughfare and its service as a connecting link between the ranches in the district, attracted other human activities and endeavors along the Tarryall.

Community life was extremely important to ranchers, both for social interaction and for mutual progress and cultural achievement. Small locally focused communities developed along the road during the nineteenth century, including Mountaindale, Bordenville, and Puma City/Tarryall. The communities received designated post offices and flourished for short periods of time, offering a few services, perhaps a school and a place to purchase supplies. For example, Bordenville (1879) encompassed such conveniences as the saw mill of Olney Borden, a cemetery, a post office, and eventually a school. In the late 1890s the largest of these small communities, first known as Puma City and later Tarryall, developed on both sides of the road in the vicinity of South Tarryall Peak at the southern end of the district in response to a short-lived mining boom in the immediate area. During the early twentieth century the community included a blacksmith shop, a vitally important business in an agricultural area where horses were so important and machinery and implements often needed repair. Many ranch headquarters also included their own blacksmith shops where ranchers worked on horseshoes, items used in construction, tools, machinery, and household implements. Mountaindale appeared in the 1896 State Business Directory, with listings of a saw mill and a meat market. Outside the district, the towns of Jefferson and Lake George offered lumber suppliers, blacksmiths, saloons, hotels, butcher shops, and general stores. By the 1920s Tarryall boasted a rooming house, dressmaker, real estate agent, and photographer, while Jefferson contained a Western Union office and a garage to service a growing number of motorized vehicles.<sup>6</sup>

With most ranches relatively distant from each other and from the established towns, resident families were very self-sufficient and often socialized among themselves or with nearby family members. However, they valued activities that created opportunities for social contact and support in the larger community. As the number of settlers along the Tarryall increased, a few resources shared by members of the local community were established, including one-room schools serving ranch families as educational facilities and locations for public gatherings such as dinners, school events, entertainment, and dances. As local historian Midge Harbour wrote, "It was not an easy life and they sometimes drove their team many miles to a 'get together' or a dance. They took their children with them for this social event."<sup>7</sup> A saloon and a dance hall operated in Puma City, and saloons were also found in Jefferson and Lake George. In addition to one

<sup>6</sup> Colorado State Business Directories, 1885-1921.

<sup>7</sup> Midge Harbour, *The Tarryall Mountains and the Puma Hills: A History* (Colorado Springs: Century One Press, 1982), 18-19.

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small family cemetery established by the Farnum family, the burial ground in Bordenville and the Lake George Cemetery at the southern end of district provided a final resting place for many of the Tarryall pioneers and their descendants.<sup>8</sup>

Recent aerial photographs document current land uses and reflect the persistence and evolution of historic agricultural activities along the drainages and County Road 77 within the district. Active hay meadows account for about 769 acres within the nominated area, contrasted with about 2,451 acres available for grazing. The sale of water rights in the post-World War II period dramatically reduced the amount of land available for raising hay. Some of the bottomlands now categorized as grazing land would appear to be good locations for hay cultivation if irrigation water were still available. Two-thirds of the district's hay meadows are found in the wider bottomlands above Tarryall Reservoir on the Taylor-Portis-Johnson, Sanborn, and Holst-Wallace-Paige ranches. The sketch maps accompanying the nomination show selected generalized land uses.<sup>9</sup>

Sheila Lamb of the U.S. Forest Service South Park Ranger District discusses the impact of the loss or retention of water rights among ranches along the Tarryall:

... any place that you see along Tarryall Creek that no longer raises hay, means that somewhere along the line, the landowner of the moment sold the water off. You can see remnants of the old hay fields that existed on many of these places by looking at an indicator plant (wiregrass, *Juncus arcticus*) which persists long after the water is removed by virtue of long (really long) roots with the ability to bore through dry layers of soil. For the places that still raise hay, the extent of those fields is likely not too different from what it was 100 years ago. The creek has meandered and changed, but the hay fields are essentially the floodplain of Tarryall Creek. That floodplain probably hasn't gained or lost appreciable ground.<sup>10</sup>

Below the dam, the Tarryall drainage narrows considerably, but hay meadows are still found at the Derby-Terhune-Eavenson (approximately 32 acres, Mileposts 19 to 20), Farnum, and Allen/Allen Creek ranches (roughly 62 acres, Mileposts 22 to 24). Tarryall Creek is particularly meandering in the latter area, and the hay meadows consist of small discontinuous fields occupying oxbows on both sides of the stream. The bottomland is somewhat broader at the Williams Ranch (Milepost 25), where about twenty-two acres of hay is cultivated, and the John E. Williams Ranch (Milepost 25.6), which has a fifty-two-acre meadow watered by the Hay Creek Ditch. The last significant haying area is found near Milepost 33.5 at the Kolle-Landis Ranches which has about thirteen acres. There is only one small hay meadow south of that point.

Three areas account for half of the district's grazing lands: the Taylor-Portis-Johnson and Sanborn ranches at the northern end (about 460 acres); the Olney Borden and Timothy Borden ranches at Mileposts 11 and 12 (roughly 530 acres); and the Golding and Snair ranches at the southern end (approximately 283 acres). Most of the agricultural land south of Milepost 36 is suitable for grazing use.<sup>11</sup>

Recreational activities have been an important human activity impacting land use along the Tarryall since the early settlement period. The scenic qualities of the area drew comment from early visitors such as Isabella Bird and, like ranchers in other parts of the state, those in the district welcomed and accommodated travelers from an early date. The McLaughlin House functioned as an early stage stop where travelers could obtain a meal and a bed for the night.<sup>12</sup> As the area attracted increasing numbers of sportsmen in the late nineteenth and early twentieth centuries some ranch families, such as the Terhunes, were happy to earn extra income by renting out rooms or small cabins. The clear waters of the creeks and river afforded visitors excellent fishing opportunities, and some ranches included small cabins rented to anglers. Hunters also pursued the abundant wildlife, as they continue to do after obtaining permission from private landowners today. During the twentieth century, enough visitors sought the clear air, beautiful setting, and recreational opportunities of the area to warrant the establishment of the Tarryall River Dude Ranch and the Ute Trail River Resort;

<sup>8</sup> The Lake George Cemetery is not within the boundary of the town. None of the Town of Lake George is included within the historic district boundary.

<sup>9</sup> Front Range Research Associates, Inc., produced the breakdown of current land use employing 2011 *National Agriculture Imagery Program* digital aerial photography for Park County. Overlaying the historic district boundary, land use polygons were created through heads-up digitizing and then aggregated for the district as a whole.

<sup>10</sup> Lamb, email to Simmons, 28 May 2014.

<sup>11</sup> Midwest Perennial Forage & Grazing Working Group, *Evaluating Land Suitability for Grazing Cattle*, Spring 2013, [greenlandsbluewater.net/Perennial\\_Forage/contract.html](http://greenlandsbluewater.net/Perennial_Forage/contract.html), accessed 28 May 2014; CSU Extension, *Livestock Management in the Mountains*, 2012, [www.ext.colostate.edu/sam/livestock.pdf](http://www.ext.colostate.edu/sam/livestock.pdf), accessed 26 May 2014. Good grazing lands include features such as a diversity of perennial plants providing nutrition for animals, fertile soil, little erosion and few bare spots, and access to fresh and clean water for cattle.

<sup>12</sup> Harbour, *The Tarryall Mountains*, 65.

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these facilities still provide guests with many recreational options. With these operations came new types of buildings and landscape features, such as lodges, dining halls, and corrals holding horses for trail rides.

Creation of the Pike's Peak Timber Reserve in 1892 began the process of federal management of large sections of forested land in Park County. The 1905 designation of the Pikes Peak Forest Reserve, which became Pike National Forest two years later, stemmed from a desire to use the areas for production of timber and protection of watersheds supplying water to many Front Range cities. However, by 1919 the forest was described by the federal government as "one of the most popular recreation grounds in America," and the Forest Service was doing all it could to develop recreational resources in it.<sup>13</sup> National forest designation brought new maintenance, preservation, and recreational activities to the lands, including the construction of recreation facilities such as campgrounds. While informal camping occurred in surrounding forests since the earliest years of settlement, four designated campgrounds were shown on late 1950s USGS maps of the area. These improvements led to increasingly greater use of the public lands for recreational activities such as camping, hiking, biking, fishing, horseback riding, wildlife viewing, mountain climbing, winter sports, and picnicking.

Additional recreational opportunities resulted from the 1931 erection of Tarryall Reservoir, which permitted fishing beginning in 1941 and also provided spots for picnics and quiet contemplation. Construction of the reservoir occupied some of the former ranch lands of the district. The impact of recreation on the district is less pervasive than ranching, but its growing influence is reflected in dude and guest ranches, with cabins, lodges, trails and roads, horse facilities, and support buildings; campgrounds with picnic and camping areas, access roads, paths, footbridges, grills, and outhouses; hiking trails; and fishing venues in creeks and Tarryall Reservoir, which include parking areas, picnic tables and shelters, outhouses, and boat launching ramps. Tarryall State Wildlife Area, centered around Tarryall Reservoir, accounts for most of the 505 acres in recreational use today. Smaller recreational tracts include two U.S. Forest Service campgrounds and two guest/dude ranches.

Today, the Tarryall is famous for its world-class fly fishing streams, diversity of wildlife, and opportunities for numerous outdoor activities, as well as its ranching. The Lost Creek Wilderness, designated a National Natural Landmark in 1966 and a Wilderness in 1980, is a highly scenic area with an extensive trail network lying in the Kenosha and Tarryall Mountains just east of the district and roughly paralleling Tarryall Road from near U.S. Highway 285 at Kenosha Pass to the point where Tarryall Creek turns northeast to join the South Platte River.<sup>14</sup> The scenic nature of the nominated area and its recreational offerings has attracted increasing construction of vacation homes and a small number of rural residential subdivisions. A reminder of human impacts on the landscape in the district is an area being reclaimed by nature after the 2002 Hayman Fire, the most destructive arson blaze in the state's history until 2012.<sup>15</sup>

Other land use within the district includes three historic cemeteries occupying about eight acres, nearly all the land encompassed by Lake George Cemetery at the southern end of the area. Portions of the historic settlement of Puma City/Tarryall comprise roughly three acres. Post-World War II rural residential subdivisions cover about 167 acres within the district, with most of this (154 acres) in the Lake George Ranchettes development. Aside from scattered homesites, the remainder of the nominated area's acreage consists of national forests and other public lands.

### **Patterns of Spatial Organization**

The historic properties along the Tarryall exhibit low-density settlement, with ranch headquarters located approximately every 1.5 miles along the road. As an offshoot of providing access to mining camps to the north, Tarryall Road opened up lands adjoining its route to agricultural settlement and provided the means to transport ranch products to mining camps and other communities. Consequently, ranch headquarters generally are clustered at widely spaced intervals along the valley, typically adjacent to the road and carefully above the area's major waterways: Tarryall, Michigan, and Jefferson creeks (for most of length of the road) and the South Platte River (at its southern end). In addition to the convenient availability of water for domestic and agricultural purposes, factors influencing the patterns of spatial organization in the district included construction of irrigation ditches, presence of meadows near water sources for hayraising, location of areas suitable for grazing, proximity of forested lands supplying lumber, number of acres of land required to support production of cattle, necessity of moving livestock to distant markets and grazing areas, presence of mineral resources near the area, and human desire to live in and enjoy the benefits of an organized community. These patterns were further influenced by features of the existing topography, including the presence or absence of a level site for construction of

<sup>13</sup> United States Department of Agriculture, *Forest Service, Mountain Playgrounds of the Pike National Forest* (Washington, D.C.: USDA, 1919), 6.

<sup>14</sup> "Lost Creek Wilderness," [www.wilderness.net](http://www.wilderness.net), accessed 7 August 2012.

<sup>15</sup> Joey Bunch, "Colorado's Hayman Fire Set High Marks for Size, Cost, Heat and Rehabilitation," 6 August 2012, [www.denverpost.com](http://www.denverpost.com), accessed 19 May 2014.

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buildings; abundance of scenic landforms and forested areas expected by visitors to a Colorado dude/guest ranch or campground; and challenges of steep slopes, meandering creeks, and intermittent drainages that made some construction or usage difficult.

Professor Howard Wight Marshall observes: "People may have established their enterprises on blocks of land cut from the gridiron of governmental land office squares, but there were no written rules to guide or limit the way a ranch would be situated on a 640-acre section or part thereof." As Marshall noted, initial settlers in ranching areas designed their headquarters with specific intentions and functions in mind; subsequent generations may have changed the original pattern.<sup>16</sup> The spatial organization of ranches along the Tarryall includes linear, courtyard, central road, L-shaped, and haphazard arrangements.

The predominant pattern of organization for historic ranch headquarters appears to be a linear one, with at least a dozen examples displaying this configuration. An excellent representative of this pattern is the Payne Homestead/Double Bar Ranch, which features a line of buildings extending across the headquarters area from west to east. The main house is furthest west and extending toward the east are a small bunkhouse, tack room and workshop, a large garage, a chicken coop, and an outhouse. Two large buildings associated with animal care, a feed storage shed and a loafing shed, are at the east end of the headquarters, south of a two-track road. The Allen Ranch/Allen Creek Ranch is also a good example of this pattern, with a line of buildings extending from south to north, including an outbuilding at the southern end, a root cellar, the house, and at a distance to the north, the barn.

Representative of the courtyard ranch layouts found in the district, with buildings and structures grouped around an open area, is the Sanborn Ranch headquarters, most of which lies immediately east of Tarryall Road.<sup>17</sup> The headquarters displays two 1950s houses (A and B) at the west end of the developed area near the entrances from the road. In clockwise order from House A, resources include a 1935 log house, a garage/shop, a 1935 log cabin, an L-shaped barn with corrals to the south and east, a shed, a second barn, a chicken coop, an outhouse, and another house (B). The Timothy Borden Ranch also reflects a courtyard plan.

Jonathon Horn identified the "central road" layout for three ranches within the district, including the Olney Borden, Williams, and Sidney Derby properties.<sup>18</sup> These are defined as ranches bisected by Tarryall Road that were laid out before it became a more heavily traveled route. By grouping improvements on both sides of the road, the thoroughfare served as a driveway for the ranch. In addition, several ranches appear to form a haphazard arrangement of buildings, with some of these headquarters resulting from the loss and addition of resources over time and others responding to the topography and operational requirements of the ranch. Interconnection of outbuildings for efficiency and protection against harsh weather was not uncommon.

The organizational pattern at some ranches changed over time as buildings were moved, lost, or added, and new technologies resulted in adjustments for building placement and spacing. In general, buildings were arranged for most efficient use of the rancher's time. Most of the ranches have extremely long histories of occupation and development, thus it is likely that their layouts do not precisely reflect the planning of the original owner.<sup>19</sup> This appears to be the case at the Holst/Wallace/Page Ranch, which displays a haphazard arrangement today due to loss, movement, and addition of resources. In some instances, headquarters today possess too few resources to discern a particular layout pattern.

Just as the layout of ranches varied, so the placement of buildings on the ranches was adjusted to suit the particular qualities of each. Tarryall historian Midge Harbour noted: "The early pioneers learned to build their homes in the protected valleys rather than on a mountain top with the beautiful view, but exposed to the winds."<sup>20</sup> Shared knowledge of experienced farmers and ranchers and published professional advice concerning the best placement of particular ranch components also influenced the organization of ranches. Historic archaeology provides some clues to the original and later layouts of the ranches.

Recreational resources, such as Forest Service campgrounds and guest/dude ranches, also manifest distinctive patterns of spatial organization. Both resource types are located along Tarryall Road and Tarryall Creek and are situated to provide good access to adjoining national forest lands. The "live water" of Tarryall Creek and striking rock formations

<sup>16</sup> Howard Wight Marshall, *Paradise Valley, Nevada: The People and Buildings of an American Place* (Tucson: University of Arizona Press, 1995), 36.

<sup>17</sup> Courtyard layouts along the Tarryall display buildings generally separated from each other with open space or a ranch road rather than forming solid squares of buildings bordering an open court.

<sup>18</sup> Jonathon C. Horn, "Cultural Resource Inventory of Forest Highway 81 (Tarryall Road), Park County Colorado" (Montrose, Colorado: Alpine Archaeological Consultants, November 1996), 228.

<sup>19</sup> Horn, "Cultural Resource Inventory," 229.

<sup>20</sup> Harbor, *The Tarryall Mountains*, 18.



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appear to be high priorities in siting campgrounds. In the Twin Eagles and Spruce Grove/Spruce campgrounds a gravel road accesses individual campsites (each with pull-off parking, a fire grate, and picnic table), with a central vault toilet or toilets and a footbridge to cross the stream. The Ute Trail River Ranch includes a lodge/store building adjacent to Tarryall Road, with a haphazard arrangement of guest cabins between the lodge and Tarryall Creek to the north. The Tarryall River Ranch, which provides horses for guests, has corrals and animal care buildings to the south near Tarryall Road and Tarryall Creek, with guest cabins and other facilities in a narrow valley to the north. The dining hall, lodge, swimming pool, and playground are near the center of the complex.

### ***Response to the Natural Environment***

Responses to the natural environment along the Tarryall are exhibited in the selection of locations and layout of ranches by the early settlers. Initial acreage claims reflected the topographic and hydrologic realities of the land. Rather than homesteading a square of 160 acres, many patentees claimed a "stair-step" pattern of quarter-sections that overlay bottomlands along a stream. This approach is particularly evident along the narrow canyon of Tarryall Creek below Tarryall Reservoir. At the level of individual ranches, early settlers placed headquarters in specific locations to mitigate the impact of heavy winter snows and strong winds. The Taylor/Portis/Johnson Ranch provides a good example of this, with ranch buildings evidencing a linear arrangement beneath the brow of a low hill. Climate also encouraged clustering of headquarters buildings within convenient access of residential quarters, as well as placement of animal control facilities such as corrals. Other environmental considerations in laying out a ranch included wind direction, solar gain, and animal odors. Horn noted the importance of "keeping the long open sides of partly enclosed structures facing away from winter winds and keeping livestock enclosures downwind."<sup>21</sup> Horn reported that in the area "winds would emanate from the west, being generally from the southwest during the summer and northwest during the winter. Consequently animal enclosures located to the west or southwest of a dwelling would probably not be desirable because of associated odors. Additionally, open-sided buildings facing west or northwest would generally not be as comfortable for animals or human use as those that face south or southeast."<sup>22</sup>

Residents often took advantage of steep hillsides along the canyons by cutting into slopes to build root cellars, dugouts, and, in two cases, garages. Hillsides required the construction of stone retaining walls at locations such as the Anderson Ranch/Lazy River Ranch and the Tarryall River Ranch. In some cases the existing terrain was leveled by removing earth, while in others the natural topography was left intact. The leveling of sites is apparent in some locations where a building no longer stands.

The natural environment also influenced the types of material used in construction throughout the historic period, with the ready availability of timber and stone making the use of those materials ubiquitous throughout the period of significance. Early sawmills, such as the one on the Olney Borden Ranch, provided local residents with milled lumber, as did facilities in Mountaindale and Jefferson. Rocky outcrops provided stones for foundations. The rugged and relatively isolated nature of the area also resulted in ranch facility construction generally reflecting simple, functional designs that required little assistance beyond the local community to construct.

The presence of water in the district was a critical factor in its development from the time of earliest settlement. Without adequate and reliable sources of water along the Tarryall, it would be difficult to maintain a successful livestock and hay operation. As homestead applications were filed and lands were claimed in the mid-1860s, residents constructed a number of irrigation ditches using horse teams and hand labor, delivering water from Tarryall, Michigan, Jefferson, and smaller creeks. Yearly cleaning and repair of ditches became a traditional task on the ranches. By 1877 a U.S. Surveyor noted there were enough ditches along Tarryall Creek "to make very pretty little farms" on the adjacent lands.<sup>23</sup> These relatively small-scale diversions, typically less than a mile in length, brought water to bottomlands where hay and other crops were raised. Ditches in the district typically were unlined, with earthen walls and water flowing by gravity. Originally wood, headgates now are concrete and metal with screw wheel mechanisms, a change that came during the period of significance.<sup>24</sup> Irrigated lands in the area increased over time, with the expansion of ditch systems and establishment of

<sup>21</sup> Horn, "Cultural Resource Inventory," 228.

<sup>22</sup> Horn, "Cultural Resource Inventory," 228.

<sup>23</sup> U.S. Department of the Interior, Bureau of Land Management, "Cadastral Survey Notes, T. 10 S., R. 73 W.," Approved 2 March 1877, vol. R81, 201.

<sup>24</sup> Michael Holleran, *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado* (Denver: Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center, June 2005), 56 and *The Irrigation Age*, 34 (September 1901): 431. Precise dates for the conversion of headgates are unknown. However, most were likely replaced fairly early in the twentieth century. Michael Holleran noted "the cost of concrete came down in the 1880s and 1890s, and it began to come into common use on ditches in the 1890s." Advertisements in early twentieth

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new ranches. As early as the late nineteenth century the creeks did not have enough water to meet all needs. In the twentieth century the number of active ranches declined as the result of some ranchers selling their water rights to entities such as cities along the Front Range. Rather than traditional use of water for irrigation of hay meadows, it is diverted out of the area. As the production of hay fell in response, ranchers ended its export out of the area.<sup>25</sup>

Wallace Stegner observed lack of adequate water is a defining characteristic of the West: "We can't create water, or increase it. We can only hold back and redistribute what there is."<sup>26</sup> In 1881 the Colorado legislature created the Office of the State Irrigation Engineer to administer the distribution of water and divided the state into water divisions and districts based on river drainage; the Tarryall area is part of Water District No. 23 in Water Division 1. The area's Ranchmen's Protective Association took a strong stand against the loss of ranchers' water rights in the early twentieth century. Although ranchers built ditches to direct water throughout their land and their lifestyles depended on an adequate water supply, people from other areas began devising schemes to divert the Tarryall area's water and/or store it for purposes such as energy generation, urban domestic supplies, irrigation, and recreation. Most notably, in 1903 Franklin F. Noxon, a Colorado Springs entrepreneur, envisioned a reservoir that would result in irrigated lands, an additional domestic water supply for Denver, and hydroelectric power for several cities. Although that scheme and others did not succeed, in the late 1920s the State of Colorado began construction of Tarryall Reservoir to supply spawn for its fish hatchery system. Topographic conditions dictated the location of Tarryall Reservoir, permitting efficient construction of a concrete dam between two closely-spaced rock formations.

Another response to the natural environment along the Tarryall resulted from the abundance of forested hills and mountains in the area. Lumber was used for construction of buildings and structures that characterize the ranching operations in the district, as well as for generating energy to warm homes and provide fuel for blacksmith forges. By the late nineteenth century, many people believed the loss of forests on such slopes correspondingly impacted water flow. The Colorado State Engineer's 1889-90 report recorded that "the destruction of our mountain forests is an occasion of repeated complaints on the part of people living in South Park . . . , and its effect upon the water supply for irrigation."<sup>27</sup> As James Muhn wrote in his study of water storage and diversion in South Park, many believed "the forests regulated water flow and were responsible for providing irrigators with water late into the summer."<sup>28</sup> In 1890 Park County residents joined with state officials to ask John Wesley Powell, Director of the U.S. Geological Survey, to withdraw from settlement and reserve for irrigation public timberlands along the headwaters of Jefferson and Tarryall creeks. The following year Congress authorized the President to reserve public forests, and soon the headwaters of the South Platte was studied for withdrawal. An 1892 presidential proclamation created the South Platte Forest Reserve, later consolidated into the Pikes Peak Forest Reserve, which became the Pike National Forest in 1907. In addition to benefiting the ranching industry, the preservation of the forests, presence of scenic features such as mountains and large rock formations, and clear streams threading through the area also lured those in pursuit of tourism and recreation throughout the period of significance. In recent years, these same qualities have attracted builders of vacation homes and a few small rural subdivisions of single-family houses.

### **Cultural Traditions**

Settlers along the Tarryall brought with them cultural traditions of the American East and Midwest, Britain, Germany, and Scandinavia that impacted the landscape and were modified by available resources at the site, previously established western customs, architectural trends, and existing technology.<sup>29</sup> New York natives Timothy and Adelia Borden and Olney A. Borden, who arrived in 1865, are generally acknowledged as the first permanent Euro-American settlers in the district. The Borden brothers were sons of a "substantial farmer," and Timothy and his wife also farmed in Iowa. The Bordens initially erected log homestead houses like those found throughout the Colorado frontier. Olney Borden later married a woman described as "an 'aristocratic' widow," from the Midwest, and his ranch eventually included a large house where the couple hosted elegant balls, perhaps a vestige of Mary Borden's previous life. At first, Timothy and Adelia Borden

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century publications for screw type iron headgates noted their durability, low maintenance, and ease of operation over wood structures.

<sup>25</sup> Horn, "Cultural Resource Inventory, 224."

<sup>26</sup> Wallace Stegner, *The American West as Living Space* (Ann Arbor, Michigan: University of Michigan Press, 1987).

<sup>27</sup> Colorado State Engineer, *Fifth Biennial Report of the State Engineer to the Governor of Colorado for the Years 1889-90* (Denver: Collier & Cleveland Lith. Co., 1891), 42.

<sup>28</sup> R. Laurie Simmons and Thomas H. Simmons with contributions by James F. Muhn, "South Park Historic Contexts: Townbuilding, Transportation, Mining, Ranching, Water Storage and Diversion, Tourism and Recreation" (Denver: Front Range Research Associates, 2002), VII-16.

<sup>29</sup> Horn, "Cultural Resource Inventory," 222. Among the foreign-born, German immigrants represented the largest ethnic group along the Tarryall, as they were in the early years of the state itself.

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raised cattle, horses, dairy cows, and oat and barley crops, much of which they might have grown on their Iowa farm. Olney Borden also produced livestock, oats, and barley, as well as six thousand pounds of potatoes.

During the early years of the ranches, the cultural landscape included cultivated fields devoted to raising grains and vegetables. Charlotte Allen, a native of Rhode Island who previously had lived with her husband Anson in Wisconsin, raised potatoes, rutabagas, turnips, carrots, cabbage, onions, lettuce, and radishes when she first settled on the land.<sup>30</sup> In 1873 a writer noted vegetables from Park County ranches were both plentiful and inexpensive.<sup>31</sup> Relatively quickly, the short growing season and high altitude climatic conditions moved ranchers to limit crop production primarily to hay, with a few vegetables raised in small kitchen gardens for family consumption. The availability of railroads for shipping hay and improved methods of cutting and baling it also helped shift the focus to the product. Eventually, even the limited production of vegetables and grains other than hay ceased and ranchers abandoned dairy cattle, repurposing the associated lands and buildings. In the early twenty-first century Tarryall Mountain Farms, an educational high altitude farm effort on the Williams Ranch and later at the Outpost Wilderness Adventure site, began “demonstrating natural and sustainable farming practices similar to the early homesteaders,” including the creation of fields producing such crops as greens, lettuce, cabbage, radishes, peas, carrots, potatoes, beets, and turnips.<sup>32</sup>

Those who moved to the area following other family members were guided and assisted by those who came previously and by the larger ranching community in the construction of their ranch headquarters and the practices of the cattle industry. Land patents reveal families related by birth or marriage tended to settle near one another. This family-linked settlement clustering is found at various locations along the Tarryall Valley involving such families as the Dunbars, Bordens, Snairs, Bysongs, Clarksons, Williams, Farnums, and Allens. Such proximity relieved some of the isolation of the area’s sparse population and provided a source of support in times of need. In general, ranchers were known for being generous in transmitting knowledge of building practices and animal husbandry to all within the community, whether related by family or not.

American popular culture has celebrated and romanticized the customs and traditions of western cattle ranching. Life along the Tarryall embodied many well-known ranching traditions, a number of which were associated with seasonal agricultural practices passed from generation to generation. These included assisting with the birth of calves when necessary and branding and moving cattle herds to mountain grazing areas in the spring; harvesting hay in the summer; and rounding up, branding, and returning the animals to the headquarters vicinity in the fall.<sup>33</sup> Before regulation of public lands cattle were turned onto the open range and then sorted at roundup time.<sup>34</sup> As described by U.S. Forest Service Ranger Sheila Lamb, a specialist in range, botany, and wildlife with the South Park Ranger District: “When we look at this [Tarryall] valley on a map, it looks like a pretty small place. In reality—when you begin to walk parcels on the ground, you realize the vast expanse of property this valley occupies. There is and was plenty of ground to raise enough stock to provide a living and in some cases, actually to become rich.”<sup>35</sup> In addition to the highly productive land within the floodplain of Tarryall Creek, ranchers moved cattle in summer months to uplands of nearby forests and other public lands. In the winter, cattle were fed hay and ranchers repaired buildings and equipment. The impact of these practices is seen in the types of buildings on the ranch, including fences, corrals, barns, loafing sheds; the circulation networks; and small scale features such as hay racks, squeeze and loading chutes, and cattleguards on roads.

Ensuring that cattle had enough food throughout the year became a principal concern of ranchers. The number of acres of grazing land necessary to sustain each cow during the grazing season depended on a variety of factors, including the size and breed of the animal, fertility and type of soil, quality and quantity of vegetation, access to water, and amount of precipitation. Essentially, the cow’s forage need during the grazing season and the forage production of the land during those months determined the stocking rate in grazing areas.<sup>36</sup> Sheila Lamb indicates a herd of about one hundred cows was required to support a family during earlier days. The dry upland grazing areas required more acres of forage per cow than the richer riparian areas, although ranchers generally reserved the water-rich areas for hay-raising. Riparian areas

<sup>30</sup> Harbour, *The Tarryall Mountains*, 29.

<sup>31</sup> Rossiter W. Raymond, *Statistics of Mines and Mining in the States and Territories West of the Rocky Mountains, Being the Fourth Annual Report, 1873* (Washington, D.C.: Government Printing Office, 1875), 366.

<sup>32</sup> “Tarryall Mountain Farms,” [tarryallmountainfarms.org](http://tarryallmountainfarms.org), accessed 7 August 2012.

<sup>33</sup> Sheila Lamb, South Park Ranger District, Fairplay, Colorado, email to Tom and Laurie Simmons, 28 May 2014. Sheila Lamb of the U.S. Forest Service South Park Ranger District indicates the grazing season in the Tarryall area runs approximately five months.

<sup>34</sup> Jerry Davis, retired U.S. Forest Service employee, Colorado Springs, email to Tom Simmons, 19 May 2014.

<sup>35</sup> Lamb, email to Tom and Laurie Simmons, 29 May 2014.

<sup>36</sup> Lamb, email to Simmons, 28 May 2014. Most ranchers don’t run dry cows (without calves) during the summer, instead grazing lands hold cow-calf pairs.

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were much more productive, but ranchers could not simultaneously graze cattle and produce hay on the same land (although Lamb notes “you can get a little mileage out of the hay aftermath—the stubble that’s left after cutting, but that would usually be used in the fall or winter”).<sup>37</sup> Early ranchers baled any excess hay in the winter/early spring to be shipped for sale.<sup>38</sup> Lamb observes that during the early period most farmers didn’t much follow the “take half/leave half” rule and “land in general was used to its limits and overgrazing was common.”<sup>39</sup>

Ranch families were self-sufficient and expected to do most of the work on their property themselves, with time-honored methods and building construction slowly modified by new technology and materials. In the early years much of South Park, including land in the district, provided an open range for thousands of cattle and horses, with individual ranchmen controlling particular sections of grazing land. Today, along a few portions of the road, the open range is still observed. Most of the early ranches included irrigated meadows that provided abundant hay utilized as livestock feed. Severe weather causing the loss of animals and changes in market conditions, as well as introduction of new technologies and livestock practices, resulted in modification of the ranching industry toward the end of the nineteenth century. Jonathon Horn found some ranchers in the area tried raising sheep in response.<sup>40</sup> Ranchers fenced their lands with barbed wire, fed their cattle during the winter, and upgraded the quality of their stock.

The legendary roundup, a vital part of the culture along the Tarryall, was eventually abandoned as the range became increasingly divided by fences. Midge Harbour reported that during the 1860s and 1870s the small number of ranchers in the area would turn their cattle out to roam in the spring and round them up in the fall. The Bay Homestead (outside the district, north of Puma City) became the roundup point, and in 1872 various ranchers erected a large barn made of huge hewn and dovetailed logs for storage of hay for the roundup and to provide shelter when the men sorted and branded their cattle for the trip home.<sup>41</sup> As early as July 1884 the *Fairplay Flume* reported the Tarryall roundup, which then consisted of only a few participants, “has nearly outlived its usefulness.”<sup>42</sup>

The creation of the Pike National Forest and government grazing allotments impacted traditional agricultural practice along the Tarryall. Sheila Lamb reports: “At first, these lands were used under the ‘free range’ system. Needing to gain some control over uses on the public land, the Forest Reserves were established in 1891. The Forest Service was established in 1905 and 1906 [and] ... authorized to collect grazing fees. Grazing receipts exceeded timber receipts from 1906-1910, and at other times sporadically through 1920. The Taylor Grazing Act of 1934 tightened management of grazing ranges on ... [Forest Service] lands. Being able to use Forest land in the summer months greatly expanded opportunities for raising hay at home for winter use.” There still are Forest Service grazing allotments all along the Tarryall.<sup>43</sup>

During the mid-twentieth century, especially the period after World War II, the use of horses for much of the work on a ranch diminished as a result of rising ownership of trucks and other motorized equipment. This led to some new construction of garages and vehicle and equipment sheds and modification to older buildings. During and after the war, obtaining hired help became more difficult, causing ranchers to adjust some of their practices. Fewer workers wanted to live on the ranch with other cowboys in bunkhouses and more preferred to reside with their families in their own homes. Many of the cabins or small bunkhouses previously used to house employees were converted to other purposes. Cities along the Front Range engaged in a water rights buying frenzy in the late 1970s and early 1980s, acquiring rights from willing sellers in Park County “who found ranching had become too hard and money for water too tempting.”<sup>44</sup> This effectively ended the traditional working life of several ranches.

The nature of grazing evolved with changes in land and water use during the twentieth century, according to Lamb. Currently, average dry upland lands along the Tarryall are expected to produce about six hundred pounds per acre in forage, and the industry standard today is to leave half of available forage for resource and wildlife values. A dry cow eats about 780 pounds of forage per month, thus 12.5 acres is needed to support a cow during the summer. However, as

<sup>37</sup> Lamb, email to Tom and Laurie Simmons, 29 May 2014.

<sup>38</sup> Davis, email to Simmons, 19 May 2014.

<sup>39</sup> Lamb, email to Simmons, 28 May 2014.

<sup>40</sup> Horn, “Cultural Resource Inventory,” 218.

<sup>41</sup> Harbour, *The Tarryall Mountains*, 51-52.

<sup>42</sup> *Fairplay Flume*, 3 July 1884, 4.

<sup>43</sup> Retired U.S. Forest Service employee Jerry Davis notes, “Grazing permit areas/numbers were allocated largely on the basis of the permittee’s ‘base land.’ The permittee had to demonstrate that his land could carry a given number of critters in order to get permitted for that number. In the case of the Tarryall, the private land is more concentrated along the hayable bottoms than is the case in much of the Park.” Davis, email to Simmons, 19 May 2014. Lamb, email to Simmons, 29 May 2014.

<sup>44</sup> Simmons and Simmons, “Park County, Colorado, Historic Contexts,” VII-32-33.

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Lamb points out “most ranchers don’t run dry cows in the summer, but rather pairs (a cow and her calf), and their forage demand goes up to 1020 pounds per month.” Leaving half results in a forage requirement of about 3.5 acres per pair or 17.5 acres for the summer. In winter, ranchers feed their cattle with the same amount of hay per month.<sup>45</sup>

Education was of primary importance to the cultural life of families along the Tarryall, and school districts became an early and important unit of settlement areas. Some local families, such as Olney and Mary Borden and William and Mahala Farnum, sent their children to schools in places such as Colorado City, Colorado Springs, and Denver. When they became available, most students relied on one-room local schools for much of their education. School buildings, like the Tarryall and Hayman schools in the district, were placed near the road or other convenient location to facilitate access to classes and non-educational social events. Local residents with construction skills, assisted by volunteers, erected the buildings, which were moved from one location to another as necessary (as in the case of Hayman School). If a building burned or became too small, residents of the district quickly planned a new facility. Students who wanted to pursue a high school education lived in Fairplay or a larger city during the school year. Education and access to it proved to be of such importance to the community that in one instance it became the source of a violent dispute between community members (discussed more fully under the Ratcliff Ranch description). Schools also played an important role in community life, hosting regular social events such as dances and dinners that residents traveled many miles to attend. Along the Tarryall there were no buildings specifically designed as churches, although during the early twentieth century a Sunday school was held in Jefferson and some families traveled to Fairplay for services.<sup>46</sup>

Cemeteries represented a necessary community resource, and some small graveyards were established to serve families or a local area, such as those on the Farnum Ranch and at Bordenville. The larger mountainside Lake George Cemetery at the southern end of the district became the final resting place of many Tarryall area residents. The cemetery included traditional upright carved stone monuments of the late nineteenth and early twentieth centuries, some enclosed with ornate wrought iron fences, as well as simple, rustic memorials consisting of mounds of local rocks, with similar stones placed along the borders of burial plots. The natural setting became the principal ornament of the cemetery, which continues to serve the local community.

During the twentieth century, as Americans increasingly received steady paychecks and paid time off and viewed outdoors activities and vacations as desirable and healthy, the scenic and recreational qualities of the Tarryall received ever greater attention. Fishing, hunting, horseback riding, hiking, camping, tourism, and other leisure activities played an increasing role in the district’s development. Facilities such as cabins, campgrounds, guest ranches, trails, picnic areas, a reservoir, and other resources geared toward those who came to the area for brief stays rather than those who lived in it began to proliferate in the landscape. The Colorado Division of Wildlife and the U.S. Forest Service played important roles in providing some of these facilities, as did private entrepreneurs.

### **Circulation Networks**

Circulation networks represent a major component of the contemporary landscape linked to the district’s history. Native Americans and trappers traveled by foot or on horse through the valley following the Tarryall Creek drainage between the Tarryall Mountains and the Puma Hills. Early prospectors also traced this traditional path on their journeys from the 1859 supply towns of Colorado City and Canon City to the mining camps of Hamilton and Tarryall. Before creation of an improved road, wealth seekers continued to travel on foot or horseback to the gold diggings, which made movement of supplies difficult. In 1860 a traveler passing through the Tarryall Valley reported a lack of residents between the mining camps and Colorado City, reflecting the isolation of the area. To increase ease and speed of access to the mining camps, Canon City settlers soon began laying out an improved road incorporating the Tarryall path.<sup>47</sup> In 1862 the Ute Pass Wagon Road Company began work on the Colorado and Tarryall Road, which started at Colorado City and allowed freighters from that area to haul supplies to the mining camps.<sup>48</sup> When Leadville drew attention as the richest silver mining district of the state in the late 1870s, the Tarryall Road became part of the heavily-traveled route between the Cloud City and points southeast. Local ranchers benefitted from the convenience of the road in their trips to acquire necessary supplies and access markets. Even with the improved course, however, a seven or eight day trip by way of Canon City was required to reach Colorado City and return.<sup>49</sup> When Puma City/Tarryall developed in association with a short mining boom in the late 1890s, the Puma City Stage transported passengers at Jefferson along the Tarryall Road to the mining district. The current Tarryall Road/County Road 77 evolved from this wagon/stage road into an early automobile route, a state highway, and later a county road.

<sup>45</sup> Lamb, email to Simmons, 28 May 2014

<sup>46</sup> *Fairplay Flume*, 9 August 1907, 1, 9 July 1915, 1, and 21 October 1921, 1.

<sup>47</sup> Virginia McConnell Simmons, *Bayou Salado: The Story of South Park* (Denver: Sage Books, 1966), 65-66.

<sup>48</sup> Simmons, *Bayou Salado*, 65-66, 71, 78.

<sup>49</sup> Harbour, *The Tarryall Mountains*, 25.

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Tarryall Road also has served as a central link in the district's local circulation network, filling a connective function for travel between ranches, schools, Puma City/Tarryall, sites shared by the community, and the two small towns at its north and south ends outside the district (Jefferson and Lake George). Save for branch roads serving Hayman and Fairplay, few historic thoroughfares intersected Tarryall Road. Side roads generally were unnecessary since most development clustered along the main route; rugged mountains along much of the Tarryall drainage undoubtedly deterred minor road building as well. In at least three locations within the district, short segments of earlier alignments of the road are visible. The curving segment just below Tarryall Reservoir is particularly well-defined and extends for more than a mile. Other types of roads also dot the landscape, including dirt roads within individual ranches accessing associated sections of property. Gravel roads connect to Tarryall Road along its length, providing access to National Forest areas, individual properties, and rural subdivisions. Two-track ranch roads reflect the owners' stewardship of the land, being barely visible to those unfamiliar with the landscape. Two examples of simple, functional timber bridges used within ranches are still present—one over Tarryall Creek and one over Hay Creek. In addition, there are roads leaving County Road 77 to access newer housing subdivisions, campgrounds, forest areas, and vacation homes.

Railroads at either end of the corridor (outside the district) facilitated the shipment of ranch products and the transportation of people; no point along the road was more than twenty miles from a railhead. The Denver South Park and Pacific reached the summit of Kenosha Pass in 1879, stimulating the founding of Jefferson, which acted as a shipping point for ranches at that end of the road, with stock pens for cattle. The Colorado Midland, called the "stockman's railroad," received cattle and hay from Tarryall ranches at Lake George beginning in 1887. When the Midland abandoned its line through Lake George and the Denver, South Park and Pacific ceased its service to Jefferson, automobile roads became even more important to local rancher families and other residents. The routes of the railroads became U.S. highways.

Formal, paved walkways are somewhat rare on the ranches along the Tarryall, the few examples being confined principally to paths leading to the main ranch house. One example is a straight concrete sidewalk leading from a gate at the edge of the dirt ranch yard to an entrance at the side of the Taylor-Portis-Greene house that traverses a fenced lawn. Most ranch headquarters have, through custom and use, established footpaths, which may be visible or not, leading from one building or area to another.

Trails through ranches and public lands served as routes to move cattle to and from distant grazing areas seasonally, although none were official stock driveways. Lamb reports trails and roads in the area have served for many years to move cattle as "a good route is a good route."<sup>50</sup> Trails created for recreational use through public lands are evident in U.S. Forest Service acreage, leading to campgrounds and other facilities and scenic areas. Guest ranches in the district employ trails for hiking and horseback riding that connect with trails on the public lands. The historic district also includes overhead utility lines for electricity and telephone carried on wood poles. The principal line parallels Tarryall Road with branch lines to adjacent properties. A high voltage transmission line crosses the historic district at Milepost 35.1.

### **Boundary Demarcations**

During the period of significance, the public land survey system determined the location of almost all boundary demarcations in the district, with settlers selecting land within the framework of townships, ranges, sections, and quarter-sections and, over time, placing fences to indicate the dividing lines of ownership. A few property boundaries utilized Tarryall Road as a component, though none appear to have selected the creeks in this manner (perhaps due to the ever-changing nature of water paths). Construction of fences in the district could be challenging due to the varied terrain, which includes mountains, hills, and rock formations; gulches and gullies; creeks and a river; forested lands; rocky ground and hard-packed dirt; and few precisely level stretches of land. In contrast, areas of public land and open range are identifiable because of their lack of fencing, with the edges of this acreage recognizable by the existence of private fences erected by adjacent property owners.

Ranchers also utilized demarcations to separate land use areas within their property. Natural features such as creeks, hillsides, and gulches could divide one land use from another on the ranch. Fences enclosed fields to keep animals from eating or trampling crops. Sturdy corrals ensured confinement of livestock to specific areas, facilitating their protection and care. Fences also kept one animal away from another, as in the chicken yard where fences kept out wild animals that might harm the flock. The ranch yard next to a house often was fenced to keep unwanted animals away from the trees, grass, and garden and to keep children within sight of their parents and out of danger. Fencing along the Tarryall Road right-of-way provided another measure of safety for farm families and livestock, as it continues to do today. On some ranches, fences are found near the banks of creek. Fences also served as windbreaks, according to current Tarryall

<sup>50</sup> Lamb, email to Simmons, 29 May 2014.

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rancher Frances Greene. Unlike on farms in the Midwest and some areas of Colorado, the arid environment dictated that no rows of trees or bushes were planted to mark boundaries or serve as windbreaks.

Early settlers utilized upright logs as the posts to which they attached wire to create a fence. Barbed wire, patented in the late 1860s and 1870s, provided a sturdy means of controlling property and animals. The most common method of defining boundaries found in the district today is with four- or five-strand barbed wire fencing on metal or milled wood posts. Here and there along the corridor, barbed wire on historic unmilled native posts is still extant. A zig-zag fence borders the road at the Landis ranch headquarters. In substantial portions of the southern part of the corridor the land is still unfenced, even along the roadway. In these areas, cattleguards are employed to keep animals from crossing into other lands. Woven wire fences with metal or milled lumber posts enclose yards associated with some ranch houses.

Although early settlers found it convenient to locate their developed headquarters adjacent to Tarryall Road, in time automobile traffic became a safety concern. Rather than move the buildings or develop a new location, ranchers adjusted to the situation by erecting fences to keep traffic and living creatures apart. Older fencing along the first 17.6 miles of Tarryall Road was replaced with barbed wire and post fencing when the road was resurfaced and improved in the 1990s and in 2011. As the remainder of the road is improved, Federal Highway Administration plans call for installation or replacement of the fencing in a similar fashion.

Along Tarryall Road some ranchers erected simply designed entrance gates to their property, often consisting of tall upright posts, with some spanned by a horizontal member. More elaborate gates incorporated the name of the ranch or their brand at the front of their headquarters to indicate its separation from the public thoroughfare. Marshall describes these gates as “thresholds to the empires that cattle ranches constitute” and “the symbol of how families learned to organize and control space.”<sup>51</sup> The gates open onto ranch yards and their surrounding buildings or onto dirt ranch roads that traverse grazing lands to reach the main ranch house and other facilities that are the focus of operations.

Fences were also erected to serve the specific functions of certain resources utilized by the entire community. For example, Tarryall School has a schoolyard enclosed with a historic woven wire fence that ensured children played safely away from the road as automobiles became increasingly popular. In the Farnum, Bordenville, and Lake George cemeteries, decorative wrought iron and simple wood fences marked the edges of burial plots and protected gravesites from animal intrusion, with native rocks utilized as a rustic demarcation of a burial plot.

### ***Vegetation Related to Land Use***

A member of Ferdinand Hayden’s 1873 expedition remarked on the fine quality of bunch grass covering the meadows of South Park, indicating it would provide “an excellent range for cattle and sheep in the summer.”<sup>52</sup> Native grass attracted ranchers to the Tarryall, but to provide feed for cattle and other animals in the winter it was necessary to protect and irrigate meadows for hayraising. The extensive hay meadows of the area, particularly those of the northern section of the district between mileposts 2.4 and 15.4, are perhaps the clearest examples of vegetation related to land use within the district. Although ranchers attempted to raise a few crops, such as oats, potatoes, and barley, the high elevation and short growing season limited their success. However, hay cut from the fields served as a cash crop for sale to others, as well as feed for the rancher’s own herd. The Tarryall produced some of the largest outputs of hay in the county, encouraging a local focus on the crop. In a 1922 report on a homestead claim by Olney B. Paige, an inspector noted: “The bottom land of all gulches in this part of the Tarryall country is found a excellent [sic] stand of native hay and with a little work can be made into first class meadows therefore the land is considered more valuable for meadows than actual farming.”<sup>53</sup>

In the 1920s the area experienced an extended drought that prevented the growing of the limited number of traditional crops of the area. Irrigated land in the county increasingly was devoted to hay. As Frances Greene remembers, “You used to come over Kenosha Pass and all you could see were haystacks.”<sup>54</sup> Since the period of significance, about half of the water rights in the area have been sold, thus resulting in less hay production. Nonetheless, the hay meadows still stand out as a clearly differentiated land use on current aerial photographs of the corridor.

<sup>51</sup> Marshall, *Paradise Valley*, 40.

<sup>52</sup> Henry Gannett, “Geographical Report” in *Seventh Annual Report of the United States Geological and Geographical Survey of the Territories, Embracing Colorado and Parts of Adjacent Territories, Being a Report of Progress of the Exploration for the Year 1875*, by Ferdinand V. Hayden (Washington, D.C.: Government Printing Office, 1877), 429.

<sup>53</sup> U.S. Department of Interior, General Land Office, “Report on Homestead Claim of Olney B. Paige,” 1922, in the Paige Family Files, Park County Local History Archive, Bailey, Colorado.

<sup>54</sup> Frances Greene, Taylor/Portis/Johnson Ranch, Park County, Interview by Thomas and Laurie Simmons, 8 November 2010.

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As noted above, early settlers utilized the trees found on the forested slopes of the area to build the necessary facilities of a ranch. Some pioneers, including Anson Allen and Olney Borden, started their own saw mills, which consumed large numbers of trees in the production of boards and shingles used in construction. Although early settlers harvested trees for construction and fuel, the abundance of forested hillsides and the low density of settlement mitigated the loss of lumber resources to some extent. As discussed above, the preservation of timberlands through creation of the Pike National Forest had a major impact on the district, preventing the wholesale loss of trees. Many private properties and national forest lands in the district retain large stands of trees, including varieties of evergreen and deciduous trees. Ranch headquarters areas usually contain only a few historic trees that provided shade for the main house and its yard and reflected the necessity of an open, dirt ranch yard to transport animals and complete chores and maintenance. Some ranch families kept or added native evergreen trees in their headquarters area, principally near the main house, such as may be seen at the Dunbar-Robbins, Landis, Lazy River, and McLaughlin properties. The Taylor-Portis Ranch features several deciduous trees adjacent to its main house on the south. Some ranch yards contain a few aspen trees, while others have no trees of any kind.

The women of a ranch family traditionally determined the characteristics of and provided care for the immediate yard surrounding the main ranch house. At times the yard was fenced and planted with grass and a few flowering plants, such as lilacs (*Syringa* sp.) and roses (*Rosa* sp.). During the historic period a kitchen garden might contain a range of vegetables appropriate to the altitude and climate. Gardens generally required frequent watering, as rainfall was often inadequate, and eventually ranchers abandoned most such efforts. Vegetation surrounding houses in the community of Puma City/Tarryall was similarly limited. Today, the turf grass lawns of ranches such as the Taylor/Portis/Johnson, Quick, McLaughlin, and Landis ranches are less common than yards displaying wild grasses and forbs or simple dirt and gravel. The dude and guest ranches of the area display more turf grass, bushes, and flowers in pots than the working cattle ranches.

The sale of Tarryall-area water rights from ranches to cities along the Front Range of the Rocky Mountains resulted in changes to vegetation in the area. Sheila Lamb judges: "What has likely changed is the overall amount of associated riparian area and transitional vegetation. Water begets water. When the whole system is saturated and holding water, everything benefits. You are in a soil building mode. Vegetation is more lush and saturated and comprised of a different set of species. When water is 'lost' (or displaced) in a system, the land is then in a soil-losing mode. Erosion and down-cutting are more common events and vegetation changes to more xeric species."<sup>55</sup>

Vegetation present in the district today has a direct relationship to the history of land and water use in the area, including that planted or removed for agricultural and ornamental purposes and that growing without human intervention. This vegetation results from the presence of natural waterways, construction of irrigation systems, building and expansion of roads, settlement and construction of buildings and structures, raising animals and crops, reservation of public lands in a national forest, construction of a reservoir, acquisition of historic water rights by other communities, and the many changes occurring within these and other types of activities over time.

Sheila Lamb reports the "principal [forage] plants in the uplands along the Tarryall River corridor today are Arizona fescue (*Festuca arizonica*) and mountain muhly (*Muhlenbergia montana*). Others such as junegrass (*Koeleria macrantha*), bluegrass (*Poa* spp.), blue grama (*Bouteloua gracilis*), and sun sedge (*Carex inops*) round out the majority of grass species providing forage through this area."<sup>56</sup>

Today, the northern section of the district exhibits open Montane grasslands with meadows along drainages and low terraces and ridges with no trees or very scattered trees along the eastern edge. Vegetation visible from the road consists of low to mid-grasses, including blue grama (*Bouteloua gracilis*); shrubs including shrubby cinquefoil (*Pentaphylloides floribunda*) in slightly lower areas and near drainages such as Jefferson Creek; and riparian species adjacent to drainages and in lower wet areas (discussed below). Other specific plants identified along the drier edges include: a low-growing sage (*Artemisia* sp., likely Prairie sagewort, *Artemisia frigida*), blue penstemon (*Penstemon* sp.), thistle (*Cirsium* sp.), aster (*Aster* sp.), and a low rabbitbrush (*Chrysothamnus* sp.).<sup>57</sup>

In the middle and southern end of the district, vegetation changes in response to alterations of geography, with a more open, wide valley leading to more mountainous terrain. The upper hillslopes away from the drainages are sparsely forested with pine and spruce that eventually become mixed with aspen and cottonwood. At the very southern end of the valley a ponderosa pine forest dominates. Vegetation in these areas includes evergreens such as bristlecone pine (*Pinus*

<sup>55</sup> Lamb, email to Simmons, 28 May 2014.

<sup>56</sup> Lamb, email to Simmons, 29 May 2014.

<sup>57</sup> Marilyn Martorano, "Tarryall Road Vegetation List," 21 November 2013, on file at Front Range Research Associates, Denver, Colorado. No detailed studies of vegetation on private lands have been completed.



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*aristata*), Englemann spruce (*Picea engelmannii*), Colorado blue spruce (*Picea pungens*), lodgepole pine (*Pinus contorta*), ponderosa pine (*Pinus ponderosa*), and Rocky Mountain juniper (*Juniperus scopulorum*). Deciduous trees include trembling/quaking aspen (*Populus tremuloides*) and narrow-leaf cottonwood (*Populus angustifolia*). The understory includes grasses and low forbs, a spreading juniper (*Juniperus* sp.), buckwheat (*Eriogonum* sp.), currant (*Ribes* sp.), gooseberry (*Ribes* sp.), rose (*Rosa* sp.), and thistle (*Cirsium* sp.), with prickly-pear cactus (*Opuntia polyacantha*) and narrow-leaf yucca (*Yucca glauca*) on open, drier slopes.<sup>58</sup>

A detailed study of wetlands along Tarryall Road in 2000 found only palustrine system wetlands, with the most prevalent type being those of the emergent persistent class, "characterized by erect, rooted, herbaceous, and usually perennial hydrophytes that remain upright until at least the next growing season." Emergent persistent wetlands, including broad, wet meadows and hayfields, are common in grazed areas along streams, around Tarryall Reservoir, and in a few drainages and depressions. Vegetation in these areas includes beaked and water sedges (*Carex utriculata* and *Carex aquatilis*) in the wettest locations; tufted hairgrass (*Deschampsia caespitosa*) and Baltic rush (*Juncus balticus*) in drier areas, especially at higher elevations; and foxtail barley (*Critesion jubatum*) at lower elevations. Also found in these wet meadows are a variety of forbs and graminoids, including rare blue-eyed grass (*Sisyrinchium pallidum*) and more common iris (*Iris missouriensis*) and marsh marigold (*Caltha leptosepala*). Some willow (*Salix* spp.) and shrubby cinquefoil are present.<sup>59</sup>

Scrub/shrub wetlands are almost as common as emergent persistent wetlands and include woody vegetation less than twenty feet tall found along the lower banks of creeks and intermittent drainages. At higher elevations subalpine willow (*Salix brachycarpa*) and Booth's willow (*Salix boothii*) are dominant, with some shrubby cinquefoil present. Sedges (*C. utriculata*, *C. aquatilis*, and *C. lanuginosa*) and blue-joint reedgrass (*Calamagrostis canadensis*) are dominant in the understory. At lower elevations, sandbar willow (*Salix exigua*), yellow willow (*Salix lutea*), and mountain willow (*Salix monticola*) are common, as well as birch and alder, with the understory including herbaceous species such as cow parsnip (*Heracleum sphondylium* ssp. *Montanum*) and monkshood (*Aconitum colombianum*).<sup>60</sup>

Two types of forested wetlands, areas dominated by woody vegetation more than twenty feet tall, have been identified in the district: broad-leaved deciduous and needle-leaved evergreen. The broad-leaved deciduous areas include two narrow-leaf cottonwood communities at the south end of the district with an understory including willow, sedges, and Baltic rush. A wetland dominated by aspen is found along a small drainage. A needle-leaved evergreen forest wetland is found along Michigan Creek and consists of blue spruce, with willows (*Salix lutea*) and woolly sedge (*Carex lanuginosa*) below.<sup>61</sup>

Riparian areas, or "the zones of vegetation that link terrestrial and wetland ecosystems," are present bordering reservoirs and intermittent or perennial streams and principally contain herbaceous, shrub, or tree species similar to those of the wetlands. Three types of riparian areas are present, including: shrubby riparian, the most common, found in transition zones between streams and uplands; mesic meadows along streams, Tarryall Reservoir, and isolated wetland patches; and forested riparian, located along streams. Shrubby riparian is the most frequent community type and is typically composed of woody vegetation such as willows, with the understory dominated by upland species such as smooth brome (*Bromus inermis*). Mesic meadows are located around the edges of streams, Tarryall Reservoir, and isolated wetlands and are dominated by Baltic rush, smooth brome, and Kentucky bluegrass (*Poa pratensis*). Such areas also contain shrubby cinquefoil, willow, and at lower elevations, river birch (*Betula fontinalis*), rose, and golden currant (*Ribes inermis*). Forested riparian areas include broad-leaved deciduous riparian, with lance-leaf and narrow-leaf cottonwood (*Populus acuminata* and *P. angustifolia*) with an understory encompassing willows, sedges, and Baltic rush, and coniferous riparian on the banks of Tarryall Creek, including blue spruce forest with an understory of roses, currants, alder, and birch.<sup>62</sup>

### **Buildings, Structures, and Objects**

The built historic resources of the district embrace a variety of functions related to settlement, ranching, recreation, education, transportation, and other aspects of community life. As was the case in many parts of Colorado and other frontier areas of the west, a vernacular architecture evolved along the Tarryall as a result of the building materials

<sup>58</sup> Martorano, "Tarryall Road Vegetation List," 21 November 2013.

<sup>59</sup> ERO Resources Corporation, *Wetlands Waters of the U.S. and Riparian Areas Proposed Tarryall Creek Road Project Park County, Colorado*, prepared for Federal Highway Administration (Denver: ERO Resources Corporation, 13 November 2000), ii, iv, 6. The report characterizes palustrine wetlands as including marshes, fens, wet meadows, sloughs, and "small, shallow, permanent or intermittent water bodies, such as ponds."

<sup>60</sup> ERO Resources Corporation, *Wetlands Waters*, 7-8.

<sup>61</sup> ERO Resources Corporation, *Wetlands Waters*, 8.

<sup>62</sup> ERO Resources Corporation, *Wetlands Waters*, 10-11.

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available and the skills and knowledge of local residents. As Howard Marshall observed, the use of a building, structure, or object is of primary importance in vernacular architecture rather than its style or type.<sup>63</sup> Dates of construction for historic resources in the district range from 1862 (the first improvement of the road) through 1965 (date of a Forest Service campground); some building continued well after the period of significance. Some ranches contain resources from several eras of construction, from the pioneer log stage to prefab designs of the twentieth century. Historic building materials range from stone and log utilized in the earliest period of development (and throughout the later years) to milled boards, half logs, various types of shingles, earth, corrugated metal, and concrete.

A historic ranch headquarters usually encompassed several facilities with functions integral to its operation, including those associated with domestic life (houses, bunkhouses, cabins, garages, outhouses), animal shelter and care (barns, sheds, stables, corrals, coops), food and feed storage (barns, sheds, root cellars), machine and facility maintenance and support buildings (blacksmith shops, machine shops, vehicle sheds, storage sheds), irrigation and domestic water supply (wells, ditches, pump houses), and boundary control (fences). Occasionally, other barns, corrals, and sheds might be found a distance away from the main group of buildings in locations convenient for their use. The rancher's "moveable capital" might include livestock, machinery, implements, and crops seen on the landscape at certain times of the year.

The first settlers along the Tarryall built sturdy but small log cabins with a square or rectangular plan. As timber and stone were present along the Tarryall, almost all early buildings, both residential and agricultural, utilized those materials. Logs, both round and hewn roughly square, were utilized for walls of all types of buildings and structures, ranging from main ranch houses, to barns, sheds, shops, and support structures. A variety of notching techniques are found in the district, including square, V, and half- and full-dovetail. The great width of logs used in some buildings, such as the two-story house at the McLaughlin Ranch, testifies to the maturity of the forests when settlement in the area began. The William Farnum family moved to the Tarryall in 1867 and built a small log cabin with a dirt roof, dirt floor, and cellar at the rear to store food. Before long, a new log house was erected that attracted many travelers on the route between Colorado City and the mining town of Leadville.<sup>64</sup> Log houses and barns received additions as the size of families and their responsibilities grew or the number and kinds of livestock and crops expanded. Stone principally served as a material for foundations and chimneys; root cellars dug into the hillside also utilized stone for their façade walls. Log construction continued well into the twentieth century in the district.

As it became available, some ranch houses received horizontal board siding. Walter Frank Allen described the early construction of a dwelling at the Allen Ranch by Anson Alonzo Allen, a Civil War veteran and experienced carpenter who had erected buildings in Wisconsin: "In building this house, my father got out aspen logs and hewed them down to 1 ½ inch boards for the lumber. With a hand broad axe, he also cut blocks from aspen logs, split them with a 'fro', then raved the shingles with a drawing knife."<sup>65</sup> Some houses display siding composed of rolled asphalt, such as found on the Roth House at the Taylor/Portis/Johnson Ranch and a house at the Allen Ranch/Allen Creek Ranch.

As noted above, stylistic expression in the district's historic architecture is overwhelmingly simple, vernacular, and functional. The only deviation from this trend is found in the design of a small number of houses. A few ranch houses of the late nineteenth or early twentieth century possess the traditional appearance somewhat reminiscent of dwellings of a similar era found in American residential neighborhoods, with features such as turned supports for the porch, bay windows, decorative shingles on the gable faces, or other decorative details if the families' fortunes allowed. A good example of these slightly more ornamented dwellings is the circa 1920 Taylor-Portis-Johnson Ranch house, which displays clapboard siding and turned spindle porch supports erected for Julia Taylor.

Other ranch facilities feature logs, log slabs, vertical board, board-and-batten, board-on-board, rolled asphalt, or metal materials. Multiple barns may be present on a single ranch, each with a separate function, such as a horse barn, a calving barn, and a hay barn, or one combination barn may include space for more than one purpose. Barns in the district universally display gabled roofs, often covered with corrugated metal designed to outlast harsh weather, and rectangular plans, with some consisting of a central component flanked by shed roof wings added as more space or another function was needed. Barns may display log, vertical board, half-log, or board-and-batten walls, with some including a combination of wall materials. Loafing sheds are long rectangular structures with one side open and upright logs or posts supporting the roof. Walls may include a variety of types of siding. Other types of sheds in the district are generally rectangular plan, with gabled or shed roofs, and walls have vertical or horizontal boards, board and batten siding, or corrugated metal. Outhouses within the district exhibit vertical or horizontal board walls, a gabled roof with a vent, and a single door. Root cellars are dug into a slope in the land and have a wood-framed entrance in a wall that may consist of dry laid stone, logs,

<sup>63</sup> Marshall, *Paradise Valley*, 40.

<sup>64</sup> Harbour, *The Tarryall Mountains*, 25.

<sup>65</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 29.

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or earth. Many outbuildings were repaired or patched with materials at hand, some recycled, that did not necessarily match the original construction.

Buildings in the district include the 1921 Tarryall School, a one-room building resembling many of the iconic white frame schools in Colorado's small communities. The school displays a front gabled roof with projecting bell tower, narrow clapboard siding, a rectangular plan, center entrance flanked by windows on the front wall, and two sets of paired windows on the long sides of the building. The grounds also include two small outhouses erected by the Works Progress Administration (WPA) in a standard design, a small teacherage, and playground equipment. Also in the district is the smaller Hayman School, a one story frame building with a pyramidal roof and clapboard siding.

The district also includes a few historic objects. For example, some families collect and display old ranch machinery in their headquarters area. Some ranchers gather items important to the history of the community, which are shared with visitors and preserve the area's legacy. One ranch includes a historic school building maintained in its historic appearance.

Remodeling and enlarging of ranch facilities was quite common in response to changing needs, tastes, technology, and lifestyles. Reuse and relocation of buildings in the district also was frequent, especially for resources of smaller scale, such as outhouses, sheds, and small dwellings. Moving and recycling buildings and structures matched the almost universal efforts of ranchers to cut costs by conserving materials and adapting to changing needs. Ranchers and others living along the Tarryall also claimed abandoned buildings and put them to new purposes; several of the small log cabins in the valley were moved to new locations. Such moved structures represent the continued tradition of saving and reusing available resources in new, often inventive ways that the pioneers of the area established.

Today the district includes some vacant and abandoned buildings associated with ranching enterprises that failed to prosper, as well as some historic ruins associated with equally unsuccessful efforts. Also present are more recent examples of construction, including prefab buildings that became popular during the postwar period.<sup>66</sup> Scattered vacation houses, mostly nonhistoric, often display Rustic design influences. A low density 1970 subdivision of single-family houses is present in the district.

### **Clusters**

Except for the late 1890s settlement of Puma City/Tarryall, the Tarryall historically manifested low-density development, principally involving settlement in widely-spaced clusters of buildings and other facilities comprising a ranch headquarters. Although some historic ranch headquarters have disappeared, as a rough measure, the twenty-five extant examples are located an average of 1.5 miles apart. To a large extent, such low densities reflect the relatively small amount of suitable bottomland available, the presence of rugged terrain, and the land's carrying capacity for livestock grazing.<sup>67</sup> Ranch headquarters traditionally concentrated different functional buildings and structures necessary to conduct a livestock enterprise, including barns for storing hay and sheltering animals, blacksmith shops, root cellars, workshops, garages, corrals, and residential accommodations for the family and hired hands. Other features found in the vicinity of a headquarters might include such things as irrigation ditches, roads, utility poles, fences, wells, and current or antique farm equipment. As discussed above, under Patterns of Spatial Organization, within a ranch headquarters, facilities serving particular purposes might be clustered together on the site. For example, the resources grouped in one part of the property might be related to domestic functions and include houses, garages, and an outhouse. Across the ranch yard, a group of buildings for care and storage of animals might include a barn, loafing sheds, and corrals. This division of buildings served to place specific buildings where they could conveniently be used and protect the housing area from the smells, dirt, and potential dangers of the animal care area.

Some ranches served as a hub for a group of ranches within their proximity, incorporating a few services beneficial to the larger community. For example, the William Farnum ranch received a post office (known as Mountaindale) in 1880 and included in its vicinity a school and a cemetery. When the Farnums became too old to operate the post office, it moved to the nearby Allen Ranch, where it continued to serve the Mountaindale community. The vicinity of the Borden ranches was known as Bordenville, which also included a post office, stage stop, blacksmith shop, general store, and cemetery, as well as lending its name to a school providing classes for children of the area.

<sup>66</sup> Marshall, *Paradise Valley*, 120. Howard Marshall views these mass-produced factory-made resources as a new type of vernacular construction important to the landscape of late twentieth century America. They do not feature prominently within the current Tarryall Rural Historic District.

<sup>67</sup> The carrying capacity of an acre is calculated by estimating the amount of forage needed per day by one cow-calf pair and the amount of forage produced per day by one acre of land.

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In the historic period, the largest concentration of buildings in the district was found at Puma City/Tarryall, which developed on the southern part of the road in 1896 in response to mining discoveries. By 1897 the community included about fifty houses, cabins, and tents, as well as a couple of dozen other buildings, including sawmills, restaurants, hotels, stores, saloons, and a dance hall. By 1900 mining declined, as did the number of businesses. A notable addition to the community was a 1921 white frame school house with bell tower; the school complex eventually included two WPA outhouses, playground equipment, and a teacherage, all enclosed by a historic fence. Puma City today includes a small group of still-extant historic buildings and its historic school, which are included in the district, as well as a small number of newer buildings. The existing buildings are scattered along both sides of Tarryall Road without separation by function, and there appears to be no distinct town center. Many of the streets shown on a 1896 plat are no longer visible and some may never have existed on the ground.

On national forest lands, clusters of resources associated with recreational pursuits are located at two 1960s campgrounds, including such amenities as campsites, restrooms, fire pits, picnic tables, roads, paths, and trash cans. At Tarryall Reservoir similar features are found, as well as boat launching ramps and fishing jetties. Along the road north of the reservoir is a cluster of buildings erected by the State of Colorado for employees who supervised the construction and operation of the reservoir. The facilities are now used as the headquarters for Tarryall State Wildlife Area. This cluster includes houses, a garage, and several sheds.

The Tarryall River Dude Ranch and the Ute Trail River Ranch also feature large clusters of buildings. The dude ranch includes a welcome center and facilities for housing and caring for the ranch's many horses near the entrance gate off of Tarryall Road. Guest activity areas are to the west and north, while the swimming pool, playground area, and other facilities for recreation are to the east. The guest cabins are found to the west and north. At the Ute Trail River Ranch the main lodge is located nearest Tarryall Road and the guest cabins are scattered around the site to the west and north.

### ***Archaeological Sites***

Historic archaeological sites within the district are marked by ruins, foundations, scatters of artifacts, and changes in the landscape indicating the location of moved or demolished buildings and structures. This evidence provides information about land use, historic activities, and patterns of social history along the Tarryall, including aspects of settlement and domestic activities, agricultural pursuits, blacksmithing, commerce and trade, and early transportation. The archaeological evidence is also important in marking changes resulting from relocating or demolishing buildings or structures. A high percentage of the historic sites within the district include one or more of these types of evidence, based on a 1995 archaeological survey of much of the area.

Ruins of buildings and structures are an important landscape characteristic of the district, although it is a common practice among ranchers to reuse materials or remove fallen buildings and structures so they do not become hazards to people or livestock. Ruins are among the most obvious reminders of previous human habitation and activities and are present at a number of landscape headquarters. The Clarkson/Golding Ranch contains an excellent example of such ruins. After initial improvement of the site and issuance of a patent to widow Mary Clarkson, the property was reopened to homesteading. Mansfield and Mae Golding (5PA.4470) filed a claim for the acreage and settled on the land. He eventually deserted his wife and abandoned his homestead, while she continued residence on the land, made improvements (including a house, stable, chicken house, corral, fences), and grew hay and potatoes. Today the Golding land is part of a much larger ranch, and the most obvious evidence of the previous historic occupation of the site is the house ruin and three piles of building material debris indicating possible outbuilding locations.

Foundations also testify to the location of resources no longer present, marking all or part of the building footprint. Within the district foundations of stone, log, and concrete have been documented. Changes in the landscape indicating the location of moved or missing buildings are seen in evidence such as leveled areas, depressions, or an absence or difference in vegetation. Several locations within the district display these indications of buildings no longer present.

Concentrations of artifacts and trash deposits are also common in ranch headquarters and near individual houses, and have been found to include items such as household trash, farm machinery, tools, hardware, nails, glass and pottery fragments, bottles, clothing remnants, and furniture pieces. However, the archaeological survey found far fewer artifacts on the surface of historic sites in the district than located on similar sites of comparable age and use in western and southeastern Colorado. Jonathon Horn judged that "soil building has been an active natural process during the historic period and has obscured most of the artifacts suspected to be present . . ." This scarcity of surface artifacts "made it impossible to identify the full range of activities that occurred at the project sites and to ascertain the discrete locations of particular site activities." Although relatively few observable surface artifacts are present, in several instances archaeologists observed abundant shallowly buried artifacts that could provide data for interpretation. Horn concluded, "It appears likely that most of the prehistoric sites and historical archaeological deposits in the project area are buried and

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not discernable [sic] on the ground surface.”<sup>68</sup> Fifteen of the ranch headquarters were concluded to have, or likely to have, subsurface archaeological evidence; each is noted below in their respective inventory descriptions.

Seven prehistoric archaeological sites were recorded in the southern portion of the district in the 1995 survey. One (5PA.809), a sheltered camp of unspecified Native American associations, is considered individually eligible for its stratified, buried deposits that likely contain cultural features and datable material that may contribute to our knowledge about cultural affiliation, chronology, site function, technology, and subsistence.<sup>69</sup> The site dates to the Late Prehistoric period. Most of the sites were located in eroded contexts and contained few artifacts. Only two of the sites could be assigned temporal designation. None of the sites have features; nearly all display very small amounts of debitage and are relatively small in size.<sup>70</sup> Two sites are relatively large in size. The small number of prehistoric sites makes assessment of settlement patterns difficult, however, it is likely the sites are typical of the area. “The prehistoric sites . . . evidently represent resource procurement or processing activities of short duration or repeated short-term episodes of camping,” reported Horn. Most sites are found in “open settings on gentle slopes on the valley edges.” Exceptions are a rock shelter on the valley edge and a site on a prominent point overlooking the valley. Horn judges that the small number of prehistoric sites identified “likely does not reflect the full range and density of sites in the area.” Field observations and geomorphological research indicates “it is likely that shallowly buried sites, with no visible evidence on the surface, have gone undetected, particularly in the southeastern portion of the project area.”<sup>71</sup>

### ***Small-Scale Elements***

Numerous small-scale elements illustrating historic activities along the Tarryall are present in the district. Historic examples of farm and ranch machinery, wagons, and other artifacts are displayed at several ranches. The fact that hay is still an important product of some ranches is evident seasonally in fields when bales dot fields along the roadway and hay storage racks are present in ranch yards. Historic playground equipment is present on the Tarryall School grounds. Historic alignments of portions of the old route of Tarryall Road are seen in the district. Entrance gates, property signs, and cattleguards are present at some ranches. There are footbridges within the campgrounds and at Bordenville. Rock retaining walls are landscape features in some of the ranch yards. Clotheslines (some constructed of stout posts to withstand the area’s strong winds) remain in some yards near the houses. A number of fence jacks (dating to the early 2010s) are present on the former Farnum Ranch near Milepost 22.5. These consist of a triangular cribbing of timbers filled with large stones designed to hold fence posts in marshy or otherwise unstable soil. Stiles over fences, to facilitate access to stretches of fishing streams, are more recent small scale features related to the region’s recreational life, as are small stream gauges to monitor flows.

### ***Irrigation Ditches***

The Tarryall Rural Historic District is located within Colorado’s Water Division 1, Water District 23, which administers water rights. Based on Colorado Division of Water Resources (CDWR) records, the nominated area contains twenty irrigation ditches. They principally divert water from Tarryall Creek, the largest stream, with a few taking water from Jefferson, Michigan, and Hay creeks. These streams receive most of their streamflow from melting snow in the mountains to the west and carry modest amounts of water, recording their highest flows in the spring and lowest in the fall.<sup>72</sup>

The nominated area’s irrigation ditches reflect the modest nature of the creeks. Like most ditches in the state, those along the Tarryall are earthen, with slanting side slopes.<sup>73</sup> Historian Michael Holleran reported most early Colorado ditches were constructed using horse-drawn plows and scrapers. He noted most ditches drop 1’ to 5’ per mile: “Ditch builders sought shallow grades in order to water as much land as possible from a given diversion point, but too little slope would not allow the ditch to flow.”<sup>74</sup> The average length of ditches within the district is less than a mile; headgates were originally wood but most are now iron or steel. Ditches date from 1868 (Farnum Ditch) to 1892 (Allen-Anderson Ditch), with a majority constructed in the 1870s. Since annual precipitation in Park County is less than half the national average, pioneer agriculturists found irrigation essential to grow crops and water hayfields.

<sup>68</sup> Horn, “Cultural Resource Inventory,” 209

<sup>69</sup> Horn, “Cultural Resource Inventory,” 185.

<sup>70</sup> Debitage is material produced during the process of lithic reduction and production of chipped stone tools.

<sup>71</sup> Horn, “Cultural Resource Inventory,” 210-213.

<sup>72</sup> Colorado Division of Water Resources, Colorado’s Surface Water Conditions, <http://www.dwr.state.co.us> (accessed 19 May 2016). In May 2016, the streamflow of Tarryall Creek below Tarryall Reservoir was 50.4 cubic feet per second compared to the South Platte River in Denver’s flow of 1,480 cubic feet per second.

<sup>73</sup> One ditch at the Holst-Wallace-Page Ranch (5PA.4467) has been lined with concrete but follows its historic alignment.

<sup>74</sup> Michael Holleran, *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado* (Denver: Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center, 2005), 58.

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The sketch maps accompanying this nomination show irrigation ditches contained in the CDWR's database.<sup>75</sup> Ditches are discussed in the entries for resource clusters in Section 7, including historic name, appropriation date (year the ditch was constructed), and the name of the stream from which it takes water. The detail maps also show irrigation ditches, with UTM coordinates for their source point and end point noted. The contributing status for each ditch is applicable to the entire length of ditch segments within the district boundary. Some ditches meander outside of the parcels contained within the district.<sup>76</sup> While the CDWR tracks water rights, the characteristics of and alterations to ditches are not monitored. The local water district in Park County could only locate a handful of maps of historic ditches and no historic photographs could be found.

## Methodology

This nomination is based on field work initially undertaken in 1995 and updated and expanded between 2010 and 2013. In 1995 an intensive historical and archaeological survey of a majority of ranch headquarters was completed by archaeologist Jonathon C. Horn of Alpine Archaeology for the Federal Highway Administration.<sup>77</sup> The project encompassed resources generally within 200' of the centerline of County Road 77 and where owner consent for survey was obtained. Completed survey forms included an assessment of individual eligibility and contributing status within a potential historic district. For each ranch headquarters the survey included a discussion of the general layout, descriptions of component resources, sketch maps, photographs, and historical background. Much information from Horn's survey forms and report was utilized in composing some of the resource descriptions and resource histories in this nomination.

In 2010 Park County contracted with Tom and Laurie Simmons of Front Range Research Associates to: re-evaluate resources surveyed by Horn; complete intensive surveys of most ranch headquarters not surveyed by Horn; conduct a windshield survey of the entire corridor; and assess the area's potential eligibility as a historic district.<sup>78</sup> In July and August 2010 each historic resource recorded in the 1995 survey was re-examined. The architectural descriptions, photographs, and sketch maps were compared to determine if and how each resource had changed since 1995. Select digital images were taken to provide an overview of each resource and individual buildings, and existing sketch maps were annotated for missing, changed, or new buildings. Sketch maps from the 1995 survey were edited and updated to produce new sketch maps. Re-evaluation forms were completed for seventeen of the resources displaying changes in appearance or condition and to re-examine eligibility recommendations.

Concurrently with the re-evaluation survey, surveyors completed a windshield survey of the entire length of the corridor. The principal purpose of the reconnaissance project was to identify the nonhistoric resources present along the roadway and to provide a systematic means of tabulating their presence within the potential historic district. Unsurveyed historic resources were also noted. A set of maps covering the entire corridor facilitated the windshield survey. Each map used a 2009 NAIP aerial photo base and showed resources included in the intensive and re-evaluation surveys, other previously surveyed resources, assessor parcel boundaries (including points showing the locations of primary buildings), and approximate road mileposts. During fieldwork, these maps were annotated with standing buildings, structures, and substantial objects within the County Road 77 corridor. Each point was annotated on the map sheet; the address (if any), number, nature, and potential contributing status of each resource noted; and one or more digital images taken. Following fieldwork, points were entered into the project GIS for each location recorded during the windshield survey. Digital images were hotlinked to each point, as well as for the locations of resources included in the intensive and re-evaluation surveys. History Colorado assigned each resource within the historic district a state identification number, although some (mostly scattered noncontributing resources) do not have completed survey forms.

The selective-intensive level field survey occurred during October and November 2010. Fieldwork included examination of each property for architectural features and design elements, style, building materials, building condition, plan, setting, and alterations. Eleven intensive survey forms were prepared, mostly for ranch headquarters not covered in 1995. The project identified the presence of a potential historic district along the Tarryall Valley and County Road 77, and History Colorado concurred with the assessment. In 2012, Park County engaged Front Range Research Associates to prepare a National Register nomination for the district, and a draft nomination was submitted in August 2012. Adjustments to the district boundary, reexamination of the district following recent road improvement efforts, and suggestions from Barbara Wyatt, Washington National Register Reviewer and History Colorado National Register staff, resulted in the 2014 nomination.

<sup>75</sup> The database may not depict abandoned ditches.

<sup>76</sup> Note that the provided UTM coordinates give the source and end points only and do not account for points in instances where the ditch moves out of or back into the district boundary.

<sup>77</sup> Horn, "Cultural Resource Inventory."

<sup>78</sup> R. Laurie Simmons and Thomas H. Simmons, "Tarryall Road, Park County, Colorado, Historic Resources Survey, 2010: Final Survey Report," prepared for Park County (Denver: Front Range Research Associates, Inc., August 2011).

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Determining the year built (an essential piece of information for assessing contributing status) for farm and ranch and other rural buildings was often problematic. A variety of sources were used to estimate construction dates of individual buildings, including: General Land Office homestead case files, the 1917 Powless survey of the road, Park County Assessor appraisal cards, historic USGS topographic maps, historic photographs (especially aeriels), newspaper accounts, published books, previous survey forms and nominations, interviews with owners and other residents, information provided by Park County Historic Preservation Office staff, and 2009-13 intensive and reconnaissance fieldwork estimates based on construction method, styles, and materials. In some cases, estimated dates of construction are expressed as a span of years or before or after a specified year. Most of the noncontributing resources are so categorized due to construction in the district outside the period of significance, while a few are assessed as noncontributing due to substantial alterations or relocation into or within the historic district after the period of significance. The preparers followed the direction of the History Colorado National Register staff in determining which resources to include in the count of resources and in defining the boundary of the historic district.

### Narrative Description of Resources within the District<sup>79</sup>

There are 516 resources within the Tarryall Rural Historic District, of which 309 resources, or 60 percent, contribute to the district's significance, and 207 resources, or 40 percent, are noncontributing. The district includes 353 buildings, 112 structures, 51 sites, and no objects.<sup>80</sup> The district is composed of two discontinuous sections: a north section from Milepost 2.4 to 33.7 containing 24,559 acres and a south section from Milepost 34.6 to 41.8 comprising 3,302 acres. The description of each section begins with a discussion of County Road 77 (Tarryall Road); thereafter, resources are discussed in milepost order, beginning at the northern end and proceeding southward. The north section is broken into four geographic sections: North End to Tarryall Reservoir (Mileposts 2.4 to 17.2), Tarryall Reservoir to Tarryall/Puma City (Mileposts 17.2 to 29.5), Tarryall/Puma City (Mileposts 29.5 to 29.7), and Tarryall/Puma City to the Kolle/Landis Ranch (Milepost 29.7 to 33.7). The south section extends from the Kolle-Landis Ranch to U.S. 24 (Mileposts 34.6 to 41.8).<sup>81</sup> Street addresses are provided where available, but not all resources possess physical addresses. Resources are keyed to the maps and the narrative discussion by map reference numbers. Detail maps are included for clusters or complexes of related resources, typically ranch headquarters, which are described in terms of general layout and components, with an extended description of the primary contributing building (usually the main residence or barn). Resources "substantial in size and scale" and/or importantly contributing to the significance of the district within each site are included in the resource count.<sup>82</sup> These resources are listed in a table for each site, with each identified by the map reference number for the site and sequential letters. Small-scale elements are described as features of the landscape and are not counted. For example, the Taylor/Portis/Johnson Ranch at Milepost 2.4 is identified as Map Reference 2 on the Sketch and Parcel Maps. The entire ranch site is evaluated as contributing and contains twenty resources, sixteen contributing and four noncontributing, which are listed in the table accompanying the discussion. A map of the ranch complex is included as Detail Map 1, on which the main house is identified as resource 2A. The house is described in detail. Brief site-specific histories are included with each historic resource in Section 7; Section 8 contains an overview history of the entire nominated area.

Descriptions are provided of the general character of the territory between clusters, within the district. Non-clustered contributing resources are noted at their locations along the road, with noncontributing resources receiving less detailed discussion. Oversize Sketch Maps accompanying the nomination show the district boundary, mileposts, map reference locations, selected land uses (such as hay meadows and grazing areas), and photograph locations and camera directions for the included photographs of the district. Corresponding Parcel Maps show map reference locations and mileposts in relation to legal property parcel lines and numbers within the same area. Forty-five detail maps are provided, one for each cluster of resources.<sup>83</sup> Some resources are not depicted on the detail maps; in those cases the general direction of their location is indicated on the detail map with UTMs for each resource not shown appearing just below the detail map. Landscape features are not counted separately as they are described as features of the district. Table 1 at the end of this section provides a listing of all resources within the historic district in milepost order.

<sup>79</sup> This section includes some information produced by Jonathan Horn in his 1995-96 cultural resource survey.

<sup>80</sup> These numbers include the five resources (four buildings and one site) associated with Tarryall School previously listed in the National Register. In accord with National Register procedures, they are *not* included in the count of resources in Section 5 of the nomination. Contributing status was determined from intensive surveys undertaken in 1995 and 2009-10, with re-evaluations and reconnaissance surveys undertaken in 2009-10, 2011-12, and 2013.

<sup>81</sup> Milepost numbers are approximate. Not all mileposts are marked, especially in the southern portion of the road, and milepost locations were estimated from GPS readings, the project geographic information system, and Park County GIS data.

<sup>82</sup> National Park Service, *Guidelines for Completing National Register of Historic Places Forms, Part A, How to Complete the National Register Registration Form* (Washington: National Park Service, 1997), 17.

<sup>83</sup> Detail Map 37 has been removed from the nomination as a result of the removal of two parcels due to owner objections under Colorado Revised Statutes 24-80.1-109; see also resource table on page 99.

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**Northern Section of the District**

**Milepost 2.4 to 33.7, County Road 77 (Tarryall Road, north section) (5PA.4644)**

**Structure, Contributing**

**Map Reference 1, Sketch Maps 1-16, Parcel Maps 1-16, Photographs various**

Park County Road 77 (Tarryall Road), a contributing structure within the Tarryall historic district, is a two-lane, paved road extending from U.S. 285 at Jefferson to U.S. 24 a short distance northwest of Lake George. The district boundary begins at Milepost 2.4 south of Jefferson (Photograph 1). The road is generally oriented northwest-southeast and follows the drainages of Michigan, Jefferson, and Tarryall Creeks and the South Platte River. Informally used as a travel route beginning in 1859-60, the corridor received a constructed wagon road in 1862 that followed much of today's road alignment from Milepost 6.0 to 41.8.<sup>84</sup> The segment from Milepost 0.0 to 6.0 was added about 1880 after the arrival of the Denver, South Park & Pacific Railroad and creation of the community of Jefferson. The road became part of the Colorado state highway system in the 1910s, designated first as Highway 15S and later as Highway 77; it reverted to the county in 1954.<sup>85</sup> The paved surface of the northern 27 miles of the road is 24' wide, with two 10' travel lanes flanked by 2' shoulders; south of that point shoulders are gravel and vary in width. Waterways are carried under the highway via culverts; the only bridge carrying County Road 77 is the 2011 concrete bridge (Map Reference 26) over Tarryall Creek below Tarryall Dam at Milepost 17.4. *Alterations.* The road was unsurfaced until about 1976-77, when the southern eight miles received chip-seal surfacing north from U.S. 24. Later in the 1970s, this type of surfacing was extended north to about Tarryall Reservoir; the county improved the final segment from the reservoir to Jefferson in the 1980s. In the 1990s the eight miles of roadway (Milepost 0.0 to 8.0) south from Jefferson were paved with asphalt; the county put in asphalt mat paving on the southern 7.2 miles (Milepost 34.6 to 41.2) in about 1998. In 2011, 9.6 miles (from Milepost 8.0 south to 17.6) were resurfaced and additional changes made, including the installation of flanking stone-filled barrow ditches in some sections to control erosion, widening and re-sloping of selected cuts, a few sections of concrete curbing, construction of a new bridge over Tarryall Creek below the dam, and a change in alignment of 105' to accommodate the new bridge location. In 2013, the next 9.4 miles of road (from Milepost 17.6 to 27.0) were improved in a similar manner. The 7.6 miles of County Road 77 between Mileposts 27.0 and 34.6 retain the earlier chip-seal surfacing, which is deteriorating with some sections disintegrating or missing.

**NORTH END TO TARRYALL RESERVOIR**

The nominated area begins about 2.4 miles south of Jefferson at a point where Park County Road 77 (Tarryall Road) begins to leave the more open area south of U.S. 285 and the community of Jefferson. The drainages of Michigan and Jefferson Creeks lie to the west. The Taylor/Portis/Johnson Ranch is located on the west side of the road at Milepost 2.4. At 690 acres, it is one of the largest ranches within the historic district.

**Milepost 2.4, Taylor/Portis/Johnson Ranch, 5PA.4468**

**2427 County Road 77 (Tarryall Road, west side)**

**Site, Contributing**

**Map Reference 2, Sketch Map 1, Parcel Map 1, Detail Map 1, Photographs 2 and 3**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
2A	House	Building	1920	Contributing
2B	Outhouse	Building	pre-1960	Contributing
2C	Frame cabin	Building	ca. 1920s	Contributing
2D	House	Building	mid-1940s	Contributing
2E	Big log cabin	Building	ca. 1880s	Contributing
2F	New shop	Building	2000	Noncontributing
2G	Horse barn	Building	ca. 1880s	Contributing
2H	Loafing shed	Building	ca. 1920	Contributing
2I	Calving barn	Building	mid-1960s	Contributing
2J	Old shop	Building	ca. 1920	Contributing

<sup>84</sup> Since a portion of the original district boundary was dropped due to owner objections under Colorado Revised Statutes 24-80.1-109, 0.9 miles of County Road 77 from Milepost 33.7 to 34.6 is omitted from the nominated area.

<sup>85</sup> The Highways of Colorado, website, <http://www.mesalek.com>, accessed 1 July 2012.



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
2K	Chicken coop	Structure	post-1966	Noncontributing
2L	Hay barn	Building	ca. 1880s	Contributing
2M	Machine shed	Building	ca. 1980	Noncontributing
2N	Storage shed	Building	ca. 1990	Noncontributing
2O	Corral	Structure	mid-1960s	Contributing
2P	Crosier-Taylor Ditch	Structure	1876	Contributing
2Q	Taylor Ditch	Structure	1878	Contributing
2R	Gibson Ditch	Structure	1880	Contributing
2S	Taylor's Jefferson Creek Ditch	Structure	1890	Contributing

*Summary.* The Taylor/Portis/Johnson Ranch encompasses 690 acres on the west side of the road. The bulk of the ranch buildings are along Michigan Creek, 0.6 miles west of the road. The location of the headquarters at a distance from the county road is rare and was probably occasioned by the terrain. Adapting to the existing topography, the earliest settlers constructed most of the buildings in a linear arrangement under the west brow of a slight ridge, providing some shelter from northwest winter snows. The bulk of ranch buildings are on an elevated site above the irrigated hay meadows (about 200 acres) to the southwest, while grazing land (234 acres) lies to the northwest above the ridge. At the west end of the headquarters are the domestic buildings, while the agricultural and maintenance buildings are to the east and south. A barn and two outbuildings are located on a hill to the northeast. The entire ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* A curving dirt ranch road leads through horizontal log and wood post entrance gates topped by a wrought iron sign consisting of horses in profile above the name "Greene." A wood post sign nearby reads "High Altitude Herefords and Black Angus," and a cattleguard is at the entrance. The Main House (A) at the west end of the ranch headquarters has views of meadows and grazing lands, mountain ranges on the west and southeast, and hills to the east. Trees provide shade for the house on the south. A wire and post fence extends around the south end of the yard to the east side, enclosing a grass lawn. A concrete walk on the east leads through the fenced yard to the house. There is a fenced pen for horses in the domestic area. Other features of the ranch site include: the hay meadows and grazing lands; fences, pens, and corrals; and ranch roads. Four irrigation ditches bring water to the ranch. Drawing water from Michigan Creek are the 1876 Crosier-Taylor Ditch (delivering water to the central, meadow area); 1878 Taylor Ditch (the ranch's biggest water right passing through the western edge of the property); and 1880 Gibson Ditch (flowing past the southern edge of the headquarters in an east-southeasterly direction). Taylor's Jefferson Creek Ditch (1890) takes water from that stream and provides water to the eastern section of the property.

*Primary Resources Descriptions.* Resource A, House, ca. 1920, additions 1945, Contributing, Photograph 2. The house has walls with clapboard siding terminated by sill and cornice boards and sits atop a concrete foundation. It is composed of two intersecting, gabled roof wings forming an L-shaped plan, with a two-story south projecting 1945 wing and a one-and-a-half story ca. 1920 wing projecting east with a 1945 addition on the north. The roof is covered with standing seam metal roofing and has two center brick chimneys. The front (south) has a one-story wrap-around porch at the intersection of the gables. The porch displays a shed roof, turned spindle supports, a wood slat balustrade, and a concrete deck and steps. Facing the east end of the porch is a paneled and glazed door with a three-part transom, while two two-over-two-light windows are at the west end. The south-projecting wing has a door with a transom on the east wall facing the porch. The broad south wall contains three one-over-one-light windows on the first story and two on the upper story.

The west wall is clad with newer horizontal lap siding and has three windows on each story, including two one-over-one-light windows toward the south and one six-over-six-light window at the north end. There is a band of corrugated metal along the foundation. The north wall of the south projecting wing displays newer horizontal lap siding and two one-over-one-light windows on the upper story. There is a six-over-six-light window near the west end and a boarded up door near the center of the first story. The north wall of the east-projecting wing has a one-over-one-light window and a two-light sliding window. The east wall contains a four-over-four-light window toward the rear and a two-over-two-light window toward the front. The upper story includes a two-part wood frame gable end window.

Resource G, Horse Barn, ca. 1880s, Contributing, Photograph 3. The horse barn consists of an older, one-and-a-half-story central wing flanked by shed roof additions. The roofing is corrugated metal. The center wing has walls composed of

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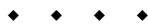
round logs with square notches on the front (west), which has a covered up opening at the top of the first story. The gable face is clad with vertical boards and has double vertical board hay doors. The rear wall of the center wing contains vertical board walls and a boarded up window toward the south. The gable face is clad with vertical boards and has double vertical board hay doors. The interior walls display V and square notches and the interior includes stanchions for horses and an enclosed tack room.

On the front (west), the north shed roof wing features vertical half-log and vertical board siding. There are central, hinged, double vertical board doors, and on the upper wall is a six-light window. The south shed roof wing has vertical board walls and a four-light window at the south end. The south wall displays vertical boards and four openings (one with glazing). At the center is a hinged, vertical board, Dutch door. Another hinged vertical board door is at the east end. The rear wall of the south wing has vertical boards and a boarded up four-light window. The north wing includes a covered up opening near the center and a four-light window near the roof. The north wall is vertical board and has no openings.

*Alterations.* Four buildings were added to the headquarters area after the period of significance: two sheds on the hill to the northeast and a chicken coop and shop building in the main cluster of the complex.

*History.* Englishman Samuel Taylor traveled to America with two brothers in 1861 and secured employment on an Iowa farm despite having injured his hand in a gun accident. He subsequently gave up farming and set out for Colorado, where he mined with some success. In 1873 he married Julia M. Barber of Denver. For four years Samuel engaged in placer mining in Tarryall, using the profits to purchase a ranch and open a boardinghouse with his wife in Hamilton. In 1881 the Taylors established a homestead ranch two miles south of Jefferson that eventually encompassed more than 700 acres of land. In 1892 the *Fairplay Flume* described Samuel as “a good substantial citizen of the county” when he ran for county commissioner. Tarryall historian Midge Harbour reported, “Samuel Taylor became quite prominent as a citizen in Park County and was elected to the school board at Bordenville.” On 6 May 1895 Taylor’s life ended when Benjamin Ratcliff infamously shot three members of the District 7 school board at the Michigan Creek School in a dispute over issues associated with his children’s education and/or upbringing. At that time, the *Fairplay Flume* called Taylor an “honorable and upright” citizen and a pioneer settler of the county. Julia M. Taylor inherited the ranch and continued its operations.

Birchard “Birch” H. Portis, employed on the ranch since 8 August 1897, leased the property by the early twentieth century. He recalled working on the ranch for \$1 per day as a young man during haying season and receiving \$25 per month in the winter. By saving his wages and with the cooperation of Julia Taylor, in 1907 he purchased the 760-acre property, water rights, and equipment for \$15,000. At that time the *Fairplay Flume* reported: “The ranch cuts from 350 to 400 tons of hay of excellent quality, is splendidly improved, has a fine 13-room residence and is one of the very best hay ranches in Park county.” The *Flume* described Portis as “one of the most prosperous of the younger ranchmen in the county. This deal places him among the most substantial of our citizens and taxpayers.” Portis specialized in raising Hereford cattle and hay on the ranch. From 1916 to 1922 Portis served as county treasurer, and he was a school board member for Jefferson and Fairplay. He also served as president of the South Park Ranchmen’s Protective Association. In 1961 David C. Roth purchased the ranch from Portis. Roth was considered “quite a horseman” and still used teams of horses for ranch work. World War II veteran Ralph F. Johnson acquired the ranch from the Roths in 1966 and eventually gave it to his longtime employee, James C. “Jay” Greene and his family, who are the current owners.<sup>86</sup>



Farther south at about milepost 2.75, the open land south of Jefferson gives way to hills bordering the flat ranchland. Here, the road crosses Snyder Creek which then joins Jefferson Creek. For the next 1.25 miles the drainages of Michigan and Jefferson creeks to the west hold the large hay meadows and grazing land of the Portis/Taylor/Johnson Ranch. Three locations with noncontributing resources lie on the east side of the road between Mileposts 3.0 and 3.4: a 1988 house at Milepost 3.0 (**Map Reference 3**, Sketch Map 1, Parcel Map 1, 5PA.4650); two post-2000 sheds at Milepost 3.1 (3094 County Road 77, **Map**

<sup>86</sup>John C. and Frances Greene, Park County, Interview by Tom and Laurie Simmons, 8 November 2010; Portis Ranch Aerial Photograph, ca.1950s, on file at Greene Ranch; Frances Greene, Ownership Information for Greene Ranch, copy on file at Front Range Research Associates; Denver; Park County Assessor, real estate information; *Fairplay Flume*; Chris O. Andrew, *The Legend of Benjamin Ratcliff* (Gainesville, Florida: C.O. Andrew, 2011), 50-51; Park County Local History Archives, “A Guide for the Tarryall Road,” n.d.; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource Files and Obituary List; *Park County Republican and Fairplay Flume*, 18 July 1968 and 9 June 1989; Simmons, *Bayou Salado*; Thomas S. Chamblin, ed., *The Historical Encyclopedia of Colorado* (Colorado Historical Association, ca.1960); Birchard Hayes Portis, Family Tree, ancestry.com, accessed 16 February 2011; U.S. Census, 1870-1930; Sidney Harriman, “Sidney Harriman’s Resume of Early South Park-Upper Tarryall and Michigan Creek,” 17 April 1983, on file at Park County Local History Archives; Laurie Wagner Buyer, “The Story behind the Ginger Greene Sign in Jefferson,” *Colorado Central Magazine*, August 1997.

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**Reference 4**, Sketch Map 1, Parcel Map 1, 5PA.4651); and a 2005 shed (3398 County Road 77, **Map Reference 5**, Sketch Map 1, Parcel Map 1, 5PA.4652) at Milepost 3.4. All are evaluated as noncontributing due to construction after the period of significance. Tarryall Road takes a due south course at Milepost 3.4, with the Sanborn Ranch at Milepost 3.8.

**Milepost 3.8, Sanborn Ranch (5PA.781)**

**3606 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 6, Sketch Map 1, Parcel Map 1, Detail Map 2, Photographs 4 and 5**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
6A	North house	Building	1953	Contributing
6B	South house	Building	1950	Contributing
6C	Chicken coop	Structure	1935	Contributing
6D	Barn	Building	1935	Contributing
6E	Feed shed	Building	ca. 1920s	Contributing
6F	Barn	Building	1935	Contributing
6G	Log cabin	Building	1935	Contributing
6H	Log house	Building	1935	Contributing
6I	Garage/shop	Building	1935	Contributing
6J	Outhouse	Building	pre-1962	Contributing
6K	Outhouse	Building	pre-1962	Contributing
6L	Large corral on east side of road	Structure	pre-1962	Contributing
6M	Shed on west side of road	Building	ca. 1990	Noncontributing
6N	Corral on west side of road	Structure	ca. 1990	Noncontributing
6O	Crosier-Hawxhurst Ditch	Structure	1875	Contributing

*Summary.* The entire 1,666-acre ranch, composed of a number of parcels, is included within the historic district and is assessed as contributing. Most of the Sanborn Ranch resources lie on the east side of Tarryall Road. The large ranch complex of wood frame and log buildings includes residences, sheds, a barn, and corrals located on a gentle slope along Monahan Gulch above the floodplain of Jefferson Creek. The buildings surround a central ranch yard, with the newer dwellings furthest east and agricultural buildings to the west. On the west side of the road (in the same ownership but on a separate parcel) is a nonhistoric shed and corral and an irrigation ditch. The 1875 Crosier-Hawxhurst Ditch diverts water from Jefferson Creek 0.9 miles north of the headquarters and flows north to south along the west side of County Road 77. The graves of two Hawxhurst daughters who died in the 1870s are located about 0.7 miles northwest of the headquarters on land associated with this ranch.<sup>87</sup> The 1995 archaeological survey observed minor evidence of archaeological deposits and concluded that trash disposal pits and outhouse holes were likely to exist, which “could provide important historical information about life at the Sanborn ranch.”<sup>88</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Low hills rise behind the ranch buildings. Vegetation at the site consists mostly of grasses and forbs. The ranch yard on the east has dirt roads leading between and south of the buildings; a two-track dirt ranch road travels north-south along a newer wood post and barbed wire fence at the edge of the yard. Vehicle and machinery storage is southwest of the headquarters buildings, while a large corral is to the northeast. North of the north house is a leveled area with building material remnants including wood, glass, and wire nails. West of the north house are two depressions connected by a pipe, the eastern one with a wood lining and the western with a cinderblock lining. The depressions may be associated with a well or septic system. West of the garage/shop an area leveled into the hillside and framed with logs and planks is cut into 1900s-20s household trash deposits. Utility poles run north-south and east-west through the property. Vehicles and equipment are parked along the east side of County Road 77 north of the headquarters. Cattle grazing occupies about 234 acres to the west, east, and northwest of the headquarters with separate areas partitioned by

<sup>87</sup> Jerry Davis, Colorado Springs, Colorado, email to Tom and Laurie Simmons, 11 April 2014.

<sup>88</sup> Horn, “Cultural Resource Inventory,” 119.

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fences. To the southwest, at the confluence of Michigan and Jefferson creeks are roughly 151 acres of hay meadows watered by the Crosier-Hawxhurst Ditch.

*Primary Resource Description.* Resource A, North House, 1953, Contributing. The one-story, rectangular, frame house atop a concrete foundation is clad with cement asbestos siding with wavy edges. The front (west) displays a center, paneled door facing a concrete stoop with two steps. To the south is a large two-part casement window and a small two-over-two light double-hung sash window is to the north. The north wall has a similar two-over-two light window at each end, while the south wall features a full-height stone chimney toward the west end and a full-height brick chimney toward the east end, with a large picture window adjacent. At the southeast corner is an entrance addition with a paneled door and a tall double-hung sash window. The house has a side gable roof with composition roofing shingles and slightly overhanging eaves.

*Alterations.* The complex maintains very good historic physical integrity. The only non-historic elements present are the ca. 1990 shed and corral on the west side of the road.

*History.* William R. Sanborn, a Colorado native and prominent cattle rancher, made improvements to this site beginning in 1907. He and his wife Ellen had three children: Frank, Edwin, and Eva. The Sanborns also lived on and owned several other ranches in South Park, including a 1,050-acre property northwest of Jefferson and a 1,600-acre ranch south of Jefferson. Shortly before he died in 1918, William realized he had accidentally acquired an adjacent property and did not own this land. He went to the General Land Office to apply to purchase the correct acreage containing his improvements but passed away before his offer was accepted. His son, Edwin A. Sanborn, acquired the property in 1920. Irving W. Bartlett, Jr. owned the land during the 1920s and 1930s and sold to Ethel M. Remington in 1935; she built most of the buildings and structures currently on the site. Remington sold it ten years later to Albright W. and Ada Wohler Steenbock. L. Drew and Ruth Bax acquired the property in 1946 and sold it to Orville Foster in 1949. Kenneth and Margaret Brown purchased the ranch on 24 April 1953, and it is thought that Foster or the Browns built the two newer homes on the site. By the 1950s the property was known as the Rocker Seven Ranch.<sup>89</sup>



South of the Sanborn Ranch headquarters wide hay meadows associated with the operation lie on the west side of the road in the Michigan and Jefferson Creek drainage (Photograph 4). A quarter-mile southwest of the ranch headquarters (west of Milepost 4.0), Jefferson Creek adds its waters to Michigan Creek. Michigan Creek continues to parallel the road, crossing from one side to another for the next several miles. Tarryall Road turns in a more east-southeasterly direction at milepost 4.25, the location of the Wright Homestead.

**Milepost 4.25, Wright Homestead (5PA.780)**

**4380 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 7, Sketch Map 1, Parcel Map 1, Detail Map 3, Photograph 6**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
7A	Log house	Building	pre-1879	Contributing
7B	Frame garage	Building	1920s-40s	Contributing
7C	Shop/work shed	Building	ca. 1900-17	Contributing
7D	Log building	Building	ca. 1900-17	Contributing
7E	Loading ramp of earth, stone, and logs	Structure	pre-1962	Contributing

*Summary.* Most of the resources associated with the abandoned Wright Homestead are on the north side of Tarryall Road, just after the road turns sharply to the east-southeast. The headquarters complex, now part of a larger ranch complex of more than 1,200 acres, consists of a large log house and log and frame outbuildings north of the road. All of the ranch parcel is within the nominated area and is assessed as contributing. The house and garage are at the west end of the site, with the two other buildings farther north and west. Structural debris, a trash site, and a possible loading ramp lie south of the road near

<sup>89</sup> Park County Local History Archives, *A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School* (Fairplay, Colorado: Park County Local History Archives, 2003); U.S. Census, Park County, 1900, 1910, 1920; Park County Courthouse, County Clerk's Office, Deed Book 147, Page 51; U.S.G.S., Milligan Lakes, 7.5 Minute Topographic Map, 1957.

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Michigan Creek. The land south of the road appears to be used for grazing. The 1995 archaeological survey found buried archaeological deposits to be indicated at various locations at the site, and that additional archaeological features, such as trash disposal pits and outhouse holes, are likely.<sup>90</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The site is located on a slope above Michigan Creek, which meanders through the property on the south. The vegetation, which now covers the ranch yard, consists mostly of grasses and forbs. There is a wood post and barbed wire fence along the south edge of the north yard, and utility poles pass through the site on an east-west axis. About 20' south of the house is the concrete foundation of a well house, inscribed "1945". About 15' east of the house is the remains of a wood frame structure and a depression (possibly a former outhouse and outhouse hole). A rectangular area down slope to the south contains household trash artifacts. A leveled area in the hillside about 50' east of the house exhibits some lumber, wire nails, window glass, bricks, and household artifacts and may be a former building location. Near Michigan Creek is a pile of debris from a log cabin. Southeast of the cabin debris is an area with construction materials such as logs, planks, and sheet metal, while a possible loading ramp lies to the southwest. To the south and northeast are hills with some small spruce fir and rock outcroppings on the upper slopes.

*Primary Resource Description.* Resource A, Log House, pre-1879, Contributing. The large log house consists of a one-story side gable roof rectangular log cabin on the west and a two-story side gable roof nineteenth century log wing set back and projecting to the east. At the rear of both components is a nineteenth century shed roof frame addition. The logs of both components are round with V-notches atop stone foundations and both have wood shingle roofing. The one-story west component features a paneled wood door and a band of three four-over-four-light double-hung sash windows (one with lower sash missing) on the façade. The west wall has a single center window and vertical boards on the gable face. The shed addition has an entrance on the south wall. The two-story wing displays a full-width shed roof porch on the south wall with wood post supports atop a solid horizontal board balustrade. There is a center entrance flanked by eight-light windows. There are also center windows on both stories of the east wall of the east wing.

*Alterations.* Vacant for many years, the homestead has experienced some deterioration. The large graveled vehicle turnout bounded by large rocks on the south side of County Road 77 was added in 2011.

*History.* When New Yorker Silas Wright arrived at his homestead claim in May 1895, a circa-1879 log cabin stood on the property. By 1908 the log cabin had seven rooms, and the property also included a washhouse and four additional outbuildings. Silas and his wife, Mary, grazed seventy cattle and put three acres of land under cultivation that year. The Wrights lived here with sons Harold, Arthur, and Roy. On 18 December 1919, the family sold the homestead to Ethel Bartlett and A. L. Archer. Surviving with almost no alterations, the abandoned homestead is a good example of the early settlement period along Tarryall Road.<sup>91</sup>



The nonhistoric Circle R Ranch subdivision (platted in 1960 but containing residences constructed in later years) lies atop the hill on the west side of the road between mileposts 5 and 6. The location above the road and screening trees limit the visual impact of the subdivision at the level of the road. Resources within the subdivision are excluded from the historic district due to dates of construction after the period of significance and different historical associations. Two historic ranches are located on the east side of County Road 77 in this area.

**Milepost 5.2, Miller Ranch (5PA.782)**  
**5304 County Road 77 (Tarryall Road, both sides)**  
**Site, Contributing**  
**Map Reference 8, Sketch Map 2, Parcel Map 2, Detail Map 4, Photograph 7**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
8A	House	Building	1935	Contributing
8B	Office/shop	Building	1880s-1890s; moved to site in 1960s	Noncontributing
8C	North log cabin	Building	1880s-90s	Contributing

<sup>90</sup> Horn, "Cultural Resource Inventory," 114.

<sup>91</sup> Park County Local History Archives, "A Guide for the Tarryall Road," 3; Horn, "Cultural Resource Inventory," 114.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
8D	South log cabin/shed	Building	1880s-90s	Contributing
8E	Feed shed	Building	1970s or 1980s	Noncontributing
8F	Corral	Structure	1970s or 1980s	Noncontributing
8G	Stone-lined well	Structure	1880s-90s	Contributing

*Summary.* The 15-acre Miller Ranch includes residential and agricultural buildings on both sides of Tarryall Road on a gentle hillside and bench above Michigan Creek. Several of the buildings are log and frame dwellings. The main house and a secondary building are on the east and other buildings are across the road to the west. The 1995 archaeological survey found buried archaeological deposits to be indicated in the vicinity of the original log cabins and that additional features, such as trash disposal pits and outhouse holes, are likely.<sup>92</sup> The entire parcel of the ranch and the area on the west side of the road is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road curves at the location of the Miller Ranch, passing between buildings on both sides of the road. There is fencing on both sides. Vegetation includes grasses and forbs, and there is grassland with spruce trees scattered on the upland slopes. A dirt ranch road leaves Tarryall Road on the east, accessing buildings and lands on that side of the road outside the historic district boundary. Michigan Creek runs through the property on the west side of the road. An extensive scatter of artifacts surrounds the north and south log cabins, including household trash, farm machinery, and wagon repair items dating from the 1880s to the 1930s. In the slope east of the houses is a stone retaining wall; a 1995 survey noted flower beds. A flagstone patio is present between Resources A and B. Wood post and pole fences and post and wire fences border the road right-of-way.

*Primary Resource Description.* Resource A, House, 1935, Contributing. The one-story ranch house displays no apparent foundation. The roughly L-shaped building is composed of a north-south main log wing and a frame east-west wing. The main wing is constructed of logs cut to length, with vertical planks covering the ends. The east wing is clad with novelty log siding.<sup>93</sup> The building has a cross-gable roof with composition roofing shingles. The entrance to the main wing is on the west end of the south wall, while a four-by-four-light sliding window and aluminum replacement window are at the east end. The west wall of the wing features a band of four four-light windows at the south end and a wide picture window at the east end. A slightly lower gabled projection intersects the north wall and has novelty log siding; the west wall is blank, while the north wall has a replacement aluminum frame window. The east wing features an aluminum replacement window on the south end of the east wall and a sliding glass door on the west end of the south wall.

*Alterations.* Principal alterations to the site consist of the corral and feed shed on the west side of the road added in the 1970s or 1980s.

*History.* In 1881 Kentuckian William H. Miller established a homestead on land included in two current ranches along the Tarryall today: the Miller and Miller-Rudd. Miller, who moved to the area with his two brothers, John and Lot, settled on a site already somewhat improved by Lot. The Millers' sister, Mary, a young widow with four children, also moved to the area and wed local rancher Olney Borden. In 1884 William Miller paid \$200 for a Cash Entry Patent for this property, where he had erected a house, corral, shed, and fence and raised cattle. In that year the ranch produced fifty tons of hay and one hundred pounds of cheese. The Millers became parents of three children: Annie, Daniel, and Daisy, all born in Colorado. The family owned this property until 1961, when Daniel W. and Minnie L. Miller sold it to Sam L. Rudd. In 1965 the Rudds, who started the Circle R Ranches, sold the property to the Golden State Investment Company.<sup>94</sup>

<sup>92</sup> Horn, "Cultural Resource Inventory," 123.

<sup>93</sup> Novelty log siding consists of milled boards with a curved exterior profile resembling logs.

<sup>94</sup> Horn, "Cultural Resource Inventory," 122-123; Park County Local History Archives, *A Guide for the Tarryall Road (Park County 77) Between Jefferson and Tarryall School*, <http://www.parkcoarchives.org>, accessed 6 June 2012.

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**Milepost 5.3, Miller-Rudd Ranch (5PA.783)**

**5400 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 9, Sketch Map 2, Parcel Map 2, Detail Map 5, Photograph 8**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
9A	House	Building	1900	Contributing
9B	Garage/shop	Building	1988	Noncontributing
9C	Outhouse	Building	ca. 1900	Contributing
9D	Shed	Building	2012	Noncontributing

*Summary.* The Miller-Rudd Ranch (13 acres) includes four frame buildings on the east side of curving Tarryall Road, which passes north to south across the property, including a house, garage, shed, and outhouse. The house and garage are located on the south side of the dirt entrance road and the garage/shop and shed to the north. The entire parcel of the ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The buildings sit on a gentle slope above Michigan Creek, which is across the road to the west. Vegetation includes grass and forbs, with some spruce trees scattered on uplands and riparian vegetation along the creek. A few 1930s-60s artifacts are concentrated along a small intermittent natural drainage along the south end of the site. Upright log entrance posts hold a metal gate accessing the buildings on the east. Utility poles traverse the property. A clothesline is behind the house to the east. Historic wood wagons and other equipment are displayed along the road to the north; a new wood post and barbed wire fence parallels the road.

*Primary Resource Description.* Resource A, House, 1900, Contributing. The one-story rectangular ranch house has a raised, painted foundation. Drop siding covers the walls, and there is a pyramidal roof with composition tab lock roofing shingles, overhanging eaves, and a center, stucco chimney. The front (west) has a projecting shed roof porch with wood post supports that is accessed by three steps. The entrance facing the porch contains a paneled and glazed door and a metal frame screen. South of the entrance is a tall, narrow, boarded up window; a two-part sliding window is to the north. The north wall displays two one-over-one-light replacement windows set in shortened window openings. A shed roof projection on the rear has a boarded up window on the west wall. There is a door at the south end of the east wall and replacement aluminum frame windows at the north end. A fixed-light window is at the east end of the south wall, which also includes a center two-over-two-light double-hung sash window and paired windows at the west end.

*Alterations.* The two noncontributing outbuildings to the north (1988 and 2013) were erected after the period of significance. Seven historic wagons and other vehicles northwest of the house along County Road 77 were placed there ca. 2011-13.

*History.* Please see the historical background provided for the Miller Ranch above.



Farther south, Michigan Creek crosses to the east side of the road, while upsloping lands are on the west side. At Milepost 6.0, Tarryall Road turns more east-southeasterly and there are impressive rock outcroppings. At this point Park County Road 34 intersects with Tarryall Road. County Road 34 extends to the west and northwest toward Fairplay.

**Milepost 6.0, Colorado City Road (5PA.784.1)**

**Southwest of County Roads 77 and 34**

**Structure, Contributing**

**Map Reference 10, Sketch Map 2, Parcel Map 2**

The ca. 1862 road along the Tarryall Valley between Colorado City Road and Fairplay and Tarryall originally turned northwest at this point, roughly following the alignment of today's County Road 34. The segment of Tarryall Road extending to Jefferson was not constructed until 1879, when the Denver, South Park & Pacific Railroad established that community. A segment of the Colorado City Road alignment is visible on the south side of the drainage lying south of County Road 34. The segment parallels that road and lies across a drainage about 122' south of its south edge. The roughly 1,150' dirt road segment is about

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15' wide and is cut 1' to 2' into the hillside. A roughly 60' section features an unmortared retaining wall composed of rocks and small boulders. The road segment within the district is assessed as contributing.<sup>95</sup>

On the south side of the road at about Milepost 6.1 is a paved parking turnout with an interpretive panel with information on early-day rangers. Michigan Creek crosses to the south side of the road after the turnout. A short distance farther down the road on the north side is the Bowsher Ranch. The extent of the road contained within the district is assessed as contributing. Areas of significance for the road include Transportation and Exploration/Settlement.

**Milepost 6.2, Bowsher Ranch (5PA.788)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 11, Sketch Map 2, Parcel Map 2, Detail Map 6, Photographs 9 and 10**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
11A	Log house	Building	1900s	Contributing
11B	Log barn	Building	1900s	Contributing
11C	Stone-lined well	Structure	1900s	Contributing
11D	Corral south side of road near Michigan Creek	Structure	pre-1962	Contributing

*Summary.* The 20-acre Bowsher Ranch is on the sloping north side of the road facing the Michigan Creek drainage to the south. The creek bottom contains roughly seventeen acres of grazing land. The property consists of two vacant log buildings and associated landscape features, with the house furthest west and access by a dirt entrance road. The 1995 archaeological survey indicated it possible that intact archaeological deposits are present.<sup>96</sup> The entire parcel of the ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture and Historic Non-Aboriginal Archaeology.

*Landscape.* The abandoned ranch buildings are located on the north side of Tarryall Road on a gentle, rocky slope above Michigan Creek. Three drainages and a utility line cross the property, with Tarryall Road passing east to west south of the standing buildings. Grassland vegetation includes grasses, forbs, and currants, with small patches of spruce trees. Riparian vegetation exists along the creek south of the road. Remnants of fence lines are present. A pile of boards marks the former location of a semi-subterranean log structure. A depression about 4' south of the boards may mark the location of an outhouse. About 150' east of the barn is a stone-lined well. Just west of the well is an area with round and square nails and window glass possibly suggesting a building no longer present. Across from the buildings on the south side of the road is an irregularly-shaped corral (roughly 57' x 72') near the creek.

*Primary Resource Description.* Resource A, Log House, 1900s, Contributing, Photograph 9. The one-and-a-half-story log house has a shed roof projection on the north creating an L-shaped plan. The house was originally one-story with a shallow gable roof (whose outline is still visible); it later received an upper story. The foundation is stone, the walls are constructed of square-notched round logs, and the gable face is clad with vertical boards. The gabled roof is covered with boards and a small patch of metal, and has overhanging eaves and exposed rafter tails. The front (south) includes a center entrance flanked by a tall, narrow window opening on the east and a wide window opening on the west. In front of the entrance is a concrete stoop imbedded with sandstone. The west wall includes a double-hung window opening near the center of the first story and a through-the-cornice window opening on the upper story. A wide window opening is on the east end of the north wall. The shed roof projection on the rear has a concrete foundation and composition rolled roofing; there is a wide window opening and a tall window opening near the center of the east wall, as well as an entrance toward the south end.

*Alterations.* The site has been vacant for many years and has experienced some deterioration.

*History.* Ohio native Anthony D. Bowsher (1857-1930) received a twenty-acre Second Homestead Entry Patent for this land on 24 August 1918. Bowsher settled on the ranch on the north side of Tarryall Road in 1905, when the site already held a house, barn, sheds, a well, and a chicken house. Four-and-a-half acres were planted with potatoes, oats, and vegetables, with two acres of hay. The rancher and his wife Mary, a native of Illinois, became parents of five children

<sup>95</sup> UTM references (NAD 83) for the segment's beginning and end points are 13; E 435260, N 4350750 and 13; E 435360, N 4350660. The full length of the old road has not been surveyed.

<sup>96</sup> Horn, "Cultural Resource Inventory," 142.



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together: Nancy, Arvester, William, David, and George. George and Arvester Bowsher sold the property to William Miller in 1951, and after that date it changed owners several times.<sup>97</sup>



East and south of the Bowsher Ranch the road and Michigan Creek wind through a narrow canyon between 9,000'-plus hills, following a curving course flanked by rock outcroppings until about Milepost 8. At about Milepost 7.5, the creek crosses to the south side of the road, which is flanked by grazing land. A deteriorated square log building with a collapsing roof associated with the McCartney Ranch is located about a quarter-mile south of the road. The building (**Map Reference 12**, Sketch Map 2, Parcel Map 2, 5PA.4653) is assessed as contributing. At about milepost 7.8 Michigan Creek flows into Tarryall Creek (just southwest of Mud Hill), and for the next 20.8 miles the latter waterway closely parallels the road. Between mileposts 8 and 9, the large Stagestop Subdivision (platted in 1976) lies atop a low hill on the west side of the road. The development is nonhistoric and represents a different historic context and is not included within the district. Only a few subdivision houses on the edge of the hill are visible from the road. The Stage Stop Saloon and Store (53 Stagestop Road, **Map Reference 13**, Sketch Map 3, Parcel Map 3, 5PA.4654), a two-story frame, novelty log clad commercial building adjacent to the road, is within the historic district. Built in 1985, it is assessed as noncontributing due to its construction after the period of significance. The portion of Tarryall Road improved in the 1990s ends at Milepost 8.7, and a section of the road upgraded in 2011 continues until Milepost 17.6. At the junction, the asphalt road has a guardrail on the west and a curb on the east, metal reflector posts, a gravel shoulder, and a yellow line dividing the lanes.

At about Milepost 8.7 a 1990 corrugated metal-clad loafing shed (**Map Reference 14**, Sketch Map 3, Parcel Map 3, 5PA.4655) lies 0.1 mile south of the road. A ca. 1970s 4.5-acre square water reservoir (**Map Reference 15**, Sketch Map 3, Parcel Map 3, 5PA.4656), owned by the Lost Park Ranch homeowners (a subdivision 3.5 miles to the southeast), is present on the south side of the road at Milepost 9.0. Both of these resources are categorized as noncontributing due to construction after the period of significance. Tarryall Road continues in an east-southeasterly direction, with Tarryall Creek following a very meandering course along its south side and the valley widening. At Milepost 9.7 is the Dunbar-Robbins Ranch.

**Milepost 9.7, Dunbar-Robbins Ranch (5PA.787)**

**9700 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 16, Sketch Map 3, Parcel Map 3, Detail Map 7, Photographs 11 and 12**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
16A	House	Building	1871	Contributing
16B	Garage/shop	Building	ca. 1900-62	Contributing
16C	Shed	Building	pre-1962	Contributing
16D	Stable	Building	ca. 1900-62	Contributing
16E	Shed	Building	pre-1962	Contributing
16F	Log barn	Building	1893	Contributing
16G	Log cabin/shed	Building	ca. 1900-62	Contributing
16H	Metal barn	Building	1963	Contributing
16I	Scale house	Building	1970s	Noncontributing
16J	Corral with squeeze chute	Structure	pre-1962	Contributing

*Summary.* The headquarters area of the Dunbar-Robbins Ranch lies on the north side of the road, on the west bank of Rock Creek above the floodplain of Tarryall Creek. The entire 319-acre ranch is included in the district and is assessed as contributing. The complex includes a large frame house and several agricultural buildings and landscape features. The house is at the southwest end of the fenced headquarters area, with a north-south line of connected agricultural buildings to the north and a large newer barn and corrals to the east. The headquarters reflects the segregation of domestic functions from animal care activities. The 1995 archaeological survey observed little evidence of archaeological deposits but concluded that trash disposal pits and outhouse holes were likely to exist and “could provide important historical information about life at

<sup>97</sup> Park County Local History Archives, “A Guide for the Tarryall Road,” 5; Horn, “Cultural Resource Inventory,” 142.

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the Dunbar/Robbins ranch."<sup>98</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The L-shaped ranch parcel extends north up the Rock Creek drainage and west across Tarryall Creek. Observatory Rock (10,073') rises two miles to the south and a number of 9,000'-plus peaks are present to the northwest and southwest. The ranch contains approximately 207 acres of grazing land to the south along Tarryall Creek and to the north along the narrow Rock Creek drainage. From Tarryall Road, a ranch road at the west end of the fenced headquarters area curves around the ranch house and behind a series of conjoined agricultural buildings that form the west side of a large corral before exiting the ranch yard. There is a squeeze chute adjacent to the garage/shop building on the east. There is a second access road farther east that leads to the scale house, metal barn, and ranch yard. The entire headquarters area is fenced. About 20' east of the log barn in the corral area is a collapsed wood frame 1965 pump house. About 20' northwest of the log cabin stood a 1913 log post and frame machinery shed that is no longer present. About 55' southeast of the machinery shed site is the former site of a log cabin. Vegetation consists of grasses, forbs, and two planted spruce trees next to the house. There are rocky hills to the east, south of the headquarters. The site includes a variety of fences, utility poles, and septic tanks, and grazing lands with forested hills beyond. The hills to the east and west have been contoured, probably to limit erosion.

*Primary Resource Description.* Resource A, House, 1871, Contributing, Photograph 11. The ranch house is composed of an original two-story front gabled roof wing oriented northwest to southeast and a long one-story asymmetrical side gabled roof wing attached to the northeast and oriented northeast to southwest. The house displays a concrete foundation, walls clad with wavy-edge cement asbestos shingles, and a corrugated metal roof. The façade (south) of the two-story wing features an off-center full-height stone chimney. Flanking the chimney are plate glass windows on the first story and one-over-one-light double-hung sash windows on the upper story, while an entrance with a similar window is farther west. The slightly set back one-story wing includes a bay window with shortened openings containing replacement double-hung sash windows. Adjacent to the window is a paneled and glazed door with multiple lights. East of the door are three double-hung sash windows (nine-over-nine-light, four-over-four-light, and two-over-two light). The east wall has three windows, including a small two-light window at the north end, while the west wall includes a large plate glass window and a multi-light window. A second entrance is near the center of the north wall.

*Alterations.* The principal change to the site is the removal of three outbuildings erected within the period of significance. The large 1963 metal barn is contributing since it was constructed within the period of significance.

*History.* In about 1872 Thomas M. Dunbar claimed a 160-acre homestead on this land and made improvements including a house (still standing), stable, corral, and other facilities. He and his wife, English-born Georgiana J. Dunbar, were parents of six children and had previously operated a hotel in the Hamilton area. The family prospered at ranching and employed a cook and a house servant by 1880. In 1885 the Dunbars' ranch holdings included 1,600 acres, and two of their sons lived on adjoining properties. Thomas passed away in 1891 and is buried in the Bordenville Cemetery. Georgiana inherited the land and in 1899 sold the ranch to Colorado native Lew H. Robbins. Robbins was familiar with the area, having worked a year for Timothy Borden and also leased the Dunbar Ranch. His wife, Julia Bonis, was the daughter of Tarryall rancher Lawrence Bonis. Thomas and Julia were parents of seven children by the time of the 1910 census. Julia and Lew Robbins both died in 1950. V. J. Coleman received an Administrator's Deed on 29 May 1952 and owned the ranch until 1962.<sup>99</sup>

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Immediately east of the Dunbar-Robbins Ranch, Tarryall Road passes over Rock Creek, which joins Tarryall Creek (Photograph 12). At about Milepost 9.9 the road turns due south for about a quarter of a mile and then turns east-southeast. The creek meanders on the west side of the road and there is a new cattleguard at Milepost 10.3, where the land is unfenced on the east and has low hills on both sides. At Milepost 10.4 the Ratcliff Cabin is found nearly two miles north of the road on Ratcliff Gulch.

**Milepost 10.4, Ratcliff Cabin/Long Homestead (5PA.2924)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 17, Sketch Map 3, Parcel Map 3, Detail Map 8**

The ca. 1880 Ratcliff Cabin/Long Homestead is located in the Pike National Forest about 1.8 miles to the north-northeast of Milepost 10.4. The 4.4 acre site includes a log cabin ruin; a hand-dug, rock-lined well; and a trash scatter. The homestead lies

<sup>98</sup> Horn, "Cultural Resource Inventory," 139.

<sup>99</sup> Park County Local History Archives, "A Guide for the Tarryall Road," 5; Horn, "Cultural Resource Inventory," 138-139.

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on a sloping terrace on the west side of Ratcliff Gulch at an elevation of about 9,200', just northwest of its intersection with Little Ratcliff Gulch. Ratcliff Gulch trends southwesterly joining Rock Creek 0.8 miles to the southwest. Vegetation includes grasses, sage, mountain mahogany, ponderosa pine, and aspen. A 2004 archaeological survey found some artifact scatters and concluded that the cabin interior, obscured by its collapsed roof, may contain additional artifacts.<sup>100</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

The principal feature of the site is the ca. 1880 one-story, rectangular, two-room log cabin ruin, facing east toward the gulch. The cabin has a log foundation supported in places with stones. Walls are composed of hewn and round logs and feature half-dovetail notching in the southern part and square notching in the northern section. An entrance is present in the north part of the east wall, while the west and south walls contain window openings. The southern part of the east wall is partially collapsed; the gable roof has collapsed into the interior.

*Alterations.* The site has been vacant for many years and has experienced considerable deterioration. The cabin roof has collapsed and parts of the walls are missing.

*History.* Disabled Civil War veteran Benjamin Ratcliff received two homestead patents for land in the 1880s; his wife, Elizabeth Lavina McNair Ratcliff, received two homestead patents in the 1870s. The couple had moved to the area in 1871 and built a log cabin and other structures at this isolated site. By 1885 Benjamin reported owning horses, milk cows, and cattle, also producing hay and butter. Mrs. Ratcliff died in childbirth in 1882 and was buried in the Bordenville Cemetery. Benjamin Ratcliff was left to take care of the ranch and his three small children: Howell, Elizabeth, and Lavina. The children attended Michigan Creek School, which was only open in the winter months and was six miles from their home. Benjamin Ratcliff requested that the school be moved closer to his ranch, or a teacher sent to his home, or that he could borrow the textbooks during the off-season. These requests were denied. On 6 May 1895 Benjamin Ratcliff shot three members of the District 7 school board at the Michigan Creek School in a dispute over issues associated with his children's education and his belief a member of the board had spoken untruthfully about his daughter. He immediately turned himself in at Como, subsequently was tried for murder and convicted in Salida, and was hanged in Canon City in 1896. Subsequently Benjamin F. Long became the owner of the Ratcliff's property with a homestead patent in 1919.<sup>101</sup>



At about Milepost 10.5 a 2004 one-story house and ca. 2004 garage (10505 County Road 77, **Map Reference 18**, Sketch Map 3, Parcel Map 3, 5PA.4657) lie off the road to the south and are categorized as noncontributing due to construction after the period of significance. County Road 77 in this area features barrow ditches filled with gray stones. The road follows a more southerly course and crosses Hall Gulch at Milepost 11.0, where there is an entrance road with nonhistoric metal gates leading to "Topaz Mountain Ranch," a 166-acre parcel embracing a segment of Tarryall Creek and the ridge to the west. About 0.3 mile southwest of the entrance gate on the west side of the creek are a house and shed (11381 County Road 77, **Map Reference 19**, Sketch Map 4, Parcel Map 4, 5PA.4658) constructed in 2004. There are no working ranch buildings on the parcel, and the location appears to be used as a residence or vacation/second home. The resources are evaluated as noncontributing due to construction after the period of significance. The road turns east-southeasterly after Milepost 11.0 and reaches Bordenville, an early ranch and small post office/supply center on the Tarryall.

**Milepost 11.3, Olney Borden Ranch/Bordenville (5PA.350)**

**11304 County Road 77 (both sides)**

**Site, Contributing**

**Map Reference 20, Sketch Map 4, Parcel Map 4, Detail Map 9, Photographs 13 and 14**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
20A	House	Building	1982	Noncontributing
20B	Storage shed	Building	1960	Contributing
20C	Log cabin	Building	ca. 1920s-1950s	Contributing

<sup>100</sup> S. Laramore, D. Barclay, W. Broadhead, Colorado Historical Society Management Data Form, 5PA.2924, Long Homestead, 2004.

<sup>101</sup> Chris O. Andrew, *The Legend of Benjamin Ratcliff: From Family Tragedy to Legacy of Resilience*, (N.p.: Bookends Press, 2010); *Fairplay Flume*, Special Publication, 2 September 2011, 1; *Colorado Springs Gazette*, 27 July 1895, 1 and 8 February 1896, 1; U.S. Census, 1880; BLM, General Land Office records online, <http://www.glorerecords.blm.gov/details/patent/>, accessed 26 March 2014; S. Laramore, D. Barclay, W. Broadhead, Colorado Historical Society Management Data Form, 5PA.2924, Long Homestead, 2004.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
20D	Log building	Building	1985	Noncontributing
20E	Shed (former outhouse)	Building	pre-1962; moved ca. 1977-95	Noncontributing
20F	Garage/shed	Building	1930	Contributing
20G	Garage/shop	Building	ca. 1900-17	Contributing
20H	Stone-lined well (south of Resource A)	Structure	pre-1962	Contributing
20I	Stone-lined well (north of Resource A)	Structure	pre-1962	Contributing
20J	Gazebo	Structure	post-1965	Noncontributing
20K	Stone-lined well (southeast of Resource C)	Structure	pre-1962	Contributing
20L	Footbridge	Structure	ca. 1995-99	Noncontributing

*Summary.* The Olney Borden Ranch (Bordenville) is located on both sides of the road, with the five oldest buildings on the east side. The buildings on that side display log and vertical board construction and include a two-seat outhouse clad with brick-patterned sheet metal (Resource 10E, Photograph 16). The 160-acre parcel is wholly within the historic district and extends southeast along Tarryall Creek and east to include the site of the Bordenville Cemetery (see below). The entire parcel of the ranch is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Grazing land to the west along Tarryall Creek occupies about 530 acres and extends a half mile to the northwest and about 1.5 miles to the southeast. The headquarters area on the east side of the road includes a dirt road leading through the ranch yard. Areas with artifact concentrations are found southeast and northeast of the building area. A retaining wall is located behind the garage/shop building and a cutbank extends from the wall behind the developed area. A drainage ditch is located east of the developed area, running from northwest to southeast. On the west side there is a fence along the road with a 1985 house and 1960 storage building (Resources A and B, respectively). An area of artifacts eroding from the bank of Tarryall Creek is northwest of Resource A, while a footbridge to the southwest accesses land on the west side of the creek. The large ca. 1863 Borden House, destroyed by fire, was located north of Resource A in an area now characterized by considerable amounts of moved earth. Other features of the south side include two wells, a concrete and stone pad, a gazebo, and a dirt ranch road. Vegetation on the site includes cottonwood trees and grasses, with grasses and spruce trees on the slopes above. The 1995 archaeological survey indicated that intact archaeological deposits exist and that the site would be expected to provide important information about “both the Olney Borden household and the range of activities during its period of prominence as Bordenville from 1865 to the middle 1880s. Archaeological investigations at the site would be important in providing consequential information that is not available in the historical record about Bordenville’s role in the agricultural community of the area and its role in regional transportation.”<sup>102</sup>

*Primary Resource Description.* Resource C, Log Cabin, pre-1962, Contributing, Photograph 13. The rectangular one-story log cabin is constructed of round logs cut off at the ends and with vertical boards placed at the corners. The side gable roof has overhanging eaves and corrugated metal roofing. The front (southwest) features an entrance near the center and flanking four-over-four-light double-hung sash windows. The northwest wall has a tall, narrow, boarded up window.

*Alterations.* A 1985 one-and-a-half-story log house and gazebo on the west side of the road and a small outbuilding on the east side are the principal components added to the site following the period of significance. The large Borden house on the west side of the road is no longer present.

*History.* Local histories cite brothers Timothy and Olney Borden as among the first ranchers to settle along Tarryall Creek. The Bordens were natives of New York, born to a “substantial farmer.” Olney A. Borden (1831-1910) built a log cabin on the Tarryall in 1865 and started a water-powered sawmill in 1867, selling pine lumber from the forests near Jefferson to local homesteaders. He invested the profits in cattle and constructed shops, barns, and a store on his homestead. The ranch eventually grew to 2,200 acres. In 1880 Olney Borden married an “aristocratic” widow from St. Louis who had four

<sup>102</sup> Horn, “Cultural Resource Inventory,” 73.

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small children, Mary G. Miller Barlow. The couple was known for hosting elegant balls at their ranch, and their children attended school in Colorado Springs and Denver.<sup>103</sup>

Known as "Bordenville," the area of Olney Borden's ranch provided services for local ranch families, including a post office (1879-1884), mercantile, stage stop, blacksmith shop, school and cemetery.<sup>104</sup> In July 1879 the *Fairplay Flume* reported the Borden ranches both displayed "commodious buildings, both for living and stock purposes, and evidence of their prosperity abounds." Tarryall Road saw substantial traffic between Colorado Springs and Leadville in the late 1870s and early 1880s, bringing many travelers to Bordenville. When the railroad was completed to Leadville, traffic along the road decreased and the area's role as a service and supply center also dwindled.<sup>105</sup>



Beyond Bordenville, the road enters a wide, flat, open valley without fencing. Western vistas include hills and mountains, as well as hills on the east. The Bordenville Cemetery, on a low hill on the north side of the road, is at Milepost 11.7.

### Milepost 11.7, Bordenville Cemetery (5PA.369)

#### County Road 77 (north side)

#### Site, Contributing

#### Map Reference 21, Sketch Map 4, Parcel Map 4, Photograph 15

The contributing Bordenville Cemetery site is located on a hill a half-mile east-southeast of Bordenville, connected to Tarryall Road by a short curving gravel access road. Covering about 2.5 acres, the roughly square cemetery (about 333' x 333') is enclosed with a five-strand barbed wire fence on wood and metal poles. The off-center entrance is located on the west side toward the south end and includes a pole and barbed wire gate and a tubular metal gate. A wrought iron sign mounted between milled wood posts reads "BORDENVILLE CEMETERY" in block letters.

Of the fifty or so burials in the cemetery, most lie in the northeast quadrant of the site, where a bench and flagpole are also located. The burial ground does not appear to be irrigated. There are two large evergreen trees to the northeast and a few small aspens farther southeast. The grounds are covered with grasses and forbs and small shrubs are found near many of the gravesites. Graves are generally aligned with the boundary fences and are marked with a variety of carved headstones, mostly in granite but a few of marble and sandstone. A few examples of more elaborately carved headstones (one scroll type and one *faux bois*) are present, and one plot is enclosed with an ornamental wrought iron fence. An interpretive sign discussing the cemetery is present south of the gate. The entire area of the cemetery is included within the district and assessed as contributing. Areas of significance for the cemetery include Exploration/Settlement.

*Alterations.* The bench, flagpole, and barbed wire fence were installed after 1977, based on previous survey forms.

*History.* Associated with the Bordenville community in this stretch of Tarryall Road, the Bordenville Cemetery established on Olney Borden's ranch became the burial site of more than fifty people. Many of the prominent pioneers of the area are buried in the cemetery, including Timothy and Adelia Borden, Olney and Mary Borden, Borden family descendants, and members of the Barlow, Bonis, Dunbar, Eavenson, McCartney, Miller, Paige, Ratcliff, and Robbins, and Wallace families, among others. The earliest monument inscriptions visible today are associated with a diphtheria epidemic in 1880. Most internments occurred from that time to the first half of the twentieth century, although the cemetery remains active and in private ownership.<sup>106</sup>



Passing the cemetery Tarryall Road continues southeast, crossing Graveyard Gulch (the first of two along the road) and reaches the Timothy Borden Ranch at Milepost 12.1

<sup>103</sup> *Fairplay Flume*, 17 February 1881, 3; Harbour, *The Tarryall Mountains*, 21; Park County Local History Archive, "A Guide to the Tarryall Road," 6.

<sup>104</sup> Jerry Davis reports the Bordenville schoolhouse is now located in Jefferson, where it is used as a garage.

<sup>105</sup> Horn, "Cultural Resource Inventory," 41-42 and 69; *Fairplay Flume*, 17 July 1879; Frank Hall, *A History of State of Colorado* (Chicago: Blakely Printing Co., 1889), 389; Harbour, *The Tarryall Mountains*, 20; Simmons, *Bayou Salado*, 250; Park County Local History Archive, "A Guide to the Tarryall Road," 6-7. Jonathon Horn reported in 1996 that none of the original Bordenville buildings were extant.

<sup>106</sup> Chuck Borden, "Bordenville Cemetery Photos," <http://www.usgwarchives.net/co/park/costones/bordenville.html>, accessed 28 May 2012; Find a Grave, "Bordenville Cemetery," [www.findagrave.com](http://www.findagrave.com), accessed 28 May 2012; Erica Duvic, South Park National Heritage Area, Email to Thomas H. Simmons and R. Laurie Simmons, 31 March 2014; Robert Rosenberg, State Inventory Form for Bordenville Cemetery, 5PA.369, 1976.

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**Milepost 12.1, Timothy Borden Ranch/Observatory Rock Bison Ranch (5PA.785)  
 12165 County Road 77 (both sides)**

**Site, Contributing**

**Map Reference 22, Sketch Map 4, Parcel Map 4, Detail Map 10, Photographs 16 and 17**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
22A	House	Building	ca. 1940-59	Contributing
22B	House/barn	Building	ca. 1870-89	Contributing
22C	Equipment shed	Building	ca. 1900-62	Contributing
22D	Log barn	Building	ca. 1870-89	Contributing
22E	Shed	Building	ca. 1900-12	Contributing
22F	Log barn/stable	Building	ca. 1900-12	Contributing
22G	Log barn/stable	Building	ca. 1880-99	Contributing
22H	Garage	Building	ca. 1900-12	Contributing
22I	Equipment shed	Building	ca. 1900-62	Contributing
22J	Loafing shed	Building	ca. 1970s	Noncontributing
22K	Modular house	Building	ca. 1970	Noncontributing
22L	Garage/workshop	Building	ca. 1890s-1900s	Contributing
22M	House	Building	ca. 1900-12	Contributing
22N	Corral	Structure	pre-1962	Contributing
22O	Cistern	Structure	pre-1962	Contributing
22P	Corral on west side of road	Structure	ca. 2004-05	Noncontributing
22Q	Timber vehicle bridge across Tarryall Creek	Structure	pre-1962	Contributing
22R	Loafing shed to east	Building	pre-1917	Contributing
22S	Loafing shed to west	Building	pre-1917	Contributing

*Summary.* The Timothy Borden Ranch/Observatory Rock Bison Ranch is located on a 158-acre parcel, all of which is located within the district and assessed as contributing. The grazing land described with the Olney Borden Ranch continues along Tarryall Creek to the west. Buildings of the ranch are located on both sides of Tarryall Road, with the majority found on the east side. A nineteenth century log house and barn and a mid-twentieth century frame house are present south of the wide dirt entrance road that loops behind the older building, crosses the drainage of Rock Creek, and branches to the north and south. Across the dirt road north of the houses is a linear group of agricultural buildings leading to a large corral at the northeast end of the headquarters where a loafing shed is located. On the west side of the road are two houses and a garage/workshop. On the same parcel, 0.4 miles south of the headquarters is a timber bridge across Tarryall Creek and 0.5 miles south are two loafing sheds. The 1995 archaeological survey found some evidence of archaeological deposits and that intact archaeological materials in subsurface contexts are likely, as are features such as trash disposal pits and outhouse holes. Investigation of such features could provide “important historical information about life at the ranch... and the agricultural community of the area.”<sup>107</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The headquarters area is located on a gentle slope along Rock Creek and above Tarryall Creek and has old farm equipment at the north end. The ranch includes land on both sides of the road, as well as 1.1 miles of meandering Tarryall Creek. A feed shed previously attached to the east end of the south wall of the log barn/stable (G) is no longer present. A metal gate with a medallion bearing the current name of the ranch controls access to the headquarters on the east side of the road. A vertical board and jacal fence is along the road in front of the house. The developed area is covered with gravel rather than grass. There are trees next to the house and evergreen trees at its rear. Rock Creek flows southeast of the buildings and there is a drainage running along the east side of the property that intersects the creek. A dirt road loops through the headquarters and connects with Tarryall Road. On the west, landscape features include a metal entrance gate, large bales of hay (in season), and farther south, corrals with metal fencing. Vegetation on the site includes grasses, forbs, and a few trees.

<sup>107</sup> Horn, “Cultural Resource Inventory,” 131.

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There are some spruce trees on the upper hill slopes. A power line traverses the property on the west side of the road and a branch line extends to the buildings on the east. Fencing is found along both sides of Tarryall Road and in portions of the headquarters.

*Primary Resource Description.* Resource B, House/Barn, 1870-89, contributing. Originally this resource consisted of two separate log buildings, which are now joined by a wood framework. No foundations are visible, but there is concrete along the base of the walls. The walls are log, with V and half-dovetail notching, and gable faces are clad with vertical boards. The one-and-a-half-story rectangular barn is oriented north-south. The east wall of the barn contains a four-light window at the south end. The north wall has a six-light fixed window at the east end, as well as boarded up window openings. The west wall displays a four-over-four-light window toward the north. The one-story almost square house has an open porch on the south wall and is also oriented north-south. All windows are boarded up. The south wall has a window at the west end and a door at the center. A window opening is near the center of the east wall. A window and a door are at the west end of the north wall. Paired windows are at the south end of the west wall. Both the house and barn have gabled roofs; the barn has sheet metal and shingle roofing while the house has plywood panels on the roof. Both buildings display brick chimneys.

*Alterations.* The construction of the loafing shed at the north end of the corral (ca. 1970s), installation of the modular house on the west side of the road (ca. 1970s), removal of a feed shed in 2004, and construction of the corral to the south on the west side of the road (ca. 2004-05) comprise the primary changes occurring after the period of significance. The house (Resource A) received standing-seam metal roofing and a porch on its north wall after 1995. Between 2010 and 2013, a jacal fence was placed across the entrance area.

*History.* In 1849 Timothy Borden married Adelia Ann Williams, a childhood friend whose ancestors were early settlers of Manhattan. After several years spent farming they crossed the prairie to Colorado Territory in 1861 to seek their fortunes. Arriving in the newly-established placer diggings at Breckenridge, Summit County, Timothy led the planning and construction of the first placer mining ditch, the Blue River-Gold Run. In 1865 the Bordens investigated acreage along Tarryall Road and selected these lands suitable for cattle ranching. They erected a log house and began raising beef and dairy cows, hay, crops of grains and potatoes, and horses. The ranch eventually encompassed 2,000 acres and was recognized as fine hay and grazing land. Soon other pioneers established similar operations up and down the valley where the Bordens became local leaders, with Timothy serving as a county commissioner, school board member and founder of the South Park Ranchmen’s Protective Association.<sup>108</sup>



Between Mileposts 11 and 13.5 the flat bottomlands along the west side of the road bordering meandering Tarryall Creek are 0.2- to 0.3-mile wide. Four resources associated with the Timothy Borden Ranch are located in this area: a nonhistoric corral (Resource 22P) on the west side of the road at Milepost 12.2; a timber vehicle bridge for a ranch road over Tarryall Creek on the west at Milepost 12.5 (Resource 22Q); and two loafing sheds at Milepost 12.6 (Resource 22R east of the road and Resource 22S to the west). The road crosses Schoolhouse Gulch at Milepost 13.3 just west of A L Hill (9,310' elevation). On the west side of the road is a turnoff and gravel parking area for fishing access owned by the Tarryall Fishing Club, Inc. Treed rocky hills lie on the east and the land slopes down to a meadow with a rock formation on the west. The road passes north of A L Hill, while the creek flows to its south. At about Milepost 13.6 there are hills on both sides of the road with several bank cuts.

Just east of A L Hill lies the headquarters of the Holst-Wallace-Paige Ranch on the south side of the road. Eagle Rock (9,677' elevation, outside the district) dominates the view from the road, lying about two miles southwest of the ranch headquarters.

**Milepost 14.6, Holst-Wallace-Paige Ranch (5PA.4467)**

**14609 County Road 77 (west side)**

**Site, Contributing**

**Map Reference 23, Sketch Maps 5-6, Parcel Maps 5-6, Detail Map 11, Photographs 18 and 19**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
23A	Foreman’s house	Building	ca. 1950	Contributing
23B	Shop	Building	ca. 1940s	Contributing

<sup>108</sup> Fairplay Flume, 18 February 1892, 1 and 9 August 1907, 1; Park County Local History Archive, “A Guide to the Tarryall Road,” 8; Harbour, *The Tarryall Mountains*, 20-23; Horn, “Cultural Resource Inventory,” 130-31; Gary R. Goodson and Timothy B. Walker, *More Historical Sketches of Shawnee, Colorado* (Shawnee, Colorado: Gary R. Goodson, 1996), 36.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
23C	Log cabin	Building	ca. 1900	Noncontributing
23D	Log cabin	Building	ca. 1900	Noncontributing
23E	Shed	Building	ca. 2010-13	Noncontributing
23F	Shed with grain hoppers to north and west	Building	ca. 1950	Contributing
23G	Machine shed	Building	ca. 1980	Noncontributing
23H	Wakem house	Building	ca. 1980s	Noncontributing
23I	Horse barn	Building	ca. 1980s	Noncontributing
23J	Horse arena	Building	ca. 2009	Noncontributing
23K	Corral with loading chute	Structure	ca. 1980s	Noncontributing
23L	Root cellar	Structure	pre-1962	Contributing
23M	Hay storage structure	Structure	ca. 1980s	Noncontributing
23N	Pond northeast of arena	Structure	post-1962	Noncontributing
23O	Circular corral northeast of arena	Structure	post-1962	Noncontributing
23P	Circular corral to south	Structure	post-1962	Noncontributing
23Q	Shed	Building	2004	Noncontributing
23R	Holst Ditch No. 1	Structure	1876	Contributing
23S	Holst Ditch No. 2	Structure	1879	Contributing
23T	Holst-Packer Ditch	Structure	1876	Contributing

*Summary.* The buildings of the large headquarters of the Holst-Wallace-Paige Ranch (now known as the Eagle Rock Ranch) cluster at the east base of A L Hill. The entire 710-acre property is included within the historic district. The property as a whole is assessed as contributing; however, the built-up headquarters area has experienced substantial changes in recent years, including construction of new buildings, moving of historic buildings, changes to road alignments, and alterations to the corral area, where a large retaining wall was erected. This 14.8-acre headquarters area lies southwest of County Road 77, north of the Holst Ditch No. 2, and east of A L Hill. The buildings date from the late nineteenth/early twentieth century through the early twenty-first century, include residential and agricultural functions, and incorporate a variety of building materials, including logs, boards, plywood, and metal. The area of significance for the ranch is Agriculture.

*Landscape.* The present name of the ranch derives from Eagle Rock, a prominent peak visible to the southwest. The ranch contains roughly 186 acres of hay meadows in the bottomland of Tarryall Creek, most lying southeast of the headquarters and a smaller portion southwest. Three irrigation ditches taking water from the creek cross the ranch: the 1879 Holst Ditch No. 2 (passing just south of the headquarters and flowing along the south side of Tarryall Road); 1876 Holst Ditch No. 1 (traversing the middle of the meadow); and 1876 Holst-Packer Ditch (flowing along the foot of the hill on the south side of the creek). A grazing area is present along narrow Ruby Gulch to the south. Vegetation includes grasses, forbs, and trees on the upslopes.

Skillfully located on the sheltering east flank of A H Hill, the complex is close to Tarryall Creek and broad bottomlands. The ranch headquarters is divided by a wide north-south drive with buildings on either side. The foreman's house is located on the east side of the road; the land drops away to the north and east. South of the house is a shed with grain hoppers. The land west of the road slopes upward, containing a large corral with loading chutes, animal care and shop facilities, a large arena with an adjacent circular corral at the northwest corner, and a pond northeast of the arena. The current ranch owner's house, built ca. 1980s on an elevated site to the west, is sited to take advantage of the expansive views to the west and southwest.<sup>109</sup> Present near County Road 77 north of the foreman's house is a root cellar and a concrete well cap with the remains of a metal pump. Other landscape features include broad meadows with bales of hay, horizontal board and horizontal log fencing, a hay

<sup>109</sup> The original ranch house burned. It was situated near the county road about where the current ranch foreman's house stands. The date of the fire is not known, but may have been in the late 1940s, since the foreman's house was built about 1950.



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storage structure, a paved road leading to the ranch yard and other dirt ranch roads, the meandering creek, rocky hills, and utility poles.

*Primary Resource.* Resource A, Foreman's House, ca. 1950, Contributing. Located on relatively level land within the ranch headquarters, the one-story frame Foreman's House has board-and-batten-clad walls and gable faces clad with horizontal lap siding. The gabled roof is covered with composition shingles and has overhanging eaves with exposed rafters. There is a wood deck extending from the south wall to the east. The south wall has an off-center entrance facing the deck. West of the door are a small sliding window and a large sliding window with decorative shutters. East of the entrance, near the southeast corner, is a large sliding window. The east wall has a large sliding window near the southeast corner, followed by a large sliding window with shutters and a shed roof projecting bay with an enclosed porch on the east. The projecting bay has a large picture window facing south and a band of three single-light windows facing east. A paneled and glazed door with nine lights faces south. At the north end is a large picture window. The north wall of the projection has a large sliding window. The north wall of the main wing is divided by a large chimney composed of polygonal stone. East of the chimney is a tall single-light window, while a large sliding window with shutters is west of the chimney. The west wall has a one-over-one-light window toward the north end and a sliding window at the south end. The foreman indicates this house was built on the foundation of the old two-story log house.

*Alterations.* The historic ranch house at this headquarters burned and was replaced by a new residence about 1950. A new house for the owner (Resource H) was erected in the 1980s, as well as a machine shed and horse shed. A shed to the southwest was added in 2004, followed by a large horse arena ca. 2009 and a shed at the south end of the headquarters area ca. 2010-13. Two log cabins present at the east edge of the headquarters in 2010 (Resources C and D, then assessed as contributing) were moved to new locations to the west in 2013 and are now evaluated as noncontributing. Changes to the corral area using large concrete blocks to form retaining walls also took place in 2013.

*History.* After settling on this site in August 1868, Louis Holst from Germany constructed a dwelling, blacksmith shop, stable, corral, and smokehouse, and plowed, cultivated, and fenced about three acres of land. He filed papers for a pre-emption claim to 160 acres and received his Cash Entry patent in February 1875. Holst reported cutting fifty tons of hay from twenty acres of meadow on his property in 1879. In that year, the *Fairplay Flume* mentioned the rancher as one of the gentlemen who owned "a valuable tract along the creek" and was "largely interested in cattle ranging in the park." About the turn of the century John F. "Jack" Wallace (1869-1910), a Canadian, purchased the ranch. Wallace married Mary "May" A. Barlow, stepdaughter of Olney Borden, another Tarryall rancher. Wallace settled in Park County in the 1880s and was described as "well and favorably known." About 1897 the Wallaces adopted a son, Lee Ellsworth Clark Wallace. After becoming ill at his ranch, John F. Wallace died in Colorado Springs on 1 July 1910, leaving the property to his wife, May.

May spent most of her life along the Tarryall. After her mother married Olney Borden, she grew up on his ranch. Following the death of her husband, May married Olney Borden Paige in Jefferson in 1912. Described as "one of the real pioneers of Park County," Paige was born in 1866 in Golden, and his family moved to Park County in the spring of 1870, living at Badger Mountain and later Turner Gulch. The *Fairplay Flume* later commented, "He [Olney] was a resident here when Indians still roamed the lush hunting ground of south Park, and was personally acquainted with Chief Colorow, Ute Chieftain." The newspaper noted Paige grew up with the county and helped make it grow, working in a variety of positions, including wagon freighter, miner, timberman, sawmill operator, and rancher. It also judged him "a great sportsman."

By the early 1920s the property was known as the Wallace and Paige ranch. By 1930 the Paiges lived in Colorado Springs and their son, Lee Wallace, continued to operate the ranch. He served in France during World War I and then married Elsie Kleinknecht, a Park County native whose father, Emil Kleinknecht, had been postmaster at Tarryall and operated a store and post office in Hartsel. Lee Wallace continued to be associated with the Wallace and Paige Ranch and bought the Terhune Ranch, putting up hay and pasturing cattle on the latter. He died in Park County in May 1965, and Elsie Wallace then lived with her daughter's family at the Terhune Ranch until her death in 1987. In 1965 Clayton Hill and Norman E. Wall of Park County purchased the Wallace and Paige Ranch.<sup>110</sup>

<sup>110</sup> Jan Williams, email to Tom and Laurie Simmons, 23 March 2011; Park County Assessor, real estate information; Park County Clerk and Recorder, Tract Books and General Records; National Archives, BLM, GLO, Louis Holst, Homestead Case File, 1874-75; *Fairplay Flume*, various years; *Park County Republican and Fairplay Flume*, 9 June 1949 (Olney Paige obituary) and 25 November 1954 (Mary A. Paige obituary); Park County Local History Archives, "A Guide for the Tarryall Road," manuscript on file at Park County Local History Archives; Jan Eavenson Williams, emails to Tom and Laurie Simmons, 14 and 15 July 2009; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource

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Most of the 186 acres of hay meadows of the Holst-Paige-Wallace Ranch extends southeast of the headquarters along Tarryall Creek, and a concrete-lined ditch is visible at Milepost 15.1 (Photograph 19). In season, cylindrical bales of hay wrapped in plastic are visible in the meadow. After haying, cattle are grazed there. The road follows a southeasterly alignment, containing a cattleguard and stretches with concrete curbing. At Milepost 15.4 the road crosses Cabin Gulch at Rock Point, a distinctive rock feature adjacent to the road on the north. A meadow and a fenced area with hay storage are present at Milepost 15.9. Farther along the road enters Colorado Division of Wildlife's Tarryall State Wildlife Area, which contains Tarryall Dam and Reservoir.

**Milepost 16.2, Colorado Division of Wildlife (Colorado Game and Fish Department) Complex (5PA.786)  
 16226 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 24, Sketch Map 6, Parcel Map 6, Detail Map 12, Photograph 20**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
24A	Main house	Building	ca. 1929	Contributing
24B	Secondary house	Building	ca. 1929	Contributing
24C	Garage	Building	ca. 1929	Contributing
24D	Shed	Building	ca. 1929	Contributing
24E	Shed	Building	ca. 1929	Contributing
24F	Outhouse	Building	ca. 1929	Contributing
24G	Shed	Building	ca. 1929	Contributing
24H	Shed/stable	Building	ca. 1929	Contributing
24I	Shop/garage	Building	1996	Noncontributing

*Summary.* Located within the Tarryall State Wildlife Area, this Colorado Division of Wildlife (formerly Colorado Game and Fish Department) complex lies on the north side of Tarryall Road near the west end of Tarryall Reservoir. The 2.7-acre complex consists of frame buildings (some with stucco), including two houses, a garage, and sheds and out buildings. The two houses are located at the south end of the complex flanking the wide entrance road, while the support buildings lie to the north and northeast. The entire extent of the complex is included within the district and assessed as contributing. Areas of significance for the complex include Agriculture (fish raising), Entertainment/Recreation, and Architecture.

*Landscape.* The buildings display a linear alignment under the brow of a ridge to the north; domestic facilities are to the southwest, away from original stable buildings. A prominent rocky hill (about 9,000' elevation) lies a short distance northwest of the complex and a rocky ledge is to the north. Drainages lie along the northwest edge and east of the complex. Two access points from Tarryall Road lead to dirt roads within the complex, with the wider entrance to the west. The Main House has a chainlink fence around the yard and another fence encloses the yard of the newer Shop/Garage. Utility poles extend north-south at the north-center of the headquarters. A newer barrow ditch is next to a portion of Tarryall Road in this area. Vegetation includes grasses, forbs, Douglas fir, and spruce, as well as a deciduous tree behind the main house.

*Primary Resource.* Resource A, Main House, ca. 1929, Contributing. The one-story Bungalow-type Main House has a concrete foundation with basement windows, stucco walls, and a side gabled roof with overhanging eaves, composition shingle roofing, and exposed rafter tails. Gable faces are clad with decorative shingles. The front (south) has a broad, shed roof porch with short square wood supports atop a solid, stucco balustrade. The south wall facing the porch includes a multi-light door flanked by paired one-over-one-light double-hung sash windows. A shed roof dormer is above the porch and has stucco cheeks and a band of three windows, one filled with a louvered vent. The west wall features a full-height stone chimney

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Files and Obituary List; Park County Local History Archives, Paige Family file, Progress Reports on Unpatented Homestead of Olney Paige, 1918-22 and unidentified newspaper clipping; "Mary G. Miller," family trees, ancestry.com, accessed 16 February 2011; *Wise County [Texas] Messenger*, 5 March 2008; *Social Security Death Index* and Baltimore Passenger and Immigration Lists, 1820-1872, ancestry.com; Virginia Simmons, *Bayou Salado*, 250; U.S. Census, 1870-1930; *Representative Women of Colorado* (Denver: Alexander Art Publishing Co., 1911), 206; Colorado Cattlemen's Association, January 2010, 4-5; Eagle Rock Ranch Manager, Interview by Tom and Laurie Simmons, 5 November 2010; W.H. Powless, Surveyor, "Map of State Road No. 15B, Park County, Colorado," October 1917.

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with sloped shoulders flanked by small single-light windows. Farther north are paired double-hung sash windows and a short double-hung sash window. The north and east walls contain double-hung sash windows, and there is a center entrance on the rear.

*Alterations.* The historic buildings display few alterations. The principal change to the complex is the construction of the 1996 garage/shop building to the northeast.

*History.* Lawrence Bonis, who came from Ireland to establish a ranch here, received a homestead patent for the land in 1881. In 1902 William Sanborn, who owned other ranches in the area, purchased the property with two other investors. Ellen C. Sanborn became the owner in 1913 and sold the ranch to Frank L. and Edwin A. Sanborn seven years later. The land left Sanborn ownership in 1925, when Colorado Farms Company acquired it. In 1929 the State of Colorado became the owner and built this complex for employees who oversaw the construction of nearby Tarryall Reservoir and later operated the fish spawning facility associated with it. The buildings included a five-room caretaker's house, garage, bunkhouse, and several outbuildings. The complex also functioned as a big horn sheep experimental station. Today the site is used as a maintenance facility for the reservoir operated by the Department of Fish and Wildlife.<sup>111</sup>

**Milepost 16.0 to 17.4, Tarryall Dam and Reservoir (5PA.2021)  
 County Road 77 (south side)  
 Map Reference 25, Sketch Map 7, Parcel Map 7, Detail Map 13, Photographs 21 and 22**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
25A	Tarryall Dam and Reservoir	Structure	1929-31	Contributing
25B	Packer-Bonis Ditch	Structure	1889	Contributing
25C	Potato Gulch picnic/boat launch area	Site	post-1965	Noncontributing
25C	Potato Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25C	Potato Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25C	Potato Gulch boat inspection building	Building	ca. 2006-13	Noncontributing
25C	Potato Gulch vault toilet	Building	ca. 1999	Noncontributing
25C	Potato Gulch shed	Building	ca. 2006-11	Noncontributing
25C	Potato Gulch boat launch ramp	Structure	post-1965	Noncontributing
25C	Potato Gulch pier	Structure	ca. 1999-2004	Noncontributing
25C	Potato Gulch fishing jetty	Structure	post-1965	Noncontributing
25D	Derbyshire Gulch south campground	Site	post-1965	Noncontributing
25D	Derbyshire Gulch vault toilet	Building	ca. 1999	Noncontributing
25D	Derbyshire Gulch pier	Structure	ca. 1999-2004	Noncontributing
25D	Derbyshire Gulch north fishing jetty	Structure	ca. 1999-2004	Noncontributing
25D	Derbyshire Gulch south fishing jetty	Structure	post-1965	Noncontributing
25E	Derbyshire Gulch north campground	Site	post-1965	Noncontributing
25E	Derbyshire Gulch vault toilet	Building	ca. 1999	Noncontributing
25E	Derbyshire Gulch fishing jetty	Structure	post-1965	Noncontributing

<sup>111</sup> Horn, "Cultural Resource Inventory," 131-135; R. Laurie Simmons and Thomas H. Simmons, "Tarryall Dam and Reservoir," Architectural Inventory Form, 5PA.2021, 2001.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
25F	Packer Gulch south campground	Site	post-1965	Noncontributing
25F	Packer Gulch vault toilet	Building	ca. 1999	Noncontributing
25F	Packer Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25F	Packer Gulch boat launch ramp	Structure	post-1965	Noncontributing
25F	Packer Gulch pier	Structure	ca. 2006-11	Noncontributing
25F	Packer Gulch fishing jetty	Structure	ca. 1999-2004	Noncontributing
25F	Packer Gulch fishing jetty	Structure	ca. 1999-2004	Noncontributing
25G	Packer Gulch north campground	Site	post-1965	Noncontributing
25G	Packer Gulch vault toilet	Building	ca. 1999	Noncontributing
25G	Packer Gulch pier	Structure	ca. 1999-2004	Noncontributing

*Summary.* Tarryall Dam impounds the waters of Tarryall Creek, creating the roughly 175-acre Tarryall Reservoir. The water body is oriented northwest-southeast and extends along the west side of the road. The 1889 Packer-Bonis Ditch diverts water from Tarryall Creek about 0.2 miles west of Rock Point and flows for 0.7 miles along the south side of County Road 77 before emptying in Tarryall Reservoir. The creation of the reservoir inundated the Lawrence Bonis ranch. Situated around the shore of the reservoir are areas for fishing, camping, and picnicking, including: Potato Gulch (east shore) with one vault toilet, two picnic shelters, a boat inspection building, shed, boat launch ramp, jetty, and pier; Derbyshire Gulch (east shore) consisting of two sites with a total of eighteen campsites with fire grates and picnic tables, two vault toilets, two jetties, and a pier; and Packer Gulch (west shore) consisting of two sites with a total of eighteen campsites with fire grates and picnic tables, two vault toilets, one picnic shelter, two fishing jetties, one boat launching ramp, and two piers. Of the twenty-nine resources present, two are contributing and the remainder noncontributing due to construction after the period of significance. They are distributed as follows: buildings, 10 noncontributing; sites, 5 noncontributing; and structures, 2 contributing and 12 noncontributing. An interpretive panel is located below the dam on the south side of Tarryall Creek. The entire area of the dam, reservoir, and campgrounds are included in the district, with only the dam and reservoir contributing. The area of significance is Entertainment/Recreation.

*Landscape.* Located northwest of the junction of Park County Roads 77 and 23 are Tarryall Dam and Reservoir. The dam and spillway are at the southeast end of the reservoir. The reservoir site is located in the relatively narrow valley of Tarryall Creek. The Puma Hills lie to the west and southwest of the reservoir, while the Tarryall Mountains (including 9,951' Sugarloaf Mountain) rise to the east and northeast. The 1889 Packer-Bonis Ditch supplies water to a 24-acre hay meadow at the west end of the reservoir.

*Primary Structure.* Resource A, Tarryall Dam, 1931, Contributing, Photograph 22. Water is impounded by a long concrete arch ring component to the north and a shorter concrete gravity tangent to the south anchored between rock projections. The concrete arch ring consists of poured concrete with the convex side facing upstream. An arcade of segmental arches with corbelled piers in between runs across the top of the dam on both the upstream and downstream sides. The arch ring component is 273'-long, 37'-high, and 6'-wide at the crest. The dam crest features metal tube railings on both sides. There is a wheel-operated gate-valve toward the north end of the crest. The elevation of the spillway is 8,860' above sea level. A shorter tangent dam component to the south is also made of concrete.

*Alterations.* The principal change to the reservoir area has been the creation since the late 1970s of three camping areas with restrooms, picnic shelters, sheds, boat ramps, piers, and fishing jetties.

*History.* Franklin F. Noxon planned and began work on a Tarryall Reservoir south of this site in 1898. Noxon, a lawyer from Canada, had mined successfully in Park County after arriving in 1880. He planned to construct a dam to impound Tarryall Creek's waters at a cost of \$800,000, build a reservoir, transport the water in a conduit, generate electricity for mining camps and Denver, and sell water to the capital city. The work was never completed, and Noxon unsuccessfully offered to sell his property to the City of Denver in 1902.<sup>112</sup> The Colorado Game and Fish Department became interested

<sup>112</sup> Colorado College, Tutt Library, Century Chest Transcription 57, <http://ColoradoCollege>.

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in completing its own project and acquired this 1,300-acre site with excellent water rights in 1925 to build a reservoir as a spawning station for fish eggs. The Tarryall Dam and Reservoir was constructed in 1929-31, with plans provided by State Engineer M.C. Hinderlider. The original plans included a hydroelectric powerhouse, which was not built, as well as the caretaker's complex to the north. This was the fourth reservoir built by the Game and Fish Department as a fish egg spawning station. In 1941 three million rainbow trout eggs were taken from the reservoir and it opened for fishing in the summer. The Division of Game, Fish, and Parks later operated Tarryall Reservoir as a state park. In the 1970s that agency was divided and the new Division of Wildlife gained responsibility for Tarryall, a task it continues to perform today.<sup>113</sup>

**TARRYALL RESERVOIR TO TARRYALL/PUMA CITY**

At about Milepost 17.3 the road crosses a cattleguard. A 2011 concrete bridge (**Map Reference 26**, Sketch Map 7, Parcel Map 7, 5PA.4659) carries the road over Tarryall Creek at Milepost 17.4; the creek then flows on the east side of the road. Tarryall Road intersects County Road 23 (Turner Gulch Road) at Milepost 17.5; the latter road is gravel and proceeds in a westerly direction. A good view of Tarryall Dam to the northwest is available at the road intersection. Just below the reservoir, Milepost 17.6 marks the end of the 8.9 miles of County Road 77 improved in 2011. On the east side of the road is a large meadow or pasture, sometimes grazed by a small herd of Rocky Mountain Bighorn sheep (Photograph 23). Between Mileposts 17.8 and 19.1, a pre-1917 unpaved alignment of Tarryall Road (**Map Reference 27**, Sketch Maps 8-9, Parcel Map 8, 5PA.4644.2, Photograph 24) lies along the current road on the north. The road segment is about 1.1 miles in length and employs some cuts into the sides of adjacent hills. The older road, a contributing resource within the district, curves northward in two locations to avoid the necessity of cutting through steeper hill slopes, whereas the current road follows a more direct route employing cuts.

Between mileposts 19 and 25.5, the road continues generally southeastward, following closely to the side of the hills along the west side of the drainage. The Tarryall drainage narrows considerably below the reservoir, with the road and the creek sharing a fairly narrow canyon featuring heavily forested slopes and scenic bare rock outcroppings. Private landholdings tend to be along the creek and road, bordered by lands of the Pike National Forest. The headquarters of the Derby/Terhune/Eavenson Ranch is situated at Milepost 19.1, with the older road alignment passing through the ranch yard. The ranch headquarters lies on the north side of the current road, with the Derby Cabin (5PA.789) across the road to the south.

**Milepost 19.1, Derby-Terhune-Eavenson Ranch (5PA.4464)**

**19142 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 28, Sketch Maps 8-9, Parcel Maps 8-9, Detail Map 14, Photographs 25 and 26**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
28A	Main house	Building	1969	Noncontributing
28B	Secondary house	Building	post-1946	Noncontributing
28C	Workshop	Building	pre-1900	Contributing
28D	Loading structure	Structure	1960s	Noncontributing
28E	Main barn	Building	1887-88	Contributing
28F	Log cabin	Building	pre-1946	Contributing
28G	Barn/garage	Building	pre-1917	Contributing
28H	Shed	Building	late-1960s	Noncontributing
28I	Corral with squeeze chute and loading chute	Structure	late-1960s	Noncontributing

<sup>113</sup> Simmons and Simmons, "Tarryall Dam and Reservoir," 2001; Horn, "Cultural Resource Inventory," 134-135; Colorado Game and Fish Department, *Report of the Game and Fish Department of the State of Colorado, December 1, 1926 to June 30, 1931* (Denver: Colorado Game and Fish Department, 1932), 23 and 43; Jerry Davis, Colorado Springs, Letter to R. Laurie Simmons and Thomas H. Simmons, 21 May 2002; Floyd Bucklin, "The 1941 Fishing Season on the Tarryall Lake," *Colorado Conservation Comments* 4(15 December 1941): 19-20; Tolbert R. Ingram, ed., *Year Book of the State of Colorado* (Denver: State Board of Immigration, 1928 and 1931); M.C. Hinderlider, State Engineer, "Tarryall Dam: Detail Plans—Dam and Appurtenant Structures," for State of Colorado Game and Fish Department, 24 January 1929, in the files of the State Engineer, Division of Water Resources, Department of Natural Resources, Denver.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
28J	Collapsed log building		pre-1962	Within contributing ranch site

*Summary.* The headquarters of the Derby-Terhune-Eavenson Ranch is located on the north side of County Road 77 at Milepost 19.1, between the road and Tarryall Creek. The entire parcel is included within the historic district, covering 244 acres and stair-stepping two miles northwest-southeast along the creek. The entire parcel of the ranch is assessed as contributing. The property includes nine resources, with two houses and a garage to the northwest; a low loading structure adjacent to the old Tarryall Road alignment; and a cluster of animal care/storage buildings to the southeast (a barn, a cabin, a barn, and an open shop) oriented in a south-southwest/north-northeast alignment. A corral area is present east of the line of animal care buildings and features post and pole fences, a squeeze chute, and a loading chute. The property includes several examples of log construction, from the late nineteenth century to the late 1960s. On the same parcel, 1.1 miles southeast, is a collapsed log building (Resource 28J). Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The ranch occupies the narrow canyon of meandering Tarryall Creek, embracing a parcel two-miles-long and one-third-mile-wide. West of the headquarters is a 28-acre hay meadow and a 47-acre grazing area, while the eastern portion features about fifty acres in grazing. Heavily treed lands of the Pike National Forest border the ranch to the north and south and include mountains of more than 10,000'. Vegetation also includes grasses and forbs and aspen and evergreen trees. The level ranch yard is accessed through a log entrance gate. The headquarters displays some corrals and fencing, dirt ranch roads, riparian vegetation along the creek, utility poles, and stone retaining walls. A segment of the unpaved, former alignment of Tarryall Road (Resource 27) curves through the property between the current road and the ranch buildings.

*Primary Resource.* Resource E, Main Barn, 1888, Contributing, Photograph 26. The 1887-88 main barn (Resource E), the northernmost of the four buildings in the southeast quadrant of the headquarters, lies about 308' southeast of the main house (Resource A). The one-and-a-half-story barn is a long (roughly 100' x 32') building oriented south-southwest/north-northeast and composed of three distinct components: a center side-gabled roof log section; a northern gabled roof part; and a southern shed roof section.

The center component of the barn displays walls composed of round logs joined with half dovetail notching; the ends of the joists of the hayloft floor are flush with the wall face. The west wall toward the north end has a diagonal board sliding door and a boarded up hayloft-level opening. The east wall has an off-center vertical board door with strap hinges, an off-center hayloft-level opening, and a boarded over window opening near the north end. This part of the barn has a side gable roof clad with corrugated metal roofing and displaying overhanging eaves; on the west is an off-center hayloft dormer with a gable roof, overhanging eaves, and exposed rafters. Gable faces are covered with vertical boards.

The south section of the barn projects out slightly on the east. The walls are composed of round logs with vertical boards at the corners; the triangular area between the logs and the sloping roof is filled with vertical board on board siding. The west wall has a vertical board Dutch door near the south end and a four-light window to the north. The east wall contains a vertical board door near the south end with Z-bracing, while the projecting north wall has a vertical board door with strap hinges. The south wall is blank. The shed roof overhangs on the south and is clad with corrugated metal panels.

The north component of the barn has a north wall (eastern part) consisting of thick round logs joined with saddle notching and has a small window opening with a vertical board cover. The western part of the north wall is clad with vertical log slabs. The east wall is open in the center, with a vertical board wall to the south and a wall of thick round logs to the north (the latter section contains an off-center vertical board door with strap hinges). The east wall of the barn is clad with board on board siding (southern part) and corrugated metal panels (northern part). An off-center pedestrian door opening is present toward the north end. This component of the barn has a shallow gable roof clad with corrugated metal panels; the log ridgepole projects on the north and the gable face is clad with vertical boards.

*Alterations.* The main house, a shed, and the corrals were added in the late 1960s, after the period of significance. Between 1997 and 2010, the secondary house (Resource B) was considerably altered, including construction of a gabled wing on the northeast, removal of asphalt siding from walls, re-roofing with standing-seam metal, and addition of a deck in front of the door.

*History.* Born into a farming family of eleven children in Canada in 1862, William A. Derby initially moved to Colorado Springs, where his brothers Sidney and Milford had gone to pursue their luck as prospectors. Eventually, the three found ranch work before establishing their own cattle operations along the Tarryall in Park County. Pioneers Richard and Sophia Snair employed William, who married the Snairs' daughter, Inez S., in 1885. In the spring of that year, the Derbys moved

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to the Charles A. Wilkin Ranch with cattle and horses of their own, and were employed also to look after the owner's cattle. William Derby established his homestead claim on adjoining land in June 1886. By August he completed a log homestead cabin, described by a neighbor: "The cabin, while not at all large or fine, was substantial and quite as good as the average abode of ranch men and cattle men in this part of the country." During the summer and fall of that year, the couple lived in the cabin and became parents of a daughter, Ella May. The family's stock and those of Wilkin utilized both ranches. In the winter of 1886-87 Derby acquired and prepared logs for building a new and larger house (no longer standing) and a barn. A second daughter, Inez, joined the family in 1888.<sup>114</sup>

Beginning in their first year of occupation, the Derbys cultivated about fifty-five acres of the homestead. Other than the natural hay only hardy vegetables, such as potatoes and turnips, thrived. The remainder of his homestead acreage was described as "mountainous and grazing land, about forty acres are sparsely covered with timber." Derby indicated the land was more valuable for grazing and growing hay than for crops. As neighbor Lewis W. Robbins described, it "...looked like he [Derby] had a good and permanent home at the Homestead and a good livelihood there ahead of him." However, Derby's hard-won success was soon replaced with bad luck and tragedy. In the summer of 1889, bears killed several of his cattle, and the following winter was one of the most difficult that ranchers ever experienced in Park County, resulting in heavy losses of livestock. These difficulties were small in comparison to his personal tragedy. In October 1889, when her husband was away working on another ranch, Inez Derby developed a "congestive chill" while alone with her two small children. Before William could return to her side she died, an event that "mighty near killed him," according to neighbors. Major declines in cattle prices during the early 1890s made earning a living difficult. To compound his troubles, Derby's homestead application was not approved for several years. Prior to actual receipt of the patent, William sold his property in June 1894 to his brother, Milford E. Derby, and left the homestead for a new start.<sup>115</sup>

In 1900 Milford Derby sold the ranch to Edwin M. Armor, who quickly transferred it to Civil War veteran William E. Moses, a business associate who dealt in land scrip, becoming so successful that he eventually handled 75 percent of all the business in the United States. On 6 April 1916, Iowa natives Alma and L. Paul Terhune purchased the Derby Ranch from William Moses and continued to own and operate it for more than forty years. The couple established a cattle ranch consisting of approximately 240 acres that extended along Tarryall Creek. During the 1920s the Terhunes rented a small cabin to sportsmen who fished on the Tarryall. Paul, then chairman of the county commissioners, died in October 1938 as a result of injuries suffered when his horse team bolted on Tarryall Road as a truck approached. Alma operated the cattle ranch on her own and served as secretary of the school board for several years. She died in 1961, and longtime Park County residents Lee E. and Elsie Wallace acquired the ranch, selling it in 1963 to their daughter, Margaret Alice "Mickey" Wallace Eavenson, and her husband, Jack W. Eavenson, who operated a cattle business on the ranch for more than thirty years. Recalling life on the ranch, their daughter Janice remarked, "I feel like I had the perfect childhood—hard work, a life void of worldly chaos, a family who loved me and a beautiful place to be raised in."<sup>116</sup>

<sup>114</sup> Thomas H. Simmons and R. Laurie Simmons, Derby Cabin, 5PA.789, National Register of Historic Places Nomination Form (draft), 2009; *Mt. Morrison News*, 31 January 1929, 3; Portrait and Biographical Record of the State of Colorado (Chicago: Chapman Publishing Co., 1899) 1059-1066; Lewis W. Robbins, "Supplemental Proof in Matter of H.E. of William A. Derby, No. 503" and "Affidavit of Lewis W. Robbins," 10 March 1894, in Homestead Case File, National Archives, Washington, D.C. [hereafter Homestead Case File]; Clark S. Harriman, "Affidavit of Clark S. Harriman, 15 May 1894, Homestead Case File; U.S. Census, 1870 and 1880.

<sup>115</sup> Harriman, "Affidavit"; William A. Derby, Homestead Proof-Testimony of Claimant, 8 April 1892, Homestead Case File; Horn, "Cultural Resource Inventory"; Robbins, Supplemental Proof, Homestead Case File; W.R. Sanborn, Affidavit of William R. Sanborn, 10 March 1894, Homestead Case File; Charles A. Wilkin, Fairplay, Colorado, Correspondence to G.M. Bowen, Registrar, U.S. Land Office, Leadville, Colorado, 3 January 1894, Homestead Case File.

<sup>116</sup> *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1059-60 and 1066; Margaret Ellen McArthur, Alamogordo, New Mexico, Telephone Interview by R. Laurie Simmons and Thomas H. Simmons, 17 August, 26 October, and 12 November 2009; Milford E. Derby, Deed to Edwin A. Armor, 14 July 1900, Book 61, Page 384, Park County Clerk and Recorder, Fairplay; *Fairplay Flume*, 6 December 1894, 4, 27 July 1900, 2, 12 May 1916, 4, and 7 October 1938; *Rocky Mountain News*, 19 August 1923; Wilbur F. Stone, *History of Colorado*, vol. II (Chicago: S.J. Clarke Publishing Co., 1918), 523-24; Albert Rooney, Wheat Ridge, Colo., Telephone Interview by R. Laurie Simmons, 22 October 2009; Charlene Frasier, Lakewood, Colo., Telephone Interview by R. Laurie Simmons, 22 October 2009; Park County Local History Archive, Park County, Colorado, List of Obituaries; Alice Dempsey, "Rooney Ranch," *Golden Transcript*, 1 October 1987; *Wise County (Texas) Messenger*, 5 March 2008; Horn, "Cultural Resource Inventory," 144-145; W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; Park County Local History Archives, "A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School," 10, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Jan Eavenson Williams, emails to R. Laurie Simmons, 14 and 15 July 2009 and 25 February 2011 and 1 May 2011.

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**Milepost 19.1, Derby Cabin (5PA.789)**

**County Road 77 (south side)**

**Building, Contributing**

**Map Reference 29, Sketch Maps 8-9, Parcel Maps 8-9, Detail Map 14, Photograph 27**

Located on the south side of Tarryall Road opposite the Derby-Terhune-Eavenson Ranch on Pike National Forest land is the 1886 Derby Cabin. Originally part of the ranch to the north, it became part of the national forest as a result of an early 1900s land exchange. The 0.8-acre immediate setting of the cabin includes a collapsed frame outhouse on the slope behind. A barrow ditch parallels Tarryall Road in front of the cabin. The cabin is located on a gentle slope above Tarryall Creek. Behind the cabin are forested hills, and vegetation on the site includes grasses, spruce trees, aspens, forbs, and currants. A small, freestanding U.S. Forest Service interpretive panel, entitled "An Early Homestead—the Derby Cabin," is located near the northwest corner of the cabin. The outhouse, lying approximately 100' south-southeast of the cabin, was about 4' x 5' with milled, vertical board siding (with some boards up to 10" in width), a shed roof, and a native stone foundation. About 25' southwest of the cabin a small rectangular area was cut into the hillside; it is not historic. Areas of significance for the cabin include Agriculture and Architecture.

The one-story, one-room, rectangular cabin has a recent concrete pier foundation capped by fieldstone. The walls are composed of square-hewn and round logs 9" to 10" in diameter, with recent daubing made from a mixture of sand, clay, and straw. The log ends display two different notching techniques: half-dovetail at the northwest and southwest corners and square notches at the northeast and southeast corners. Both square and wire cut nails are present. The gable faces are clad with vertical boards and rustic bark-on battens (a 2009 alteration). The front wall (north) has square and round logs and displays a slightly off-center vertical plank door with cross-bracing and a small fixed-light window facing newer wood steps. The east wall is blank and composed of square-hewn logs with square notches. A single vertical log is attached to the wall. The rear has square-hewn logs with half-dovetail notches on the west and square notches on the east. The wall has a slightly off-center four-over-four-light double-hung sash window set in a milled lumber opening. A single vertical board is attached to the wall toward the east end. The west wall displays both round and square-hewn logs that have half-dovetail notches. There is a slightly off-center four-over-four-light double-hung sash window. The side gable roof has overhanging eaves, exposed rafter tails, and nonhistoric board on board roofing.

*Alterations.* East of the cabin is an interpretive panel discussing the building's history. In 2011, changes to the eave overhangs, walls, and windows made in 2009 were reversed and redone following the Secretary of Interior's Standards.

*History.* For historical background on the Derby Cabin, please see the Derby/Terhune/Eavenson Ranch above.



South of the Derby Cabin hillsides on the west contain aspen trees, while on the east side the creek meanders through meadows with forested hills beyond. There are no fences bordering the road. About Milepost 20.2 a small collapsed log building (Resource 28J) is present on the east side of Tarryall Creek on the same parcel as the Derby-Terhune Ranch; it is a feature within the contributing ranch site. A grove of aspens is on the west side of the road. At Milepost 20.8, on the north side at the parking area for the Ute Creek Trail to the Lost Creek Wilderness, a ca. 1980s U.S. Forest Service footbridge (**Map Reference 30**, Sketch Maps 9-10, Parcel Maps 9-10, 5PA.4661) crosses Tarryall Creek; the footbridge is noncontributing due to its construction after the period of significance. There is also an interpretive panel at the location. The Ute Trail River Ranch and the Howell-Regan-Robbins Cabin are located at Milepost 21.5.

**Milepost 21.5, Ute Trail River Resort/Ute Trail River Ranch (5PA.790)**

**21446 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 31, Sketch Maps 9-10, Parcel Maps 9-10, Detail Map 15, Photograph 28**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
31A	Lodge/store	Building	1880s	Contributing
31B	Restroom/shower	Building	1920s	Contributing
31C	Guest cabin	Building	1920s	Contributing
31D	Guest cabin	Building	1920s	Contributing
31E	Shed	Building	1920s	Contributing
31F	Barn	Building	1920s	Contributing



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
31G	Guest cabin	Building	1920s	Contributing
31H	Storage building	Building	1970s	Noncontributing
31I	Guest cabin	Building	1920s	Contributing
31J	Guest cabin	Building	1920s	Contributing
31K	Guest cabin	Building	1920s	Contributing
31L	Guest cabin	Building	1920s	Noncontributing
31M	Shed	Structure	1970s	Noncontributing
31N	Stone and concrete well	Structure	pre-1962	Contributing

**Summary.** This 27.48-acre guest resort is located on the north side of Tarryall Road, on a gentle slope above Tarryall Creek, and includes a large lodge/store just north of the entrance. Scattered around the site north and west of the lodge are the seven log cabins and small outbuildings of the resort. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Entertainment/Recreation.

**Landscape.** The property abuts lands of the Pike National Forest and is on the south bank of Tarryall Creek. An interior access road from Tarryall Road leads past the west edge of the lodge and forks to reach buildings on the east and west sides of the resort. Vegetation on the site includes grasses, spruce trees, Douglas fir, ponderosa pine, cottonwood trees, aspen trees, and currants. Riparian vegetation is found along the creek. Drainage ditches extend north-south on the east and west sides of the developed area, while rocky ledges run east-west behind the buildings. South of the lodge is a fenced parking area and small open fenced area near the road. Rock alignments and a retaining wall are present on the site, as are informal pedestrian paths, a wood pile, picnic tables and fences.

**Primary Resource.** Resource A, Lodge/Store, 1880s, Contributing, Photograph 28. The lodge/store is an irregular plan one- and two-story log and frame building consisting of an original log component and several additions. The building rests on a concrete foundation except for the two log cabins forming the interior core of the building. All windows have been replaced with aluminum frame windows, except for a sliding wood sash window at the center of the south wall. All roofing is composition shingle or roll roofing. On the north side of the building is a rectangular log dining room with a shed roof and an open porch across the north side, which is reported to be the original component. Wood stairs lead to the porch at the east and west ends. The store portion of the building includes an old, rectangular log cabin with V-notched round logs with cement daubing added in 1924. Attached to the east side of the cabin is another rectangular cabin with square logs and V-notches. Originally one story, the portion of the building encompassing these cabins was raised to two stories and covered with a gabled roof. A log, shed roof addition is attached to the west end of the south side of the cabins and contains the main entrance. Another rectangular frame addition with T1-11 siding and a shed roof is attached to the south end of the east wall.<sup>117</sup>

**Alterations.** Two sheds at the complex were added in the 1970s after the period of significance. One guest cabin (Resource L) experienced extensive alterations after the period of significance and is therefore considered non-contributing.

**History.** The Ute Trail River Resort is located on land Kentuckian George W. Wheeler obtained as a Homestead Entry Patent on 30 September 1924. Blacksmith Daniel W. Denny of Tarryall previously applied for the land on 12 May 1907, and even built a house here, but granted relinquishment rights to Wheeler. Wheeler moved into the house Denny had built. The land included a two-room log house, log barn, chicken house, and a covered spring. Wheeler planted twelve acres with potatoes, barley, and oats, and had a vegetable garden. Another twelve acres were converted to irrigated grass, with the intention of cutting them for hay. However, the family was unable to support themselves from the homestead alone; they left every winter so Wheeler could work as a cabinetmaker. He died on 8 January 1931, and his widow, Ellen, and daughter, Lillian Howell, assumed ownership. The property transferred back and forth between Howell family members for years. In the 1950s Lillian married Charles Robbins, son of a local rancher. He completed most of the development of the site as a guest ranch during the mid-1950s, although some improvement might have begun in the 1930s and 1940s. Later owners Debra Baxter and James Fagerstrom reported Charles Robbins built many of the guest cabins on the land, many using logs from old cabins in the area. Lillian transferred the property to George Howell in 1959,

<sup>117</sup> T1-11 sheet panel siding is composed of plywood or oriented strand board and is often grooved to simulate the appearance of individual boards.

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and he kept the property until the 1970s.<sup>118</sup> The current owners continue to operate the property as lodging for fishermen and others seeking the area's exceptional recreational opportunities.

**Milepost 21.5, Howell-Regan-Robbins Cabin/Outpost Wilderness Adventure Base Camp (5PA.4524)  
 20859 County Road 77 (south side)  
 Map Reference 32, Sketch Maps 9-10, Parcel Maps 9-10, Detail Map 16**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
32A	Howell-Regan-Robbins cabin	Building	1940	Contributing
32B	Howell-Regan-Robbins outhouse	Building	1940	Contributing
32C	Bison Peak Lodge	Building	1998	Noncontributing
32D	Shed	Building	1990s	Noncontributing
32E	Meeting/dining	Building	1990s	Noncontributing
32F	Pavilion	Building	1990s	Noncontributing
32G	Shed	Building	1990s	Noncontributing
32H	Shed	Building	1990s	Noncontributing
32I	Cabin with climbing wall	Building	1990s	Noncontributing
32J	Restroom	Building	1990s	Noncontributing

*Summary.* Directly across the road from the Ute Trail River Ranch is the Howell-Regan-Robbins Cabin and Outhouse (Resources A and B, respectively), part of the 39-acre Outpost Wilderness Adventure (OWA) Base Camp. While the cabin and outhouse are the only formally surveyed resources on the parcel, a number of 1990s-era resources associated with the Base Camp also are present, including the 4,920-square-foot Bison Peak Lodge and support buildings, including a restroom, sheds, and other buildings. Several base pads for fabric-covered yurts are also present, clustered with the permanent buildings and scattered in the western end of the parcel. The later OWA buildings are evaluated as noncontributing due to their construction after the period of significance.

*Landscape.* The property extends west-southwest along a drainage accessed by an asphalt paved road from County Road 77. The land rises from an elevation of 8,775' at the county road to 9,000' at the parcel's western edge. The landscape surrounding the Howell/Regan/Robbins Cabin and associated outhouse, which lie atop a small, rocky, forested knoll approximately 100' south of County Road 77, is characterized by rock outcroppings, boulders of various sizes, mature evergreen trees, small aspen trees, and several large stumps. The Bison Peak Lodge and most of the other newer OWA buildings are clustered 0.1 mile southwest of the Howell/Regan/Robbins Cabin, although a restroom (Resource J) lies 0.4 miles distant. A two-track road extends up the drainage through fairly open land, with forested lands of the Pike National Forest bordering the parcel and peaks of more than 10,000' lying to the west and southwest.

*Primary Resource Description.* Resource A, Cabin, 1940, Contributing. The Howell-Regan-Robbins Cabin, a square plan, one-story, front gabled roof, Rustic-style log cabin, faces east atop a small, rocky, forested knoll on the south edge of County Road 77. The dry stack rubble stone foundation incorporates the natural stone formations of the site. In some areas, cement has been applied between the foundation stones and between the foundation and the log walls. The walls are constructed of round wood logs, cut to roughly a D-shape at each end, and saddle notched. The ends of the logs extend beyond the corners, forming pronounced crowns. The crowns are cut shorter as the wall rises, giving the walls a battered appearance. In several instances, large spaces between the logs are in-filled with smaller diameter logs that butt into the corner joints. The walls are chinked and daubed with cement. The front gabled, timber frame roof is covered with brown asphalt roll roofing. At the gable ends, the log roof purlins are exposed and the area above the logs walls is covered with green asphalt roll roofing overlaid with polychromatic decorative asphalt shingles at the front of the building and green decorative asphalt shingles at the rear. A red brick chimney extends through the roof at the northeast corner. A black metal stovepipe projects upward from inside the chimney. A single-light, off-center, wood panel door of the front façade provides entry to the building. The metal door knob and painted backplate are oval in shape and decorated with a raised bead pattern. A three-over-one-light wood sash window is located to the right of the entry. A tripartite, wood sash

<sup>118</sup> Debra Baxter and James Fagerstrom, Personal communication to Jonathan C. Horn, June 14, 1995; Horn, "Cultural Resource Inventory," 149-150; Park County Local History Archive, "A Guide to the Tarryall Road," 11; Park County Assessor, real estate information.

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window is located on the north façade; each sash features three lights. There are no window or door openings on the west or south walls.

*Alterations.* Eight of the ten resources at the complex were constructed in the 1990s, well after the period of significance, and are counted as noncontributing.

*History.* George W. Wheeler acquired relinquishment rights to this land from Tarryall resident Daniel W. Denny in 1907 and received a homestead patent in 1924. Wheeler and his wife, Ellen, had moved to the land three years earlier, occupying an existing house on the north side of the road. The couple added improvements to the homestead headquarters during the next two decades and conducted small-scale farming, raising potatoes, barley, and oats, as well as irrigating twelve acres for hay. They divided their time between the farm and a home in Englewood, Colorado, where George worked as a cabinetmaker and builder. He died in 1931, and Ellen and their daughter, Lillian Howell, inherited the property. Ellen and Lillian divided the land into two parcels in 1933, with Lillian acquiring this piece of land and perhaps beginning its improvement as a resort. In 1940 she married Frederick A. Regan, who was in military service, and Park County records indicate the cabin was built in that year (although it may date to the 1930s). Frank Daniels, member of another ranch family, lived in the cabin in the 1940s while working as a ranch hand. In 1954 Lillian married Charles L. Robbins and they completed the development of the property as a resort in the 1950s, with the cabin south of the road used as a vacation house. Lillian gave the property to her son, George, in 1954. In 1970 he sold it to George R. Runyan.<sup>119</sup>



Past the Ute Trail River Ranch and the Howell-Regan-Robbins Cabin, Tarryall Road continues in a southeasterly direction. On the south side at Milepost 21.6 are a 1980 one-and-a-half-story frame house (20909 County Road 77, **Map Reference 33**, Sketch Maps 9-10, Parcel Maps 9-10, 5PA.4662) located well up on the hill and two cabins. All are categorized as noncontributing due to construction after the period of significance. On the north side at Milepost 21.7 are a one-story 1939 novelty log house with decorative vergeboards and a pre-1956 outbuilding to the south (20990 County Road 77, **Map Reference 34**, Sketch Maps 9-10, Parcel Map 10, 5PA.4663), both categorized as contributing. Less than a half-mile farther is the Farnum Cemetery.

#### **Milepost 22.1, Farnum Cemetery (5PA.4460)**

#### **County Road 77 (north side)**

#### **Site, Contributing**

#### **Map Reference 35, Sketch Map 10, Parcel Map 10, Photograph 29**

A small family cemetery associated with the pioneer Farnum family is present on the north side of the road at Milepost 22.1, about 470' north-northeast of Tarryall Road. A two-track dirt road following that alignment provides access to the cemetery, passing a few feet to the west. Tarryall Creek flows west-northwest/east-southeast about 448' north of the burial ground. The cemetery lies on a slight promontory, surrounded by grazing land with the terrain sloping gently away from the northwest to the southeast. The proximity of the cemetery apparently led to the naming of Graveyard Gulch to the southeast, which extends from the hill southwest of the cemetery to Tarryall Creek.

This small (roughly 25' x 25') cemetery is oriented west-northwest/east-southeast and is surrounded by a decorative wrought iron fence manufactured by Stewart Iron Works of Cincinnati, Ohio. The roughly 4' high fence consists of narrowly spaced vertical rods with fleur-de-lis finials which pass through three flat horizontal supports; bracing is present where each rod passes through the horizontal member and forms a diamond. End and center fence uprights are taller, square, and have different finials. The fence has one gate in the center of the south-southwest side. The gate has a curved top surmounted by scrollwork and a center fleur-de-lis finial; the gate center follows a similar design as the sections of fence and includes a center metal shield with the name of the manufacturer.

The burial ground contains one marker with names and dates near the southwest corner. It is about 5' high and consists of a light sandstone obelisk atop a tooled red sandstone base. The following inscriptions are present: southwest face—"Walter R. Farnum died May 24, 1878 Aged 28 yrs. 7mos. 28ds."; northeast face—"Francis F. Farnum Died 12 July 1872 Aged 17 yrs. 8ms. 13 ds."; northwest face—a carved hand with the pointer finger raised; and southeast face—blank. A white footer stone to the east bears the initials "FFF". Also within the fence are two wood posts and a red rock with green lichen. The fence and grave marker display Late Victorian design influences. The entire cemetery is included within the district and assessed as contributing. Areas of significance for the cemetery include Exploration/Settlement.

<sup>119</sup> Amy Unger and Erica Duvic, Park County Office of Historic Preservation and South Park National Heritage Area, Architectural Inventory Form, "Howell/Regan/Robbins Cabin," 5PA.4524, 2012.

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*Alterations.* There are no known alterations. The cemetery fence was added within the period of significance.

*History.* William and Mahala Farnum were parents of three sons listed in the 1870 U.S. Census; their two younger sons would die in that decade (Walter R. in 1878 at twenty-eight and Francis F. in 1872 at seventeen). The family established a cemetery on the ranch for burials, and according to the report of Walter F. Allen, there are two other graves in the cemetery, those of Luna Tappan and Dollie Allen. Luna Tappan was a young Navajo boy who had been stolen from his people in southern Colorado and later traded for a sack of flour to a Mr. Tappan, who provided his name. Luna escaped and came to the Farnum Ranch, where he lived until late 1877 when he died at age nineteen of pneumonia. Dollie Laura Allen, the daughter of Anson Alonzo Allen and the Farnum's daughter, Charlotte, was born in 1877 and passed away at the age of two in 1879. The cemetery received no additional burials after the Farnum era.<sup>120</sup> See additional history on ranch below.

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Less than half a mile beyond the cemetery is the associated Farnum Ranch, where the creek drainage widens slightly.

**Milepost 22.5, Farnum Ranch (5PA.306)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 36, Sketch Map 10, Parcel Map 10, Detail Map 17**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
36A	Log House	Building	1925	Contributing
36B	Shed	Building	ca. 1925	Contributing
36C	Outhouse	Building	ca. 1925	Contributing
36D	Allen-Anderson Ditch	Structure	1892	Contributing
36E	Outbuilding	Building	ca. 2011-13	Noncontributing

*Summary.* Lying on the east side of Tarryall Road on the far side of Tarryall Creek about 0.2 miles off the road is the Farnum Ranch headquarters, featuring a log house, a shed, and an outhouse northeast of the house on the hillside. All of the 159-acre ranch is within the historic district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The buildings sit on a sloping tract with grasses, forbs, and treed hillsides to the north. Taking advantage of this topography, the shed is built into the slope of the hill. Features of the land include a log post and wire fence, a roughly 20-acre hay meadow to the south, the creek, and hills north of the buildings. The 1892 Allen-Anderson Ditch diverts water from Tarryall Creek about 0.2 miles west-northwest of the headquarters and flows east-southeasterly for about 0.6 miles, passing the headquarters on the south.

*Primary Resource.* Resource A, House, 1925, contributing. The house consists of a one-and-a-half-story gabled roof main wing with a one-story gabled roof component attached to the south wall and a lower gabled roof component attached to the west wall. The building has log walls, with vertical boards on the gable faces. The roofs are clad with corrugated metal. The main wing has a multi-light window on the west gable face and a metal chimney pipe on the roof. The south component has logs with saddle notches, a wide picture window on the south wall, and a full-height, tapered stone chimney on the west wall. The west component has a six-light horizontal window on the south wall and a six-light window on the west wall.

*Alterations.* The main house (Resource A) has experienced some additions within the period of significance. A rectangular outbuilding to the east (Resource E) was erected ca. 2011-13, after the period of significance.

<sup>120</sup> Park County Assessor, real estate information and plat book; Midge Harbour, *The Tarryall Mountains*, 24-28; *Fairplay Flume*, 30 August 1883, 4 and 20 December 1888, 1; *Country Life*, April 1928, 129; Stewart Iron Works website, <http://www.stewartironworks.com>, accessed 20 January 2011; *Cincinnati Post*, 23 October 2006, <http://www.highbeam.com>, accessed 20 January 2011; Park County Local History Archives, "A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School," 12, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Park County Local History Archives, Farnum Family, number 275, photograph and note, provided by Eve Kuenin, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 20 January 2011; Jerry Davis, Colorado Springs, Colorado, Telephone Interview by Thomas H. Simmons, 25 February 2011; William M. Farnum, homestead case file, U.S. General Land Office, final certificate 83, 5 November 1884, National Archives, Washington, DC.

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*History.* William M. and Mahala Farnum established the Farnum Ranch along the Tarryall in 1867. William previously followed the gold rush to California in 1849 and participated in the 1859 Pike’s Peak rush. In Park County the couple erected a small log cabin with a dirt roof and floors, raised a herd of shorthorn cattle, cut hay, and established a family cemetery. Eventually, the Farnums erected a larger house where many travelers stopped on the way to Colorado City or the mining camps. In 1870 William described the Tarryall area where he lived: “It is a fine country here. There are plenty of wild game and nearly all of the creek and river valleys are fertile. We can raise potatoes, oats, barley, and a good many kinds of garden vegetables. There is good meadow land waiting to be cleared, ditches to be made to water the hay land, and it is the best wild hay I have ever seen.”<sup>121</sup> In 1880 a post office known as “Mountaindale” opened at the ranch, with William serving as postmaster. At that time he was reported to be the oldest living settler in Park County. When his health began to fail in the mid-1880s, the ranch was leased and the Farnums moved to Colorado Springs. The post office was relocated to the Allen Ranch, where the Farnums’ daughter, Charlotte Allen, served as postmistress. The area in the vicinity of the Allen Ranch was known as Mountaindale.<sup>122</sup>



**Milepost 22.9, Anderson Ranch/Lazy River Ranch (5PA.791)  
 22907 County Road 77 (west side)**

**Site, Contributing**

**Map Reference 37, Sketch Map 10, Parcel Map 10, Detail Map 18, Photographs 30 and 31**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
37A	House/store	Building	1925	Contributing
37B	Garage	Building	ca. 1925	Contributing
37C	House	Building	2008	Noncontributing
37D	Outfitter’s cabin	Building	ca. 1950	Contributing
37E	Outfitter’s cabin	Building	ca. 1950	Contributing

*Summary.* The Anderson Ranch/Lazy River Ranch consists of historic and nonhistoric houses, a garage, and two log buildings on the west side of Tarryall Road on a moderate slope above the floodplain of Tarryall Creek (Photograph 30). The main house is located adjacent to Tarryall Road, while a semi-subterranean garage lies to the northwest. A 2008 house is on a hill west-southwest of the historic house. All of the 30-acre ranch parcel is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Entertainment/Recreation.

*Landscape.* A cutbank parallels Tarryall Road along the east edge of the property. Elevated above Tarryall Road, the site of the house/store is bordered by stone retaining walls on the east, curving northward to the garage. From a concrete landing at the northern edge of the house/store east porch, concrete steps descend between sections of the retaining wall to the level of the garage; a second set of steps is on the east side of the house. On the southwest side of the house, a patio with log terraces on the west side extends southward and is pierced by steps toward the south end. A fire pit is adjacent to the terrace on the west. A dirt access road enters the property north of the house and proceeds northwesterly; a dirt road exits the ranch yard south of the house and proceeds southeasterly. Vegetation at the site includes grasses, forbs, planted flowers, Ponderosa pine, and spruce. The 1868 Farnum Ditch flows along the east side of County Road 77 on another parcel (see below).

*Primary Resource Description.* Resource A, House/Store, 1925, Contributing, Photograph 31. The irregularly-shaped, one-and-a-half-story house/store is distinguished by its decorative slab log siding laid in varied patterns. The building includes an original cross-gabled roof wing intersected by added projections on the north and west. The house has a partial concrete foundation and the roof is clad with wood shingles and has overhanging eaves, a brick chimney on the south roof slope, and a metal pipe chimney on the north roof slope.

The center, cross-gable roof wing has walls clad with decorative half-log siding in bands displaying short lengths of slab log siding laid vertically or diagonally and divided by horizontal boards. The east façade features a center entrance with a paneled wood screen door flanked by six-over-six-light double-hung sash windows. Centered on the upper gable face are paired four-light windows. The south wall has paired six-over-six-light windows at the east end; a center, projecting, gabled roof partially enclosed porch with an off-center entrance; and paired four-over-four-light windows at the west end. On the south end of the

<sup>121</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>122</sup> *Fairplay Flume*, 17 July 1879; Harbour, *The Tarryall Mountains*, 24-25 and 27.

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west wall is a 7' x 27' log, shed roof addition with a gabled roof 11' x 15' two-story log root cellar partially built into the hillside. A screen-covered window opening is on the north wall of the addition. The north wall of the main wing has two four-over-four-light windows. The north addition has a concrete foundation; walls and a gable face clad with narrow, vertical slab log siding; and a gabled roof with wood shingle roofing. The north wall of the addition contains a window opening filled with vertical boards and a louvered vent high on the gable face. The east wall features a one-by-one sliding window. A screened-in shed roof porch with log supports is on the east wall of the north addition.

*Alterations.* The large house on the hillside dates to 2008 after the period of significance.

*History.* Anson Alonzo Allen acquired land associated with the Anderson Ranch/Lazy River Ranch as part of a 160-acre Cash Entry Patent, on 23 July 1880. Ten years earlier he had established a ranch nearby known as the Allen Ranch, discussed above, where a sawmill and post office known as Mountaindale were located. This newer portion of Allen's land was sold to Albert L. Richardson on 12 May 1894, to satisfy a mortgage for \$763.65. The property then changed hands repeatedly, which included purchase by: Howell M. Ratcliff (1898), George L. Horine and Celsus P. Link (1899), and Charles G. Volz (1900). Nels P. Anderson acquired the land in 1904, selling it in 1919 to Bernetha O. Williams. In 1927 Anderson regained control of the property after the sheriff seized it from Williams. It seems likely that Anderson built the main part of the residence, since previous landowners didn't stay long and Allen, the original owner, had a ranch nearby. In 1930 Anderson sold it to Gerhart E. Hammer, whose wife, Bess, taught in Tarryall. The Hammers sold the property to Harry Robson in 1945, and he resold it that same year to Roy W. and Dorothy Weibel. John and Kathryn Hanson bought the property two years later, and added the north addition, which they used as a store, in 1950. The Hansons kept the property in their family until Kenneth E. and Clara U. Gloss purchased it in 1955 and owned it until 1968.<sup>123</sup>

**Milepost 22.9, Anderson Ranch/Halstead Property (5PA.4664)**

**22998 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 38, Sketch Map 10, Parcel Map 10, Detail Map 19, Photograph 30**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
38A	House	Building	2007	Noncontributing
38B	Loafing shed near house	Building	1981	Noncontributing
38C	Loafing shed next to road	Building	2008	Noncontributing
38D	Corral with loading chute	Structure	post-1965	Noncontributing
38E	Farnum Ditch	Structure	1868	Contributing
38F	Anderson-Allen Ditch	Structure	1873	Contributing

*Summary.* Across the road from the Anderson Ranch/Lazy River Ranch on the east side is a separate parcel containing a 2007 two-and-a-half-story house and a 1981 loafing shed on the far side of Tarryall Creek. Adjacent to the road is a large, rectangular, metal clad loafing shed (erected in 1981) within a roughly 350' x 80' wood post and horizontal board corral with a loading chute at its southern end. All four resources are categorized as noncontributing due to construction after the period of significance. The property also includes two contributing irrigation ditches. The entire parcel of the ranch is included within the district. The property as a whole is assessed as contributing. Buildings erected after the period of significance and assessed as noncontributing are found in two locations: next to County Road 77 (a 352' x 82', .55-acre area consisting of a corral and loafing shed) and 863' northeast of County Road 77 at the end of a gravel access road (a .41-acre area containing a house and loafing shed).

*Landscape.* The 142-acre property (all of which is within the historic district) extends for about 0.8 miles along the east side of the road. Tarryall Creek meanders in a northwest-southeast course through the center of the land flanked by approximately thirty-two acres of hay meadows watered by the Farnum and Anderson-Allen ditches. The hay meadows occupy every possible acre in the bottomlands and the oxbows formed by the meandering creek must be challenging during haying season. The 1868 Farnum Ditch takes its water from Tarryall Creek at a point about 900' northwest of the Farnum Cemetery and flows southeasterly for about 1.6 miles along the east side of the road. The 1873 Anderson-Allen Ditch diverts water from the same creek about 500' west of the house; the ditch is approximately 0.6 miles long. Forested hills, exceeding 9,000' in elevation, lie

<sup>123</sup> Horn, "Cultural Resource Inventory"; Harbor, *The Tarryall Mountains*, 38; Park County Local History Archive, "A Guide For the Tarryall Road."

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along the northeastern edge of the property. A 0.3-mile gravel road leaves County Road 77 south of the corral and makes its way across the creek to the location of the house and loafing shed.

*Primary Resource.* Resource A, House, 2007, Noncontributing. This two-and-a-half-story frame residence lies on the east side of Tarryall Creek and features a concrete foundation stepped into the hill to the east and walls clad with horizontal siding. Windows are mostly one-over-one-light (single, paired, and triples) with some two-light sliders. The roof is clad with composition shingles and the west roof slope has two gable roof dormers, each with a one-over-one-light window and a gable ornament. There is a wood post and horizontal board fence to the west.

*Alterations.* With the exception of the two late nineteenth century irrigation ditches, all of the resources on this parcel date to the late twentieth century after the district's period of significance.

*History.* Most resources on this parcel are nonhistoric. The parcel originally was part of the Anderson Ranch/Lazy River Ranch, whose history is discussed above under Map Reference 37.



The road continues in a southeasterly direction. At Milepost 23.2 is a 1930 equipment shed (23333 County Road 77, **Map Reference 39**, Sketch Map 11, Parcel Map 11, 5PA.4665) owned by Beverly Long. It is not visible from the public right of way, but is categorized as contributing based on date of construction. A metal cattleguard installed in 2013 (replacing an earlier reinforced concrete one) is found at about Milepost 23.4. On the west the hillside contains aspen groves. The road crosses Allen Creek at Milepost 23.6, the location of a ranch of the same name.

**Milepost 23.6, Allen Ranch/Allen Creek Ranch (5PA.4692)  
 County Road 77 (west side)**

**Site, Contributing  
 Map Reference 40, Sketch Map 11, Parcel Map 11, Detail Map 20, Photograph 32**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
40A	House	Building	1871	Contributing
40B	Barn	Building	pre-1962	Contributing
40C	Blacksmith shop	Building	pre-1962	Contributing
40D	Outbuilding	Building	pre-1962	Contributing
40E	Root cellar	Structure	pre-1962	Contributing
40F	Anson A. Allen Ditch	Structure	1873	Contributing

*Summary.* The Allen Ranch/Allen Creek Ranch headquarters (a Park County local landmark) on Allen Creek lies about 0.1 miles southwest of Tarryall Road. Five historic resources are located along a two-track road: a house, barn, blacksmith shop, outbuilding, and root cellar. The Anson A. Allen Ditch is on the east side of County Road 77. The entire 319-acre ranch is included within the historic district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The headquarters is situated in the drainage of Allen Creek. A faint two-track route extends west-southwest from County Road 77 to the cluster of buildings and continues up the drainage. A gravel road is present west of the buildings and provides access to the parcel to the west. The land slopes northeastward toward Tarryall Creek. Forested lands of the Pike National Forest lie west and south of the ranch, with a 9,699' peak to the south and a 10,006' peak to the west. Remnants of pole and post fences are adjacent to the barn and blacksmith shop. The tract includes about 74 acres of grazing land around the headquarters and east of County Road 77. The Anson A. Allen Ditch (1873) diverts water from Tarryall Creek a quarter-mile northeast of the headquarters and extends for 0.6 miles along the west side of the creek; undoubtedly part of the ranch was once used for raising hay.

*Primary Resource.* Resource A, House, 1871, Contributing. The ranch house faces northeast and consists of a rectangular, side gabled roof main wing with a semi-circular vertical board bay window on the southeast and a lower, gabled roof projection on the northwest. The walls are clad with asphalt shingles stamped to resemble brick (shown in 1930s photographs). The front (northeast) has a center entrance with a paneled and glazed door facing a small shed roof porch with wood post supports. Flanking the door are windows with plain board surrounds. The window to the east is six-over-six-light double-hung sash. The southeast gable end has a multi-light window on the gable face. The gabled wing on the northwest has a shed roof projection on the east end of the north wall and two large multi-light windows toward the west end.

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*Alterations.* The asphalt siding on the main house was in place in the 1930s; it is not known when the bay window was added. The buildings have not been occupied in some time and exhibit deterioration.

*History.* Civil War veteran Anson Alonzo Allen and his wife, the former Charlotte Farnum, settled on the west side of Tarryall Road in 1870. Charlotte’s parents had written to the couple, indicating the area along Tarryall Creek comprised an excellent ranching region. The Allen family traveled by train to Denver and then hired someone with a team to bring them to the Tarryall. A skilled carpenter, Anson erected his own house and helped his in-laws build a larger one. Other local settlers also hired him to construct the buildings and structures on their ranches. The Allen Ranch produced cattle, pigs, and a wide variety of garden vegetables, including potatoes, rutabagas, turnips, carrots, cabbage, onions, lettuce, and radishes. In 1884 the family produced nearly 19,000 pounds of potatoes and 500 pounds of butter. Charlotte, a mother of six, served as postmistress of the Mountaindale post office here when her father gave up the position at his ranch. The 1896 State Business Directory listed eight families in the Mountaindale area, including the owners of several ranches that still exist today. When Anson Allen “crossed the divide” in 1911, he was cited as “a man of sterling character” with a large circle of friends and was laid to rest in Lake George Cemetery.<sup>124</sup>



Located on a separate parcel west of the Allen Ranch/Allen Creek Ranch is a 2005 equipment shed (**Map Reference 41**, Sketch Map 11, Parcel Map 11, 5PA.4666) owned by the Harrigan family and assessed as noncontributing due to its date of construction. At about Milepost 24.3 Tarryall Road curves and assumes a more easterly course. Beginning at Milepost 24.4 is a segment of an old alignment of Tarryall Road.

**Milepost 24.4, Old Tarryall Road Segment (5PA.4464.3, formerly recorded as 5PA.792)**  
**County Road 77 (south side)**  
**Structure, Contributing**  
**Map Reference 42, Sketch Map 11, Parcel Map 11**

Another segment of an older alignment of Tarryall Road borders the current road on the south on the side of a hill. The road segment, a contributing resource within the district, is higher and more curving than the current alignment. It is about 350’ long, 15’ to 18’ wide, and unpaved. Cut into the steep slope of the hill, at its highest point the old road is about 25’ above the current road. A 3’ to 8’ high semi-coursed native stone retaining wall supports the central 150’ of the old roadbed. The entire extent of the road segment is included in the district and assessed as contributing. The area of significance for the road is Transportation.



Continuing past the old road segment, large rock outcroppings and a broad hay meadow are on the east side of the road, while hill slopes are on the west. The Williams Ranch is located at Milepost 25.0, where the road curves southeastward.

**Milepost 25.0, Williams Ranch (5PA.793)**  
**24999 County Road 77 (both sides)**  
**Site, Contributing**  
**Map Reference 43, Sketch Map 11, Parcel Map 11, Detail Map 21, Photograph 33**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
43A	Log house	Building	ca. 1927-28/2010	Noncontributing
43B	Log cabin	Building	ca. 1900-62	Contributing
43C	Root cellar	Structure	pre-1900	Contributing
43D	Log cabin	Building	ca. 1900-62	Contributing
43E	Barn	Building	pre-1962	Contributing
43F	Tack room/horse stable	Building	pre-1962	Contributing
43G	Shed	Building	pre-1962	Contributing
43H	Corral	Structure	pre-1962	Contributing
43I	Log cabin	Building	pre-1962	Contributing
43J	Bradley Ditch	Structure	1882	Contributing

<sup>124</sup> *Fairplay Flume*, 5 May 1911, 1; Park County Local History Archive, “A Guide to the Tarryall Road,” 13-14.



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
43K	Cheaprocks Ditch	Structure	1879	Contributing

*Summary.* The Williams Ranch headquarters, a local Park County designated landmark, is located on both sides of Tarryall Road, with most buildings lying on the hillside to the southwest. The complex is on a slope above the floodplain of Tarryall Creek. A resource on the same parcel as the ranch lies about a half mile north of the headquarters at Milepost 24.5: a pre-1962 one-story log building on the north side of Tarryall Creek (Resource 43I).<sup>125</sup> The 1995 archaeological survey indicated that buried cultural materials are likely.<sup>126</sup> The entire 152.7-acre parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road passes through the center of the headquarters on a northwest to southeast alignment. Features include post and log fences, drainage ditches, a corral, and an outhouse hole cribbed with logs and with a concrete foundation around the top. Tarryall Creek and bottomlands lie to the east with rocky cliffs beyond. A large field on the bottomlands was used post-2006 for the commercial production of vegetables but is now inactive. Vegetation on the site includes grasses, currant, common juniper, Douglas fir, aspen, and spruce trees. South of and behind the house are areas of forest with Ponderosa pine, spruce, and fir. Riparian vegetation is found along the creek. Bradley Peak (9,489' elevation) lies just across the creek to the north-northeast. A hay meadow covering approximately twenty-two acres lies between the road and Tarryall Creek. Two historic irrigation ditches flow across parts of the property on the northeast side of the road. The Bradley Ditch (1882) takes water from Tarryall Creek about 0.7 miles northwest of the headquarters; the ditch is 0.3 miles long. Just north of the headquarters the 1879 Cheaprocks Ditch diverts water from Tarryall Creek; the ditch extends for 0.8 miles on the north side of the creek.

*Primary Resource Description.* Resource A, Log House, ca. 1927-28/2010, Noncontributing. The main house is a rectangular, one-story log building atop a concrete foundation. The walls are composed of round logs with half-dovetail notches and concrete daubing. The gable faces are clad with stucco. Windows are one-over-one-light double-hung sash replacements. The front gabled roof has overhanging eaves and is also covered with rolled roofing. The front (southeast) has an off-center door and a window. The northeast wall has two windows. The northwest wall displays an off-center door and a window. The house received a large stucco rear addition on the southwest in 2010.

*Alterations.* All of the complex's resources are contributing with the exception of Resource A, which received a large stucco rear addition in 2010. At the same time the access into the complex was reconfigured with a paved driveway with a retaining wall and a patio constructed between Resources A and B. At the time of 2013 Tarryall Road improvements a wood post and pole fence was installed on the east side of the road the length of the corral.

*History.* Albert W. Bradley settled on a 160-acre homestead claim already partially developed by S.M. Lasill in November 1878. Bradley completed work on a house and another building, built a ditch, improved the hay land, and plowed 10 acres by 1881. He grazed cattle and raised hay, oats, and vegetables on the land. Before receiving title to the acreage in 1885, Bradley sold the land to John E. Williams, an immigrant from Wales. The headquarters of Williams's operation was today's Williams-Gold Ranch, **Map Reference 44**. John Williams died at the age of 55, in 1887, and is buried in Lake George Cemetery. Williams's sons Albert and then Edmund inherited the Bradley land. Edmund E. Williams lived on the property in the early twentieth century and erected the main cabin by himself ca. 1927-28. He also built a ramp on the north side of the road in order to raise his stack of hay, removing it from the danger of the flood plain. Edmund Williams worked at a time as the operator of a stage line in Tarryall. The Williams family kept the property until 1951, when they sold it to Kenneth E. Gloss.<sup>127</sup>



Beyond the Williams Ranch the east side of the road displays meadows and Tarryall Creek, while the west side is bordered with cliffs. At about Milepost 25.5, the canyon broadens widely to the east, where Tarryall Creek is joined by Hay Creek from the north. The bottomland here contains about 71 acres of level land along the creek leased for raising hay and grazing cattle. The John E. Williams and Edith Gold ranch headquarters are located at this point.

**Milepost 25.6, John E. Williams Ranch/Williams-Gold Ranch (5PA.38)**

<sup>125</sup> A one-story shed adjacent to the road at Milepost 24.5 noted in 2012 is no longer present.

<sup>126</sup> Horn, "Cultural resource Inventory," 158.

<sup>127</sup> Rick Cluxton, Bradley Homestead/Williams Ranch, Park County Historic Landmarks Nomination Form, March 2008; Horn, "Cultural Resource Inventory"; Park County Local History Archive, "A Guide For the Tarryall Road," 14.

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**25630 County Road 77 (north side)**

**Site, Contributing**

**Map References 44, Sketch Map 12, Parcel Map 12, Detail Map 22, Photographs 34 through 36**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
44A	House	Building	1882	Contributing
44B	Barn	Building	ca. 1880s	Contributing
44C	Log cabin	Building	ca. 1900	Contributing
44D	Log cabin	Building	ca. 1900	Contributing
44E	Log cabin	Building	ca. 1900	Contributing
44F	Outhouse	Building	ca. 1900	Contributing
44G	Log cabin	Building	ca. 1900	Contributing
44H	Loafing shed	Building	ca. 1890s	Contributing
44I	Bridge	Structure	pre-1961	Contributing
44J	Loafing shed	Building	ca. 1890s	Contributing
44K	Hay Creek Ditch	Structure	1881	Contributing
44L	Road segment	Structure	pre-1917	Contributing

*Summary.* The roughly 80-acre John E. Williams Ranch lies on the north side of and some distance below Tarryall Road, occupying one of the most striking settings within the historic district. The 8,600' elevation 1880s headquarters is laid out in a linear east-west alignment, with nearly 1,000' between the furthest east and west buildings. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The two-story log house and several agricultural buildings associated with the 1880s headquarters are located on the west side of Hay Creek facing a sloping area to the south leading to a 52-acre hay meadow. A log cabin and two loafing sheds are on the east side of Hay Creek, which emerges from a deep cleft and flows from north to south to its confluence with Tarryall Creek. Tarryall Creek meanders west to east in the southern portion of the property close to County Road 77. The 1881 Hay Creek Ditch flows from east to west south of the headquarters and waters the meadow; the ditch diverts water from Hay Creek east of the headquarters and extends about 0.3 miles. Vegetation includes grasses, forbs, aspens, and forested upslopes, as well as riparian vegetation along the creek. The site includes picturesque rock formations immediately north of the buildings and rock formations, hills, and mountain ranges farther away. Bradley Peak (9,489') looms to the west, the Tarryall Mountains to the north (including 12,165' McCurdy Mountain and 12,431' Bison Peak), and South Tarryall Peak (11,206') to the east.

*Primary Resource Description.* Resource A, Two-story Log House, 1882, Contributing, Photograph 35. The two-story log house with basement has a raised foundation of stone rubble, with concrete added in some places, and basement windows on the gable ends. There are sill boards above the foundation. The walls are composed of square-hewn logs, with some very wide toward the bottom and narrower toward the top. The corners have full dovetail notches. Vertical boards overlay the corners on the front. Owner Patrick Gold measured the logs, which are 30' long. The gable faces are clad with board and batten. The building has a side gabled roof with overhanging eaves that is clad with corrugated metal roofing. There are red brick chimneys at each end of the roof.

The front (south) features a center, paneled wood door with a plain board surround with architrave lintel trim. On either side of the door is a single, boarded-up window. There are no windows on the upper story. The east wall has a stone entrance well at the basement level with a boarded-up entrance and a basement window. A family member indicates sometimes cattle were taken into the basement during cold weather. The first story has a tall, boarded-up window, and there are two boarded-up, through-the cornice windows on the upper story. The rear (north) wall has an off-center, vertical board door with a plain board surround toward the east end. There are no windows. Some flattened metal cans are nailed to the wall. The west wall has a center basement window. There are two evenly aligned boarded-up windows on each story. A small birdhouse is on the gable face. Patrick Gold indicates the log house has mortise and tendon ceiling and floor joists.

*Alterations.* The standing buildings have not been used in many years and some of the smaller outbuildings have experienced some deterioration. The two-story log houses once had a porch on the south.

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*History.* In 1879 a correspondent of the *Fairplay Flume* traveling through the Tarryall Creek area to examine its ranches commented on the “fine ranch” owned by Judge Edwards of Des Moines, Iowa, and operated by his son, William Edwards, where the canyon opens into one of the small parks encompassing “the most fertile bottom lands along the creek.” In 1881 the *Flume* reported William Edwards was “establishing his right to a homestead.” Edwards received a patent to 155.87 acres of land in 1882. John E. Williams, described as “among the pioneers of ’59,” purchased Edwards’s property in 1882. Born in Wales on 30 April 1832, Williams came to America at age twenty and worked in Pennsylvania, Illinois, and Missouri. He came to Colorado and undertook placer mining along Tarryall Gulch before mining and farming in other states. In Kansas he met Mary Zilter [also cited as Maria Dorothea Zitcher], described as “his efficient helpmate,” who was born in Germany on 22 April 1849 and came to America with her parents in 1856. The couple, who married in 1869, had seven children: Winifred, William Robert, Charles E., Albert H., Edmund D., and Victor L. In 1877 they settled in Colorado, where John Williams worked as a freighter between Colorado Springs and Leadville. The family moved to the Tarryall area by 1880, raising cattle and hay, selling large quantities of eggs, and adding acreage to their property. Their livestock was worth \$3,110 and included four horses, two mules, and 104 cattle. John Williams died on 18 August 1887, and a later biography noted he “lived to witness wonderful transformations in Colorado.” Mary Williams inherited the ranch from her husband and continued it as a hay and cattle operation with her sons. In 1899 the Williams Ranch was described as consisting of 440 acres and “one of the most desirable stock ranches on the creek.” Family members subsequently expanded the holdings of the Williams Ranch. The family refused to sell the two-story log house to Walt Disney Productions, who wanted to move it disassembled to a California location in the early 1950s. Members of the Gold family inherited the property, which is also known as the Williams-Gold Ranch, and hope to preserve the two-story log house for future generations.<sup>128</sup>

**Milepost 25.6, Edith Gold Ranch (5PA.4667)**

**25630 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 45, Sketch Map 12, Parcel Map 12, Detail Map 23, Photograph 37<sup>129</sup>**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
45A	Otto Groening cabin	Building	ca. 1940s	Contributing
45B	Log cabin (Edith Williams)	Building	early 1920s	Contributing
45C	Fishing cabin	Building	1950s	Contributing
45D	Emma Gold log cabin	Building	ca. 1920s	Contributing
45E	Log shed	Building	ca. 1920s	Contributing
45F	Loafing shed	Building	ca. 1920s	Contributing
45G	Log bunkhouse	Building	pre-1920s	Contributing
45H	Log garage (Lou Gold)	Building	ca. 1920s	Contributing

<sup>128</sup> Chapman Publishing Co., *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1055-1056; Maria Davies McGrath, *The Real Pioneers of Colorado*, vol. 3 (Denver: The Denver Museum, 1932), 486; Foothills Genealogical Society of Colorado, Inc., *Colorado Genealogical Chronicles: 1885 Colorado State Census*, v. 19; Park County Local History Archives, Family Files; Harbour, *The Tarryall Mountains*, 32-35; Patrick Gold, Williams-Gold Ranch, email to Linda Balough, 13 November 2009; Patrick Gold, Telephone Interviews by Thomas H. Simmons, 4 and 8 December 2009 and Laurie Simmons, 14 October 2010; Tom Jensen, Gold Ranch, Interview by Laurie Simmons, October 2010; *Fairplay Flume*, 17 July 1879, 2, 30 April 1885, 23 March 1906, 1, 25 July 1913, 1; *Park County Republican and Fairplay Flume*, 23 July 1981, 11; U.S. Department of Interior, Bureau of Land Management, General Land Office Records, Homestead Patent Details for William Edwards, William Robert Williams, Edith Gold Williams, Edna Williams Parker, <http://www.glorerecords.blm.gov>, accessed 28 February 2011; U.S. Census, 1880-1930; Park County Assessor, real estate records; Park County Local History Archive, Family History files; Chris Geddes, National and State Register Historian, Colorado Historical Society, Email to Thomas H. and Laurie Simmons, 19 November 2009; Linda Balough, Director, Park County Office of Historic Preservation, Email to Tom and Laurie Simmons, 23 November 2009; Colorado Historical Society, Office of Archaeology and Historic Preservation, Historic Building Inventory Record, Williams-Gold Ranch, 5PA.38, prepared by Robert J. Gold, 1985; Park County Assessor, Property Detail Information, <http://www.parkco.org>, accessed 14 October 2010; World War I Draft Registration Cards and Social Security Death Index, [ancestry.com](http://ancestry.com), accessed 12 April 2011.

<sup>129</sup> This headquarters area lies off of County Road 77 and was not surveyed. Approximate building dates and uses were provided by Patrick Gold, Wheat Ridge, Colorado, email to Tom and Laurie Simmons, 8 May 2012.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
45I	Tack house	Building	early 1920s	Contributing
45J	Corral and loading chute	Structure	ca. 1920s	Contributing
45K	Cabin	Building	ca. 1920s	Contributing

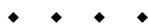
*Summary.* The Edith Gold Ranch, which covers approximately eighty acres, lies on the north side of and some distance below Tarryall Road. This is the second of two ranch headquarters on the parcel within the district. This early twentieth century grouping (Photograph 37) lies at 8,680' elevation a half-mile to the northwest along a narrow valley on the eastern flank of Bradley Peak. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* A winding gravel access road connects this headquarters to County Road 77. Buildings and structures are located in a southwest-northeast alignment along a narrow valley, with a post and rail corral and animal care buildings at the southern end and four residences placed to the north. The Emma Gold Log Cabin is situated on a hill slope in a grove of aspens. The northernmost residence (a fishing cabin) is located on the western side of a loop road off the main access road. A small, unnamed waterway flows along the eastern edge of the valley.

*Primary Resource Description.* Resource D, Gold Log Cabin, ca. 1920s, contributing. The one-story, rectangular log cabin has a front gable roof clad with corrugated metal, overhanging eaves, and a metal chimney pipe. The front (south) has a broad, projecting, shed roof porch with a solid horizontal board balustrade. Facing the porch are an entrance and multi-light windows.

*Alterations.* Resource C received a standing seam metal roof after the period of significance.

*History.* Edith R. Gold patented a one hundred acre homestead on this site in 1924. Born in Colorado in 1895, she earlier worked as a chambermaid in a hotel operated by her mother, Emma, a German immigrant and sister of Otto Groening of Puma City. By 1930 Edith married the youngest of the Williams family brothers, Victor Llewellyn, and her land was operated as part of that ranch. Victor and Edith developed a large herd of cattle and eventually purchased the John Williams Ranch. After her husband died in 1936, Edith inherited the Williams Ranch, but continued to live on her original homestead. Barley, potatoes, and chickens were raised here along with cattle. The 1940 U.S. Census indicated Charles Williams lived on the property and helped with the ranch. Edith's brother, Louis A. Gold, received permission to live on the ranch until his death in 1982, and after he grew elderly his nephew, Robert Gold cared for the ranch.<sup>130</sup>



About a half-mile past the access road for the Williams and Gold ranches is a graveled turnout providing a spectacular view of the John E. Williams Ranch in the valley below and the mountains in the distance. Peripatetic Englishwoman Isabella Bird remarked upon this "magnificent and unearthly range of mountains" in her 1873 travels up the valley.<sup>131</sup> The turnout contains an interpretive panel. The road continues southeastward, with steep hills to west and Tarryall Creek to the east. At Milepost 26.3 is the U.S. Forest Service's Twin Eagles Campground.

**Milepost 26.3, Twin Eagles Campground (5PA.4668)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 46, Sketch Map 12, Parcel Map 12, Detail Map 24**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
46A	Vault toilet	Building	1976	Noncontributing
46B	Footbridge	Structure	2013	Noncontributing

The 1956 USGS map showed the Rock Campground in this location with the loop road as today and two footbridges (now gone). The present 11-acre Twin Eagles Campground, named for a craggy rock formation on the east side of the road, was formally established in 1965. The campground contains nine campsites (each with a picnic table and grill), a graveled loop road with three parking pullouts, a vault toilet, and footbridge. Four of the campsites are located adjacent to the loop road,

<sup>130</sup> Thomas H. and R. Laurie Simmons, Architectural Inventory Form, "Williams-Gold Ranch," 5PA.38, 2010.

<sup>131</sup> Isabella L. Bird, *A Lady's Life in the Rocky Mountains* (Norman: University of Oklahoma Press, 1960), 166.

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while the other five lie on the east side of Tarryall Creek. The footbridge provides access to the latter campsites as well as a trail to Hankins Pass. The entire area of the campground is included in the district and assessed as contributing. The area of significance is Entertainment/Recreation.

*Alterations.* The toilet and footbridge were installed after the period of significance.



The road curves south and then east, reaching the Tarryall River Ranch, a dude/guest facility, at Milepost 27.2.

**Milepost 27.2, Tarryall River Ranch (5PA.4465)**

**27001 ½ County Road 77 (north side)**

**Site, Contributing**

**Map Reference 47, Sketch Map 12, Parcel Map 12, Detail Map 25, Photographs 38 through 40**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
47A	Lodge/dining hall	Building	ca. 1933	Contributing
47B	Office/trading post	Building	1973	Noncontributing
47C	Food storage/ice house	Structure	early 1930s	Contributing
47D	Main barn	Building	1885	Contributing
47E	Stampede guest cabin/bunkhouse/tack room	Building	1974	Noncontributing
47F	Livery stable	Building	pre-1940s	Contributing
47G	Barn	Building	pre-1940s	Contributing
47H	Shed	Building	pre-1940s	Contributing
47I	Apache guest cabin	Building	1933	Contributing
47J	Cabin (The Hilton)	Building	post-1965	Noncontributing
47K	Gunsmoke guest cabin	Building	2007	Noncontributing
47L	Timberline guest cabin	Building	1975	Noncontributing
47M	Swimming pool chemical storage/shed	Structure	pre-1940	Contributing
47N	Swimming pool pavilion	Building	1969	Noncontributing
47O	Pump house	Structure	late 1930s-early 1940s	Contributing
47P	Frontier lodge guest cabin	Building	1940	Noncontributing
47Q	Angler-Skyline guest cabin	Building	1979	Noncontributing
47R	Maintenance shed	Building	late 1930s-early 1940s	Contributing
47S	Wood storage	Structure	post-1975	Noncontributing
47T	Shed	Building	ca. 1975	Noncontributing
47U	Shed	Building	ca. 1970	Noncontributing
47V	Swimming pool	Structure	1969	Noncontributing
47W	Corral	Structure	1970	Noncontributing
47X	Michael A. Mahoney Ditch	Structure	1880	Contributing

*Summary.* The Tarryall River Ranch dude ranch extends from Tarryall Road in a long north-south alignment north to the Pike National Forest boundary and includes 22 resources. The area adjacent to Tarryall Creek just inside the ranch property is mostly devoted to animal care buildings, including the main barn (Resource D, Photograph 40). Proceeding up the main north-south road, on the west side are a guest cabin and two support buildings. Beyond this, a loop road on the west leads to the lodge, office, and support building, as well as two guest cabins farther north. On the east side of the north-south road is a loop road to the east providing access to a guest cabin, and its associated shed; a playground area lies to the south. North of the east loop road is a swimming pool with a pavilion, a support building to the north, and a pump

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house across the road to the west. Farther north on the east side of the road are a shed and two guest cabins. The entire parcel of the ranch is included in the district and assessed as contributing. The area of significance for the ranch is Entertainment/Recreation.

*Landscape.* This property's entire parcel covers 90.4 acres, including a horse pasture to the west along Tarryall Creek. The 1880 Michael A. Mahoney Ditch diverts water from Tarryall Creek 0.4 miles to the west and delivers water to the pasture; the ditch is about 0.3 miles long. The gravel access road, marked by a log gate, extends from Tarryall Road east-northeast across Tarryall Creek for about 280' to reach the property boundary. The road proceeds east a short distance before curving due north and continues for about .25 miles to the property boundary and the beginning of Pike National Forest land. Gravel loop and spur roads branch off this main road to access various ranch buildings to the east and west. Land is flatter on the east side and hilly on the west side, with buildings in the latter area generally set above the level of the main road. Landscape features include fences, corrals for horses, beds with planted vegetation, historic implements, pots with flowers, and stone borders near guest cabins, ranch roads, stone retaining walls, and a pasture with hay bales in season. A historic trash deposit to the north in the national forest is associated with the ranch. Vegetation includes grasses (and areas of mown grass), forbs, aspen, and spruce, fir, and pine trees along the upslopes and outer edges of the developed area. Beyond the developed area are hills with rocky outcroppings and, farther distant, mountain ranges.

*Primary Resource Description.* Resource A, Lodge/Dining Hall, ca.1933, contributing, photograph 39. The dude ranch's lodge/dining hall, a rambling building built as a house by Alice Bemis Taylor in the early 1930s, is a one-story building facing southeast and located on the hill west of the main north-south road. The building has a raised rubble stone foundation (poured concrete is also visible on the northeast wall). Walls and gable faces are clad with wood shingles. The front (southeast wall) features two projecting gabled bays with an inset porch area in between. The western gable has a three-light horizontal window in the gable face and contains an undereave open porch with paired square supports atop shingled balustrade walls, a wood deck, and concrete steps. An off-center paneled and glazed door (the principal entrance to the building) opens onto the porch and is flanked by one-over-one-light windows; to the west are paired one-over-one-light windows. The center porch has rustic railings and concrete steps with stone sidewalls; a center pedestrian door is flanked by large picture windows. The east projecting gable has a tripartite one-over-one-light window.

The southwest wall from front to rear contains the following windows: paired three-over-one-lights and two sets of paired one-over-one-lights that alternate with two single one-over-one-lights. On the rear (northwest) the western section projects, producing an inset area at the northeast corner. This area contains a second pedestrian entrance and has two sets of paired one-over-one-light windows and a single one-over-one-light window. The northeast wall features three one-over-one-light windows. The roof at the rear of the building is hipped. The building has five impressive rubble stone chimneys: two on the west gable, one on the east gable, one on the rear roof slope, and a full-height chimney on the rear wall. The roof is clad with asphalt shingles and has overhanging eaves and exposed rafters. The building contains the dining room, a sitting room, the kitchen, and guest rooms.

*Alterations.* After the period of significance the office/trading post was moved into the complex and three guest cabins, the swimming pool and pavilion, and the corral and three small sheds were constructed.

*History.* The Tarryall River Ranch occupies the site of an 1882 homestead that became a dude ranch in the 1930s. Homesteader Isaac Sheetz Brown, Jr., acquired nearly all of the land now occupied by the headquarters area of this ranch, building a house and stable, erecting about two miles of fence, and raising hay. Brown may have purchased the land as an investment, for in 1882 he sold it to Frederick S. Wicks, who bought other parcels in the vicinity. Michael A. Mahany acquired the Wicks land in the 1890s. According to the *Fairplay Flume*, Mahany was "exceedingly well known in the Park, having lived here since the seventies. . . ." In 1904 Mahany sold his ranch and buildings to Austrian natives Karl, John, and Joseph Strickner. The property included all of the current headquarters area. The 1900 Census showed them living together, with Karl listed as head of the household. After Joseph died in 1918, the two remaining brothers sold out to William M. Hopkins. Karl continued to live in Park County, but John returned to Austria, where he reportedly died penniless after the government there seized his proceeds from the ranch sale for back taxes.

In 1932, wealthy Colorado Springs philanthropist Alice Bemis Taylor (1877-1942) bought the property, and its history as a working cattle ranch appears to have ended at this time. According to local historian Midge Harbour, during Taylor's six-year tenure she built the main ranch house. She also erected an ice house and a guest house. Following Taylor's death her lawyer, Leon H. Snyder of Colorado Springs, acquired the ranch in 1937. The *Park County Republican and Fairplay Flume* described Snyder as the "originator of South Park City and its most generous benefactor." He began the dude/guest ranch operation at the property and trademarked the name "Tarryall River Ranch." Snyder proceeded to build the ranch's recreation hall and moved other buildings to the dude ranch headquarters. In 1944 he sold the ranch to Ray and Norma Landis, who continued to operate the property as a dude ranch. In 1953 Clyde and Gladys Wilhite became owners of 157 acres of the ranch, while the Landises retained a lower meadow for cattle raising. The latter tract later

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became the Tarryall River Estates subdivision, built around a fishing reservoir created at its center. In 1957 Kyrle Sheffer, owner of Chicago shopping centers and California almond groves, acquired the property where he entertained business and personal friends.

Cotton and Joan Gordon purchased the ranch in 1961, and it remained in the Gordon family until 2003. According to Midge Harbour, under the Gordons the property became “one of the most successful in Colorado.” Cotton served on the board of the Colorado Dude Ranch Association for many years and as its president in 1969. He was one of the founders and officers of the Colorado Guides and Outfitters Association. During Gordon’s tenure, the ranch gained several buildings and others were altered. The dude ranch continues to operate today with the motto: “Remember: There are no strangers in our corner of the West!”<sup>132</sup>



Immediately south of the Tarryall River Ranch, Tarryall River Estates, a rural residential subdivision platted in 1969, occupies both sides of Tarryall Road, with dwellings dating from the 1970s to early-2000s. Most of the developed area of the subdivision lies on the east side of the road, clustered around the reservoir, and is excluded from the historic district due to their differing land use, historic context, and construction after the period of significance. The district boundary comes in to the east edge of the road right-of-way from Milepost 27.2 to 27.8. Six of Tarryall River Estates properties atop the hill to the west are included within the historic district to provide contiguity.

**Milepost 27.2, Tarryall River Estates (5PA.4679)**  
**27091-27631 County Road 77 (west side)**  
**Map Reference 48, Sketch Map 12, Parcel Map 12**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
48A	Quaney House, 27091 County Road 77	Building	2005	Noncontributing
48B	Messner House, 27137 County Road 77	Building	1996	Noncontributing
48C	Woodford House, 27225 County Road 77	Building	1996	Noncontributing
48D	Hawkins et al House, 27343 County Road 77	Building	2000	Noncontributing
48E	Contreras House, 27631 County Road 77	Building	1999	Noncontributing
48F	Contreras Outbuilding, 27631 County Road 77	Building	ca. 1999	Noncontributing

Six dwellings within the 13.1-acre Tarryall River Estates subdivision are included within the historic district on the hill west of Tarryall Road. The greater height and shielding trees partially obscure most of the buildings. Construction dates range between 1996 and 2005. The buildings are one- to two-story frame or log dwellings and most have decks. All are assessed as noncontributing due to their dates of construction.

The road continues southeast, passing Bayou Salado Reservoir to the east. At Milepost 28.2 is the U.S. Forest Service’s Spruce Grove Campground/Spruce Campground. Between the subdivision and the campground is a 8,720-foot hill, with a forested north slope and craggy and rocky south slope.

**Milepost 28.2, Spruce Grove Campground/Spruce Campground (5PA.4669)**

<sup>132</sup> Park County Assessor, real estate information and appraisal file; Harbour, *The Tarryall Mountains*, 36-41; Colorado Press Association, *Who’s Who in Colorado* (Boulder, Colorado: Colorado Press Association, 1938), 492 and 494 (Taylor and Snyder profiles); Tarryall River Ranch website, [www.tarryallranch.com](http://www.tarryallranch.com), accessed 21 September 2010; *Fairplay Flume*, 10 November 1881, 3 and 15 April 1904, 2-3; U.S. Census of Population, manuscript returns, Park County, Colorado, 1900; U.S. General Land Office, homestead case file, Isaac Sheetz Brown, document number 640, 25 August 1882, in the files of the National Archives, Washington, D.C.; Park County Local History Archives, “A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School,” 15, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Park County Local History Archives, photos, 1940s postcard views, Margaret Howell McArthur collection, <http://www.parkcoarchives.org>, accessed 23 February 2011; *Park County Republican and Fairplay Flume*, 21 September 1973.

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**County Road 77 (east side)**

**Site, Contributing**

**Map Reference 49, Sketch Map 12, Parcel Map 12, Detail Map 26.**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
49A	Vault toilet	Building	1975	Noncontributing
49B	Vault toilet	Building	1993	Noncontributing
49C	Footbridge	Structure	2009	Noncontributing

The 1956 USGS map for the area shows the Spruce Campground at this location on the east side of Tarryall Road. In 1963 Spruce Grove Campground was established here, including about 14 acres lying between the hill discussed above and Tarryall Creek. The facility contains twenty-seven campsites, a graveled loop road, two vault toilets, and wood footbridge with stone abutments. Nineteen of the campsites (each with a picnic table and a fire grill) are located off the loop road. Sixteen of these have angled parking spaces, while the other three do not. The southeast portion of the campground contains eight walk-in campsites, two on the west side of the creek and six on the east side, each with a picnic table and a fire grill. In addition to accessing the latter campsites, the footbridge connects to the Lost Creek Wilderness Trail. The entire area of the campground is included in the district and assessed as contributing. The area of significance is Entertainment/Recreation.

*Alterations.* The toilets and footbridge were installed after the period of significance.



The road proceeds southward, with the Sidney Derby Ranch at Milepost 28.6.

**Milepost 28.6, Sidney Derby Ranch (5PA.794)**

**County Road 77 (Tarryall Road, north side)**

**Site, Contributing**

**Map Reference 50, Sketch Map 12, Parcel Map 12, Detail Map 27, Photograph 41**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
50A	Root cellar	Structure	ca. 1900	Contributing
50B	Earthen well	Structure	pre-1950	Contributing
50C	Stone lined well	Structure	pre-1950	Contributing
50D	Metal loafing shed to north	Building	2007	Noncontributing
50E	Metal loafing shed to south	Building	2007	Noncontributing
50F	Irrigation Ditch (east side of road near creek)	Structure	late 1880s	Contributing

*Summary.* Remnants of the Sidney Derby Ranch lie on both sides of the road, with the most prominent being a dugout/root cellar on the west side. The west side also includes a rectangular depression with a semi-subterranean room that may represent a previous habitation, an earthen well, and an artifact concentration with artifacts dating from 1902 to 1940. The 1995 archaeological survey of the site found archaeological deposits, relating to the ranch and meat market of Sidney Derby prior to 1904, present at several structure locations, with trash disposal areas visible on the surface. Additional features, such as trash disposal pits and outhouse holes, were concluded likely.<sup>133</sup> On the east side of the road is a partially collapsed log cabin, as well as a corral with a loading chute and a stone-lined well. On the same parcel, a quarter mile off the road to the east, are two nonhistoric loafing sheds (28654 County Road 77). The ranch contains about fifty acres, all of which is within the district. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road runs generally north to south through the center of the site, with U.S. Forest Service land to the west. The land, which is used for grazing, slopes slightly from west to east, and a possible drainage ditch crosses along the north edge of the property. A remnant of an older wood post and barbed wire fence borders the north edge of the complex, and remnants of the corral on the east side of the road exhibit similar construction. The corral's loading chute features vertical post with board sides and a wood plank floor. A white metal fence encloses the property on the east side of the road. The faint

<sup>133</sup> Horn, "Cultural Resource Inventory," 162.



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line of an unused irrigation ditch (name unknown), paralleling the creek along the east edge of the field, is visible in current aerial images. Two 2007 metal loafing sheds are located in the eastern portion of the property on the south side of Tarryall Creek.

*Primary Resource.* Resource A, Root Cellar Structure, Photograph 41. The 24'-square dugout/root cellar on the west side of the road is dug into the ground 5' on the west end, and its front is on the east. Dirt has slumped into the root cellar, partly filling it along the walls. The upper walls on the north, south, and west are composed of pine logs, and the lower walls are earth. The front is built of logs, with four courses visible above the ground. The logs have saddle notching. A center door measures 9' x 4 1/2'. Pine logs that run the length of the root cellar support the roof, as do upright posts laid on poles and earth. The roof is mounded to a height of about 2', but has partially caved in. On the interior a board wall with a door divides the front and rear. Two small rooms are at the southeast corner and south quarter of the western section.

*Alterations.* The addition of the two 2007 loafing sheds and the white metal fence on the east side of the road occurred after the period of significance. The portion of the complex adjacent to County Road 77 has been abandoned for decades and exhibits deterioration.

*History.* In 1886 Sidney M. Derby began to develop a homestead ranch on the Tarryall by building and residing in a house at this location. Born in Vermont, Derby came to Colorado from Canada with two brothers in 1880 and initially prospected in the vicinities of Colorado Springs, Gunnison, and South Park. Deciding to take up ranching, he acquired property in the area of Bordenville, but sold it in favor of this second location. He erected a nine-room dwelling, a cellar, two log barns, a workshop, cabin, chicken coop, slaughterhouse, corrals, a well, and an irrigation ditch. Derby also operated a meat market and a hay and grain business. The 1896 State Business Directory indicated the meat market was in Mountindale area (presumably on the ranch). Derby moved to Puma City in the late 1890s and established a general store and meat market there. His store was listed in the 1900 State Business Directory and eventually included general merchandise. Derby served as Tarryall's postmaster from 1924 until his death in 1931. With his wife Eleanor (the daughter of Anson and Charlotte Allen, 1961-1901) he had five children: Edwin, Walter, Charlotte Eleanor, Charles, and Clara.<sup>134</sup>

In 1902 Derby sold part of his homestead to William E. Moses, who relinquished the parcel to the U.S. Government. Derby sold the rest in 1904, to John A. Peterson, who emigrated from Sweden in 1882. He was involved with mining in the Puma City area and with his wife, Bettie, had previously lived in Victor, where their son John was born. They moved to Tarryall and became parents of another son, Paul before acquiring the ranch. In 1917 the Petersons moved to a house owned by Daniel W. Denny in Tarryall/Puma City, where Bettie became postmaster. After they relocated to Tarryall, it appears that Charles Derby operated the ranch and slaughterhouse for them. The Petersons sold the ranch to Irvin E. Jones in 1932. Jones almost immediately offered it to Harry W. Woodward and Leon H. Snyder, and Snyder later became sole owner. His history is told in this document in the discussion of the Tarryall River Ranch. During Snyder's tenure the slaughterhouse was torn down. The former Derby house burned. In the 1960s, Margaret Gerdes, a niece of Snyder, and her husband Henry inherited the land.<sup>135</sup>



At the Sidney Derby Ranch, Tarryall Creek, which paralleled County Road 77 beginning at Milepost 7.8, leaves the road, turning sharply eastward and then flowing southeasterly between hills. The road turns southwesterly toward the community of Tarryall/Puma City at Milepost 29.5.

#### TARRYALL/PUMA CITY

The 1896 plat of Puma City projected a large townsite of fifteen whole or partial blocks for the community. The mining boom spurring its settlement proved short-lived, and most of the townsite never developed. Within Puma City (now known as Tarryall) many historic resources are no longer extant or are considerably altered. Several residences and a fire station were erected following the period of significance. Given these changes to the historic setting, the district boundary within Tarryall/Puma City only includes the few extant historic and historic archaeological resources possessing integrity and otherwise follows the road right-of-way. Contributing resources are discussed below.

<sup>134</sup> Colorado State Business Directories, 1896 and 1900.

<sup>135</sup> Horn, "Cultural Resource Inventory," 161-162; Harbour, *The Tarryall Mountains*, 62-63; Park County Local History Archive, "A Guide to the Tarryall Road," 15-16.

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**Milepost 29.5, Denny Place (5PA.798)**

**County Road 77 (south side)**

**Site, Contributing**

**Map Reference 51, Sketch Map 13, Parcel Map 13, Detail Map 28, Photograph 42**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
51A	Shed	Building	1900s-1910s	Contributing
51B	Shed (possibly moved)	Building	1900s-1910s	Contributing
51C	Shed	Building	1900s-1910s	Contributing

*Summary.* Located on the south side of Tarryall Road, the Denny Place consists of three frame buildings, a stone foundation, and a depression. The property includes Lots 41 to 45 of Block 10 in Puma City (Tarryall). The 1995 archaeological survey indicated that intact archaeological deposits appear to exist in and around the foundation and an 8'-square depression that may mark the location of an outhouse.<sup>136</sup> The entire parcel is located within the district and assessed as contributing. The areas of significance include Historic Non-Aboriginal Archaeology.

*Landscape.* The property lies within the settlement of Tarryall/Puma City on a gentle slope above an intermittent drainage, with vegetation including grasses, forbs, and snakeweed. Tarryall Road lies to the north and an unnamed gravel road, providing access to the parcel, is to the east. Three frame sheds are at the west side of the parcel and a rectangular stone foundation exists to the east. An artifact concentration is present between the sheds and the foundation. A roughly square depression, a possible outhouse location, is present near the northwest corner of the largest shed (Resource A).

*Primary Resource.* Resource A, Shed, 1900s-1910s, Contributing, Photograph 42. A rectangular wood frame shed, which may have functioned as a garage, has a shed roof clad with corrugated metal and no foundation. The building was originally divided into three bays opening on the east that are now enclosed. The north and west walls are covered with sheet metal stamped to resemble brick, while the south and east walls have horizontal boards. The east wall has two large double doors at the center and north ends. The south bay is enclosed and has a board floor and is accessed through a paneled door on the south end of the east wall. There is a six-light window adjacent the door (the building's only window).

*Alterations.* The main building of this parcel is no longer present; only its stone foundation remains.

*History.* This property is located on land platted by Charles W. Gilman as the Puma City Townsite in 1896. Ohio native Charles H. Lewis, a farmer and publisher of the weekly *Puma City Ledger*, and his wife Della, the town postmistress in 1903, acquired a portion of the land in the early 1900s. Lewis sold part of the property to Mary Cummings in 1904. In 1950 longtime Puma City resident Otto Groening acquired part of the land, which had been abandoned. Mrs. Charlotte A. Denny, wife of blacksmith Daniel W. Denny, purchased another portion of the property for taxes owed in 1897. She moved with her family to Fairplay and sold the property to postmistress Bettie C. Peterson in 1917. In 1919 the Peterson portion was also acquired by Groening, who died in 1957. His nephew, Frank Harbour, inherited much of the townsite in 1976.<sup>137</sup>

**Milepost 29.5, Misztal Residence (5PA.799)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 52, Sketch Map 13, Parcel Map 13, Detail Map 29**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
52A	House	Building	1897	Contributing
52B	Shed/chicken house	Structure	pre-1962	Contributing
52C	Outhouse	Building	pre-1962	Contributing
52D	Well with shed roof	Structure	pre-1962	Contributing

*Summary.* North across Tarryall Road from the Denny Place is the Misztal Residence, consisting of a somewhat altered house and two deteriorated frame outbuildings. The property includes Lots 13 and 14 of Block 10 in Puma City (Tarryall).

<sup>136</sup> Horn, "Cultural Resource Inventory," 167.

<sup>137</sup> Horn, "Cultural Resource Inventory," 167; U.S. Census, 1900-1940; U.S., Appointments of U.S. Postmasters, 1882-1974, vol. 95, 1900-30, ancestry.com.

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The entire parcel is located within the district and assessed as contributing. Areas of significance for the ranch include Exploration/Settlement and Architecture.

*Landscape.* The property is on a slope above an intermittent drainage. Vegetation includes grasses, forbs, snakeweed, and landscape plantings of flowers, shrubs, and tall spruce trees at the northwest corner of the house. An unnamed east-west gravel road lies north of the property. The house sits at the west end of the parcel, with a shed/chicken house and an outhouse standing to the east. A clothesline and a pile of firewood and building debris lie east of the house and a trash dump/burning area is present south of the outhouse.

*Primary Resource.* Resource A, House, 1897, contributing. The one-story frame house faces west and has walls clad with T1-11 siding. The front gabled roof has bracketed eaves and is clad rolled roofing. The front (west) features a full-width hipped roof porch with slender wood supports atop a wood deck with a stone base. Facing the porch is a slightly off-center door flanked on each side by two two-over-two-light double-hung sash windows. The south wall includes one two-over-two-light window near the center and a small single-light window toward the rear. The rear (east) displays several projections, including one furthest south with two four-light windows on the south wall, an overlapping one with an entrance on the south wall, and an adjacent one with an entrance on the south wall. A raised deck with a balustrade is in front of the rear additions. The east wall of an addition farther north has an aluminum sliding window. The north wall has a sliding window at the center.

*Alterations.* The house features wall cladding and a sliding window added after the period of significance. The outbuildings are in deteriorated condition.

*History.* This land was encompassed by Charles W. Gilman's Puma City townsite, platted in 1896. In 1905 William A. Allen acquired the property from the county treasurer for unpaid taxes. Allen, who lived in Puma City with his wife, Emma, and five children, worked as a farmer and teamster. C. Belle Moses of New Mexico obtained the property from the county treasurer for unpaid taxes in 1915. She and her husband had lived in Denver in the 1900s and he worked at the W.E. Moses Land Script & Realty Company. Members of the Moses family retained ownership until 1970, when Michael M. and Violet M. Misztal purchased the property.<sup>138</sup>

**Milepost 29.6, Gilman/Derby Buildings (5PA.4670)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 53, Sketch Map 13, Parcel Map 13, Detail Map 30, Photograph 43**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
53A	Derby/Gilman Store	Building	late 1890s	Contributing
53B	Commercial Building to north	Building	late 1890s	Contributing
53C	Barn to west	Building	late 1890s	Contributing
53D	Outhouse to west	Building	late 1890s	Contributing
53E	Outhouse to east	Building	late 1890s	Contributing

*Summary.* On the north side of Tarryall Road northwest of the Misztal Residence is a small group of buildings once associated with the commercial life of Puma City: a large deteriorated commercial store building, a second commercial building to the north, two outhouses to the northwest, and a barn to the west. The commercial buildings faced Main Street to the east, the primary north-south commercial street of the settlement. The entire 0.4-acre parcel is located within the district and assessed as contributing. Areas of significance for the site include Exploration/Settlement and Historic Non-Aboriginal Archaeology.

*Landscape.* The buildings are located on a gently sloping site north of the road. Vegetation on the site includes grasses and forbs. Unnamed gravel roads lie south and west of the property.

*Primary Resource Description.* Resource A, Derby/Gilman Building, ca. late-1890s, Contributing, Photograph 43. The one-story frame commercial building has horizontal board siding and faces east. The front gabled roof is clad with corrugated metal, has overhanging eaves, and displays a central chimney on the roof. The front wall features two storefronts, each with a central entrance with a paneled door topped by a transom. Flanking the entrances are bays with angled walls with one-over-one-light double-hung sash windows adjacent to the entrances and paired double-hung sash windows facing east. The kickplates below the windows are paneled. There is a storefront cornice above the windows that

<sup>138</sup> Horn, "Cultural Resource Inventory," 170; Denver City Directories, 1904-1907; U.S. Census, 1910.

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has a band of dentils surmounted by moldings. The gable face is clad with vertical boards. A deteriorated wood deck/boardwalk atop short wood piers runs across the front of the building.

The south wall at the east end has a double-hung sash window at the east end (associated with a storefront) and a paneled door adjacent. A second window and door are near the center of the south wall. Farther west is an entrance next to a shed roof, partially enclosed porch with horizontal board siding that has two windows on the east wall, an entrance and window on the south wall, and is open on the west. Above the projection is a gabled roof dormer with two window openings. The west wall displays a window at the south end, an entrance at the north end, and two window openings on the gable face above (one boarded up). The building is heavily deteriorated, with window glazing no longer present, sections of gable face missing, and sections of exterior wall cladding gone.

*Alterations.* The buildings have been vacant for many years and have experienced deterioration.

*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896 and began selling lots. Sidney Derby acquired this property, which includes buildings he used as a general store and post office for the town in the early twentieth century. Derby's story is recounted in the discussion of his ranch (above). In 1950 Otto Groening, whom local historian Midge Harbor described as "the longest, full time resident of the town of Puma City," acquired the property, which had been abandoned, by paying back taxes. Before his death, Groening, who had come to the United States from Germany, owned most of the townsite. He had arrived in 1897 when the town was booming with gold seekers and stayed to prospect, manage mining properties, make harnesses in his shop, and acquire local real estate before his death in 1957. Frank Harbour inherited most of the townsite in 1976.<sup>139</sup>

**Milepost 29.6, Derby Residence (5PA.800)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 54, Sketch Map 13, Parcel Map 13, Detail Map 31**

This historic archaeological site, the former location of the early 1900s Sidney M. Derby residence, is located in Tarryall on the north side of County 77 just before the road turns southward. The 0.62-acre site features a rectangular (24' x 40') leveled area cut into the slope of the land and corresponding to the former building's footprint. Within the interior are charcoal laden soil and melted glass and artifacts including wire nails, purple glass, and machine-made bottle fragments dating from the 1900s to the late 1930s or early 1940s. The entire site is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896 and began to sell lots, including this one to Samuel W. Shambaugh in 1901. Born in Ohio, Shambaugh, a widower, worked as a carpenter and lived with daughters Pearl and Lulu. In 1912 Sidney M. Derby (discussed above under Sidney Derby Ranch) acquired the property from the County Treasurer; Shambaugh had moved to Cripple Creek to mine. Derby, a rancher in the Mountaintale area along Tarryall Creek, began acquiring land in Puma City in the late 1890s and opened a general store and meat market. During 1917-33 he operated a general store in Puma City, and beginning in 1924 served as postmaster until his death in 1931. Daughter Eloise Derby Nelson acquired this property from his estate. In 1937 local resident Otto Groening purchased it, selling to Harry W. Mott in 1947. Mott sold to Queepo Company in 1963. The residence associated with Sidney Derby on the site was destroyed by fire, most likely in the late 1930s or early 1940s.<sup>140</sup>

**Milepost 29.6, Blacksmith Shop (5PA.801)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 55, Sketch Map 13, Parcel Map 13, Detail Map 32**

Located southwest of 5PA.800 in Tarryall, this historic archaeological site is the former location of a blacksmithing and auto repair facility operating from ca. 1900 to the 1920s or 1930s. The site consists of a leveled site (14' x 16') delineated by stone foundations on the east and south and a stone alignment on the west. An attached L-shaped alignment of stones to the west includes a stone hearth containing coal cinders and slag, suggesting it functioned as a forge. An artifact scatter around the building location contains milled lumber, wire nails, window glass, and artifacts related to the repair of machinery, harnesses, and 1910s-30s automobiles. The entire parcel is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

<sup>139</sup> Horn, "Cultural Resource Inventory," 167; Jerry Davis, Email to Thomas H. Simmons and R. Laurie Simmons, 2012; Steve Plutt, Park County, Colorado, Email to Thomas H. Simmons and R. Laurie Simmons, 13 July 2012; Harbour, *The Tarryall Mountains*, 47-50.

<sup>140</sup> Horn, "Cultural Resource Inventory," 170-171; U.S. Census, 1880-1940.

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*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896. A 1995 survey of the area suggested this site might have been the location of Daniel W. Denny’s blacksmith shop, as the historic archaeological site contains features such as a hearth, coal cinders, and numerous artifacts indicating repair of machinery, harnesses, and automobiles. Denny was listed in Colorado State Business directories as a blacksmith in Puma City/Tarryall during 1906-10.<sup>141</sup>

**Milepost 29.6, Saloon/Meat Market (5PA.802)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 56, Sketch Map 13, Parcel Map 13, Detail Map 33**

Located in Tarryall on the east side of County Road 77 just after it turns southward, this historic archaeological site consists of the former location of a building housing a saloon and later a meat market. The site consists of an L-shaped leveled area corresponding to the former building’s footprint, defined by a bermed area on the west, wood posts, and a depression to the southeast. The building measured about 26’ x 58’ with a 20’ x 24’ wing on the west end of the north wall. A 1995 archaeological survey noted fragments of milled lumber, window glass, and wire nails and concluded that deep soils in and around the building footprint appeared to have buried artifacts. The entire parcel is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

*History.* Another portion of Charles W. Gilman’s 1896 Puma City townsite, this property was acquired in 1897 by A.J. Scott, a saloon operator in the town. In 1898 George F. Fletcher, a stock rancher and meat market owner, purchased the lots for payment of taxes due. A 1995 survey suggested this property may have been used for Scott’s saloon, meat market, and a later dance hall.<sup>142</sup>

**Milepost 29.7, Tarryall School (5PA.407)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 57, Sketch Map 13, Parcel Map 13, Detail Map 34, Photograph 44**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
57A	Tarryall School	Building	1921	Contributing
57B	Teacherage	Building	ca. 1930	Contributing
57C	Outhouse	Building	1921	Contributing
57D	Outhouse	Building	1921	Contributing

*Summary.* Within Tarryall/Puma City Tarryall Road turns sharply southward, and at Milepost 29.7 on the east side is the National Register-listed Tarryall School (NRIS 85001060, listed 1985). The school property includes eight town lots. The historic resources include a school at the south end, a teacherage (a residence for the teacher) to the north, and two outhouses east of the teacherage. The entire parcel is located within the district and assessed as contributing. Areas of significance for the school include Education and Architecture.

*Landscape.* The school sits on a gentle slope above an intermittent drainage. The site is enclosed with a woven wire and log post fence. Historic metal playground equipment is on the east side of the school. The set includes two swings, two hanging rings, a teeter totter, and a ladder. There is a large pine tree adjacent to the east side of the building, and other trees are at the north end of the site near the teacherage and outhouses. Other vegetation on the site includes grasses and forbs.

*Primary Resource.* Resource A, Tarryall School, 1921, Contributing, Photograph 44. The one-story, rectangular, white frame schoolhouse faces south. The building has a stone and concrete foundation and the walls are clad with very narrow horizontal boards, with the same siding covering the gable faces. The front gabled roof is clad with corrugated metal and has boxed eaves. A hipped roof open belfry with solid balustrade projects above the south wall. A center, corbelled, red brick chimney is at the north end of the roof. The south wall has a nonhistoric frame deck along the front, with a ramp at the west end. The center entrance has a paneled wood door flanked by tall, narrow one-over-one-light double-hung sash windows with plain wood surrounds. A plaque over the entrance reads: “STATE OF COLORADO APPROVED STANDARD SCHOOL.” The east and west walls display two sets of paired double-hung sash windows toward the rear of the building. The north wall contains an off-center door toward the east end. The interior includes a vestibule with cloakroom, a small kitchen, and one large

<sup>141</sup> Horn, “Cultural Resource Inventory,” 172.  
<sup>142</sup> Horn, “Cultural Resource Inventory,” 172-173.

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classroom. Interior features include original wood floors, walls with wainscot and plaster, and two blackboards that came from an 1898 school.

*Alterations.* The frame deck with ramp along the front was added after the period of significance.

*History.* The one-room frame school, erected in 1921, served local families until 1949. Community volunteers constructed the building using lumber from a local mill. An associated teacherage burned and was replaced a few years later. The school is one of only three one-room rural schoolhouses still standing in Park County.<sup>143</sup>

#### **TARRYALL/PUMA CITY TO KOLLE-LANDIS RANCH**

Leaving Tarryall/Puma City, the road proceeds southward through a relatively open highland area, with China Wall (a long 8,800' to 8,900' elevation ridge) to the east and Thorpe Gulch to the west (Photograph 45). A metal cattleguard is crossed and the road proceeds through an area without fences. About sixty-seven acres of grazing land are present on both sides of the road south of Milepost 30. At Milepost 31.0 the road is flanked by hill slopes with trees. Two buildings are located on the hill to the west at 30893 County Road 77 (**Map Reference 58**, Sketch Map 13, Parcel Map 13, 5PA.4671): a 1974 frame house and a 2005 barn with a monitor roof. Both are assessed as noncontributing due to their construction after the period of significance. Tarryall Road continues in a more southeasterly direction. At Milepost 32.1 Marksbury Gulch is encountered and the La Salle Pass Road joins from the west.

#### **Milepost 32.2, Marksbury/Davenport House (5PA.807)**

##### **County Road 77 (east side)**

##### **Site, Contributing**

##### **Map Reference 59, Sketch Map 13, Parcel Map 13, Detail Map 35**

The ca. 1870s-1883 Marksbury/Davenport homestead historic archaeological site is located at an elevation of about 8,490' on a gentle slope above the intersection of Marksbury Gulch and Thorpe Gulch. Land suitable for grazing extends along the gulches west and east of the site. A hill of more than 8,800' rises to the north and east. Grasses, forbs, and yucca are present. The 0.15-acre site includes two depressions that once held buildings, another depression near the hillside to the east, a well, and a scatter of artifacts, mostly household in nature but including a whetstone and one trade bead. Exposure of artifacts by burrowing animals indicate the presence of abundant subsurface cultural material. Such archaeological deposits can be expected to yield important information about the settlement of the area and interactions with Native Americans who inhabited the region.<sup>144</sup> The stone-lined well is located in the southwestern area of the property. It is about 3.5'-square and is filled to within 2' of the top. The top is lined with squared logs joined with square notches and square nails. The entire site is located within the district and assessed as contributing. The area of significance for the site is Historic Non-Aboriginal Archaeology.

*Alterations.* There are no standing buildings present on this historic archaeological site. The site appears unchanged since its initial recordation in 1995-96.

*History.* This site contained the homestead of William Thomas Davenport, who settled on the land in 1877 and acquired a Cash Entry Patent in 1887. He purchased existing improvements on the land from Sarah J. Marksbury, the widow of J. Pleasant Marksbury, who was involved in a dispute over a horse with Chief Shavano of the Uncompaghre Utes. Seeking the return of a horse, Davenport trailed a party of Native Americans and was shot and died on 15 January 1875. Described as a "well-known mountaineer" who had prospected in California during its gold rush, Marksbury came to Colorado in 1859. Upon his death he left a wife and several small children, who were described as destitute. Gaining ownership, Davenport built a barn, house, corrals, and fences, and raised potatoes, oats, and hay. In 1883 he sold the property to Jacob Kolle, who had a large ranch along the Tarryall, and it is likely no one resided here after his purchase, according to archeologists. Kolle died in 1904, and his son, George, sold the property to Ned Corbin in 1911. A series of owners followed, until Ray and Norma Landis acquired the land in 1946 and sold it to the U.S. Government in 1950.<sup>145</sup>

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<sup>143</sup> Midge Harbour, National Register nomination for Tarryall School, 5PA.407, 1984, 198; Horn, "Cultural Resource Inventory," 76; Thomas H. Simmons and R. Laurie Simmons, Colorado Cultural Resource Re-evaluation Form, "Tarryall School, 5PA.407," 2010.

<sup>144</sup> Horn, "Cultural Resource Inventory," 183.

<sup>145</sup> Horn, "Cultural Resource Inventory," 182-183; *Rocky Mountain News*, 21 January 1875, 4; U.S. Census, 1870; U.S., B.L.M., General Land Office records, <http://www.glorerecords.blm.gov/details/patent/default.aspx?accession=COCOA%20058920&docClass=SER&sid=lyvyqlxg.s5j>, accessed 3 April 2014.

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The road proceeds in an easterly direction through Marksbury Gulch, with hills on either side. A cattleguard is crossed, and the road continues along a meadow with very scenic rock formations (part of the China Wall topographic feature) on the east (Photograph 45). At Milepost 33.3 a 1980 house (33650 County Road 77, **Map Reference 60**, Sketch Map 14, Parcel Map 14, 5PA.4672) lies on the north side of the road. It is evaluated as noncontributing due to its construction after the period of significance. Pilot Peak (10,624' elevation) rises two miles to the northeast, and Tarryall Creek rejoins Tarryall Road at this point. Aspen groves are plentiful in this area. The Kolle-Landis Ranch at Milepost 33.5 lies on the north side of the road, which then makes a sharp turn to the south.

**Milepost 33.5, Kolle-Landis Ranch (5PA.300)**

**33640 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 61, Sketch Map 14, Parcel Map 14, Detail Map 36, Photographs 46 and 47**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
61A	Ranch house	Building	ca. 1870	Contributing
61B	Root cellar	Structure	pre-1962	Contributing
61C	Equipment shed	Building	ca. 1900-62	Contributing
61D	Barn	Building	1970	Noncontributing
61E	Loafing shed	Building	post-1984	Noncontributing
61F	Loafing shed	Building	post-1984	Noncontributing
61G	Shed	Building	post-1984	Noncontributing
61H	Well	Structure	post-1962	Noncontributing
61I	Corral	Structure	pre-1962	Contributing
61J	Circular corral	Structure	post-1995	Noncontributing

*Summary.* This 22-acre ranch is wholly within the historic district and includes land on both sides of Tarryall Creek. The principal developed area lies south of the creek and northwest of Tarryall Road, with most of the buildings located south of the creek and two lying north of the creek. The ranch house is the first building encountered on the entrance road, with the root cellar immediately south-southwest of the house. North and northwest of the house across a ranch yard are the equipment shed and barn, as well as a wood post and pole corral. Newer sheds lie east and north of the concentration of development. The 1995 archaeological survey observed little evidence of archaeological deposits (some household artifacts and window glass were noted) but concluded that trash disposal pits and outhouse holes were very likely to exist and “could provide important historical information about life at the Kolle [Landis] ranch.”<sup>146</sup> The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Entrance to the ranch from Tarryall Road is via a dirt ranch road passing through a metal gate between log posts at the east end of the property. A mail box has a wagon wheel motif. The road loops through the developed area and exits toward the west. A split rail zig-zag (rick rack) fence with double posts encloses the property on the south (Photograph 46); fences also traverse the south bank of the creek and other portions of the site. A variety of large evergreen trees surround the house. The house’s yard is planted with a mown lawn, while other grasses and forbs cover other parts of the site. Riparian vegetation grows along the creek. At the edges of the meadow are hills with trees and scenic rock formations. North of the house is a well encircled by a stone and concrete wall and covered by a gabled roof. A circular corral (J) is adjacent to a loafing shed (E) northeast of the house; the land declines in this area and the shed is near the level of the stream. An intermittent drainage runs north-south at the east end of the property. On the north side of Tarryall Creek is a 13-acre hay meadow.

*Primary Resource Description.* Resource A, Ranch house, ca. 1870, Contributing, Photograph 47. The irregularly-shaped ranch house is a one- and one-and-a-half-story log dwelling composed of three sections connected linearly north to south. A projecting course of stone or brickwork is along the foundation. Each section of the building displays square logs with square nails and each section has different notching. The one-story component on the south has V-notched logs, the middle section has double-lock notching, and the north one-and-a-half-story component features half-dovetail notching. Gable faces display vertical boards. Each section has a side gabled roof with composition shingles. Windows are two-over-two-light double-hung sash (unless otherwise noted).

<sup>146</sup> The original survey form could not be located by History Colorado. Horn, “Cultural Resource Inventory,” 68.

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On the front (east), a one-story component at the south end features a large picture window. The middle one-story section displays an entrance with a wood screen at the south end and a large picture window at the north end. The one-and-a-half-story portion of the house has a projecting shed roof porch with wood post supports atop a concrete and stone deck. Facing the porch is an entrance door flanked by two windows. Above the window at the north end is an opening filled with boards. The north wall contains a center window on the first story and a through-the-cornice window aligned above on the upper story. A rectangular, shed roof, frame addition with vertical board-and-batten siding and a window on its east wall is attached at the rear and projects a small distance to the north. There is a gabled roof, rectangular, frame addition with board and batten siding projecting to the west at the south end of the west wall. Between the two wings is an open porch with a shed roof that opens onto a flagstone patio enclosed by a stone retaining wall. At the junction of the log and frame components is a large stone chimney. There is a center window on the south wall of the one-story south portion of the house.

*Alterations.* Buildings added to the site after the period of significance include the barn, two metal loafing sheds, a shed, and circular corral.

*History.* German immigrant Jacob Kolle came to the United States in 1856 and worked in Pennsylvania coal mines and a Missouri brickyard. In 1860 he sought his fortune in Colorado, mining in Tarryall Gulch for ten years before settling on a homestead along Tarryall Creek. He lived at the ranch in the winters and worked as a freighter between Denver and Breckenridge the rest of the year. In 1873 he took up permanent residence at his ranch, and he married teacher Dora Shepard in 1880. By 1885 the Kollers possessed 320 acres, where they raised cattle, hay, oats, and chickens. Only one of the three Kolle children survived to adulthood, son George. Jacob died in 1904, and George sold the ranch to Ned Corbin in 1911. About 1920 Chester B. Hedrick became the owner, followed by Charles L. and Sophie M. Hedrick. In 1944 the Hedricks sold the ranch to Ray and Norma Landis, who continued to own it into at least the 1970s. Raymond F. "Ray" Landis was born in Oklahoma in 1904 and became a longtime resident of Colorado Springs. He worked in a laundry in the 1920s, married Oklahoman Norma I. Cronkite in 1931, and with her operated a cottage camp in the 1930s. He listed himself as a rancher in city directories beginning in the 1940s after acquiring land along the Tarryall; the couple continued to maintain a residence in Colorado Springs. Ray Landis died in 1979 and Norma passed away in 1993.<sup>147</sup>



The presence of a hill to the south and Tarryall Creek to the east requires Tarryall Road to make a hairpin turn at the Kolle-Landis Ranch and head southward. On the forested hill to the west, is a 1998 two-story house and a ca. 1998 detached garage, addressed as 33777 County Road 77 (**Map Reference 63**, Sketch Map 14, Parcel Map 14, 5PA.4674). Both are evaluated as noncontributing due to their construction after the period of significance.

## South Section of the District

### SARAH McLAUGHLIN RANCH TO U.S. 24

Two parcels lying generally between Milepost 33.7 and 34.6 are excluded from the nominated area at the request of their owners under Colorado Revised Statutes 24-80.1-109. This exclusion produced a nominated area composed of two discontinuous pieces (see Sketch Maps 13 and 14). The south section of the district begins at Milepost 34.6.

### Milepost 34.6 to 41.8, County Road 77 (Tarryall Road, south section) (5PA.4644)

#### Structure, Contributing

#### Map Reference 1, Sketch Maps 1-16, Parcel Maps 1-16, Photographs various

The general characteristics of County Road 77 were described in the north section of the district. The south section of the road also contains two lanes and reflects the livestock economy of the corridor. The southern 7.2 miles of the road features a number of cattleguards, some unfenced sections of roadway, and some disintegrating or missing segments of road surfacing.<sup>148</sup> A roughly 1,200'-section of steel guardrail mounted on wood posts borders the east side of the road in the South Platte River drainage at the southern end of the corridor. The area of significance for the road is Transportation.

<sup>147</sup> Horn, "Cultural Resource Inventory," 68; Colorado Springs City Directories; U.S. Census, 1920-1940; ancestry.com family tree records.

<sup>148</sup> U.S. Federal Highway Administration, County Road 77, existing and planned road sections, drawings, in the files of the Park County Historic Preservation Office, Fairplay, Colorado; Linda Balough, Executive Director, South Park National Heritage Area, Fairplay, Colorado, email to Thomas H. Simmons, 7 June 2012; Jerry Davis, Colorado Springs, Colorado, email to Thomas H. Simmons, 11 June 2012.



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*Alterations.* The road was unsurfaced until about 1976-77, when its southern eight miles received chip-seal surfacing north from U.S. 24.<sup>149</sup> The county put in asphalt mat paving on the southern 7.2 miles (Milepost 34.6 to 41.2) in about 1998. ♦ ♦

The road passes between two 8,800'-plus high hills. For the next 0.9 miles, land on the east side of the road is not included in the district. At Milepost 35.0 the road reaches the Sarah McLaughlin Ranch.

**Milepost 35.0, Sarah McLaughlin Ranch (5PA.810)**

**34801 County Road 77 (west side)**

**Site, Contributing**

**Map Reference 67, Sketch Map 14, Parcel Map 14, Detail Map 38, Photographs 52 and 53**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
67A	Main house	Building	1870	Contributing
67B	Storage/work shed	Building	1960s	Contributing
67C	Garage	Building	2010	Noncontributing
67D	Shed	Building	pre-1962	Contributing
67E	Secondary house	Building	2011	Noncontributing
67F	Frame barn	Building	1950s-60s	Contributing
67G	Log barn	Building	pre-1900	Contributing
67H	Shed	Building	1960s-70s	Noncontributing
67I	Outhouse	Building	pre-1962	Contributing
67J	Corral west of barns	Structure	pre-1962	Contributing
67K	Corral east of County Road 77	Structure	1950s or 1960s	Contributing
67L	McLaughlin Claim Ditch	Structure	1871	Contributing

*Summary.* The McLaughlin Ranch covers more than three hundred acres and extends along both sides of Tarryall Road, with two houses, two barns, sheds, and other outbuildings on the west side and corrals and fences on the east (Photograph 52). The entire ranch is within the historic district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The property is on a gentle slope above the floodplain of Tarryall Creek with an 8,601' hill to the northwest. A dirt entrance road from Tarryall Road leads west past the main house and loops to the north and south to access the headquarters buildings. A fence encloses the residential area of the headquarters at the south end of the west side, while the north end contains fenced corrals adjacent to the barns. An intermittent drainage extends through the center of the west side, and a utility line runs from the northwest to a storage/work shed. A concrete slab north of the secondary house marks the likely previous location of a garage. The remains of a shed are west of the frame barn, while 35' to the north is a square log post framework. The north and northwest sections of the site contain building materials and other items of varied age that appear to have been disposed of there. On the east side of the road is a meadow and the creek, a rocky slope beyond. The corral at the west edge of the meadow has a vertical board fence around the perimeter. Vegetation on the site includes grasses, forbs, willow, Ponderosa pine, juniper, spruce, and aspen trees. Riparian vegetation and fifty-five acres of hay meadows are found along the creek. The 1871 McLaughlin Claim Ditch flows from north to south along the east side of County Road 77, between the road and Tarryall Creek. The ditch diverts water from the creek about 0.4 miles to the north of the headquarters and extends for about 2.1 miles, paralleling the creek to the west and south. Grazing land, south of the headquarters and west of the road, covers about seventy-seven acres.

*Primary Resource.* Resource A, House, 1870, Contributing, Photograph 53. The log house includes a two-story main wing, a one-story wing at the north end of the west wall, a one-and-a-half-story wing on the south, and a one-story addition projecting from the west wall of the south wing. The walls are composed of square logs daubed with concrete. The ends of the logs are sawn off flush with the walls and the notches are obscured by boards nailed over the ends. A 1995 study found the notches underneath are half- or full-dovetail. The gable faces are covered with composition shingles. The roofs are gabled, with composition shingles. The front (east) wall displays an open, shed roof porch with wood post supports atop a concrete deck.

<sup>149</sup> Chip seal is a layer of gravel and liquid asphalt applied to an existing road surface to seal cracks and extend the life of aging pavement.

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The first story has a very large picture window. An entrance facing the porch has been shortened and replaced with a window. The upper story has a two-part window with single lights at the south end and a lattice-light window at the north end. The first story of the north wall contains a small lattice-light window near the northeast corner and a tripartite window with a wide plate glass center light flanked by narrow double-hung windows with lattice lights. The upper story contains two multi-light windows. The one-story west wing features paired lattice-light windows and a single-light window on the north wall. Between the two projections on the west is a frame, shed roof bay with an entrance at the center. The south wall of the one-and-a-half-story south wing has paired six-light casement windows at the center on the first story and a small four-light window on the gable face. The east wall has a similar casement window toward the south and an entrance at the north end.

*Alterations.* Following the period of significance, the complex received a secondary house (2011), garage with retaining wall (2010), and shed dating to the 1960s or 1970s.

*History.* This ranch complex is located on one of two adjacent homestead claims (the second is discussed below) acquired by Sarah A. McLaughlin, an early Park County resident. Local historian Midge Harbour called it "one of the most beautiful ranches on the lower Tarryall." After living in the Como area, where they operated a ranch, hotel, livery stable and freight company, Sarah and Dan McLaughlin moved to the Tarryall, where they began building a house in April 1871. Improvements to the land included: a house, two barns, a blacksmith shop, outbuildings, ditches, and fencing. Early agricultural efforts grew oats, potatoes, turnips, and other vegetables, as well as raising horses, grazing cattle, and cutting hay. The couple had six children, including a son, Ray, and five daughters. Dan McLaughlin continued his freight and livery business after moving to the ranch. In the late 1880s he was killed while felling trees on the property.

Sarah McLaughlin died in 1891, and Ray became the owner, continuing to operate the freight and livery business and building a large herd of cattle. He also owned the Bellevue Mine near Puma City and served on the local school board. Ray McLaughlin died in 1938, leaving the ranch to his wife, Hattie, who sold it to William Poulson in 1941. Harry Robson acquired the property from Poulson and sold it to Charles and Sophie Hedrick in 1944. Two years later Ray and Norma Landis acquired the ranch, reselling it to Rollin G. Cox in 1946. Dr. Harry Bryan and his wife Mary purchased the ranch in 1950, but did not live on the site. In 1960 they traded the property to Gretchen Ford for a ranch east of Colorado Springs.<sup>150</sup>

**Milepost 35.1, Sarah McLaughlin Second Homestead (5PA.812)**

**County Road 77 (west side)**

**Site, Contributing**

**Map Reference 68, Sketch Map 14, Parcel Map 14, Detail Map 39**

About 420' south of the McLaughlin Ranch on the west side of the road is Sarah McLaughlin's Second Homestead, established in 1882. Today, the primary feature of the site is a partially collapsed root cellar. The homestead sits on a gentle slope with grass and forbs above the floodplain of Tarryall Creek, with an 8,601' elevation hill a quarter-mile northwest. West and southwest of the homestead, the slope is forested with Ponderosa pine. The semi-subterranean root cellar measures about 26' x 36' and is oriented east to west. The walls are composed of earth and round logs. The logs have saddle notches around the entrance on the center of the east wall. The original arched roof has collapsed and the walls are slumping inward. The root cellar contains only wire nails and is believed to have been built ca. 1900 or soon thereafter. A concentration of household trash artifacts dating to about 1900 is about 65' west of the root cellar, while a log and timber scatter lies to the southeast. On the west side of County Road 77 is a four-strand barbed wire fence, while the McLaughlin Claim Ditch (discussed above) parallels the east side. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Alterations.* The homestead has been vacant for decades and has experienced deterioration.

*History.* A root cellar with an associated trash disposal area is located on the 160-acre homestead early Park County resident Sarah McLaughlin patented on 10 March 1890. The history of this portion of the McLaughlin Ranch parallels that of her other homestead land discussed above; the parcels were operated as one ranch. The improvements of this homestead were adjacent to the legal division of her two claims, indicating that perhaps improvements were thought to be located astride both claims or that improvements on one of the claims was used to provide proof for both. The property remained in the McLaughlin family until 1938, when it was sold to William Poulson.<sup>151</sup>



<sup>150</sup> Harbour, *The Tarryall Mountains*, 64-66; Horn, "Cultural Resource Inventory," 188-189.

<sup>151</sup> Horn, "Cultural Resource Inventory," 190-191; Harbour, *The Tarryall Mountains*, 66.

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South of the McLaughlin properties the valley broadens with open areas flanking the road (Photograph 54). At Milepost 35.3 in the trees to the west is a long, one-story house (1987), secondary house, and two sheds (35341 County Road 77, **Map Reference 69**, Sketch Map 14, Parcel Map 14, 5PA.4676), used as a residence or vacation home and owned by Steve Allard. All are assessed as noncontributing due to their construction after the period of significance. Tarryall Creek leaves Tarryall Road for the last time at Milepost 35.7, flowing northeasterly to join the South Platte River. Evidence of the 2002 Hayman Fire, the largest forest fire in Colorado's history to that time, is visible in the charred landscape on both sides of the road. Three noncontributing resources are present at Milepost 35.8: to the northeast a 1987 house and 1997 Quonset hut (35700 County Road 77, **Map Reference 70**, Sketch Map 14, Parcel Maps 14-15, 5PA.4677) and a 1997 house on the hill to the southwest (35720 County Road 77, **Map Reference 71**, Sketch Map 15, Parcel Map 15, 5PA.4678). The road continues in a southeasterly direction, with Tappan Mountain (8,954' elevation) lying to the northeast at Milepost 36.0. Two historic ranch headquarters are located along the next mile of road: the Stoll-Pledger Ranch and the Payne Homestead/Double Bar Ranch.

**Milepost 36.6, Stoll-Pledger Ranch (5PA.4462)**

**36640 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 72, Sketch Map 15, Parcel Map 15, Detail Map 40, Photograph 55**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
72A	Main house	Building	early 1950s	Contributing
72B	Root cellar	Structure	early 1950s	Contributing
72C	Garage	Building	early 1950s	Contributing
72D	Shed	Building	early 1950s	Contributing
72E	House	Building	early 1950s	Contributing
72F	Barn	Building	early 1950s	Contributing
72G	Brooder sheds	Building	early 1950s	Contributing
72H	Outhouse	Building	early 1950s	Contributing
72I	Loafing shed	Building	early 1950s	Contributing
72J	House	Building	early 1950s	Contributing
72K	Shed	Building	early 1950s	Contributing
72L	Corral	Structure	early 1950s	Contributing

*Summary.* The buildings of the Stoll-Pledger Ranch are situated in a linear fashion along the heavily forested base of Tappan Mountain (8,954' elevation) along Tappan Gulch on the east side of Tarryall Road. The property is wholly within the district and embraces 152 acres, with a 1.1-acre headquarters area including three houses, a barn, a root cellar, a garage, sheds, an outhouse, a small corral, and animal sheds. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The ranch includes about sixty-three acres of land suitable for grazing northwest and southeast of the headquarters. The land slopes away from the headquarters complex down to the bottom of Tappan Gulch and Tarryall Road (County Road 77). Fences are barbed wire on metal posts and upright logs. Vegetation on the site includes grasses and forbs, as well as aspen and evergreen trees. A large rock formation and a heavily forested area lie behind the buildings. According to Norman Pledger, one of the current owners, the property extends for a mile along both sides of Tarryall Road.

The ranch buildings are generally aligned in a northwest-southeast line along the foot of the hill to the east; several buildings are built into the slope of the hill. A dirt access road extends northeasterly from County Road 77 to the ranch buildings, ending at the garage in an irregularly-shaped parking area. Northwest, in order from the garage, are the root cellar, the main house, and a small shed. Northwest of the house is a clothesline, with its north end connected to a tree and the south end attached to a braced log with a crossbeam. Northeast of the garage are two small sheds connected by sections of board fence, while to the east are a house and an outhouse. Southeast of the garage is the barn, a corral, a shed, and an abandoned house with a small shed.

*Primary Resource Description.* Resource A, Main House, early 1950s, contributing. The one-story, rectangular, main house faces southwest and displays walls and gable faces clad with asphalt shingles atop a raised, poured concrete foundation. The house has a side gabled roof clad with asphalt shingles, overhanging eaves and exposed rafter tails, and a center, short,

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stucco chimney. The front (southwest wall) features an off-center wood frame glazed door with wood screen door (at the south end) that opens onto a concrete, stone-faced stoop with a metal railing. North of the door is a single-light window and paired one-over-one-light double-hung sash windows. The southeast wall has three windows from front to rear: a rectangular single-light; a small one-over-one-light, and a nine-light. The rear wall (northeast) has a small four-light window and a single-light window near the center. The northwest wall has a tripartite window near the front, consisting of a plate glass window flanked by six-light windows; toward the rear is a four-light window.

*Alterations.* The metal cladding was apparently added to the barn (**Map Reference 69F**) within the period of significance. Some outbuildings and the house to the east have experienced some deterioration.

*History.* Richard W. Bradshaw acquired 152.13 acres of land in 1929 through a land transfer with the U.S. government. Charles Halsey, of Lancaster, California, later owned the land. In 1951, he sold the acreage to Romaine E. and Laura Joan Stoll of Park County. Laura Joan Stoll transferred her interest to Romaine, who added Mary Beth Stoll as an owner. In September 1956, Romaine and Mary Beth Stoll sold the ranch to Romaine's parents, Edwin R. and Goldie S. Stoll. Members of the Stoll family, led by Fred Stoll, had arrived in Park County from Germany in the 1870s, settling in the area west of today's Lake George and south of U.S. 24. In 1880, Frank J. Stoll (Fred's brother) and his family came to the area and homesteaded at the foot of what is now known as Stoll Mountain. Edwin Stoll was his grandson. The Stolls engaged in cattle ranching and Romaine also worked for the Landis family at the Tarryall River Ranch.

According to Romaine Stoll, when the family acquired this property, there was only an old shack present on the land. He and his father erected the current buildings in the early 1950s; Romaine cut the lumber for the buildings at the sawmill on the family's upper ranch. A stone-faced root cellar stored potatoes, canned goods, and other items. The two small resources uphill to the east were brooder houses for raising chickens. Romaine's aunt Genevieve, the widow of Charles Derby, lived in the house at the southeast end of the ranch. Local residents recalled the Stolls operating a chinchilla ranch here in the 1940s to provide furs for women's coats. In 1959 the family sold the property to Anna F. Pledger of Colorado Springs. She owned and operated the Navajo Hogan Night Club that her father had designed and built. She married electrician Norman N. Pledger in 1952. An active Democrat and union member, Mrs. Pledger was active in politics and women's rights organizations; she was also an apartment owner and manager and a rancher. The Pledger family continues to own the property.<sup>152</sup>

**Milepost 37.0, Payne Homestead/Double Bar Ranch (5PA.743)**

**37026 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 73, Sketch Map 15, Parcel Map 15, Detail Map 41, Photograph 56**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
73A	Main house	Building	ca. 1931	Contributing
73B	Bunkhouse	Building	ca. 1916	Contributing
73C	Tack room/workshop	Building	ca. 1916	Contributing
73D	Garage	Building	1932	Contributing
73E	Feed storage building	Building	ca. 1916	Contributing
73F	Loafing shed	Building	1962	Contributing
73G	Barn	Building	ca. 1916	Contributing
73H	Chicken coop	Structure	ca. 1916	Contributing
73I	Outhouse	Building	ca. 1916	Contributing

<sup>152</sup> Park County Assessor, real estate information, appraisal cards, and plat books (metes and bounds); Colorado Springs City Directory, 1963; Norman Pledger, Colorado Springs, Colorado, interview by Thomas H. Simmons, 4 November 2010; Richard W. Bradshaw, land patent number 1031129, 24 September 1929, <http://www.glorerecords.blm.gov>, accessed 23 February 2011; Romaine E. Stoll, Montrose, Colorado, Telephone Interview, Thomas H. Simmons, 22 April 2011; Colorado Springs *Gazette Telegraph*, 15 September 1993, B2 (Pledger obituary); Park County Clerk and Recorder, general records (deeds); Edwin R. Stoll, Goldie S. Stoll, and Romaine E. Stoll, Family Tree, Army enlistments record, and Manuscript Census Returns, [www.ancestry.com](http://www.ancestry.com), accessed 22 April 2011; Steve Plutt, Lake George, Colorado, email to Jerry Davis (Mildred Smith recollections), 3 May 2011; *Popular Mechanics*, October 1946, 138; *Kiplinger's Personal Finance*, December 1954, 44.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
73J	Corral with loading chute and squeeze chute	Structure	pre-1962	Contributing
73K	House to southeast	Building	2003	Noncontributing

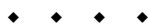
*Summary.* Also located at the base of Tappan Mountain along Tappan Gulch on the east side of Tarryall Road is the headquarters of the Payne Homestead/Double Bar Ranch, listed in the Colorado State Register of Historic Properties in 1995. The ranch covers 104 acres, is wholly within the historic district, and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture. The buildings are near the foot of the mountain in a linear alignment extending about 460' west-northwest to east-southeast. The western edge of the ranch headquarters includes domestic buildings, such as a stucco house, hewn log bunkhouse, log tack room/workshop, and frame garage (boards clad with slab logs). Buildings related to animal care are found to the east: log feed storage, frame loafing shed (boards clad with slab logs), one-and-a-half-story log barn, and vertical board chicken coop (Photograph 56). A small gable roof outhouse clad with horizontal boards is located on the hillside north of the barn. On the same parcel a half mile southeast is a one-and-a-half-story 2003 log house (37058 County Road 77, Resource K). Roughly sixty-six acres of grazing lands extend to the northeast and southeast from the headquarters.

*Landscape.* The headquarters lies about 560' northeast of County Road 77 on the west side of Tappan Gulch. A prominent rock formation lies immediately north of the buildings. The complex is accessed by a gravel road that forms a loop at the buildings, with vehicles, construction equipment, and construction materials present on the interior of the loop. A narrower dirt road continues northeasterly past the complex up Tappan Gulch. At the eastern edge of the headquarters is a wood post and rail corral with a feeding trough, loading chute, and squeeze chute. Hay meadows and grazing areas are located southeast of the headquarters complex.

*Primary Resource Description.* Resource A, Main House, ca. 1931, contributing. The one-story stucco house (Resource A) is located at the west edge of the complex and features a side gable roof with composition roofing shingles and overhanging eaves. The front (south) features a wide shed roof porch with square wood supports and balustrade composed of peeled branches; there is an off center paneled door and two, tall four-over-four-light windows, all with plain wood surrounds. The east wall has a tall window near the south end and a shed roof projection with overhanging eaves, exposed rafters, paired four-light windows on its south wall, four six-light windows on its east wall, and a paneled door on the east wall. The north wall features a full width, one-story, shed roof projection. The west wall has two windows, one on the main part of the house and one on the rear projection.

*Alterations.* The house (Resource A) received its north addition after 1999. The oval storage area to the south and fenced area to the northwest were added ca. 2006-11. The isolated house to the southeast was erected in 2003.

*History.* John H. and Olive Bell Payne settled along the Tarryall in 1916 with their adult son, Roy Ledford Payne. John was born in Missouri in 1855 and Olive was born in 1858 in Iowa, where they married. The family lived in Lake George as well as their homestead, and Roy (born in 1884 in Missouri) worked on nearby ranches. The deteriorating health of the elder Paynes caused Roy to assume the cattle-raising responsibilities for his parents. When John and Olive Payne died in 1920 and 1926, respectively, they were buried in Lake George Cemetery. An obituary for Olive noted she lived in Lake George for twenty-five years. Roy Payne inherited the ranch along with his sister, Kate M. Carlson, but he passed away in 1927. Kate Moomey and Lyda Empson, a Kuner/Empson Company heir, became owners of the property. In 1942 Emil Warling, longtime Park County bridge and maintenance superintendent, acquired the ranch, selling to the Dethleson family in 1947. Clyde Gilley later bought the ranch, and after his death in 1961 his widow sold it to Eugene Perkins, a Colorado Springs attorney and civil engineer.<sup>153</sup>



From this point, Tarryall Road, flanked by grazing land, follows a more southerly route along Tappan Gulch. Another 1.3 miles along the road is the large tract of the Ryan Homestead/Jeffries Ranch on both sides of the road.

<sup>153</sup> U.S. Census, 1900, 1910, 1920; Payne Family Tree, ancestry.com, <http://trees.ancestry.com/tree/23801803/person/1429974277>, accessed 31 March 2014; Robert H. Bynes, Payne Homestead State Register of Historic Properties Nomination Form, 14 October 1994; *Fairplay Flume*, 19 March 1926.

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**Milepost 38.3, Ryan Homestead/Jeffries Ranch/Hayman School (5PA.4469)**

**38262 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 74, Sketch Map 15, Parcel Map 15, Detail Map 42, Photographs 57 through 59**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
74A	Hayman School	Building	ca. 1898	Contributing
74B	House	Building	ca. 1921	Noncontributing
74C	Garage	Building	post-1965	Noncontributing
74D	Shed	Building	pre-1961	Contributing
74E	Outbuilding	Building	ca. 1921	Contributing
74F	Outbuilding	Building	ca. 1921	Contributing
74G	Loafing shed	Building	ca. 1921	Contributing
74H	Corral	Structure	pre-1961	Contributing
74I	House, 38178 County Road 77	Building	2000	Noncontributing
74J	House, 38131 County Road 77	Building	ca. 1920s (moved here 1968)	Noncontributing
74K	Shed	Building	post-1965	Noncontributing

*Summary.* The entirety of this 158-acre ranch is within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture. The ranch headquarters is located on the east side of Tappan Gulch at the base of a hill about 700' east of County Road 77 (Photograph 59). A gravel road extends east-northeast and then north to access the complex, branching north of Resource E to form a turnaround loop. To the north are buildings associated with domestic ranch functions, including: a two-story log and frame house;<sup>154</sup> a frame (panel siding) garage; two frame sheds; and the Hayman School. To the south are buildings associated with animal care: an outbuilding at the southeast corner of the complex with low walls and a shed roof clad with corrugated metal, built into the slope of the hill; a shed roof loafing shed with vertical board walls and a corrugated metal roof; and a three-section outbuilding with varying wall materials (vertical board-on-board and corrugated metal) and roof components (gable, shed, and asymmetrical gable). The two latter buildings border a corral to the south, with a wood post and rail inner enclosure and a wood post and barbed wire perimeter fence.

Also on this parcel are two houses assessed as noncontributing. A 2000 one-story frame residence (38178 County Road 77, Photograph 58) is located on the east side at Milepost 37.9 (0.3 miles northwest of the headquarters). It is evaluated as noncontributing due to its construction after the period of significance. At Milepost 38.0 on the west side of the road (about 0.4 miles west-northwest of the headquarters) is a large two-story house with an attached garage (38131 County Road 77) moved to this site in about 1968 from the Colorado Springs area.<sup>155</sup> It is categorized as noncontributing due to its move into the district after the period of significance.

*Landscape.* The property extends for about 0.7 miles along both sides of County Road 77 and includes about seventy-six acres of grazing lands. The ranch headquarters includes buildings located along the slope of an 8,800' mountain to the east. An 8,700' mountain lies across County Road 77 to the southwest. One building is built into the slope of the hill. Tappan Gulch, a small stream, lies between County Road 77 and the headquarters. In front of the Hayman School is a wood picket fence and glass reservoir gas pump; a sturdy wood swing lies to the south. Examples of old farm machinery are present in the center of the turnaround loop. A large meadow is part of the ranch.

*Primary Resource.* Resource A, Hayman School, ca. 1898, Contributing, Photograph 57. The ca. 1898 Hayman School, a one-story, rectangular, frame building, has walls clad with horizontal lap siding with corner boards atop a concrete block foundation. The hipped roof has overhanging, boxed eaves and is roofed with asphalt/composition roofing. The front

<sup>154</sup> Annette Quick, interview by R. Laurie Simmons, 7 May 2012. Annette Quick reported the log house was originally located at Hayman and at one time was used as a forest ranger dwelling. The Quicks remodeled it in the early to mid-1980s. Assessor photographs show the original one-story log residence in 1973 and a remodeled two-story house in 1984.

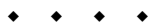
<sup>155</sup> Annette Quick, interview by R. Laurie Simmons, 7 May 2012. The house was moved to the site due to expansion of U.S. 24 in the Colorado Springs area.

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(west) has a center entrance with a paneled and glazed door with four lights flanked by one-over-one-light windows with wood surrounds with slightly projecting lintel trim and slightly projecting sills. The transom area above the door has a wood panel stenciled "Hayman School." There is a wood board stoop in front of the entrance. The north and south walls have two one-over-one-light windows. The north wall also has a metal pipe chimney on the north roof slope near the center. There are no openings on the east. The interior has a wood floor, plaster upper walls, and beadboard on the lower walls and ceiling. Originally located in the settlement of Hayman, 1.3 miles to the west, the school was moved onto this property prior to 1917, where it continued to function as a school until 1941. In about 1966 the school was moved from its location next to County Road 77 to its current location, as the building was too close to the public road. It is assessed as contributing because it is evaluated as individually eligible to the National Register as the only remaining building from the town of Hayman.

*Alterations.* The house (Resource B) gained a second story and underwent other remodeling in the early 1980s. The garage (Resource C) and shed to its south (resource K) were constructed after 1965. The two-story house (Resource J) on the west side of County Road 77 was moved to the ranch in about 1968 from the Colorado Springs area. The Quicks built the house (Resource I) to the north on the east side of the road in 2000.



A 2008 two-story shed roof house (38376 County Road 77, **Map Reference 75**, Sketch Maps 15-16, Parcel Maps 15-16, 5PA.4680) is present at Milepost 38.8 on the east side of the road; its parcel includes a small, 16-acre hay meadow. On the west side of the road, just short of Milepost 39.0, is a 2005 one-story log house and detached garage (38391 County Road 77, **Map Reference 76**, Sketch Maps 15-16, Parcel Maps 15-16, 5PA.4681). All three resources are evaluated as noncontributing due to their construction after the period of significance. The Warling Ranch is located at Milepost 39.0 on the east side of the road.

**Milepost 38.9, Mihan Homestead/Upper Warling Ranch (5PA.815)**

**38394 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 77, Sketch Maps 15-16, Parcel Maps 15-16, Detail Map 43, Photograph 60**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
77A	Main house	Building	1988, 1992	Noncontributing
77B	Secondary house (bunk house)	Building	ca. 1899	Contributing
77C	Garage	Building	1930	Contributing
77D	Barn	Building	ca. 1938	Contributing
77E	Outhouse	Building	pre-1962	Contributing
77F	Feed shed	Building	pre-1962	Contributing
77G	Root cellar	Structure	ca. 1900-62	Contributing
77H	Workshop	Building	ca. 1900-62	Contributing
77I	Slaughterhouse	Building	ca. 1900-17	Contributing
77J	Corral with a branding/vaccinating chute	Structure	pre-1962	Contributing
77K	Stringer and board bridge	Structure	ca. 1900-17	Contributing
77L	Old Tarryall Road segment	Structure	pre-1917	Contributing

*Summary.* This ranch encompasses 15 acres and is wholly contained within the historic district. The headquarters complex is located on the east side of County Road 77, with five resources clustered adjacent to the road, including a one-story nonhistoric main house, secondary residence, barn, garage, and outhouse, and a corral and four other buildings on the east side of Tappan Gulch: a root cellar, work shop, feed shed, and slaughterhouse. A variety of wall construction materials are employed, including board-on-board, horizontal board, log, and wide nonhistoric siding. Roofing materials include metal (corrugated and standing seam) and composition shingles. The 1995 archaeological survey concluded that trash disposal pits and outhouse holes were likely to exist and "could provide important historical information about life at

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the ranch.”<sup>156</sup> The entire parcel of the ranch is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The headquarters is located at a point where Tappan Gulch opens to about a quarter mile in width with about sixty acres suitable for grazing in the vicinity. Forested peaks exceeding 8,700’ and 8,800’ lie to the east and west of the ranch; the slope east of the ranch includes Ponderosa pine and aspen. A graveled road provides access from County Road 77 to the headquarters, extending between the houses and the garage. From the east end of the driveway a gravel and dirt road (Resource L), crosses Tappan Gulch on a timber bridge (Resource K) and continues southward as a two-track road. This 0.2-mile segment is part of an earlier alignment of Tarryall Road shown on the 1917 Powless map. Another gravel road crosses the northern part of the property to provide access to a new house to the north. Some examples of older fencing are extant in the eastern area, including wood post and rail and barbed wire on wood posts. Adjacent to the feed shed (Resource F) is a small corral with a branding/vaccinating chute (Resource J). A meadow/grazing area with grasses and forbs lies to the south.

*Primary Resource.* Resource I, Slaughterhouse, pre-1917, Contributing, Photograph 60. As the main house is nonhistoric and the secondary residence is somewhat altered, the primary resource described is a rare local example of a slaughterhouse. Located near the northeast corner of the property, the slaughterhouse is shown on a 1917 map of Tarryall Road. Local historian Jerry Davis theorizes the Warlings may have erected the building to supply meat to the Cripple Creek market. The tall one-story building is oriented generally east-west and has a lower one-story section on the east. The building rests on log stringers. It has a gable roof clad with corrugated metal roofing and has overhanging eaves. Walls are board-on-board. The west wall contains a wide door opening with two window openings above. The north wall has a slightly off-center pedestrian door opening and a tall boarded-over opening accessed by a ramp. The east wall contains a pedestrian door and a window opening, while the south wall features two off-center window openings. At the time of a 1995 historic resources survey of the property, the building’s interior retained features associated with its slaughterhouse function, including a hoist consisting of a wagon wheel pulley that turned a log shaft 10’ above the floor and a wood trough through the board floor leading to a drain at the west end.

*Alterations.* The main house at the ranch headquarters dates to 1988 and 1992. The secondary house (Resource B) is clad with aluminum siding and features replacement windows.

*History.* This ranch complex is part of the land New Yorker Thomas Mihan obtained with a 160-acre homestead patent in 1883. Mihan indicated he settled on the land ten years earlier, building a small frame house and a large barn. In 1885 he planted five acres with grass and twelve with hay, in addition to raising horses, milk cows, cattle, and chickens. In 1888, Catherine LaRue Eyster bought the property. She was most likely the wife of Charles W. Eyster, who died in 1891. Both Eysters are buried in Lake George Cemetery. Maggie Mosier owned the land by 1902 and later sold it to Earnest C. Schultz, the second husband of Dora Shepard Kollé, widow of nearby rancher Jacob Kollé. In 1909, Fred Warling acquired the property; he also had a homestead claim patented in 1918 (the Lower Warling Ranch). Born in Sweden in September 1865, Warling moved to the United States in 1890 and arrived in Cripple Creek in 1892 at the height of its gold boom. He and his wife, Johanna (who was born in Germany in about 1877) met in Cripple Creek and were married in 1898. As the mining boom subsided, they turned to farming and ranching in the Tarryall area. The Warlings had seven children born between 1900 and 1918. Son Arthur and his wife, Marie, assisted his parents with ranching duties during the older couple’s senior years. Fred Warling, who had been “in ill health the past several years,” died in 1942. After his widow Johanna died in 1969, most of the upper and lower ranches was sold.<sup>157</sup>



Less than half a mile south on the east side of the road is the associated Lower Warling Ranch. .

<sup>156</sup> Horn, “Cultural Resource Inventory,” 207.

<sup>157</sup> Park County Assessor, real estate information and appraisal file; Elwood “Colby” Lively, interview by Laurie and Tom Simmons, 5 November 2010; Stella Lively, Colorado Springs, Colorado, interview by Thomas H. Simmons, 27 October 2010; Harbour, *The Tarryall Mountains*, 60-61; Fred Warling, U.S. General Land Office, homestead case file, final patent number 01156, 27 November 1918, in the files of the National Archives, Washington, DC; *Colorado Springs Gazette*, 21 November 1994 (Marie Warling obituary); W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; *Park County Republican*, 26 February 1942; Harbour, *The Tarryall Mountains*, 60; Horn, “Cultural Resource Inventory,” 207.



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**Milepost 39.3, Lower Warling Ranch (5PA.4463)  
 38338 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 78, Sketch Map 16, Parcel Map 16, Detail Map 44, Photograph 61**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
78A	House	Building	1914	Contributing
78B	Potato Cellar	Structure	1914	Contributing
78C	Garage/Workshop	Building	ca. 1930	Contributing
78D	Storage/Chicken Coop	Structure	1914	Contributing
78E	Chicken Coop	Structure	ca. 1930	Contributing

*Summary.* This 10-acre property consists of an early twentieth century ranch headquarters complex, with five ranch buildings extending west-northwest/east-southeast along the base of a forested hill. The headquarters area includes: the main house to the west; a potato cellar east of the house (Photograph 61); a garage/workshop southeast of the house; a storage shed/chicken coop east-southeast of the house; and a chicken coop immediately west of shed/coop. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The buildings are located on the east side of Tarryall Road (County Road 77) at about milepost 38.3. A two-track dirt road extends from Tarryall Road east-northeast roughly 420' to the buildings. A forested hill and rock outcroppings rise behind the buildings. A low mortared fieldstone retaining wall lies behind the house and extends to the potato cellar to the east. The land slopes down toward Tarryall Road, becoming flatter closer to the roadway. The potato cellar and garage/workshop are built into the slope of the land. A frame wagon frame southwest of the ranchhouse is present on the site, as are post and barbed wire and rail fences, and utility poles.

*Primary Resource Description.* Resource A, Ranch house, 1914, Contributing. The one-story front gabled roof main house faces northwest and rests on a raised foundation of wood piers (the land drops to the west), which are covered with rolled asphalt roofing as skirting. The walls are clad with wood horizontal lap siding with corner boards and the roof has tab-lock shingles. On the east end of the front (north) is an off-center shed roof porch with overhanging eaves, exposed rafters, square wood supports, and a concrete deck; a paneled door opens onto the porch. There is a two-part sliding window west of the door and a one-over-one-light window east of the door. The southwest section of the house consists of a full-width shed roof projection which has paired two-part sliding windows near its north end. The rear (southeast) features an off-center slab door opening onto a concrete deck at the east end; west of the door are a one-over-one-light window and two sets of two-part sliding windows. The rear (northeast wall) has a shed roof projection at the south end and a four-light window near the north end.

*Alterations.* The porch of the main house (Resource A) was enclosed by 1982 and the entrance relocated. Since about 1990, the current owners have replaced most windows of the house. A barn once located southwest of the house is no longer extant.

*History.* Fred Warling established a 160-acre homestead claim on this land in September 1914. See **Map Reference 77** (5PA.815) for biographical information on Warling. According to his homestead proof testimony, Fred made improvements to this property including erection of a frame house in 1914; a frame barn; "cellar, sheds, etc."; and 3.5 miles of four-wire fence. He began cultivating the land in 1914, and by 1917 had twenty-five acres under the plow, raising twenty-five tons of oats for hay, six tons of barley, and twelve tons of potatoes. He received a patent for the land in 1918. Son Arthur Warling married Marie Friddle and they moved to this ranch in 1930 to assist his parents in its operation; they had no children. According to Midge Harbour, Art Warling "ran a few cattle, but enjoyed construction work even more. He built many of the homes in the area in the 1940's, 50's and 60's." Elwood Lively recalled that Arthur also worked on the construction of Elevenmile Dam in 1930-32. Fred Warling, who had been in ill health for several years, died in 1942. After his widow Johanna died in 1969, the larger ranch property was sold; Arthur and Marie purchased the ten acres containing the headquarters area. Arthur Warling died in June 1973; Marie Warling still lived here in 1982. She had a garden in the southern section of the property, selling some items and doing lots of canning.<sup>158</sup>

<sup>158</sup> Park County Assessor, real estate information and appraisal file; Elwood "Colby" Lively, owner, onsite interview by Laurie and Tom Simmons, 5 November 2010; Stella Lively, owner, Colorado Springs, Colorado, interview by Thomas H. Simmons, 27 October 2010; Harbour, *The Tarryall Mountains*, 60-61; Fred Warling, U.S. General Land Office, homestead

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South of the Fred Warling Farm the road is flanked by nonhistoric residential development of the Lake George Ranchettes subdivision for 0.6 of a mile.

**Milepost 39.4, Lake George Ranchettes Subdivision (5PA.4679)  
 County Road 77 (both sides)  
 Map Reference 79, Sketch Map 16, Parcel Map 16, Photograph 62**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
79A	Mills House, 38416 County Road 77	Building	1970	Noncontributing
79A	Mills Garage, 38416 County Road 77	Building	ca. 1970	Noncontributing
79B	Herrscher House, 38627 County Road 77	Building	1979	Noncontributing
79B	Herrscher Cattle Shed, 38627 County Road 77	Building	1981	Noncontributing
79C	Gilley House, 38773 County Road 77	Building	1976	Noncontributing
79C	Gilley Barn, 38773 County Road 77	Building	1979	Noncontributing
79C	Gilley Utility Building, 38773 County Road 77	Building	1979	Noncontributing
79C	Gilley Open Storage, 38773 County Road 77	Structure	post-1976	Noncontributing
79D	Plutt House, 38830 County Road 77	Building	2007	Noncontributing
79D	Plutt Garage, 38830 County Road 77	Building	ca. 2007	Noncontributing
79D	Plutt Shed, 38830 County Road 77	Building	ca. 2007	Noncontributing
79E	Gilley Mobile Home, 38847 County Road 77	Building	1988	Noncontributing
79E	Gilley Garage, 38847 County Road 77	Building	ca. 1988	Noncontributing
79F	Coleman House 38919 County Road 77	Building	1987	Noncontributing
79F	Coleman Garage, 38919 County Road 77	Building	post-1987	Noncontributing
79F	Coleman Equipment Shed, 38919 County Road 77	Building	1997	Noncontributing
79F	Coleman Stable, 38919 County Road 77	Building	post-1987	Noncontributing
79G	Stoll House, 38993 County Road 77	Building	1982	Noncontributing
79G	Stoll Farm Utility Building, 38993 County Road 77	Building	1978	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing

case file, final patent number 01156, 27 November 1918, in the files of the National Archives, Washington, DC; *Colorado Springs Gazette*, 21 November 1994 (Marie Warling obituary); W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; *Park County Republican*, 26 February 1942.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79H	Fuhrmann House, 39122 County Road 77	Building	1980	Noncontributing
79H	Fuhrmann Shed, 39122 County Road 77	Building	post-1980	Noncontributing
79H	Fuhrmann Outbuilding, 39122 County Road 77	Building	post-1980	Noncontributing
79I	Autrey House, 39139 County Road 77	Building	1997	Noncontributing
79I	Autrey Garage, 39139 County Road 77	Building	post-1997	Noncontributing
79I	Autrey Shed, 39139 County Road 77	Building	post-1997	Noncontributing
79J	Etherton House, 39211 County Road 77	Building	1972	Noncontributing
79J	Etherton Garage, 39211 County Road 77	Building	post-1972	Noncontributing
79J	Etherton Stable, 39211 County Road 77	Building	post-1972	Noncontributing
79J	Etherton Barn, 39211 County Road 77	Building	2001	Noncontributing
79K	McGee/Riggs House, 39551 County Road 77	Building	1977	Noncontributing
79K	McGee/Riggs Barn, 39551 County Road 77	Building	1977	Noncontributing
79L	Weaver House, 39700 County Road 77	Building	1977	Noncontributing
79L	Weaver Garage, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Barn, 39700 County Road 77	Building	2000	Noncontributing
79L	Weaver Cabin, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Shed, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Shed, 39700 County Road 77	Building	post-1977	Noncontributing
79M	Gilley House, 39741 County Road 77	Building	1976	Noncontributing
79M	Gilley Garage, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79N	Goldsworthy House, 39921 Warling Circle	Building	1972	Noncontributing

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
790	Wardle House, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
790	Wardle Garage/Equipment Shed, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
790	Wardle Shed, 39927 County Road 77/88 Warling Circle	Building	pre-1956-62	Contributing
790	Wardle Shed, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
790	Wardle Mobile Home, 39927 County Road 77/88 Warling Circle	Structure	post-1965	Noncontributing

Platted in 1970, the low density Lake George Ranchettes subdivision covers about 154 acres and contains fifteen occupied parcels. The parcels contain single family homes principally erected between 1970 and 2007, and most have one or more outbuildings such as garages or sheds. The land rises on both sides of the road, and dwellings are placed near the treeline. With the exception of the ca. 1956-62 Wardle property (790, parcel #20964) at the south end of the subdivision on the west side of Tarryall Road that predates the subdivision, the resources are all evaluated as noncontributing due to their different historic context and construction after the period of significance.<sup>159</sup>



The road continues south-southeasterly through Tappan Gulch, and at about Milepost 39.9 broadens into wider bottomlands affording greater opportunities for grazing livestock and raising hay. At about Milepost 40.4 County Road 112 joins the road from the east.

**Milepost 40.4, Clarkson/Golding Homestead (5PA.4470)**  
**County Road 77 (west side)**  
**Site, Contributing**  
**Map Reference 80, Sketch Map 16, Parcel Map 16, Detail Map 45**

The Clarkson/Golding Homestead lies about 328' off the west side of County Road 77 at the intersection with County Road 112, with Tappan Gulch on the east side of the road and the South Platte River 1,610' southeast. The land slopes toward the road and river and rises behind the homestead site to a densely forested ridge. The area around the house is treeless and covered with grasses and forbs. The property consists of the ruins of a ca. 1909 east-facing, one-story, side gabled roof house. No foundation is visible, and the walls and gable faces are composed of vertical boards, with horizontal boards at the top and bottom of each wall and plain fascia boards on the gable ends. The front (east wall) has an off-center door opening to the north and a horizontal window opening to the south, both with plain wood surrounds. The north and south walls have center window openings. The roof and ridge beam of the main part of the house are no longer present. Extending from the rear of the house is a shed roof addition with vertical board walls and corrugated metal roofing; the roof is partially collapsed. The two piles of collapsed wall sections, loose boards, and other building materials to the northwest and one pile to the northeast are probably the remnants of the stable, chicken coop, and "out cellar" noted in Mae Golding's homestead proof testimony. The entire 545-acre parcel containing this resource is within the nominated district boundary and is assessed as contributing. Areas of significance for the ranch include Agriculture and Historic Non-Aboriginal Archaeology.

*Alterations.* The site has been abandoned for many years and has experienced deterioration.

*History.* Charles Clarkson, from England, and his Ohio-born wife, Mary M. Bysong Clarkson, settled on this Tarryall land with their infant daughter, Annie, in January 1873 and built a substantial log house (no longer standing), a stable, fences, and other improvements. The Clarksons cultivated about six acres and hay was cut from about twenty acres. Mrs. Clarkson's sister and her family (the Snairs) lived on a homestead to the south (see below). Charles Clarkson died on 8 March 1882; his widow completed the homestead process he had begun, receiving a patent to 160 acres of land in the following year. She and Annie later moved to Idaho. In 1907 the land was re-opened to homesteading and Canadian-born

<sup>159</sup> The 1956 U.S.G.S. map, "Tarryall, Colorado," does not show a ranch headquarters in this location.

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naturalized citizen Mansfield Golding applied for the tract, settling on the land with his wife, Mae Florence Willett Golding. Two years later Mansfield Golding deserted his wife and abandoned his property. She stayed on the land, making improvements and growing hay and potatoes. Life at the ranch was not always quiet. In April 1911 a Teller County resident, Morgan James, threatened to kill Mrs. Golding and her employees if she built a fence that obstructed a road on her property that he had used for many years. The *Fairplay Flume* described Mae Golding as charming, highly educated, and well-traveled, concluding "with her as a resident any community should feel justly proud." The property produced hay and potatoes, and she described the buildings of the ranch as a three-room frame house, a stable for two horses, a chicken house, an out cellar, a corral, and wire fences. After receiving her patent in February 1920, Mae lived for many years in California and became an orchardist before her death in 1946. Since at least the 1940s, members of the Abell family of Texas have owned the land. The Golding patent is now part of a much larger parcel owned by Mary A. Abell Etheridge and ten others as tenants in common.<sup>160</sup>



South of the Clarkson/Golding Homestead the road meets the South Platte River at milepost 40.6 and follows the foot of the hill on the west side of the drainage. From this point to the junction with U.S. 24 the river valley to the east widens to half a mile, while the west side of the road contains rocky slopes with aspen and pine (Photograph 63).

**Milepost 40.8, Snair Ranch (5PA.4466)**

**County Road 77 (east side)**

**Site, Contributing**

**Map Reference 81, Sketch Map 16, Parcel Map 16, Detail Map 46, Photographs 63 and 64**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
81A	Corral with loading chute	Structure	pre-1961	Contributing
81B	Hand-dug well	Structure	pre-1961	Contributing

*Summary.* This former ranch headquarters is located on the east side of County Road 77, between the road and the South Platte River (Photograph 63). Only a few remnants of outbuildings remain, including a corral area in a meadow (Resource A, Photograph 64) and a hand-dug well (Resource B). Southwest of the corral is the ruins of a loafing shed. A collapsed root cellar and depression lies south of the corral. The depression resulted from the move of the main house in 2005. The area of significance for the ranch is Agriculture.

*Landscape.* The property is on the west side of the river about 500' south of its confluence with Tappan Gulch. The land, covered with grass and forbs, slopes from west to east and is used for cattle grazing. The headquarters is contained on ranchland of 295 acres, all of which is within the historic district boundary and is assessed as contributing.<sup>161</sup> About 283 acres are used for grazing. A dirt two-track road extends east-northeast from the county road about 388' to the vicinity of the corral and then turns southeast and follows the west bank of the river. Immediately west of the corral is the location of a no longer extant building. A collapsed root cellar and debris-filled depression lies east of the loafing shed and south of the corral; the depression is filled with construction materials from the additions to the ranchhouse, which were razed when the center portion of the house was moved to Lake George in 2005. According to local historian Steve Plutt, there is a hand-dug well toward the river about 195' southeast of the corral loading chute. Other features of the site include a ranch road and a post and barbed wire fence.

*Primary Resource.* Resource A, Corral, Structure, pre-1961, Contributing, Photograph 64. The post and rail corral measures approximately 83' x 56', with its east edge about 136' from the South Platte River. The corral generally consists of vertical log posts with narrower log rails (some unpeeled); there is a section of log and some sections of horizontal board railings. Gates include a newer metal tube style as well as those with horizontal board rails with diagonal bracing.

<sup>160</sup> Park County assessor, real estate information; U.S. General Land Office, Mary M. Clarkson, document 165, 1 August 1883 and Mae F. Golding, document 02061, 21 February 1920, in the files of the National Archives, Washington, D.C.; Mae F. Golding death certificate, 4 December 1946, Orange County, California; *U.S. Census*, manuscript returns, Arapahoe County, Colorado; *Fairplay Flume*, 16 March 1882, 3 (Clarkson death notice), 21 April 1911, 1, and 28 April 1911, 1; Linda Balough, "Snair Homestead Cabin, Park County Historic Properties Nomination Form," 1 November 2006; W.H. Powless, surveyor, "Map of State Road No. 15B, Park County, Colorado," October 1917; Early Homesteaders, interpretive panel north of Snair Ranch, Pike National Forest; U.S. Census of Population, manuscript returns, Harris County, Texas, 1920 and 1930; Park County Clerk and Recorder, correction deed, 30 April 1986, Book 395, Page 768.

<sup>161</sup> The Assessor parcel containing the location is 534 acres; noncontiguous parts, including lands lying south of U.S. Highway 24 were not included within the historic district boundary.

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The corral is divided into two roughly rectangular main sections, a smaller east part and a somewhat larger west part. The northeast corner of the west corral section has wall sections composed of squared horizontal logs joined with square notches (this may have comprised a building at one time). A newer loading chute is located on the south near the center and appears sturdily built with vertical log post supports, thick board side rails, and top bracing.

*Alterations.* The house at this ranch headquarters was moved to Lake George in 2005, and some other buildings and structures are no longer extant or have experienced deterioration.

*History.* Ohioan Richard Snair settled along the Tarryall in 1875, receiving a patent eight years later after making improvements described in his homestead proof testimony: "The house is a log house, with fence and ditches, stables, etc. the house is 22 x 24 feet. Total value of improvements \$1000.00." Snair married Sophia Ann Bysong, a native of Canada; their land lay south of the homestead of Mrs. Snair's sister and her husband, Charles and Mary M. Clarkson. Sophia's brother and another sister also claimed land nearby. The local landmark designation for the Snair Cabin observed: "It is interesting to note how the judicious placement of the borders of each of the family properties managed to control, for all intents and purposes, more land than they could actually place a claim to. The irregular layout of the claims artfully surrounded 40 acres of unclaimed Public Domain land."

The Snairs prospered, raising hay, cattle, and sheep and producing butter, cheese, and eggs. By 1880 the household included two children, two servants, and three boarders (two ranchmen and a school teacher). In 1885, Snair and neighbor J.E. Williams, out hunting buffalo, encountered three cinnamon bears, killing two and roping the third, which they brought "in triumph to Mr. Snair's ranch, where he will be trained." In 1890, Snair sold his property for \$6,000 to Lake George entrepreneur George Frost, who also purchased other ranches in the vicinity along the South Platte. The *Fairplay Flume* observed in 1889 that "Frost has obtained control of the entire river footage from the Tarryall range to Eleven-mile canyon. The removal of many old timers from that section is going to work quite a change." George W. Frost's acquisition of the Snair and other ranches may have been part of a plan to expand the Lake George development northward as a summer resort. Frost reportedly suffered a stroke in the 1890s that affected his business operations and plans.

Frost's Snair property was sold at a public trustee's auction in 1898, to satisfy a promissory note. The Snair property, like the Clarkson-Golding, has been owned by members of the Abell family since the 1940s. In 2005, to prevent the destruction of the ranch house, it was moved (minus two later additions) to the Lake George Community Park; the house became a Park County local landmark in December 2006. The Snair Ranch is now part of a much larger property used for cattle raising owned by Mary A. Abell Etheridge and ten others as tenants in common.<sup>162</sup>



A small paved turnout with an interpretive panel discussing the Snair family and early settlement is located on the east side of the road at Milepost 41.1, and the road makes a sharp turn to the west.

#### **Milepost 41.4, Lake George Cemetery (5PA.382)**

**County Road 77 (west side)**

**Site, Contributing**

**Map Reference 82, Sketch Map 16, Parcel Map 16, Photograph 65**

Lake George Cemetery lies atop a hill on the west side of Tarryall Road a short distance before its junction with U.S. Highway 24. The cemetery is irregularly-shaped and encompasses about 6.6 acres. The entrance from County Road 77 includes a stone sign, bench, kiosk, and flagpoles; a chainlink fence extends on either side of the entrance, while an older

<sup>162</sup> Park County Assessor, real estate information and tract books; Steve Plutt, Lake George vicinity, email to Thomas H. Simmons, 28 February 2011; *Fairplay Flume*, 11 June 1885, 4, and 1 July 1898, 3, and 29 December 2006; *Fairplay Flume*, 1889 (undated clipping), Snair Family file, Park County Local History Archives, Bailey, Colorado; "Snair Cabin," Park County Heritage Area, <http://www.parkcountyheritage.com>, accessed 20 October 2009; U.S. Census Bureau, census of population, manuscript returns, Gilpin County, Colorado, 1870 and Park County, Colorado, 1880; *Colorado State Census*, 1885; Linda Balough, "Snair Homestead Cabin, Park County Historic Properties Nomination Form," 1 November 2006; W.H. Powless, surveyor, "Map of State Road No. 15B, Park County, Colorado," October 1917; *Early Homesteaders*, interpretive panel north of Snair Ranch, Pike National Forest; Harbour, *The Tarryall Mountains*, 88-91; Charles E. Williams (pioneer Lake George resident), letter to Postmaster, Lake George, Colorado, 25 June 1955, reprinted in the *Fairplay Flume*, 1956, clipping files, Western History and Genealogy Department, Denver Public Library, Denver, Colorado; Richard Snair, homestead case file, final certificate number 76, 23 October 1882, National Archives, Washington, DC; *U.S. Census of Population*, manuscript returns, Harris County, Texas, 1920 and 1930; Park County Clerk and Recorder, correction deed, 30 April 1986, Book 395, Page 768. The owners' plans to burn the ranch house prompted its move to Lake George.

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post and barbed wire fence is present on the south. From the entrance a narrow dirt road extends northwestward and then curves northeastward to ascend the hill, ending in a fairly level area. The oldest burials are located at the top of the hill (7,960' to 8,000' elevation) in the north central part of the property. This portion of the cemetery features native grass, yucca, and many pine trees and includes graves with carved stone markers of granite and marble, graves marked with piles and outlines of native stone, and unmarked graves. Some plots are enclosed with fences of wrought iron (including some by the Hassell Iron Works Company of Colorado Springs), wood pickets, and metal pipes. The southern, open area of the burial ground includes more recent interments.

A 1995 archaeological survey of the cemetery found approximately 175 graves, of which about 100 were marked; the cemetery remains active. The earliest burial appears to date to the mid-1870s. The cemetery contains the graves of persons important to the history of the Tarryall Road corridor and Lake George communities, including the graves of pioneer ranchers Anson A. Allen, members of the John E. Williams family, Sidney and Eleanor Derby, Jacob and Dora Kolle and family members, Eli E. and Catherine Portis, and others. The entire extent of the cemetery is included in the district and is assessed as contributing. The areas of significance for the cemetery include Exploration/Settlement.

*Alterations.* The cemetery is still active and new burials are still taking place in the lower, southern part of the site.

*History.* This cemetery dates to the early period of settlement along the Tarryall, with the first burial dating to the mid-1870s. Persons important to the history of the Tarryall Road and Lake George communities are buried here, including rancher Anson A. Allen, members of the John E. Williams family, Sidney and Eleanor Derby, Jacob and Dora Kolle and family members, Eli E. and Catherine Portis, and others.



Beyond the cemetery, the boundary of the district extends on the east side of the road to the other side of the South Platte River and south to U.S. 24, while retracting to the road right-of-way on the west (Photograph 66). County Road 77 (Tarryall Road) ends at U.S. 24 at Milepost 41.8. The curving nature of the road is manifested in the 39.4 road-miles required to cover the 32.9-mile straight-line distance between the beginning and ending points. The road drops from 9,350' elevation at Jefferson to 7,940' at its southern terminus, an average grade of less than 1 percent.

## **Integrity**

The Tarryall Rural Historic District retains a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.

## **Location**

The Tarryall district possesses integrity of location, reflecting the places where significant activities that shaped the district occurred. The presence of natural resources, quality of soils, climate, and accessibility determined the location of development in the district historically, as they do today. County Road 77 (Tarryall Road), the vital connector for the area since the 1860s, maintains its historic alignment along the drainage. In a few instances, segments of the old road have been abandoned or realigned to achieve a more direct route or better grade; however, the earlier portions remain intact and provide insights into the nature of the earlier road. Documented cases of relocated historic buildings were noted in a few cases, some within and some after the period of significance. Several buildings at the Ute Trail River Resort were brought from other locations to serve as guest cabins within the period of significance. Moving of buildings was not uncommon in Park County or other areas in Colorado and the West and reflects an important element of traditional ranching culture: the pragmatic recycling of buildings and materials. Relocation of resources in the district after the period of significance appears to involve only a handful of resources; such resources were assessed as noncontributing in this document.

## **Setting**

The immense natural setting of the district retains a high degree of historic physical integrity and remains essentially as it was during the period of significance. The bottomlands along the creeks, the forested hillsides, rock escarpments, and distant peaks dominate the district. The ranching landscape is vast and tends to diminish and absorb more recent construction. Almost all ranches within the district maintain integrity of their setting, with few changes in the relationship between the buildings and structures and the meadows and grazing lands. Most have only small alterations to the immediate setting of the ranch headquarters since the historic period; such changes chiefly consist of the removal, relocation, or collapse of an outbuilding.<sup>163</sup> The most serious impacts on the setting have been the creation of a handful of relatively small rural residential subdivisions at widely separated points along the corridor. Lake George Ranchettes,

<sup>163</sup> The Holst/Wallace/Paige Ranch (Map Reference 29) is one ranch headquarters where substantial post-1980s construction has occurred.

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encompassing fifteen occupied parcels of land with forty-nine resources, abuts both sides of County Road 77 within the district. A small portion of Tarryall River Estates, including five buildings, is also included in the district. The impact of two other subdivisions, Circle R Ranch and Stagestop, is somewhat mitigated by the placement of construction on hills above the creek drainage, with houses set within treelines; these subdivisions are outside the district. Isolated vacation homes or rural residences unrelated to agriculture also are present within the district, but their numbers are not great and they tend to be spread along the length of Tarryall Road and are often screened by trees. Demolition and replacement of buildings within individual ranches appears to be relatively rare; significant stability in the building stock was noted, based on results of resource surveys conducted in 1995 and 2010.

### ***Design***

The composition of natural and cultural resources within the district retains substantial historic physical integrity in terms of form, plan, and spatial organization. While no overall design plan addressed the nature of development in the district, the various ways in which settlers adapted to the topography and climate is reflected in ranch layouts, the placement of individual buildings in relation to hillsides and bottomlands, and the careful construction of gravity-fed irrigation ditches. Most of the buildings and structures in the district represent vernacular Western design based on the materials native to the area or easily available, sturdy enough to survive harsh weather and the presence of cattle and horses, and suited to the essential activities of ranch life. In most instances, the design of ranch facilities retains substantial integrity dating to the period of significance. Other types of resources, such as Tarryall School and Hayman School importantly represent the design of a rapidly disappearing rural resource type. The Tarryall Dam and Reservoir and the caretaker's complex associated with their construction continue to illustrate the engineering and architectural design skills of State Engineer M.C. Hinderlider. The cemeteries along the road retain their historic design qualities in terms of layout and monuments. Since the 1990s, County Road 77 has received barrow ditches to control erosion along much of its length as part of its general improvement. Very few historic resources in the district have lost integrity due to design changes.

### ***Materials***

Few of the materials utilized in historic construction within the district have been replaced or altered. Building during the pioneer stage of construction and later typically employed native materials, such as logs and stone, that add to the area's sense of time and place. With the establishment of early sawmills and the later arrival of railroads, dimensional lumber became readily available for use in construction, as evidenced in the intact vertical board, board-on-board, board-and-batten, horizontal board, and wood shingles cladding of buildings within the district. Stone, logs, or concrete were employed for foundations, the façades of root cellars, retaining walls, and chimneys. Metal used for roofing, wall sheathing, and stove pipes is still present. Examples of twentieth century (but still within the period of significance) building materials include cement asbestos wall shingles and rolled asphalt siding stamped to resemble brick, which are seen in a few locations. Deterioration of materials appears to be a bigger threat than purposeful remodeling, as a few homestead complexes and isolated buildings along the corridor stand abandoned or in ruins. A few of the residences along the road have received nonhistoric siding. Several ranch outbuildings display the common technique in ranching communities of using patches to replace damaged fabric using like or different materials. Road improvements undertaken in the 1990s and in 2011-2013 on the northern and central portions of County Road 77, including resurfacing, addition of stone-lined barrow ditches, installation of new wood post and barbed wire fences, and reshaping of selected cuts, improved the drivability of the route at the expense of some of the road's rustic character. However, the work reflected the established pattern of improvement to the structure throughout its history. Vegetation within the district, including that along the waterways and ditches that were the lifeblood of the agricultural operations; the grasses of grazing lands and hay meadows associated with ranches; and vegetation in the vicinity of the major recreational facility at Tarryall Reservoir reflects the impact of human use on the plant species dominant in the area, as do the specific plantings within the ranch yards. Wood ditch headgates have been changed to metal screw headgates set in concrete frames. One of the most dramatic recent signs of human impact upon vegetation evident today is the result of an arson fire that blackened 578 acres within the district between Mileposts 35 and 37 in 2002.

### ***Workmanship***

Resources within the district are generally simple, functional, and unornamented, but represent a quality of workmanship attributable to the early and later residents of the area. Many of the early buildings demonstrate Pioneer Log construction techniques, including hewn square and round log construction employing a variety of notching styles. Although vernacular in design, the log buildings display skilled workmanship and expertise in their erection. The two-story main house of the John E. Williams Ranch is perhaps the most striking example, displaying hewn log walls joined with full dovetail notching. Family members report that the house was seen as such an iconic Western symbol that the Walt Disney organization



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offered to buy it in the 1950s and relocate it to California.<sup>164</sup> Many of the barns in the district represent the coordinated work of several persons to raise and complete large ranch facilities. Structures such as loafing sheds, chicken coops, and other outbuildings often reflect the talents of ranch owners in creating architecture by using available materials to construct buildings addressing the special requirements of animals or the particular functions they serve. Skilled carpenters, such as Tarryall rancher Anson A. Allen, kept busy working on houses and other ranch buildings throughout the district. A few buildings, such as the Tarryall School, represent work donated by community members. Workmanship of the caretaker's complex associated with Tarryall Reservoir reflects the skills of state workers, as do the reservoir and dam.

### ***Feeling***

The district possesses a high degree of integrity of feeling evoked by the presence of physical characteristics representing its historic appearance. These characteristics create a sense of the past time and place within the district. Wide spacing of ranch headquarters, the curving two-lane nature of Tarryall Road, components of the scenic natural setting, and the overall low density of development along the corridor convey a sense of the rich and layered history associated with the district. Some changes in land use have impacted small parts of the immense area, but substantial ranching complexes, hay meadows, undeveloped grazing lands, and forested slopes and distant mountain vistas remain to convey the area's historic character. The presence of the Pike National Forest preserves much of the tree-clad hillsides in this high altitude rural historic district. The 2002 Hayman wildfire blackened a section of the southern end of the corridor, but given the vast stands of timber remaining, the burn area serves as a reminder of the impact of human activity in the area and does not substantially diminish the impression of abundant natural resources that attracted the early settlers. Without a doubt, the Tarryall Valley's numerous ranch headquarters, meadows strewn with scores of large hay bales, long stretches of undeveloped grazing lands, open range, cattleguards, scenic qualities, meandering streams, vistas of distant peaks and rocky cliffs, low traffic volume (except on summer weekends), and the sheer length of the 39.4-mile drive provide a difficult-to-replicate experience. Changes to Tarryall Road occurring since the mid-1990s, such as resurfacing, addition of barrow ditches, a replacement bridge across Tarryall Creek, and some re-contouring of adjacent slopes, have somewhat impacted the feeling conveyed by the road's previous rustic, pot-holed, deteriorating pavement.

### ***Association***

The historic resources of the district provide direct links to pioneer settlement and development of this high mountain cattle and hay raising area, a pre-territorial transportation route in use for more than 150 years, and historic recreational facilities created by private individuals and state and federal agencies. This association is evidenced in the continued occupation and use of ranch headquarters and associated hay and grazing lands, the continued importance of Tarryall Road in serving local residents and visitors, and the longtime and continued operation of guest ranches, Tarryall Reservoir, and recreational facilities on public lands. The ranches exhibit a history of being passed from one generation of a family to another or from one longtime rancher to another who then maintains a lengthy relationship with the land and continues its traditional usage. The schools are emblems of the long-standing importance of education within the community and one, Tarryall School, serves as a site for group activities at the southern end of the district. The Bordenville and Lake George cemeteries are the final resting places of numerous pioneers in the area and continue to serve the burial needs of families along the Tarryall. The State of Colorado and the U.S. Forest Service continue their long service of preserving and maintaining the public lands and resources in the area. Tarryall Road is still a vital transportation thoroughfare linking the residents along its route with one another and the outside world, as well as allowing visitor access to the recreational attractions and natural splendor of this isolated valley.

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<sup>164</sup> The family rejected the offer.

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**Table 1. Resources within the Tarryall Rural Historic District  
 Listed from North to South**

The following table contains all resources within the historic district listed in milepost order from the north end and proceeding south to U.S. 24 west of Lake George. The first line of each property is shaded gray with bold type. Locations with more than one resource (clusters or complexes such as ranch headquarters) have one map reference number with constituent resources indented and labeled with letter suffixes (e.g. 2A, 2B, etc.). NOTE: Milepost numbers are approximate.

Map. Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
<b>NORTH SECTION OF THE DISTRICT</b>						
<b>1</b>	<b>County Road 77 (Tarryall Road, north section)</b>	<b>5PA.4644</b>	<b>2.4 to 33.7</b>	<b>N/A</b>	<b>Structure</b>	<b>Contributing</b>
<b>2</b>	<b>Taylor/Portis/Johnson Ranch</b>	<b>5PA.4468</b>	<b>2.4</b>	<b>2427 County Rd. 77</b>	<b>Site</b>	<b>Contributing</b>
2A	House		2.4	2427 County Rd. 77	Building	Contributing
2B	Outhouse		2.4	2427 County Rd. 77	Building	Contributing
2C	Frame cabin		2.4	2427 County Rd. 77	Building	Contributing
2D	Roth house		2.4	2427 County Rd. 77	Building	Contributing
2E	Big log cabin		2.4	2427 County Rd. 77	Building	Contributing
2F	New shop		2.4	2427 County Rd. 77	Building	Noncontributing
2G	Horse barn		2.4	2427 County Rd. 77	Building	Contributing
2H	Loafing shed		2.4	2427 County Rd. 77	Building	Contributing
2I	Calving barn		2.4	2427 County Rd. 77	Building	Contributing
2J	Old shop		2.4	2427 County Rd. 77	Building	Contributing
2K	Chicken coop		2.4	2427 County Rd. 77	Structure	Noncontributing
2L	Hay barn		2.4	2427 County Rd. 77	Building	Contributing
2M	Machine shed		2.4	2427 County Rd. 77	Building	Noncontributing
2N	Storage shed		2.4	2427 County Rd. 77	Building	Noncontributing
2O	Corral		2.4	2427 County Rd. 77	Structure	Contributing
2P	Crosier-Taylor Ditch		2.4	2427 County Rd. 77	Structure	Contributing
2Q	Taylor Ditch		2.4	2427 County Rd. 77	Structure	Contributing
2R	Gibson Ditch		2.4	2427 County Rd. 77	Structure	Contributing
2S	Taylor's Jefferson Creek Ditch		2.4	2427 County Rd. 77	Structure	Contributing
<b>3</b>	<b>Morton house</b>	<b>5PA.4650</b>	<b>3.0</b>	<b>189 Monahan (County Road 77, east side)</b>	<b>Building</b>	<b>Noncontributing</b>
<b>4</b>	<b>Connelly Property</b>	<b>5PA.4651</b>	<b>3.1</b>	<b>3094 County Road 77</b>	<b>--</b>	<b>--</b>
3A	Shed		3.1	3094 County Road 77	Building	Noncontributing
3B	Shed		3.1	3094 County Road 77	Building	Noncontributing
<b>5</b>	<b>Burton Property</b>	<b>5PA.4652</b>	<b>3.4</b>	<b>3398 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>6</b>	<b>Sanborn Ranch</b>	<b>5PA.781</b>	<b>3.7</b>	<b>3606 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
6A	North house		3.7	3606 County Road 77	Building	Contributing
6B	South house		3.7	3606 County Road 77	Building	Contributing
6C	Chicken coop		3.7	3606 County Road 77	Structure	Contributing
6D	Barn		3.7	3606 County Road 77	Building	Contributing
6E	Feed shed		3.7	3606 County Road 77	Building	Contributing
6F	Barn		3.7	3606 County Road 77	Building	Contributing
6G	Log cabin		3.7	3606 County Road 77	Building	Contributing
6H	Log house		3.7	3606 County Road 77	Building	Contributing
6I	Garage/shop		3.7	3606 County Road 77	Building	Contributing
6J	Outhouse		3.7	3606 County Road 77	Building	Contributing
6K	Outhouse		3.7	3606 County Road 77	Building	Contributing

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6L	Large corral on east side of road		3.7	3606 County Road 77	Structure	Contributing
6M	Shed on west side of road		3.7	3606 County Road 77	Building	Noncontributing
6N	Corral on west side of road		3.7	3606 County Road 77	Structure	Noncontributing
6O	Crosier-Hawxhurst Ditch		3.7	3606 County Road 77	Structure	Contributing
<b>7</b>	<b>Wright Homestead</b>	<b>5PA.780</b>	<b>4.25</b>	<b>4380 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
7A	Log house		4.25	4380 County Road 77	Building	Contributing
7B	Frame garage		4.25	4380 County Road 77	Building	Contributing
7C	Shop/work shed		4.25	4380 County Road 77	Building	Contributing
7D	Log building		4.25	4380 County Road 77	Building	Contributing
7E	Loading ramp of earth, stone, and logs		4.25	4380 County Road 77	Structure	Contributing
<b>8</b>	<b>Miller Ranch</b>	<b>5PA.782</b>	<b>5.2</b>	<b>5304 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
8A	North house		5.2	5304 County Road 77	Building	Contributing
8B	South house		5.2	5304 County Road 77	Building	Noncontributing
8C	North log cabin		5.2	5304 County Road 77	Building	Contributing
8D	South log cabin/shed		5.2	5304 County Road 77	Building	Contributing
8E	Feed shed		5.2	5304 County Road 77	Building	Noncontributing
8F	Corral		5.2	5304 County Road 77	Structure	Noncontributing
8G	Stone-lined well		5.2	5304 County Road 77	Structure	Contributing
<b>9</b>	<b>Miller-Rudd Ranch</b>	<b>5PA.783</b>	<b>5.3</b>	<b>5400 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
9A	House		5.3	5400 County Road 77	Building	Contributing
9B	Garage/shop		5.3	5400 County Road 77	Building	Noncontributing
9C	Outhouse		5.3	5400 County Road 77	Building	Contributing
9D	Shed		5.3	5400 County Road 77	Building	Noncontributing
<b>10</b>	<b>Colorado City Road</b>	<b>5PA.784.1</b>	<b>6.0</b>	<b>Southwest of County Roads 77 and 34</b>	<b>Structure</b>	<b>Contributing</b>
<b>11</b>	<b>Bowsher Ranch</b>	<b>5PA.788</b>	<b>6.2</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
11A	Log house		6.2	County Road 77 (north side)	Building	Contributing
11B	Log barn		6.2	County Road 77 (north side)	Building	Contributing
11C	Stone-lined well		6.2	County Road 77 (north side)	Structure	Contributing
11D	Corral south side of road near Michigan Creek		6.2	County Road 77 (north side)	Structure	Contributing
<b>12</b>	<b>McCartney Ranch log building</b>	<b>5PA.4653</b>	<b>7.5</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Contributing</b>
<b>13</b>	<b>Stage Stop Saloon and Store</b>	<b>5PA.4654</b>	<b>8.6</b>	<b>53 Stageshop Road</b>	<b>Building</b>	<b>Noncontributing</b>
<b>14</b>	<b>Kriznoski loafing shed</b>	<b>5PA.4655</b>	<b>8.7</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Noncontributing</b>
<b>15</b>	<b>Lost Park Ranch Reservoir</b>	<b>5PA.4656</b>	<b>9.0</b>	<b>County Road 77 (south side)</b>	<b>Structure</b>	<b>Noncontributing</b>
<b>16</b>	<b>Dunbar-Robbins Ranch</b>	<b>5PA.787</b>	<b>9.7</b>	<b>9700 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
16A	House		9.7	9700 County Road 77	Building	Contributing
16B	Garage/shop		9.7	9700 County Road 77	Building	Contributing
16C	Shed		9.7	9700 County Road 77	Building	Contributing
16D	Stable		9.7	9700 County Road 77	Building	Contributing
16E	Shed		9.7	9700 County Road 77	Building	Contributing
16F	Log barn		9.7	9700 County Road 77	Building	Contributing

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16G	Log cabin/shed		9.7	9700 County Road 77	Building	Contributing
16H	Metal barn		9.7	9700 County Road 77	Building	Contributing
16I	Scale house		9.7	9700 County Road 77	Building	Noncontributing
16J	Corral with squeeze chute		9.7	9700 County Road 77	Structure	Contributing
<b>17</b>	<b>Ratcliff Cabin/Long Homestead</b>	<b>5PA.2924</b>	<b>10.4</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>18</b>	<b>Rowlette Property</b>	<b>5PA.4657</b>	<b>10.5</b>	<b>10505 County Road 77</b>	<b>--</b>	<b>--</b>
18A	House		10.5	10505 County Road 77	Building	Noncontributing
18B	Garage		10.5	10505 County Road 77	Building	Noncontributing
<b>19</b>	<b>Topaz Mountain Ranch</b>	<b>5PA.4658</b>	<b>11.3</b>	<b>11381 County Road 77</b>	<b>--</b>	<b>--</b>
19A	House		11.3	11381 County Road 77	Building	Noncontributing
19B	Shed		11.3	11381 County Road 77	Building	Noncontributing
<b>20</b>	<b>Olney Borden Ranch/Bordenville</b>	<b>5PA.350</b>	<b>11.3</b>	<b>11304 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
20A	House		11.3	11304 County Road 77	Building	Noncontributing
20B	Storage shed		11.3	11304 County Road 77	Building	Contributing
20C	Log cabin		11.3	11304 County Road 77	Building	Contributing
20D	Log building		11.3	11304 County Road 77	Building	Noncontributing
20E	Shed (former outhouse)		11.3	11304 County Road 77	Building	Contributing
20F	Garage/shed		11.3	11304 County Road 77	Building	Contributing
20G	Garage/shop		11.3	11304 County Road 77	Building	Contributing
20H	Stone-lined well (south of Resource A)		11.3	11304 County Road 77	Structure	Contributing
20I	Stone-lined well (north of Resource A)		11.3	11304 County Road 77	Structure	Contributing
20J	Gazebo		11.3	11304 County Road 77	Structure	Noncontributing
20K	Stone-lined well (southeast of Resource C)		11.3	11304 County Road 77	Structure	Contributing
20L	Footbridge		11.3	11304 County Road 77	Structure	Noncontributing
<b>21</b>	<b>Bordenville Cemetery</b>	<b>5PA.369</b>	<b>11.7</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>22</b>	<b>Timothy Borden Ranch</b>	<b>5PA.785</b>	<b>12.1</b>	<b>12165 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
22A	House		12.1	12165 County Road 77	Building	Contributing
22B	House/barn		12.1	12165 County Road 77	Building	Contributing
22C	Equipment shed		12.1	12165 County Road 77	Building	Contributing
22D	Log barn		12.1	12165 County Road 77	Building	Contributing
22E	Shed		12.1	12165 County Road 77	Building	Contributing
22F	Log barn/stable		12.1	12165 County Road 77	Building	Contributing
22G	Log barn/stable		12.1	12165 County Road 77	Building	Contributing
22H	Garage		12.1	12165 County Road 77	Building	Contributing
22I	Equipment shed		12.1	12165 County Road 77	Building	Contributing
22J	Loafing shed		12.1	12165 County Road 77	Building	Noncontributing
22K	Modular house		12.1	12165 County Road 77	Building	Noncontributing
22L	Garage/workshop		12.1	12165 County Road 77	Building	Contributing
22M	House		12.1	12165 County Road 77	Building	Contributing
22N	Corral		12.1	12165 County Road 77	Structure	Contributing
22O	Cistern		12.1	12165 County Road 77	Structure	Contributing
22P	Corral on west side of road		12.1	12165 County Road 77	Structure	Noncontributing
22Q	Timber bridge across Tarryall Creek		12.5	12165 County Road 77	Structure	Contributing
22R	Loafing shed to east		12.6	12165 County Road 77	Building	Contributing
22S	Loafing shed to west		12.6	12165 County Road 77	Building	Contributing

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<b>23</b>	<b>Holst-Wallace-Paige Ranch</b>	<b>5PA.4467</b>	<b>14.6</b>	<b>14609 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
23A	Foreman's house		14.6	14609 County Road 77	Building	Contributing
23B	Shop		14.6	14609 County Road 77	Building	Contributing
23C	Log cabin		14.6	14609 County Road 77	Building	Noncontributing
23D	Log cabin		14.6	14609 County Road 77	Building	Noncontributing
23E	Shed		14.6	14609 County Road 77	Building	Noncontributing
23F	Shed with grain hoppers to the north and west		14.6	14609 County Road 77	Building	Contributing
23G	Machine shed		14.6	14609 County Road 77	Building	Noncontributing
23H	Wakem house		14.6	14609 County Road 77	Building	Noncontributing
23I	Horse barn		14.6	14609 County Road 77	Building	Noncontributing
23J	Horse arena		14.6	14609 County Road 77	Building	Noncontributing
23K	Corral		14.6	14609 County Road 77	Structure	Noncontributing
23L	Root cellar		14.6	14609 County Road 77	Structure	Contributing
23M	Hay storage structure		14.6	14609 County Road 77	Structure	Noncontributing
23N	Pond northeast of arena		14.6	14609 County Road 77	Structure	Noncontributing
23O	Circular corral northeast of arena		14.6	14609 County Road 77	Structure	Noncontributing
23P	Circular corral to south		14.6	14609 County Road 77	Structure	Noncontributing
23Q	Shed		14.6	14609 County Road 77	Building	Noncontributing
23R	Holst Ditch No. 1		14.6	14609 County Road 77	Structure	Contributing
23S	Holst Ditch No. 2		14.6	14609 County Road 77	Structure	Contributing
23T	Holst-Packer Ditch		14.6	14609 County Road 77	Structure	Contributing
<b>24</b>	<b>Colorado Division of Wildlife (Colorado Game and Fish Department) Complex</b>	<b>5PA.786</b>	<b>16.2</b>	<b>16226 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
24A	Main house		16.2	16226 County Road 77	Building	Contributing
24B	Secondary house		16.2	16226 County Road 77	Building	Contributing
24C	Garage		16.2	16226 County Road 77	Building	Contributing
24D	Shed		16.2	16226 County Road 77	Building	Contributing
24E	Shed		16.2	16226 County Road 77	Building	Contributing
24F	Outhouse		16.2	16226 County Road 77	Building	Contributing
24G	Shed		16.2	16226 County Road 77	Building	Contributing
24H	Shed/stable		16.2	16226 County Road 77	Building	Contributing
24I	Shop/garage		16.2	16226 County Road 77	Building	Noncontributing
<b>25</b>	<b>Tarryall Dam and Reservoir</b>	<b>5PA.2021</b>	<b>16.0 to 17.4</b>	<b>County Road 77 (south side)</b>	<b>--</b>	<b>--</b>
25A	Tarryall Dam and Reservoir		16.0 to 17.4	County Road 77 (south side)	Structure	Contributing
25B	Packer-Bonis Ditch		16.0 to 17.4	County Road 77 (south side)	Structure	Contributing
25C	Potato Gulch picnic/boat launch area		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25C	Potato Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch boat inspection building		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing

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25C	Potato Gulch shed		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch boat launch ramp		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25C	Potato Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25C	Potato Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch south campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25D	Derbyshire Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25D	Derbyshire Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch north fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch south fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25E	Derbyshire Gulch north campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25E	Derbyshire Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25E	Derbyshire Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch south campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25F	Packer Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25F	Packer Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25F	Packer Gulch boat launch ramp		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25G	Packer Gulch north campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25G	Packer Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25G	Packer Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
<b>26</b>	<b>County Road 77 bridge over Tarryall Creek</b>	<b>5PA.4659</b>	<b>17.5</b>	<b>County Road 77 at Tarryall Creek</b>	<b>Structure</b>	<b>Noncontributing</b>
<b>27</b>	<b>Old alignment of Tarryall Road</b>	<b>5PA.4644.2</b>	<b>17.8 to 19.1</b>	<b>County Road 77 (north side)</b>	<b>Structure</b>	<b>Contributing</b>
<b>28</b>	<b>Derby-Terhune-Eavenson Ranch</b>	<b>5PA.4464</b>	<b>19.1</b>	<b>19142 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
28A	Main house		19.1	19142 County Road 77	Building	Noncontributing
28B	Secondary house		19.1	19142 County Road 77	Building	Noncontributing
28C	Workshop		19.1	19142 County Road 77	Building	Contributing

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
28D	Loading structure		19.1	19142 County Road 77	Structure	Noncontributing
28E	Main barn		19.1	19142 County Road 77	Building	Contributing
28F	Log cabin		19.1	19142 County Road 77	Building	Contributing
28G	Barn/garage		19.1	19142 County Road 77	Building	Contributing
28H	Shed		19.1	19142 County Road 77	Building	Noncontributing
28I	Corral with squeeze chute and loading chute		19.1	19142 County Road 77	Structure	Noncontributing
28J	Collapsed log building		20.1	19142 County Road 77		Within contributing ranch site
<b>29</b>	<b>Derby Cabin</b>	<b>5PA.789</b>	<b>19.1</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Contributing</b>
<b>30</b>	<b>U.S. Forest Service footbridge</b>	<b>5PA.4661</b>	<b>20.8</b>	<b>County Road 77 (north side)</b>	<b>Structure</b>	<b>Noncontributing</b>
<b>31</b>	<b>Ute Trail River Resort</b>	<b>5PA.790</b>	<b>21.5</b>	<b>21446 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
31A	Lodge/store		21.5	21446 County Road 77	Building	Contributing
31B	Restroom/shower		21.5	21446 County Road 77	Building	Contributing
31C	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31D	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31E	Shed		21.5	21446 County Road 77	Building	Contributing
31F	Barn		21.5	21446 County Road 77	Building	Contributing
31G	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31H	Storage building		21.5	21446 County Road 77	Building	Noncontributing
31I	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31J	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31K	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31L	Guest cabin		21.5	21446 County Road 77	Building	Noncontributing
31M	Shed		21.5	21446 County Road 77	Structure	Noncontributing
31N	Stone and concrete well		21.5	21446 County Road 77	Structure	Contributing
<b>32</b>	<b>Howell-Regan-Robbins Cabin/Outpost Wilderness Adventure Base Camp</b>	<b>5PA.4524</b>	<b>21.5</b>	<b>20859 County Road 77</b>	<b>--</b>	<b>--</b>
32A	Howell-Regan-Robbins Cabin		21.5	20859 County Road 77	Building	Contributing
32B	Howell-Regan-Robbins outhouse		21.5	20859 County Road 77	Building	Contributing
32C	Bison Peak Lodge		21.5	20859 County Road 77	Building	Noncontributing
32D	Shed		21.5	20859 County Road 77	Building	Noncontributing
32E	Meeting/dining		21.5	20859 County Road 77	Building	Noncontributing
32F	Pavilion		21.5	20859 County Road 77	Building	Noncontributing
32G	Shed		21.5	20859 County Road 77	Building	Noncontributing
32H	Shed		21.5	20859 County Road 77	Building	Noncontributing
32I	Cabin with climbing wall		21.5	20859 County Road 77	Building	Noncontributing
32J	Restroom		21.5	20859 County Road 77	Building	Noncontributing
<b>33</b>	<b>Farnum Peak LLC house</b>	<b>5PA.4662</b>	<b>21.6</b>	<b>20909 County Road 77</b>	<b>--</b>	<b>--</b>
33A	House		21.6	20909 County Road 77	Building	Noncontributing
33B	Cabin		21.6	20909 County Road 77	Building	Noncontributing
33C	Cabin		21.6	20909 County Road 77	Building	Noncontributing
<b>34</b>	<b>Murphy Property</b>	<b>5PA.4663</b>	<b>21.7</b>	<b>20990 County Road 77</b>	<b>--</b>	<b>--</b>
34A	House		21.7	20990 County Road 77	Building	Contributing
34B	Outbuilding		21.7	20990 County Road 77	Building	Contributing

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
<b>35</b>	<b>Farnum Cemetery</b>	<b>5PA.4460</b>	<b>22.1</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>36</b>	<b>Farnum Ranch/ Mountaindale</b>	<b>5PA.306</b>	<b>22.5</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
36A	House		22.5	County Road 77 (north side)	Building	Contributing
36B	Shed		22.5	County Road 77 (north side)	Building	Contributing
36C	Outhouse		22.5	County Road 77 (north side)	Building	Contributing
36D	Allen-Anderson Ditch		22.5	County Road 77 (north side)	Structure	Contributing
36E	Outbuilding		22.5	County Road 77 (north side)	Building	Noncontributing
<b>37</b>	<b>Anderson Ranch/Lazy River Ranch</b>	<b>5PA.791</b>	<b>22.9</b>	<b>22907 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
37A	House/store		22.9	22907 County Road 77	Building	Contributing
37B	Garage		22.9	22907 County Road 77	Building	Contributing
37C	House		22.9	22907 County Road 77	Building	Noncontributing
37D	Outfitter's cabin		22.9	22907 County Road 77	Building	Contributing
37E	Outfitter's cabin		22.9	22907 County Road 77	Building	Contributing
<b>38</b>	<b>Anderson Ranch/ Halstead Property</b>	<b>5PA.4664</b>	<b>22.9</b>	<b>22998 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
38A	House		22.9	22998 County Road 77	Building	Noncontributing
38B	Loafing shed near house		22.9	22998 County Road 77	Building	Noncontributing
38C	Loafing shed next to road		22.9	22998 County Road 77	Building	Noncontributing
38D	Corral with loading chute		22.9	22998 County Road 77	Structure	Noncontributing
38E	Farnum Ditch		22.9	22998 County Road 77	Structure	Contributing
38F	Anderson-Allen Ditch		22.9	22998 County Road 77	Structure	Contributing
<b>39</b>	<b>Long equipment shed</b>	<b>5PA.4665</b>	<b>23.2</b>	<b>23333 County Road 77</b>	<b>Building</b>	<b>Contributing</b>
<b>40</b>	<b>Allen Ranch/Allen Creek Ranch</b>	<b>5PA.4692</b>	<b>23.6</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
40A	House		23.6	County Road 77 (west side)	Building	Contributing
40B	Barn		23.6	County Road 77 (west side)	Building	Contributing
40C	Blacksmith shop		23.6	County Road 77 (west side)	Building	Contributing
40D	Outbuilding		23.6	County Road 77 (west side)	Building	Contributing
40E	Root cellar		23.6	County Road 77 (west side)	Structure	Contributing
40F	Anson A. Allen Ditch		23.6	County Road 77 (east side)	Structure	Contributing
<b>41</b>	<b>Harrigan equipment shed</b>	<b>5PA.4666</b>	<b>23.6</b>	<b>County Road 77 (west side)</b>	<b>Building</b>	<b>Noncontributing</b>
<b>42</b>	<b>Old Tarryall Road Segment</b>	<b>5PA.4464.3</b>	<b>24.4</b>	<b>County Road 77 (south side)</b>	<b>Structure</b>	<b>Contributing</b>
<b>43</b>	<b>Williams Ranch</b>	<b>5PA.793</b>	<b>25.0</b>	<b>24999 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
43A	Log house		25.0	24999 County Road 77	Building	Noncontributing
43B	Log cabin		25.0	24999 County Road 77	Building	Contributing
43C	Root cellar		25.0	24999 County Road 77	Structure	Contributing
43D	Log cabin		25.0	24999 County Road 77	Building	Contributing



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43E	Barn		25.0	24999 County Road 77	Building	Contributing
43F	Tack room/horse stable		25.0	24999 County Road 77	Building	Contributing
43G	Shed		25.0	24999 County Road 77	Building	Contributing
43H	Corral		25.0	24999 County Road 77	Structure	Contributing
43I	Log building		24.5	24999 County Road 77	Building	Contributing
43J	Bradley Ditch		24.3 to 24.6	24999 County Road 77	Structure	Contributing
43K	Cheaprocks Ditch		25.0 to 25.7	24999 County Road 77	Structure	Contributing
<b>44</b>	<b>John E. Williams Ranch</b>	<b>5PA.38</b>	<b>25.6</b>	<b>25630 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
44A	House		25.6	25630 County Road 77	Building	Contributing
44B	Barn		25.6	25630 County Road 77	Building	Contributing
44C	Log cabin		25.6	25630 County Road 77	Building	Contributing
44D	Log cabin		25.6	25630 County Road 77	Building	Contributing
44E	Log cabin		25.6	25630 County Road 77	Building	Contributing
44F	Outhouse		25.6	25630 County Road 77	Building	Contributing
44G	Log cabin		25.6	25630 County Road 77	Building	Contributing
44H	Loafing shed		25.6	25630 County Road 77	Building	Contributing
44I	Bridge		25.6	25630 County Road 77	Structure	Contributing
44J	Loafing shed		25.6	25630 County Road 77	Building	Contributing
44K	Hay Creek Ditch		25.6	25630 County Road 77	Structure	Contributing
44L	Road Segment		25.6	25630 County Road 77	Structure	Contributing
<b>45</b>	<b>Edith Gold Ranch</b>	<b>5PA.4667</b>	<b>25.6</b>	<b>25630 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
45A	Otto Groening cabin		25.6	25630 County Road 77	Building	Contributing
45B	Log cabin (Edith Williams)		25.6	25630 County Road 77	Building	Contributing
45C	Fishing cabin		25.6	25630 County Road 77	Building	Contributing
45D	Log cabin (Emma Gold)		25.6	25630 County Road 77	Building	Contributing
45E	Log shed		25.6	25630 County Road 77	Building	Contributing
45F	Loafing shed		25.6	25630 County Road 77	Building	Contributing
45G	Log bunkhouse		25.6	25630 County Road 77	Building	Contributing
45H	Log garage (Lou Gold)		25.6	25630 County Road 77	Building	Contributing
45I	Tack house		25.6	25630 County Road 77	Building	Contributing
45J	Corral and loading chute		25.6	25630 County Road 77	Structure	Contributing
45K	Cabin		25.6	25630 County Road 77	Building	Contributing
<b>46</b>	<b>Twin Eagles Campground</b>	<b>5PA.4668</b>	<b>26.3</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
46A	Vault toilet		26.3	County Road 77 (east side)	Building	Noncontributing
46B	Footbridge		26.3	County Road 77 (east side)	Structure	Noncontributing
<b>47</b>	<b>Tarryall River Ranch</b>	<b>5PA.4465</b>	<b>27.2</b>	<b>27001 ½ County Road 77</b>	<b>Site</b>	<b>Contributing</b>
47A	Lodge/dining hall		27.2	27001 ½ County Road 77	Building	Contributing
47B	Office/trading post		27.2	27001 ½ County Road 77	Building	Noncontributing
47C	Food storage/ice house		27.2	27001 ½ County Road 77	Structure	Contributing
47D	Main barn		27.2	27001 ½ County Road 77	Building	Contributing
47E	Stampede guest cabin/bunkhouse/tack room		27.2	27001 ½ County Road 77	Building	Noncontributing

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
47F	Livery stable		27.2	27001 1/2 County Road 77	Building	Contributing
47G	Barn		27.2	27001 1/2 County Road 77	Building	Contributing
47H	Shed		27.2	27001 1/2 County Road 77	Building	Contributing
47I	Apache guest cabin		27.2	27001 1/2 County Road 77	Building	Contributing
47J	Cabin (The Hilton)		27.2	27001 1/2 County Road 77	Building	Noncontributing
47K	Gunsmoke guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47L	Timberline guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47M	Swimming pool chemical storage/shed		27.2	27001 1/2 County Road 77	Structure	Contributing
47N	Swimming pool pavilion		27.2	27001 1/2 County Road 77	Building	Noncontributing
47O	Pump house		27.2	27001 1/2 County Road 77	Structure	Contributing
47P	Frontier lodge guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47Q	Angler-Skyline guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47R	Maintenance shed		27.2	27001 1/2 County Road 77	Building	Contributing
47S	Wood storage		27.2	27001 1/2 County Road 77	Structure	Noncontributing
47T	Shed		27.2	27001 1/2 County Road 77	Building	Noncontributing
47U	Shed		27.2	27001 1/2 County Road 77	Building	Noncontributing
47V	Swimming pool		27.2	27001 1/2 County Road 77	Structure	Noncontributing
47W	Corral		27.2	27001 1/2 County Road 77	Structure	Noncontributing
47X	Michael A. Mahoney Ditch		27.2	27001 1/2 County Road 77	Structure	Contributing
<b>48</b>	<b>Tarryall River Estates</b>	<b>5PA.4679</b>	<b>27.2</b>	<b>County Road 77 (west side)</b>	<b>--</b>	<b>--</b>
48A	House		27.2	27091 County Road 77	Building	Noncontributing
48B	House		27.2	27137 County Road 77	Building	Noncontributing
48C	House		27.2	27225 County Road 77	Building	Noncontributing
48D	House		27.2	27343 County Road 77	Building	Noncontributing
48E	House		27.2	27631 County Road 77	Building	Noncontributing
48F	Outbuilding		27.2	27631 County Road 77	Building	Noncontributing
<b>49</b>	<b>Spruce Grove Campground/Spruce Campground</b>	<b>5PA.4669</b>	<b>28.2</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
49A	Vault toilet		28.2	County Road 77 (east side)	Building	Noncontributing
49B	Vault toilet		28.2	County Road 77 (east side)	Building	Noncontributing

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
49C	Footbridge		28.2	County Road 77 (east side)	Structure	Noncontributing
<b>50</b>	<b>Sidney Derby Ranch</b>	<b>5PA.794</b>	<b>28.6</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
50A	Root cellar		28.6	County Road 77 (west side)	Structure	Contributing
50B	Earthen well		28.6	County Road 77 (west side)	Structure	Contributing
50C	Stone lined well		28.6	County Road 77 (west side)	Structure	Contributing
50D	Metal loafing shed		28.6	28654 County Road 77	Building	Noncontributing
50E	Metal loafing shed		28.6	28654 County Road 77	Building	Noncontributing
50F	Irrigation ditch on east side of road near creek		28.6	28654 County Road 77	Structure	Contributing
<b>51</b>	<b>Denny Place</b>	<b>5PA.798</b>	<b>29.5</b>	<b>County Road 77 (south side)</b>	<b>Site</b>	<b>Contributing</b>
51A	Shed		29.5	County Road 77 (south side)	Building	Contributing
51B	Shed (possibly moved)		29.5	County Road 77 (south side)	Building	Contributing
51C	Shed		29.5	County Road 77 (south side)	Building	Contributing
<b>52</b>	<b>Misztal Residence</b>	<b>5PA.799</b>	<b>29.5</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
52A	House		29.5	County Road 77 (north side)	Building	Contributing
52B	Shed/chicken house		29.5	County Road 77 (north side)	Structure	Contributing
52C	Outhouse		29.5	County Road 77 (north side)	Building	Contributing
52D	Well with shed roof		29.5	County Road 77 (north side)	Structure	Contributing
<b>53</b>	<b>Gilman/Derby Buildings</b>	<b>5PA.4670</b>	<b>29.6</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
53A	Gilman/Derby Store		29.6	County Road 77 (north side)	Building	Contributing
53B	Commercial building to north		29.6	County Road 77 (north side)	Building	Contributing
53C	Barn to west		29.6	County Road 77 (north side)	Building	Contributing
53D	Outhouse to west		29.6	County Road 77 (north side)	Building	Contributing
53E	Outhouse to east		29.6	County Road 77 (north side)	Building	Contributing
<b>54</b>	<b>Derby Residence</b>	<b>5PA.800</b>	<b>29.6</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>55</b>	<b>Blacksmith Shop</b>	<b>5PA.801</b>	<b>29.6</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>56</b>	<b>Saloon/Meat Market</b>	<b>5PA.802</b>	<b>29.6</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
<b>57</b>	<b>Tarryall School</b>	<b>5PA.407</b>	<b>29.7</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
57A	Tarryall School		29.7	County Road 77 (east side)	Building	Contributing
57B	Teacherage		29.7	County Road 77 (east side)	Building	Contributing
57C	Outhouse		29.7	County Road 77 (east side)	Building	Contributing
57D	Outhouse		29.7	County Road 77 (east side)	Building	Contributing
<b>58</b>	<b>Schreiber Property</b>	<b>5PA.4671</b>	<b>31.0</b>	<b>30893 County Road 77</b>	<b>--</b>	<b>--</b>
58A	House		31.0	30893 County Road 77	Building	Noncontributing
58B	Barn with monitor roof		31.0	30893 County Road 77	Building	Noncontributing
<b>59</b>	<b>Marksbury/Davenport Homestead</b>	<b>5PA.807</b>	<b>32.2</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
<b>60</b>	<b>Larimer house</b>	<b>5PA.4672</b>	<b>33.3</b>	<b>33650 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>61</b>	<b>Kolle-Landis Ranch</b>	<b>5PA.300</b>	<b>33.5</b>	<b>33640 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
61A	Ranch house		33.5	33640 County Road 77	Building	Contributing
61B	Root cellar		33.5	33640 County Road 77	Structure	Contributing
61C	Equipment shed		33.5	33640 County Road 77	Building	Contributing
61D	Barn		33.5	33640 County Road 77	Building	Noncontributing
61E	Loafing shed		33.5	33640 County Road 77	Building	Noncontributing
61F	Loafing shed		33.5	33640 County Road 77	Building	Noncontributing
61G	Shed		33.5	33640 County Road 77	Building	Noncontributing
61H	Well		33.5	33640 County Road 77	Structure	Noncontributing
61I	Corral		33.5	33640 County Road 77	Structure	Contributing
61J	Circular corral		33.5	33640 County Road 77	Structure	Noncontributing

**Note:** Resources 62 and 64 through 66 have been dropped from the nomination as a result of the removal of two parcels due to owner objections under Colorado Revised Statutes 24-80.1-109.

**SOUTH SECTION OF THE DISTRICT**

<b>1</b>	<b>County Road 77 (Tarryall Road, south section)</b>	<b>5PA.4644</b>	<b>34.6 to 41.8</b>	<b>N/A</b>	<b>Structure</b>	<b>Contributing</b>
<b>63</b>	<b>Looney-Border Property</b>	<b>5PA.4674</b>	<b>33.9</b>	<b>33777 County Road 77</b>	<b>--</b>	<b>--</b>
63A	House		33.9	33777 County Road 77	Building	Noncontributing
63B	Garage		33.9	33777 County Road 77	Building	Noncontributing
<b>67</b>	<b>Sarah McLaughlin Ranch</b>	<b>5PA.810</b>	<b>35.0</b>	<b>34801 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
67A	Main house		35.0	34801 County Road 77	Building	Contributing
67B	Storage/work shed		35.0	34801 County Road 77	Building	Contributing
67C	Garage		35.0	34801 County Road 77	Building	Noncontributing
67D	Shed		35.0	34801 County Road 77	Building	Contributing
67E	Secondary house		35.0	34801 County Road 77	Building	Noncontributing
67F	Frame barn		35.0	34801 County Road 77	Building	Noncontributing
67G	Log barn		35.0	34801 County Road 77	Building	Contributing
67H	Shed		35.0	34801 County Road 77	Building	Noncontributing
67I	Outhouse		35.0	34801 County Road 77	Building	Contributing
67J	Corral west of barns		35.0	34801 County Road 77	Structure	Contributing
67K	Corral east of County Road 77		35.0	34801 County Road 77	Structure	Contributing
67L	McLaughlin Claim Ditch		35.0	34801 County Road 77	Structure	Contributing
<b>68</b>	<b>Sarah McLaughlin Second Homestead</b>	<b>5PA.812</b>	<b>35.1</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
<b>69</b>	<b>Allard Property</b>	<b>5PA.4676</b>	<b>35.3</b>	<b>35341 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
69A	House (1987)		35.3	35341 County Road 77	Building	Noncontributing

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69B	Secondary house (1999)		35.3	35341 County Road 77	Building	Noncontributing
69C	Cattle Shed (1995)		35.3	35341 County Road 77	Building	Noncontributing
69D	Equipment Shed (ca. 1980s-90s)		35.3	35341 County Road 77	Building	Noncontributing
<b>70</b>	<b>Quinn Property</b>	<b>5PA.4677</b>	<b>35.8</b>	<b>35700 County Road 77</b>	--	--
70A	House		35.8	35700 County Road 77	Building	Noncontributing
70B	Quonset		35.8	35700 County Road 77	Building	Noncontributing
<b>71</b>	<b>Nelson house</b>	<b>5PA.4678</b>	<b>35.8</b>	<b>35720 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>72</b>	<b>Stoll-Pledger Ranch</b>	<b>5PA.4462</b>	<b>36.6</b>	<b>36640 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
72A	Main house		36.6	36640 County Road 77	Building	Contributing
72B	Root cellar		36.6	36640 County Road 77	Structure	Contributing
72C	Garage		36.6	36640 County Road 77	Building	Contributing
72D	Shed		36.6	36640 County Road 77	Building	Contributing
72E	House		36.6	36640 County Road 77	Building	Contributing
72F	Barn		36.6	36640 County Road 77	Building	Contributing
72G	Brooder sheds		36.6	36640 County Road 77	Building	Contributing
72H	Outhouse		36.6	36640 County Road 77	Building	Contributing
72I	Loafing shed		36.6	36640 County Road 77	Building	Contributing
72J	House		36.6	36640 County Road 77	Building	Contributing
72K	Shed		36.6	36640 County Road 77	Building	Contributing
72L	Corral		36.6	36640 County Road 77	Structure	Contributing
<b>73</b>	<b>Payne Homestead/Double Bar Ranch</b>	<b>5PA.743</b>	<b>37.0</b>	<b>37026 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
73A	Main house		37.0	37026 County Road 77	Building	Contributing
73B	Bunkhouse		37.0	37026 County Road 77	Building	Contributing
73C	Tack room/workshop		37.0	37026 County Road 77	Building	Contributing
73D	Garage		37.0	37026 County Road 77	Building	Contributing
73E	Feed storage building		37.0	37026 County Road 77	Building	Contributing
73F	Loafing shed		37.0	37026 County Road 77	Building	Contributing
73G	Barn		37.0	37026 County Road 77	Building	Contributing
73H	Chicken coop		37.0	37026 County Road 77	Structure	Contributing
73I	Outhouse		37.0	37026 County Road 77	Building	Contributing
73J	Corral with loading chute and squeeze chute		37.0	37026 County Road 77	Structure	Contributing
73K	House to southeast		37.5	37058 County Road 77	Building	Noncontributing
<b>74</b>	<b>Ryan Homestead/Jeffries Ranch/Hayman School</b>	<b>5PA.4469</b>	<b>38.3</b>	<b>38262 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
74A	Hayman School		38.3	38262 County Road 77	Building	Contributing
74B	House		38.3	38262 County Road 77	Building	Noncontributing
74C	Garage		38.3	38262 County Road 77	Building	Noncontributing
74D	Shed		38.3	38262 County Road 77	Building	Contributing
74E	Outbuilding		38.3	38262 County Road 77	Building	Contributing
74F	Outbuilding		38.3	38262 County Road 77	Building	Contributing
74G	Loafing shed		38.3	38262 County Road 77	Building	Contributing
74H	Corral		38.3	38262 County Road 77	Structure	Contributing
74I	House		37.9	38178 County Road 77	Building	Noncontributing
74J	House		38.0	38131 County Road 77	Building	Noncontributing
74K	Shed		38.0	38262 County Road 77	Building	Noncontributing
<b>75</b>	<b>Bittner house</b>	<b>5PA.4680</b>	<b>38.8</b>	<b>38376 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>76</b>	<b>Lake George Properties LLC Property</b>	<b>5PA.4681</b>	<b>38.9</b>	<b>38391 County Road 77</b>	--	--

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76A	House		38.9	38391 County Road 77	Building	Noncontributing
76B	Garage		38.9	38391 County Road 77	Building	Noncontributing
<b>77</b>	<b>Mihan Homestead/Upper Warling Ranch</b>	<b>5PA.815</b>	<b>38.9</b>	<b>38394 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
77A	Main house		38.9	38394 County Road 77	Building	Noncontributing
77B	Secondary house (bunk house)		38.9	38394 County Road 77	Building	Contributing
77C	Garage		38.9	38394 County Road 77	Building	Contributing
77D	Barn		38.9	38394 County Road 77	Building	Contributing
77E	Outhouse		38.9	38394 County Road 77	Building	Contributing
77F	Feed shed		38.9	38394 County Road 77	Building	Contributing
77G	Root cellar		38.9	38394 County Road 77	Structure	Contributing
77H	Workshop		38.9	38394 County Road 77	Building	Contributing
77I	Slaughterhouse		38.9	38394 County Road 77	Building	Contributing
77J	Corral with a branding/vaccinating chute		38.9	38394 County Road 77	Structure	Contributing
77K	Stringer and board bridge		38.9	38394 County Road 77	Structure	Contributing
77L	Old Tarryall Road segment		38.9	38394 County Road 77	Structure	Contributing
<b>78</b>	<b>Lower Warling Ranch</b>	<b>5PA.4463</b>	<b>39.3</b>	<b>38338 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
78A	House		39.3	38338 County Road 77	Building	Contributing
78B	Potato Cellar		39.3	38338 County Road 77	Structure	Contributing
78C	Garage/Workshop		39.3	38338 County Road 77	Building	Contributing
78D	Storage/Chicken Coop		39.3	38338 County Road 77	Structure	Contributing
78E	Chicken Coop		39.3	38338 County Road 77	Structure	Contributing
<b>79</b>	<b>Lake George Ranchettes</b>	<b>5PA.4679</b>	<b>39.4</b>	<b>County Road 77 (both sides)</b>	<b>--</b>	<b>--</b>
79A	Mills House, 38416 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79A	Mills Garage, 38416 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79B	Herrscher House, 38627 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79B	Herrscher Cattle Shed, 38627 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley House, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Barn, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Utility Building, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Open Storage, 38773 County Road 77		39.4	County Road 77 (both sides)	Structure	Noncontributing
79D	Plutt House, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79D	Plutt Garage, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79D	Plutt Shed, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79E	Gilley Mobile Home, 38847 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79E	Gilley Garage, 38847 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing

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79F	Coleman House 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Garage, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Equipment Shed, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Stable, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll House, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Farm Utility Building, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann House, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann Shed, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann Outbuilding, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey House, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey Garage, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey Shed, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton House, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton Garage, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton Stable, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton Barn, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79K	McGee/Riggs House, 39551 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79K	McGee/Riggs Barn, 39551 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver House, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Garage, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Barn, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Cabin, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing

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79L	Weaver Shed, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Shed, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley House, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Garage, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79N	Goldsworthy House, 39921 Warling Circle		39.4	County Road 77 (both sides)	Building	Noncontributing
79O	Wardle House, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Garage/Equipment Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Mobile Home, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Structure	Noncontributing
<b>80</b>	<b>Clarkson/Golding Homestead</b>	<b>5PA.4470</b>	<b>40.4</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
<b>81</b>	<b>Snair Ranch</b>	<b>5PA.4466</b>	<b>40.8</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
81A	Corral with loading chute		40.8	County Road 77 (east side)	Structure	Contributing
81B	Hand-dug well		40.8	County Road 77 (east side)	Structure	Contributing
<b>82</b>	<b>Lake George Cemetery</b>	<b>5PA.382</b>	<b>41.4</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>



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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.

**Areas of Significance**

(Enter categories from instructions.)

- Agriculture
- Architecture
- Exploration/Settlement
- Entertainment/Recreation
- Transportation
- Archaeology/Historic-Non-Aboriginal

**Period of Significance**

1862-1965

**Significant Dates**

- 1892
- 1931
- 1941

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

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## Period of Significance (justification)

The period of significance for the district extends from 1862, when the road along Tarryall Creek between Colorado City and Tarryall was formally improved as a wagon road, to 1965, a time fifty years from the present as no other specific date appropriately ends the period. Significant dates include: 1892, the year the South Platte Timber Land Reserve was created; 1931, the year Tarryall Dam and Reservoir was completed; and 1941, the year Tarryall Reservoir opened to recreational fishing.

## Criteria Consideration

Three cemeteries are included within the historic district boundary (Bordenville, Farnum, and Lake George). The burial grounds are integral parts of the historic district and therefore do not need to meet the requirements of Criteria Consideration D.

## Statement of Significance

The Tarryall Rural Historic District is a significant area of high altitude ranching and hay raising, containing twenty-five historic livestock ranching headquarters, as well as individual buildings and structures representing a variety of agricultural functions and construction techniques. The highly scenic district exemplifies the qualities identified for rural historic landscapes in National Register Bulletin 30: "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features."<sup>165</sup> The district is significant under Criterion A in the area of Exploration/Settlement as an early transportation route through a valley encompassing important water systems, timber, and other resources conducive to agriculture along which pioneer settlement occurred. The district is also highly significant under Criterion A in the area of Agriculture, for its association with the growth and evolution of cattle and hay ranching important in Park County. The district is significant under Criterion A in the area of Transportation, for its inclusion of a territorial wagon road that played a major role in the area's historic development; a route that continues to connect it with the outside world and links local residents along its path today. The district is also significant in the area of Entertainment/Recreation, for its history of providing accommodations and outdoor sport for fishermen and hunters, establishing of dude ranches, and creating opportunities for quiet contemplation and active enjoyment on state and federal lands. The district is further significant under Criterion C for its architecture, which reflects materials, design, construction techniques, varieties of building types, and physical evolution over time representative of the county's historic ranch complexes and other historic resources. The buildings and structures of the district strongly exemplify the functional uses and construction methods employing readily available materials found in nineteenth and twentieth century ranch headquarters throughout the state. The ranches along the Tarryall include animal care, residential, and agricultural-support resources, as well as a few properties that served the local community, such as schools and cemeteries. The district is significant under Criterion D in the area of Archaeology/Historic-Non-Aboriginal for its inclusion of many sites found likely to yield significant information and to contain significant subsurface information that would aid in understanding and documenting the history of the area, such as agricultural practices, the lifeways and status of ranch inhabitants, the regional transportation network, and interactions between settlers and Native Americans. Included within the 29,455-acre nominated district are intact and significant landscape features such as substantial open pasture and grazing lands, productive hay meadows, utility systems, historic irrigation ditches, and national forest and other areas of public domain, which were essential to the area's agricultural activities. Many of the landscapes contain a large amount of acreage and a proportionally small number of buildings. The period of significance for the district extends from 1862 to 1965.

## Narrative Statement of Significance

### *Criterion A, Exploration/Settlement*

The Tarryall Rural Historic District is significant under Criterion A in the area of Exploration/Settlement as a territorial-era focus of agricultural settlement within Park County. Mining discoveries in the camps of Tarryall, Hamilton, and Fairplay in 1859-60 lured goldseekers who followed various paths to access the diggings, including a route from Colorado City west over Ute Pass and then diagonally northwest up the Tarryall Creek drainage. As people passed through the Tarryall Valley, prospective agriculturists realized its abundant natural resources indicated potential as a site for raising livestock and hay and possibly other foodstuffs. Timothy and Olney Borden and their families, generally acknowledged as the first

<sup>165</sup> McClelland, et al, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, 1-2.

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permanent settlers along the road in the mid-1860s, were experienced miners who selected ranch sites of substantial promise with abundant water, timber resources, hay meadows, and grazing lands, and established the loosely-knit agricultural area known as Bordenville. A growing number of other pioneer ranchers, including William M. Farnum, who founded a ranch in 1867, were attracted by the area's apparent suitability for agricultural production. Encouraging his daughter to bring her family to the area, he wrote of its wild game, fertile creek and river valleys, good meadow land, and "the best wild hay I have ever seen."<sup>166</sup> Homesteading and livestock raising continued along the Tarryall into the twentieth century, with some of South Park's most prominent and successful pioneer ranchers establishing permanent headquarters that were passed down through generations and are still in successful operation. These pioneers also established social customs, created school districts, laid out cemeteries, operated businesses, and provided the foundations of daily life that emerged along the Tarryall and continue to the present day.

### **Criterion A, Agriculture**

The Tarryall Rural Historic District is significant under Criterion A in the area of Agriculture for its association with the history of livestock, hay, and other agricultural production on ranches in South Park. The resources of the district are associated with the evolution of the ranching industry during a period of almost 150 years since permanent settlement. The Tarryall district developed as a cattle raising agricultural area, with the relatively flat bottomlands along the creeks employed as abundant hay meadows and locations for early grain and vegetable production. The presence of a road with railroads at both ends facilitated the shipping of these products. Many ranch headquarters were established along the Tarryall, with some comprised of a dozen or more buildings, structures, and objects. As was common in the early days, many ranch families also grew a variety of vegetables and grains and raised chickens, dairy cows, and other animals in an effort to be as self-sufficient as possible and to produce items that would bring in additional income when sold to local markets. Over time, the ranchers focused on the production of cattle and hay, often acquiring additional acreage through consolidation of other properties. Adjoining forests supplied settlers with lumber and wild game and were used by ranchers for grazing and as a means of accessing higher elevation pasture areas; the creation of national forests helped regulate these activities. Many ranching families stayed on these historic ranches for generations, and many descendants of the pioneer ranchers remain in the area.

### **Criterion A, Entertainment/Recreation**

The district is significant under Criterion A in the area of Entertainment/Recreation for its association with outdoor recreational pursuits afforded in this highly scenic and naturally abundant landscape. The famous English tourist Isabella Bird traveled through the region by horse and commented on its attractions in 1873. Although it was isolated from large towns, visitors soon reached the vicinity by railroads to Jefferson and Lake George and then traveled along Tarryall Road to sites of natural beauty, abundant wildlife, and recreational opportunities. In the early twentieth century outdoor recreation grew in importance. Some ranches along the road rented rooms and provided meals to fishermen or hunters as a means of supplementing income.<sup>167</sup> Guest or dude ranches featuring fishing, horseback rides, and exposure to an "authentic" Western experience emerged, including the Tarryall River Ranch and the Ute Trail River Resort. The adjoining public forest lands also became popular recreational destinations for fishing, hunting, hiking, and camping. The South Platte Timber Land Reserve, created in 1892, was combined with two other timber reserves and became the Pike National Forest in 1907. The corridor's recreational amenities were enhanced by the construction of Tarryall Dam and Reservoir in 1929-31. Built by the Colorado Game and Fish Department as a spawning station, it opened to recreational fishing in the 1940s and now contains facilities for picnicking and camping. Access to the area became easier with improvements to U.S. 24 and 285 in the late 1930s. Primitive U.S. Forest Service picnicking and camping areas were present along the road by the mid-1950s, and the Twin Eagles and Spruce Grove/Spruce campgrounds opened in the mid-1960s. The area continues to attract people to the historic guest ranches, fishermen plying the waters of its blue ribbon streams and Tarryall Reservoir, and a growing number of visitors from around the world seeking recreational opportunities in an intact western historic landscape.

### **Criterion A, Transportation**

The Tarryall Rural Historic District is significant under Criterion A in the area of Transportation for encompassing a territorial route through the Tarryall Valley that continues to serve as a vital transportation link in Park County. As an

<sup>166</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>167</sup> Horn, "Cultural Resource Inventory," 145. For example, the Terhunes rented rooms in their ranch house and provided meals for fishermen and hunters. Colorado State Business directories in 1923 and 1924 list L.P. Terhune as the operator of a summer resort on the Tarryall.

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unimproved travel corridor during the 1859 gold rush, the route provided a means of transporting people and supplies from Colorado City to the booming mining camps of Tarryall City and Hamilton. A wagon road through the area was located and improved in 1862. The existence of a road made agricultural settlement more attractive, encouraging the pioneer ranchers to establish homesteads in the mid-1860s. As railroads were constructed through Park County, Tarryall Road became an important link to shipping points to the north (Jefferson and Fairplay in 1879) and south (Lake George in 1887) that facilitated movement of cattle and hay to markets, with no point along the road more than about twenty miles from a railhead. The road continued its farm-to-market role and connected ranching families with their neighbors in the early twentieth century. It was designated a state highway by 1916. The road also facilitated recreational activities in the area that increased after creation of federal timber reserves flanking the route in 1892 and designation of the Pikes Peak National Forest in 1907. Transportation access also made possible establishment of dude/guest ranches in the 1930s, the opening of Tarryall Reservoir to fishing in the 1940s, and creation of U.S. Forest Service campgrounds in the 1950s and 1960s. For a century and a half, Tarryall Road has played an evolving role in the history of the Tarryall region. It continues to transport agricultural products and provide access for residents, tourists, sportsmen, recreationalists, dude ranch guests, and wildlife enthusiasts.

### **Criterion C, Architecture**

The Tarryall Rural Historic District is significant under Criterion C in the area of Architecture for its representation of a wide range of ranch building types. The corridor contains twenty-five ranch headquarters, some with more than a dozen buildings. Historic resource subtypes present within the district include: residential buildings (main ranch houses, secondary houses, dugouts, cabins, and bunkhouses); animal care and crop storage facilities (barns, chicken coops, corrals, and loafing sheds); ranch support resources (blacksmith shops/workshops, garages, outhouses/prives, root cellars, sheds, and wells); and ranch landscape features (domestic landscapes adjacent to ranch houses, irrigation ditches, sites associated with former buildings or activities, fences, hayfields, pastures, grazing land, trails and ranch roads, and a variety of smaller features). Many of the ranch buildings reflect changes in production, lifestyles, and technology over time. Their physical characteristics vary based on the date of construction and function, as well as the background, preferences, and economic status of the rancher. A number of the ranch headquarters feature pioneer hewn-log and round log construction employing a variety of notching styles, including full- and half-dovetail, V, square, and saddle notches.

The oldest building on a ranch is often the homestead house, generally a small log cabin. As milled lumber became more available, families grew, and transportation systems improved, ranchers expanded their log homes or erected larger wood frame buildings clad with horizontal or vertical boards or asphalt or asbestos siding during the historic period. Barns, which accommodated many important ranching activities, are generally the largest buildings in the headquarters, with their design modified based on the type of animal housed and the functions to be undertaken within. Corrugated metal often replaced wood shingle roofing and provided protective wall cladding during the twentieth century. Few of the ranch buildings display details referencing a particular architectural style; rather most reflect traditional construction techniques employed to support specific functions in an efficient and sturdy manner. Most of the principal residences adhere to the general lack of ornamentation and stylistic pretension representative of ranch complexes, their simple designs of native materials pleasingly appropriate in the magnificent natural setting. The highly artistic wall ornamentation of the Lazy River Ranch house is an exception. Also present in the district are examples of historic resources that served the larger ranching community, such as one-room schools, cemeteries, and buildings incorporating commercial functions.

### **Criterion D, Archaeology/Historic-Non-Aboriginal**

The Tarryall Rural Historic District is significant under Criterion D in the area of Archaeology/Historic-Non-Aboriginal for the period 1862-1965. The historic archaeological significance of the district is based on the likelihood of intact and undisturbed archaeological evidence associated with the 1862-1965 period of significance and the areas of significance cited above. The archaeological evidence within ranch headquarters has the potential to contribute to our understanding of the "the physical composition of headquarters, activities that occurred there, and cultural, social, and economic aspects of high altitude ranching."<sup>168</sup> Archaeological evidence within the district potentially contributes to our understanding of the range of activities associated with the resources, including the impact of local, regional, and national policies, economics, and social attitudes; changes in settlement patterns; adoption of technologies; and patterns of consumption. Archaeologists have evaluated fifteen historic sites within the district, mostly within ranch headquarters, as having significance under Criterion D. Archaeological investigation of these sites would be expected to provide information about

<sup>168</sup> Barbara Wyatt, Reviewer, National Register of Historic Places, Washington, D.C., Memo to Kara Hahn, 11 November 2012.

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the area's agricultural community and life at each ranch, including specific activities undertaken there and information not available from traditional historical sources, such as the socioeconomic status, diet, health, consumption patterns, and vices of the inhabitants. The 1995 archaeological survey concluded that "what the historical record tells us is generally accurate, but with important gaps in specific detail" for which archaeological investigation would be an ideal method to more fully evaluate.<sup>169</sup>

Documented historic archaeological resources fall into categories such as foundations, abandoned infrastructure, ruins, artifact concentrations, and possible locations of once-standing buildings and structures. Foundations, ruins, and locations of moved or demolished buildings provide significant evidence of the evolution of ranch headquarters layouts and the types of activities present during the historic period. Beyond those that are specifically identified and located, trash disposal pits and outhouse holes are considered very likely to exist at many of the ranch headquarters. In addition, significant surface evidence of historic construction materials, tools and pieces of equipment, items used in household and agricultural activities, and abandoned irrigation, road, fence, and utility systems are found throughout the district.

A 1995 archeological survey of major portions of the district found there is sufficient evidence to indicate that buried archaeological remains are likely at most of the historic sites where none are visible on the surface due to vegetation cover or recent soil development. Identified sites with likely significant subsurface historic archaeological materials include Landis Ranch (5PA.300), Olney Borden Ranch/Bordenville (5PA.350), Wright Homestead (5PA.779), Sanborn Ranch (5PA.781), Miller Ranch (5PA.782), Timothy Borden Ranch (5PA.785), Dunbar/Robbins Ranch (5PA.787), Bowsher Ranch (5PA.788), Williams Ranch (5PA.793), Sidney Derby Ranch (5PA.794), Denny Place (5PA.798), Derby Residence (5PA.800), Marksbury/Davenport Residence (5PA.807), Warling Ranch (5PA.815), and Ratcliff/Long Homestead (5PA.2924). In addition, several of the ranches have not had assessments of their potential for significant subsurface materials. Based on geomorphological studies conducted in association with that survey, it appears very likely that soil development across the area buried even recently deposited historic artifacts. The archaeological survey also defined some discrete features representing dumps and artifact scatters that were dispersed due to erosion, flooding, or other natural sources, as well as disturbances stemming from agricultural and construction activities, the presence of animals, and road building.

Historic sites where there is no visible archaeology but that have good potential for significance under Criterion D include those where site occupation was for a fairly limited time, such as a property abandoned after the historic occupation. An excellent example of this type of property within the district is the Marksbury/Davenport Homestead, 5PA.807, the site of an original homestead claim by J. Pleasant Marksbury, who was killed in an altercation with Native Americans in 1875, leaving a widow and small children destitute. In 1877 William T. Davenport acquired the property from Marksbury's widow and continued to make improvements before selling to another rancher six years later. New owner Jacob Kolle already owned a large ranch and did not reside at this site, which appears to have remained unoccupied in succeeding years. On such sites of discrete periods of habitation, the ability of the archaeological remains to provide quality and clarity of data regarding occupants and ethnicity, for example, is the greatest.<sup>170</sup>

Conversely, sites that have a continuity of occupation for long periods of time may yield significant information and data which could be used for comparative studies of other sites within the same community. Specifically, the Derby Residence (5PA.800) in the Puma City portion of the district was the home of Sidney M. Derby for at least thirty years and would be expected to yield information not available from traditional historical sources about life in the community by its most long-term resident, which could in turn be used for comparative studies of other Puma City households.<sup>171</sup>

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## Development of the Rural Landscape Along the Tarryall

### *Introduction*

Tarryall Creek in Park County played an important role in the Colorado's early days of exploration, prospecting, transportation, and settlement. After gold discoveries along Colorado's Front Range, prospectors searched other promising areas, including South Park. In July 1859 a small group of fortune hunters entering the Kenosha Pass area combined with a second band of men into a party led by William Curtis of Denver. Descending from the summit, the men

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<sup>169</sup> Horn, "Cultural Resource Inventory," 218, 221.

<sup>170</sup> Horn, "Cultural Resource Inventory," 182-183; Marilyn Martorano, Martorano Consultants, "Interview with Jon Horn, Alpine Archaeology, Discussion of Tarryall Rd. Sites," 19 December 2013.

<sup>171</sup> Horn, Cultural Resource Inventory," 171.

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entered South Park and followed the path of Tarryall Creek, finding old trappers' cabins and discovering placer gold about four miles northwest of present-day Como. As fifty-niner D.R. Jarvis later described, "In those days placers were rich and easy to work and the returns on many of the claims paid 15 dollars or upwards per day to the man." The prospectors judged the site a good place to stop and christened their camp "Tarryall," the first such settlement in the county.<sup>172</sup>

Historian Jerome Smiley observed the name Tarryall seemed to encourage other fortune seekers to come and share the wealth. However, the discovery party quickly claimed the best locations, as latecomers entering the area that summer soon ascertained. When Jarvis and his partners arrived in August, they found about 200 miners and prospectors in the camp. Some of the latecomers dubbed the site "Grab-all" and went to a new location they contrastingly named "Fair Play." Although many miners left Tarryall that winter, those who remained established a Tarryall post office on 4 January 1860. In the spring a new rush of hopeful miners came, prompting William Holman to lay out a townsite for Tarryall City in June. That summer a number of dwellings (mostly log and tent buildings) and a hotel were erected, and the camp constructed a road and a bridge across the creek to encourage visitors to ignore the rival camp of Hamilton on the opposite bank and upstream about half a mile.

Thousands of hopeful miners traveled to these and other mining settlements via several routes, including a popular one along Tarryall Creek. Irving Howbert recalled his father taking the route in the summer of 1860: "Our traveling equipment consisted of two horses and a light wagon with the necessary provisions and camp outfit. We necessarily camped out every night, as at that time there were no inhabitants in all the region between Hamilton and Colorado City."<sup>173</sup> The Territorial Legislature selected Tarryall City as the temporary county seat of newly created Park County in 1861. Placer mining soon declined at Tarryall as prospectors left for new mining locations. In 1862 the county seat was transferred to Lauret (or Laurette), popularly known as Buckskin Joe (site of another 1859 lode discovery). Tarryall's post office closed in September 1863. The camp's lasting influence came in the use of its name to designate the creek flowing southeasterly to the South Platte, the road to the mining camp that later became a state highway, a mountain range, and a community established in the 1890s along the road.<sup>174</sup>

#### ***Beautifully Located: Use and Development of Tarryall Road***

Today's Tarryall Road began life as an important link in the route from the 1859 supply town of Colorado City (now part of Colorado Springs) over Ute Pass and along Tarryall Creek to the mining camps of Tarryall City, Hamilton and beyond. During the early 1860s the mining camp of Tarryall City advertised itself as the convergence point for travel to a number of mining areas, additionally noting it was "beautifully located on the south bank of the Bayou Salado, in the South Park; surrounded by scenery unsurpassed in beauty and grandeur; with a climate more genial, both in winter and summer, than elsewhere to be found." The town company offered free lots to those who agreed to erect buildings.<sup>175</sup> The road preceded permanent agricultural settlement along it; in 1860 Reverend William Howbert left South Park for Colorado City and reported seeing no residents between the mining areas and Colorado City. The formal location and improvement of the road occurred in 1862, when the Ute Pass Wagon Road Company constructed the "Colorado and Tarryall Road" beginning at Colorado City. Freighters from Colorado City hauled supplies along the road to deliver to the mining camps. In 1866 the *Rocky Mountain News* noted improved access following the road's construction: "The distance from Colorado

<sup>172</sup> D.R. Jarvis, "The Tarryall Camp," *Fairplay Flume*, 12 August 1910, 1; Virginia McConnell Simmons, *Bayou Salado: The Story of South Park* (Denver: Sage Books, 1966), 63-64. This Tarryall was located northwest of present-day Como (outside the boundary of the district) and should not be confused with the later Puma City/Tarryall at Milepost 29.5 within the district boundary.

<sup>173</sup> Irving Howbert, *Memories of a Lifetime in the Pike's Peak Region* (Glorieta, New Mexico: The Rio Grande Press, Inc., 1925), 35.

<sup>174</sup> Wilbur Fisk Stone, *History of Colorado*, vol. 1 (Chicago: S.J. Clarke Publishing Co., 1918), 182-84 and 262; *Rocky Mountain News*, 2 May 1860, 1, 8 July 1861, 3, and 30 January 1880, 5; Don and Jean Griswold, *Colorado's Century of Cities* (N.p.: 1958), 62-63; Simmons, *Bayou Salado*, 65, 69, and 98; Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 205; Norma Flynn, "Early Mining Camps of South Park," *Westerners Denver Posse Brand Book*, 1976, 124; Jerome C. Smiley, *History of Denver* (Denver: Denver Times-Sun Publishing Co., 1901; reprint, Denver: Old Americana Publishing Co., 1978), 815. The original Buckskin Joe also quickly faded, but in 1957 some of the buildings were moved and reassembled along with other historic structures at an old West theme park called Buckskin Joe, west of Canon City. In 2010 the theme park closed after its sale to a private investor with plans to relocate some of the buildings.

<sup>175</sup> *Daily Colorado Republican and Rocky Mountain Herald*, 18 September 1861, 1.

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City to Tarryall by this route [Ute Pass Wagon Road] is only seventy-five miles, and there is wood and water in abundance all the way, making it every consideration better than other routes to the same destination."<sup>176</sup>

Noted Englishwoman Isabella Bird completed a rather daring solitary trip in November 1873, recording her impression of the place:

...truly the track was a difficult one....For the most part it keeps in sight of Tarryall Creek, one of the large effluents of the Platte, and is walled in on both sides by mountains, which are sometimes so close together as to leave only the narrowest canyon between them, at others breaking wide apart, till, after winding and climbing up and down for twenty-five miles, it lands one on a barren rock-girdled park, watered by a rapid fordable stream as broad as the Ouse at Huntingdon, snow fed and ice fringed, the park bordered by fantastic rocky hills, snow covered and brightened only by a dwarf growth of the beautiful silver spruce. I have not seen anything hitherto so thoroughly wild and unlike the rest of these parts.<sup>177</sup>

Bird apparently came upon the magnificent overlook providing views of the Williams-Gold Ranch and the landscape beyond:

I rode up one great ascent where hills were tumbled about confusedly; and suddenly across the broad ravine, rising above the sunny grass and the deep green pines, rose in glowing and shaded red against the glittering blue heaven a magnificent and unearthly range of mountains, as shapely as could be seen, rising into colossal points, cleft by deep blue ravines, broken up into sharks' teeth, with gigantic knobs and pinnacles rising from their inaccessible sides, very fair to look upon—a glowing, heavenly, unforgettable sight, and only four miles off. Mountains they looked not of this earth, but such as one sees in dreams alone, the blessed ranges of "the land which is very far off."<sup>178</sup>

In July 1879 a *Fairplay Flume* reporter described the road:

The lower part of this creek [Tarryall] runs through narrow defiles, where precipices rise directly from the water's edge, to a height of several hundred feet. At other points the canon opens out into small parks where are located the most fertile bottom lands along the creek.... As the wagon road does not follow the creek for its entire length, the repose of nature is seldom disturbed by the voice of traffic expressed in the rumble of wheels or the crack of the freighter's whip and it seems the proper home for a hermit. A lot of jolly hermits, however, we found the residents to be. Half a mile or so above the fine ranch owned by Judge Edwards of Des Moines, Iowa [the Williams-Gold Ranch], . . . the canon ends and a country that is more valley-like begins.<sup>179</sup>

### **"A Fine Country Here": Ranching Along the Tarryall, An Overview of South Park's Ranching Development<sup>180</sup>**

Ute people utilized South Park as a summer pasture and hunting ground, treasuring its plentiful game and nutritious vegetation. Park County's altitude and climate, with its short growing season, late springs, cold summer nights, and early autumns, prevented the development of extensive farming. However, the native hay and grasses that grew abundantly in its meadows appeared to early visitors to be ideal for stockraising. Traveling through South Park in 1842, Rufus B. Sage noted the large herds of game that thrived in the park and opined that "it is undoubtedly well adapted to stockraising, and were it not for unseasonable frosts, might be turned to good account for agricultural purposes."<sup>181</sup> The discovery of gold in the late 1850s resulted in the demand for beef in the mining camps, which made large-scale cattle raising a profitable enterprise. Prospectors who used oxen to transport supplies and equipment noted that the exhausted animals revived when turned onto the plains and allowed to consume native grasses. In Park County in the 1860s, Samuel Hartsel found that tired animals regained their health when released to graze on native grasses.<sup>182</sup>

<sup>176</sup> *Rocky Mountain News*, 16 January 1866, 1.

<sup>177</sup> Isabella L. Bird, *A Lady's Life in the Rocky Mountains* (Norman: University of Oklahoma Press, 1960), 166.

<sup>178</sup> Bird, *A Lady's Life*, 166.

<sup>179</sup> *Fairplay Flume*, 17 July 1879, 2.

<sup>180</sup> Much of the information in this section is drawn from R. Laurie Simmons and Thomas H. Simmons, *Park County, Colorado, Historic Contexts: Ranching* (Denver: Front Range Research Associates, Inc., December 2002).

<sup>181</sup> Rufus B. Sage, *Rufus B. Sage: His Letters and Papers, 1836-1847* (Glendale, Ca.: Arthur H. Clark Co., 1956), 189.

<sup>182</sup> *Denver Record-Stockman*, Historical Review Edition, 1916; Arnold, "Samuel Hartsel," 101; John Lipsey, "The Bayou Salade: South Park," *The Westerners Brand Book, 1947* (Denver: The Westerners Denver Posse, 1949), 119.

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The earliest ranchers in Park County claimed locations with excellent sources of water, natural hay meadows, and the potential to consolidate immense amounts of grazing lands. During the early days of the ranching industry in Colorado, rangeland was free, and ranchers' expenses were limited to hiring men to herd the animals and occasionally providing hay for winter food. Whoever was willing to take the risk of conducting business in an isolated area could control large tracts of land and start a cattle operation. Early cattlemen claimed enormous expanses of land by controlling acreage along sources of water. The principle of "first in time, first in right" applied to the range as well as irrigation. If land was already taken, a cattleman moved on until he found uncontested acreage of his own. Thus, a person's range was defined in relation to that of his neighbor.<sup>183</sup> It did not take long for people to realize that 160, 320, or even 640 acres acquired in homestead patents was not enough land in Park County for a successful cattle operation, which required at least one hundred cows. Consolidation of smaller claims by larger ranchers began almost immediately. Sidney Harriman recalled that the large ranches "were all homesteaded by more than one man. In most cases, the cowboys or ranch hands homesteaded the available land. The original owner bought the small owners out at their price adding to the size of the original ranch . . . ."<sup>184</sup>

Denver newspapers began advertising the availability of fresh beef as early as the summer of 1859. Booming mining camps of the 1860s created large markets for meat, and the first ranchers discerned that fortunes could be made supplying food for the gold seekers. The 1860 Census recorded only about a dozen residents in South Park who identified themselves as ranchers.<sup>185</sup>

The Civil War delayed the growth of the cattle industry in Colorado, with most meat produced during the conflict supplying local demand. In 1866, when Brig. Gen. James Rusling traveled through Park County, he noted that "ranches and settlements were more numerous, and the spirit of enterprise was everywhere observable. . . the ranches thickened up all the way to Fairplay . . . ." Before being shipped out, surplus cattle were fattened on the open range. Following the Civil War, Colorado's population grew and beef once again was in great demand. When the first railroads were completed to Denver in 1870, cattle production became more profitable as shipping points to eastern markets were established.<sup>186</sup>

By the late 1860s, the agricultural potential of the high parks of Colorado was being extensively promoted. In 1867, Territorial Governor John Evans stated:

The whole of the plains and the parks in the mountains of Colorado are the finest of pastoral lands. Stock fattens and thrives on them the year round, large herds and flocks being kept there in the finest possible condition. In some parts, it is true, the snow covers the ground for a part of the winter, but in other places cattle and sheep are wintered without feeding with entire success. The celebrated parks, North, Middle, South, and San Luis, are the agricultural valleys for grass and small grains.<sup>187</sup>

In 1868, the *Rocky Mountain News* reported that the "vast agricultural wealth of . . . [the South Park region] is attracting the attention of our farmers and stock raisers. . . ." Ranchers diverted water from local streams to irrigate grasslands and

<sup>183</sup> Lipsey, "The Bayou Salade," 119; *Pueblo Star Journal*, 24 July 1966; Carl Abbott, Stephen J. Leonard, and David McComb, *Colorado: A History of the Centennial State*, rev. ed. (Boulder, Colo.: Colorado Associated University Press, 1982), 166; Richard Goff and Robert McCaffree, *Century in the Saddle* (Denver: Colorado Cattlemen's Centennial Commission, 1967), 143-144; Carl Ubbelohde, Maxine Benson, and Duane Smith, *A Colorado History*, rev. ed., (Boulder, Colo.: Pruett Publishing Co., 1976), 171.

<sup>184</sup> Jerry Davis, Colorado Springs, Correspondence to Tom and Laurie Simmons, 28 January 1999; Gary R. Goodson and Timothy Walker, *More Historical Sketches of Shawnee, Colorado* (Shawnee, Colo.: Gary R. Goodson, 1996), 38.

<sup>185</sup> Cathy Elsa Kindquist, "The South Park Water Transfers: The Geography of Resource Expropriation in Colorado, 1859-1994," Ph.D. Thesis, University of British Columbia, 1996, 69; Maurice W. Frink; W. Turrentine Jackson; Agnes Wright Spring, *When Grass Was King: Contributions to the Western Range Cattle Industry* (Boulder, Colo.: University of Colorado Press, 1956), 33 and 345-347; Goff and McCaffree, *Century in the Saddle*, 25 and 27; George G. Everett, *Cattle Cavalcade in Central Colorado* (Denver: Golden Bell Press, 1966), 310-311; Ora B. Peake, *The Range Cattle Industry* (Glendale, Ca.: The Arthur H. Clark Co., 1937), 16.

<sup>186</sup> Alvin T. Steinel, *History of Agriculture in Colorado* (Fort Collins, Colo.: State Agricultural College, 1926), 112; Walter Prescott Webb, *The Great Plains* (Lincoln, Neb.: University of Nebraska Press, 1981), 334-334; Frink, Jackson, and Spring, *When Grass Was King*, 39 and 119; Edward Everett Dale, *The Range Cattle Industry on the Great Plains from 1865 to 1925* (Norman, Okla.: University of Oklahoma Press, 1930, new ed., 1960), 41; Ubbelohde, Benson, and Smith, *A Colorado History*, 172; *Denver Post*, 4 May 1930; and Steinel, *History of Agriculture*, 118.

<sup>187</sup> *Rocky Mountain News*, 28 March 1867.



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harvested hay by cutting, curing, and stacking or hauling wagonloads to supply camps such as Fairplay. As roads in the area improved, hay was hauled over Weston Pass into Leadville, bringing profits as large as \$100 per ton.<sup>188</sup>

By 1869, ranchers generally recognized most types of farming would not be successful in Park County. However, the nutritious native grasses were touted as excellent for raising beef cattle and sheep. In addition, a few crops, such as wheat, oats, and barley, were suggested as being potentially suited to the growing season. Dairy cattle were also promoted as thriving on the local grasses and benefiting from the cool air and pure water. By this time, ranchers contributed to the settlement and growth of the county through the creation of ranch headquarters with dwellings and agricultural facilities, and, in several cases, post offices.<sup>189</sup>

The promising ranch lands along Tarryall Creek drew many settlers along the road connecting Colorado City and later Colorado Springs with Park County mining camps. These pioneers contributed to the settlement and growth of the county by creating ranch headquarters with dwellings and agricultural facilities as well as such buildings as post offices, stores, and schools serving the surrounding community. Although the ranches were large and far apart, as necessary for livestock operations, their occupation resulted in a density of ranch roads, fences, water systems, and other cultural landscape features. The ranchers also patronized the small service and supply towns established.

Among the early residents of the area Tarryall Road was William Farnum, who wrote in 1867:

It is a fine country here. There are plenty of wild game and nearly all of the creek and river valleys are fertile. We can raise potatoes, oats, barley and a good many kinds of garden vegetables. There are plenty of wild game and nearly all the creek and river valleys are fertile.... There is good meadow land waiting to be cleared, ditches to be made to water the hay land, and it is the best wild hay I have ever seen."<sup>190</sup>

In July 1879 the *Fairplay Flume* provided its readers with a lengthy description of ranches in South Park, including those along the Tarryall. Traveling through the area, the reporter noted the creek, antelope herds, grouse, pines, and quaking aspens that gave the area "a wild appearance." The writer described the "fine ranch" owned by Judge Edwards of Des Moines (part of today's Williams-Gold Ranch), the "neat house and grounds" of Anson Allen, and the property of William M. Farnum, "whose place is as tidy as a parlor." Lawrence Bonis, G.W. Packer, and Louis Holst were described as having valuable tracts along the creek and pursuing cattle ranching. Timothy and Olney Borden's ranches were producing hay and both possessed "commodious buildings, both for living and stock purposes."<sup>191</sup>

The 1880s witnessed the largest cattle boom in the state's history, as prices rose and hundreds of cattle companies were founded, many bankrolled by eastern, British, and European investors. Many ranchers also added dairy herds to their holdings in order to sell dairy products to the railroads and mining camps. However, the end of the decade brought declining prices, dry summers, harsh winters, and the spread of infectious diseases. Cattlemen reduced their herds and relied on providing winter feed, as well as diversifying their production. The depressed cattle industry and reduction of beef herds provided an opportunity for the expansion of sheep and horse production in the county, although the Tarryall remained a beef-producing area. Throughout the years, water played a key role in maintaining the delicate balance that supported successful ranching. As scholar Cathy Kindquist found, "The irrigated meadows were the principal feed base and the component that supported full utilization of South Park's other ranges: the open park, the foothills, and the high mountains."<sup>192</sup>

Severe weather returned in the early 1890s, and cattlemen's problems were compounded by a nationwide economic depression in 1893 that brought declines in the price of beef. One effort to improve the fortunes of stockmen was the formation of the National Stock Growers' Association in Denver in 1898; Colorado cattlemen also led the movement to form a national organization. By the end of the century, cattle prices began to improve and ranching activity increased.

<sup>188</sup> *Rocky Mountain News*, 25 July 1868.

<sup>189</sup> *Rocky Mountain News*, 9 August 1869; Jerry Davis, Colorado Springs, Telephone Interview by Thomas H. Simmons, 4 October 2002.

<sup>190</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>191</sup> *Fairplay Flume*, 17 July 1879, 2.

<sup>192</sup> Richard Goff and Robert H. McCaffree, *Century in the Saddle* (Boulder: Johnson Publishing Co., 1967), 83-102; Maurice W. Frink, W. Turrentine Jackson, and Agnes Wright Spring, *When Grass Was King: Contributions to the Western Range Cattle Industry* (Boulder, Colorado: University of Colorado Press, 1956), 93-96; *Rocky Mountain News*, 21 February 1880, 5; Cathy Elsa Kindquist, "The South Park Water Transfers: The Geography of Resource Expropriation in Colorado, 1859-1994," P.h.D. dissertation (University of British Columbia, 1996), 94-96.

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Cattlemen in Park County adjusted to changes in the business, focusing on high-quality stock, protecting irrigated meadows with fencing, insuring water supplies through construction of wells and ditches, and controlling breeding. Ranching was the economic mainstay of Park County after the decline of mining. By the early twentieth century, the open range diminished and cattlemen practiced new techniques to deal with the variable climate and changing markets. They diversified production, expanded irrigation systems to increase winter feed production, erected winter shelters, and generally improved cattle care. Fenced pastures were acquired or leased, with barbed wire fencing facilitating the separation of stock. The popularity of Shorthorns declined, and increasing numbers of Herefords were seen on ranches.<sup>193</sup> Stockmen participated in organizations for mutual betterment, including the South Park Ranchmen's Protective Association, the Park County Cattle Growers' Association, and the Park County Wool Growers' Association. To a large degree, climatic conditions still determined success for ranchers. In 1907 a severe winter and dry summer, compounded by another economic slump, resulted in hard times for the beef industry. In 1913 snowstorms started in November and continued into April, with accumulations so deep ranchers could not feed their animals.<sup>194</sup>

The early twentieth century saw some continued homesteading activity in Park County, as cattle and sheep operations flourished. America's participation in World War I elevated demand, kept prices high, and encouraged development of better breeds. During the war, cattlemen sold all the stock they could raise, and beef commanded the highest prices in the industry's history. Some ranchers received deferments during the war and were told they would serve the country best by producing food. The end of the conflict resulted in a 60 percent reduction in cattle and grain prices, which combined with poor climatic conditions to distress the industry. Ranchers responded with upgrading of breeds, increasing feeding, and reducing the size of herds.<sup>195</sup> Principal crops grown included native hay, potatoes, small grains, and garden vegetables. Ranch families often raised a few chickens for their own consumption and sold eggs for extra income.<sup>196</sup>

During the 1930s the nationwide depression produced weak agricultural markets, which compounded with adverse weather conditions to bring hard times to Colorado agriculture. After a severe winter in 1931 and lack of rainfall in 1932 and 1933, the worst drought in the history of the West occurred in 1934. Ranchers experienced mounting debts, and some properties were foreclosed or auctioned for taxes. Two Agricultural Adjustment Acts brought relief payments, production controls, and increased farm prices to farmers and ranchers. By 1937 prosperity appeared to be returning to Colorado rangelands, with rising prices and plentiful feed supplies. The growing popularity of 4-H Clubs played an important role in the changing ranch industry, as children practiced modern methods of stock raising and transferred their knowledge to their friends and family. Tarryall ranchers, such as the Eavensons, often supported and played an active role in 4-H. Hay continued to be the area's most important crop, with demand mounting as the country prepared for the Second World War. After America entered the conflict, ranchers experienced difficulty finding workers to harvest the hay, despite the county's reputation as a good place to work due to its cool climate, good meals, and nine-hour workdays.<sup>197</sup>

Full-scale economic recovery began with America's entry into the war. In 1941 the WPA Guide to Colorado described South Park as an area dominated by agricultural activity: "Most of it is broken up into large ranches; wild hay for winter is

<sup>193</sup> Art Leatherwood, "Hereford Cattle," *Handbook of Texas Online*, Texas State Historical Association, 15 June 15 2010, <http://www.tshaonline.org/handbook/online/articles/ath01>. Herefords proved more adaptable to the conditions of the open range than shorthorns.

<sup>194</sup> Frink, Jackson, and Spring, *When Grass Was King*, 57 and 109; Goff and McCaffree, *Century in the Saddle*, 138; *Denver Times*, 11 September 1902, 4; James T. Witcher, "The Cattle Business in Park County During My Lifetime," in Everett, *Cattle Cavalcade in Central Colorado* (Denver: Golden Bell Press, 1966), 343; Ora B. Peake, *The Colorado Range Cattle Industry* (Glendale, California: The Arthur H. Clark Co., 1937), 313 and 318; *Fairplay Flume*, 10 May 1907, 1 and 26 July 1907, 1; Lucinda and Henry Rogers, Park County, Interview by R.G. Colwell, recorded as memorandum for files, 136-11, on file in Pike's Peak Regional Library, Pike National Forest Collection, Document 136, Colorado Springs, Colorado.

<sup>195</sup> *Fairplay Flume*, 5 January 1917, 1; Everett, *Cattle Cavalcade*, 356-57 and 348; George Everett and Wendell Hutchinson, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 201; Goff and McCaffree, *Century in the Saddle*, 276; Salma A Waters, ed., *Colorado Year Book, 1962-64* (Denver: Colorado State Planning Division, 1964), 131.

<sup>196</sup> *Colorado Year Book, 1919*, 138; *Colorado Springs Gazette and Telegraph*, 7 April 1929.

<sup>197</sup> *Park County Republican and Fairplay Flume*, 30 July 1942, 1; Catherine Coleman, Wahl Ranch, Interview by Tom and R. Laurie Simmons, 1999; Jerry Davis, Telephone Interview by Thomas H. Simmons, 4 October 2002.

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cut in the lush meadows." The book identified Jefferson as a shipping point for cattle and timber. Wartime demand resulted in improved prices and new markets for agricultural products.<sup>198</sup>

Ranching and hay raising continued to be the mainstay of the Tarryall economy after the war. The sheep industry in the county declined sharply after the war due to changing tastes and the rise of synthetic fibers. Cattle operations also changed as producers manipulated animals to respond to consumer demand, focusing on fatter, highly-marbled beef during the 1950s and leaner cattle in later years. Sale of water rights to cities in the Denver metropolitan area profoundly limited traditional ranching, making the properties that retained their rights even more valuable.

### **Homesteads and Land Patents**

As in other parts of Colorado, some gold-seekers disillusioned with mining settled along Tarryall Creek to begin agricultural pursuits by claiming land and establishing homesteads.<sup>199</sup> As settlement on the public domain occurred, the pioneers secured ownership through patents from the General Land Office (GLO). Nineteenth-century GLO patent activity reveals temporal and spatial patterns in land selection and development along the Tarryall corridor in its early decades. Land patents obtained prior to 1900 were identified for sections within the historic district boundary and summarized by township. Table 2 summarizes patents by decade and township. Dates reflect receipt of the formal patent; actual settlement often predated this by a number of years. In addition, while settlement began in the mid-1860s, the area was not surveyed by the federal government until the late 1860s and early 1870s, a fact forestalling applications for patents. Many of the names of those who received homestead patents are still well known in the community along Tarryall Road today. A number of the ranches founded through homestead activity are still operating, and several of the families who operate ranches along the road have owned them for generations.

The northern half of the Tarryall corridor saw significantly more patent activity than the southern section. Of the sixty-one patents in the area, thirty-eight (62 percent) were above present-day Tarryall Reservoir (between Mileposts 0.1 and 17.0). Within this area, the section above the Michigan-Tarryall Creek confluence (Mileposts 0.1 to 8.0) showed less intense activity. Located south of Jefferson, much of the land is open and watered by Jefferson and Michigan Creeks. This area recorded twelve land patents: five in the 1870s and seven in the 1880s. The earliest patentees included William McCartney (1874), Lavina Ratcliff (1876), Edwin R. Crosier (1877 and 1883), Charles H. Dunbar (1878), and William H. Burnham (1878). About the same number received patents in the 1880s: Benjamin Ratcliff (1880), George Hauxhurst (1881), Willard R. Head (1882), Edwin Pike (1885 and 1888), and William H. Miller (1887).<sup>200</sup>

The section of corridor from the Michigan-Tarryall Creek confluence at Mud Hill south to Tarryall Dam (Mileposts 8.0 to 17.0) displayed the most intense activity of the corridor, posting twenty-six patents—six in the 1870s, seventeen in the 1880s, and three in the 1890s.<sup>201</sup> The attractiveness of this area is probably attributable to the relatively broader bottomlands lying between sheltering hills and the greater volume of water below the confluence available for irrigating hay meadows. Settlers acquiring patents dating to the 1870s included: Thomas M. Dunbar (1875); Louis Holst (1875 and 1876); James T. Dunbar (1875); Timothy Borden (1876, 1880, and 1881); and Gilbert W. Packer. Most patents in this area (seventeen) were acquired in the 1880s: Lawrence Bonis (1881); Henry Foote (1882); Charles H. Dunbar (1882); George F. Troppe (1884); Lot Miller (1885); Cynthia Potter (1885); Sylvester Yingling (1885); William M. Dunbar (1887); Sidney M. Derby (1888); and James A. Link (1888). The final decade of the nineteenth century saw three patents issued, with two going to women: James F. Case (1890); Mary M. Archer (1890); and Mary C. Hayden (1891).

Patents for the portion of the corridor lying between Tarryall Dam and the Tarryall River Ranch (Mileposts 17.0 to 27.0) were fewer in number and occurred in the 1880s (nine patents) and 1890s (four patents). The area was probably viewed as less desirable for agriculture given the relatively narrow bottomland bordered by steeper, rockier hillsides. Patentees of the 1880s included: William R. Farnum heirs (1880); William M. Farnum (1880 and 1884); William Edwards (1882); Isaac Sheetz Brown (1882); Andrew Glenn (1883); Charles W. Shelton (1885); Addie Allen (1887); and John E. Williams (1888).

<sup>198</sup> Thomas J. Noel, ed., *The WPA Guide to 1930s Colorado* (Lawrence, Kansas: University of Kansas, 1987); originally published as Works Projects Administration, Writers Program, *A Guide to the Highest State* (New York: Hastings House, 1941), 393-94.

<sup>199</sup> Simmons, *Bayou Salado*, 65-66, 71, and 78.

<sup>200</sup> U.S. Bureau of Land Management website, <http://gloreCORDS.blm.gov>, accessed April and May 2012. Statistics for this section represent patents in Township 8 South, Range 74 and 75 West and Township 9 South, Range 75 West. General Land Office patent information was obtained from the U.S. Bureau of Land Management website.

<sup>201</sup> Statistics for this section represent patents in Township 9 South, Ranges 73 and 74 West.

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Patents were issued in the 1890s to: Albert W. Bradley (1890) and brothers Milford E. Derby (1893), Sidney M. Derby (1893), and William A. Derby (1894).<sup>202</sup>

The final section of the historic district lying below the Tarryall River Ranch (Mileposts 27.0 to 41.8) saw the fewest patents issued. None dated to the 1870s; six were obtained in the 1880s and four in the 1890s. One factor in these numbers may be the fact that between Mileposts 28.5 and 33.3 Tarryall Creek curves away from the roadway and flows between hills to the east, thus depriving the corridor of a significant source of water for irrigation. Patents issued in the 1880s included: Jacob Kolle (1882); Gottlieb Fluhman (1882); Thomas Mihan (1883); Mary M. Clarkson (1883); Richard Snair (1883); William Thomas Davenport (1887); and Henry Krebill (1888). Four settlers, including two women, received patents in the 1890s: Sarah A. McLaughlin (1890); Susan Shaw (1891); Charles W. Gilman (1897); and J.H. Gilman (1897).

### **Denver, South Park & Pacific Railroad and the Founding of Jefferson, the "Down East Country Neighborhood"**

Residents along the Tarryall corridor benefited from railroad linkages at its north and south ends: the Denver, South Park & Pacific Railroad (DSP&P) at Jefferson and the Colorado Midland Railway at Lake George. The railroads provided the ranchers with ease of access to markets and convenience of transportation. The DSP&P incorporated in 1872 with the goal of constructing a line from Denver to the mining regions in the San Juan Mountains of southwestern Colorado, to extract that area's riches. The rail route ran southwest from Denver up the North Fork of the South Platte River, over Kenosha Pass, across South Park, over Trout Creek Pass, into the Arkansas Valley at Buena Vista, and northward over Denver & Rio Grande tracks into Leadville. Although grading of the line from Denver began in August 1873, an economic downturn halted track construction at Bear Creek Junction from 1874 to the fall of 1876. The discovery of silver in Leadville provided great impetus for completion of the line to the Cloud City. Workers reached the summit of Kenosha Pass, fifty miles east of Leadville, in May 1879.

In that year the railroad extended its tracks through South Park, establishing a frame depot and a two-story section house at Jefferson. A post office received authorization on 3 October 1879. Local rancher Willard Head donated land for the railroad right-of-way and laid out an end-of-the-track forty-acre townsite. Jefferson offered services and supplies and functioned as a shipping and travel point for ranches. The town also provided religious, educational, and commercial facilities for the local ranching families. Head's house at the edge of town doubled as a hotel and stage stop in the early days. George Champion, Jr., whose father served as postmaster and agent for a short-lived cheese factory in town, recalled "the population of Jefferson was never large and probably never exceeded seventy-five to eighty permanent residents. But the general store, saloon, blacksmith shop, and harness shop drew a constant flow of business from surrounding ranches whose industry was hay and cattle."<sup>203</sup>

In September 1885 the *Fairplay Flume* found ranches in the northern end of South Park were "making substantial improvements on their places this season and in passing through there on the railroad many travelers are inspired to remark that the vicinity of Jefferson resembles a 'down east country neighborhood' more than any other part of the mountain ranch country." Although the first goal of the DSP&P was Leadville, local traffic along its route through Park County, including production of the mines and cattle and hay raising, continued to grow in importance. For many years Jefferson featured stock pens for shipping cattle and sheep raised on nearby ranches.<sup>204</sup>

The 1885 *State Business Directory* listed the businesses in town, including the saloon of Craig & McCall, W.R. Head's general store and butcher shop, Mrs. Head's hotel, the butcher shop of Thomas Heeth, and three lumber firms (George Lawes, O.S. Nachard, and Webber Brothers). In 1890 the directory cited an estimated Jefferson population of fifty, with enterprises including A.R. Bishop's saloon; W.R. Head & Co., general merchandise; the sawmill of Schimming, Edmontson & Co; J.E. Weiss, blacksmith; and the J.H. Wyatt sawmill. In 1900 the population still totaled fifty, with businesses including the Head Hotel, F.J. Litmer's saloon, H. Litmer's general mercantile (he was also postmaster), the Patton & Smith Saloon, J.E. Weiss blacksmith, and J. Vallie, justice of the peace. By 1911 an estimated seventy-five people lived in the area and businesses included Head's hotel and livery, F.J. Litmer's saloon, Jacob Weiss's blacksmith

<sup>202</sup> Statistics for this section represent patents in Township 10 South, Ranges 72 and 73.

<sup>203</sup> Mary Dyer, *Echoes of Como, Colorado, 1879-1973* (Dillon, Colorado: D & L Printing, Inc., 1974), 21, 111; Park County Clerk and Recorder, *Plat of Jefferson*, 16 January 1883; Simmons, *Bayou Salado*, 171 and 252-53; Denver Public Library Clippings, *Fairplay Flume* 20 April 1882; George W. Champion, "Remembrances of South Park," *Colorado Magazine* (January 1963): 19, 23-24. The Jefferson Depot and the school are still standing. The DSP&P railroad tracks at Jefferson were removed in the 1930s.

<sup>204</sup> *Fairplay Flume*, 24 September 1885, 4.

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shop, and W.H. Lilley's general mercantile and livery. By that date the Colorado & Southern Railway operated the route through Jefferson. In 1921 the directory again listed a population of fifty and enterprises such as Almgren Brothers & Linberg's railroad tie and lumber operation, postmaster Irving W. Hays, the Jefferson Mercantile Co., A. Johnson's boardinghouse, Lazy H. Ranch Co. (livestock), Western Union Telegraph Co., and A.R. Wright's Garage.

### **Lake George and "A Stockmen's Railroad": The Colorado Midland**

Near the southern end of Tarryall Road is the community of Lake George, founded by wealthy Boston manufacturer George Washington Frost, who moved to a ranch in the Four Mile region of Florissant in 1886 and recognized the economic advantage for the area provided by the Colorado Midland Railroad. The first standard gauge railroad to penetrate the Colorado mountains, the Midland projected a route from Colorado Springs across the southern end of South Park. The line proceeded from Florissant to Lake George along Twin Creek, and then reached the South Platte River, which it followed through Eleven Mile Canyon into South Park. In 1887 the Midland established facilities at Lake George featuring passing tracks and loading facilities. The railroad reached Leadville in the same year.<sup>205</sup>

With capital from eastern investors, Frost built a dam on the South Platte at the mouth of Eleven Mile Canyon and created a lake for production of ice to refrigerate railroad cars and to sell in the Pike's Peak region. He also planned a town or resort around the lake and assembled real estate holdings, including existing ranches along the Tarryall. A post office designated Lake George was established on 15 May 1891, with Frost serving as the first postmaster and railroad ticket agent. Ice cutting, timbering, and ranching became the economic mainstays of the area. At the end of the century, a government report indicated "some attempt has been made to make Lake George a summer resort, but apparently with slight success." During the early twentieth century high altitude potato-raising in the Lake George vicinity brought some income to ranchers and freight business for the Midland, known as a "stockman's railroad" for its fast, careful handling of cars full of animals going to market. Cattle and hay from Tarryall ranches were shipped on the Midland, which also carried fruits and vegetables kept cool with ice from Lake George. The railroad abandoned the line through Lake George in 1918. A flood through the area destroyed the dam and lake in 1923.<sup>206</sup>

### **Later Road Developments**

By 1898 the principal roads in Park County closely followed the road network of today. The "Hamilton Road" paralleling Tarryall Creek was identified as a less improved route. Upgrading of the state's roads resulted from several developments. The Ford Model T brought automobile ownership within the reach of many, substantially increasing the number of cars on the road during the early twentieth century. Ranchers were early owners of cars if they could afford them, as they lessened the isolation of the Tarryall area. Good Roads organizations representing a variety of interests, including local boosters, farmers and ranchers, oil companies, tourist facility operators, and auto manufacturers and enthusiasts, campaigned for improved highway access. Federal Road Acts of 1916 and 1921 provided funds to states for construction of a national highway system. A 1916 state highway map showed parts of four highways traversing Park County along alignments similar to the system of today, with three of the roads categorized as improved and a less improved road (Highway 15S) indicated between Jefferson and Lake George along Tarryall Creek. None of the county's roads featured hard surfaces, but some had gravel by 1930.

By the late 1930s, three state highways crossed Park County, including Colorado 77 (the Tarryall Road) from Jefferson southeast to the vicinity of Lake George. Tarryall Road functioned as a secondary connector and carried lower traffic volumes. Park County's two federal highways, U.S. 285 to the north and U.S. 24 to the south, were better-improved principal roads carrying most vehicular traffic. The road served as a conduit for ranchers along the corridor, delivering supplies and taking livestock to railheads in Fairplay or Lake George.<sup>207</sup>

<sup>205</sup> Gordon Chappell, Robert W. Richardson, and Cornelius Hauck, *The South Park Line: A Concise History*, Colorado Rail Annual Number 12 (Golden, Colorado: Colorado Railroad Museum, 1974), 40, 173, 180.

<sup>206</sup> Harbour, *The Tarryall Mountains*, 90; *Park County Republican*, 13 August 1981, 10; *Rocky Mountain News*, 16 July 1990, 12; Morris Cafky, *Colorado Midland* (Denver: Rocky Mountain Railroad Club, 1965), 51, 53, 126 and 289; *Denver Post*, 19 July 1923, 19.

<sup>207</sup> Marion C. Wiley, *The High Road* (Denver: Colorado Department of Highways, 1976), 11-14; Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, 1985), 17-19; Colorado State Highway Commission, "Map of the State Highways of Colorado" (Denver: Clason Map Co., August 1916); *Colorado Year Book*, 1918 (Denver: State Board of Immigration; State Planning Commission, 1918), 52; *Colorado Year Book*, 1925 (Denver: State Planning Commission, 1925), 22-23; Tolbert R. Ingram, ed., *Year Book of the State of Colorado*, 1931 (Denver:

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### ***Puma City Becomes the New Tarryall***

A settlement known as "Puma City" developed on the lower Tarryall in 1896 when a miner from Cripple Creek and his two partners staked a claim on an outcropping of ore-bearing quartz, stimulating an influx of miners to the area. In response, C.W. Gilman of Denver platted a townsite twelve miles northwest of Lake George. A post office opened in the same year using the name Tarryall, the earlier mining camp by that name having all but disappeared.<sup>208</sup> By January of the following year about fifty houses, cabins, and tents were reported in the new town and the business thoroughfare held twenty-six buildings, with more "being built as fast as the saw mill can turn out lumber for them." Hundreds of people reportedly moved to the area, and ore was freighted by wagon to Lake George for shipment on the Midland to smelters in Denver. Facilities included sawmills, restaurants, hotels and boardinghouses, merchandise and hardware stores, a dance hall, and saloons (some dismantled in Cripple Creek and Victor and then reassembled). Daily stages delivered the mail. Principal mines in the area included the Boomer, June, Comstock, Violet, and No Name. However, as one later account noted, "Puma City was never an important mining center, although gold- and silver-bearing deposits were discovered in the 1890s and there was a small mining boom about 1897."<sup>209</sup>

In 1899 the *State Business Directory* described Puma City as "a mining camp of Park County, twelve miles northwest of Lake George on the Colorado Midland Ry., the nearest railroad point." The population of the community was estimated at fifty. The directory listed eight enterprises/businessmen: S.M. Derby, grocery and meats; Emil Kleinknecht, general merchandise; the *Puma Ledger*, published by C.H. Lewis; Mrs. Lola Russell's hotel; the stationery firm of N.L. Otis; assayer L.J. Bond; and two mining engineers (Frank Adams and I.C. Terry). Mining activity declined quickly; although the 1900 directory still indicated fifty residents, only three businessmen were listed (Derby, Kleinknecht, and Terry). As people left the community, many sold their property to Sidney Derby, who later transferred much of it to Otto Groening. Puma City continued as a center of community activities for a small number of residents and ranching families and retained its post office until 1933.<sup>210</sup>

### ***Tarryall and Hayman Schools***

In 1921 a new one-room Tarryall School (NRIS number 85001060, 5PA.407) and a teacherage were built at the southern end of the community to serve local families.<sup>211</sup> The previous school became too small and local residents drew up plans for a new building. A local carpenter, Ollie Potato, led the community's volunteers in construction of the building. Lumber came from a nearby sawmill. A few years later, the teacherage at the site burned down and a new one was erected in its place. Enrollment declined in the 1930s, and the school closed in 1949.<sup>212</sup>

Another school that served the community along Tarryall Road was moved into the area before 1917 from Hayman, a nearby mining, logging, and ranching settlement about a mile to the west of the road (outside the district). Hayman was laid out in 1898, according to longtime area resident Otto Groening. Local historian Midge Harbour believed "Emil Warling's father" built the school, which is estimated to date to about 1898. A Hayman post office opened in 1904, supplanting the Conrad post office a couple of miles away that had opened in 1897. Conrad was listed in the 1903 *State Business Directory*, when it had a population of eighteen and was serviced by a stage from Lake George. In 1906 Hayman, indicated as the successor to Conrad in the directory, was approaching its height, with a population of forty. The surge in residents came as a result of mining activities by the Apex Copper Company (founded in 1903), which was active in the area into the 1920s. Businesses in Hayman in 1906 also included a surveyor, an ice dealer, postmaster, two mercantiles, a saloon, boardinghouse, lumber dealer, meat market, and blacksmith. In 1909 the Hayman Mining and Tunnel Company was also operating there.

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State Planning Commission, 1931), 15, 251, 257; G.F. Galloway, "Map of Park County, Colorado," March 1929, revised 1937, in the files of the Park County Assessor, Fairplay, Colorado.

<sup>208</sup> Puma City was forced to change its name because another settlement already claimed that designation.

<sup>209</sup> C.C. Hawley, *Geology and Beryllium Deposits of the Lake George (or Badger Flats) Beryllium Area, Park and Jefferson Counties, Colorado*, Geological Survey Professional Paper 608-A (Washington, D.C.: Government Printing Office 1969, B4.

<sup>210</sup> *Denver Republican*, 10 January 1897, 9; Midge Harbour, "Tarryall," *Park County Republican*, 17 July 1980; Harbour, *The Tarryall Mountains*, 42-43; Kenneth Jessen, *Ghost Towns Colorado Style: Central Region*, vol. 2 (Loveland, Colorado: J.V. Publications, 1999), 196-97.

<sup>211</sup> Tarryall School is one of three extant one-room schoolhouses in Park County on their original sites that retain historic physical integrity, according to its 1985 National Register nomination.

<sup>212</sup> Midge Harbour, Tarryall School National Register of Historic Places Inventory-Nomination Form, 1984.

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However, by 1911 the number of businesses already began to decline. The Hayman post office closed in 1918. The school was moved to a ranch on Tarryall Road. The *Fairplay Flume* included references to activities at the Hayman School in the late 1910s. In 1918 the newspaper reported the superintendent of schools visited the Tarryall, Puma, Hayman, Lake George, and Guffey districts. A circa 1920s photograph of the school showed a teacher and six young pupils. Mildred Smith, who attended the Hayman School at the Tarryall Road location during the first through eighth grades, believes it originally opened to serve children of the mining camp and local ranches.<sup>213</sup>

Mildred Smith and her sister, Gertrude Quist, state that in its second location one teacher at a time worked at the school, teaching as many as twenty children from all levels. Mrs. Smith recalls teachers Emily Johnson, Martha Whitaker, and Daisy Warling, the last teacher in 1941. Mrs. Quist recalls walking to school, playing in the yard on the swings and merry-go-round, and standing near the stove to get warm. She remembers going outside for lunch and climbing on the nearby rock pile. She believes the building today looks the same as it did when she attended in the 1930s, except that it is painted red rather than the original white. Muriel Sibell Wolle, in her book, *Timberline Tailings*, states that Otto Groening indicated the "white school" was the only remaining building from the community of Hayman. Park County historian Jerry Davis states today there is nothing left of the mining community Hayman, which lies west of the nominated area, in the way of buildings, although there are foundations and dumps of the mining company. He notes that moving schools in the nineteenth and early twentieth centuries was quite common in Park County, due to rapidly shifting population levels and associated school capacity needs.<sup>214</sup>

### **Recreational Opportunities: Forest Reserves and Tarryall Reservoir**

The discovery of gold brought the first large numbers of people to what would become Park County. Along with prospectors came individuals seeking to explore and enjoy the landscape and its resources, including hunters, mountain climbers and hikers, artists, travel writers, fishermen, people seeking to improve their health, people hoping to experience western culture, and people seeking simple relaxation. Railroads promoted tourism along their lines in the late nineteenth century, created opportunities for recreation, and erected and supported lodging facilities. Improved roads and the growing popularity of the automobile during the early twentieth century made even remote areas widely accessible to increasing numbers of tourists and lessened their reliance on established resorts. The creation of the Pike National Forest and state parks and wildlife areas, and the completion of large water storage systems also had significant impacts on tourism and recreation during the twentieth century.

By the early 1860s, Park County's reputation as a fine place for tourists seeking beautiful scenery, hiking and horseback expeditions, colorful mining camps, healthful waters, hunting and fishing, and other recreational activities was growing and diversifying the local economy. In 1860 South Park was touted: "The Park abounds in fish, deer, and antelope; turkeys [sic], beaver, marmots, etc. Mountain fruits grow in the greatest profusion, and altogether no pleasanter place can be found to loiter away a summer month." Journalists began thoroughly exploring and writing about the territory during its first decade, seeking to record impressions of its finest scenic attractions and envision their exploitation during this period. William Newton Byers, editor and publisher of the *Rocky Mountain News*, was in the forefront of this exploration. Byers, who had arrived in Denver in 1859, became an unofficial tour guide for important visitors to areas such as South Park. Byers guided travel writer Bayard

<sup>213</sup> Mildred Smith, Lake George, Colorado, Telephone Interview by R. Laurie Simmons, 24 February 2011.

<sup>214</sup> Annette and James Quick, Interview by Tom and R. Laurie Simmons, 5 November 2010; Gertrude Quist, Lake George, Telephone Interview by R. Laurie Simmons, 24 and 25 February 2011; Mildred Smith, Lake George, Telephone Interview by R. Laurie Simmons, 24 February 2011; W.H. Powless, "Map of State Road No. 15S, Park County, Colorado," October 1917; Sally Jeffries, Email messages to R. Laurie Simmons, 19 and 20 April, 2011; Jerry Davis, Telephone Interview by R. Laurie Simmons, 25 February 2011; Park County Clerk and Recorder, tract books; Park County Assessor, real estate files; *Fairplay Flume*, 2 February 1912, 1; *Park County Republican and Fairplay Flume*, 5 July 2002; Park County Local History Archives, "A Guide for the Tarryall Road"; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource Files and Obituary List; *Colorado State Business Directories*, 1903-1920; William H. Bauer, James L. Ozment, and John H. Willard, *Colorado Post Offices, 1859-1989* (Golden: Colorado Railroad Museum, n.d.); *U.S. Census*, 1910-1930; BLM, GLO, John B. Ryan Patent Details, <http://www.glorerecords.blm.gov>, accessed 24 February 2011; Muriel Sibell Wolle, *Timberline Tailings* (Chicago: Swallow Press, Inc., 1977), 98-99; Muriel Sibell Wolle, "Hayman," 1947, photographic print, Western History and Genealogy Department, Denver Public Library.

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Taylor on his journey through the state in 1866 and assisted a camping party that included Vice President Schuyler Colfax and journalist Samuel Bowles in a trip through South Park two years later.<sup>215</sup>

The movement to create a national forest agency and a comprehensive forest management program gained momentum in the 1880s, leading to implementation of the forest reserve policy in 1891 and establishment of boundaries of the South Platte and Pikes Peak Forest Reserves in 1892. In 1905 the Pike's Peak, South Platte, and Plum Creek reserves were combined into the Pikes Peak Forest Reserve (later Pike National Forest). Noting the negative impact of forest destruction on the water supply for irrigation, members of the South Park Ranchmen's Protective Association voted to unanimously support the reserve.<sup>216</sup>

The forest reserves in Colorado were created primarily for the production of timber and the protection of watersheds supplying cities and irrigation systems which were important to agriculture. A few small sawmills started by early pioneers along the Tarryall dated to the 1860s and 1870s, producing materials for local consumption. The coming of the railroads opened the area to commercial logging, supplying railroad needs for ties and structural timbers as well as providing logs to markets in Denver and Leadville (from the upper Tarryall) and in Colorado Springs and Cripple Creek (from the lower Tarryall). Commercial logging faded along the Tarryall in the late 1930s-early 1940s, prompted by the demise of railroads and competition from West Coast sources, although some small-scale operations continued into the late 1950s.<sup>217</sup> The Pike National Forest was regarded as having exceptionally important values for watershed protection, since many cities and towns of the Front Range derived their water supply from its streams. Grazing and recreational use of the lands were also important issues.

Management of the forest resulted in construction of ranger stations, campgrounds, picnic grounds, trails, roads, and other facilities, which, in turn, led to greater use of the forests for recreation. As improved road systems made forests more accessible during the twentieth century, larger numbers of people began to utilize the public lands for recreation. By 1940, the Pike National Forest had a network of automobile roads and its proximity to cities such as Denver and Colorado made it a favorite destination for tourists, with many summer homes and resorts having been built.<sup>218</sup> By the 1950s the Forest Service established four campgrounds along Tarryall Road: Michigan (Milepost 6.2); Tarryall (Milepost 20.7); Rock (Milepost 26.3); and Spruce (Milepost 28.2). The first two campgrounds were abandoned, and in the 1960s the two latter facilities were formally established as Spruce Grove Campground (1963) and Twin Eagles Campground (1965).

When cattle prices dropped after World War I, ranchers in Park County searched for ways to bolster their sagging profits. A few ranchers catered to easterners who sought to experience cowboy culture firsthand and were willing to pay for lodging, food, horseback rides, and a chance to help with ranch work. Some ranch families turned to dude ranching during the Great Depression and later. Some ranches along the Tarryall simply offered small cabins for visitors, while more elaborate guest ranches, such as the 1937 Tarryall River Ranch, included central lodges where meals were served and indoor activities could be enjoyed. A variety of buildings to facilitate the service of guests, such as laundry, kitchen, and storage facilities were built. The Union Pacific Railroad supported the formation of the Colorado Dude and Guest Ranch Association in 1933 and produced brochures promoting dude ranch vacations. The Tarryall River Ranch continues the dude ranch tradition today. The Ute Trail River Resort also offers visitors a chance to experience western recreational opportunities along the Tarryall.<sup>219</sup>

In the 1920s the Colorado Game and Fish Department began planning for construction of a reservoir on Tarryall Creek to create a spawning station for fish eggs. The location seemed promising due to the assumption that the fertile soil and lakebed would produce vegetation assuring a natural food supply for fish. The dam and reservoir were built in 1929-31 using plans provided by State Engineer M.C. Hinderlider. Tarryall became the fourth reservoir built by the Game and Fish Department as a fish egg-spawning station; previously, spawn had been taken from wild lakes. The reservoir first opened to fishing for two months in the summer of 1941, attracting 4,700 fishermen. The reservoir remains a popular fishing spot

<sup>215</sup> Abbott, Leonard, and McComb, *Colorado*, 211-212; *Denver Bulletin*, supplement to the *Rocky Mountain News*, 2 May 1860, 2; Simmons, *Bayou Salado*, 112.

<sup>216</sup> Alvin T. Steinel, *History of Agriculture in Colorado* (Fort Collins, Colorado: State Agricultural College, 1926), 459-60; Carl Ubbelodhe, Maxine Benson and Duane Smith, *A Colorado History* (Boulder: Pruett Publishing Co., 1976), 284-285; *Fairplay Flume*, 18 February 1892; USDA, Forest Service, *National Forests of the Rocky Mountain Region* (Washington, D.C.: Government Printing Office, 1940).

<sup>217</sup> Jerry Davis, Colorado Springs, Colorado, email to Tom and Laurie Simmons, 19 May 2014 and 25 May 2014.

<sup>218</sup> USDA, Forest Service, *National Forests of the Rocky Mountain Region*, 1940.

<sup>219</sup> Lawrence R. Borne, *Dude Ranching: A Complete History* (Albuquerque: University of New Mexico Press, ca.1983), 166-67.



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today.<sup>220</sup> Some of the ranches along the Tarryall currently participate in the South Park Fly Fishers program, which for a fee permits anglers day-access to the portion of Tarryall Creek that flows through the property.

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<sup>220</sup> Colorado Game and Fish Department, *Report of the Game and Fish Department of the State of Colorado, December 1, 1926 to June 30, 1931* (Denver: Colorado Game and Fish Department, 1932), 23 and 43; Ingram, *Year Book*, 1931, 42.

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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: Park County Local History Archive  
History Colorado

Historic Resources Survey Number (if assigned): 5PA.879

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**10. Geographical Data**

**Acreeage of Property** 27,861

**Provide latitude/longitude coordinates OR UTM coordinates.**  
 (Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:  
 (enter coordinates to 6 decimal places)

1	<u>                    </u>	<u>                    </u>	3	<u>                    </u>	<u>                    </u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>
	Latitude:	Longitude:		Latitude:	Longitude:

OR

**UTM References**

       NAD 1927 or   X   NAD 1983

**NORTH BOUNDING POLYGON**

1	<u>  13  </u>	<u>  430769  </u>	<u>  4355930  </u>	3	<u>  13  </u>	<u>  437019  </u>	<u>  4353320  </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>  13  </u>	<u>  435283  </u>	<u>  4355930  </u>	4	<u>  13  </u>	<u>  442228  </u>	<u>  4351600  </u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Page for additional coordinates.

**Verbal Boundary Description** (describe the boundaries of the property)

The 27,861-acre Tarryall Rural Historic District extends for 39.4 miles along the Tarryall Valley, other drainages, and County Road 77 in Park County, Colorado, from 2.4 miles south of Jefferson on the north to west of Lake George on the south. Included within the district are private parcels along the road and creek, as well as adjacent national forest and other public lands necessary to provide contiguity and to convey the essential nature of the landscape along the corridor. Park County Assessor parcels are used as building blocks for the district where possible. Public lands within in the district were included generally using quarter sections and based on input from Pike National Forest staff. The width of the nominated district along the corridor varies, expanding at some points to as much as 1.6 miles from the road centerline. In three locations the boundary follows one side of the road right-of-way to avoid concentrations of nonhistoric rural residential development (i.e., the Stagesop, Circle R Ranch, and Tarryall River Estates subdivisions). In Tarryall/Puma City the boundary encompasses intact historic and historic archaeological resources while avoiding more recent development occurring after the period of significance. The nominated district is shown on the included to-scale map and is described in an ArcGIS shapefile and Google Earth KML file included with the nomination. Two land parcels lying between Mileposts 32.5 and 35.6 are excluded from the district due to owner objections, under the provisions of Colorado Revised Statutes 24-80.1-109, as interpreted by the Colorado Attorney General's Office. The removal of these parcels produced a discontiguous nominated area composed of two large sections.

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

The boundary includes lands associated with the historical development and use of the Tarryall Rural Historic District, including agricultural, recreational, and other pursuits. These activities focused in the bottomlands along Tarryall Creek and other drainages, which served as early transportation corridors and where early settlers established ranch

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headquarters, dug irrigation ditches, and raised cattle and hay. Adjoining acreage of the Pike National Forest and Bureau of Land Management are also included, as those public lands played a critical role in the historical evolution of the corridor. Timber in the forests provided logs and dimensional boards for ranch buildings, fences, corrals, and bridges. Ranchers used public lands for grazing and employed forest trails to move cattle to and from distant grazing areas, such as Lost Park. Wildlife in the forests and fish in streams supplemented the food supply of residents. As recreation grew in importance in the late nineteenth and twentieth centuries, the forests, streams, and lakes of the area comprised venues for hunting, fishing, hiking, tourism, and dude ranching activities. During Prohibition residents used public lands as the site for stills to produce local moonshine. The northern 2.4 miles along the roadway are not included within the district due to the different type and scale of ranching operations conducted there. Denser clusters of late twentieth century rural residential development are excluded from the boundary where feasible, as such developments have diminished the historic physical integrity of the original agricultural land and represent "clearly differentiated patterns of historical development."<sup>221</sup> One subdivision is included within the district to avoid creating a narrowing of the district to the road right-of-way. The discontinuous nature of the district results from compliance with the above-referenced state law.

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### 11. Form Prepared By

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name/title R. Laurie Simmons and Thomas H. Simmons, Historians  
organization Front Range Research Associates, Inc. date 19 February 2015 (Revised)  
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### With contributions by:

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city or town Longmont state CO zip code 80503  
e-mail martoranoconsultantsllc@gmail.com

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### Additional Documentation

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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.)

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<sup>221</sup> National Park Service, *Guidelines for Completing National Register of Historic Places Forms, Part A, How to Complete the National Register Registration Form* (Washington: U.S. Department of the Interior, National Park Service, 1997), 57.

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**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:** Tarryall Rural Historic District

**City or Vicinity:** Jefferson and Lake George

**County:** Park **State:** CO

**Photographer:** Thomas H. Simmons (unless otherwise noted)

**Description of Photograph(s) and number and date photographed:**

1 of 66, Milepost 2.4, View down County Road 77 from the entrance to the northern end of the district at the entrance road to the Taylor/Portis/Johnson Ranch (Map Reference 2), view south-southeast, October 2013.

2 of 66, Milepost 2.4, Taylor/Portis/Johnson Ranch main house (Map Reference 2A), view west, November 2010.

3 of 66, Milepost 2.4, Taylor/Portis/Johnson Ranch horse barn (Map Reference 2G), view east, November 2010.

4 of 66, Milepost 3.8, Sanborn Ranch headquarters (Map Reference 6), view northeast, July 2010.

5 of 66, Milepost 3.9, Hay meadows near the confluence of Michigan and Jefferson Creeks on west side of County Road 77, view northwest, August 2010.

6 of 66, Milepost 4.25, Wright Homestead headquarters (Map Reference 7), view east-northeast, July 2010.

7 of 66, Milepost 5.2, Miller Ranch headquarters, log cabins on west side of County Road 77 (Map References 8C and 8D) with Jefferson Creek in background, view south-southwest, July 2010.

8 of 66, Milepost 5.3, Miller-Rudd Ranch headquarters (Map Reference 9) with line of farm wagons in foreground along road, view east-southeast, November 2013.

9 of 66, Milepost 6.2, Bowsher Ranch house (Map Reference 11A), view northwest, July 2010.

10 of 66, Milepost 6.4, Bowsher Ranch (Map Reference 11) and Michigan Creek, view west-northwest, May 2012.

11 of 66, Milepost 9.7, Dunbar-Robbins Ranch house (Map Reference 16A), view north-northwest, July 2010.

12 of 66, Milepost 9.8, Dunbar-Robbins Ranch headquarters (Map Reference 16), view west-northwest, May 2012.

13 of 66, Milepost 11.3, Olney Borden Ranch headquarters cabin (Map Reference 20C), view east, July 2010.

14 of 66, Milepost 11.3, Olney Borden Ranch headquarters outhouse (Map Reference 20E), view north, July 2010.

15 of 66, Milepost 11.7, Bordenville Cemetery (Map Reference 21), view southeast, July 2010.

16 of 66, Milepost 12.1, Timothy Borden Ranch headquarters (Map Reference 22), view northwest, May 2012.

17 of 66, Milepost 12.1, Timothy Borden Ranch headquarters garage/workshop and house (Map Reference 22L and 22M, respectively), view northwest, May 2012.

18 of 66, Milepost 14.6, Holst/Paige/Wallace Ranch headquarters (Map Reference 23) with A L Hill beyond and hay meadows to the left, view northwest, November 2013.

19 of 66, Milepost 14.6, Hay meadows south of the Holst/Paige/Wallace Ranch headquarters (Map Reference 23), view southeast, November 2013.

20 of 66, Milepost 16.2, Colorado Division of Wildlife complex (Map Reference 24) with Rock Point in the distance, view west-northwest, July 2010.

21 of 66, Milepost 17.4, Tarryall Reservoir (Map Reference 25), Potato Gulch picnic and boat launch area on east shore, view northwest, November 2013.

22 of 66, Milepost 17.4, Tarryall Dam (Map Reference 25), view west, November 2013.



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- 23 of 66, CO\_Park\_TarryallRuralHistoricLandscapeDistrict\_0023, Milepost , 17.7, County Road 77 (Map Reference 1) south of Tarryall Reservoir with a grazing area on the east side of the road, view southeast, November 2013.
- 24 of 66, Milepost 18.0, Old segment of Tarryall Road (Map Reference 27), view east, May 2012.
- 25 of 66, Milepost 19.1, Derby/Terhune/Eavenson Ranch (Map Reference 28), overview from southeast, view west-northwest, May 2012.
- 26 of 66, Milepost 19.1, Derby/Terhune/Eavenson Ranch barn (Map Reference 28E), view east, October 2010.
- 27 of 66, Milepost 19.1, Derby Cabin (Map Reference 29), view southeast, June 2011, photograph by Ashley Bushey.
- 28 of 66, Milepost 21.5, Ute Trail River Resort lodge (Map Reference 31A), view north, July 2010.
- 29 of 66, Milepost 22.1, Farnum Cemetery (Map Reference 35), view east-northeast, October 2010.
- 30 of 66, Milepost 22.9, Anderson Ranch/Lazy River Ranch (Map Reference 37, left) and Anderson Ranch/Halstead Property (Map Reference 38) from south, view northwest, November 2013.
- 31 of 66, Milepost 22.9, Lazy River Ranch house/store (Map Reference 37A), view west-northwest, July 2010.
- 32 of 66, Milepost 23.6, Allen Ranch/Allen Creek Ranch (Map Reference 40) overview, view southwest, May 2012.
- 33 of 66, Milepost 25.0, Williams Ranch (Map Reference 43) overview, view northwest, November 2013.
- 34 of 66, Milepost 25.6, John E. Williams Ranch (Map Reference 44) overview from County Road 77, view north-northeast, August 2010.
- 35 of 66, Milepost 25.6, John E. Williams Ranch house (Map Reference 44A), view northeast, October 2010.
- 36 of 66, Milepost 25.6, John E. Williams Ranch barn (Map Reference 44B), view west, October 2010.
- 37 of 66, Milepost 25.6, Edith Gold Ranch (Map Reference 45) overview from County Road 77, view north-northwest, May 2012.
- 38 of 66, Milepost 27.0, Tarryall River Ranch (Map Reference 47) entrance, view east-northeast, May 2012.
- 39 of 66, Milepost 27.0, Tarryall River Ranch lodge (Map Reference 47A), view north, October 2010.
- 40 of 66, Milepost 27.0, Tarryall River Ranch barn (Map Reference 47D), view south-southeast, October 2010.
- 41 of 66, Milepost 28.6, Sidney Derby Ranch root cellar (Map Reference 50A), view northwest, July 2010.
- 42 of 66, Milepost 29.5, Denny Place (Map Reference 51) in Tarryall/Puma City, view southwest, July 2010.
- 43 of 66, Milepost 29.6, Gilman/Derby store building (Map Reference 53A) in Tarryall/Puma City, view northwest, November 2013.
- 44 of 66, Milepost 29.7, Tarryall School (Map Reference 57A) and teacherage (left, Map Reference 57B) in Tarryall/Puma City, view northeast, November 2013.
- 45 of 66, Milepost 32.6, View down County Road 77 south of Tarryall/Puma City with part of the striking China Wall geological formation to left, view east-northeast, May 2012.
- 46 of 66, Milepost 33.5, Kollé-Landis Ranch (Map Reference 61) fence along County Road 77, view northeast, May 2012.
- 47 of 66, Milepost 33.5, Kollé-Landis house (Map Reference 61A), view west-southwest, August 2010.
- NOTE: Photos 48 through 51 depict resources within the two parcels dropped from the nomination and are excluded from this photographic log.
- 52 of 66, Milepost 35.0, Sarah McLaughlin Ranch (Map Reference 67) from the north with the barn (Map Reference 67F) to the right, view south-southeast, May 2012.
- 53 of 66, Milepost 35.0, Sarah McLaughlin Ranch house (Map Reference 67A), view south-southwest, August 2010.
- 54 of 66, Milepost 35.6, County Road 77 0.6 miles south of the Sarah McLaughlin Ranch (Map Reference 67), view north-northwest, November 2013. The land on the right side of the road is excluded from the district.

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55 of 66, Milepost 36.6, Stoll-Pledger Ranch (Map Reference 72) center part of headquarters, view northwest, November 2010.

56 of 66, Milepost 37.0, Payne Homestead/Double Bar Ranch (Map Reference 73) outbuildings, view north-northeast, August 2010.

57 of 66, Milepost 38.3, Hayman School (Map Reference 74A) at the Ryan Homestead/Jeffries Ranch, view north-northeast, November 2010.

58 of 66, Milepost 37.9, Example of noncontributing isolated house, 38178 County Road 77 built in 2000 (Map Reference 74I), view east, August 2010.

59 of 66, Milepost 38.3, County Road 77 and the Ryan Homestead/Jeffries Ranch/Hayman School (Map Reference 74) from the south, view north-northwest, May 2012.

60 of 66, Milepost 38.9, Warling Ranch slaughterhouse (left, Map Reference 77I), workshop (center, Map Reference 77H), and root cellar (right, Map Reference 77G), view east-northeast, August 2010.

61 of 66, Milepost 39.3, Fred Warling Farm potato cellar (Map Reference 78B), view northeast, November 2010.

62 of 66, Milepost 39.4, Overview of several dwellings in the noncontributing Lake George Ranchettes Subdivision (Map Reference 79) just south of the Fred Warling Farm, view northwest, November 2013.

63 of 66, Milepost 40.8, Overview of Snair Ranch (Map Reference 81) and the South Platte River valley from the north, view south-southwest, May 2012.

64 of 66, Milepost 40.8, Snair Ranch corral (Map Reference 81A), view northeast, August 2010.

65 of 66, Milepost 41.4, Lake George Cemetery (Map Reference 82), older part at top of hill to north, view southeast, August 2010.

66 of 66, Milepost 41.8, Southern end of the district from U.S. 24 with Lake George Cemetery (Map Reference 82) on the hill left of center and the South Platte River to the right, view north, May 2012.

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners (list submitted under separate cover)

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**10. Geographical Data** (Continued)

**UTM References**

(Place additional UTM references on a continuation sheet.)

5	<u>13</u> Zone	<u>443866</u> Easting	<u>4346760</u> Northing	11	<u>13</u> Zone	<u>460915</u> Easting	<u>4325800</u> Northing
6	<u>13</u> Zone	<u>447256</u> Easting	<u>4346060</u> Northing	12	<u>13</u> Zone	<u>457078</u> Easting	<u>4328550</u> Northing
7	<u>13</u> Zone	<u>460419</u> Easting	<u>4335530</u> Northing	13	<u>13</u> Zone	<u>457326</u> Easting	<u>4331560</u> Northing
8	<u>13</u> Zone	<u>461493</u> Easting	<u>4329140</u> Northing	14	<u>13</u> Zone	<u>442675</u> Easting	<u>4341300</u> Northing
9	<u>13</u> Zone	<u>464156</u> Easting	<u>4327030</u> Northing	15	<u>13</u> Zone	<u>437780</u> Easting	<u>4347530</u> Northing
10	<u>13</u> Zone	<u>462899</u> Easting	<u>4325890</u> Northing	16	<u>13</u> Zone	<u>432340</u> Easting	<u>4351120</u> Northing

**SOUTH BOUNDING POLYGON**

17	<u>13</u> Zone	<u>462701</u> Easting	<u>4325420</u> Northing	20	<u>13</u> Zone	<u>469530</u> Easting	<u>4317800</u> Northing
18	<u>13</u> Zone	<u>465313</u> Easting	<u>4326520</u> Northing	21	<u>13</u> Zone	<u>468918</u> Easting	<u>4315490</u> Northing
19	<u>13</u> Zone	<u>466537</u> Easting	<u>4325660</u> Northing	22	<u>13</u> Zone	<u>467827</u> Easting	<u>4315490</u> Northing

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**Table 2**  
**Tarryall Rural Historic District**  
**Pre-1900 Land Patents by Township**

Township	Range	Decade			Total
		1870s	1880s	1890s	
8 South	74 West	1	1	0	2
8 South	75 West	3	4	0	7
9 South	73 West	0	3	0	3
9 South	74 West	6	14	3	23
9 South	75 West	1	2	0	3
10 South	72 West	0	3	1	4
10 South	73 West	0	6	3	9
11 South	72 West	0	2	3	5
12 South	71 West	0	2	1	3
12 South	72 West	0	2	0	2
Total		11	39	11	61

Tarryall Rural Historic District  
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Detail Maps: Legend

Legend for Detail Maps:

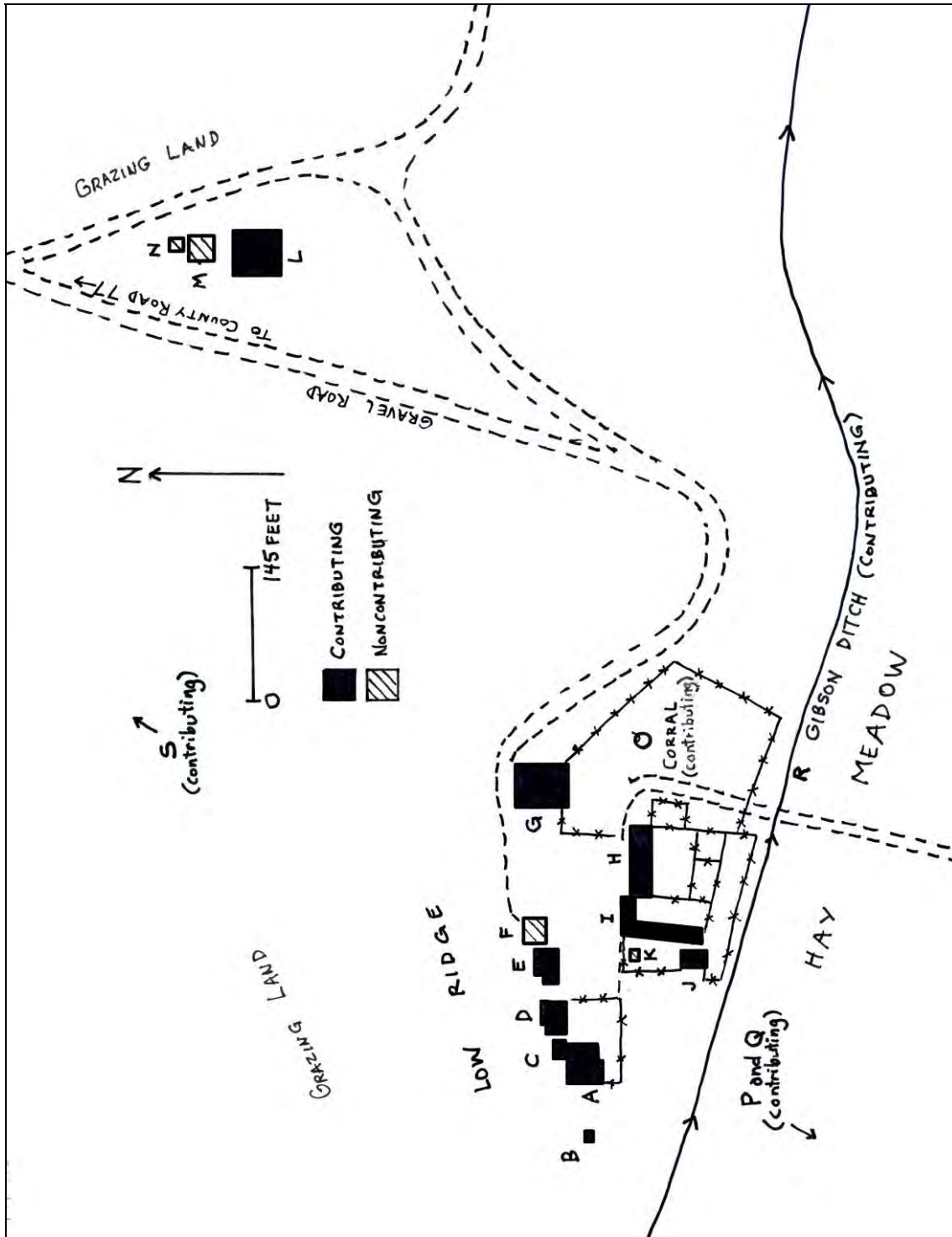
- Two parallel solid lines: Paved Road
- Dashed line: Gravel/Dirt Road
- Dotted line: Path/Trail
- Line with arrows: Stream/Drainage, Ditch (arrow indicates flow direction)
- Line with asterisks: Fence
- Three 'x' marks: Fence posts (no fence present)
- Line with perpendicular ticks: Cutbank
- Line with circles: Stone Alignment
- Dashed circle: Depression
- Dashed circle: Artifact Concentration, Trash Dump
- Thick dashed line: RHL D Boundary
- Triangle with internal lines: Campsite
- Solid black square: Contributing Resource
- Square with diagonal lines: Noncontributing Resource

NOTE: The Detail Maps show the built-up areas of ranch headquarters and other complexes. The name of the complex and its Map Reference Number are shown at the top. UTM coordinates are provided for isolated resources not depicted on the Detail Maps; for ditches, the beginning and end points are supplied.

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Detail Map 1: Taylor/Portis/Johnson Ranch, Map Reference 2

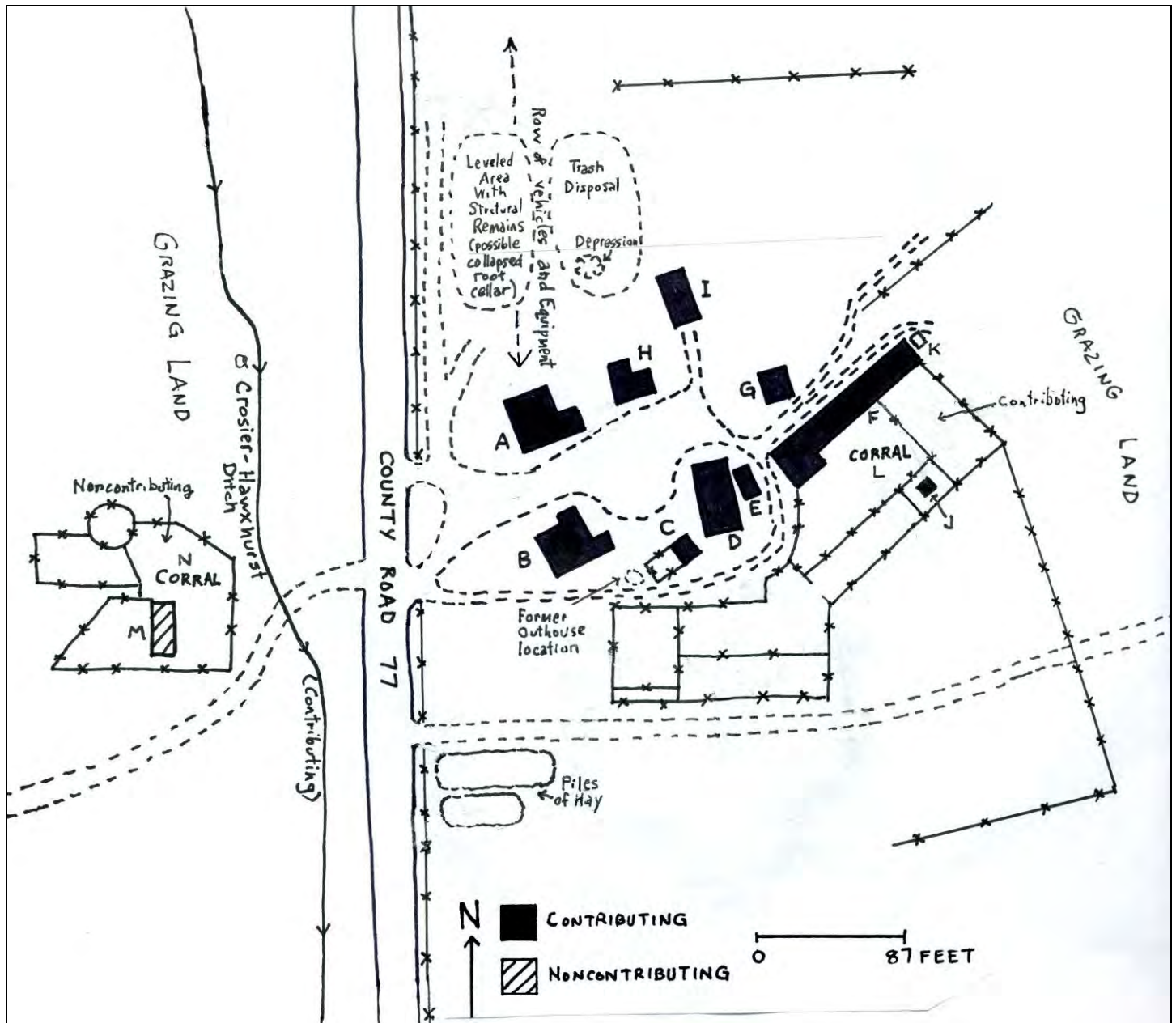


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
 Resource P: Z 13, E 432157, N 4354920/E 432336, N 4354299  
 Resource Q: Z 13, E 431559, N 4355259/E 432020, N 4354112  
 Resource R: Z 13, E 431545, N 4355279/E 432982, N 4354852  
 Resource S: Z 13, E 432256, N 4355895/E 432763, N 4355099

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Detail Map 2: Sanborn Ranch, Map Reference 6

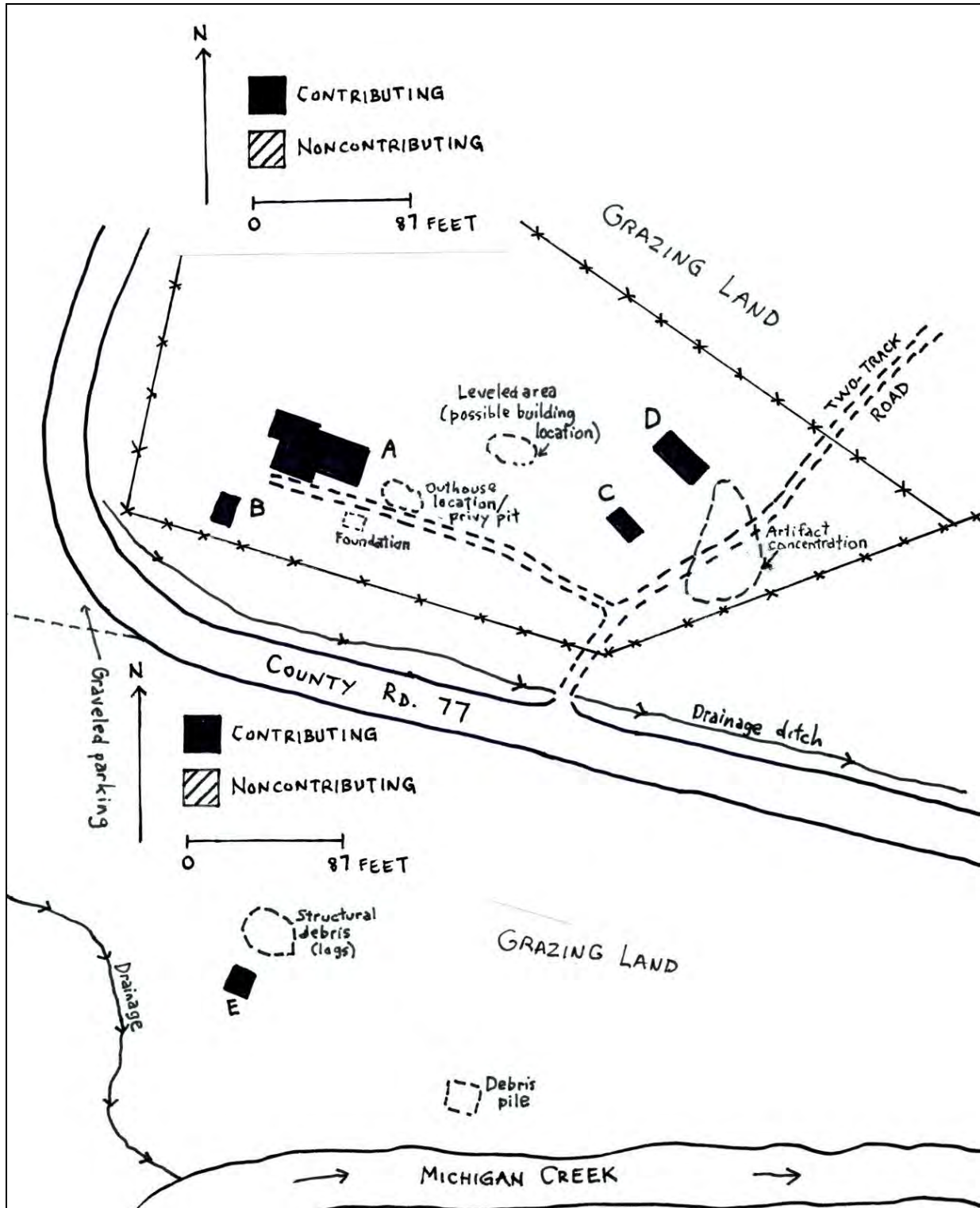


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource O: Z 13, E 433358, N 4355128/E 43379, N 4353907

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Detail Map 3: Wright Homestead, Map Reference 7

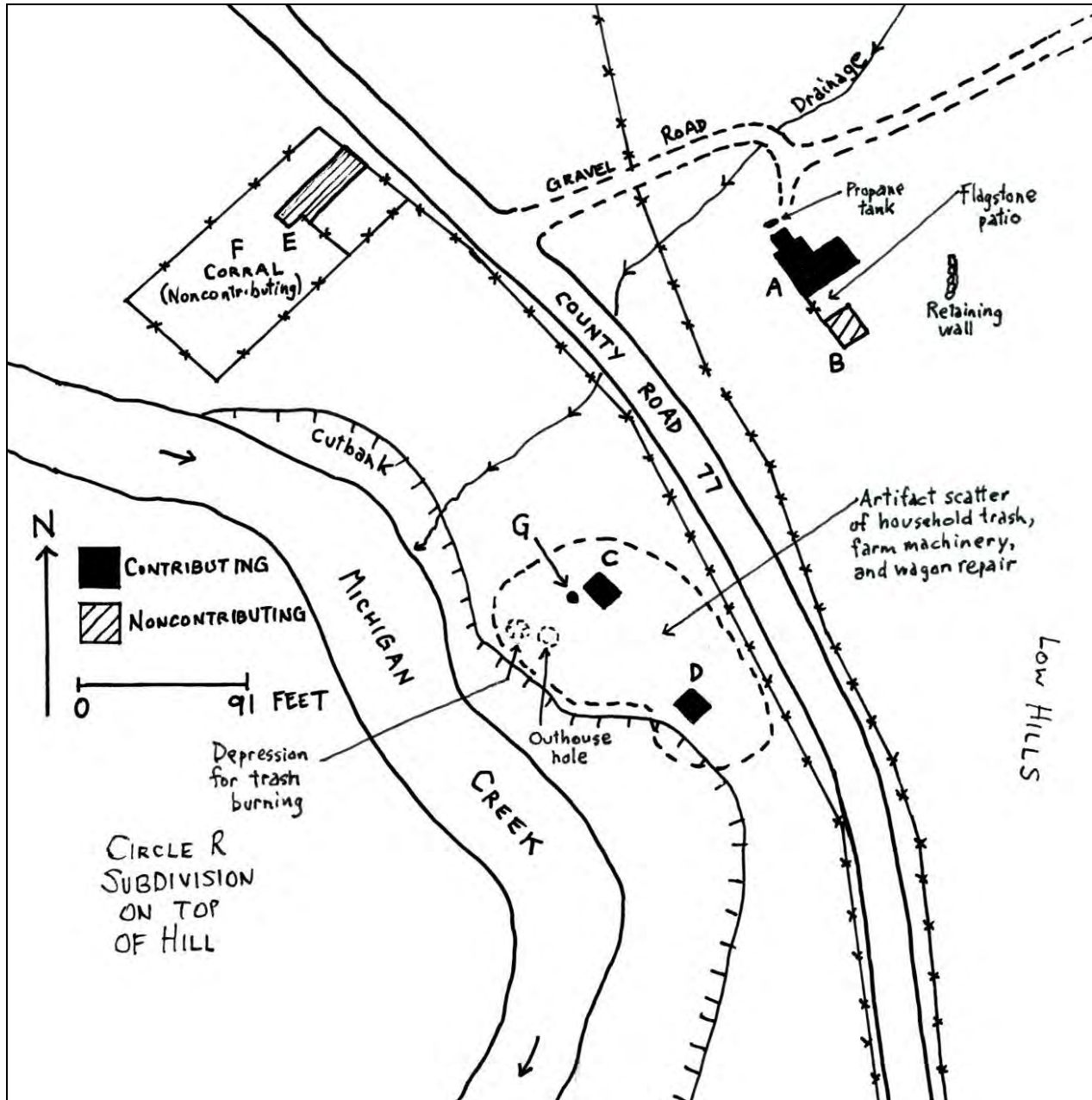




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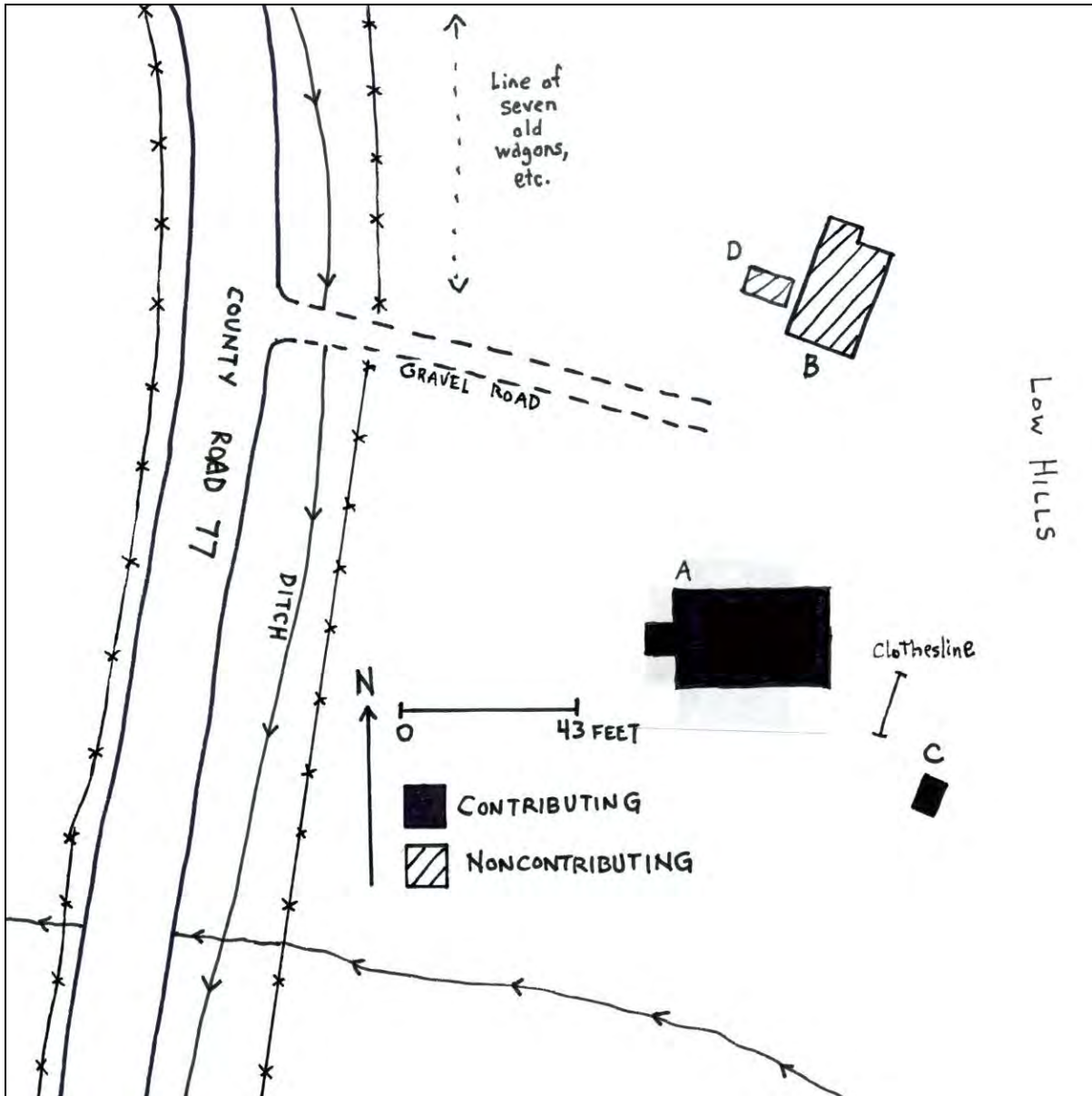
Detail Map 4: Miller Ranch, Map Reference 8



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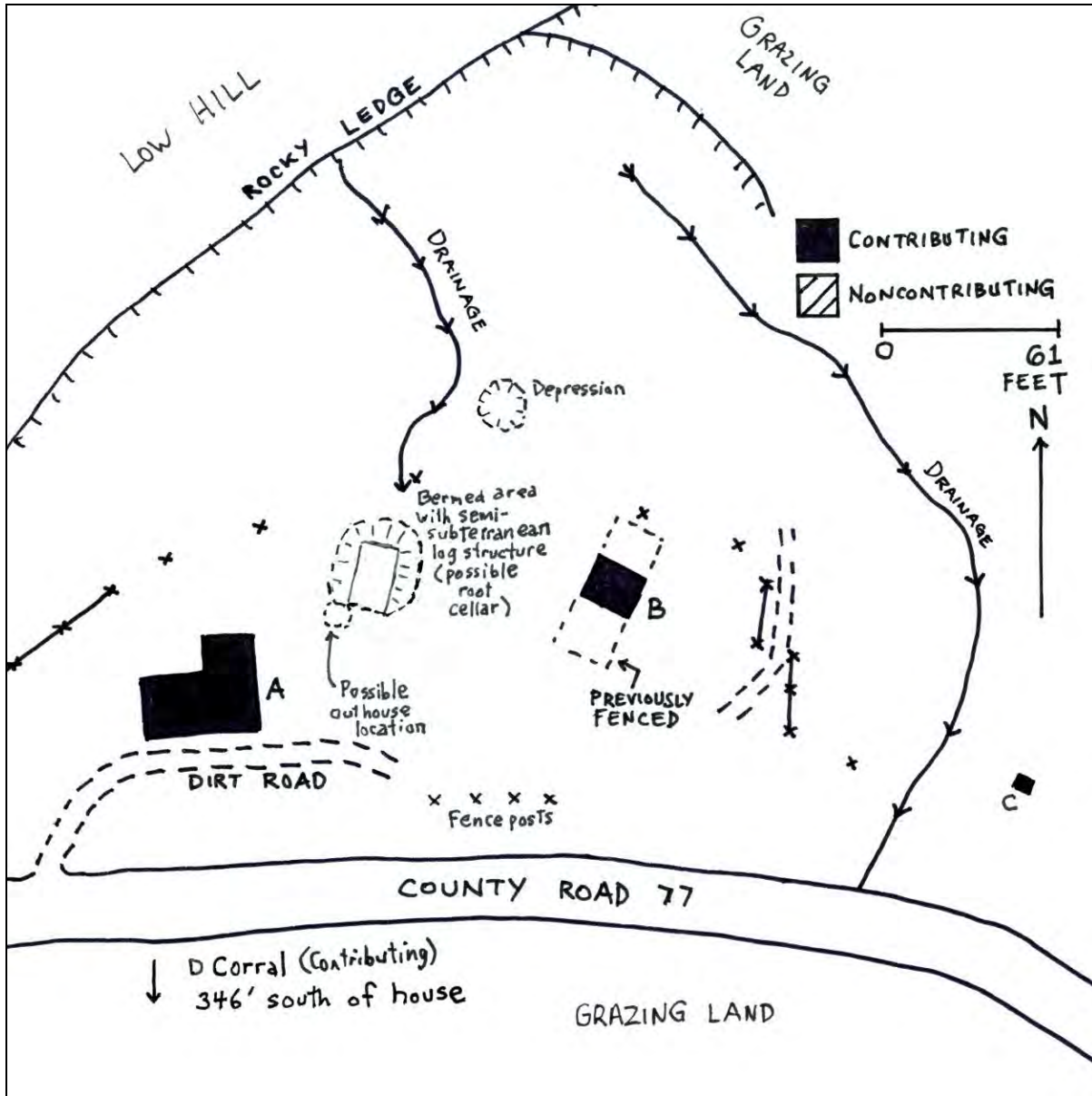
Detail Map 5: Miller-Rudd Ranch, Map Reference 9



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Detail Map 6: Bowsheer Ranch, Map Reference 11

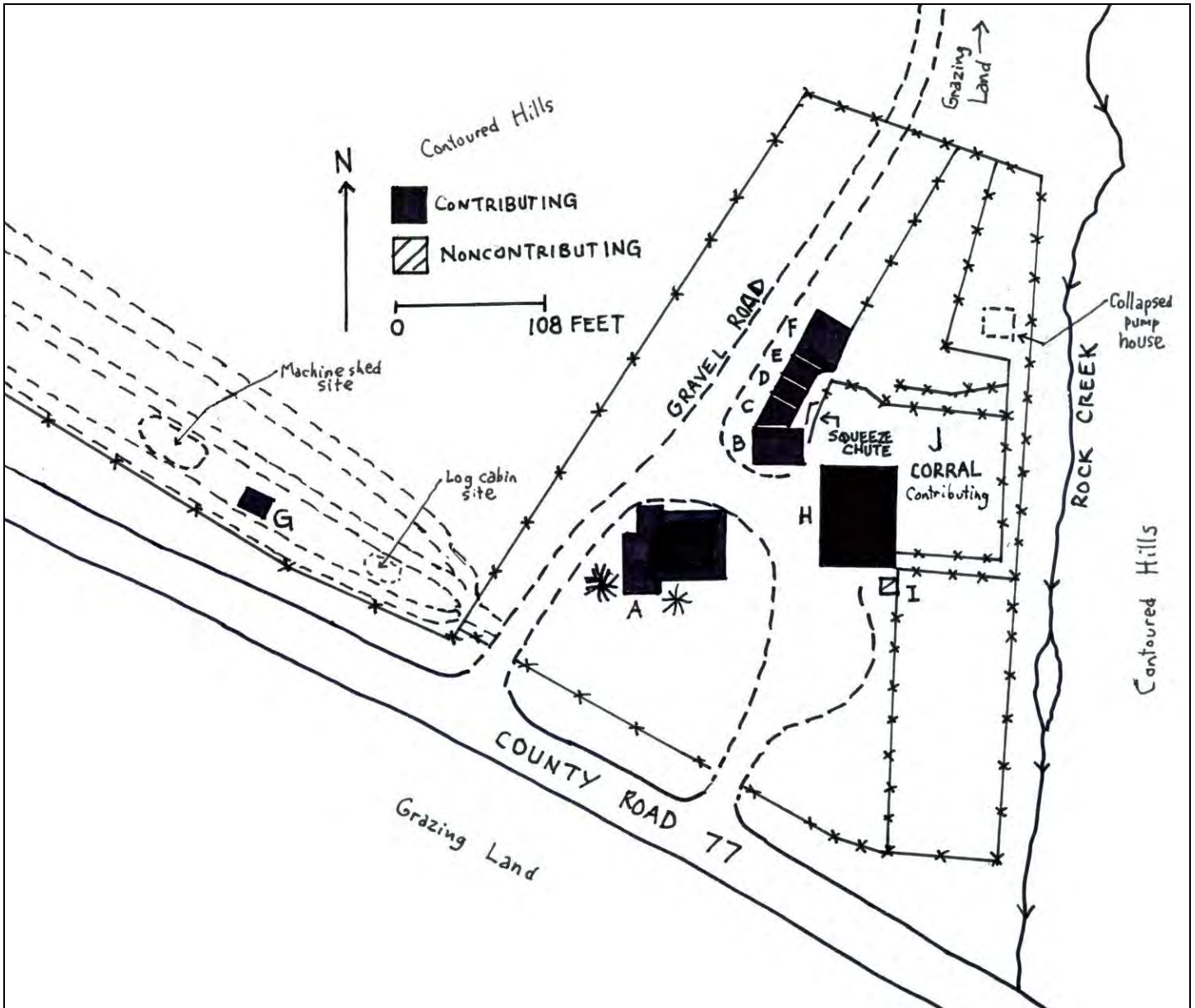


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource D: Z 13, E 435511, N 4350845

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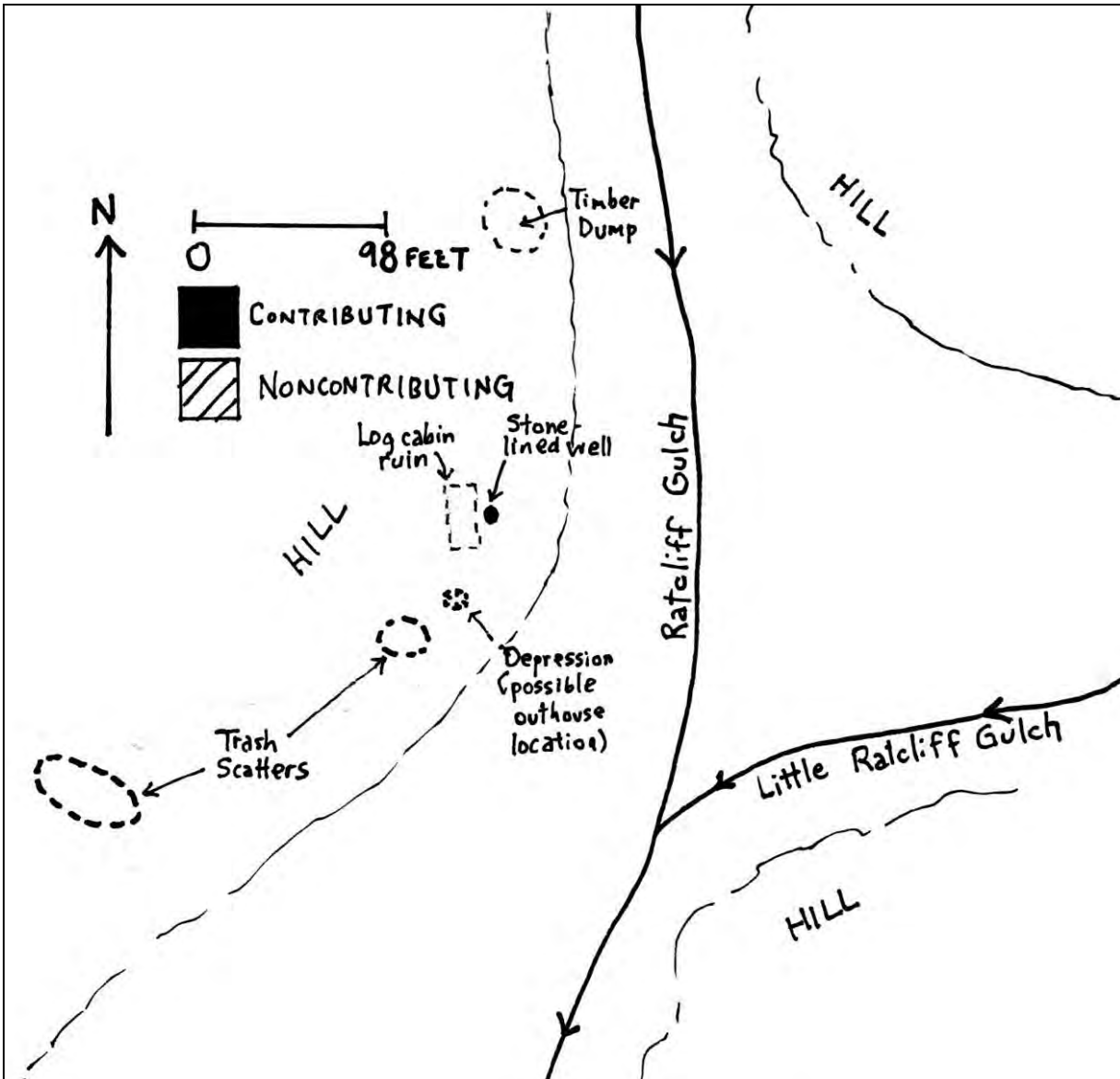
Detail Map 7: Dunbar-Robbins Ranch, Map Reference 16



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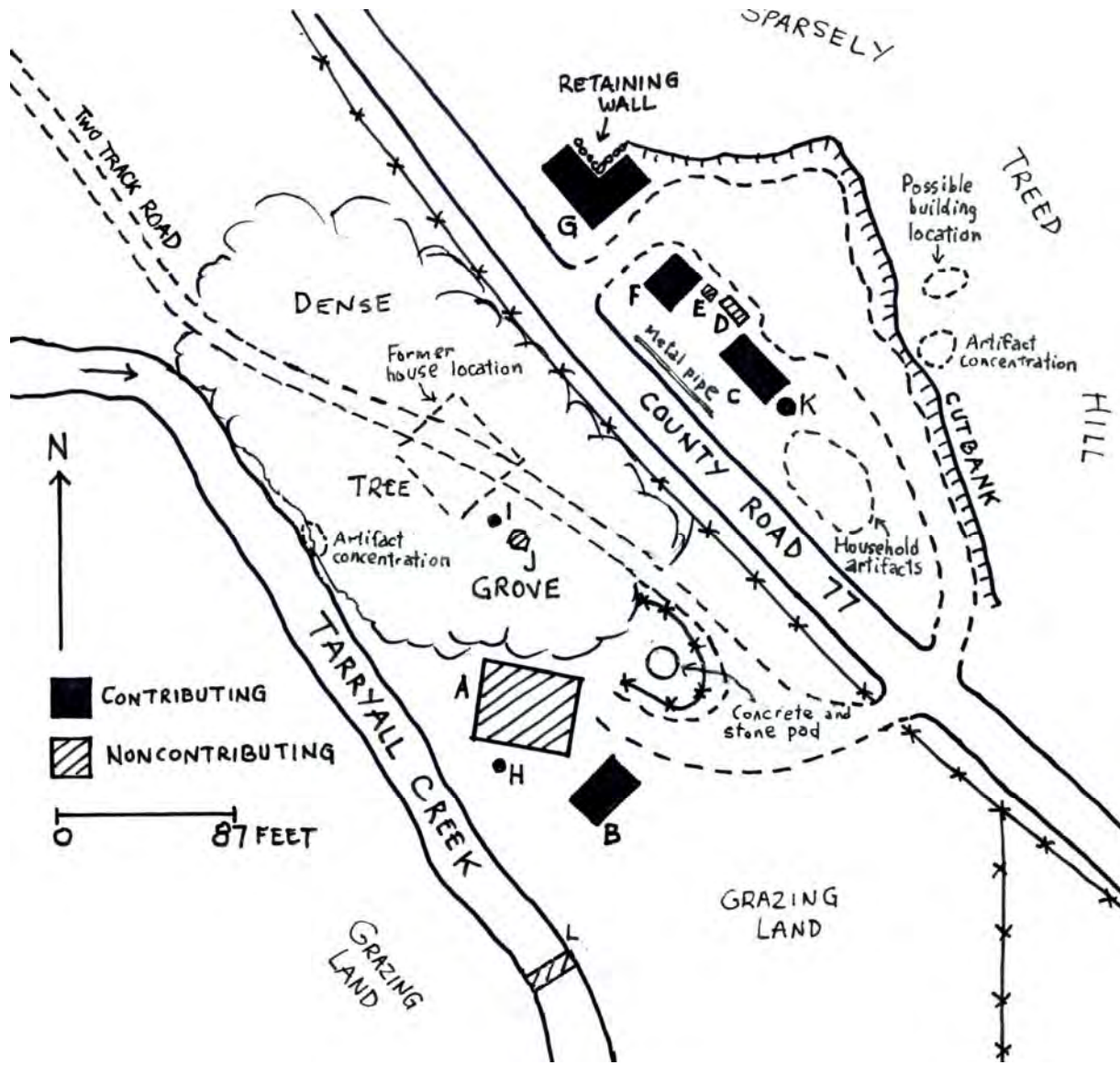
Detail Map 8: Ratcliff Cabin, Map Reference 17



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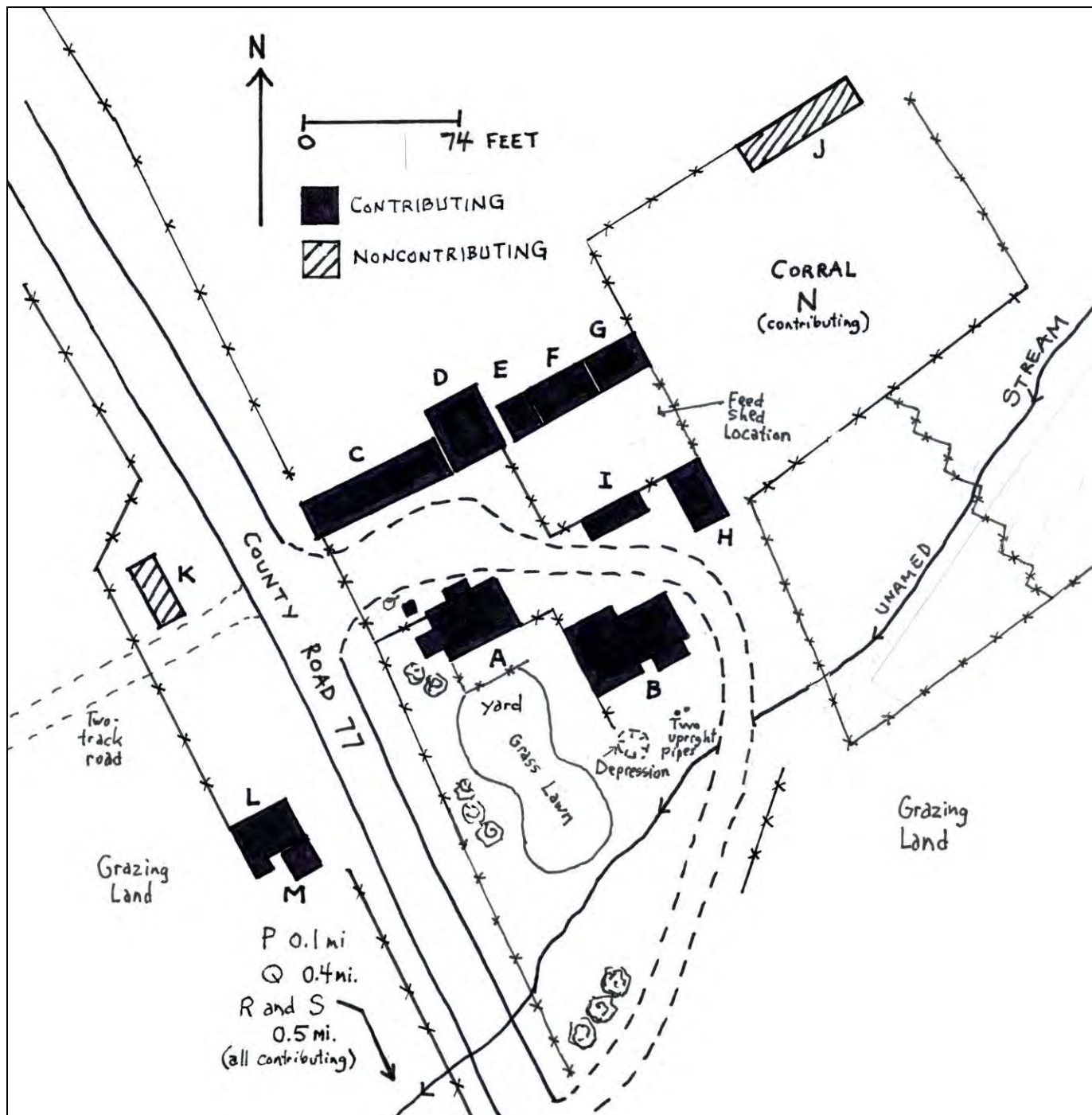
Detail Map 9: Olney Borden Ranch/Bordenville, Map Reference 20



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Detail Map 10: Timothy Borden Ranch, Map Reference 22



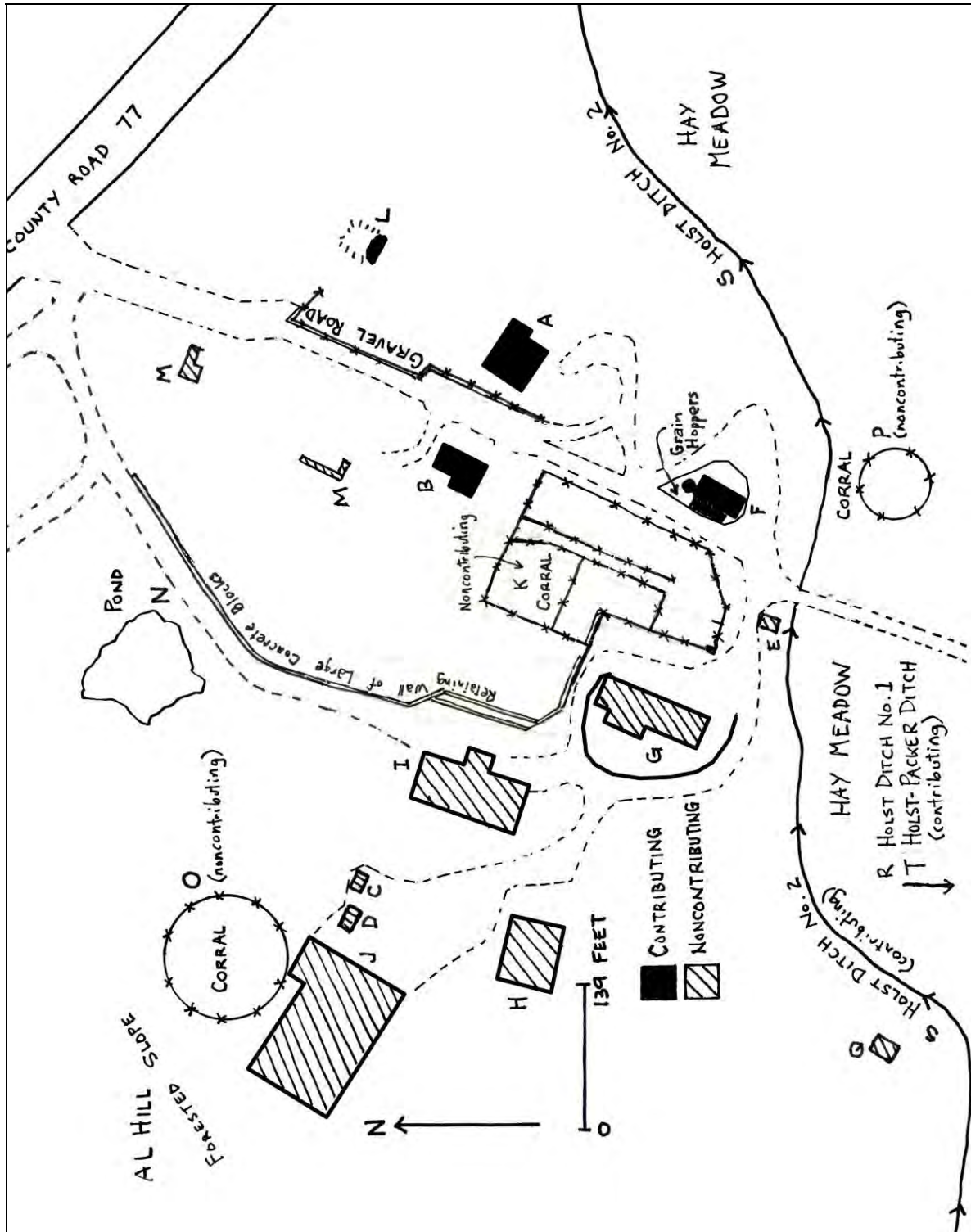
UTM Coordinates (NAD 83) for Resources Not Shown on Map:

- Resource P: Z 13, E 442070, N 4346615
- Resource Q: Z 13, E 442264, N 4346263
- Resource R: Z 13, E 442504, N 4346143
- Resource S: Z 13, E 442441, N 4346056

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Detail Map 11: Holst-Wallace-Paige Ranch, Map Reference 23



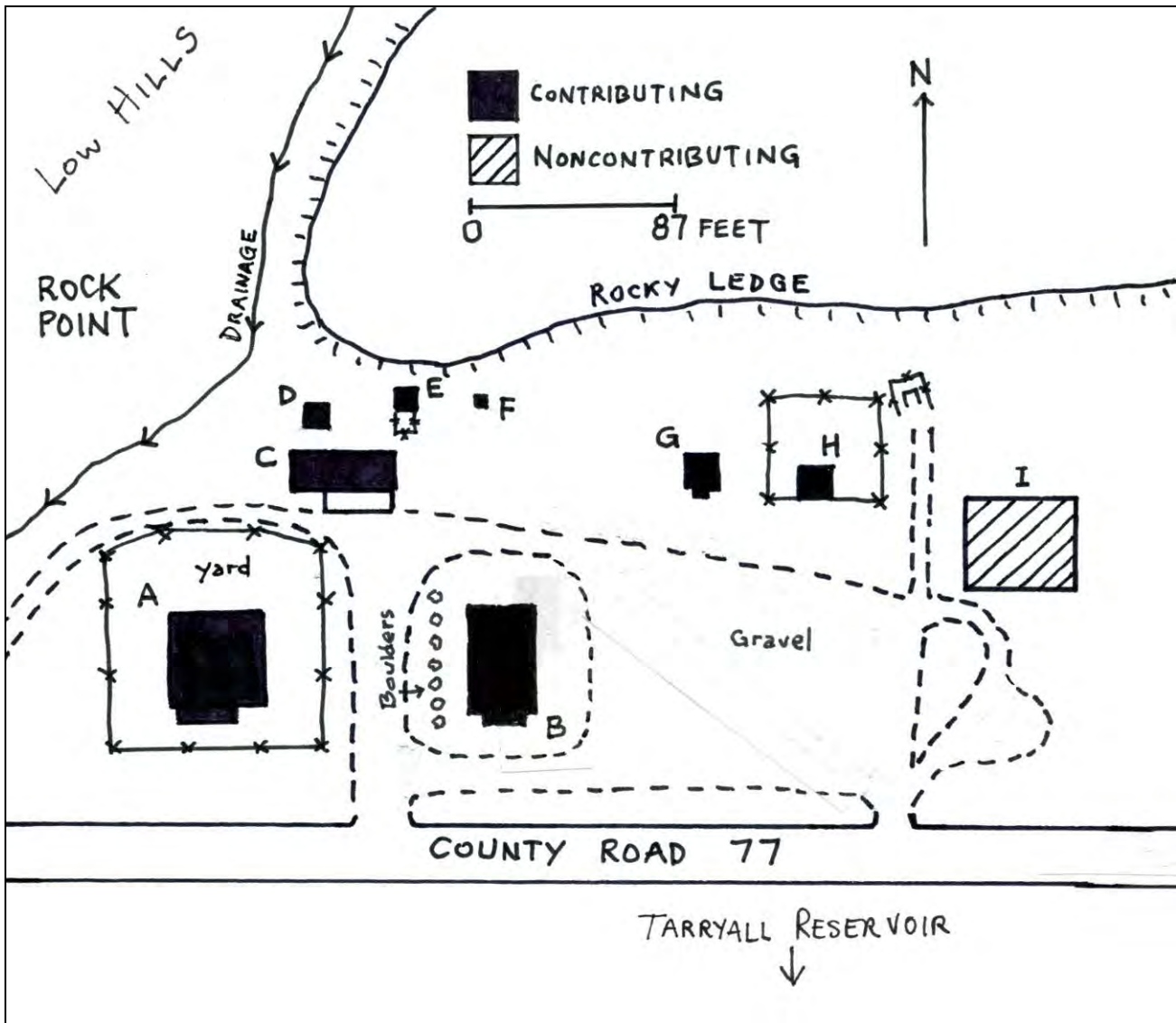
UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
 Resource R: Z 13, E 444743, N 4343886/E 445689, N 4343349  
 Resource S: Z 13, E 443786, N 4343920/E 445635, N 4343558  
 Resource T: Z 13, E 444408, N 4343682/E 445972, N 4343000



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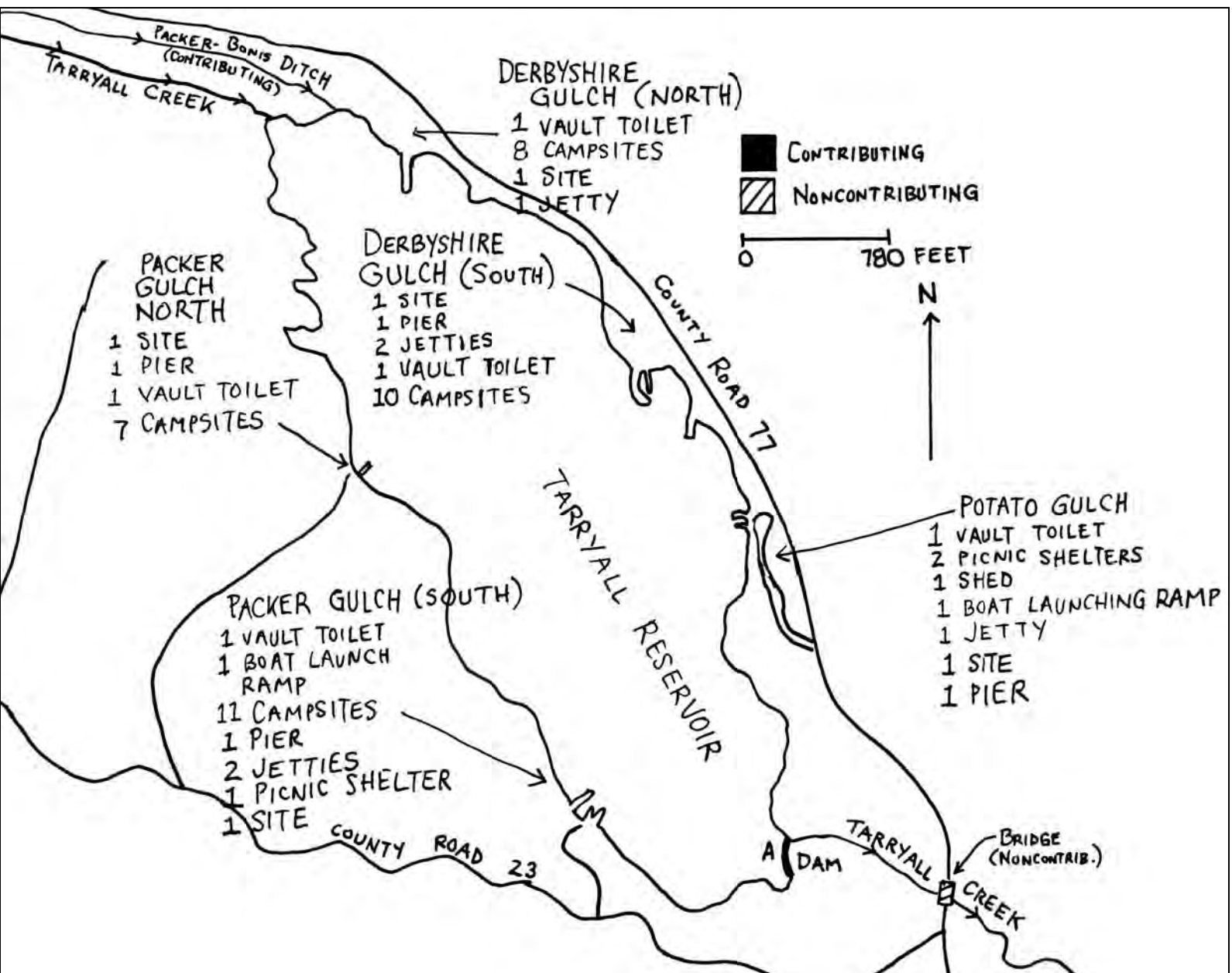
Detail Map 12: Colorado Division of Wildlife  
(Colorado Game and Fish Department) Complex, Map Reference 24



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Detail Map 13: Tarryall Dam and Reservoir, Map Reference 25

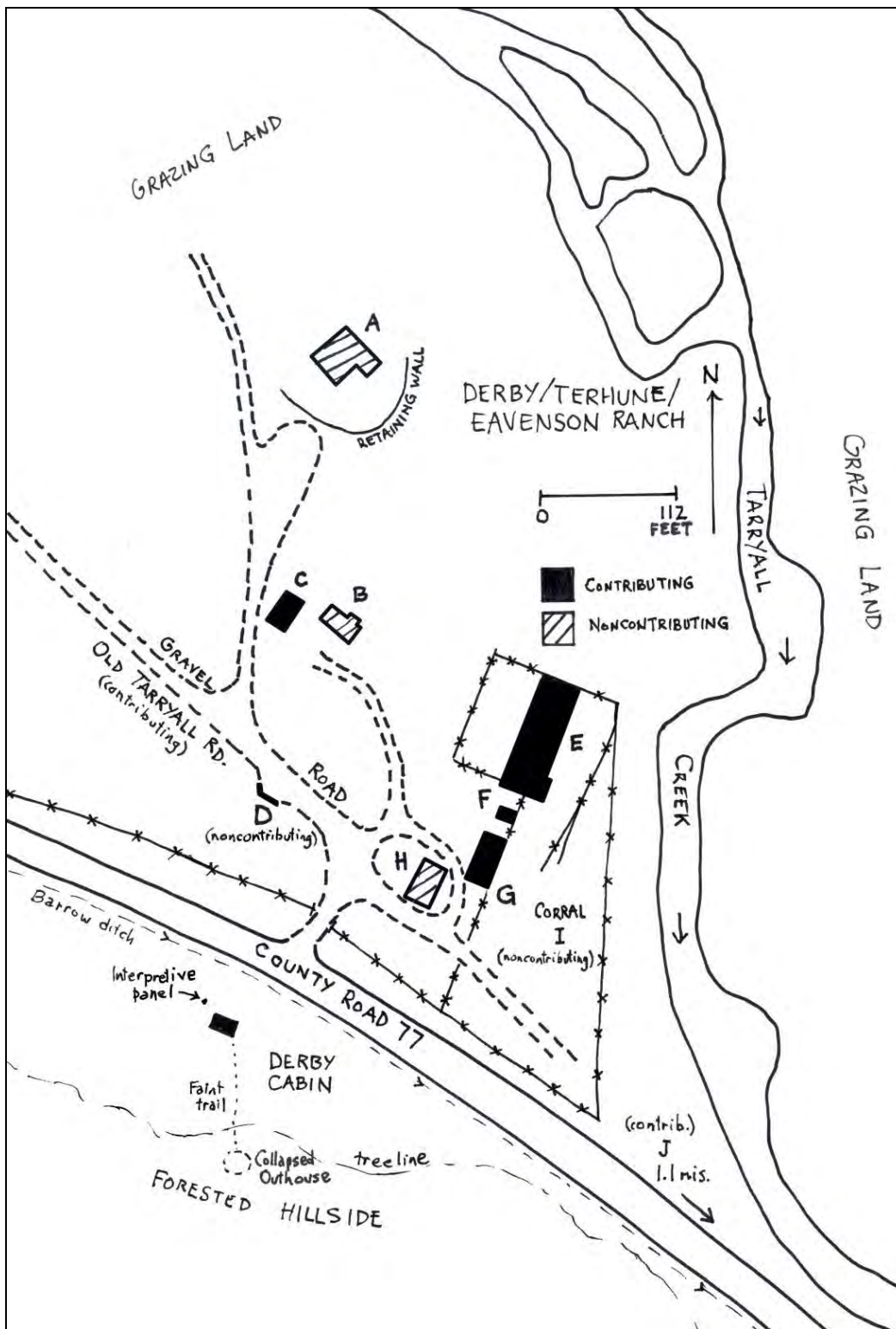


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
 Resource B: Z 13, E 446937, N 4342934/E 445757, N 4343429

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Detail Map 14: Derby-Terhune-Evenson Ranch and Derby Cabin, Map References 28 and 29

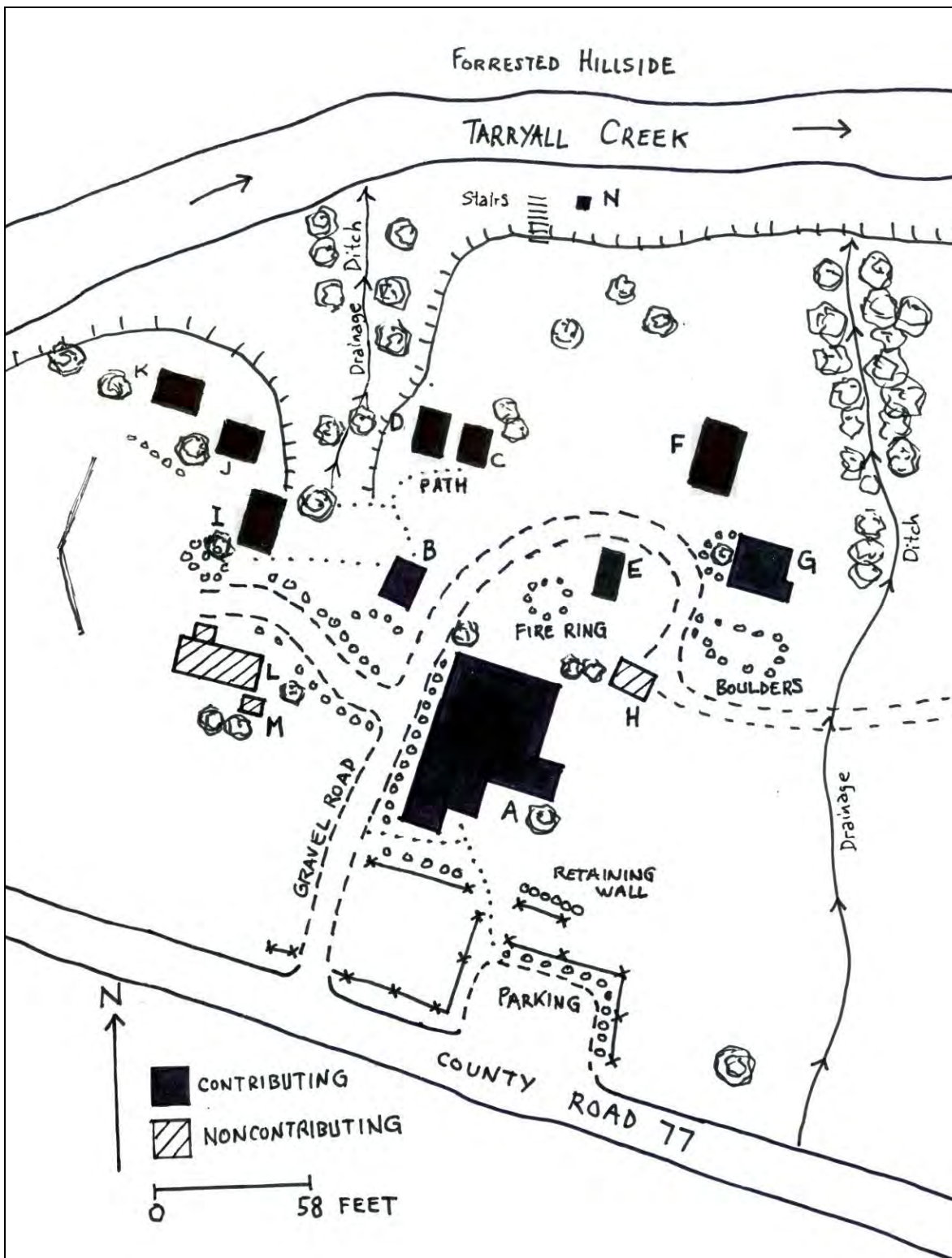


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource J: Z 13, E 451619, N 4339379

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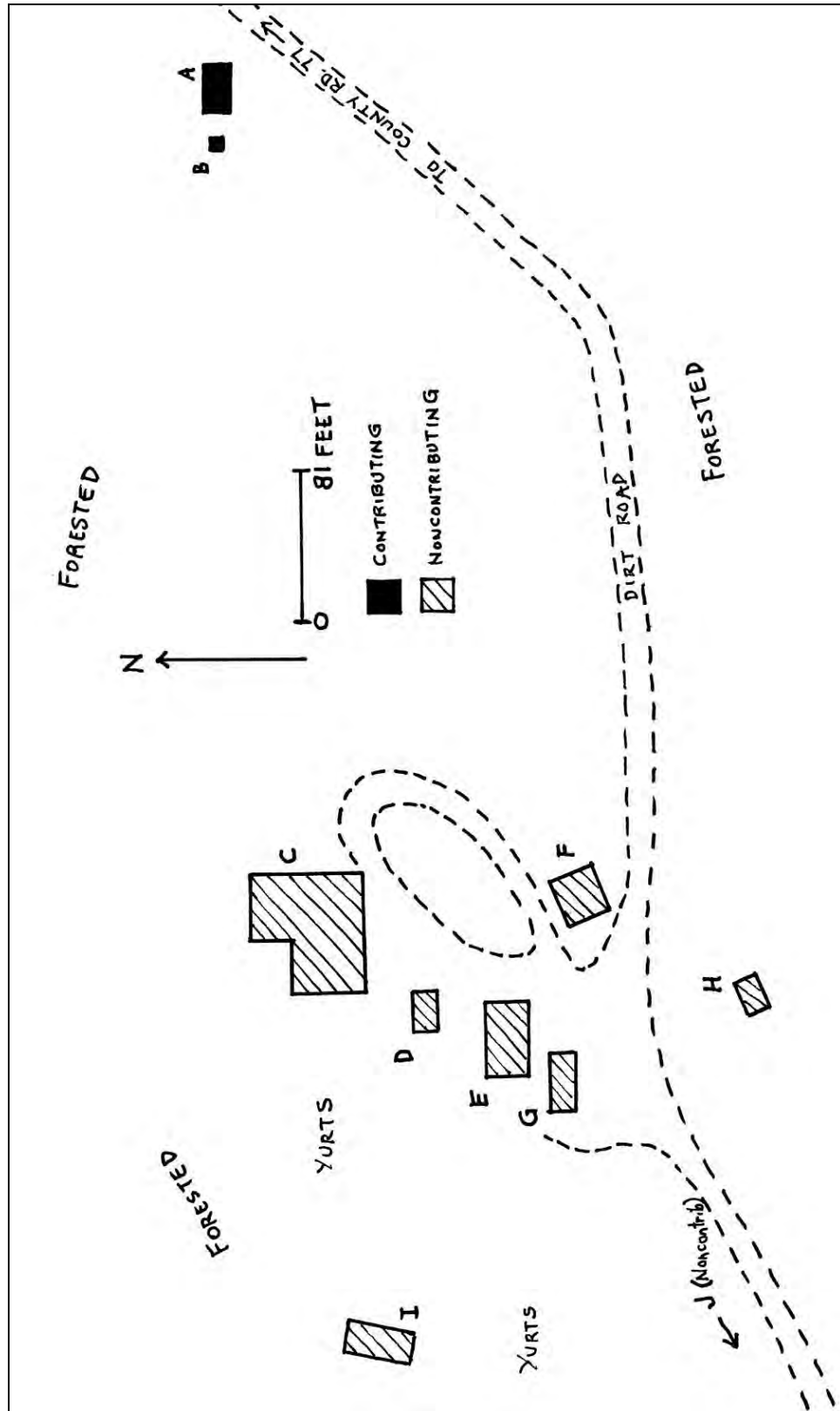
Detail Map 15: Ute Trail River Resort, Map Reference 31



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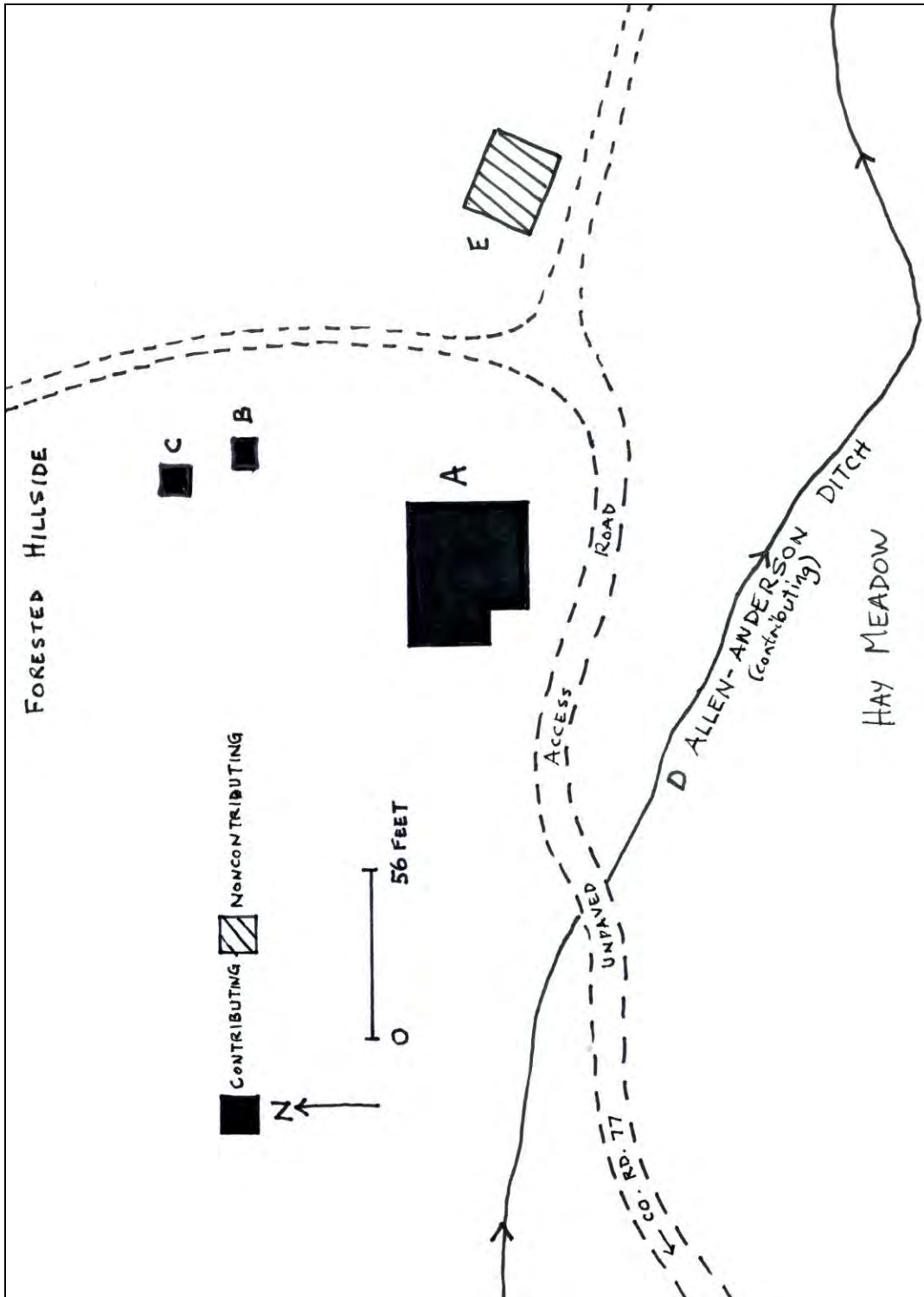
Detail Map 16: Howell-Regan-Robbins Cabin, Outpost Wilderness Adventure, Map Reference 32



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Detail Map 17: Farnum Ranch, Map Reference 36

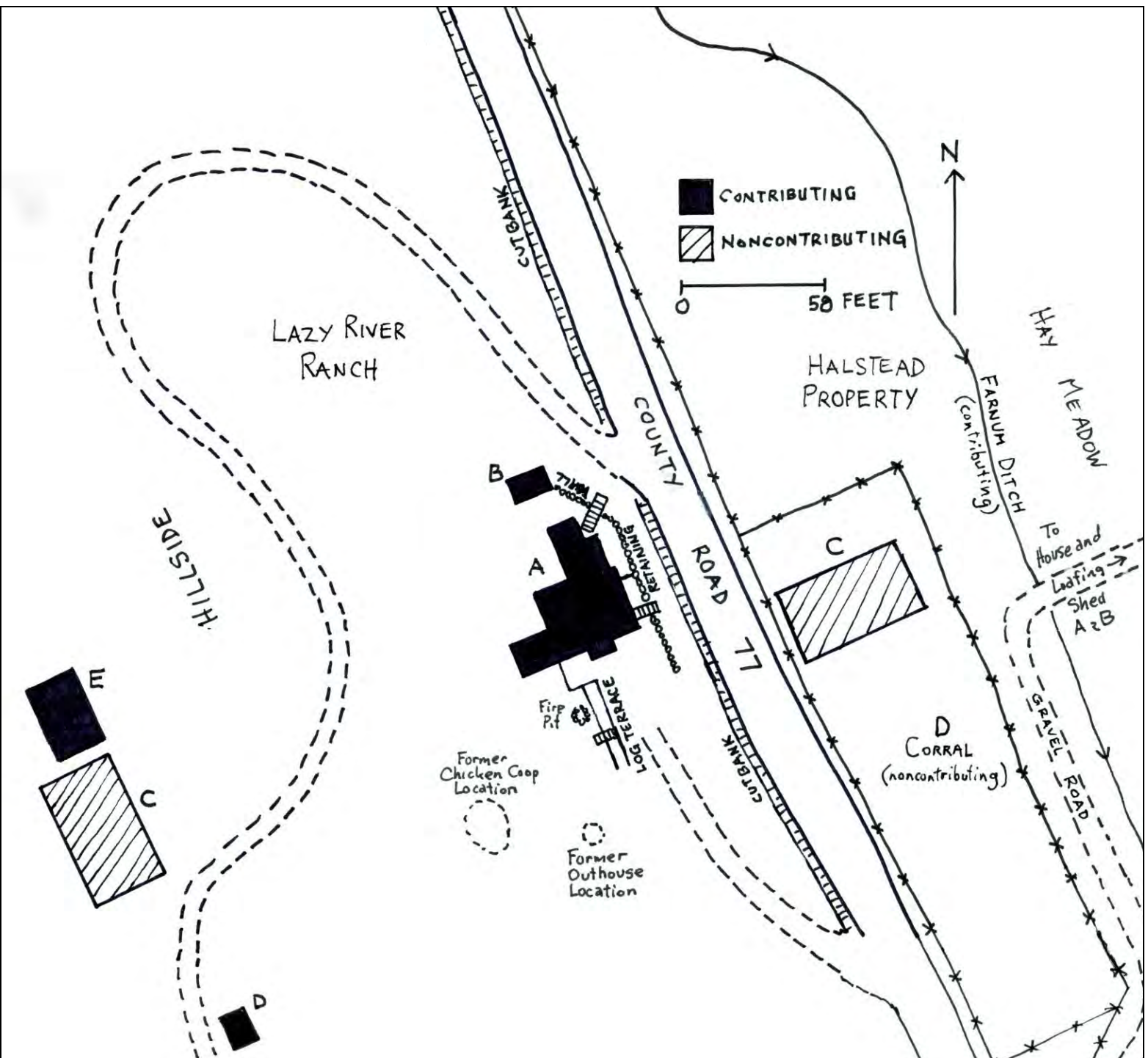


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource D: Z 13, E 453820, N 4337617/E 453820, N 4337617

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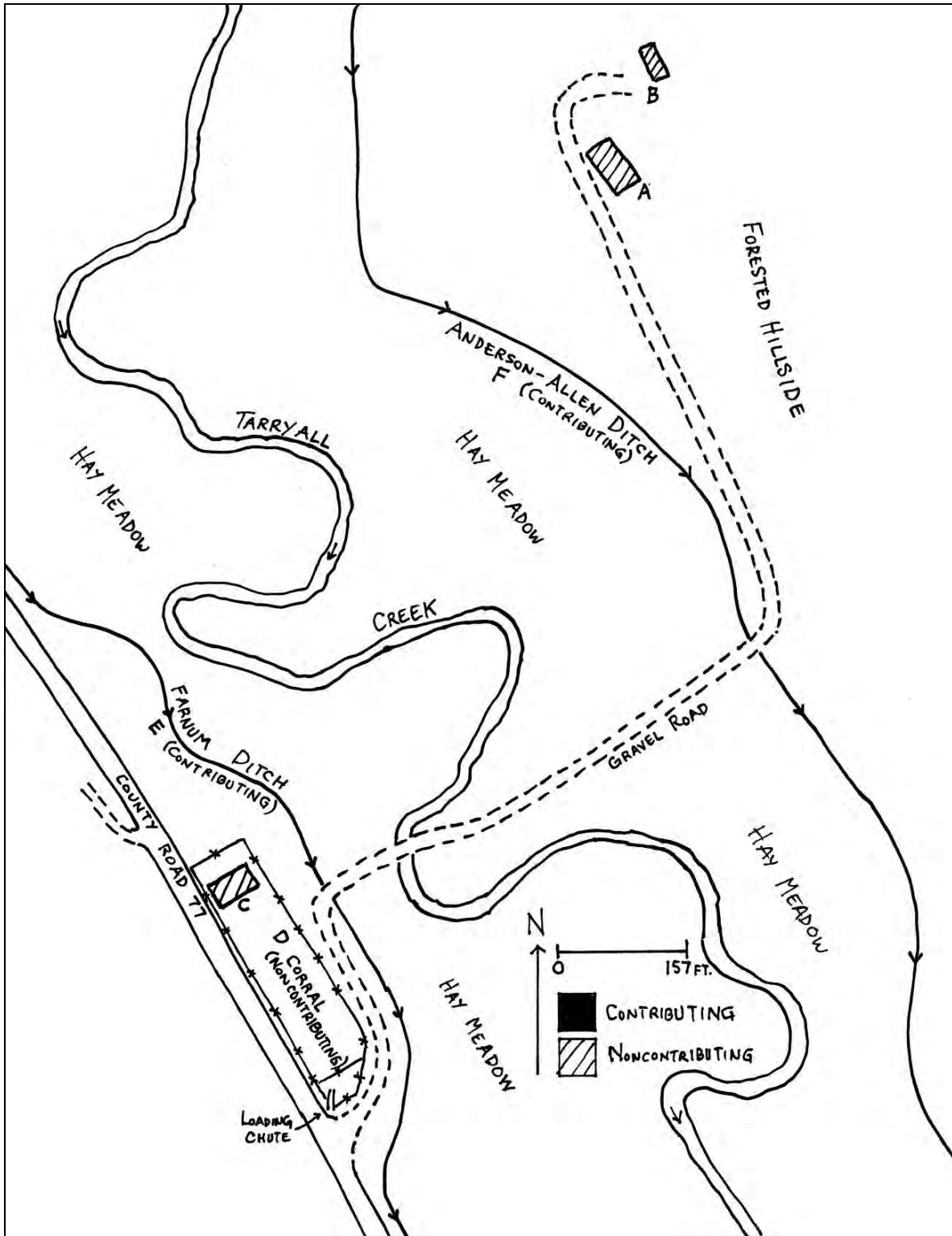
**Detail Map 18: Anderson Ranch/Lazy River Ranch and Anderson Ranch/Halstead Property**  
**Map References 37 and 38**



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Detail Map 19: Anderson Ranch/Halstead Property, Map Reference 38



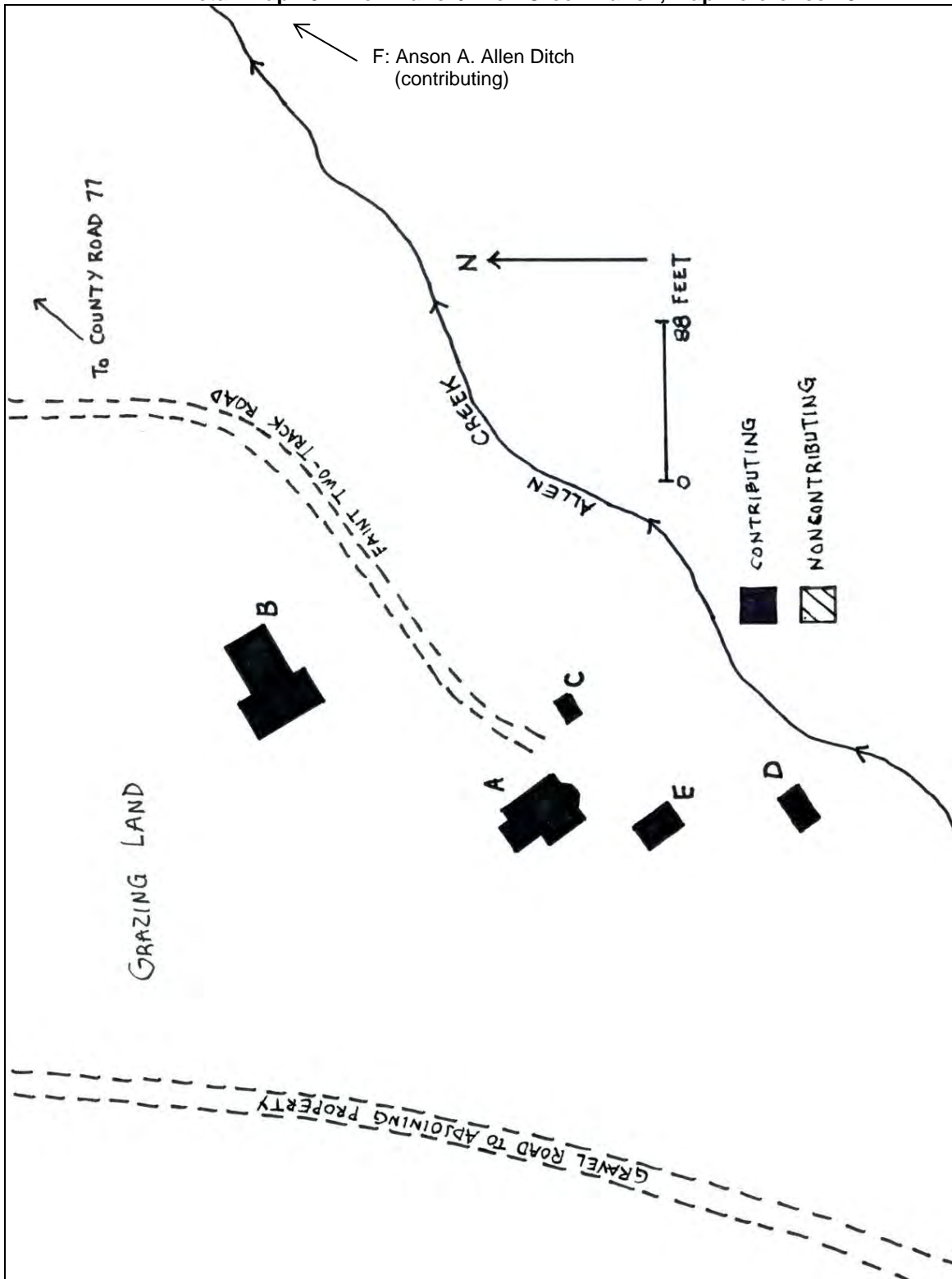
UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource E: Z 13, E 453225, N 4337772/E 455041, N 4336287  
Resource F: Z 13, E 454510, N 4337214/E 455137, N 4336524



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Detail Map 20: Allen Ranch/Allen Creek Ranch, Map Reference 40

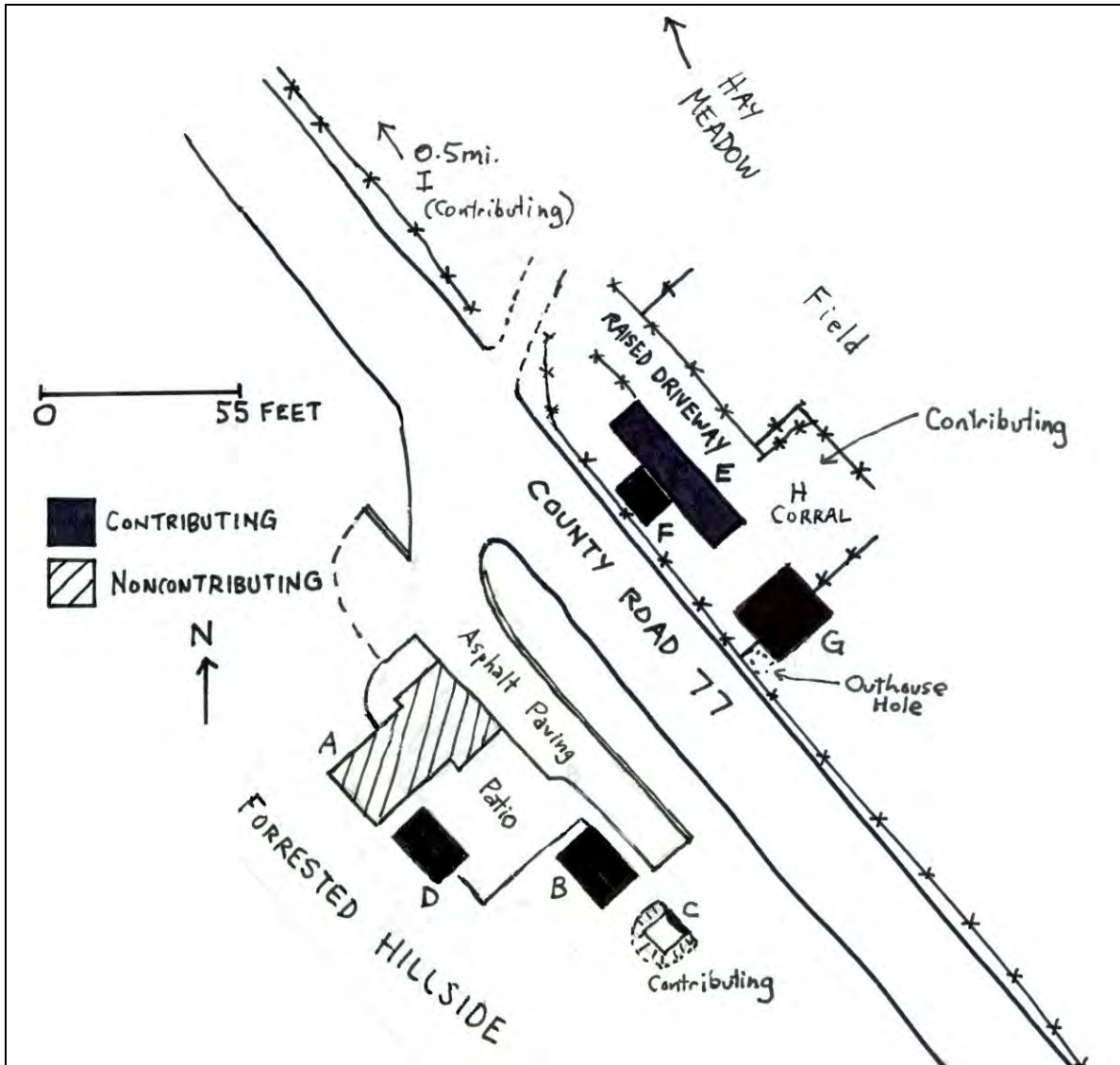


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource F: Z 13, E 455310, N 4336290/E 455680, N 4335520

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Detail Map 21: Williams Ranch, Map Reference 43

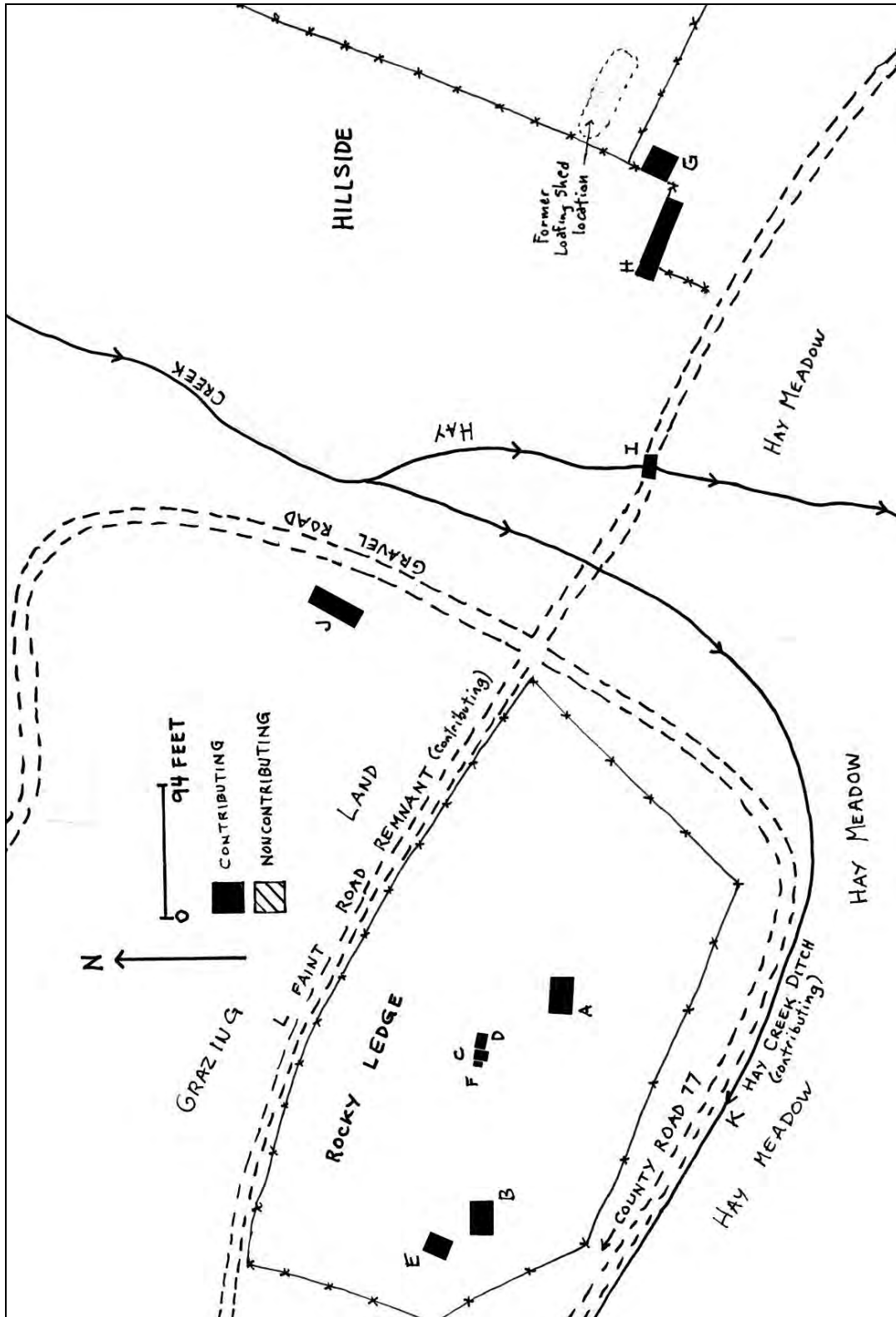


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource I: Z 13, E 456265, N 4335500  
Resource J: Z 13, E 455956, N 4335465/E 456370, N 4335482  
Resource K: Z 13, E 456976, N 4335518/E 457980, N 4334965

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Detail Map 22: John E. Williams Headquarters, Map Reference 44

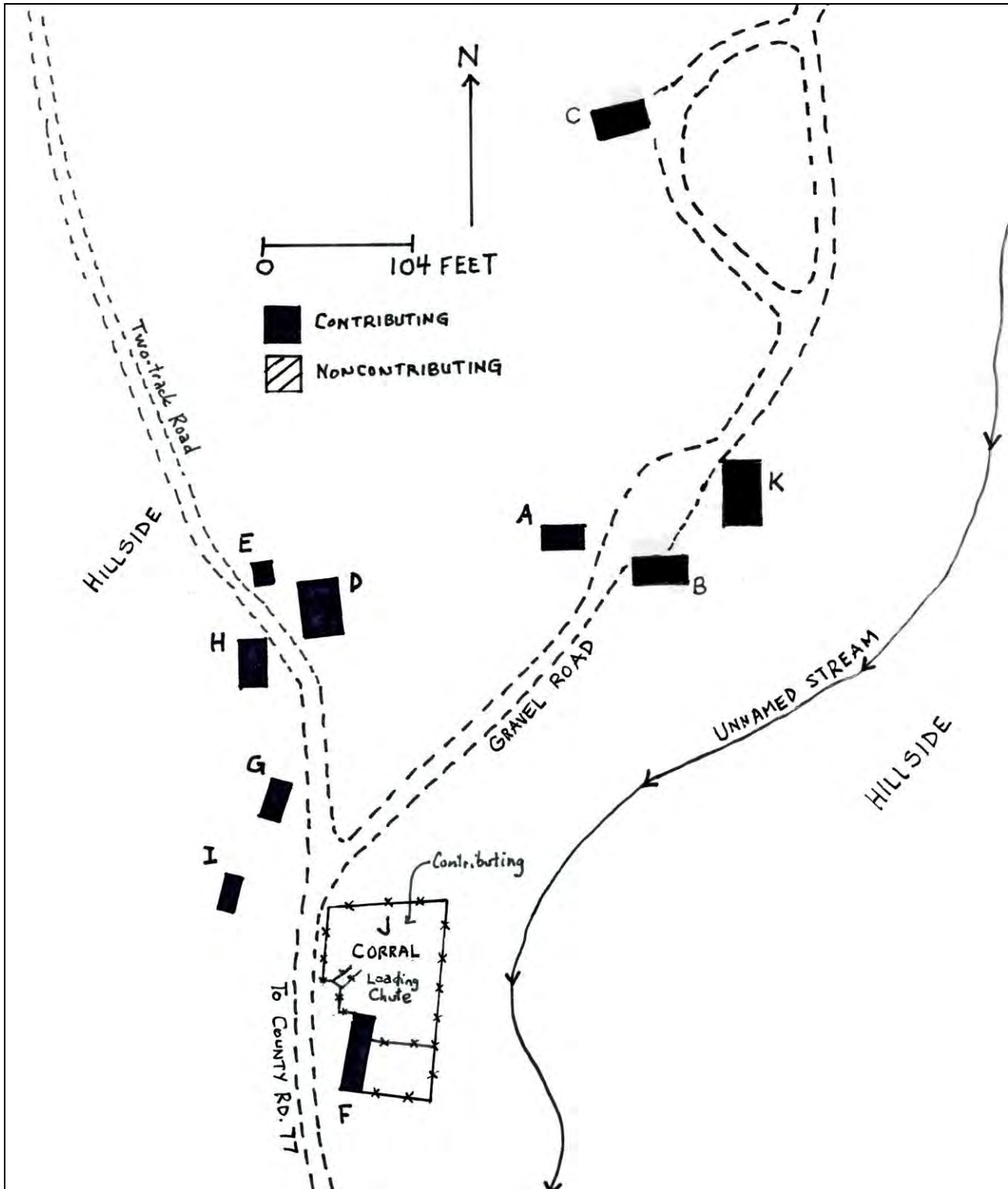


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource K: Z 13, E 458643, N 4334678/E 458216, N 4334864

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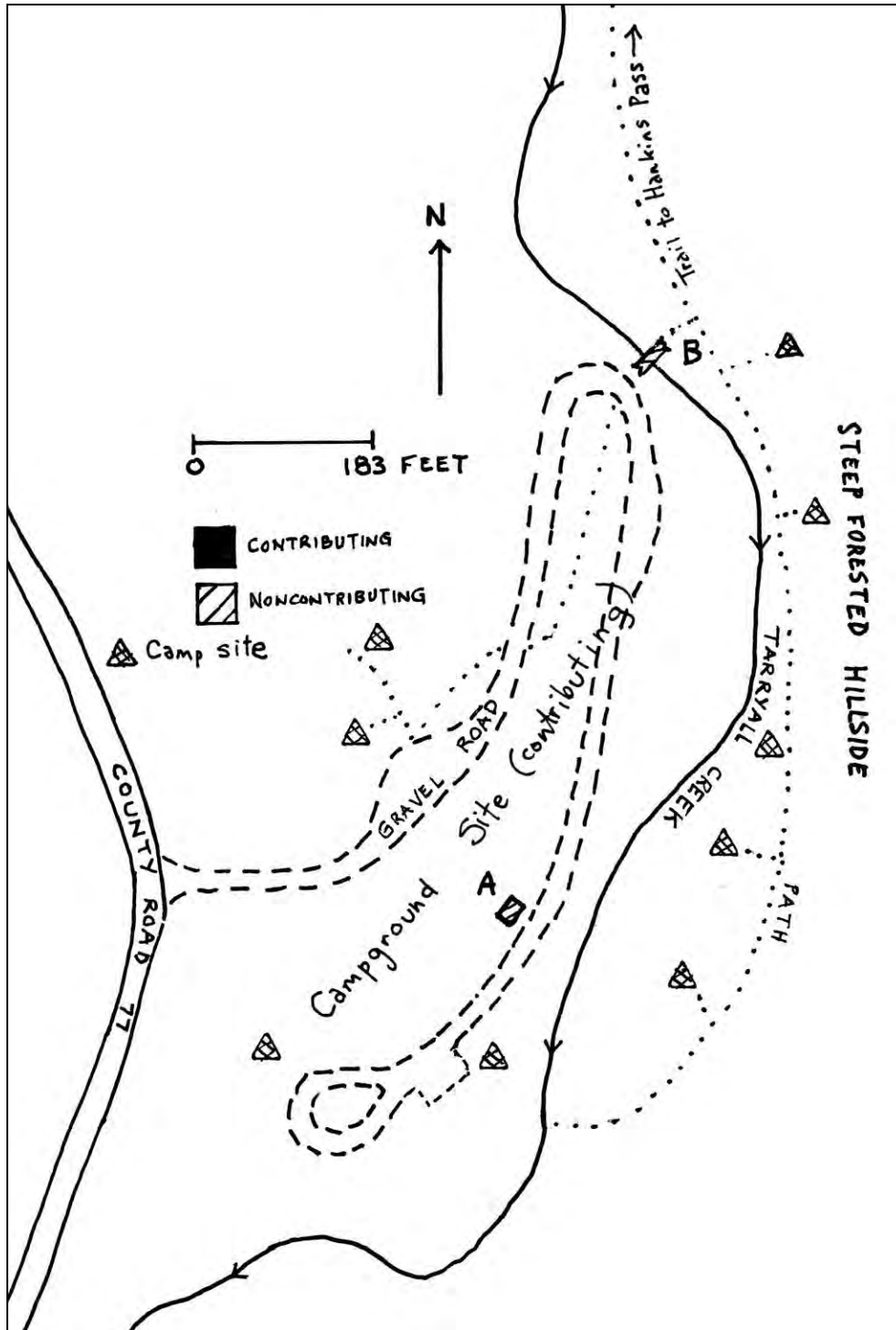
Detail Map 23: Edith Gold Ranch, Map Reference 45



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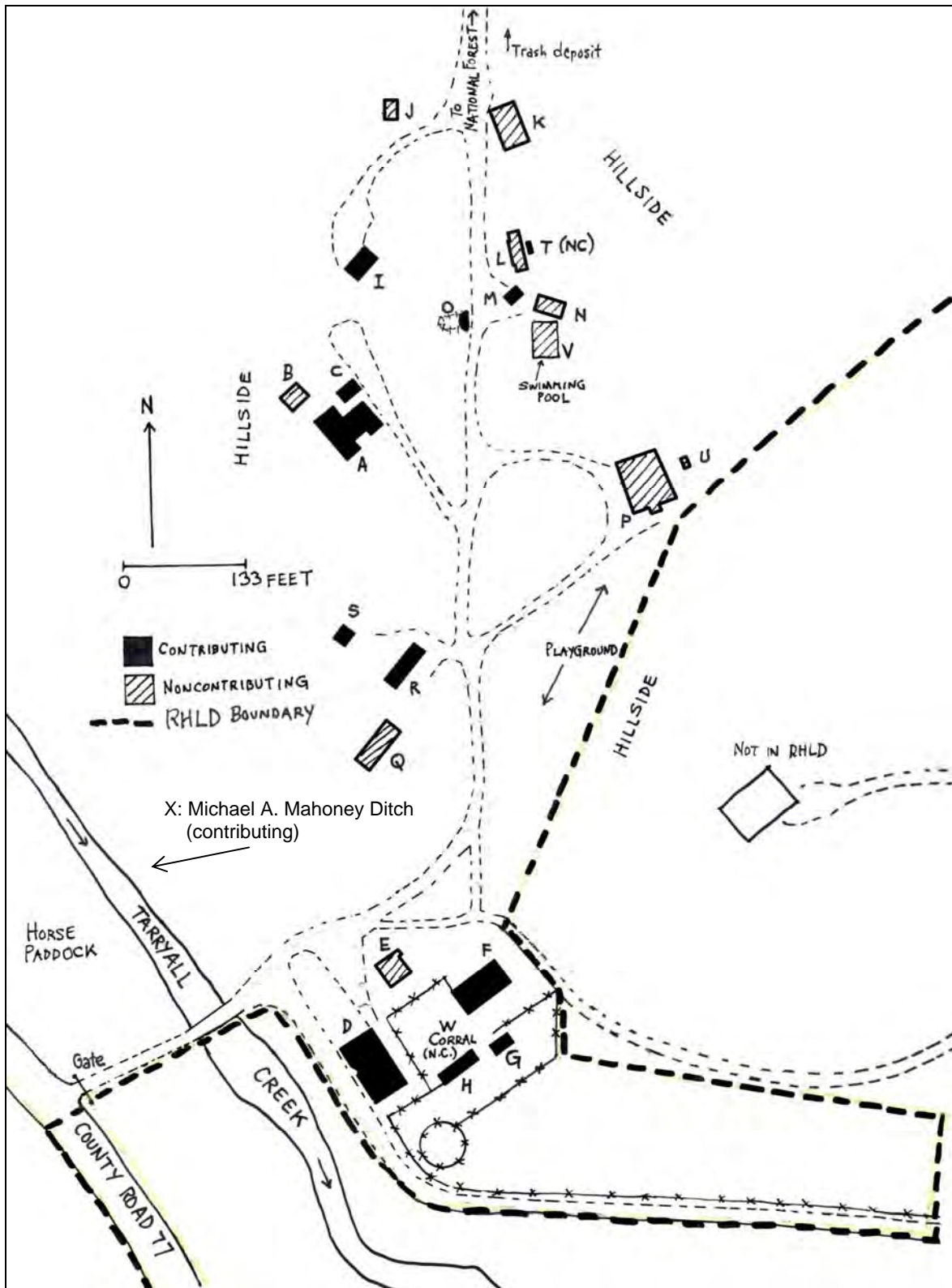
Detail Map 24: Twin Eagles Campground, Map Reference 46



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Detail Map 25: Tarryall River Ranch, Map Reference 47

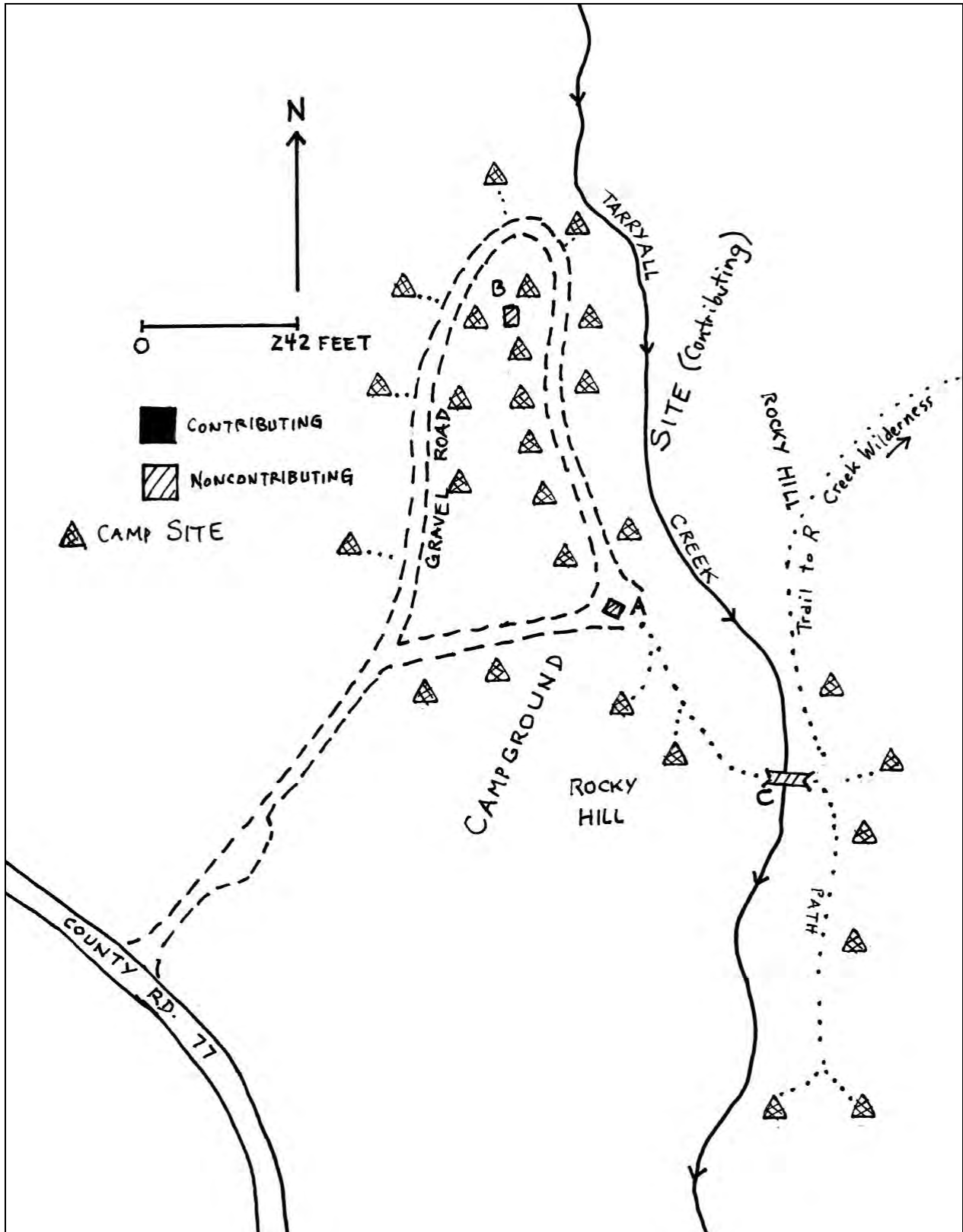


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
 Resource X: Z 13, E 459079, N 4333344/E 458643, N 4333325

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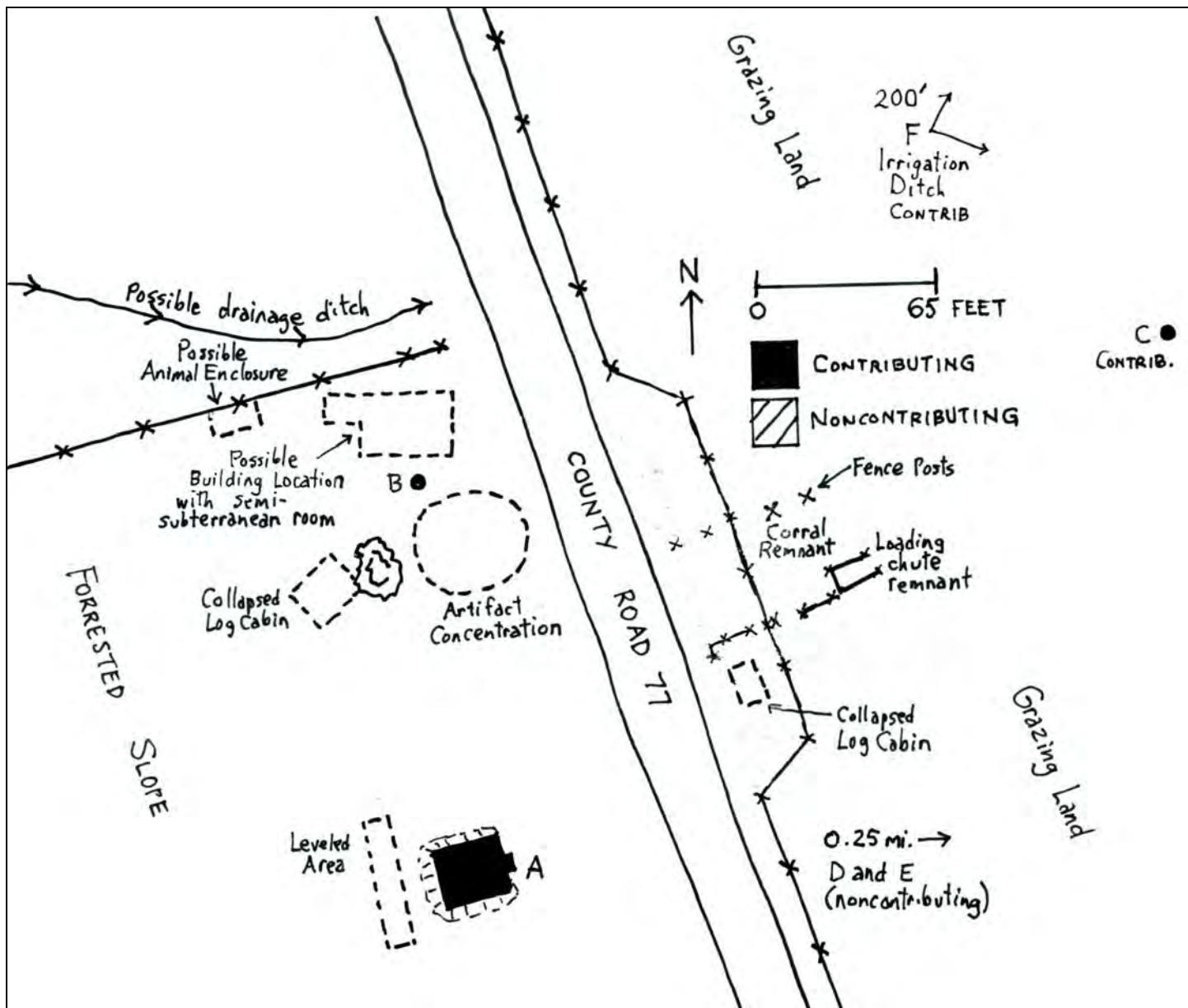
Detail Map 26: Spruce Grove Campground/Spruce Campground, Map Reference 49



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Detail Map 27: Sidney Derby Ranch, Map References 50



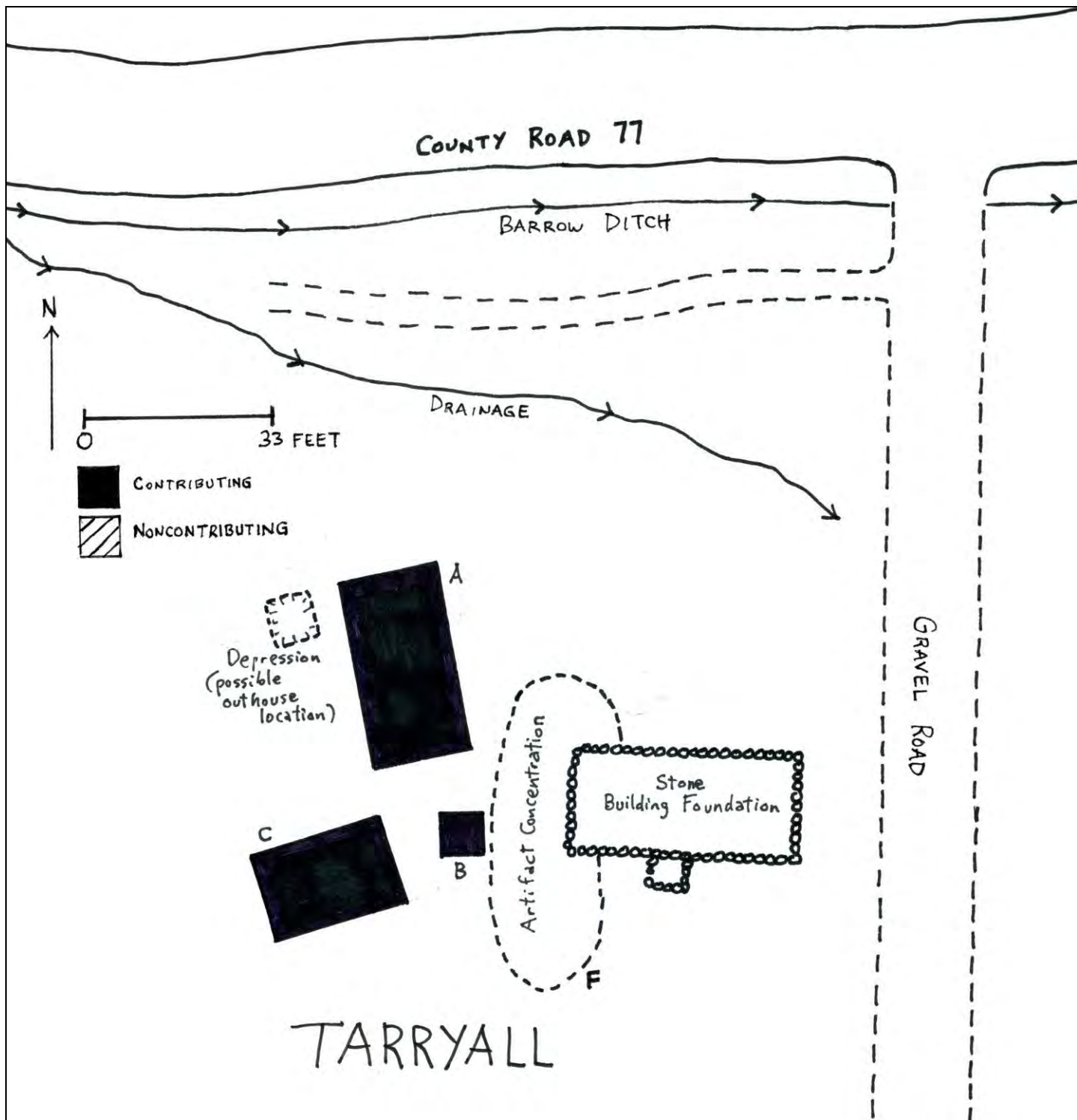
UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
 Resource D: Z 13, E 460359, N 4331330  
 Resource E: Z 13, E 460355, N 4331321  
 Resource F: Z 13, E 460096, N 4331551/E 460143, N 4331256



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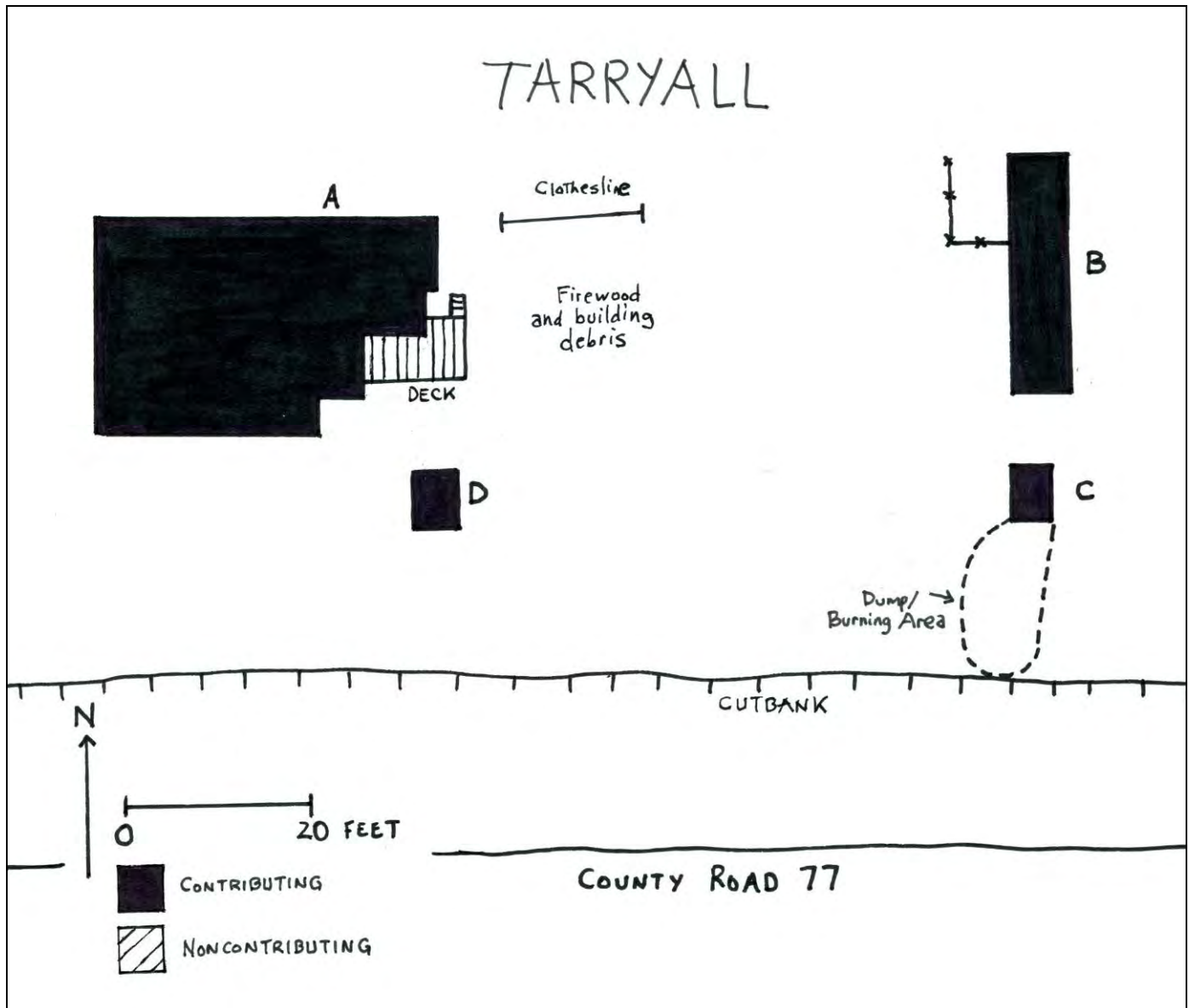
Detail Map 28: Denny Place, Map References 51



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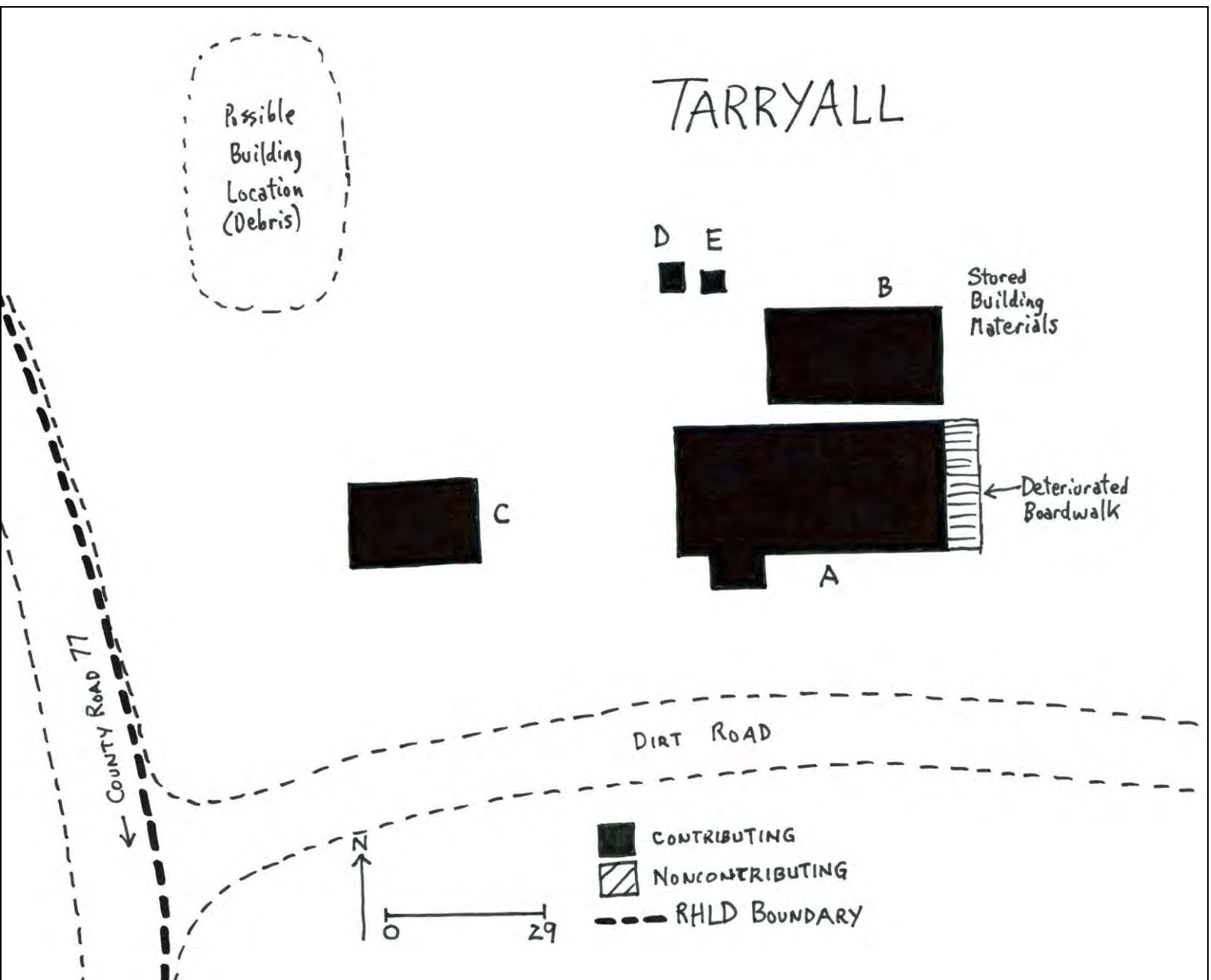
Detail Map 29: Misztal Residence, Map Reference 52



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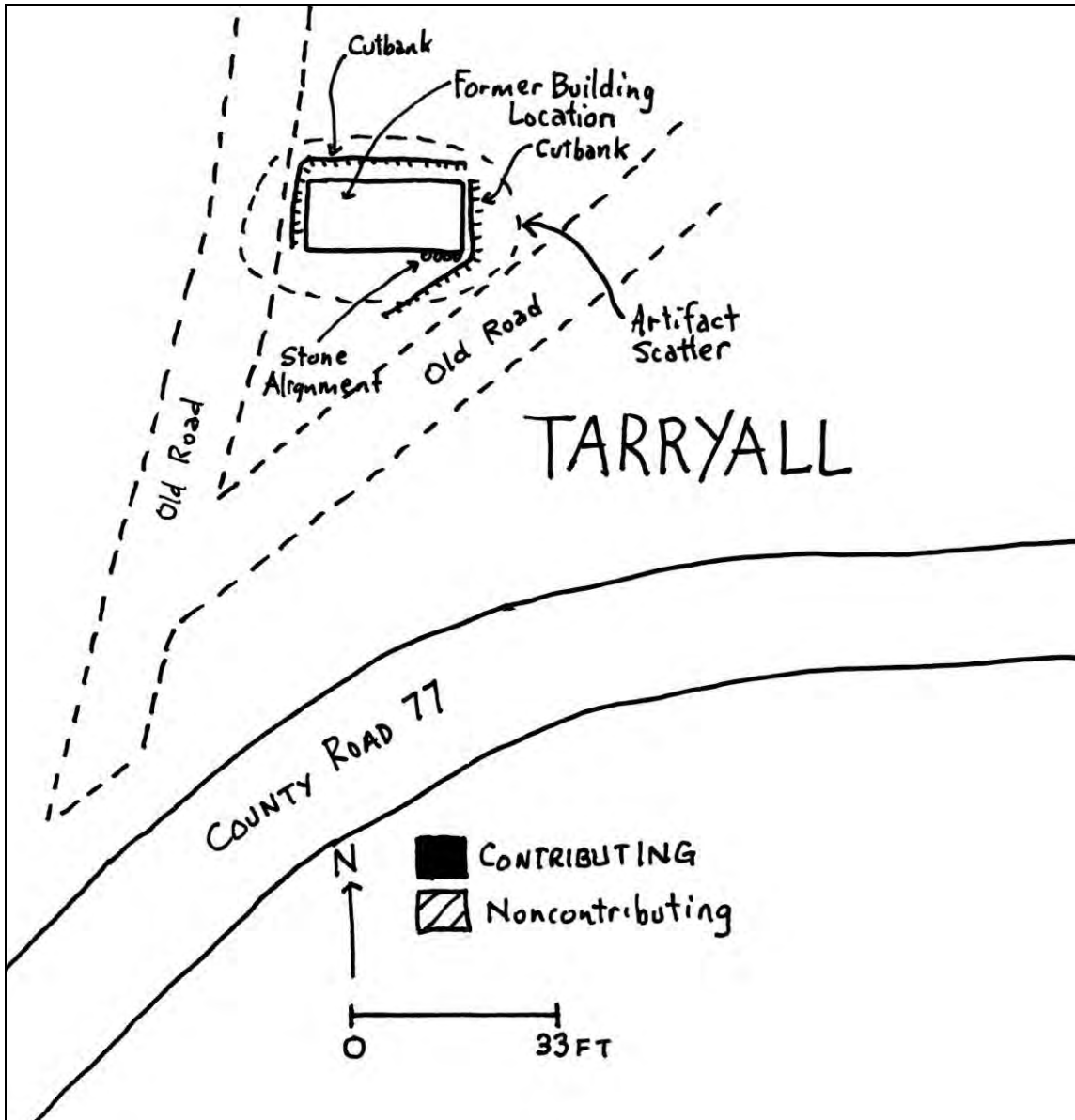
Detail Map 30: Gilman/Derby Building, Map Reference 53



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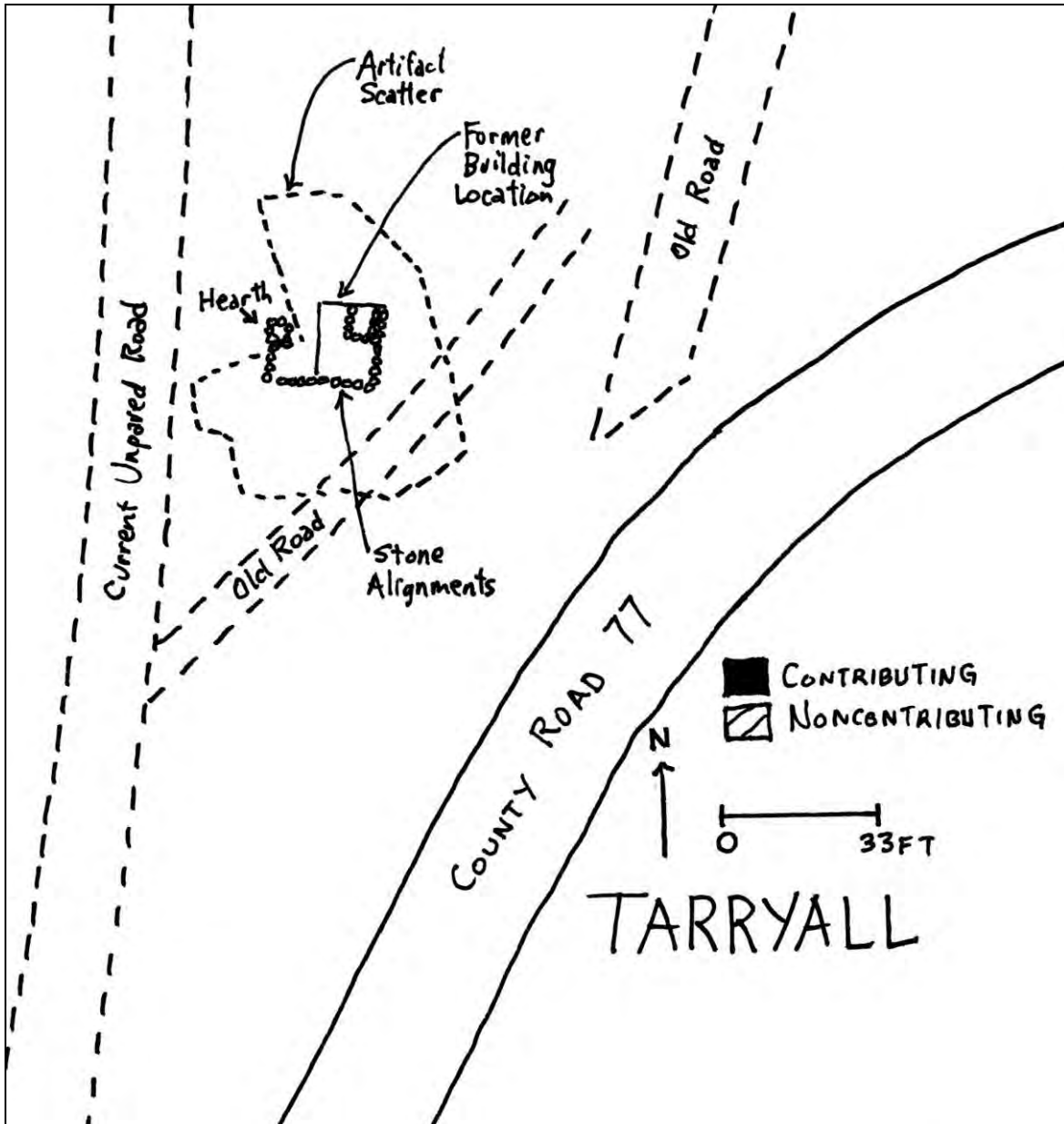
Detail Map 31: Derby Residence, Map Reference 54



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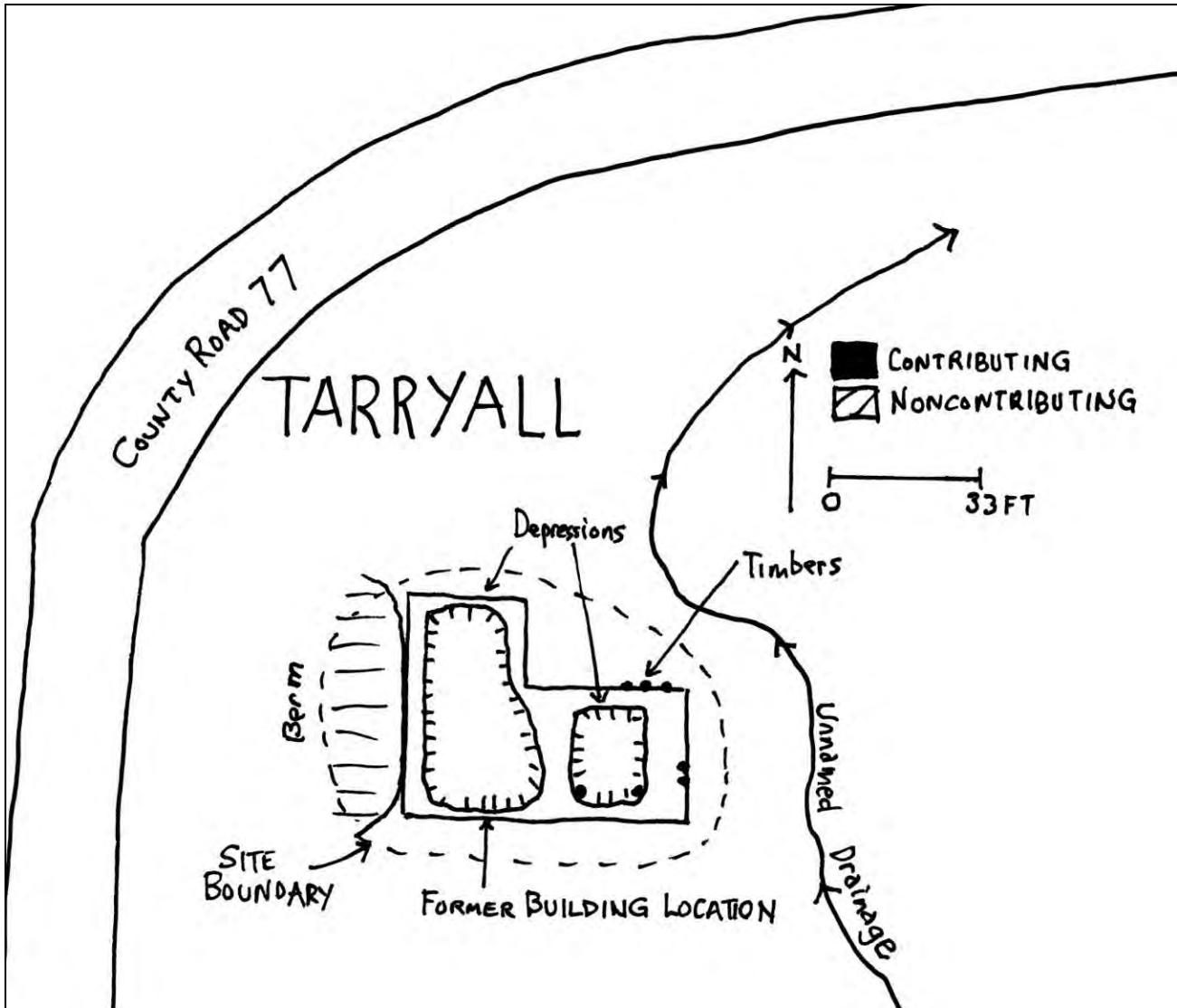
Detail Map 32: Blacksmith Shop, Map Reference 55



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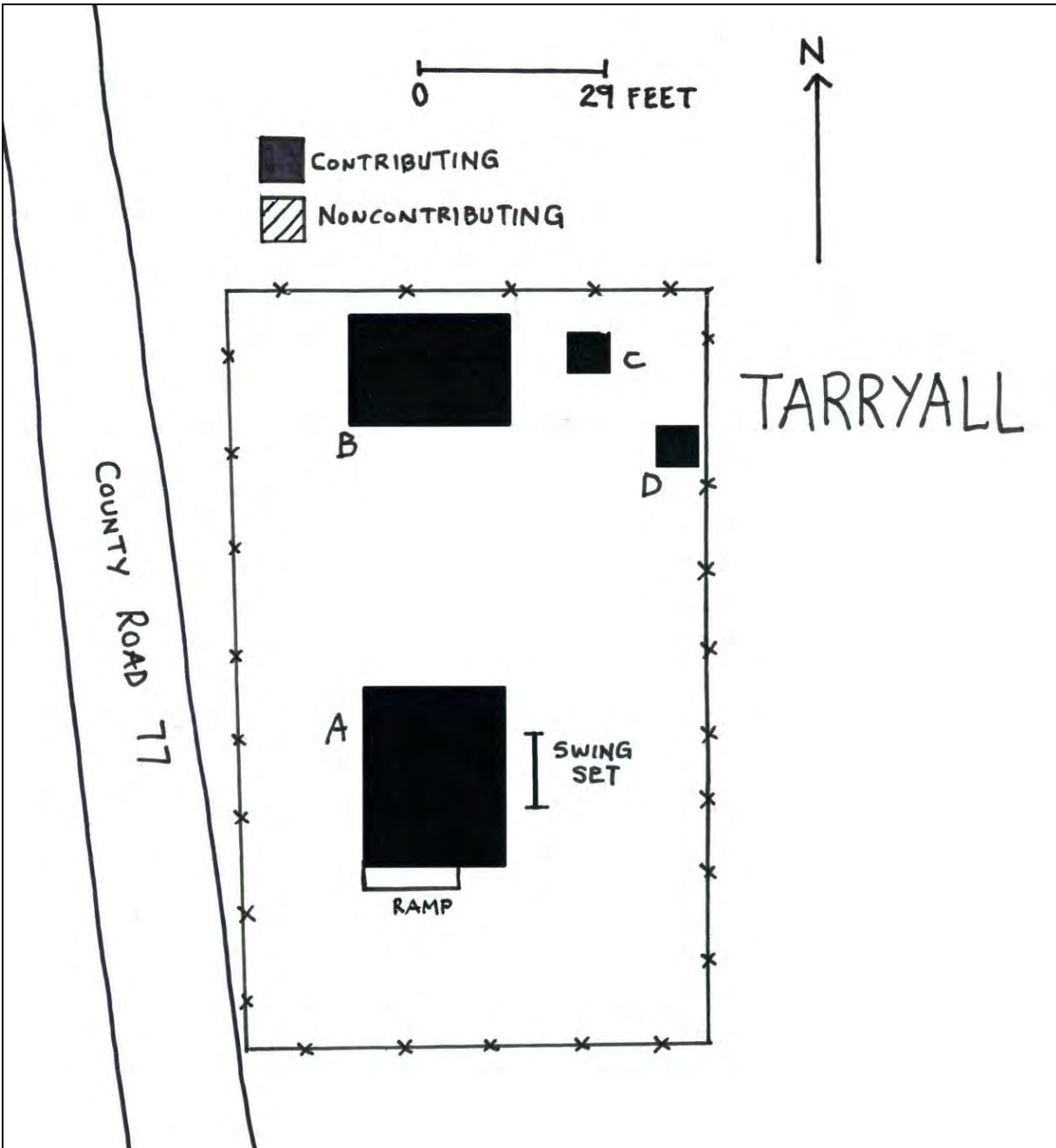
Detail Map 33: Saloon/Meat Market, Map Reference 56



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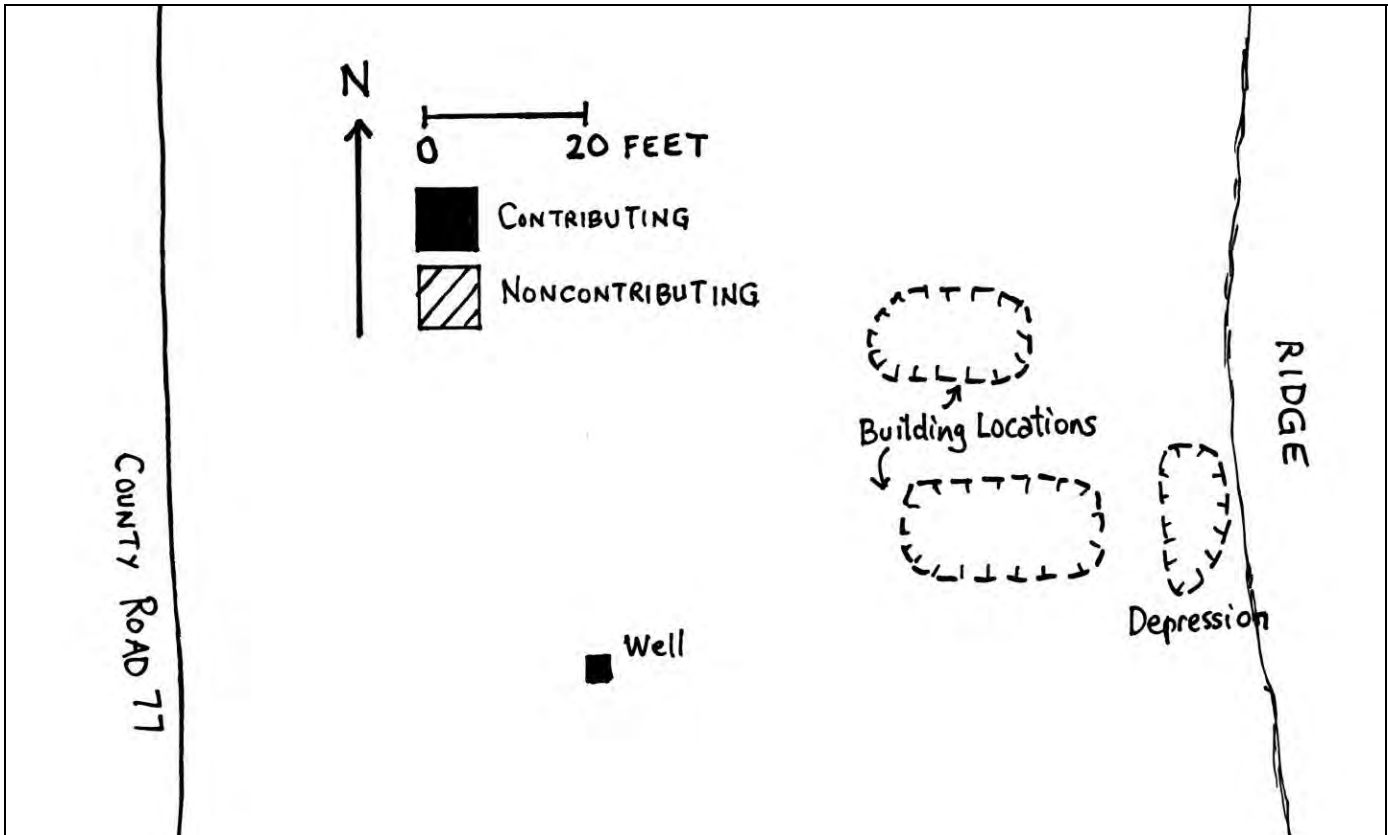
Detail Map 34: Tarryall School, Map Reference 57



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Detail Map 35: Marksbury/Davenport Homestead, Map Reference 59

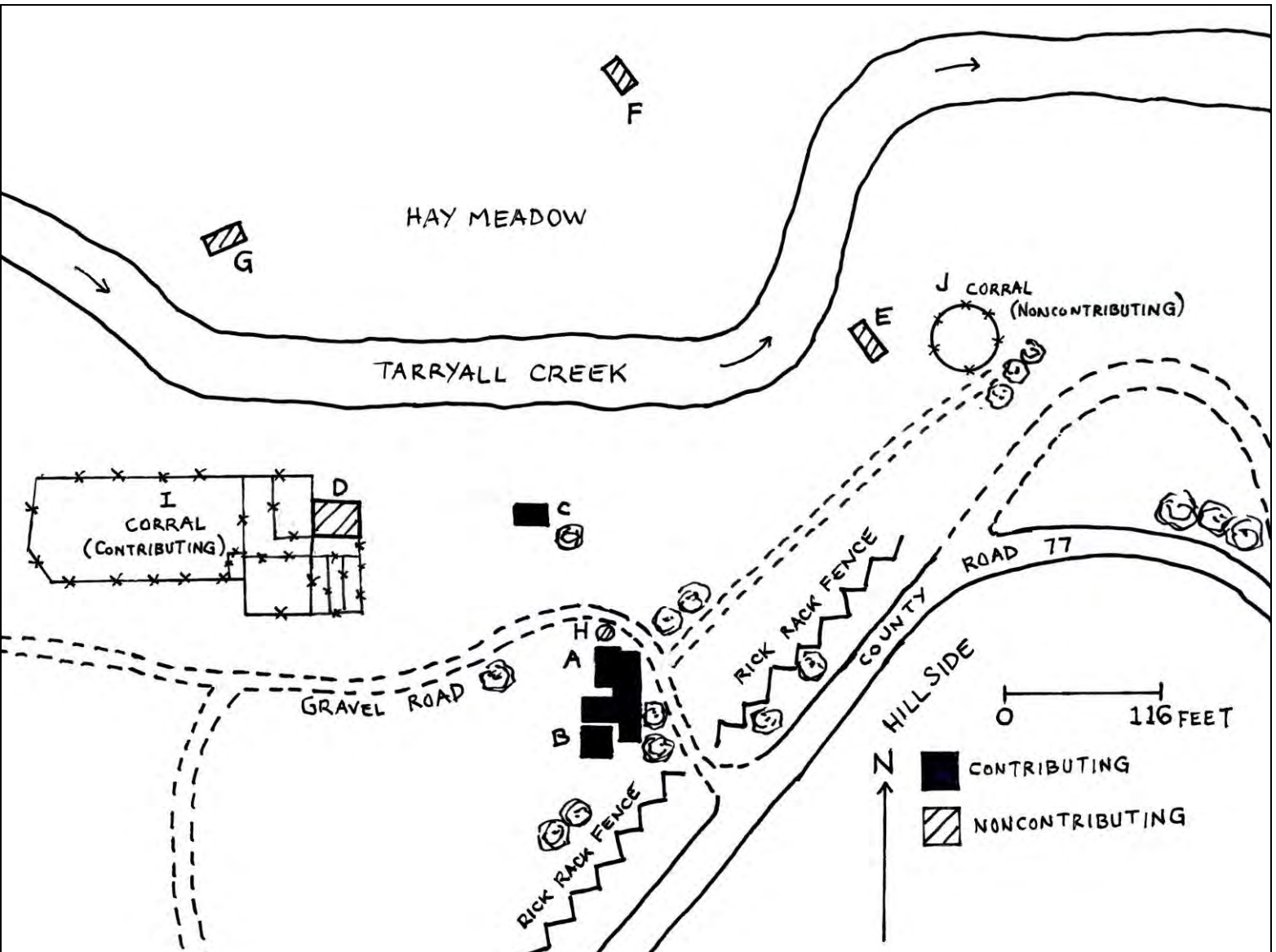




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Detail Map 36: Kolle-Landis Ranch, Map Reference 61

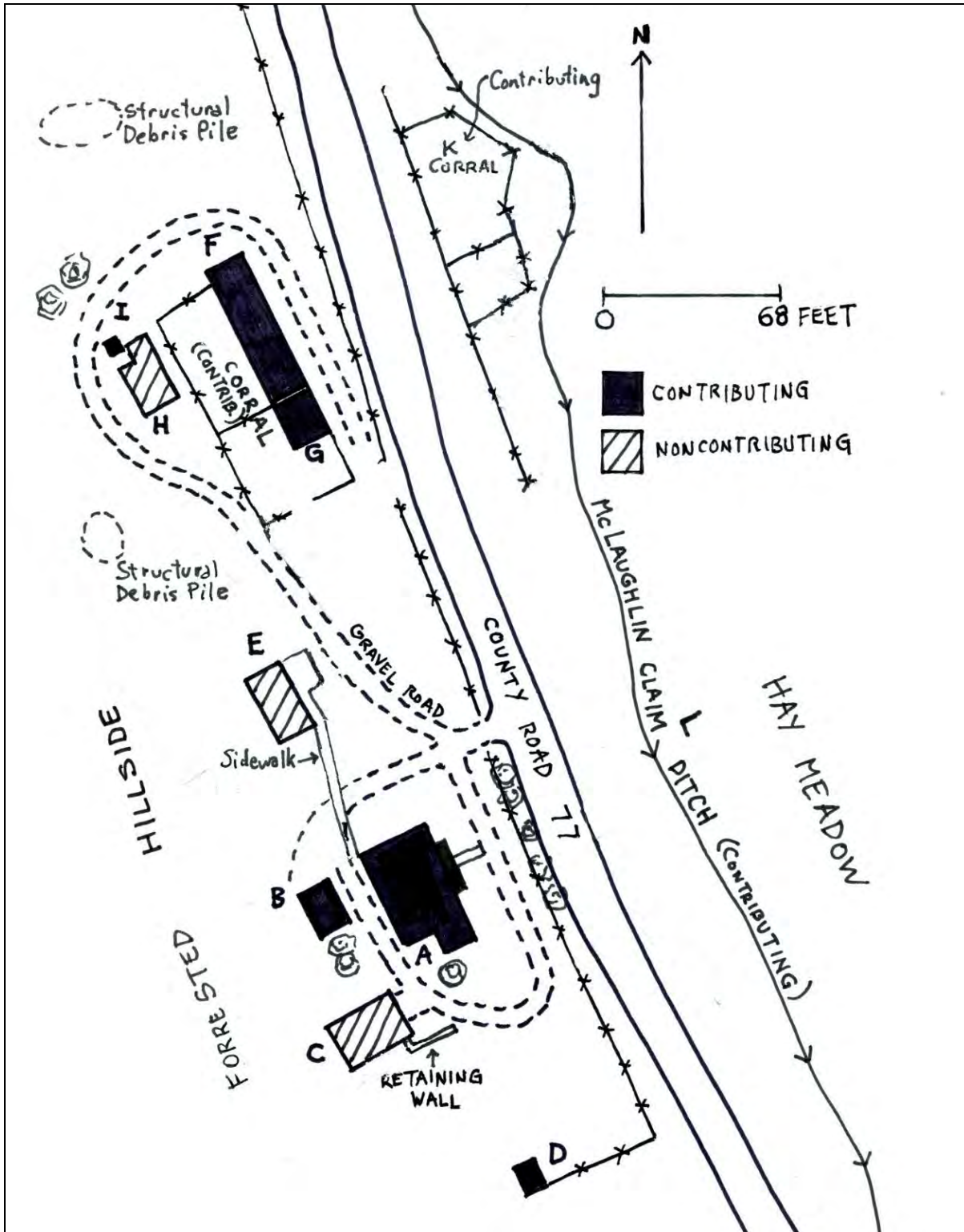


(N.B. - There is no Detail Map 37.)

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Detail Map 38: Sarah McLaughlin Ranch, Map Reference 67

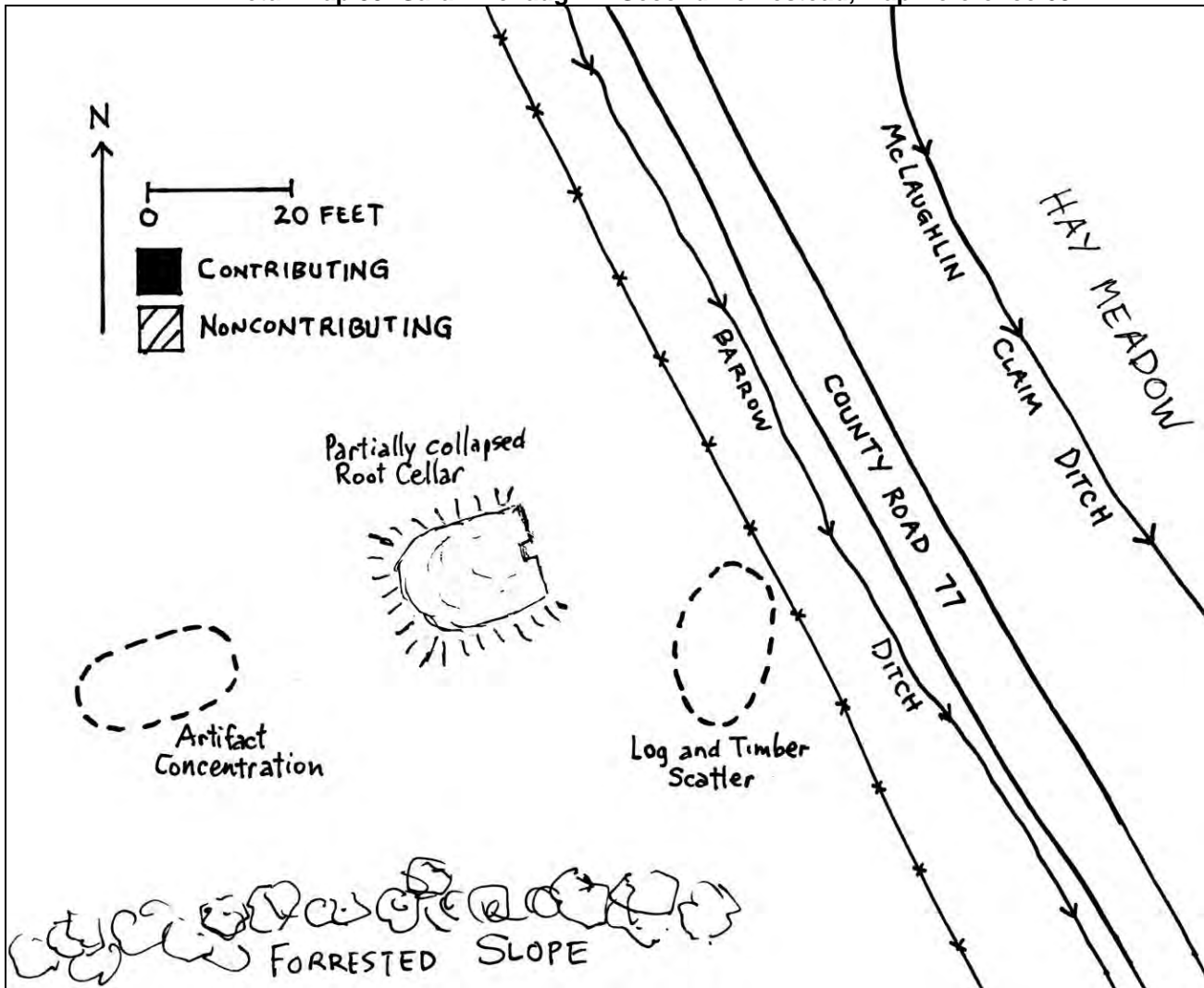


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource L: Z 13, E 464100, N 4325553/E 465597, N 4325653

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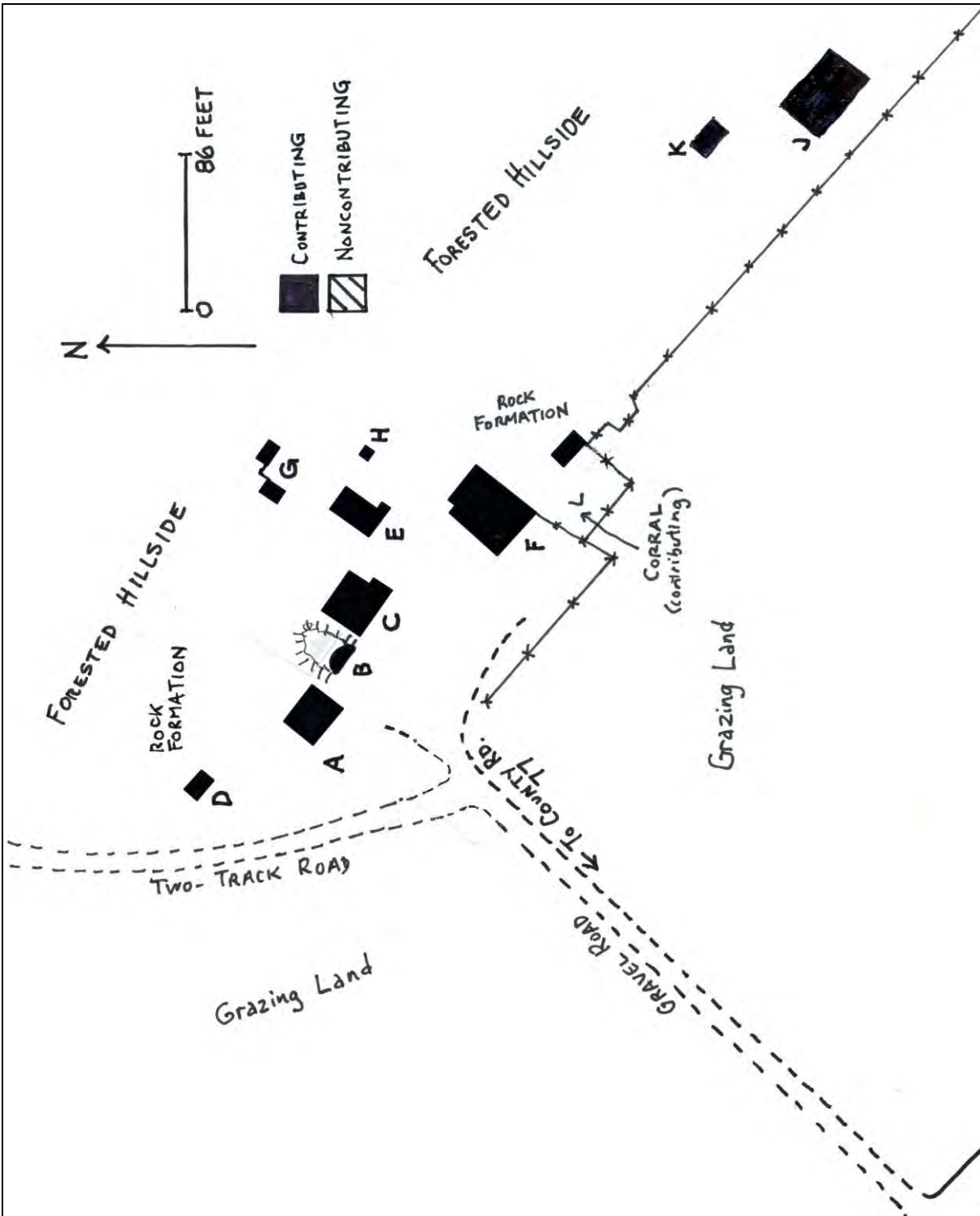
Detail Map 39: Sarah McLaughlin Second Homestead, Map Reference 68



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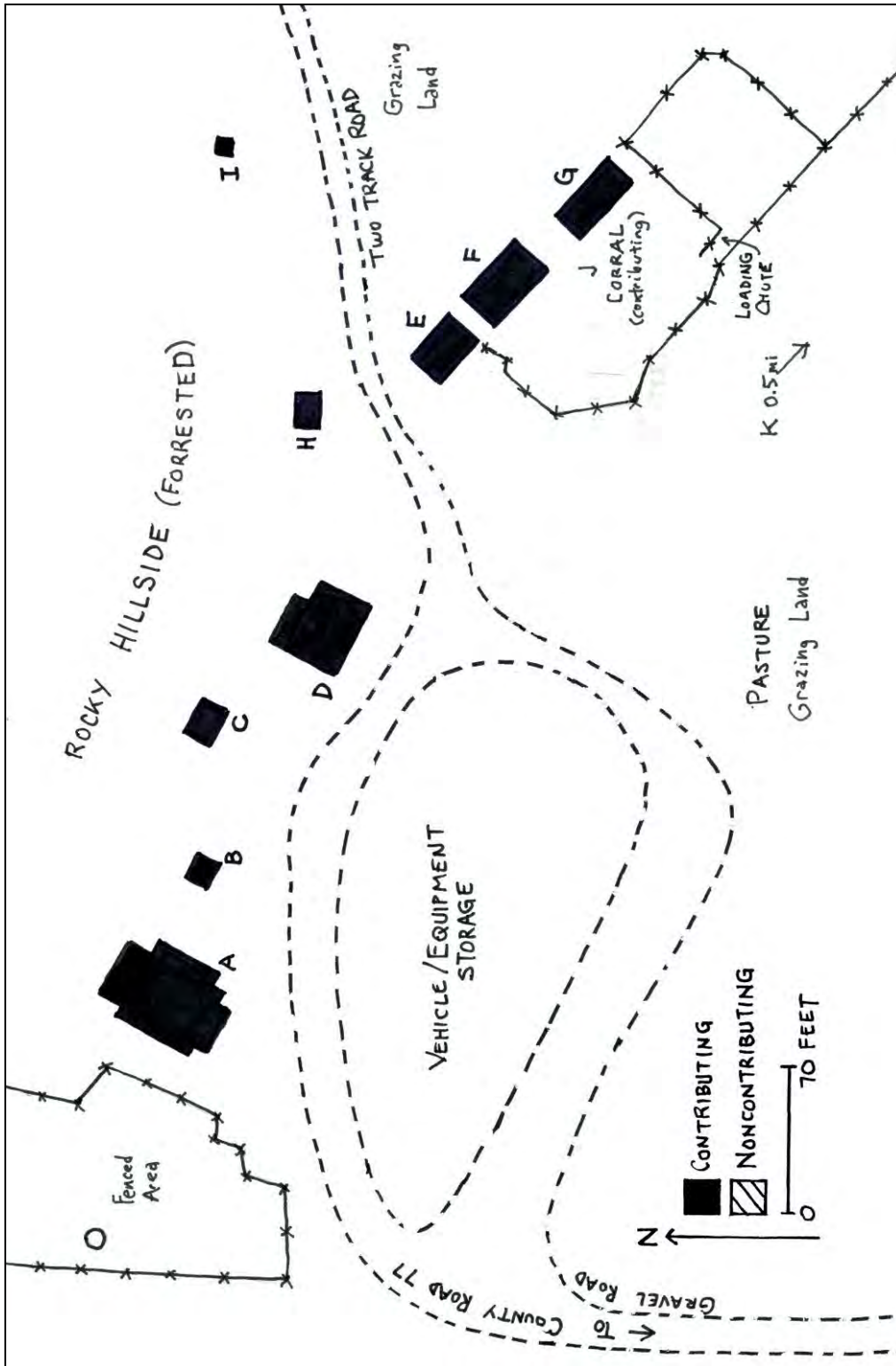
Detail Map 40: Stoll-Pledger Ranch, Map Reference 72



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Detail Map 41: Payne Homestead/Double Bar Ranch, Map Reference 73

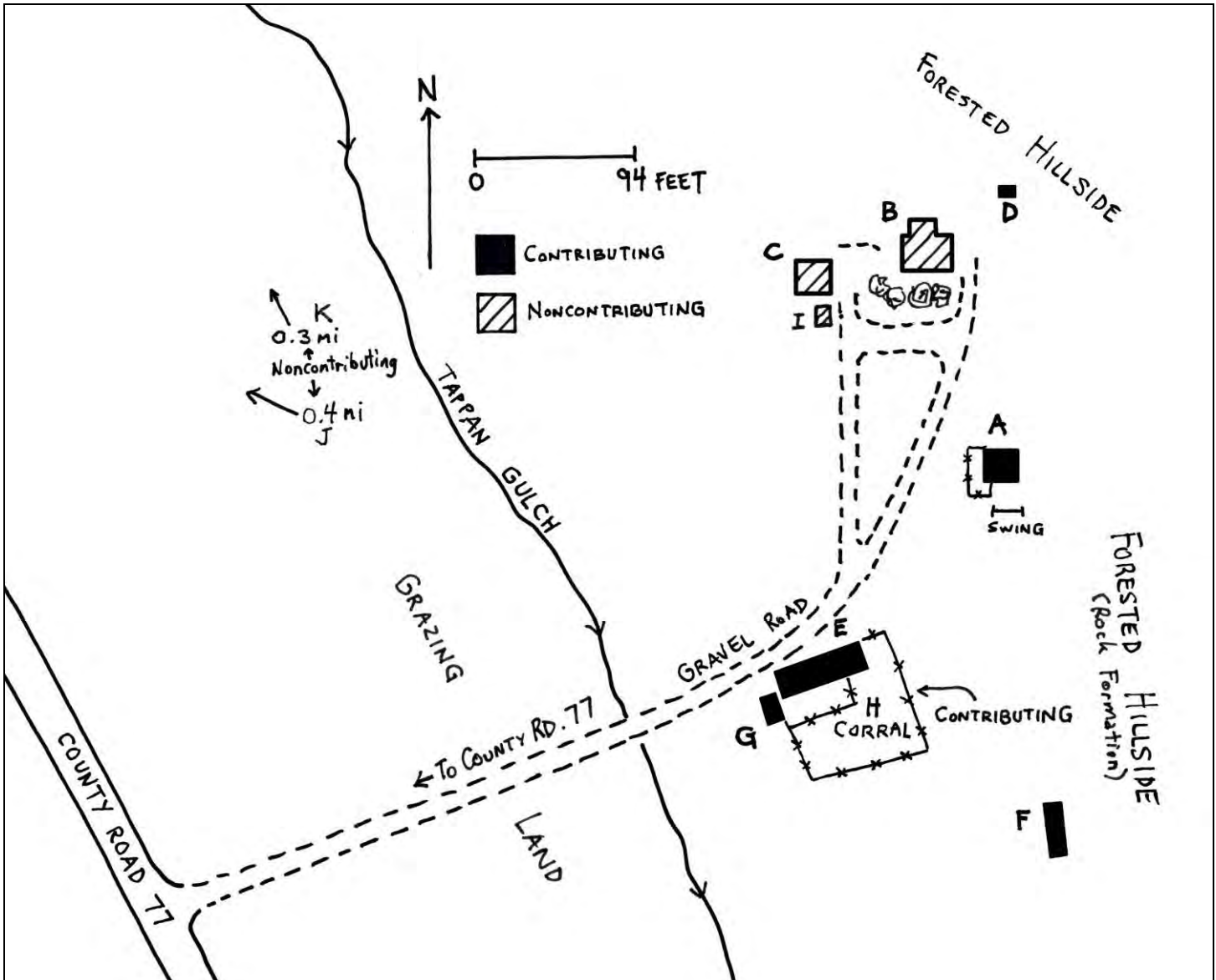


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource K: Z 13, E 466826, N 4322557

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Name of Property

Park, CO  
County and State

Detail Map 42: Ryan Homestead/Jeffries Ranch/Hayman School, Map Reference 74

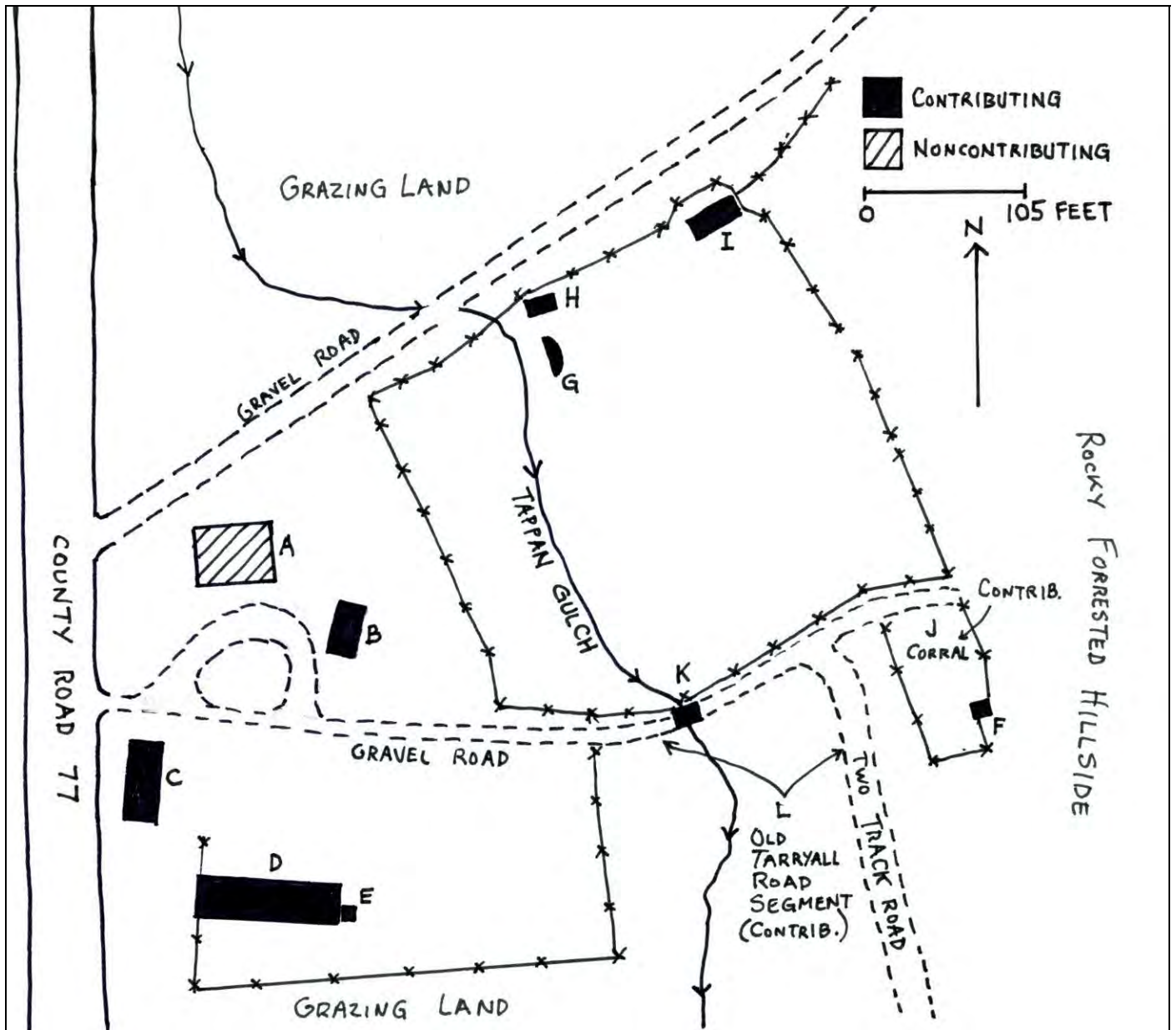


UTM Coordinates (NAD 83) for Resources Not Shown on Map:  
Resource J: Z 13, E 466106, N 4321482  
Resource K: Z 13, E 466391, N 4321765

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

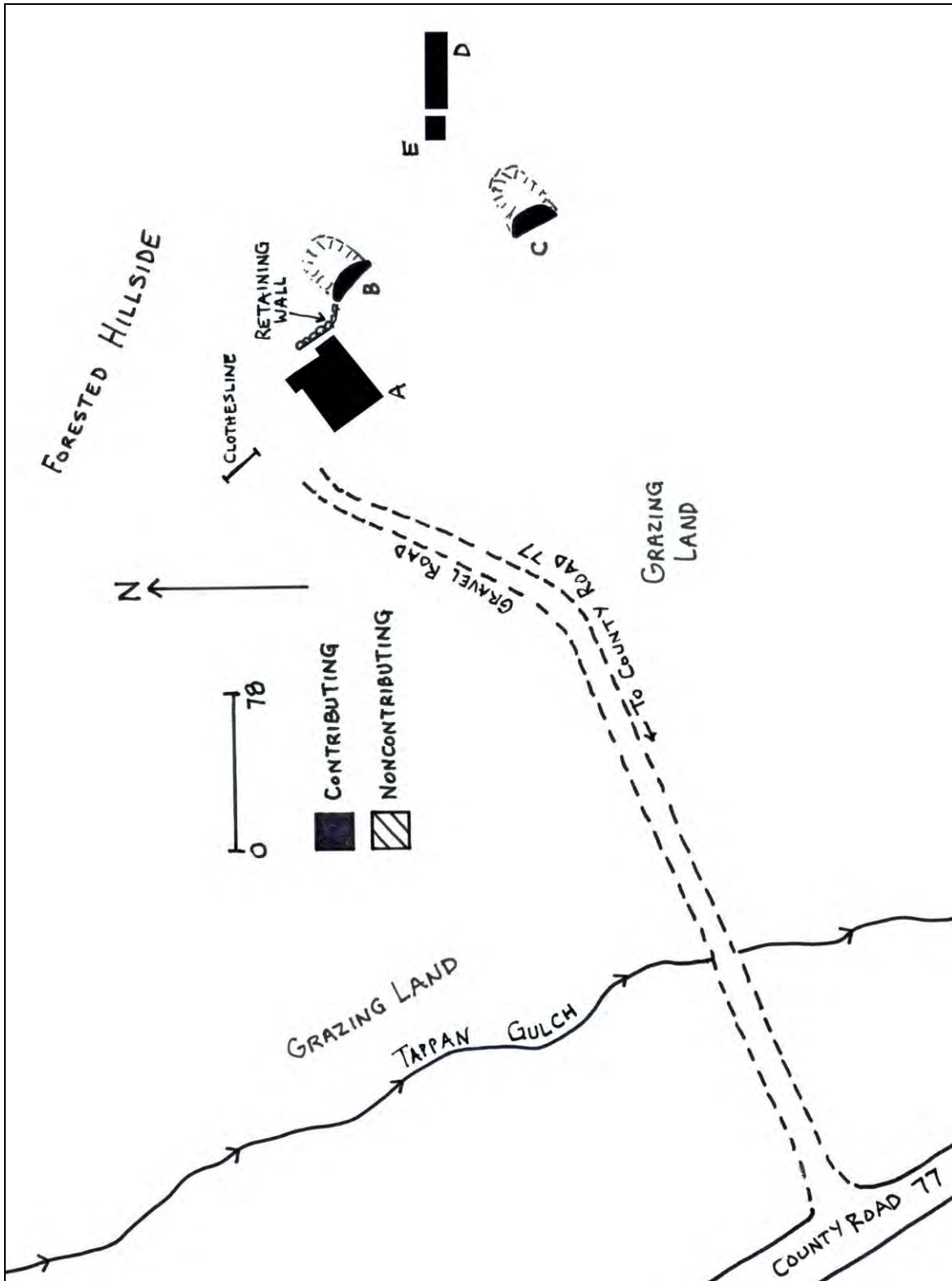
Detail Map 43 Mihan Homestead/Upper Warling Ranch, Map Reference 77



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

Detail Map 44: Lower Warling Ranch, Map Reference 78

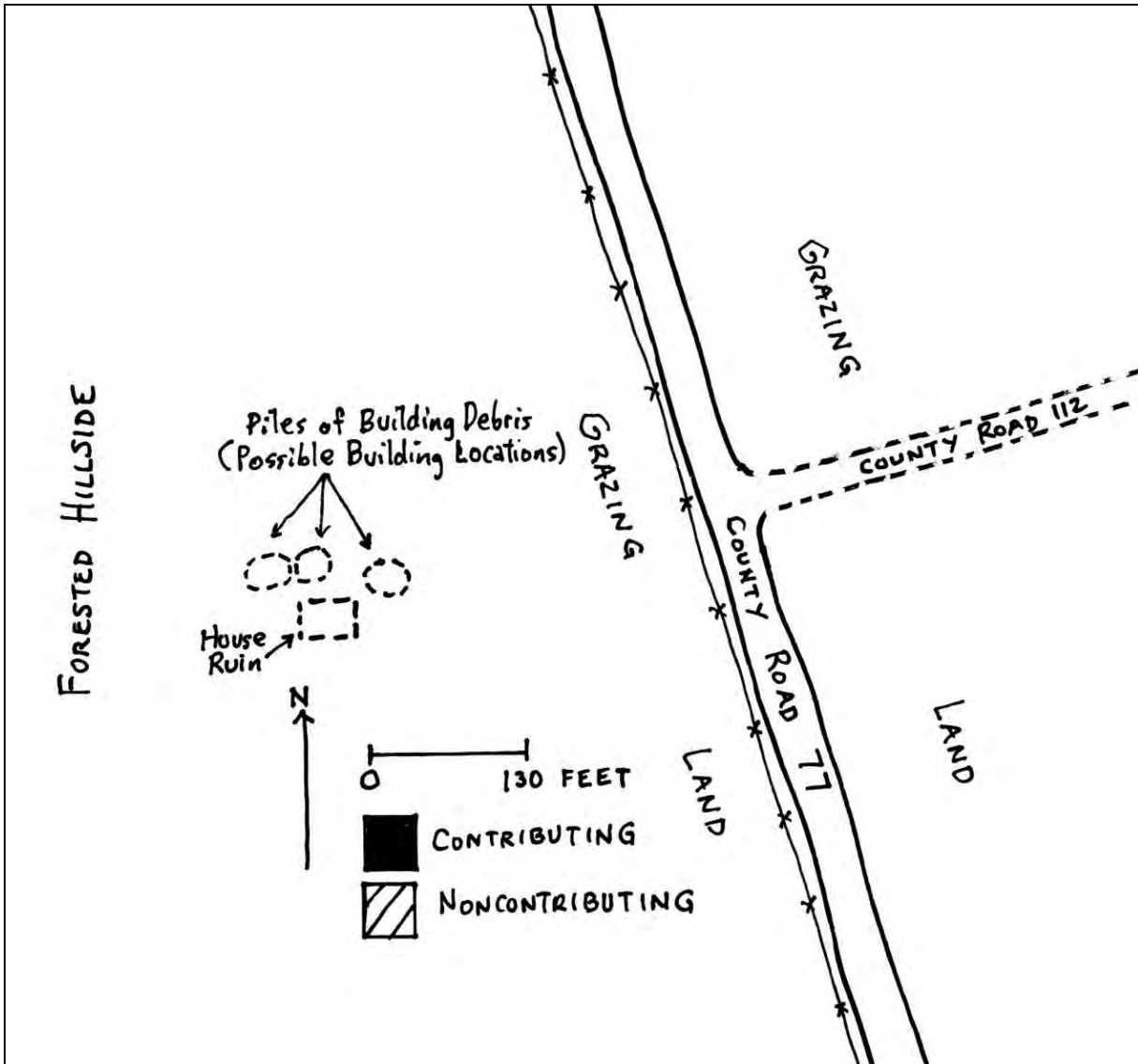




Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

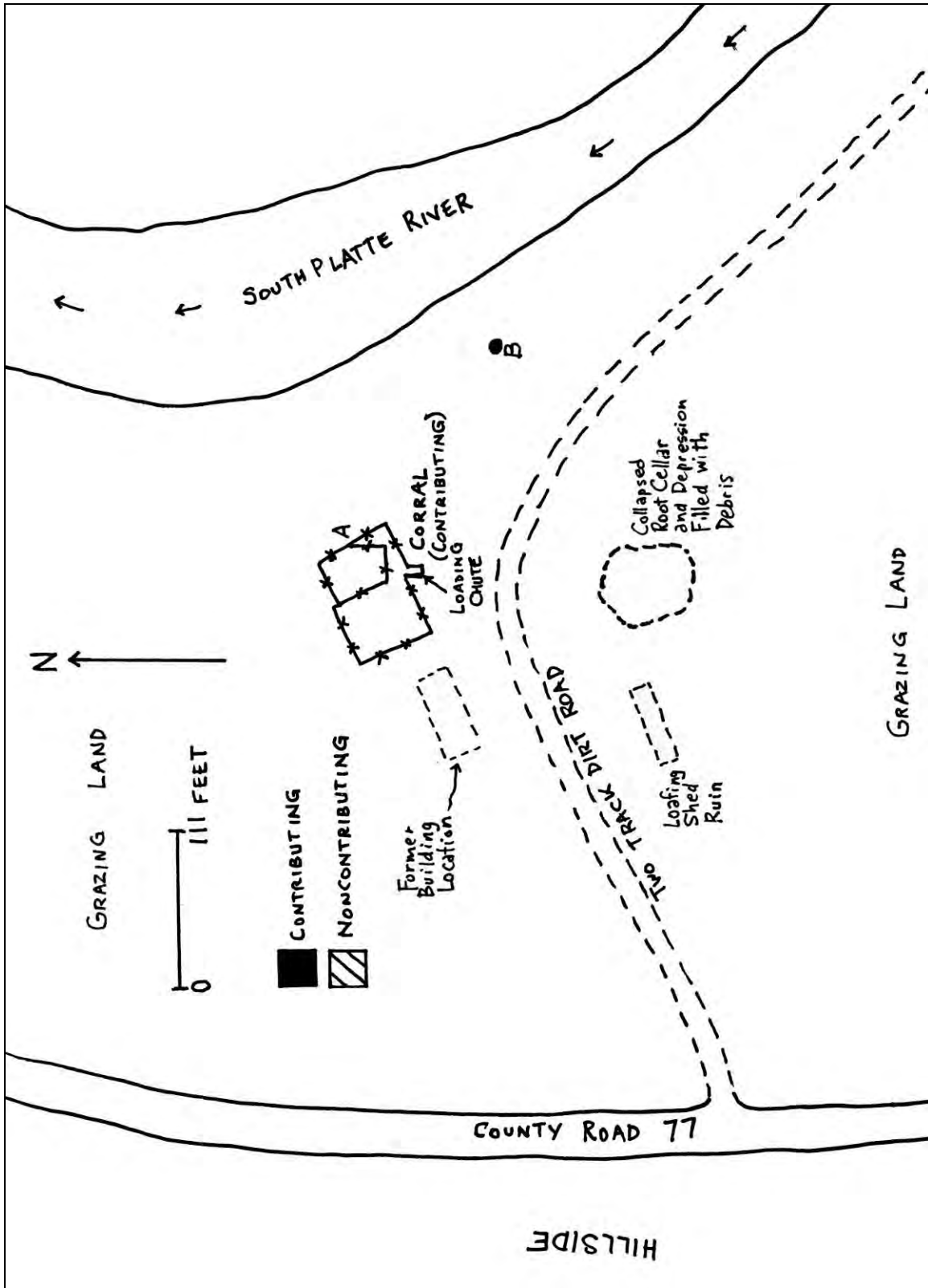
Detail Map 45: Clarkson/Golding Homestead, Map Reference 80



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

Detail Map 46: Snair Ranch, Map Reference 81



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

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**Historic Figures Log:**

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1 of 14 This 1876 Surveyor General's Office survey plat of Township 10 South, Range 73 West, shows Tarryall Road (the dashed line) paralleling Tarryall Creek. The segment of road roughly corresponds to present-day Mileposts 18.0 to 25.1. William Farnum's ranch is shown in the northeast corner of Section 15. Courtesy of U.S. Bureau of Land Management, website, Township No. 10 South, Range No. 73 West of the 6<sup>th</sup> Principal Meridian, approved 2 March 1877, <http://glorerecords.blm.gov> (accessed April and May 2012).

2 of 14 Hundreds of people moved to the new townsite of Puma City along Tarryall Road following ore discoveries in 1896. The post office name for the settlement was Tarryall shown here ca. 1898. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

3 of 14 In this 1947 photograph Hayman school is shown in its second location, along Tarryall Road, after its days as an educational facility ended. Note the swing set to the right and a probable outhouse to the rear. Courtesy of Western History and Genealogy Department, Denver Public Library, Muriel Sibell Wolle photograph, image number X-5819, 1947.

4 of 14 This 1898 view north from Mountaindale of the Tarryall Mountains illustrates the character of the Tarryall drainage. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

5 of 14 Arriving in 1865, Timothy and Adelia Borden became the earliest permanent settlers along Tarryall Road. His brother, Olney, also established a ranch in the area, which became known as "Bordenville," shown here in the early 1900s. Bordenville included a post office, opened in 1879, and other services for local ranch families. Courtesy of Park County Local History Archives, Wilkin Collection.

6 of 14 This view northwest across Tarryall Creek shows William and Mahala Farnum's ranch 1898. Farnum established the ranch in 1867. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

7 of 14 The large ranch house at the Dunbar-Robbins Ranch is shown here ca. 1908-12. The headquarters is located on Rock Creek just north of Bordenville. Courtesy of Park County Local History Archive, Wilkin Collection, [www.parkcoarchives.org](http://www.parkcoarchives.org) (accessed 4 May 2012).

8 of 14 Several of the ranches along the Tarryall corridor exhibit extensive, multi-building layouts. This oblique aerial view of the Taylor/Portis/ Johnson Ranch shows its extent ca. 1950s. Courtesy of James C. "Jay" and Frances Greene photographic collection, Jefferson, Colorado.

9 of 14 Richard and Ann Bysong Snair settled on this homestead on the lower Tarryall in 1875, raising hay and cattle. In 2005, their log ranch house was moved to Lake George to preserve it. Courtesy of Steve Plutt photographic collection, pre-1890.

10 of 14 One of the most substantial log houses along the Tarryall Road (shown here ca. 1889) belonged to the Clarksons, homesteaders related to the Snairs and Bysongs, whose properties adjoined theirs. The house is no longer standing on the property. Courtesy of U.S. Forest Service interpretive sign, Tarryall Road.

11 of 14 This pre-1940s view of the Derby-Terhune-Eavenson Ranch shows the main house to the left and the 1880s barn erected by William A. Derby to the right. Courtesy of Park County Local History Archives, photographic collection.

12 of 14 This ca. 1940s postcard for the Tarryall River Dude Ranch (view west) shows the main barn and other animal support buildings near Tarryall Creek. Courtesy of Park County Local History Archives, photographic collection, image 1359, Margaret Howell McArthur collection.

13 of 14 Listed in the National Register of Historic Places, the 1921 Tarryall School is representative of the one-room schools once found in rural areas throughout Colorado. Courtesy of Park County Local History Archives, image 300, provided by Sydney Johnson, 1941.

14 of 14 This view north along Tarryall Road from the Anderson Ranch/Lazy River Ranch illustrates the landscape along the corridor in the early 1920s. The house on the left had not yet received its Rustic appearance. Courtesy of E.E. Van Epps photograph, image number 025-1833.jpg, Pikes Peak Library District, Colorado Springs, Colorado.

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

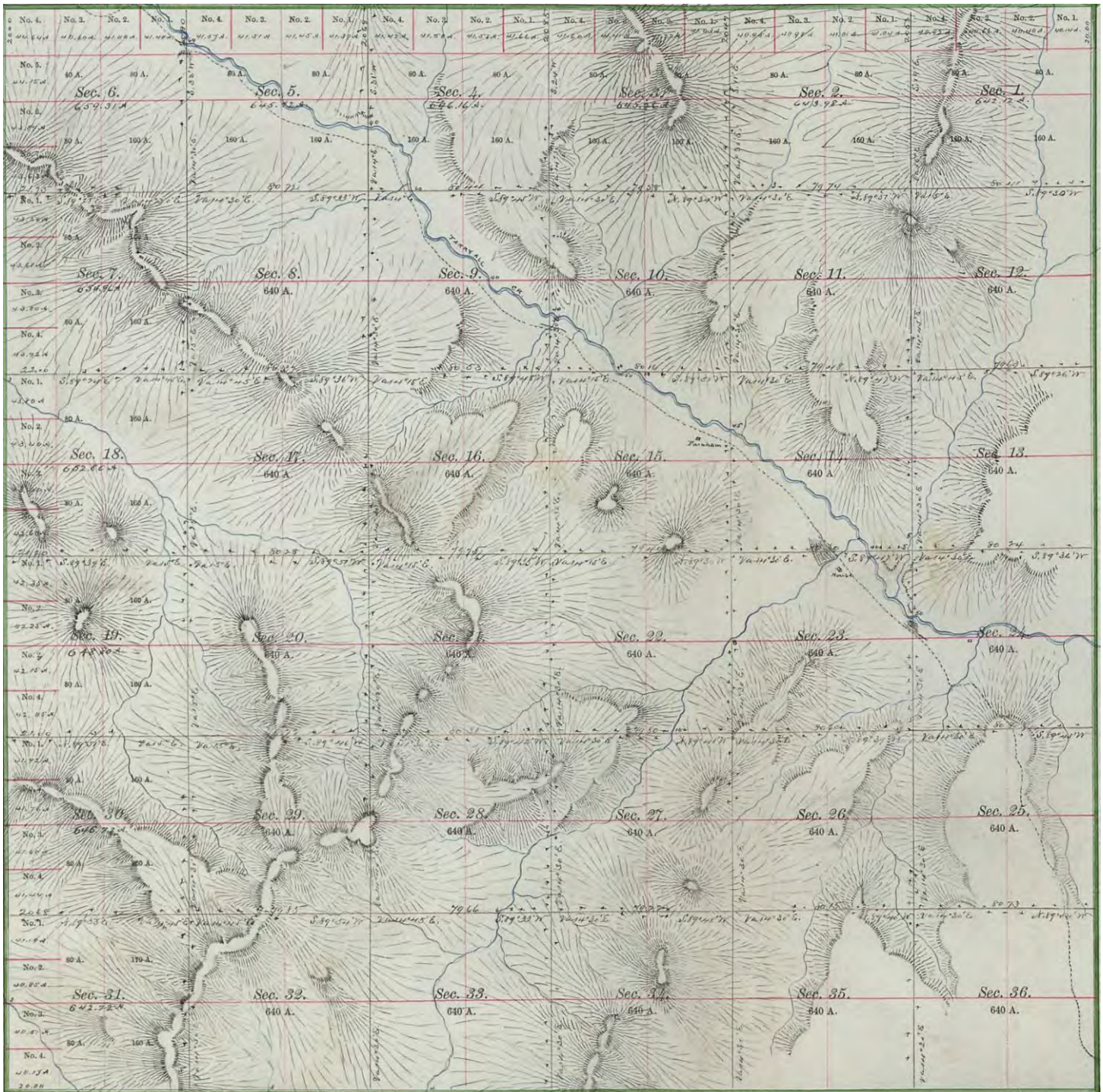


Figure 1. This 1876 Surveyor General's Office survey plat of Township 10 South, Range 73 West, shows Tarryall Road (the dashed line) paralleling Tarryall Creek. The segment of road roughly corresponds to present-day Mileposts 18.0 to 25.1. William Farnum's ranch is shown in the northeast corner of Section 15. Courtesy of U.S. Bureau of Land Management, website, Township No. 10 South, Range No. 73 West of the 6<sup>th</sup> Principal Meridian, approved 2 March 1877, <http://gloreCORDS.blm.gov> (accessed April and May 2012).

Tarryall Rural Historic District

Name of Property

Park, CO

County and State



Figure 2. Hundreds of people moved to the new townsite of Puma City along Tarryall Road following ore discoveries in 1896. The post office name for the settlement was Tarryall shown here in 1898. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.



Figure 3. In this 1947 photograph Hayman school is shown in its second location, along Tarryall Road, after its days as an educational facility ended. Note the swing set to the right and a probable outhouse to the rear. Courtesy of Western History and Genealogy Department, Denver Public Library, Muriel Sibell Wolle photograph, image number X-5819, 1947.

Tarryall Rural Historic District

Park, CO

Name of Property

County and State



Figure 4. This 1898 view north from Mountindale of the Tarryall Mountains illustrates the character of the Tarryall drainage. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.



Figure 5. Arriving in 1865, Timothy and Adelia Borden became the earliest permanent settlers along Tarryall Road. His brother, Olney, also established a ranch in the area, which became known as "Bordenville," shown here in the early 1900s. Bordenville included a post office, opened in 1879, and other services for local ranch families. Courtesy of Park County Local History Archives, Wilkin Collection.

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State



Figure 6. This view northwest across Tarryall Creek shows William and Mahala Farnum's ranch in 1898. Farnum established the ranch in 1867. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.



Figure 7. The large ranch house at the Dunbar-Robbins Ranch is shown here ca. 1908-12. The headquarters is located on Rock Creek just north of Bordenville. Courtesy of Park County Local History Archive, Wilkin Collection, [www.parkcoarchives.org](http://www.parkcoarchives.org) (accessed 4 May 2012).

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State



Figure 8. Several of the ranches along the Tarryall corridor exhibit extensive, multi-building layouts. This oblique aerial view of the Taylor/Portis/Johnson Ranch shows its extent ca. 1950s. Courtesy of James C. "Jay" and Frances Greene photographic collection, Jefferson, Colorado.



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

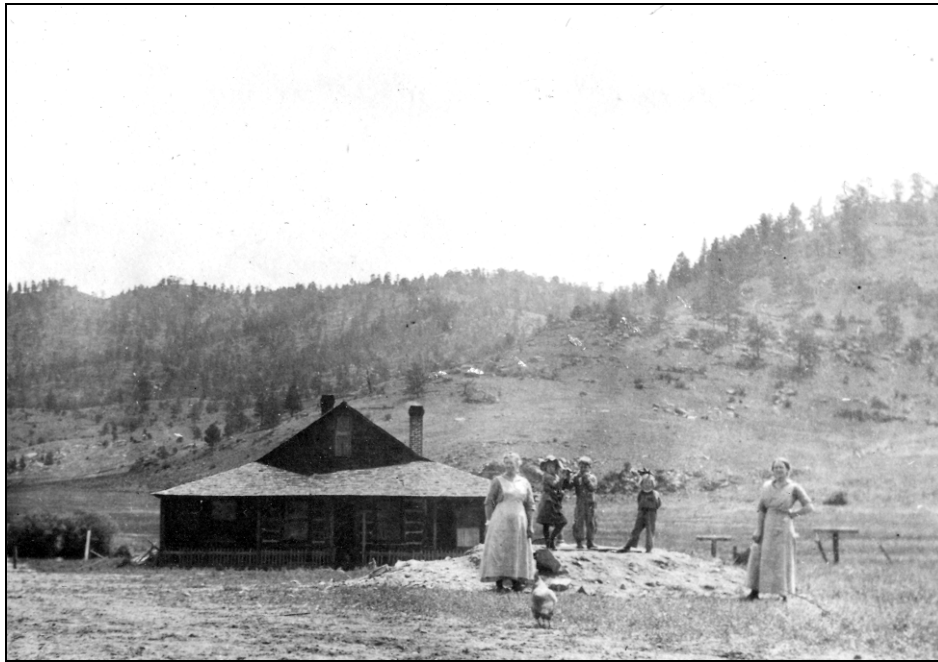


Figure 9. Richard and Ann Bysong Snair settled on this homestead on the lower Tarryall in 1875, raising hay and cattle. In 2005, their log ranch house was moved to Lake George to preserve it. Courtesy of Steve Plutt photographic collection, pre-1890.



Figure 10. One of the most substantial log houses along the Tarryall Road (shown here ca. 1889) belonged to the Clarksons, homesteaders related to the Snairs and Bysongs, whose properties adjoined theirs. The house is no longer standing on the property. Courtesy of U.S. Forest Service interpretive sign, Tarryall Road.

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

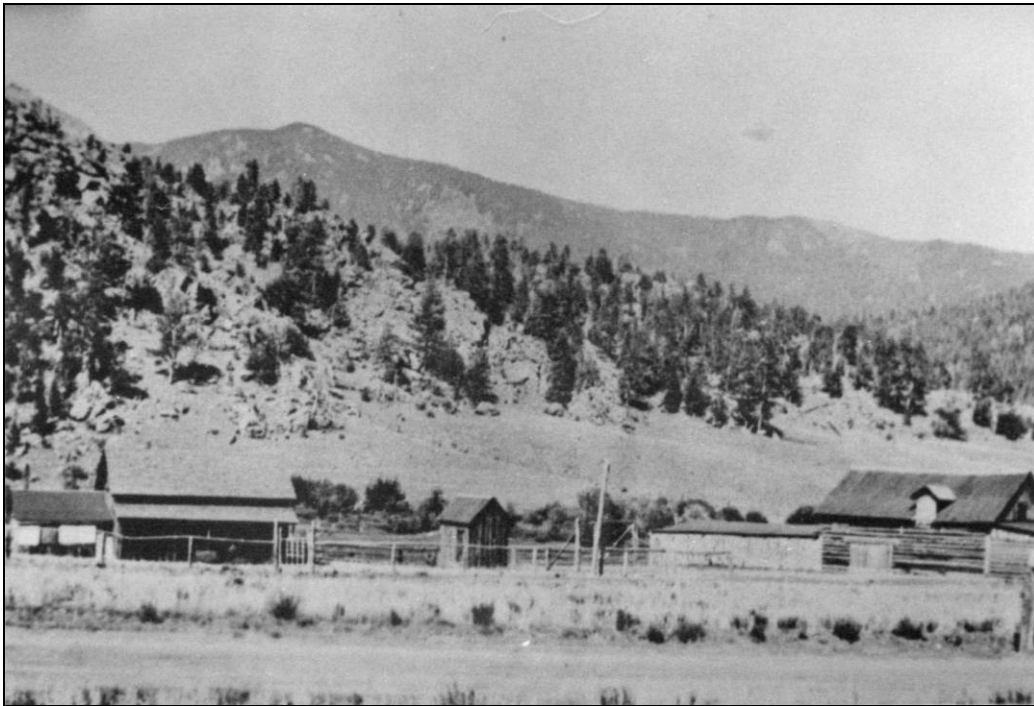


Figure 11. This pre-1940s view of the Derby/Terhune/Eavenson Ranch shows the main house to the left and the 1880s barn erected by William A. Derby to the right. Courtesy of Park County Local History Archives, photographic collection.



Figure 12. This ca. 1940s postcard for the Tarryall River Dude Ranch (view west) shows the main barn and other animal support buildings near Tarryall Creek. Courtesy of Park County Local History Archives, photographic collection, image 1359, Margaret Howell McArthur collection.

Tarryall Rural Historic District

Park, CO

Name of Property

County and State



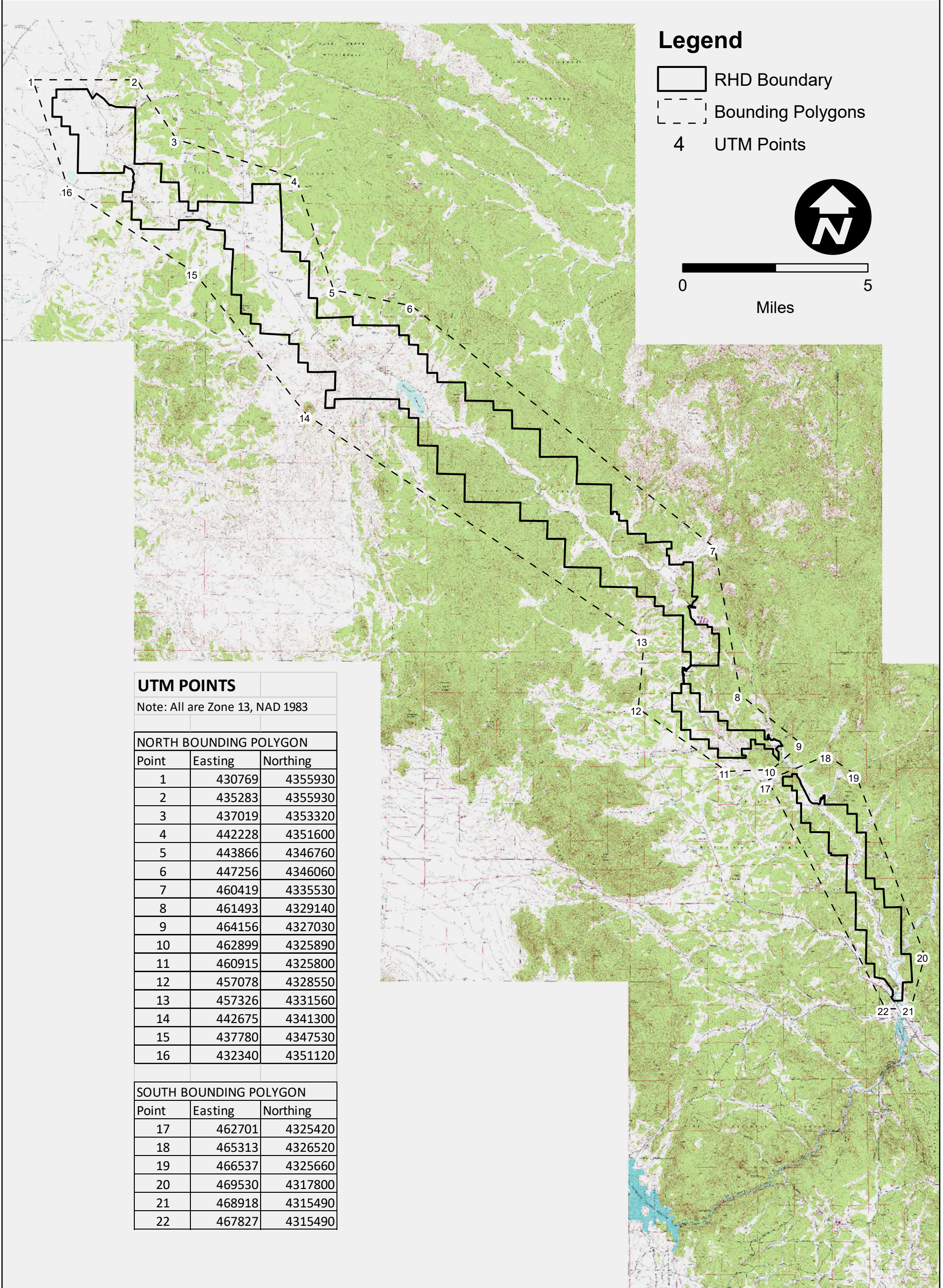
Figure 13. Listed in the National Register of Historic Places, the 1921 Tarryall School is representative of the one-room schools once found in rural areas throughout Colorado. Courtesy of Park County Local History Archives, image 300, provided by Sydney Johnson, 1941.





Figure 14. This view north along Tarryall Road from the Anderson/Lazy River Ranch illustrates the landscape along the corridor in the early 1920s. The house on the left had not yet received its Rustic appearance. Courtesy of E.E. Van Epps photograph, image number 025-1833.jpg, Pikes Peak Library District, Colorado Springs, Colorado.

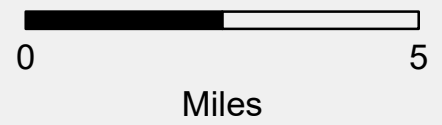
# TARRYALL RURAL HISTORIC DISTRICT

## Location Map



### Legend

-  RHD Boundary
-  Bounding Polygons
- 4 UTM Points



### UTM POINTS

Note: All are Zone 13, NAD 1983

#### NORTH BOUNDING POLYGON

Point	Easting	Northing
1	430769	4355930
2	435283	4355930
3	437019	4353320
4	442228	4351600
5	443866	4346760
6	447256	4346060
7	460419	4335530
8	461493	4329140
9	464156	4327030
10	462899	4325890
11	460915	4325800
12	457078	4328550
13	457326	4331560
14	442675	4341300
15	437780	4347530
16	432340	4351120

#### SOUTH BOUNDING POLYGON

Point	Easting	Northing
17	462701	4325420
18	465313	4326520
19	466537	4325660
20	469530	4317800
21	468918	4315490
22	467827	4315490

# Sketch Map 1, Tarryall RHD

**Legend**

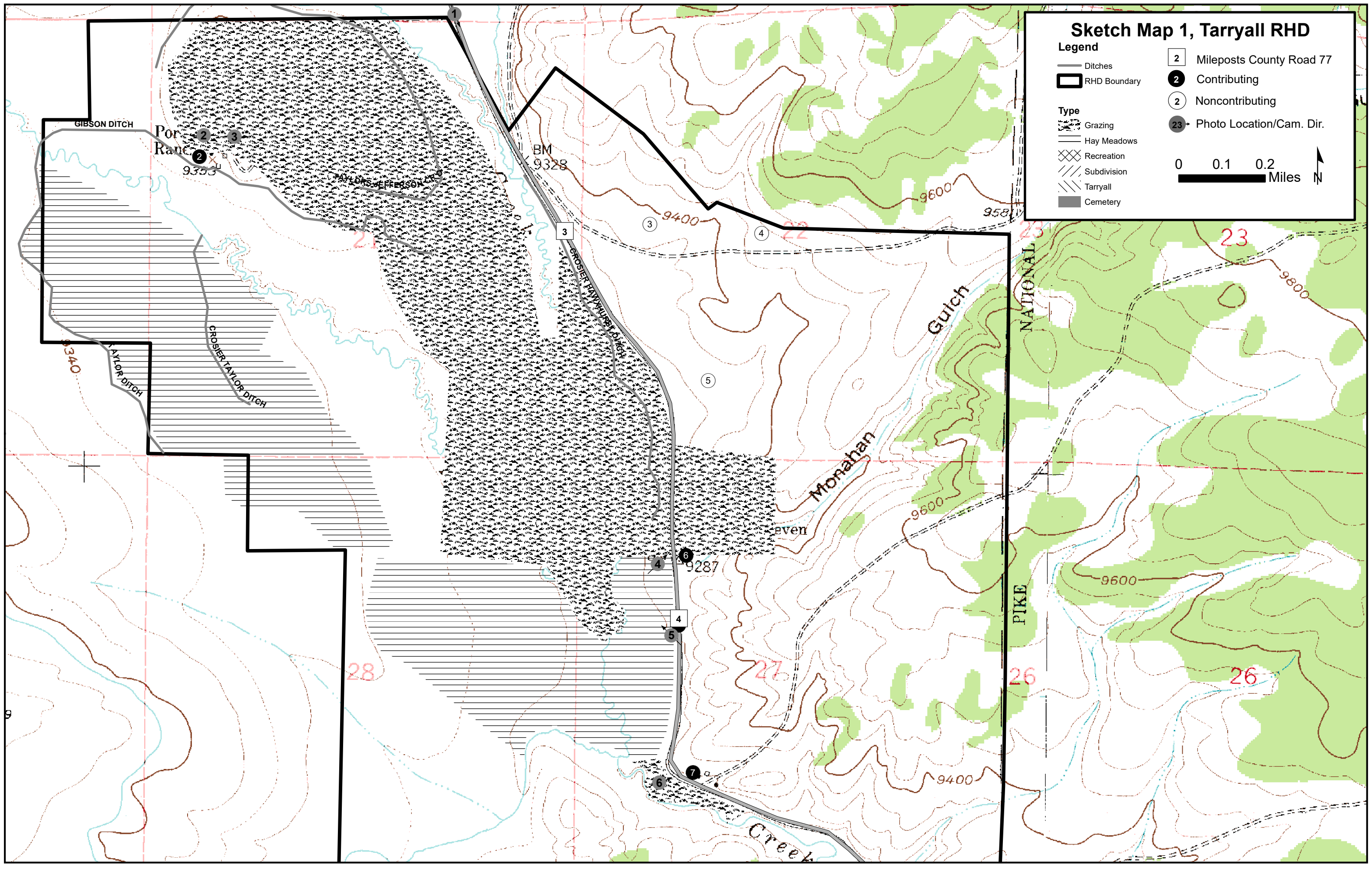
- Ditches
- RHD Boundary

**Type**

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

0 0.1 0.2 Miles



# Sketch Map 2, Tarryall RHD

**Legend**

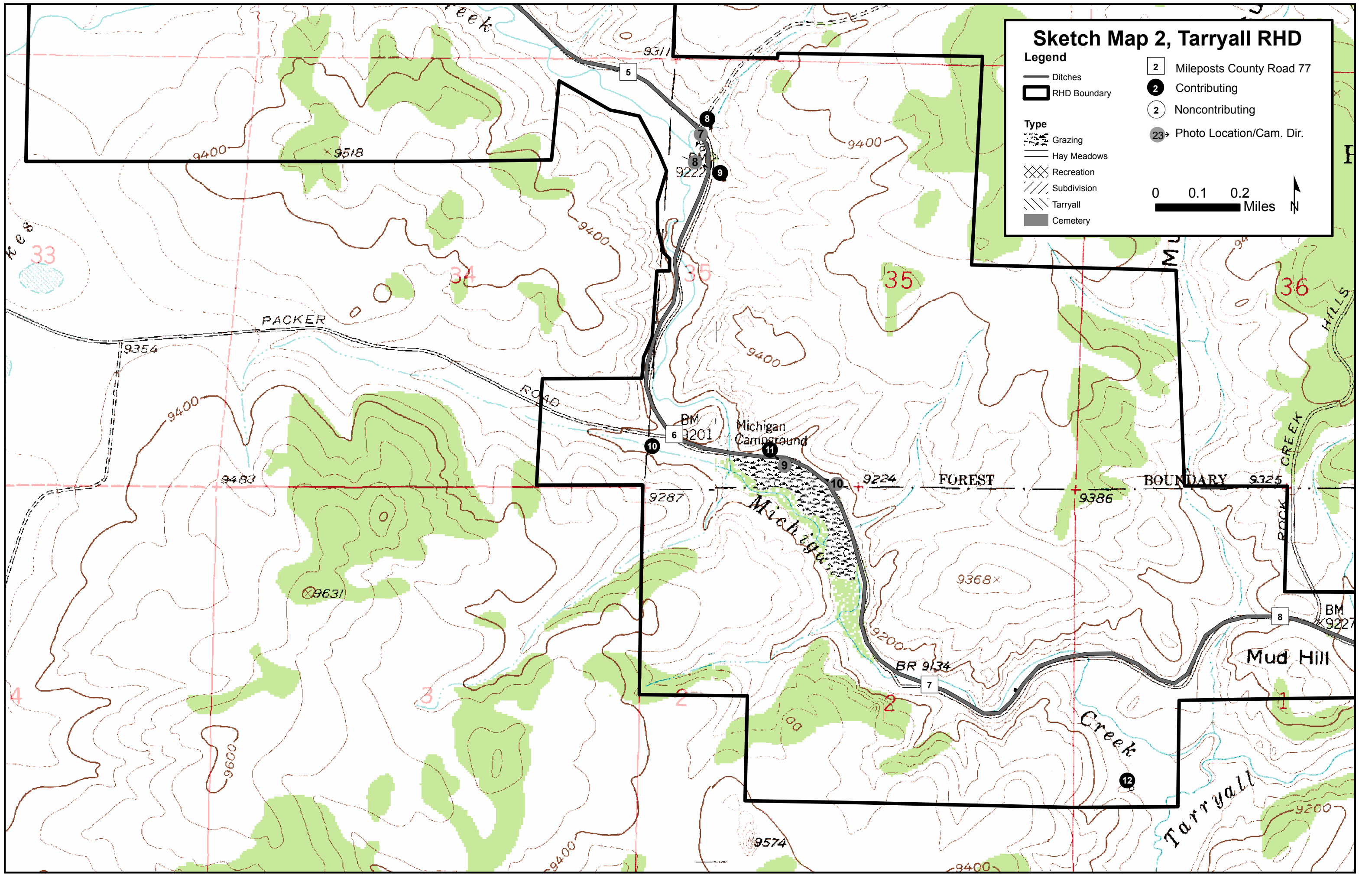
- Ditches
- RHD Boundary

**Type**

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

0 0.1 0.2 Miles





### Sketch Map 4, Tarryall RHD

**Legend**

- Dashed line: Ditches
- Thick black line: RHD Boundary

**Type**

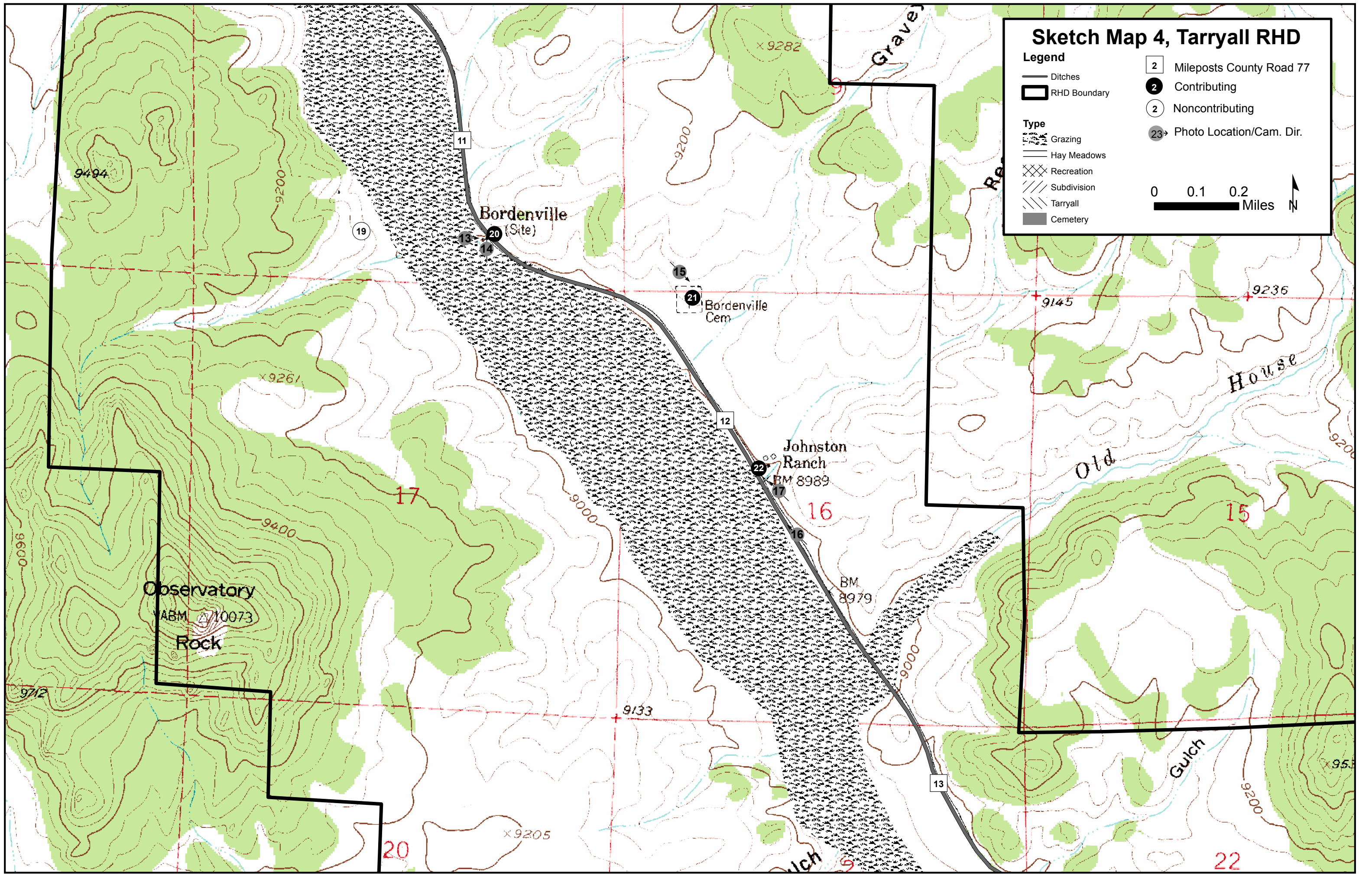
- Stippled pattern: Grazing
- Horizontal lines: Hay Meadows
- Cross-hatch pattern: Recreation
- Diagonal lines: Subdivision
- Vertical lines: Tarryall
- Grey rectangle: Cemetery

**Scale**

0 0.1 0.2 Miles

**Map Symbols**

- Box with 2: Mileposts County Road 77
- Circle with 2: Contributing
- Circle with 2: Noncontributing
- Circle with 23 and arrow: Photo Location/Cam. Dir.







# Sketch Map 6, Tarryall RHD

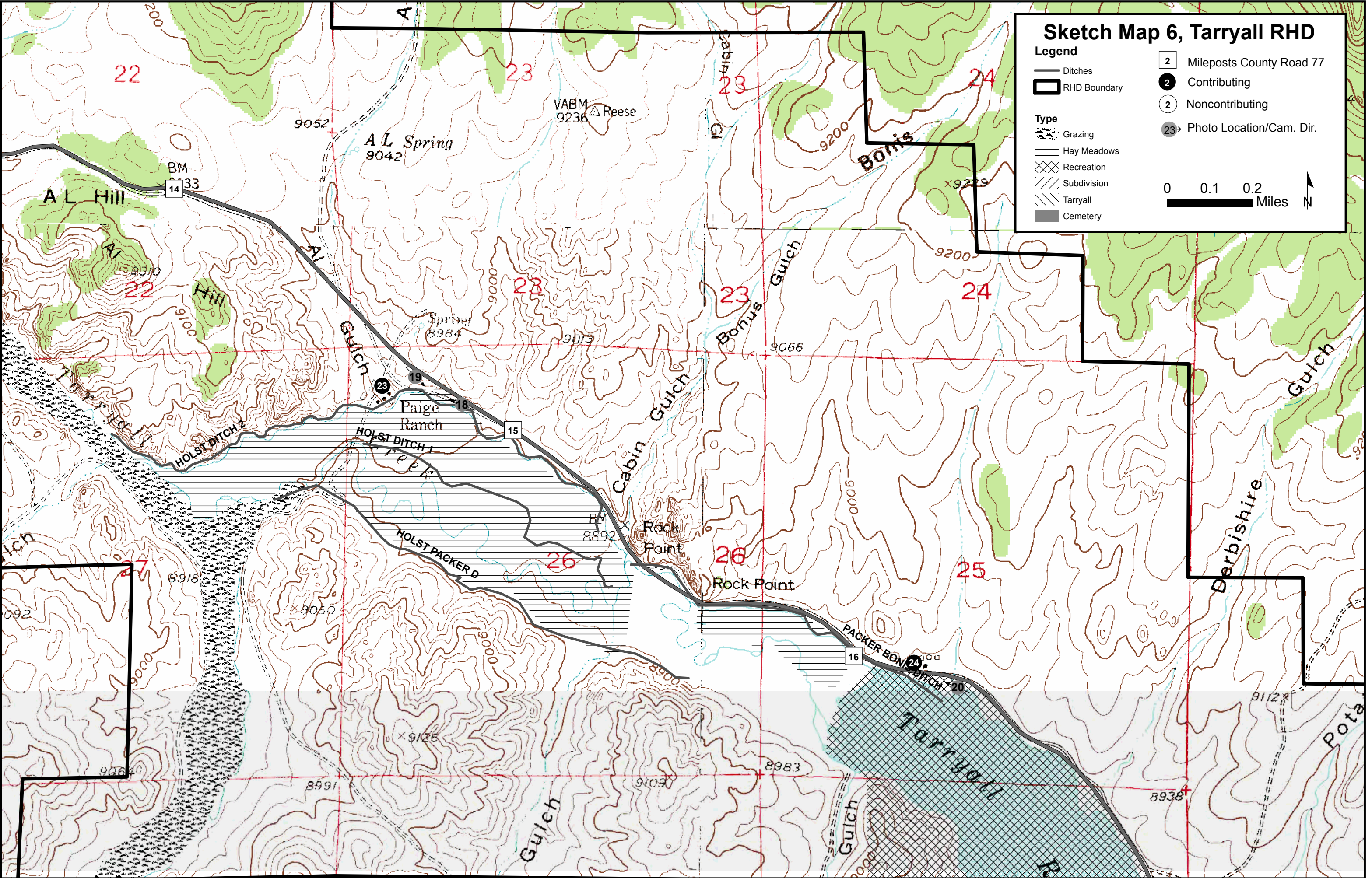
**Legend**

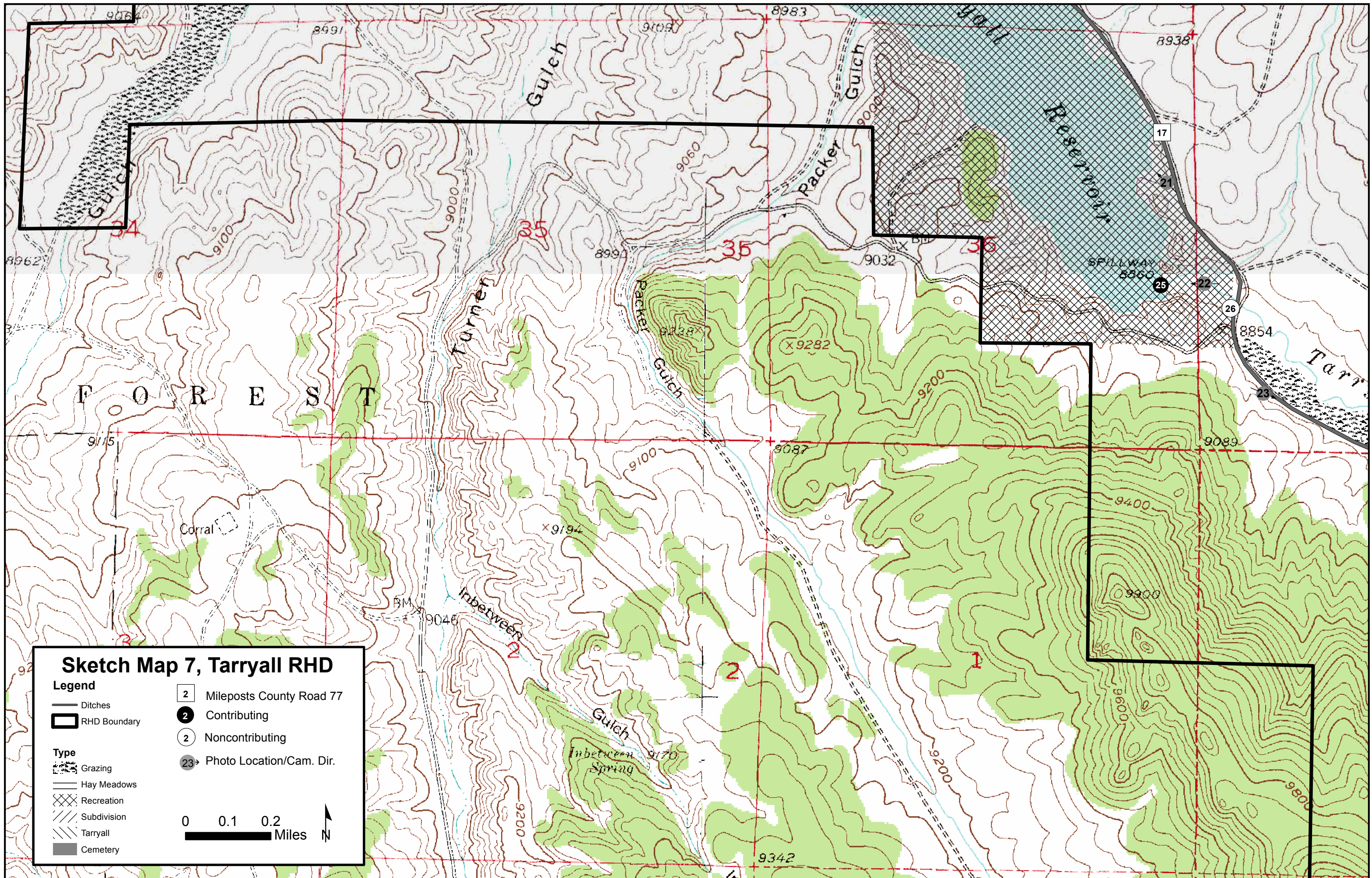
- Ditches
- RHD Boundary
- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

**Type**

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

0 0.1 0.2 Miles





### Sketch Map 7, Tarryall RHD

**Legend**

	Ditches		RHD Boundary
	Grazing		Mileposts County Road 77
	Hay Meadows		Contributing
	Recreation		Noncontributing
	Subdivision		Photo Location/Cam. Dir.
	Tarryall		
	Cemetery		

0 0.1 0.2 Miles

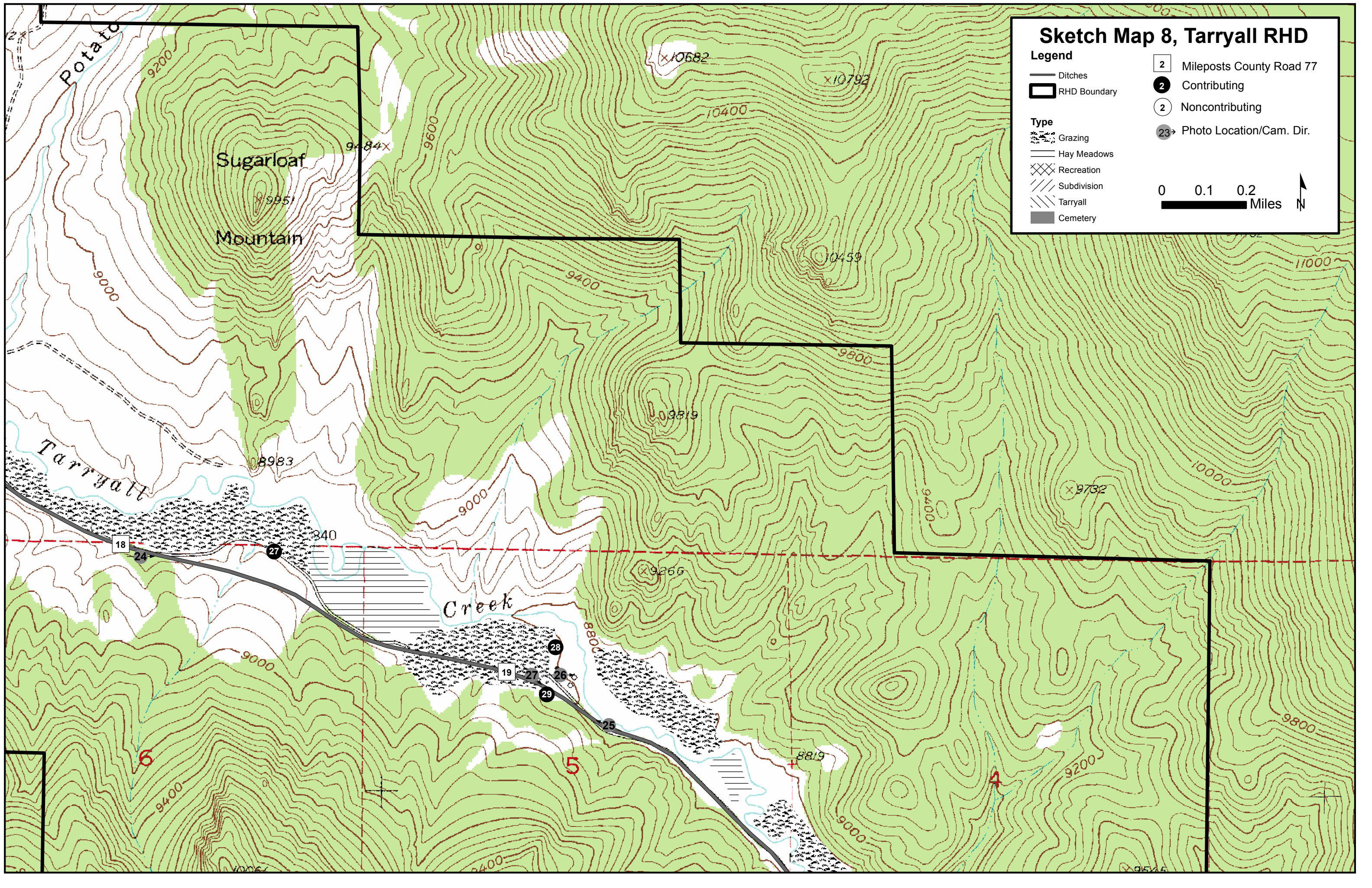
N

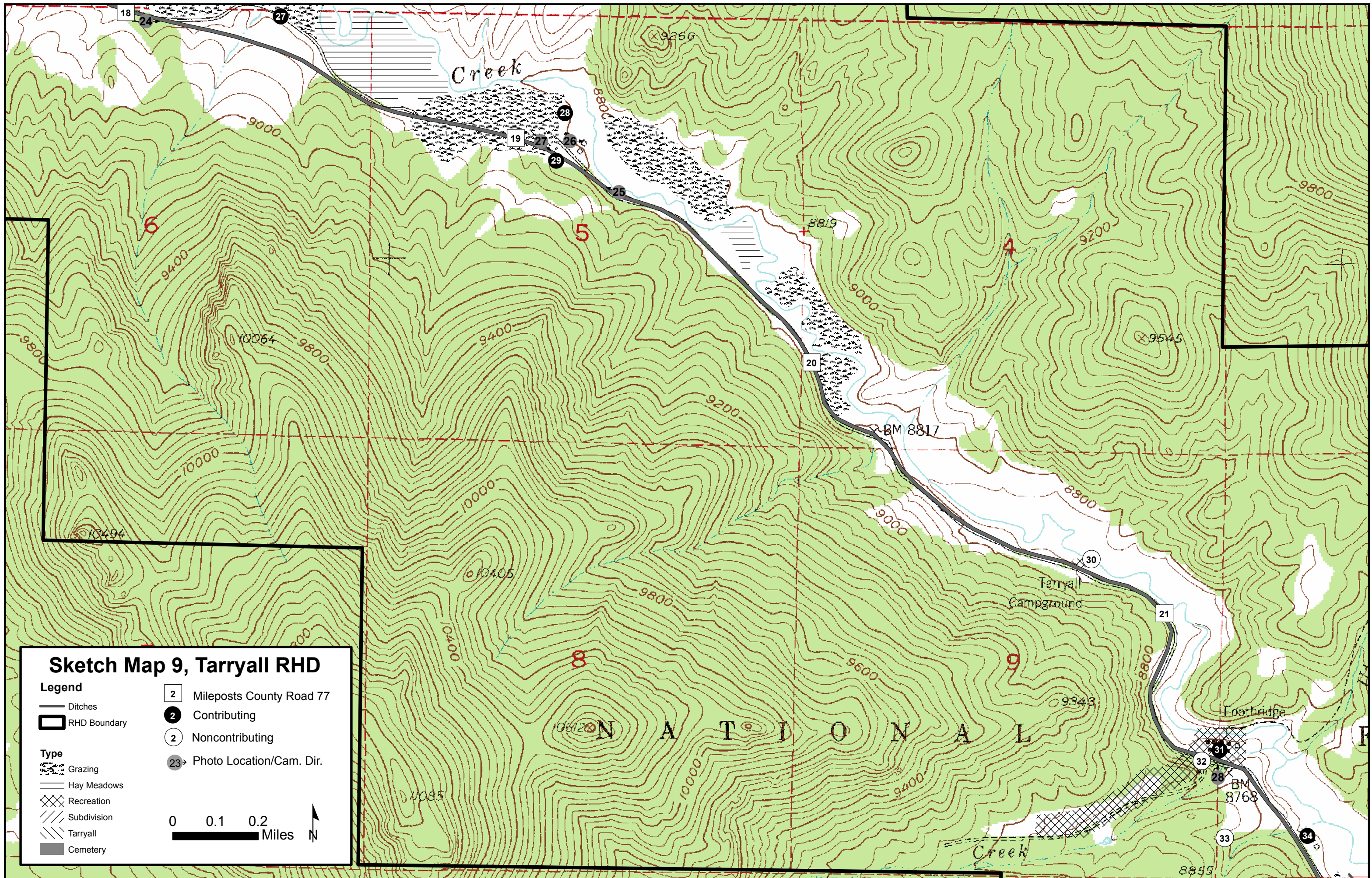
# Sketch Map 8, Tarryall RHD

**Legend**

- Dashed line: Ditches
- Thick black line: RHD Boundary
- Green hatched: Grazing
- Horizontal lines: Hay Meadows
- Diagonal lines: Recreation
- Vertical lines: Subdivision
- Diagonal lines (steeper): Tarryall
- Grey rectangle: Cemetery
- Box with 2: Mileposts County Road 77
- Circle with 2: Contributing
- Circle with 2: Noncontributing
- Circle with 23 and arrow: Photo Location/Cam. Dir.

0 0.1 0.2 Miles





### Sketch Map 9, Tarryall RHD

**Legend**

- Ditches
- RHD Boundary

**Type**

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

**Scale**

0 0.1 0.2 Miles

**Map Symbols**

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

# Sketch Map 10, Tarryall RHD

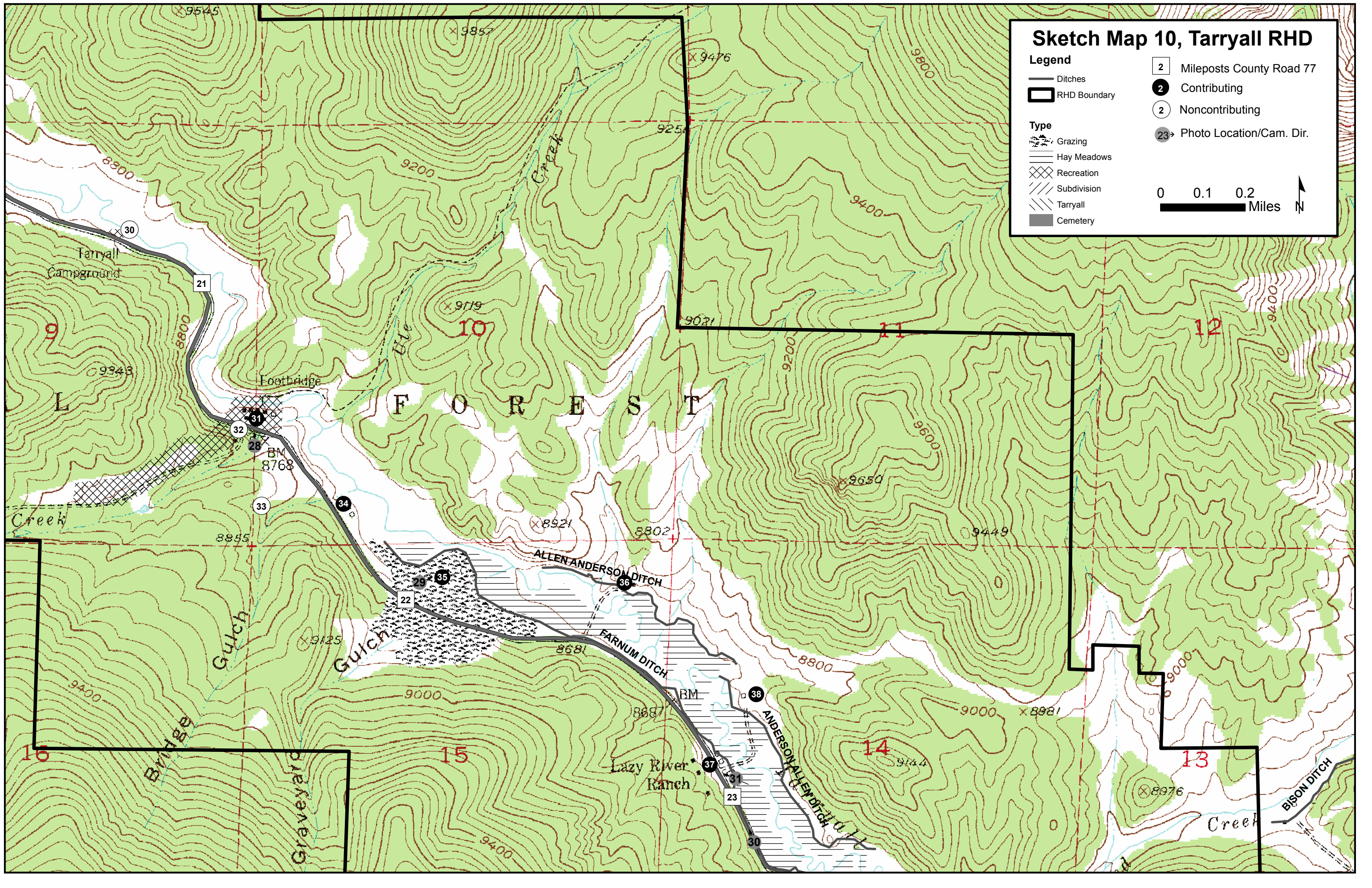
**Legend**

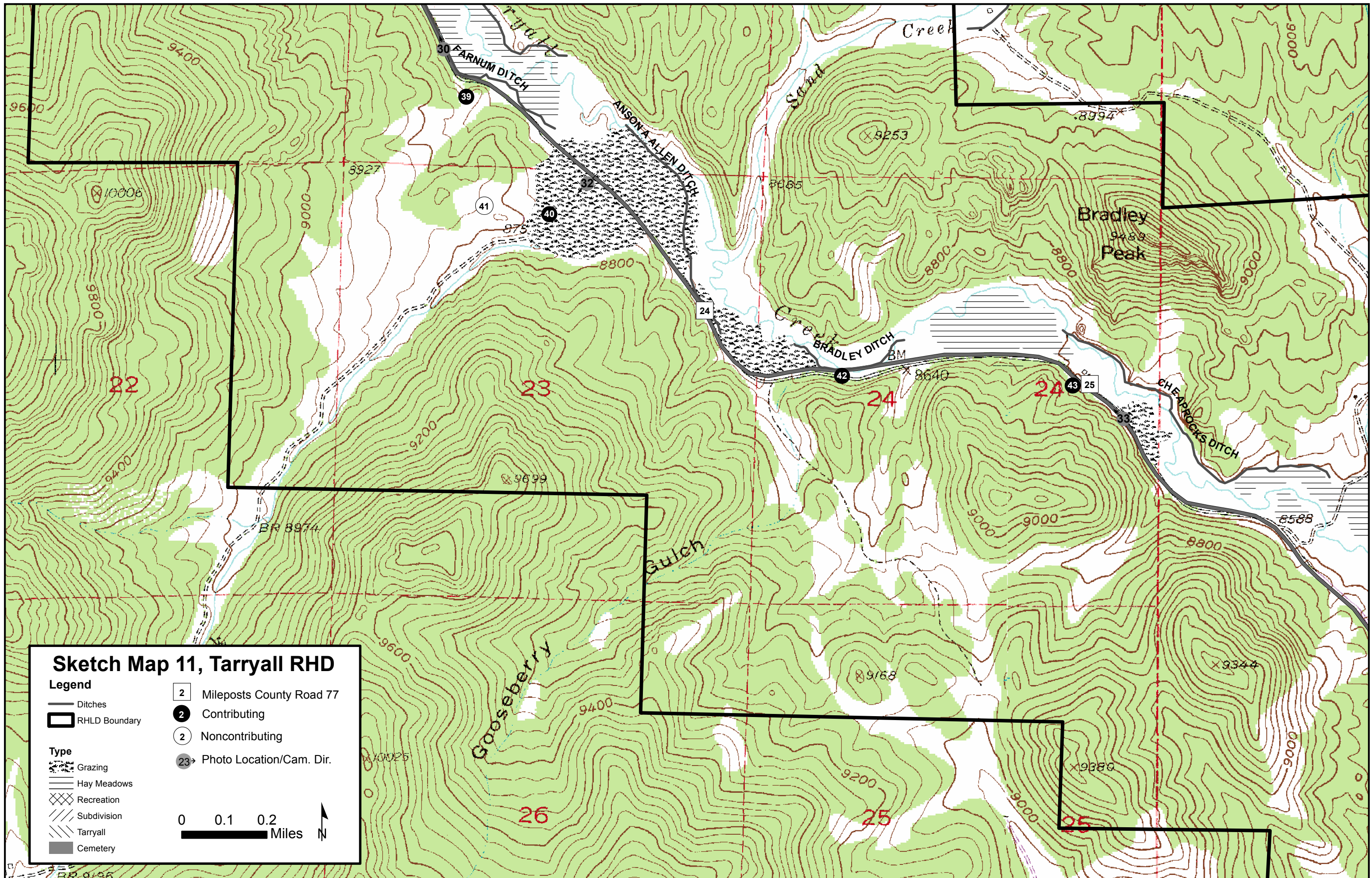
- Dashed line: Ditches
- Thick black line: RHD Boundary
- Green hatched: Grazing
- Horizontal lines: Hay Meadows
- Diagonal lines: Recreation
- Vertical lines: Subdivision
- Diagonal lines (other): Tarryall
- Grey rectangle: Cemetery

**Type**

- 2 in a square: Mileposts County Road 77
- 2 in a circle: Contributing
- 2 in a circle: Noncontributing
- 23 in a circle with arrow: Photo Location/Cam. Dir.













0 0.1 0.2 Miles

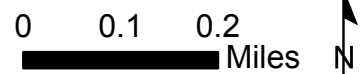




### Sketch Map 11, Tarryall RHD

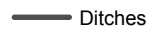

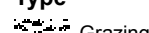

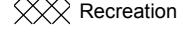
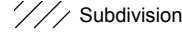


**Legend**





-  Ditches
-  RHLD Boundary
- Type**
-  Grazing
-  Hay Meadows
-  Recreation
-  Subdivision
-  Tarryall
-  Cemetery
-  Mileposts County Road 77
-  Contributing
-  Noncontributing
-  Photo Location/Cam. Dir.

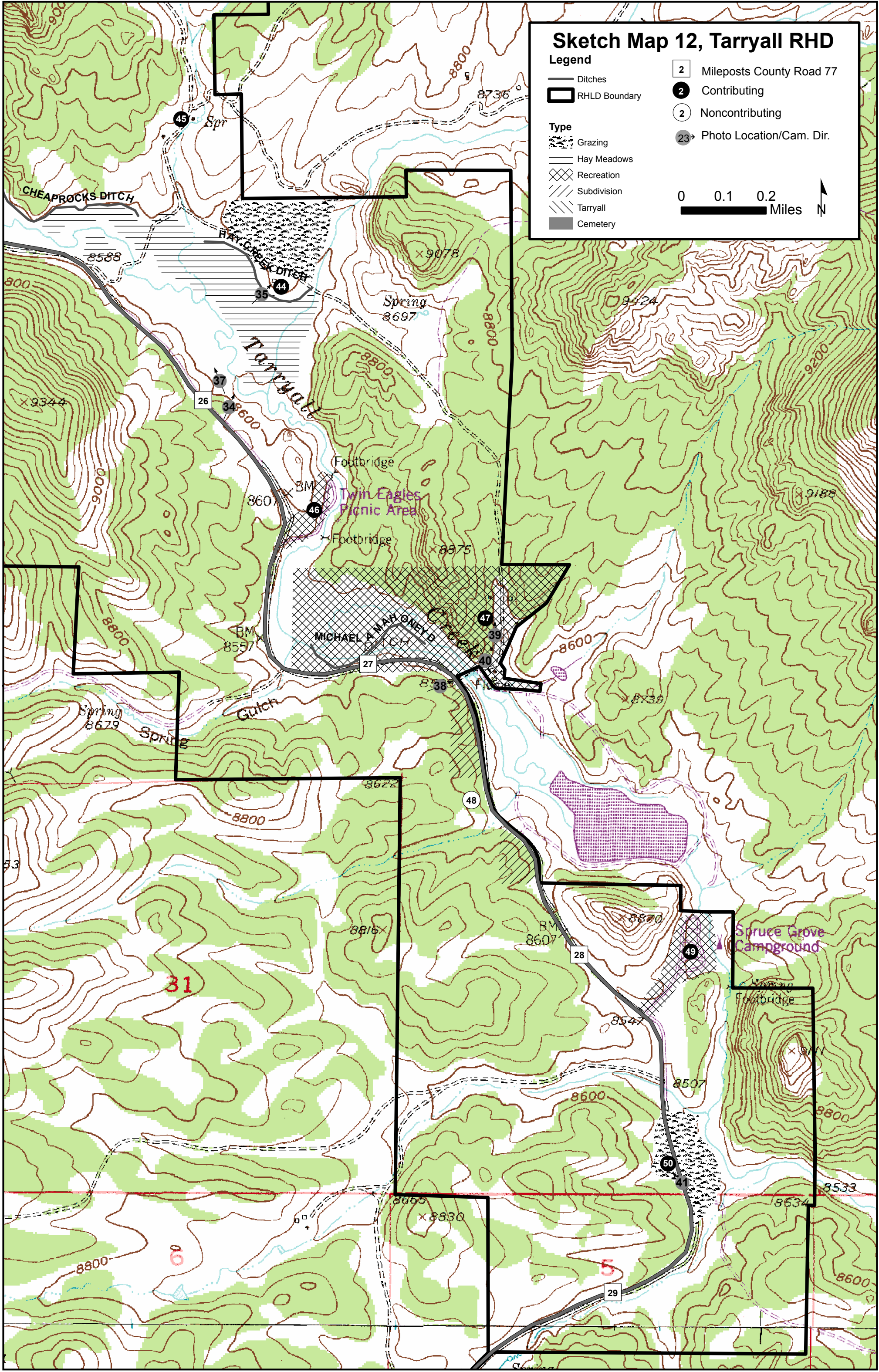
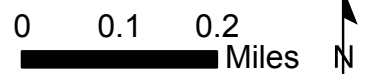


# Sketch Map 12, Tarryall RHD

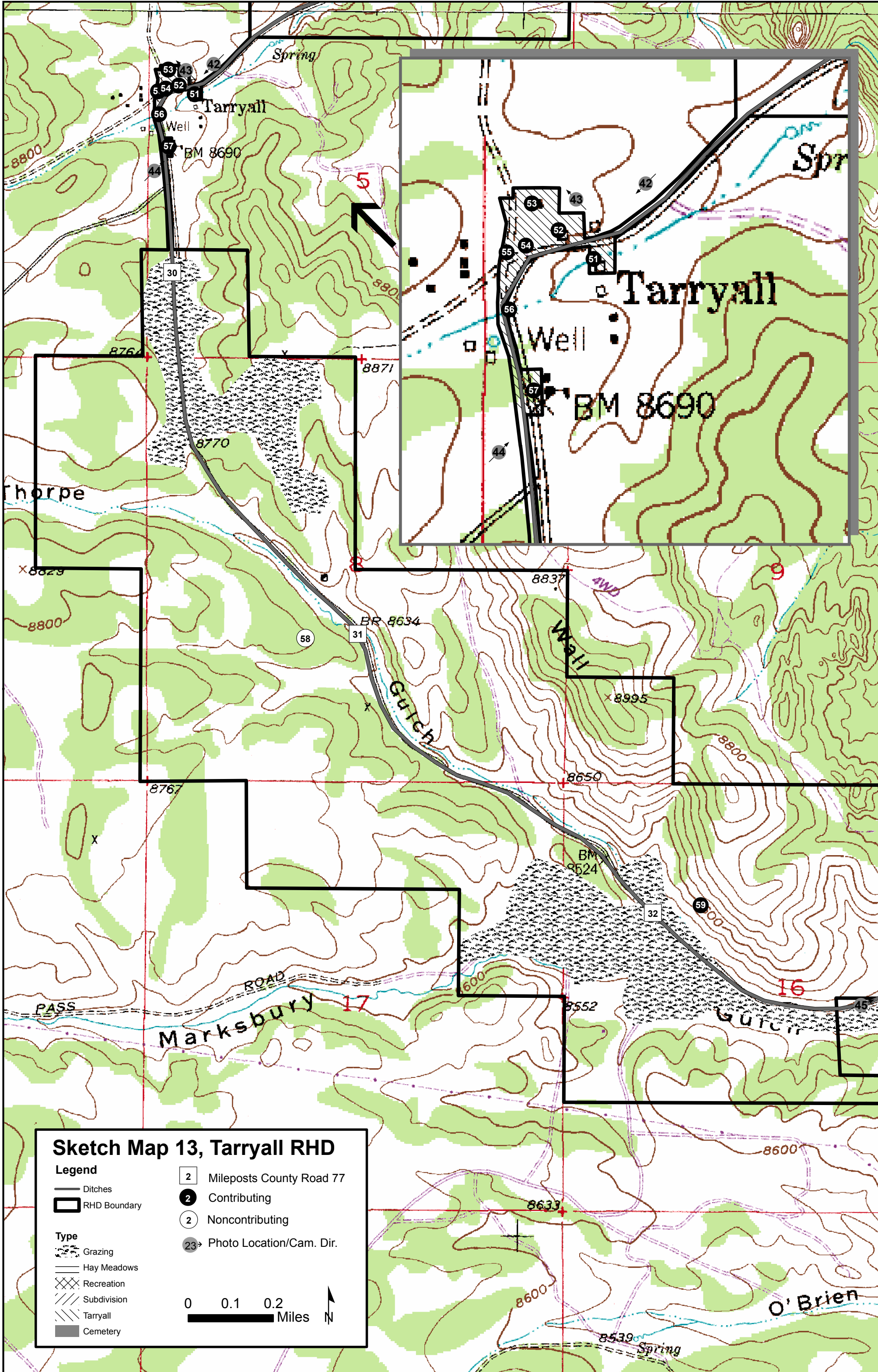
## Legend

-  Ditches
-  RHLD Boundary
- Type**
-  Grazing
-  Hay Meadows
-  Recreation
-  Subdivision
-  Tarryall
-  Cemetery

-  2 Mileposts County Road 77
-  2 Contributing
-  2 Noncontributing
-  23 Photo Location/Cam. Dir.







### Sketch Map 13, Tarryall RHD

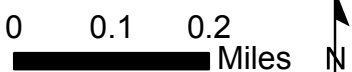
**Legend**

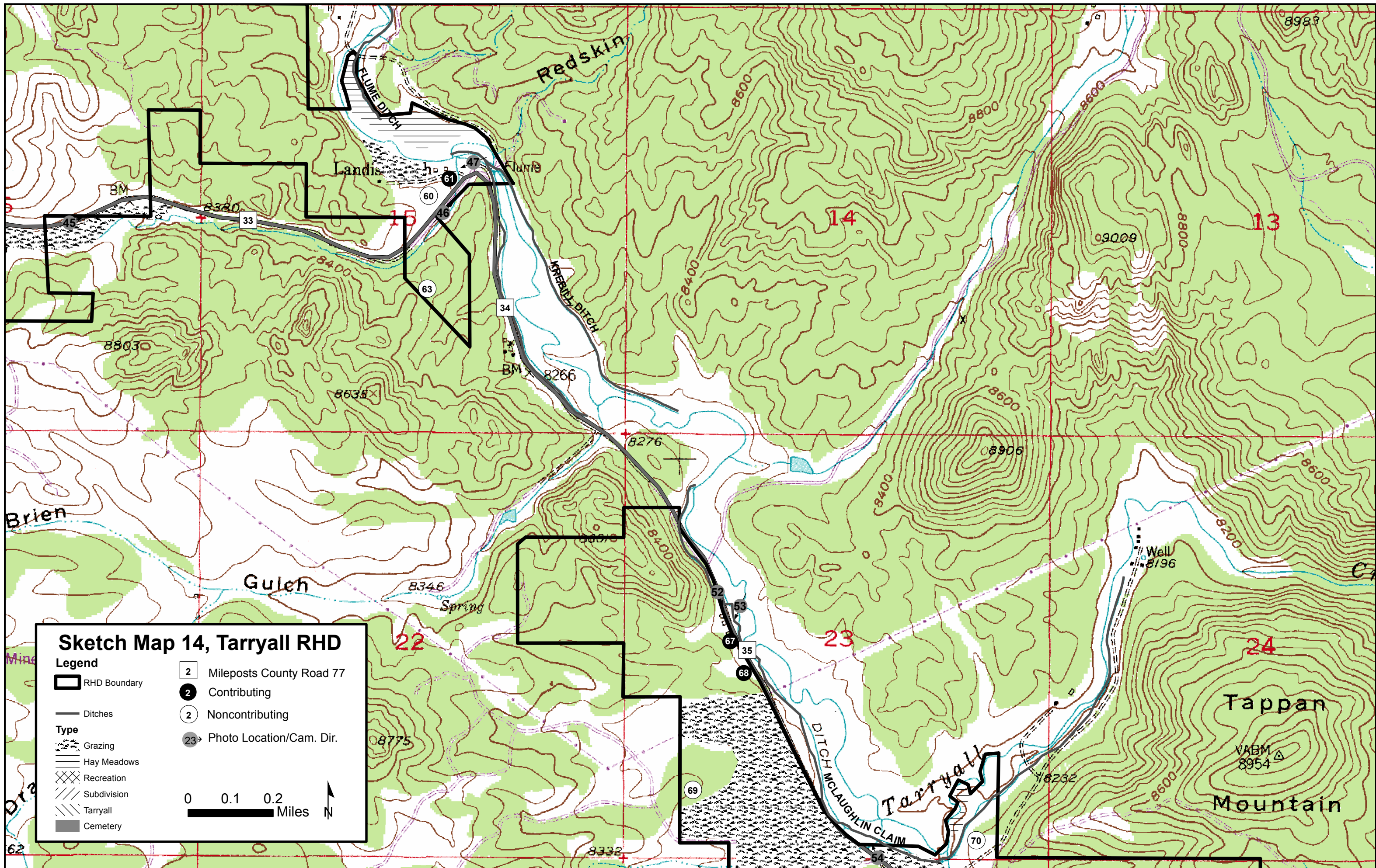
- Ditches
- RHD Boundary

**Type**

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.





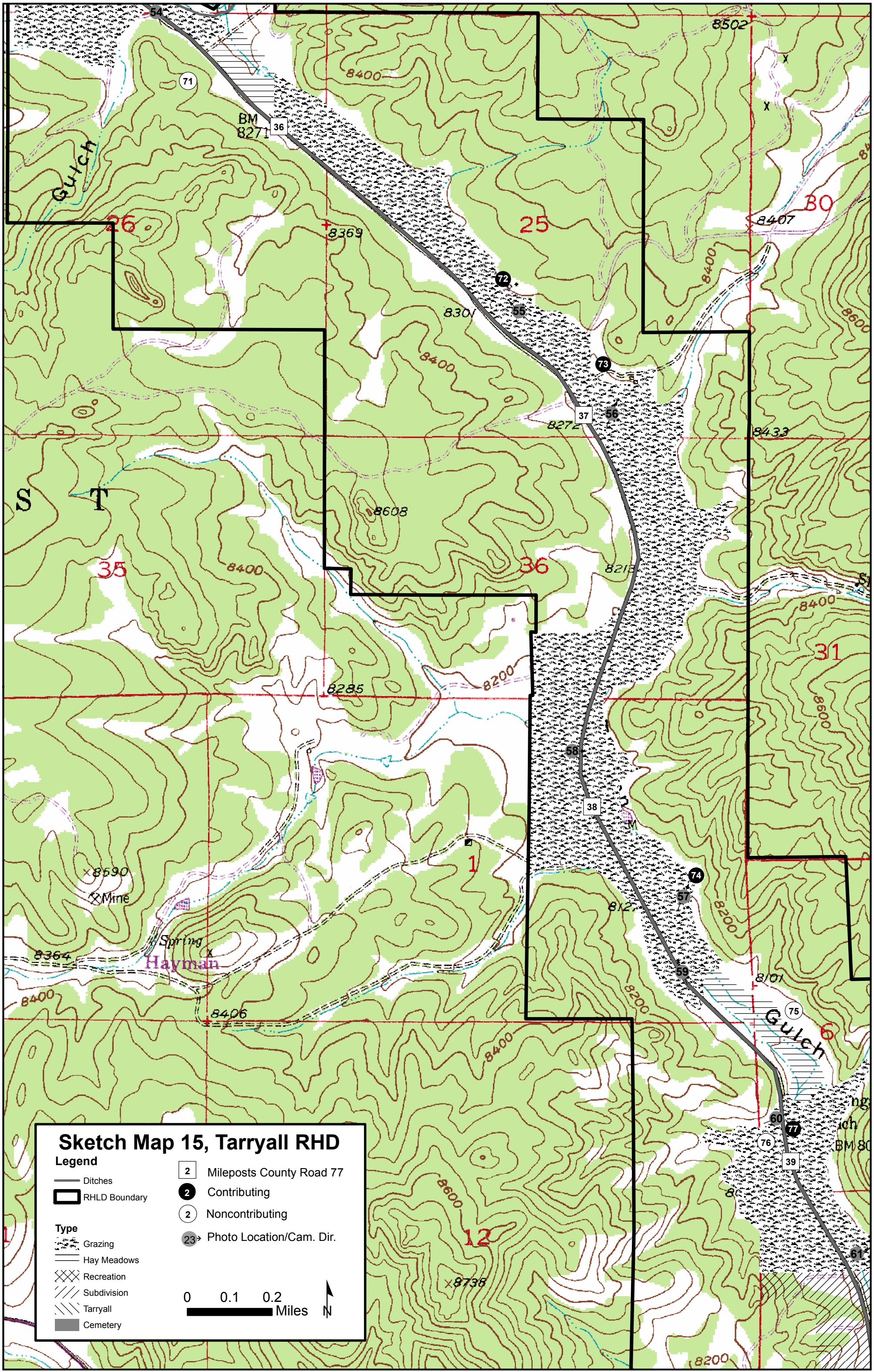
### Sketch Map 14, Tarryall RHD

**Legend**

- RHD Boundary
- Ditches
- Type**
- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery






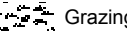

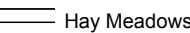

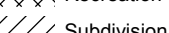
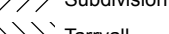
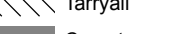
- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

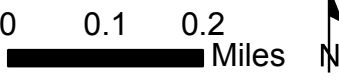
0 0.1 0.2 Miles N

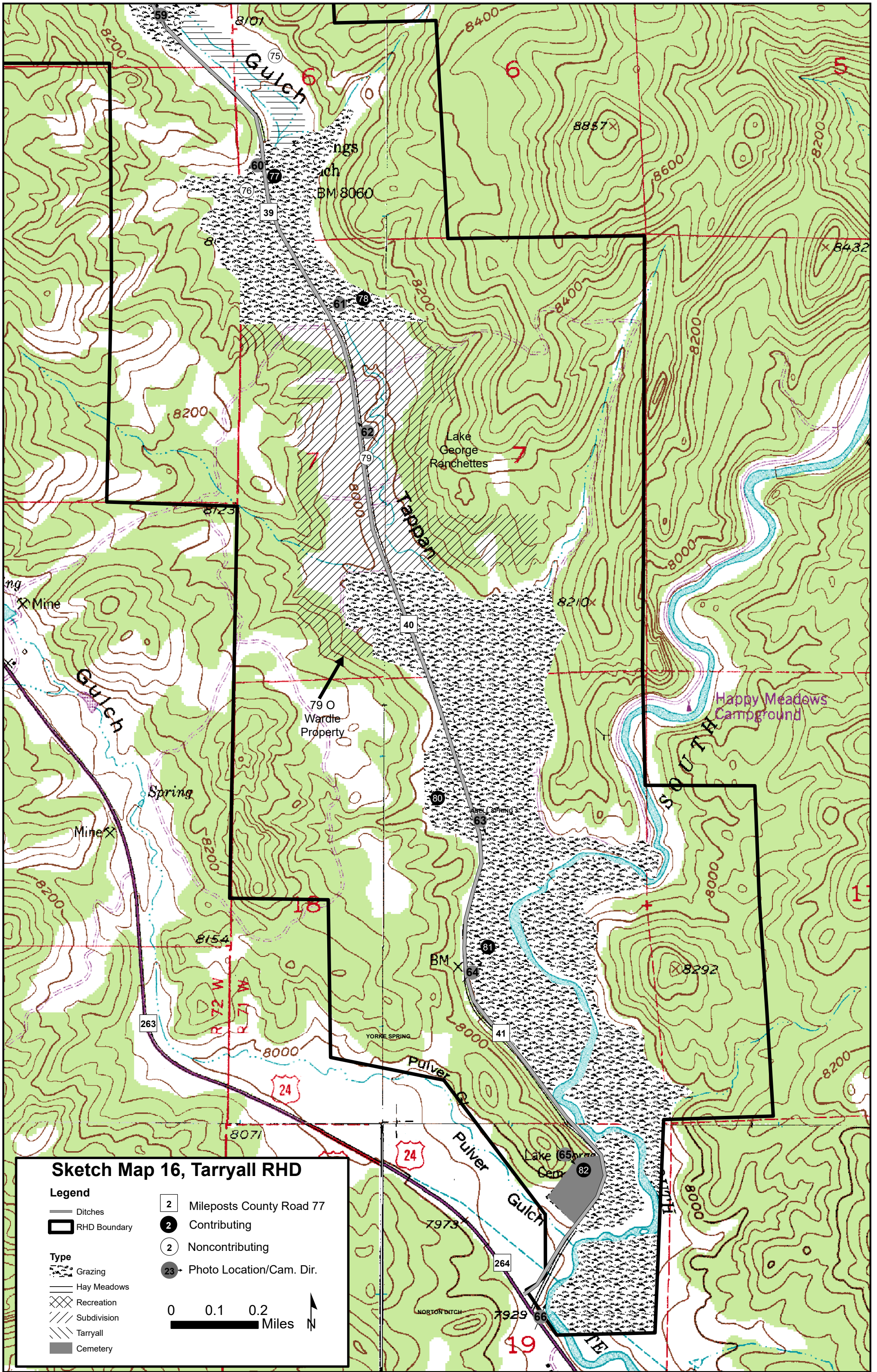


### Sketch Map 15, Tarryall RHD






#### Legend

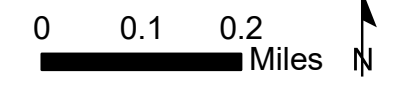
- |   |               |   |                          |
|---|---------------|---|--------------------------|
|  | Ditches       |  | Mileposts County Road 77 |
|  | RHLD Boundary |  | Contributing             |
| <b>Type</b>   |               |  | Noncontributing          |
|  | Grazing       |  | Photo Location/Cam. Dir. |
|  | Hay Meadows   |   |                          |
|  | Recreation    |   |                          |
|  | Subdivision   |   |                          |
|  | Tarryall      |   |                          |
|  | Cemetery      |   |                          |



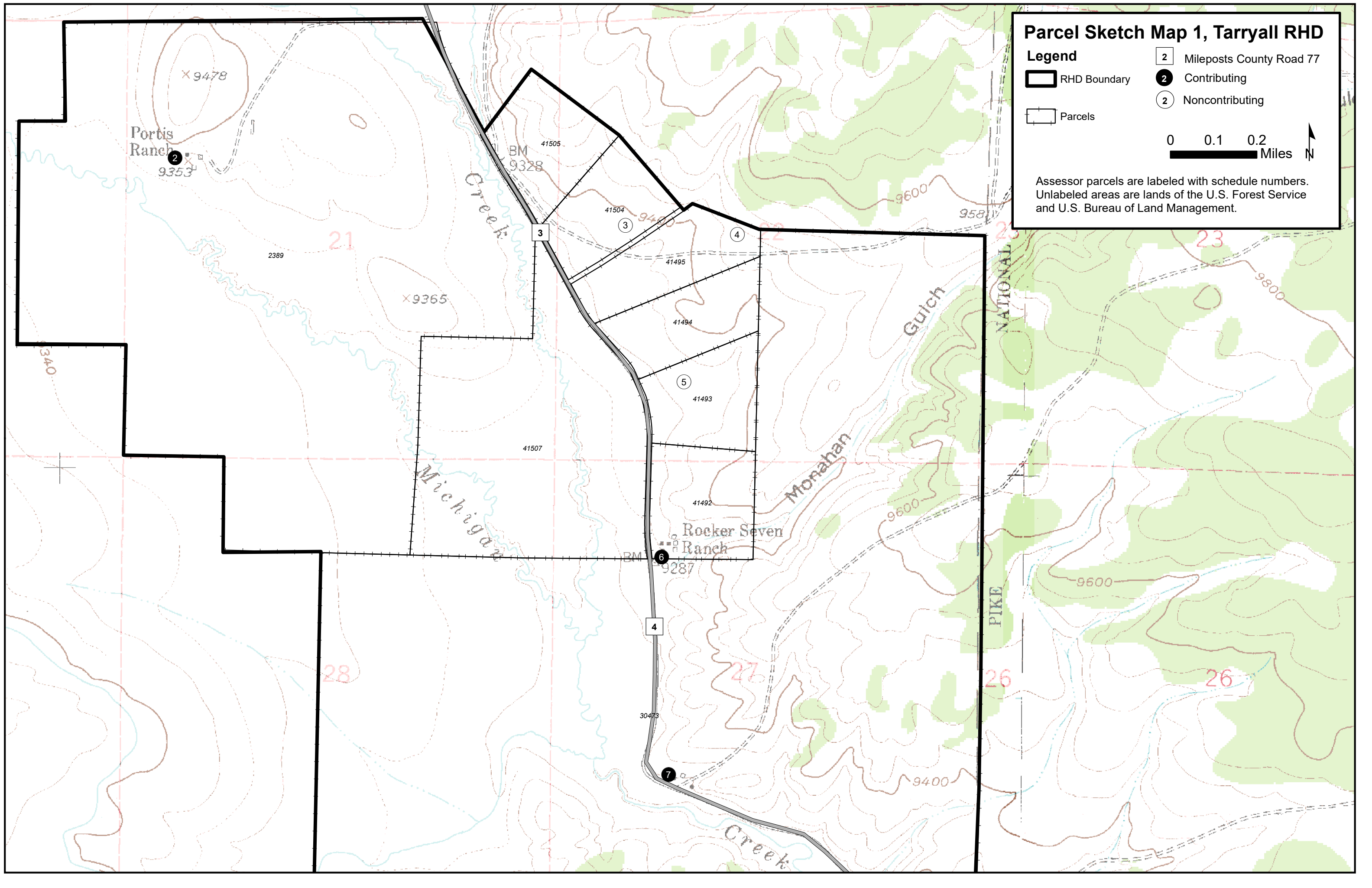


# Parcel Sketch Map 1, Tarryall RHD

- Legend**
-  RHD Boundary
  -  Parcels
  -  Mileposts County Road 77
  -  Contributing
  -  Noncontributing

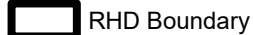







Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



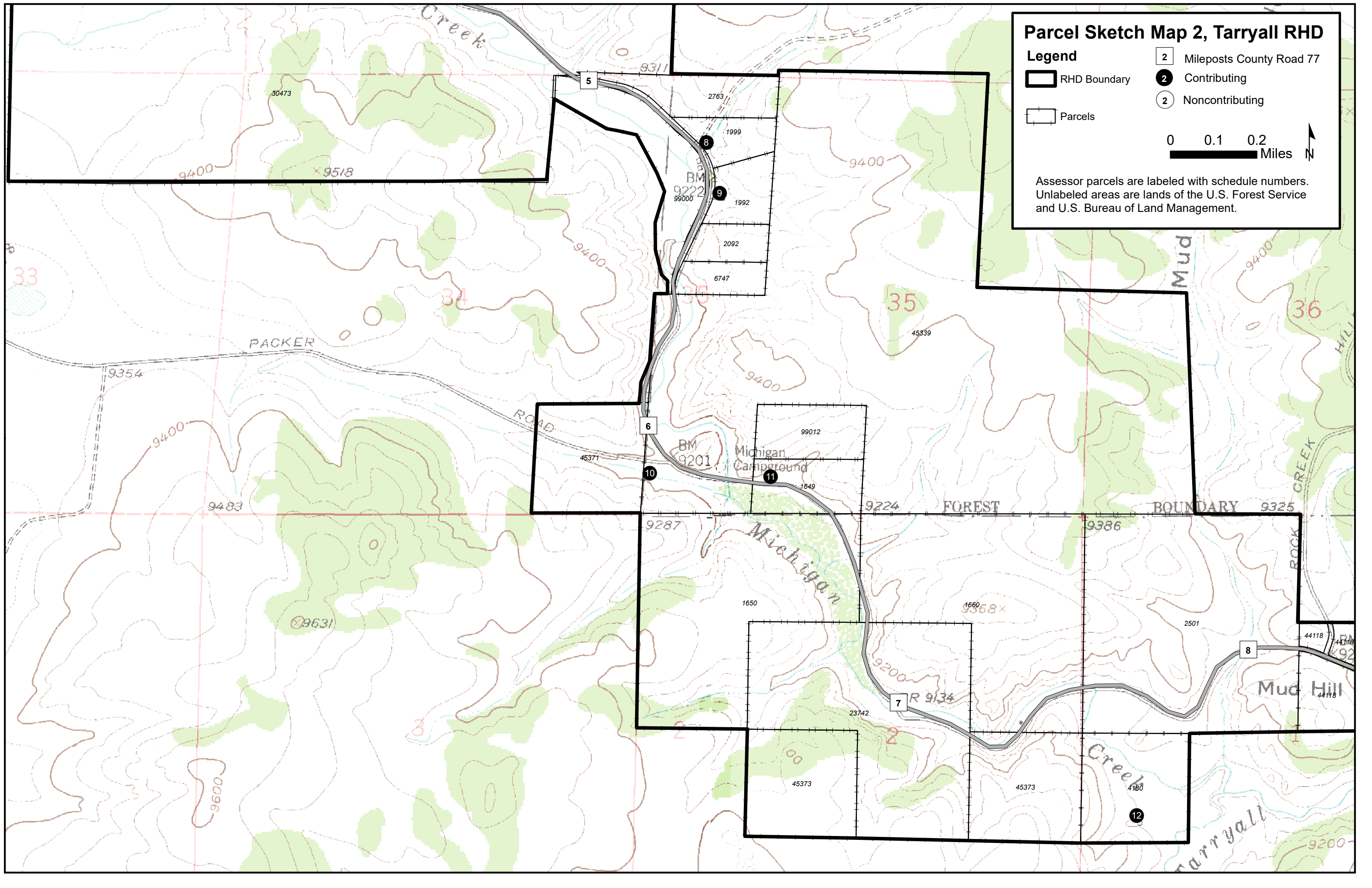
### Parcel Sketch Map 2, Tarryall RHD

**Legend**

-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing

0 0.1 0.2 Miles 

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.





# Parcel Sketch Map 4, Tarryall RHD


## Legend


 RHD Boundary

 Parcels

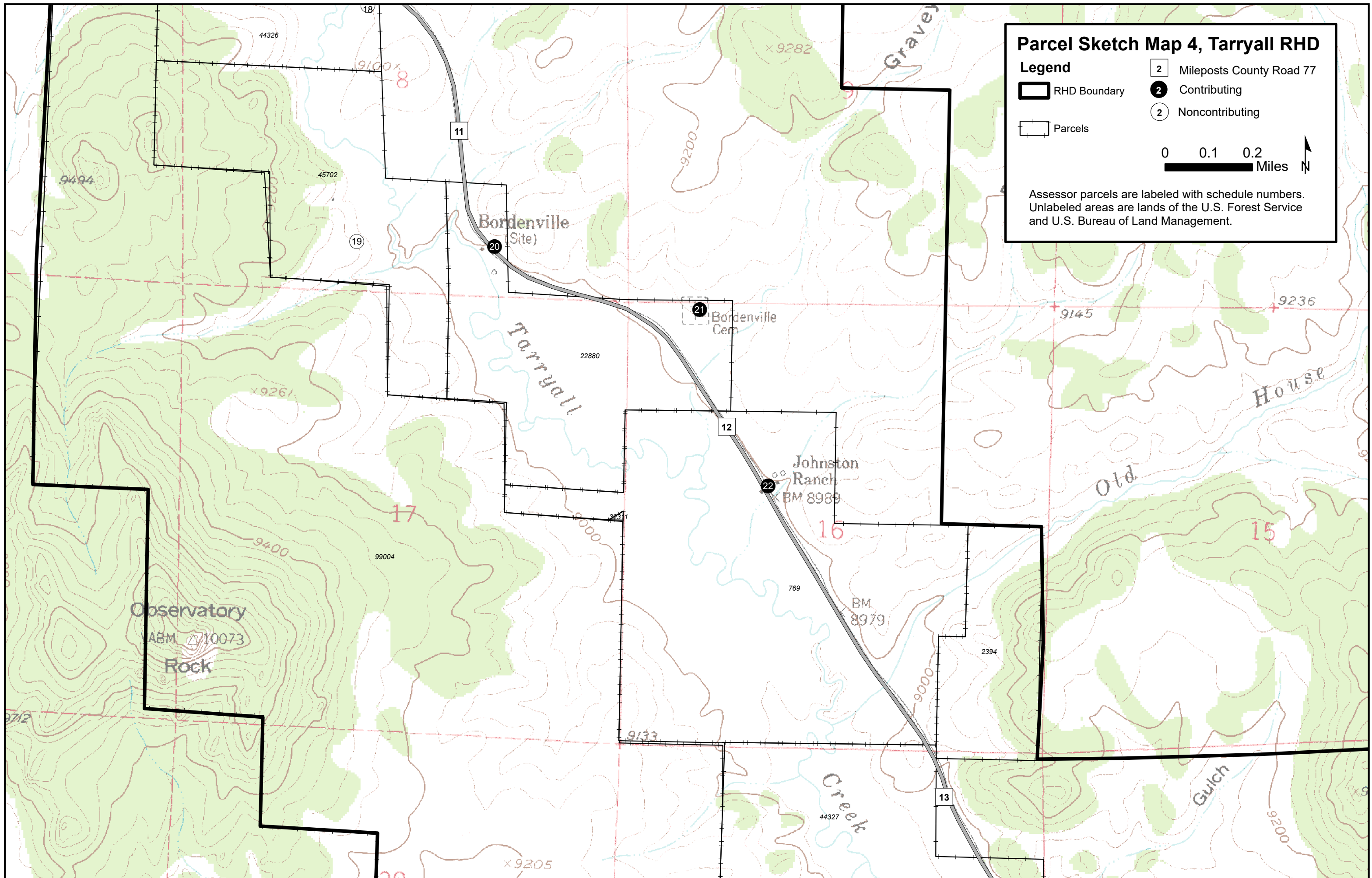
 Mileposts County Road 77

 Contributing

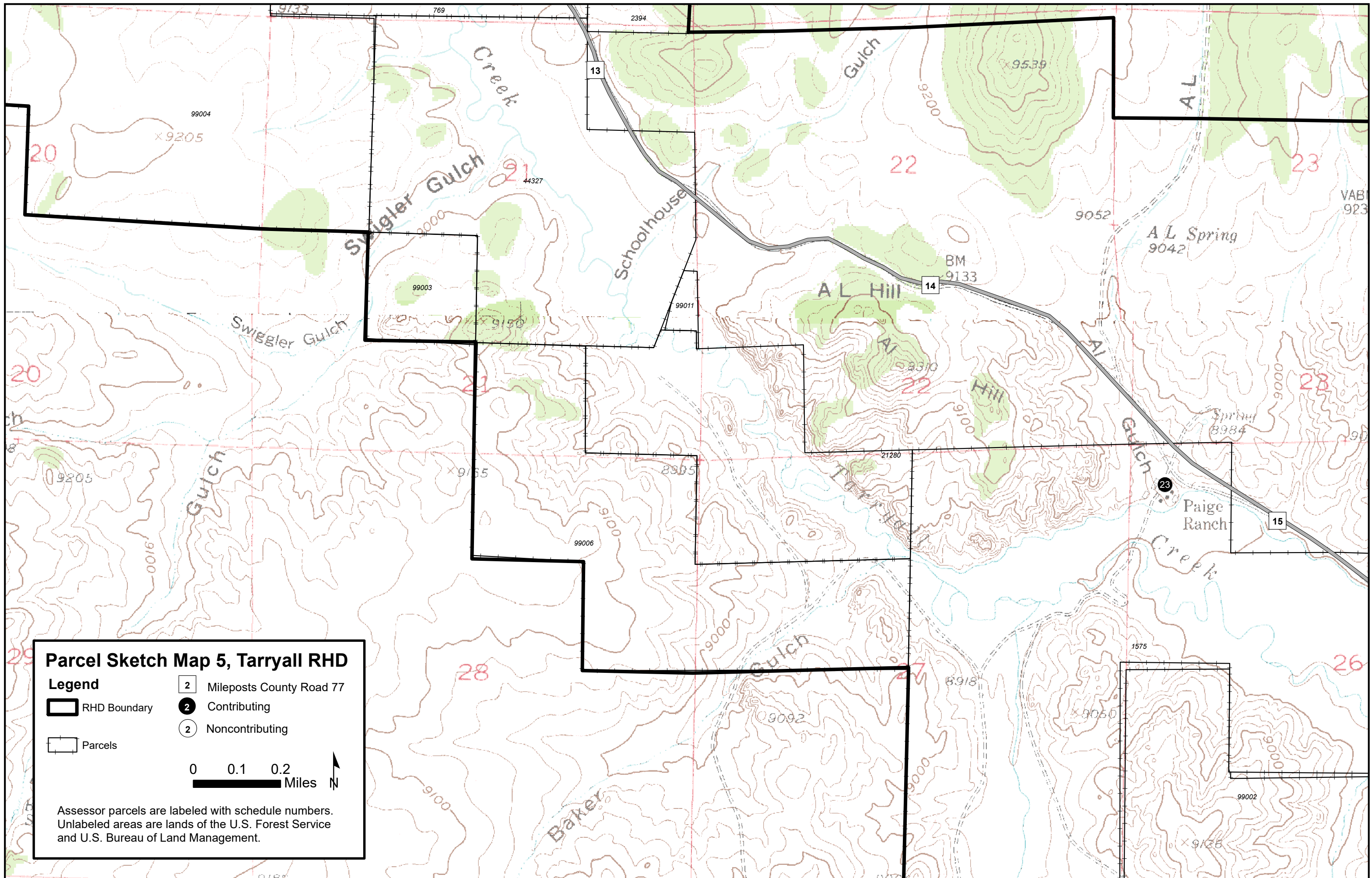
 Noncontributing

0 0.1 0.2 Miles 

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

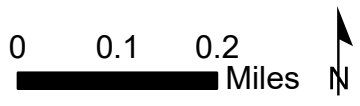











**Parcel Sketch Map 5, Tarryall RHD**

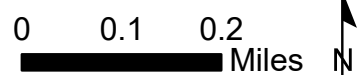
- Legend**
- 2 Mileposts County Road 77
  - RHD Boundary
  - Parcels
  - 2 Contributing
  - 2 Noncontributing



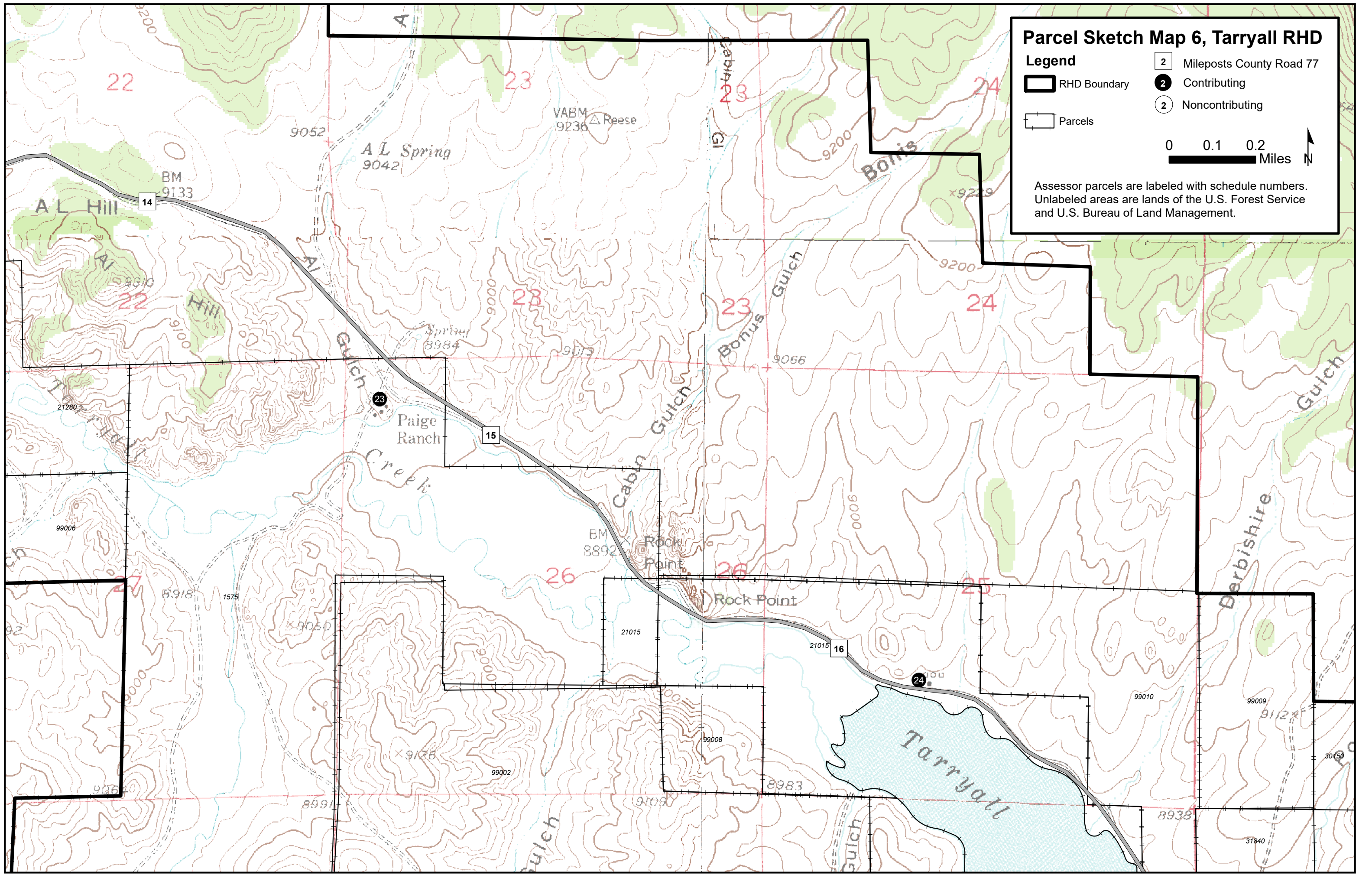
Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

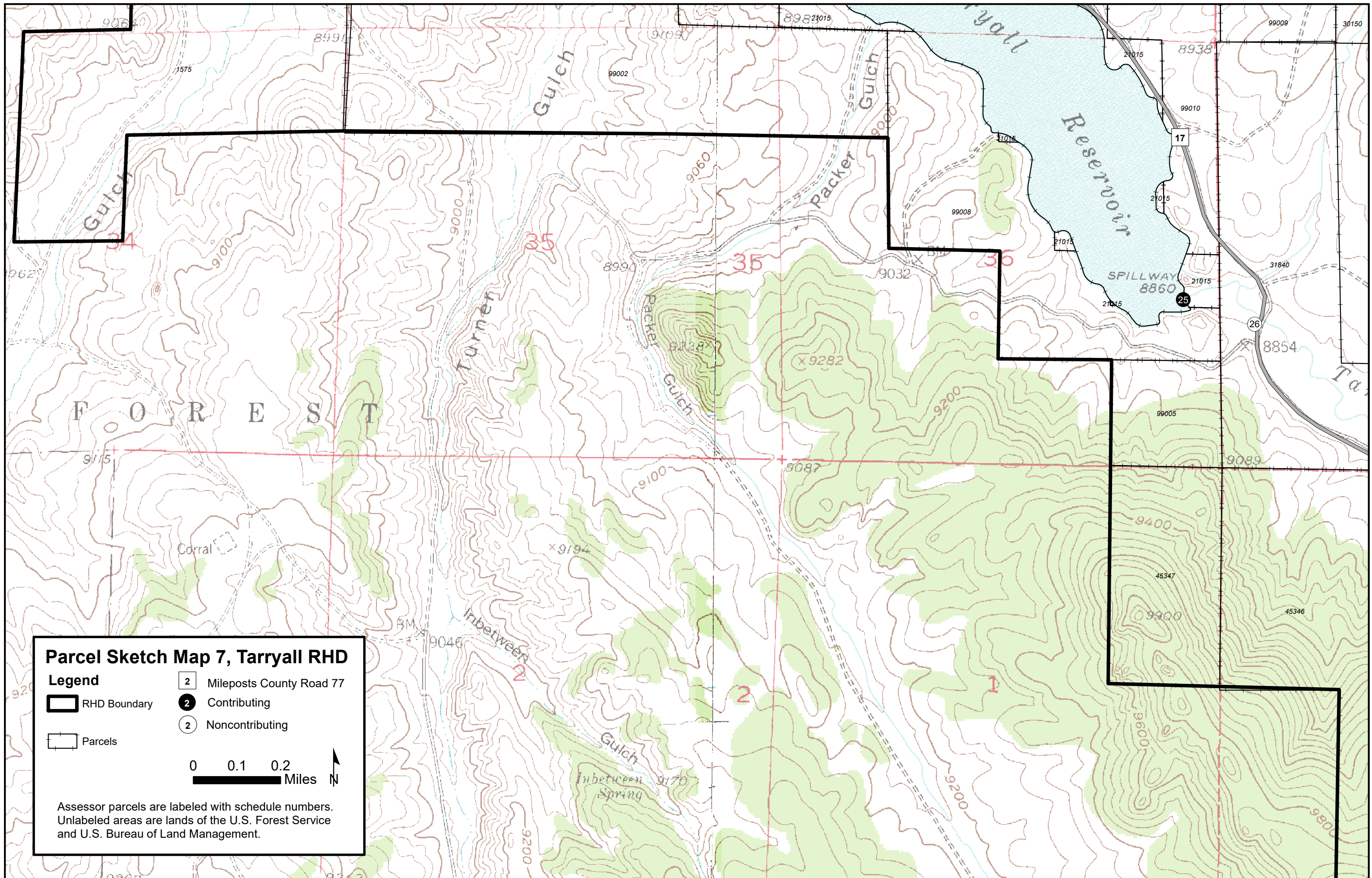
# Parcel Sketch Map 6, Tarryall RHD

- Legend**
-  RHD Boundary
  -  Parcels
  -  Mileposts County Road 77
  -  Contributing
  -  Noncontributing



Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

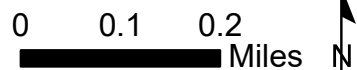




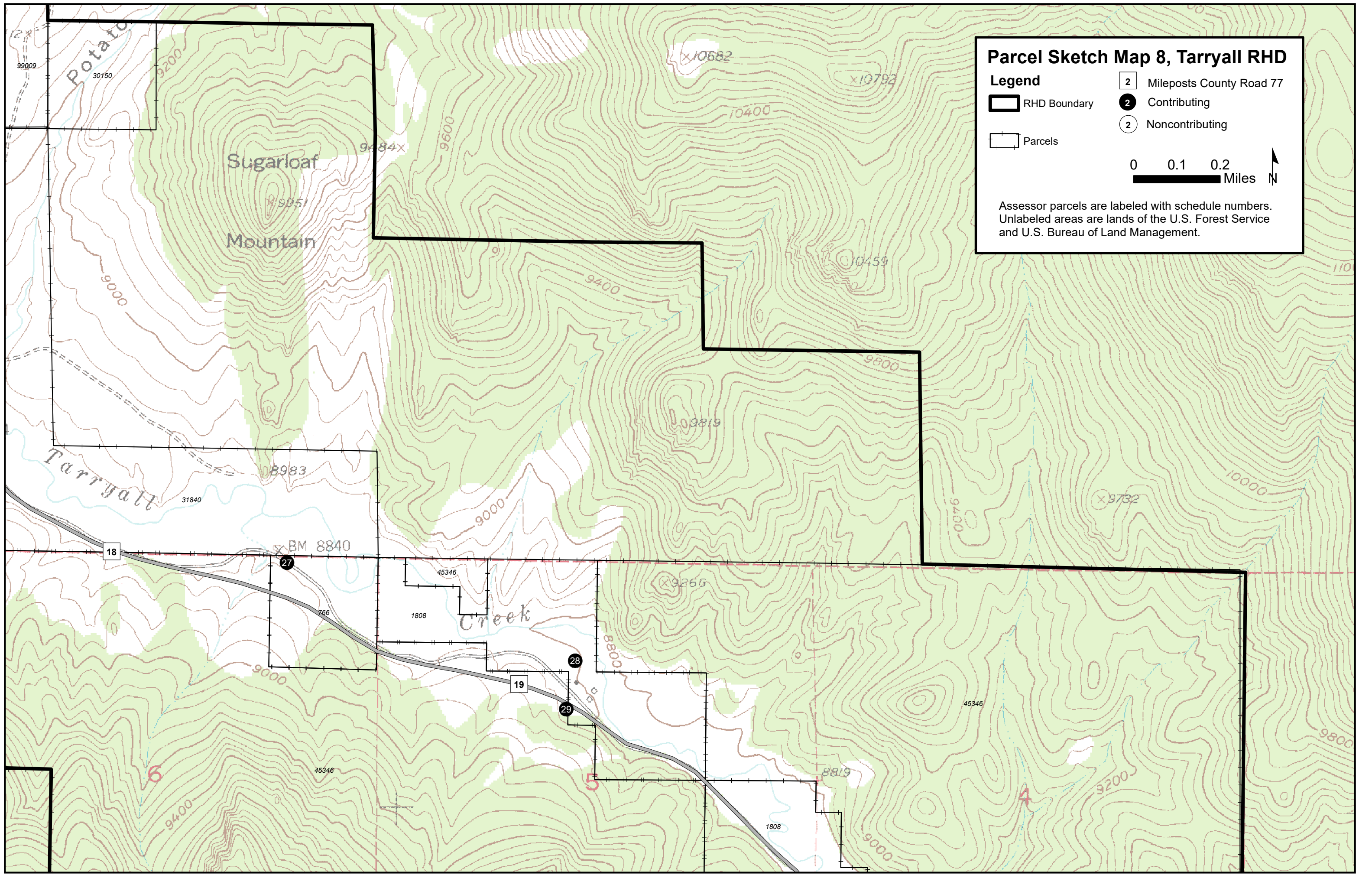
**Parcel Sketch Map 7, Tarryall RHD**

**Legend**

- RHD Boundary
- Parcels
- 2 Mileposts County Road 77
- 2 Contributing
- 2 Noncontributing



Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



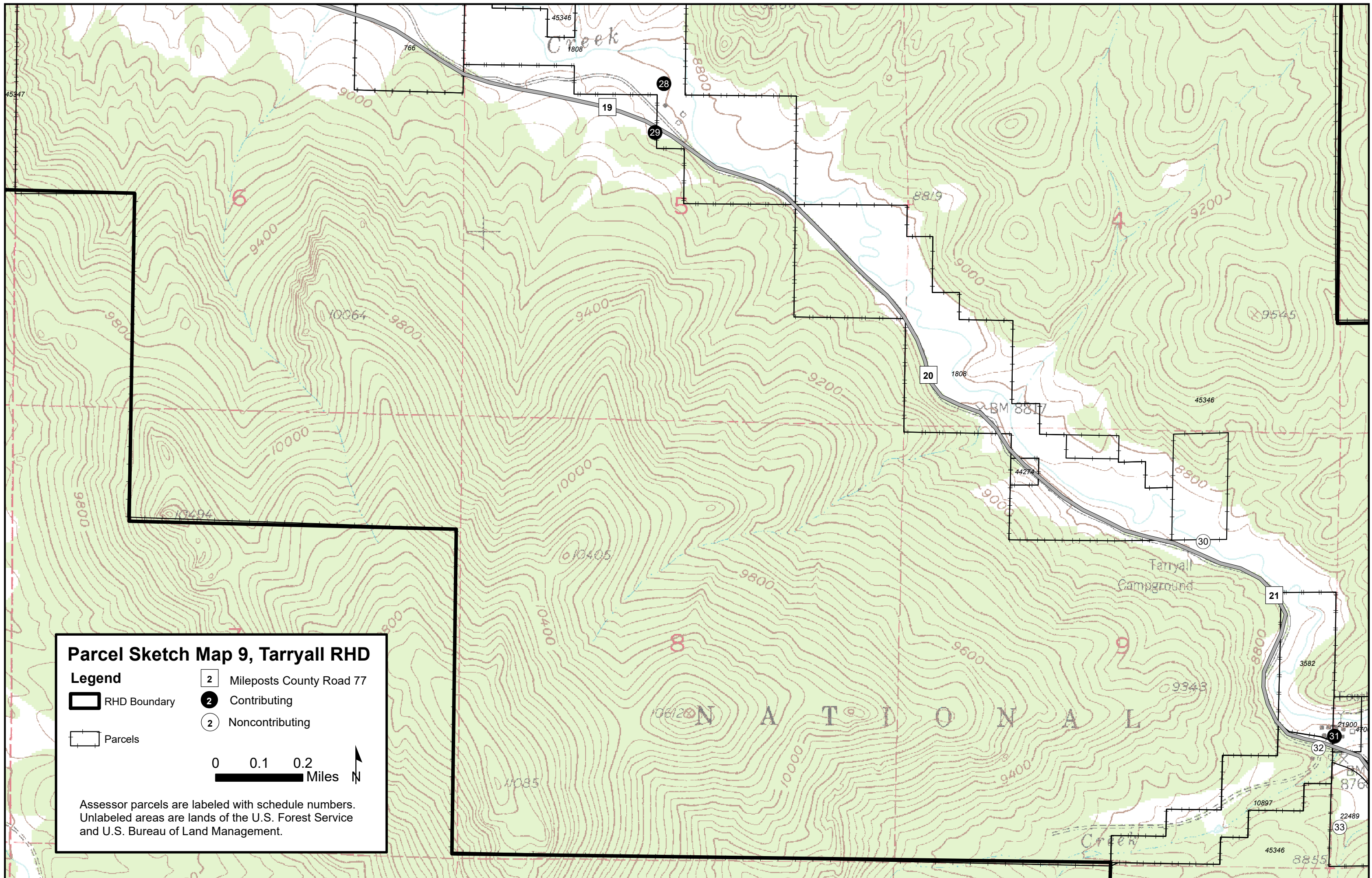
### Parcel Sketch Map 8, Tarryall RHD

**Legend**

- RHD Boundary
- Parcels
- Mileposts County Road 77
- Contributing
- Noncontributing


0 0.1 0.2 Miles

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



**Parcel Sketch Map 9, Tarryall RHD**

**Legend**






-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing


0 0.1 0.2 Miles 

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

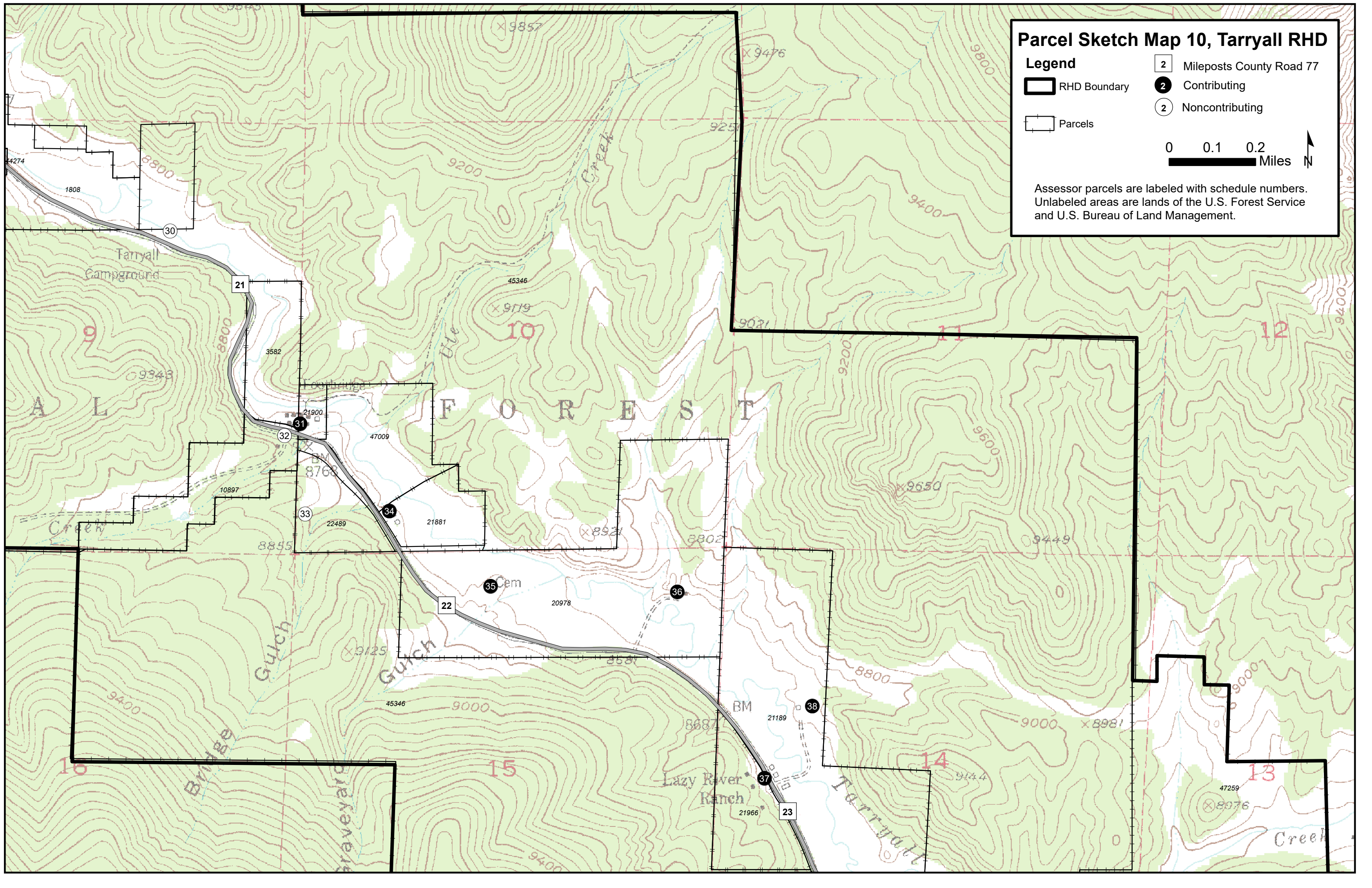
# Parcel Sketch Map 10, Tarryall RHD

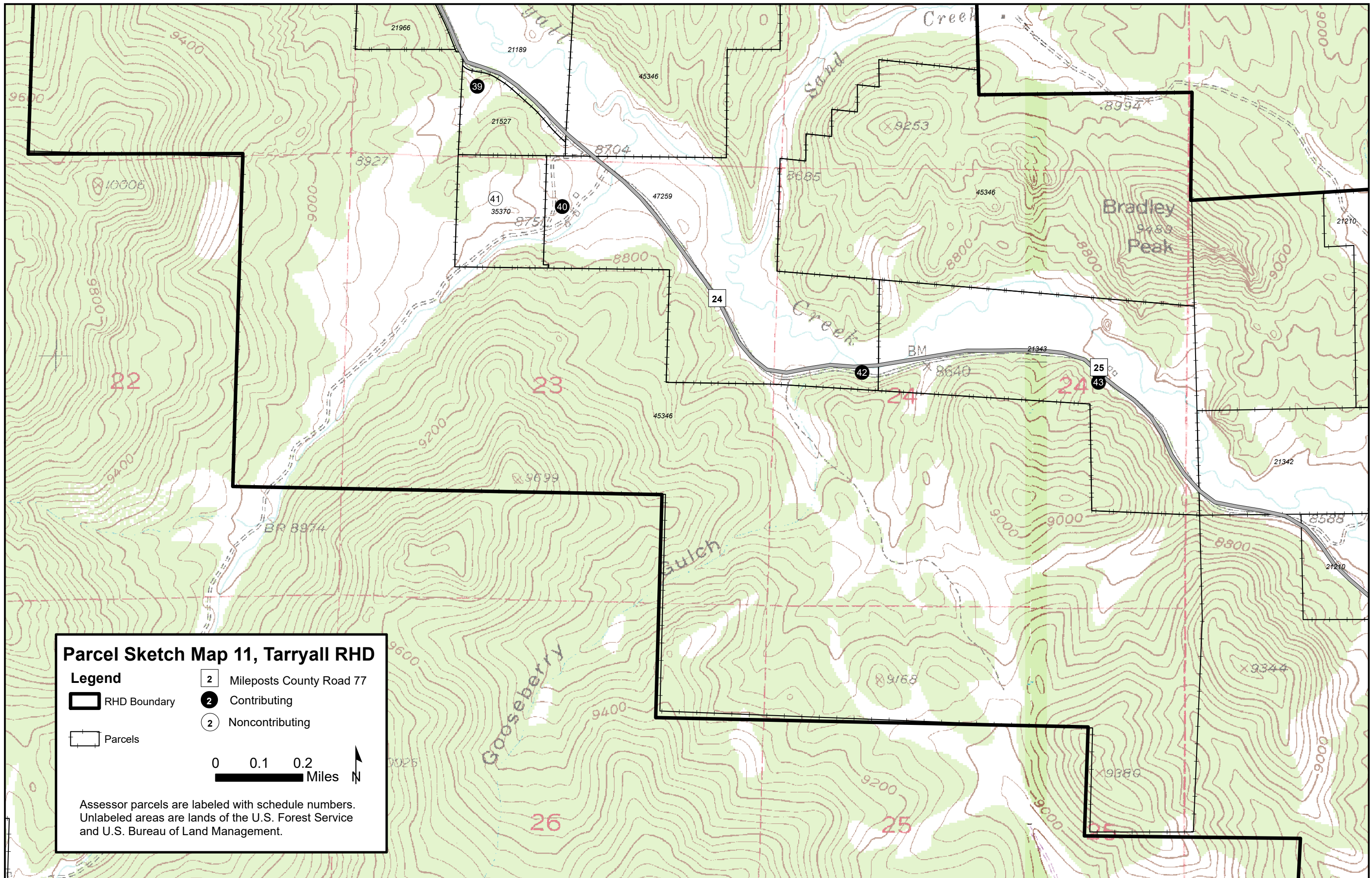
**Legend**

-  RHD Boundary
-  Parcels
-  Contributing
-  Noncontributing
-  Mileposts County Road 77

0 0.1 0.2 Miles 


Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.





### Parcel Sketch Map 11, Tarryall RHD

**Legend**

-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing




0 0.1 0.2 Miles 

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

# Parcel Sketch Map 12, Tarryall RHD

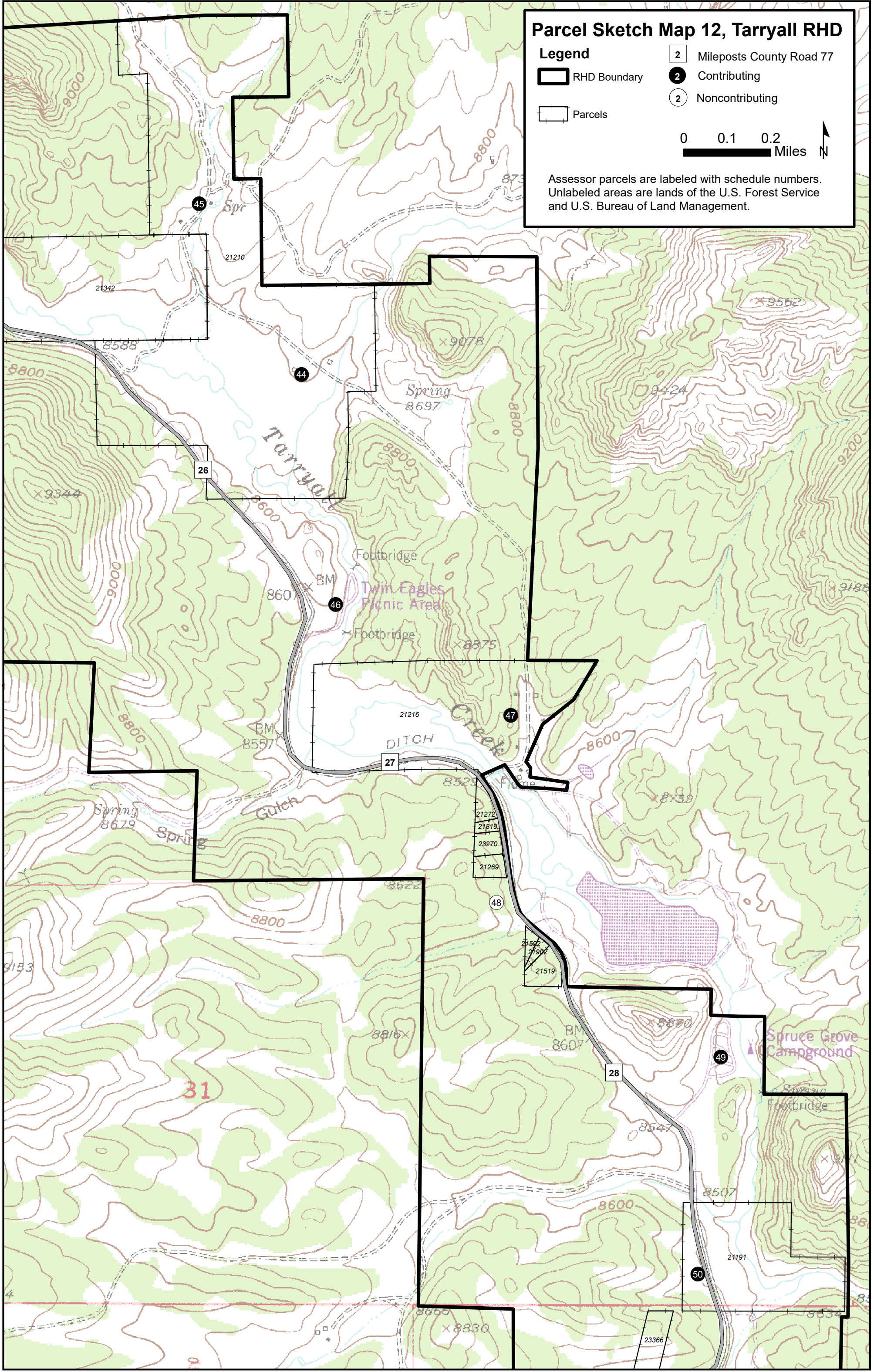
## Legend

-  RHD Boundary
-  Parcels

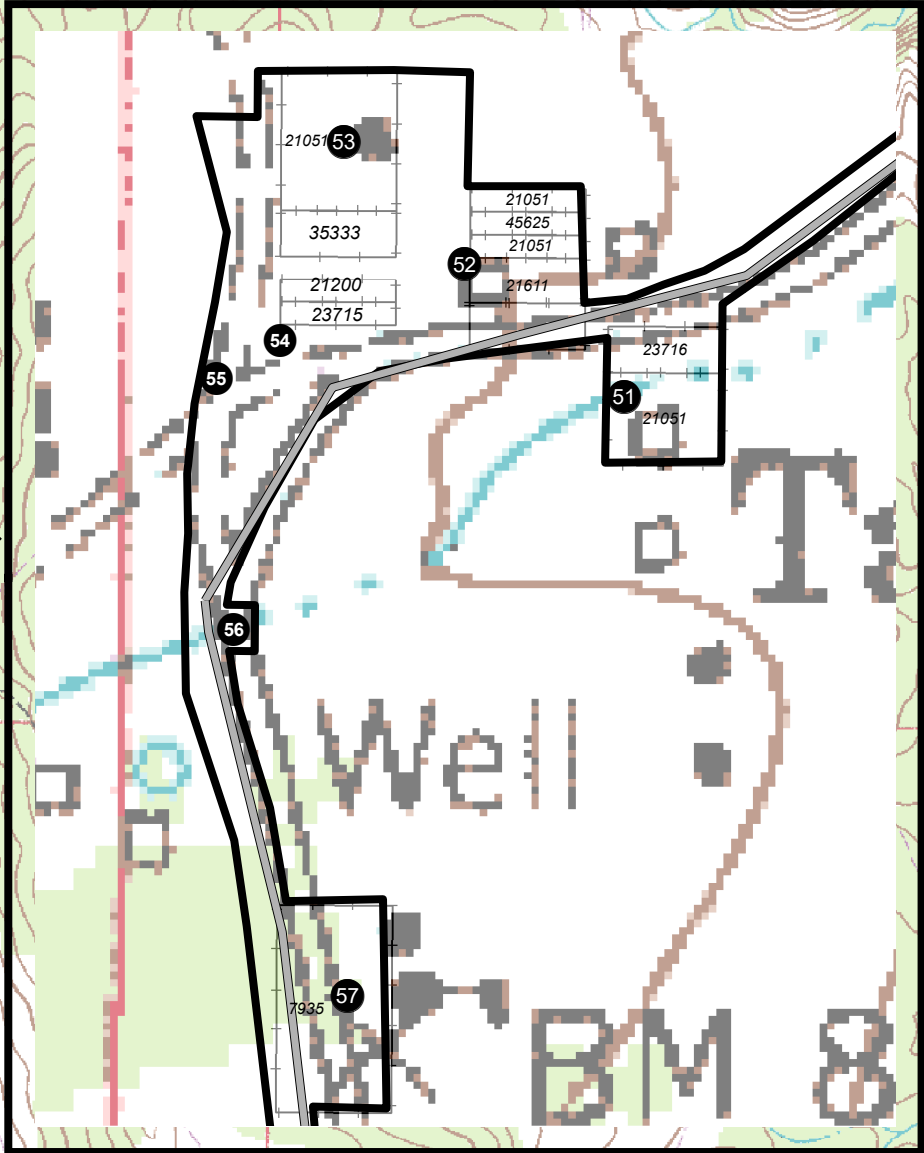
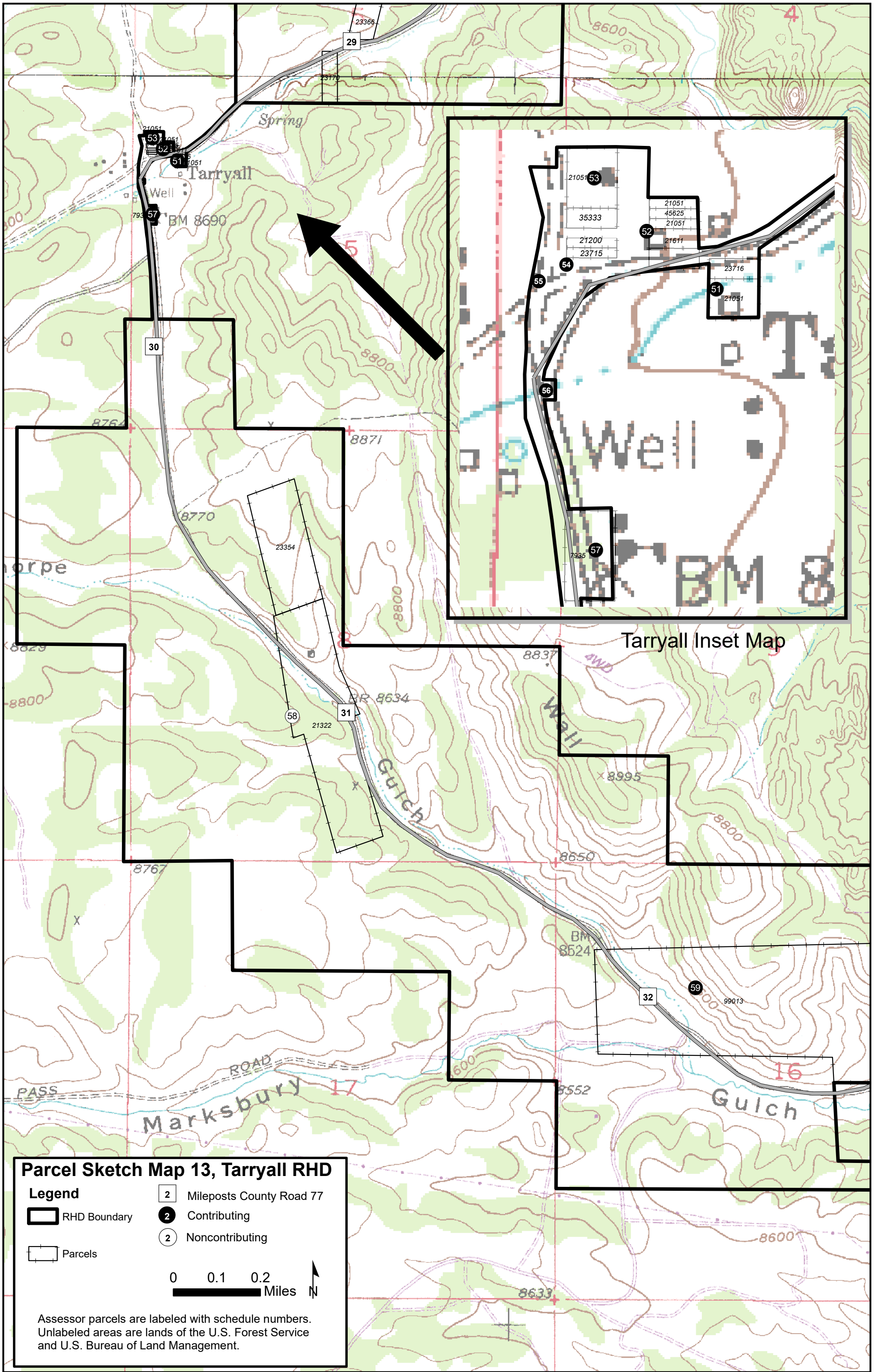
-  Mileposts County Road 77
-  Contributing
-  Noncontributing



Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.







Tarryall Inset Map

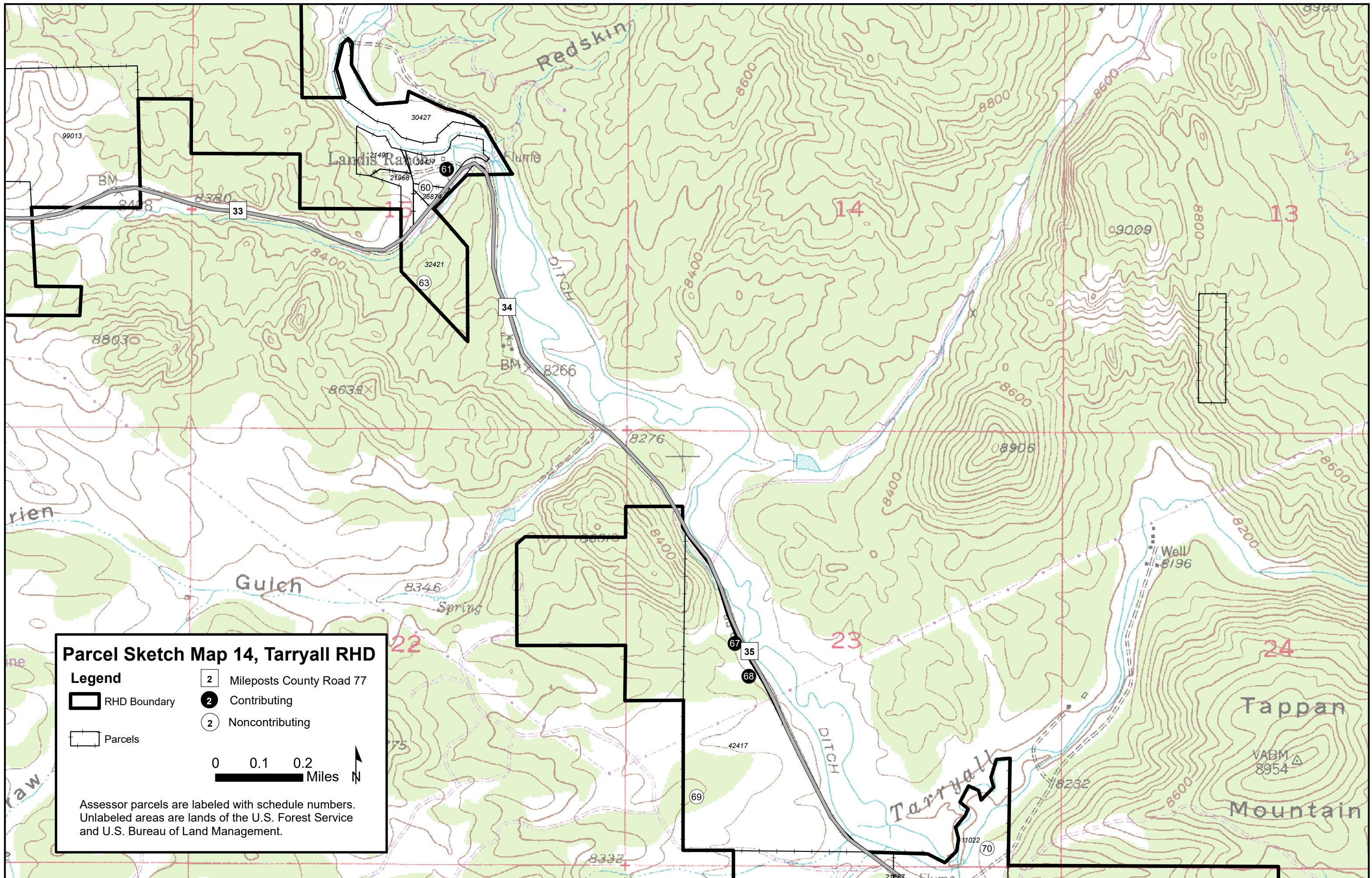
**Parcel Sketch Map 13, Tarryall RHD**

**Legend**

- RHD Boundary
- Parcels
- Mileposts County Road 77
- Contributing
- Noncontributing






0 0.1 0.2 Miles


Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



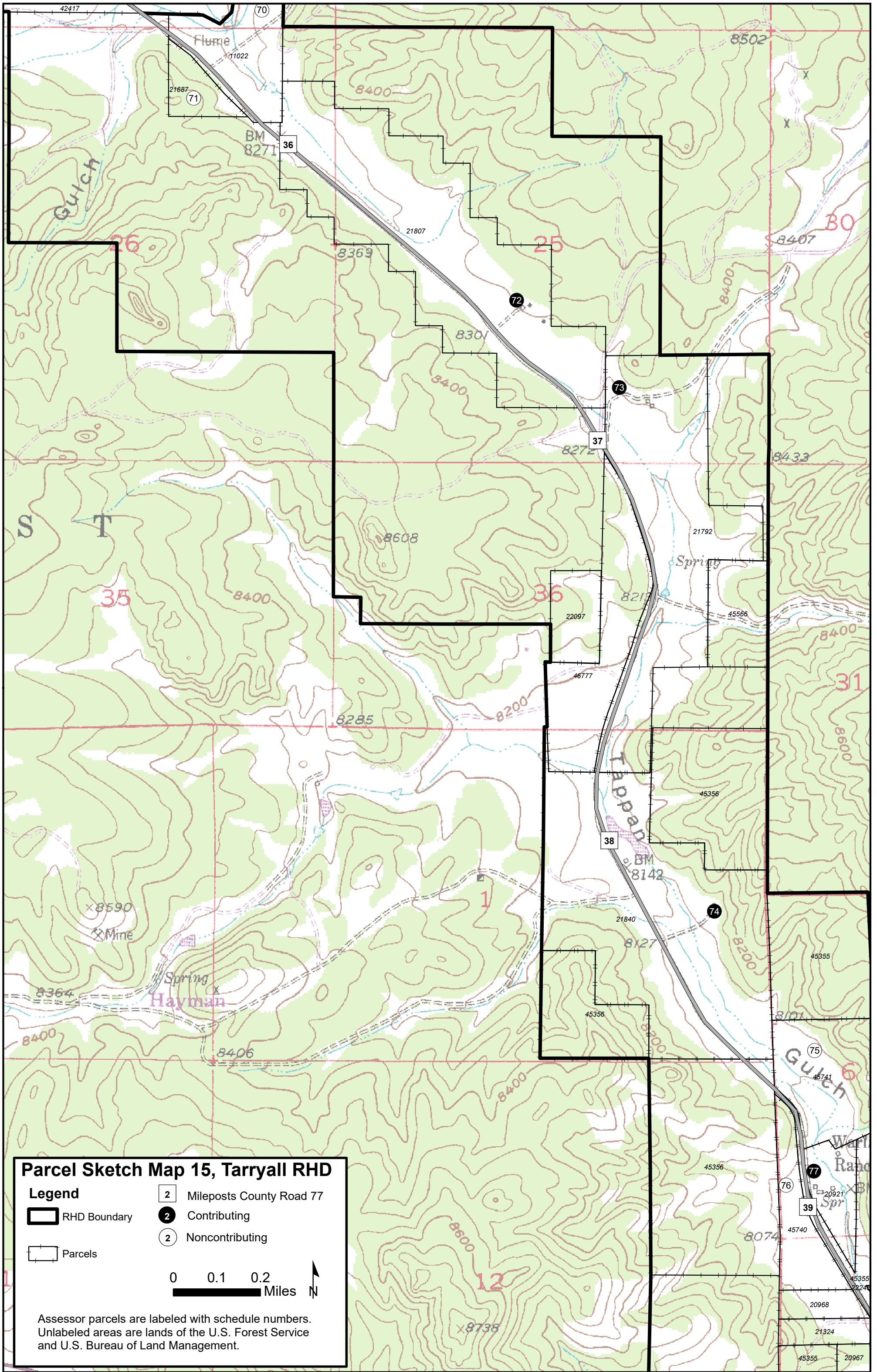
**Parcel Sketch Map 14, Tarryall RHD**

**Legend**

-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing

0 0.1 0.2 Miles 

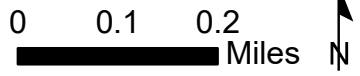
Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



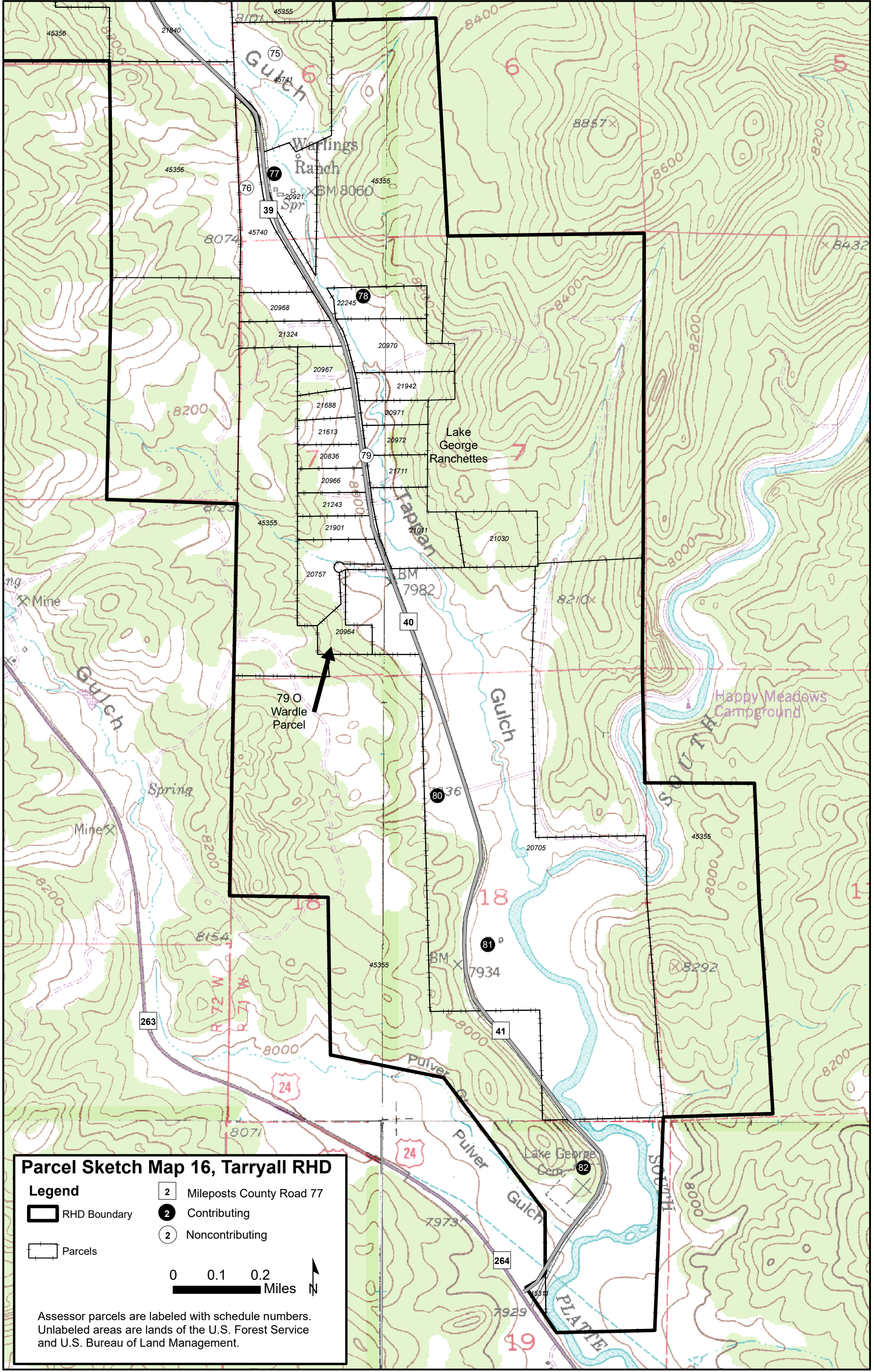
**Parcel Sketch Map 15, Tarryall RHD**

**Legend**

-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing

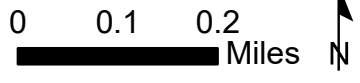


Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.



**Parcel Sketch Map 16, Tarryall RHD**

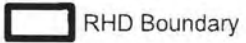
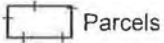



- Legend**
- RHD Boundary
  - Parcels
  - Mileposts County Road 77
  - Contributing
  - Noncontributing




Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

**Sketch Map 10, Tarryall RHD**

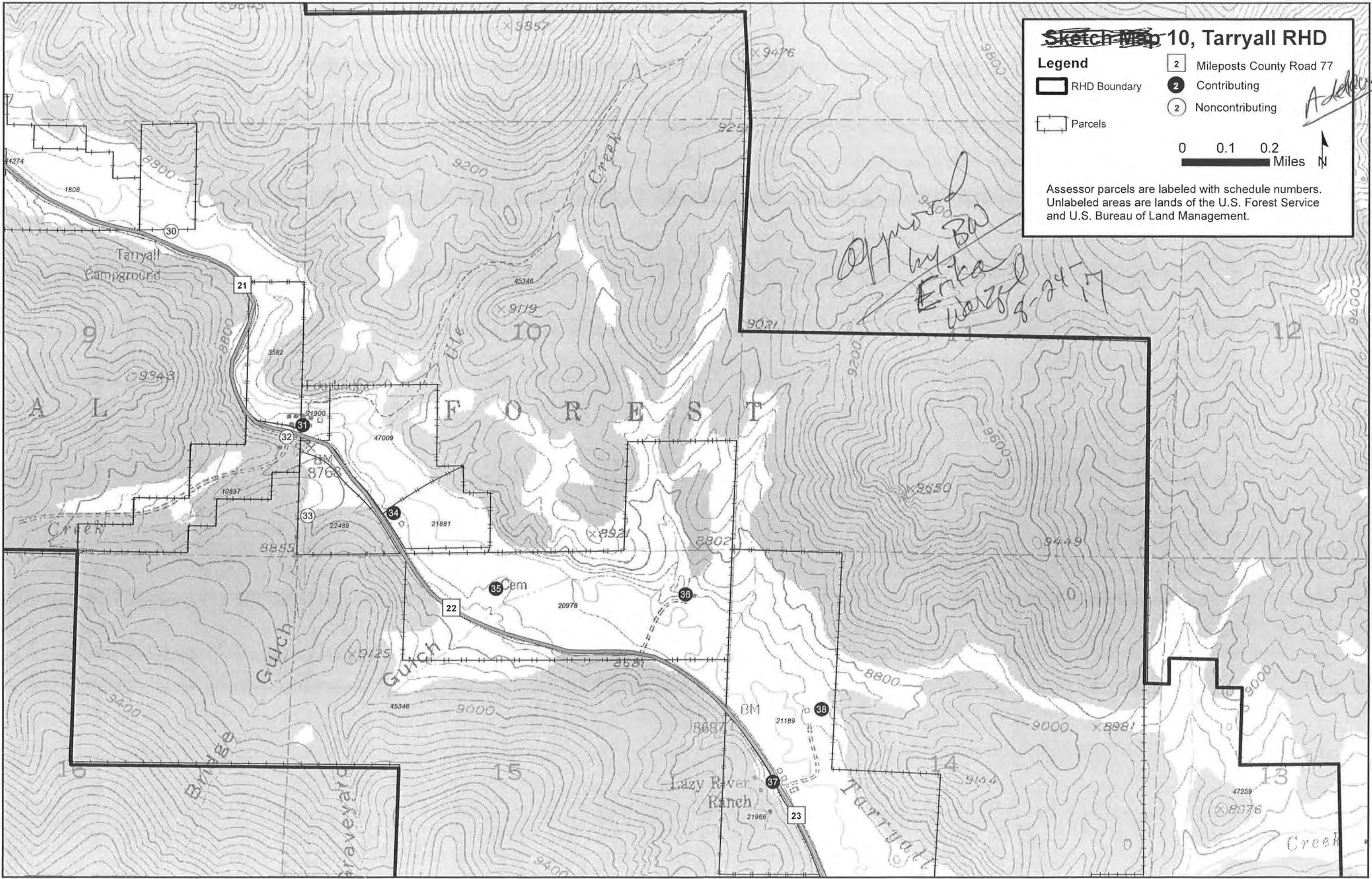
**Legend**

-  RHD Boundary
-  Parcels
-  Mileposts County Road 77
-  Contributing
-  Noncontributing

0 0.1 0.2 Miles 

Assessor parcels are labeled with schedule numbers. Unlabeled areas are lands of the U.S. Forest Service and U.S. Bureau of Land Management.

*Adel...  
 Approved by BO  
 Erika  
 10/25/17*



Hand used Ditches

### Sketch Map 10, Tarryall RHD

**Legend**

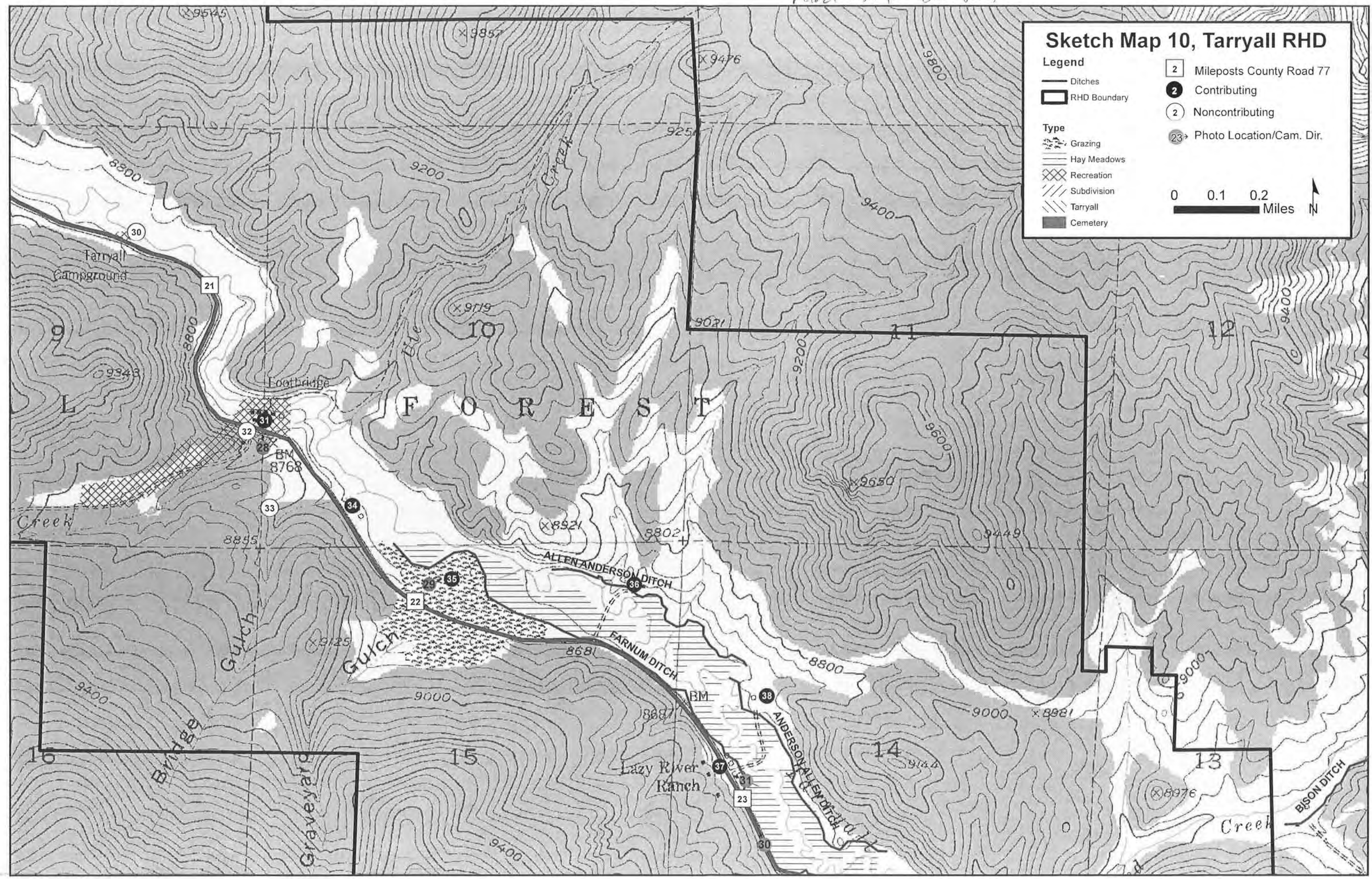
- Dashed line: Ditches
- Thick solid line: RHD Boundary
- Diagonal lines: Type
- Stippled area: Type
- Grid pattern: Type
- Horizontal lines: Type
- Vertical lines: Type
- Diagonal lines (other): Type
- Dark grey area: Cemetery

**Symbol Legend**

- Box with 2: Mileposts County Road 77
- Circle with 2: Contributing
- Circle with 2: Noncontributing
- Circle with 23: Photo Location/Cam. Dir.

0 0.1 0.2 Miles

N

































BORDEN

































To Geyserland: The Dobby Cabin





TRADING POST

GUEST CENTER

OPEN







PRIVATE  
PROPERTY  
KEEP OUT















# TARRYALL RIVER RANCH



DAY RIDES  
HAY FEEDS  
780-794-1010





































HAYMAN  
SCHOOL





















National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date \_\_\_\_\_

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

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



**Park County**  
**Office of Historic Preservation**

PO Box 1373  
Fairplay CO 80440

September 3, 2014

Steve W. Turner, AIA  
Deputy State Historic Preservation Officer  
History Colorado  
1200 Broadway  
Denver, CO 80203

**RECEIVED**

SEP 16 2014

HC/OAHP

Dear Mr. Turner,

The Park County Historic Preservation Commission, the Board of County Commissioners, and the Park County Office of Historic Preservation wish to express their overwhelming support for the nomination of the Tarryall Road Rural Historic Landscape District to the National Register of Historic Places. The Tarryall Road corridor includes a wide variety of exceptional cultural resources that embody the rich agricultural and recreational heritage of Park County. The district is most worthy of recognition by the National Park Service and we will be very pleased to see one of Colorado's most scenic and culturally rich areas honored in this manner.

Enclosed please find the completed Colorado Certified Local Government National Register Nomination Review Report Form for the Tarryall Road Rural Historic Landscape District. The Park County Historic Preservation Advisory Commission (PCHPAC) reviewed the nomination at their August 23 meeting and unanimously found that the property meets the listed eligibility criteria. Mark Dowaliby, chief elected official in Park County, and fellow county commissioners Dick Hodges and Mike Brazell reviewed the nomination at their August 28 public meeting and concurred with the findings and recommendation of PCHPAC.

The commissioners and our office wish to thank consultants Tom and Laurie Simmons for their fine work and the Colorado Office of Archaeology and Historic Preservation for recognizing the historic significance of the Tarryall Road Rural Historic Landscape District and for all their hard work in bringing this nomination forward.

Best regards,

Amy Unger  
Preservation Planner / PCHPAC Staff  
Park County Office of Historic Preservation  
719-836-4292

<b>COLORADO CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION REVIEW REPORT FORM</b>
--

Property Name: Tarryall Road Rural Historic Landscape District  
 Address: Park County Road 77, mileposts 2.4 to 41.8, Park County  
 Certified Local Government: Park County

Date of public meeting at which nomination was reviewed: 8/28/2014

Eligibility Criteria: (Check applicable boxes)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Criterion A | <input checked="" type="checkbox"/> Criterion C |
| <input type="checkbox"/> Criterion B            | <input checked="" type="checkbox"/> 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.

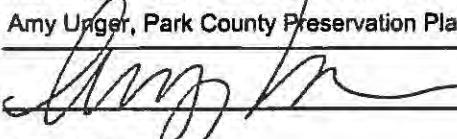
**Chief Elected Official**

- 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 Preservation Planner  
 Signature:  8/23/2014  
 (Date)

**Chief Elected Official or Designee**

Print name: Mark Dowaliby, Chair, Board of County Commissioners  
 Signature:  8/28/2014  
 (Date)



August 26, 2014

**RECEIVED**

AUG 27 2014

**HC/OAHP**

Mr. Steve W. Turner, AIA  
Deputy State Historic Preservation Officer  
History Colorado Center  
1200 Broadway  
Denver, Colorado 80203

Re: National Register of Historic Places Nomination of the Tarryall Road Rural  
Historic Landscape District, Park County Road 77, Mile Post 2.4 to 41.8 (5 PA.  
879), Park County, Colorado

Dear Mr. Turner:

Thank you for your letter of July 14, 2014, advising of the Colorado Historic Preservation Review Board's scheduled consideration of the Tarryall Road Rural Historic Landscape District for nomination to the National Register of Historic Places and the Colorado State Register of Historic Properties.

J Diamond B Ranch, LLC is the owner of approximately 460 acres of ranch land within the proposed Tarryall Road Rural Historic Landscape District (basically, between mile posts 32 and 34). A true copy of the Warranty Deed vesting fee simple title to this land in J Diamond B Ranch, LLC is enclosed.

By submitting this notarized statement, as permitted by 36 CFR 60.9, and as the owner of private land within the proposed District, we hereby express our objection to the formation of the District and request that our property, as described in the enclosed Warranty Deed, be excluded from that District.

With respect to the Colorado nomination, because our property does include a water supply structure for the Krebill Ditch out of Tarryall Creek, we ask that you comply with Section 24-80.1-109(1)(b)(ii), C.R.S., which states that a nomination that includes a "water supply structure" will not be considered if objection is made in accordance with 36 CFR 60.6.

Very truly yours,

J DIAMOND B RANCH, LLC

By: 

Brad Coors, Manager/Member



September 9, 2014

RECEIVED

SEP 12 2014

HC/OAHP



Mr. Steve W. Turner, AIA  
Deputy State Historic Preservation Officer  
Historic Colorado Center  
Denver, Colorado 80203

Re: National Register of Historic places Nomination of the Tarryall Road Rural Historic Landscape District, Park County Road 77, Mile Post 2.4 to 41.8 (5 PA.879), Park County, Colorado

Dear Mr. Turner:

Thank you for your letter of July 14, 2014, advising of the Colorado Historic Preservation Review Board's scheduled consideration of the Tarryall Road Rural Historic Landscape District for nomination to the National Register of Historic Places and the Colorado State Register of Historic Properties.


Steven W. Allard is the owner of approximately 277 acres of ranch land within the proposed Tarryall Road Rural Historic Landscape District, addresses 34800 and 35341 County Road 77, Park County Schedule #7505. A true copy of the Warranty Deed vesting fee simple title to this land to Steven W. Allard is enclosed.

By submitting this notarized statement, as permitted by 36 CFR 60.9, and as the owner of private land within the proposed District, we hereby express our objection to the formation of the District and request that our property, as described in the enclosed Warranty Deed, be excluded from that District.

With respect to the Colorado nomination, because our property does include a water supply structure for the McLaughlin Ditch out of Tarryall Creek, we ask that you comply with Section 24-80. 1-109(1)(b)(ii), C.R.S., which states that a nomination that includes a "water supply structure" will not be considered if objection is made in accordance with 36 CFR 60.6.

Very truly yours,

Steven W. Allard

By: 

Steven W. Allard, owner

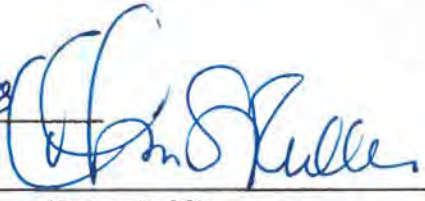
Mr. Steve W. Turner  
September 9, 2014  
Page 2

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Park            )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2014, by Steven W. Allard, owner.

Witness my hand and official seal.

My commission expires: 3/18/18



\_\_\_\_\_  
Notary Public



PERSONAL REPRESENTATIVE'S DEED

STATE OF COLORADO  
Recorder's Stamp  
DATE 9/5/03

THIS DEED is made between Steven W. Allard, Personal Representative of the Estate of Gretchen Bernice Ford aka Gretchen B. Ford, Deceased, and Steven W. Allard.

grantee, whose legal address is (include county and state) 35341 County Road 77, Lake George, CO 80827.

GRANTOR was appointed as Personal Representative of the Estate of the deceased person by the Court in the County of Park, State of Colorado, Case Number 2003PR33, on May 29, 2003, and is now qualified and acting in such capacity.

NOW THEREFORE, pursuant to the powers conferred upon grantor by the Colorado Probate Code, grantor does hereby sell, convey, assign, transfer and set over unto the grantee, for and in consideration of the sum of ten dollars (\$10.00), the following described real property, together with improvements, if any, situate in the County of Park, State of Colorado:

All of the real property described in that certain Warranty Deed recorded in Book 166, Page 463 of the records of the Clark and Recorder of Park County, Colorado with the exception of the following property previously conveyed to third parties including, but not limited to, the following:

- 1) Property described in deed recorded in Book 442, Page 798, Reception Number 381834 on October 25, 1989.
- 2) Easement described by instrument recorded at Book 561, Page 915, Reception Number 448739 on September 13, 1995.
- 3) Easement described by instrument recorded at Book 189, Page 402, Reception Number 166785 on August 22, 1966.
- 4) Reservation of 1/2 interest in oil, gas and other minerals in and to the subject property as contained in instrument recorded in Book 166, Page 463 on April 22, 1960.

Together with and subject to all rights, terms, conditions and obligations contained in easement recorded in Book 398, Page 280, Reception Number 351800 on June 27, 1986.

with all its appurtenances.

This conveyance is subject to a Deed of Trust executed in favor of Wells Fargo Home Mortgage, Inc. by Steven W. Allard recorded at Reception Number 570992 on August 30, 2002 which grantee is already obligated to pay.

The purpose of this deed is to transfer any interest of Gretchen Bernice Ford in and to the above described property as a result of her erroneously being shown as the sole title holder thereof (rather than as a joint tenant with right of survivorship) in instrument recorded at Reception Number 571357 on September 11, 2002 in the records of Park County, Colorado. A copy of the death certificate for Gretchen B. Ford aka Gretchen Bernice Ford was recorded in the records of Park County, Colorado at Reception Number 581514 on April 15, 2003. A copy of Letters Testamentary appointing Steven W. Allard as personal representative of the Estate of Gretchen Bernice Ford is recorded contemporaneously herewith.

As used herein, the singular includes the plural and the plural the singular.

Executed on 25<sup>th</sup> day of August 2003  
Steven W. Allard  
STEVEN W. ALLARD as Personal Representative of the Estate of Gretchen Bernice Ford aka Gretchen B. Ford, Deceased

STATE OF Colorado )  
COUNTY OF El Paso )ss

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2003 by Steven W. Allard, as Personal Representative of the Estate of Gretchen Bernice Ford, Deceased. Witness my hand and official seal. My Commission expires: 10/23/05.

[Signature]  
Notary Public





# HISTORY Colorado

March 12, 2015

Mr. J. Paul Loether  
Deputy Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905



Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for Tarryall Rural Historic Landscape District (5PA.879) in Park County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 18, 2014. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination for Tarryall Rural Historic Landscape District to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures

CDs (2)  
Signature Page

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



This form is for use in nominating or requesting 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 Tarryall Rural Historic Landscape District
other names/site number 5PA.879

2. Location

street & number Park County Road 77, Mileposts 2.4 to 41.8
city or town Jefferson and Lake George
state Colorado code CO county Park code 093 zip code 80456

Table with 2 columns: Selection, Description. Row 1: N/A, not for publication. Row 2: X, vicinity.

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

Signature of certifying official/Title Deputy State Historic Preservation Officer Date 3/12/15

Office of Archaeology and Historic Preservation, History

Colorado
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):

Signature of the Keeper Date of Action

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Tarryall Rural Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Park

DATE RECEIVED: 3/13/15 DATE OF PENDING LIST: 4/08/15  
DATE OF 16TH DAY: 4/23/15 DATE OF 45TH DAY: 4/28/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: ~~15000170~~ 56100000788

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**Return:**  
Please see the attached  
National Register Evaluation/Return Sheet  
for an explanation.

RECOM./CRITERIA

REVIEWER Barbara Loyall DISCIPLINE Historian  
TELEPHONE 202-354-2252 DATE 4-28-15

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.





# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, DC 20240

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

### Comments Evaluation/Return Sheet

**Property Name:** Tarryall Rural Historic District

**Property Location:** Park County, Colorado

**Reference Number:** 15000170

**Date of Return:** 6-12-2015

#### Reason for Return

The Tarryall Road Rural Historic District nomination is being returned for technical corrections.

#### Nomination Summary

The Tarryall Road Rural Historic District has been nominated under criteria A, C, and D for significance in Agriculture, Recreation, Transportation, Architecture, and Archeology. The backbone of the district is a 29-mile stretch of Highway 77, Tarryall Road, which wends through the Tarryall Mountains and Puma Hills in north-central Colorado. Ranging in width from about a mile-and-a-half to the width of the road corridor, the district presents intact vistas from its period of significance, 1865 to 1965, and a remarkable degree of architectural and landscape integrity. Log and wood frame buildings and structures dot the countryside within the district boundaries. The Tarryall district is comprised of 26 ranch headquarters and other resources that reflect life in this rural area.

#### Technical Issues to Resolve

- 1. FPO signature.** The nominated district includes federally owned property, but does not include a signature from the Federal Preservation Officer.
- 2. Name of district.** The National Register does not recognize a "rural historic *landscape* district." Rural historic landscapes are defined in the bulletin *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, and the bulletin notes that such landscapes are classified as sites or districts (p. 2) and listed in the National Register as such (p. 3). It is understandable why the authors interpreted the bulletin as establishing this term, but in fact the definition quoted in the nomination simply refers to "rural historic landscapes." Paul Loether, Deputy Keeper of the National Register, has instructed National Register reviewers to omit "landscape" from property names, because of confusion it could generate. The

Tarryall district should simply be called the “Tarryall Rural Historic District” or simply the “Tarryall Historic District.” The acronym “RHLD” should not be used in this nomination.

- 3. District Boundary.** As revealed in the Verbal Boundary Description (VBD) on page 106, the Tarryall RHD is a discontinuous district composed of four parts. The district was defined as discontinuous, with two parcels removed, because of owner objections. Although this is not a valid reason for defining discontinuous boundaries (see NR Bulletin 16A, page 57), in this case it will be accepted. The nomination needs to describe each component of the discontinuous district in Section 7. It might be useful to assign each component a letter or number identification. Please include descriptions of the resources that fall into the small components. The milepost numbers at either end of the two large components can also be identified. Please note that Bulletin 16A states that for discontinuous districts a nomination must provide “a set of geographical data—including acreage, UTM’s, and a boundary description and justification—for each separate area of land” (p. 54). The strategy outlined in this paragraph is acceptable for this nomination, but it should not be considered precedent-setting or suggest a re-evaluation of the Bulletin guidance.
- 4. Contributing Sites.** Forty-five contributing sites have been identified in the Tarryall district, but it is not clear in all cases if the site is important for its information potential or some other reason. Fifteen sites are mentioned in Section 8 as having been assessed by an archeologist, so these fifteen sites seem to contribute for archeological reasons (p. 90). This should be stated in the inventory entries in Section 7. Are the other sites contributing for their information potential or something else, such as Agriculture or Architecture? The nomination indicates that various aboveground markers, such as ruins, scatters, changes in the landscape, etc., can be used as predictive indicators for a site’s potential to answer research questions, and a number of sites may be considered of archeological interest (and contributing) for the presence of these markers. Section 8 states, “The district is significant under Criterion D in the area of Archaeology/ History-Non-Aboriginal for its inclusion of many sites found likely to yield significant information and to contain significant subsurface information that would aid in understanding and documenting the history of the area” (p. 87). Again, this seems to set up a predictive model for sites that were not explicitly evaluated by Horn. The inventory description for each contributing site should indicate whether the site is noted for its archeology or other factors that can be explained. If there is the potential for information that could address important questions, the surface or subsurface indicators need to be described and the questions that these indicators will address need to be explained.
- 5. Noncontributing Sites.** Probably most of the eight noncontributing sites should not be counted. “Count gardens, parks, vacant lots, or open spaces as “sites” only if they contribute to the significance of the property” (Bulletin 16A, page 17). In other words, do not count them if they are noncontributing, which means that a mapped or verbal description of the site also is not required. For example, the Tarryall River Estates was considered to be a

NPS/NRHP

Evaluation/Return Sheet

Property Name: Tarryall Rural Historic District

Property Location: Park County, Colorado

Reference Number: 15000170

Date of Return: 06-12-15

noncontributing site, but each of the five houses is counted as noncontributing, presumably with its lot.

- 6. Physical extent of contributing sites.** According to Section 7, “each cluster of resources, such as a ranch headquarters, is treated as a site assessed as contributing or noncontributing” (p. 22). Thus, it is understood that if a ranch contains a contributing site, that site is the headquarters area. The nomination needs to convey the physical extent of each contributing site, either via map boundaries or by verbally describing the limits using benchmarks such as “approximately 50 feet in all directions from the center of the building cluster” or “10 feet from the outmost buildings or foundations in the cluster.” In particular, make sure the extent of the contributing site on federal land is clear. Typically, when surface features are used to identify archeological sites, the range of the site is considered the extent of surface-visible cultural features and artifacts.

The boundaries of contributing sites that are not ranches also need to be clarified. A general statement has not been provided, such as that provided for ranch headquarters, so a clear definition is needed for each site. For example, the Ute Trail River Resort (Map Reference 31) is a contributing site, but to what extent? Is the contributing portion within a boundary encompassing the cabins and other guest accommodation, or is it the entire 27.48 acres? This needs to be clarified, and if the contributing site is less than the entire site defined by the legal description, the boundaries need to be indicated on the detail map (#15) or by a clear verbal description.

- 7. Unmapped Resources and Ditches.** The locations of resources that are shown on sketch maps with arrows pointing off the map need to be specified. For example, P, Q, R, and S on the Timothy Borden Ranch need to be shown on the sketch map or an insert to the main sketch map. Similarly, on the Taylor-Portis-Johnson Ranch, P, Q, and S are not mapped. Each of these letters refers to a drainage ditch. R on the same map is the Gibson Ditch, which is shown on the sketch map, but it is unknown what extent of the Gibson or any ditch is considered contributing. Is it the entire length of the ditch crossing within the district boundary, or just the part crossing the contributing site? Whatever the case, all ditches considered contributing or noncontributing resources need to be mapped and their dimensions generally stated.
- 8. Other Clarification or Correction Needed**
- “E” on the Olney Borden Ranch (#20) is shown as contributing on the map, but the inventory calls it noncontributing.
  - At the end of the fourth paragraph under “Archaeological Sites” on page 20, consider cross-referencing to Section 8, page 90, for a list of some 15 ranches where subsurface

archeological evidence has been noted or, better, adding the fact of the archeological evaluation to each inventory entry in Section 7.

- The table at the end of the nomination is extremely useful, but is easily missed if one skims over the reference to it on page 22 (bottom of the page). This table would be well placed at the end of Section 7.
- Criterion Consideration D (cemetery) is checked on page 86, but it does not apply. If a cemetery "is nominated as part of a district but is not the focal point of the district" it does not have to meet Criterion Consideration D (*How to Apply the National Register Criteria for Evaluation*, p. 34). This point is noted on page 87, but the box is checked on page 86.
- If the ditches on Miller-Rudd Ranch are modern and therefore not addressed, this should be noted in the text. Other contributing ditches are addressed.
- On page 33 of the nomination, the Ratcliff Cabin should be noted as detail Map 8, not 18.
- Why isn't the site of the Derby Cabin considered contributing? If site conditions preclude this potential, this should be mentioned because of the cabin's age and other sites that have been considered contributing. Regardless of whether the site contributes, the extent of setting considered to be included with the cabin should be explained.
- The summary introduction to Section 8 should introduce the information potential of sites considered significant under Criterion D, including questions that might be addressed by the archeological record. The body of Section 8 should reference these questions and discuss the site features that suggest the sites' archeological potential. The discussion should suggest the broad historical patterns that might be clarified through archeological investigations, such as ranching practices, lifestyle, food patterns, livestock production, etc. It could be explained that the archeological record has the potential to supplement and confirm information obtained from other sources.

This nomination is very well organized and well researched. The cross-referencing between maps, photos, and inventory entries is excellent and much appreciated. Please call me at 202-354-2252 or send an email to [barbara\\_wyatt@nps.gov](mailto:barbara_wyatt@nps.gov) if you want to discuss these comments.

Barbara Wyatt, Historian  
National Register of Historic Places



File Code: 2360

Date: JAN 26 2017

RECEIVED

JAN 30 2017

HC/OAHP

Steve Turner  
Colorado State Historic Preservation Officer  
Executive Director of History Colorado  
1200 Broadway  
Denver, CO 80203

Dear Mr. Turner,

The Pike/San Isabel National Forests and Cimarron/Comanche National Grasslands is pleased to support the nomination of the Tarryall Rural Historic District to the National Register of Historic Places.

The district includes buildings, structures, and sites that contribute to areas of historical significance in agriculture, entertainment/recreation, exploration/settlement, and transportation. The period of historical significance for the district is 1862 to 1965. The district exemplifies the qualities of a rural historic landscape, as outlined by the National Register program. Within the Tarryall District the Forest Service owns the Spruce Campground, Twin Peaks Campground, Derby Cabin, and Ratcliff Cabin, as well as 17,998 acres encompassed in the district boundary.

Uses that currently exist within the Tarryall District include, the aforementioned campgrounds and cabins, motorized trails and jeep roads, non-motorized trails, active livestock grazing allotments and fuels work to reduce the risk of wildfires. The agency recognizes that all of these activities can be continued in an appropriate manner that does not detract from the qualities of the Tarryall Rural Historic District.

The nomination for the Tarryall Rural Historic District has been prepared by History Colorado, at the request of the Park County Historic Preservation Advisory Commission. Many years of work and assistance from the State Historic Fund have led to this nomination. Support for this nomination is demonstrated by signatures from other affected property and land owners, including the Bureau of Land Management and the majority of private land owners. Also, the nomination has been approved by the National Register of Historic Places State Review Board.

If you have any questions about this nomination please contact our Heritage Program Leader, Amanda Sanchez at (719) 553-1505 or [asanchez@fs.fed.us](mailto:asanchez@fs.fed.us).

Sincerely,

ERIN CONNELLY  
Forest and Grassland Supervisor





# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Royal Gorge Field Office  
3028 East Main Street  
Cañon City, Colorado 81212

In Reply Refer To:  
1050 (COF020, MMW)

July 19, 2016

## Memorandum

To: Ruth Welch, Colorado State Director (CO910)

Through: Tom Heinlein, Front Range District Manager *JAH*

From: Keith E. Berger, Field Manager *KEB*

Subject: Nomination of Tarryall Rural Historic District to the National Register of Historic Places (NRHP)

Park County has sponsored the nomination of a newly-created "Tarryall Rural Historic District" to the NRHP. Approximately 150 acres of BLM-administered land are included within the boundaries of the proposed historic district.

We have reviewed the nomination, and support its listing on the NRHP. The RGFO is dedicated to the careful management of historic properties on public land in order to enhance our understanding of the past for future generations.

Attachment/Enclosure: 1

Maps



February 10, 2017

Mr. J. Paul Loether  
Deputy Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Tarryall Rural Historic District (5PA.879) in Park County, Colorado.

The Tarryall Rural Historic District nomination was first forwarded in March 2015 after review by the Colorado Historic Preservation Review Board at its meeting on September 18, 2014. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register. The nomination was returned to our office with comments from Barbara Wyatt dated June 12, 2015 (Reference Number 15000170). We believe the comments have been effectively addressed in this revised nomination.

The enclosed disk contains the true and correct copy of the Tarryall Rural Historic District nomination to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures  
CDs (2)  
Signature Page

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



This form is for use in nominating or requesting 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 Tarryall Rural Historic District
other names/site number 5PA.879

2. Location

street & number Park County Road 77, Mileposts 2.4 to 33.7 and 34.6 to 41.8
city or town Jefferson and Lake George
state Colorado code CO county Park code 093 zip code 80456

Table with 2 columns: Selection, Description. Row 1: N/A, not for publication. Row 2: X, vicinity.

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

Signature of certifying official: Halysae, Deputy State Historic Preservation Officer, Date: 6/24/14
Office of Archaeology and Historic Preservation, History Colorado
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: [Signature], Date: 8/2/16
Colorado State Director, Bureau of Land Management
Title, State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.
Signature of commenting official: Maly Westay, Date: 2/8/17
Regional Heritage Program Manager, United States Forest Service
Title, State or Federal agency/bureau or Tribal Government

Returned



Tarryall Rural Historic District  
 Name of Property

Park, CO  
 County and State

**4. National Park Service Certification**

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

**5. Classification**

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

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

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

- private  
 public - Local  
 public - State  
 public - Federal

- building(s)  
 district  
 site  
 structure  
 object

	Contributing	Noncontributing	
	190	163	buildings
	0	0	district
	46	5	site
	73	39	structure
	0	0	object
	309	207	<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**

5

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field  
 AGRICULTURE/animal facility  
 AGRICULTURE/agricultural outbuilding  
 AGRICULTURE/storage  
 AGRICULTURE/irrigation facility  
 RECREATION/outdoor recreation  
 DOMESTIC/single dwelling  
 EDUCATION/school  
 TRANSPORTATION/road-related (vehicular)  
 FUNERARY/cemetery  
 INDUSTRY/waterworks

**Current Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field  
 AGRICULTURE/animal facility  
 AGRICULTURE/agricultural outbuilding  
 AGRICULTURE/storage  
 AGRICULTURE/irrigation facility  
 RECREATION/outdoor recreation  
 DOMESTIC/single dwelling  
 TRANSPORTATION/road-related (vehicular)  
 FUNERARY/cemetery  
 INDUSTRY/waterworks

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

OTHER/Pioneer Log  
LATE 19<sup>TH</sup> AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS/Bungalow/Craftsman

OTHER/Rustic

NO STYLE

**Materials**

(Enter categories from instructions.)

foundation: STONE; CONCRETE

walls: WOOD/log

WOOD/weatherboard

roof: METAL; WOOD

other: STONE

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Historic Rural Landscape Characteristics along the Tarryall**

The 27,861-acre Tarryall Rural Historic District is located in Park County in central Colorado. The high altitude scenic rural district embraces land along Tarryall Creek and Tarryall Road bounded by the Tarryall Mountains to the north and the Puma Hills to the south. A rural historic landscape is defined as "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features."<sup>1</sup> The district begins about 2.4 miles south of the small service and supply hub of Jefferson on U.S. Highway 285 and extends southeasterly for approximately 39.4 miles to U.S. Highway 24 northwest of the small community of Lake George.<sup>2</sup> The nominated area is part of the drainage of meandering Tarryall, Michigan, and Jefferson creeks and a stretch of the South Platte River. Jefferson and Michigan creeks drain the northern portion of the district. Jefferson Creek flows into Michigan Creek at about Milepost 4.0, which in turn adds its waters to Tarryall Creek at Milepost 7.8. Tarryall Creek then runs through the historic district, generally closely paralleling Tarryall Road and those in the area refer to themselves as living "along the Tarryall." At about Milepost 35.7 the creek joins the South Platte River, which passes through a small part of the south end of the district. County Road 77 (also known as Tarryall Road), a two-lane paved road, links resources within the district, traversing the Tarryall Valley and closely following the route of an 1862 wagon road that extended from Colorado City on Fountain Creek in the Pikes Peak region to the 1859 mining camps of Tarryall and Hamilton.<sup>3</sup> Pioneer settlers established homesteads along the original road, which became an early county road.

The area's outstanding landscape qualities make the lands along County Road 77 in fact, if not by formal designation, a scenic byway. Views within the district provide vistas of distant mountain peaks and ranges; forested hillsides of pine, spruce, and aspen; prominent rock outcroppings; the lively waters of Michigan, Jefferson, and Tarryall creeks and the South Platte River; widely separated clusters of ranch headquarters buildings; bottomlands with lush, level hay meadows; herds of grazing beef cattle and bison; and occasional sightings of a resident band of Rocky Mountain bighorn sheep and other wildlife. The valley alternately narrows and opens within the district. At various points Tarryall Creek and the road wind past areas of bare stone cliffs, hills, and craggy outcroppings, a few of which are named, such as Rock Point, A L Hill, and Twin Eagles. Prominent peaks from nine to thirteen thousand feet in elevation lie within the historic district or are visible from it, including Bradley Peak (9,489'), Eagle Rock (9,677'), Sugarloaf Mountain (9,951'), Pilot Peak (10,624'),

<sup>1</sup> Linda Flint McClelland, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, National Register Bulletin 30 (Washington: U.S. Department of Interior, National Park Service, 1989, rev. 1999), 1-2.

<sup>2</sup> Only real property, per 36 CFR 60, and not water rights, is the subject of this nomination. The northern 2.4 miles is not included within the district due to its different historic land use patterns and more recent nonhistoric development resulting from the subdivision of historic ranches into large residential parcels. Additionally, two land parcels lying between Mileposts 32.5 and 35.6 are excluded from the district due to owner objections.

<sup>3</sup> Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 205. These camps boomed only a few years before dying. Another Tarryall, also known as Puma City, was established as a community along Tarryall Road and included a post office between 1896 and 1933.

Tarryall Rural Historic District

Park, CO

Name of Property

County and State

South Tarryall Peak (11,206'), McCurdy Mountain (12,165'), and Bison Peak (12,431'). In the northern part of the district, between the confluence of Jefferson and Michigan creeks and Tarryall Reservoir, are relatively broader bottomlands lying between sheltering hills and a greater volume of water available for irrigating hay meadows. Below the reservoir the Tarryall Creek drainage contracts considerably, containing relatively narrow bottomlands bordered by steeper, rockier hillsides. A trip through the valley offers a constantly changing juxtaposition of the natural setting and the legacy of historic human activities as the road descends from 9,350' elevation on the north to 7,940' at the south end.

The district contains still-active historic ranches with more than a dozen buildings and hundreds of acres of land, as well as vacant and weathered buildings reflecting historic habitation of long ago. The district embraces the full range of historic activities along the Tarryall, including twenty-five historic livestock ranch headquarters and several individual buildings associated with the area's ranching history. Some ranches include historic archaeological sites and ruins providing evidence of past activities. In addition, resources representing the area's historic development and community life include two one-room schools, three old road segments, three cemeteries, two timber bridges, and buildings associated with the community of Tarryall/Puma City. Resources reflecting the significance of recreation in the area's history include two dude/guest ranches; a reservoir and dam associated with early twentieth century fish hatching efforts and later recreation, as well as buildings connected with construction and operation of the reservoir; two U.S. Forest Service campgrounds; and individual ranch cabins rented to visitors. Also found in parts of the district is evidence of its more recent developmental history, including isolated individual vacation homes, newer ranch buildings, and a residential subdivision. The impact of these buildings is blunted by the immensity of the landscape, as well as the varied topography and screening vegetation.

The nominated area is an outstanding example of a high altitude, linear, rural historic landscape. Since pioneer development of the wagon road in 1862 and the beginning of permanent settlement in the mid-1860s, inhabitants have left their stamp on the continuously evolving landscape in subtle and dramatic ways. Together, the land uses and activities, patterns of spatial organization, cultural traditions, circulation networks, vegetation, buildings and structures, historic archaeological sites, clusters of resources, and small scale elements found in the district tell the story of high altitude ranching in rural Colorado.

#### **Land Uses and Activities**

The natural setting, resources, and topography of the district influenced the land uses and activities established by the first settlers along the Tarryall that were continued, expanded, altered, or abandoned through subsequent generations. The principal human forces that shaped and organized the district during the period of significance included transportation, settlement, ranching and farming, recreation, education, mining, and social and civic activities.<sup>4</sup> Jefferson, Michigan, and Tarryall creeks and the South Platte River form natural drainages traveled first by native inhabitants and then prospectors lured by news of promising gold discoveries at the 1859 mining camps of Hamilton and Tarryall (northwest of the district). In 1862 the creation of a wagon road encouraged heavier use of the route between Colorado City and the camps. Those who passed through the area took note of the lush natural meadows, broad valleys, forested slopes, rock outcroppings, and abundant water that appeared to offer fine opportunities for ranching. Historically, cattle grazing and hay ranching constituted the most widespread and longest-lived land uses along the Tarryall.

In the mid-1860s some families turning from mining to agricultural pursuits settled in the area, which was made less isolated by the presence of the wagon road. Cattle ranching and hay raising, supplemented by small-scale farming, proliferated and became the main sources of income for residents. In a land of uncertain rainfall, early settlers favored locating their ranch headquarters near a year-round water supply that could be utilized for domestic and agricultural purposes, such as Tarryall Creek. Homestead locations near a creek or the river were taken up first, but construction was distant enough from the waterways that ranch facilities would not be damaged by floodwaters. Ditches and headgates were built to control and direct the flow of water. Native hay meadows "domesticated" by irrigation were an important component of ranches, allowing production of winter feed for resident animals as well as additional income when a surplus was sold. Historically, every ranch property along the Tarryall raised hay in its valuable floodplain.<sup>5</sup> Headquarters areas generally were located near an irrigated meadow.

Headquarters complexes developed and changed over time, incorporating buildings of a variety of functions necessary for self-sufficient ranching in the somewhat isolated rural area. The first order of business was to provide shelter for the residents. Such endeavors often started with a small log homestead house to establish residence, quickly followed by critical improvements for animal husbandry and farming, such as a barn, sheds, corrals, a ditch, and fencing. Many families soon outgrew their original log cabin and added additional rooms or built larger dwellings. Homestead houses

<sup>4</sup> Mining within the historic district was limited, small scale, and short-lived and was primarily confined to the immediate area around Puma City/Tarryall.

<sup>5</sup> Sheila Lamb, South Park Ranger District, Fairplay, Colorado, email to Tom and Laurie Simmons, 28 May 2014.

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generally remained in the headquarters area, serving as additional accommodations for family members and guests or hired hands, storage, or facilities rented to fishermen or other outdoor enthusiasts.

Ranchers fenced pastures, built corrals, and identified grazing land on the open range. Fences and corrals were necessary components of early headquarters construction that facilitated control and care of livestock and protected crops. Horses were used for ranch work and transportation, and cattle were raised as a principal source of income. For their own consumption, and sometimes for additional "pin" money, ranch families also raised chickens, planted small kitchen gardens, and milked a few dairy cows. The types of animals on a ranch remained very consistent during the period of significance, although one family reportedly turned to chinchilla-raising for a brief period in the late 1940s and 1950s.

Although early settlers tried to grow a variety of crops, most soon found the climate and growing season suitable for few of these products and thereafter planted gardens to supplement their immediate family's needs. Stores offering groceries and butchers in Jefferson, Lake George, and Puma City/Tarryall provided foodstuffs adding variety to local diets and made up for shortages, if families could afford them. The ease of transportation that came with automobile ownership increasingly made obtaining groceries in the towns at each end of the road more attractive, and most ranchers raised few or no vegetables or crops other than hay by the late twentieth century.

Since Tarryall Road represented the rancher's lifeline to the other residents of the area, the nearest supply and service communities, and the railheads for shipping produce to outside markets, most of the early ranches were situated near it, with dirt ranch roads leading from it to the built resources and associated lands. Tarryall Road, existing before the ranches, exerted major influence on how headquarters were laid out. Most of the main ranch houses faced the road, and several ranches used it as their driveway, placing buildings on both sides and creating private ranch roads that stemmed from the main road. The existence of the communities of Jefferson (1879) and Lake George (1891) at the north and south ends of the road, each with a railroad line providing for transportation of passengers and products, as well as the continued improvement of the thoroughfare and its service as a connecting link between the ranches in the district, attracted other human activities and endeavors along the Tarryall.

Community life was extremely important to ranchers, both for social interaction and for mutual progress and cultural achievement. Small locally focused communities developed along the road during the nineteenth century, including Mountaindale, Bordenville, and Puma City/Tarryall. The communities received designated post offices and flourished for short periods of time, offering a few services, perhaps a school and a place to purchase supplies. For example, Bordenville (1879) encompassed such conveniences as the saw mill of Wiley Borden, a cemetery, a post office, and eventually a school. In the late 1890s the largest of these small communities, first known as Puma City and later Tarryall, developed on both sides of the road in the vicinity of South Tarryall Peak at the southern end of the district in response to a short-lived mining boom in the immediate area. During the early twentieth century the community included a blacksmith shop, a vitally important business in an agricultural area where horses were so important and machinery and implements often needed repair. Many ranch headquarters also included their own blacksmith shops where ranchers worked on horseshoes, items used in construction, tools, machinery, and household implements. Mountaindale appeared in the 1896 State Business Directory, with listings of a saw mill and a meat market. Outside the district, the towns of Jefferson and Lake George offered lumber suppliers, blacksmiths, saloons, hotels, butcher shops, and general stores. By the 1920s Tarryall boasted a rooming house, dressmaker, real estate agent, and photographer, while Jefferson contained a Western Union office and a garage to service a growing number of motorized vehicles.<sup>6</sup>

With most ranches relatively distant from each other and from the established towns, resident families were very self-sufficient and often socialized among themselves or with nearby family members. However, they valued activities that created opportunities for social contact and support in the larger community. As the number of settlers along the Tarryall increased, a few resources shared by members of the local community were established, including one-room schools serving ranch families as educational facilities and locations for public gatherings such as dinners, school events, entertainment, and dances. As local historian Midge Harbour wrote, "It was not an easy life and they sometimes drove their team many miles to a 'get together' or a dance. They took their children with them for this social event."<sup>7</sup> A saloon and a dance hall operated in Puma City, and saloons were also found in Jefferson and Lake George. In addition to one

<sup>6</sup> Colorado State Business Directories, 1885-1921.

<sup>7</sup> Midge Harbour, *The Tarryall Mountains and the Puma Hills: A History* (Colorado Springs: Century One Press, 1982), 18-19.

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small family cemetery established by the Farnum family, the burial ground in Bordenville and the Lake George Cemetery at the southern end of district provided a final resting place for many of the Tarryall pioneers and their descendants.<sup>8</sup>

Recent aerial photographs document current land uses and reflect the persistence and evolution of historic agricultural activities along the drainages and County Road 77 within the district. Active hay meadows account for about 769 acres within the nominated area, contrasted with about 2,451 acres available for grazing. The sale of water rights in the post-World War II period dramatically reduced the amount of land available for raising hay. Some of the bottomlands now categorized as grazing land would appear to be good locations for hay cultivation if irrigation water were still available. Two-thirds of the district's hay meadows are found in the wider bottomlands above Tarryall Reservoir on the Taylor-Portis-Johnson, Sanborn, and Holst-Wallace-Paige ranches. The sketch maps accompanying the nomination show selected generalized land uses.<sup>9</sup>

Sheila Lamb of the U.S. Forest Service South Park Ranger District discusses the impact of the loss or retention of water rights among ranches along the Tarryall:

... any place that you see along Tarryall Creek that no longer raises hay, means that somewhere along the line, the landowner of the moment sold the water off. You can see remnants of the old hay fields that existed on many of these places by looking at an indicator plant (wiregrass, *Juncus arcticus*) which persists long after the water is removed by virtue of long (really long) roots with the ability to bore through dry layers of soil. For the places that still raise hay, the extent of those fields is likely not too different from what it was 100 years ago. The creek has meandered and changed, but the hay fields are essentially the floodplain of Tarryall Creek. That floodplain probably hasn't gained or lost appreciable ground.<sup>10</sup>

Below the dam, the Tarryall drainage narrows considerably, but hay meadows are still found at the Derby-Terhune (approximately 32 acres, Mileposts 19 to 20), Farnum and Allen Creek ranches (roughly 62 acres, Mileposts 22 to 24). Tarryall Creek is particularly meandering in the latter area, and the hay meadows consist of small discontinuous fields occupying oxbows on both sides of the stream. The floodplain is somewhat broader at the Williams Ranch (Milepost 25), where about twenty-two acres of hay is cultivated, and the John E. Williams Ranch (Milepost 25.6), which has a fifty-two-acre meadow watered by the Hay Creek Ditch. The last significant haying area is found near Milepost 33.5 at the Kolle-Landis Ranches which has about thirteen acres. There is only one small hay meadow south of that point.

Three areas account for half of the district's grazing lands: the Taylor-Portis-Johnson and Sanborn ranches at the northern end (about 460 acres); the Olney Borden and Timothy Borden ranches at Mileposts 11 and 12 (roughly 530 acres); and the Golding and Snair ranches at the southern end (approximately 283 acres). Most of the agricultural land south of Milepost 36 is suitable for grazing use.<sup>11</sup>

Recreational activities have been an important human activity impacting land use along the Tarryall since the early settlement period. The scenic qualities of the area drew comment from early visitors such as Isabella Bird and, like ranchers in other parts of the state, those in the district welcomed and accommodated travelers from an early date. The McLaughlin House functioned as an early stage stop where travelers could obtain a meal and a bed for the night.<sup>12</sup> As the area attracted increasing numbers of sportsmen in the late nineteenth and early twentieth centuries some ranch families, such as the Terhunes, were happy to earn extra income by renting out rooms or small cabins. The clear waters of the creeks and river afforded visitors excellent fishing opportunities, and some ranches included small cabins rented to anglers. Hunters also pursued the abundant wildlife, as they continue to do after obtaining permission from private landowners today. During the twentieth century, enough visitors sought the clear air, beautiful setting, and recreational opportunities of the area to warrant the establishment of the Tarryall River Dude Ranch and the Ute Trail River Resort;

<sup>8</sup> The Lake George Cemetery is not within the boundary of the town. None of the Town of Lake George is included within the historic district boundary.

<sup>9</sup> Front Range Research Associates, Inc., produced the breakdown of current land use employing 2011 *National Agriculture Imagery Program* digital aerial photography for Park County. Overlaying the historic district boundary, land use polygons were created through heads-up digitizing and then aggregated for the district as a whole.

<sup>10</sup> Lamb, email to Simmons, 28 May 2014.

<sup>11</sup> Midwest Perennial Forage & Grazing Working Group, *Evaluating Land Suitability for Grazing Cattle*, Spring 2013, [greenlandsbluewater.net/Perennial\\_Forage/contract.html](http://greenlandsbluewater.net/Perennial_Forage/contract.html), accessed 28 May 2014; CSU Extension, *Livestock Management in the Mountains*, 2012, [www.ext.colostate.edu/sam/livestock.pdf](http://www.ext.colostate.edu/sam/livestock.pdf), accessed 26 May 2014. Good grazing lands include features such as a diversity of perennial plants providing nutrition for animals, fertile soil, little erosion and few bare spots, and access to fresh and clean water for cattle.

<sup>12</sup> Harbour, *The Tarryall Mountains*, 65.

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these facilities still provide guests with many recreational options. With these operations came new types of buildings and landscape features, such as lodges, dining halls, and corrals holding horses for trail rides.

Creation of the Pike's Peak Timber Reserve in 1892 began the process of federal management of large sections of forested land in Park County. The 1905 designation of the Pikes Peak Forest Reserve, which became Pike National Forest two years later, stemmed from a desire to use the areas for production of timber and protection of watersheds supplying water to many Front Range cities. However, by 1919 the forest was described by the federal government as "one of the most popular recreation grounds in America," and the Forest Service was doing all it could to develop recreational resources in it.<sup>13</sup> National forest designation brought new maintenance, preservation, and recreational activities to the lands, including the construction of recreation facilities such as campgrounds. While informal camping occurred in surrounding forests since the earliest years of settlement, four designated campgrounds were shown on late 1950s USGS maps of the area. These improvements led to increasingly greater use of the public lands for recreational activities such as camping, hiking, biking, fishing, horseback riding, wildlife viewing, mountain climbing, winter sports, and picnicking.

Additional recreational opportunities resulted from the 1931 erection of Tarryall Reservoir, which permitted fishing beginning in 1941 and also provided spots for picnics and quiet contemplation. Construction of the reservoir occupied some of the former ranch lands of the district. The impact of recreation on the district is less pervasive than ranching, but its growing influence is reflected in dude and guest ranches, with cabins, lodges, trails and roads, horse facilities, and support buildings; campgrounds with picnic and camping areas, access roads, paths, footbridges, grills, and outhouses; hiking trails; and fishing venues in creeks and Tarryall Reservoir, which include parking areas, picnic tables and shelters, outhouses, and boat launching ramps. Tarryall State Wildlife Area, centered around Tarryall Reservoir, accounts for most of the 505 acres in recreational use today. Smaller recreational tracts include two U.S. Forest Service campgrounds and two guest/dude ranches.

Today, the Tarryall is famous for its world-class fly fishing streams, diversity of wildlife, and opportunities for numerous outdoor activities, as well as its ranching. The Lost Creek Wilderness, designated a National Natural Landmark in 1966 and a Wilderness in 1980, is a highly scenic area with an extensive trail network lying in the Kenosha and Tarryall Mountains just east of the district and roughly paralleling Tarryall Road from near U.S. Highway 285 at Kenosha Pass to the point where Tarryall Creek turns northeast to join the South Platte River.<sup>14</sup> The scenic nature of the nominated area and its recreational offerings has attracted increasing construction of vacation homes and a small number of rural residential subdivisions. A reminder of human impacts on the landscape in the district is an area being reclaimed by nature after the 2002 Hayman Fire, the most destructive arson blaze in the state's history until 2012.<sup>15</sup>

Other land use within the district includes three historic cemeteries occupying about eight acres, nearly all the land encompassed by Lake George Cemetery at the southern end of the area. Portions of the historic settlement of Puma City/Tarryall comprise roughly three acres. Post-World War II rural residential subdivisions cover about 167 acres within the district, with most of this (154 acres) in the Lake George Ranchettes development. Aside from scattered homesites, the remainder of the nominated area's acreage consists of national forests and other public lands.

### **Patterns of Spatial Organization**

The historic properties along the Tarryall exhibit low-density settlement, with ranch headquarters located approximately every 1.5 miles along the road. As an offshoot of providing access to mining camps to the north, Tarryall Road opened up lands adjoining its route to agricultural settlement and provided the means to transport ranch products to mining camps and other communities. Consequently, ranch headquarters generally are clustered at widely spaced intervals along the valley, typically adjacent to the road and carefully above the area's major waterways: Tarryall, Michigan, and Jefferson creeks (for most of length of the road) and the South Platte River (at its southern end). In addition to the convenient availability of water for domestic and agricultural purposes, factors influencing the patterns of spatial organization in the district included construction of irrigation ditches, presence of meadows near water sources for hayraising, location of areas suitable for grazing, proximity of forested lands supplying lumber, number of acres of land required to support production of cattle, necessity of moving livestock to distant markets and grazing areas, presence of mineral resources near the area, and human desire to live in and enjoy the benefits of an organized community. These patterns were further influenced by features of the existing topography, including the presence or absence of a level site for construction of

<sup>13</sup> United States Department of Agriculture, *Forest Service, Mountain Playgrounds of the Pike National Forest* (Washington, D.C.: USDA, 1919), 6.

<sup>14</sup> "Lost Creek Wilderness," [www.wilderness.net](http://www.wilderness.net), accessed 7 August 2012.

<sup>15</sup> Joey Bunch, "Colorado's Hayman Fire Set High Marks for Size, Cost, Heat and Rehabilitation," 6 August 2012, [www.denverpost.com](http://www.denverpost.com), accessed 19 May 2014.

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buildings; abundance of scenic landforms and forested areas expected by visitors to a Colorado dude/guest ranch or campground; and challenges of steep slopes, meandering creeks, and intermittent drainages that made some construction or usage difficult.

Professor Howard Wight Marshall observes: "People may have established their enterprises on blocks of land cut from the gridiron of governmental land office squares, but there were no written rules to guide or limit the way a ranch would be situated on a 640-acre section or part thereof." As Marshall noted, initial settlers in ranching areas designed their headquarters with specific intentions and functions in mind; subsequent generations may have changed the original pattern.<sup>16</sup> The spatial organization of ranches along the Tarryall includes linear, courtyard, central road, L-shaped, and haphazard arrangements.

The predominant pattern of organization for historic ranch headquarters appears to be a linear one, with at least a dozen examples displaying this configuration. An excellent representative of this pattern is the Payne Homestead/Double Bar Ranch, which features a line of buildings extending across the headquarters area from west to east. The main house is furthest west and extending toward the east are a small bunkhouse, tack room and workshop, a large garage, a chicken coop, and an outhouse. Two large buildings associated with animal care, a feed storage shed and a loafing shed, are at the east end of the headquarters, south of a two-track road. The Allen Creek Ranch is also a good example of this pattern, with a line of buildings extending from south to north, including an outbuilding at the southern end, a root cellar, the house, and at a distance to the north, the barn.

Representative of the courtyard ranch layouts found in the district, with buildings and structures grouped around an open area, is the Sanborn Ranch headquarters, most of which lies immediately east of Tarryall Road.<sup>17</sup> The headquarters displays two 1950s houses (A and B) at the west end of the developed area near the entrances from the road. In clockwise order from House A, resources include a 1935 log house, a garage/shop, a 1935 log cabin, an L-shaped barn with corrals to the south and east, a shed, a second barn, a chicken coop, an outhouse, and another house (B). The Timothy Borden Ranch also reflects a courtyard plan.

Jonathon Horn identified the "central road" layout for three ranches within the district, including the Olney Borden, Williams, and Sidney Derby properties.<sup>18</sup> These are defined as ranches bisected by Tarryall Road that were laid out before it became a more heavily traveled route. By grouping improvements on both sides of the road, the thoroughfare served as a driveway for the ranch. In addition, several ranches appear to form a haphazard arrangement of buildings, with some of these headquarters resulting from the loss and addition of resources over time and others responding to the topography and operational requirements of the ranch. Interconnection of outbuildings for efficiency and protection against harsh weather was not uncommon.

The organizational pattern at some ranches changed over time as buildings were moved, lost, or added, and new technologies resulted in adjustments for building placement and spacing. In general, buildings were arranged for most efficient use of the rancher's time. Most of the ranches have extremely long histories of occupation and development, thus it is likely that their layouts do not precisely reflect the planning of the original owner.<sup>19</sup> This appears to be the case at the Holst/Wallace/Page Ranch, which displays a haphazard arrangement today due to loss, movement, and addition of resources. In some instances, headquarters today possess too few resources to discern a particular layout pattern.

Just as the layout of ranches varied, so the placement of buildings on the ranches was adjusted to suit the particular qualities of each. Tarryall historian Midge Harbour noted: "The early pioneers learned to build their homes in the protected valleys rather than on a mountain top with the beautiful view, but exposed to the winds."<sup>20</sup> Shared knowledge of experienced farmers and ranchers and published professional advice concerning the best placement of particular ranch components also influenced the organization of ranches. Historic archaeology provides some clues to the original and later layouts of the ranches.

Recreational resources, such as Forest Service campgrounds and guest/dude ranches, also manifest distinctive patterns of spatial organization. Both resource types are located along Tarryall Road and Tarryall Creek and are situated to provide good access to adjoining national forest lands. The "live water" of Tarryall Creek and striking rock formations

<sup>16</sup> Howard Wight Marshall, *Paradise Valley, Nevada: The People and Buildings of an American Place* (Tucson: University of Arizona Press, 1995), 36.

<sup>17</sup> Courtyard layouts along the Tarryall display buildings generally separated from each other with open space or a ranch road rather than forming solid squares of buildings bordering an open court.

<sup>18</sup> Jonathon C. Horn, "Cultural Resource Inventory of Forest Highway 81 (Tarryall Road), Park County Colorado" (Montrose, Colorado: Alpine Archaeological Consultants, November 1996), 228.

<sup>19</sup> Horn, "Cultural Resource Inventory," 229.

<sup>20</sup> Harbor, *The Tarryall Mountains*, 18.

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appear to be high priorities in siting campgrounds. In the Twin Eagles and Spruce Grove campgrounds a gravel road accesses individual campsites (each with pull-off parking, a fire grate, and picnic table), with a central vault toilet or toilets and a footbridge to cross the stream. The Ute Trail River Ranch includes a lodge/store building adjacent to Tarryall Road, with a haphazard arrangement of guest cabins between the lodge and Tarryall Creek to the north. The Tarryall River Ranch, which provides horses for guests, has corrals and animal care buildings to the south near Tarryall Road and Tarryall Creek, with guest cabins and other facilities in a narrow valley to the north. The dining hall, lodge, swimming pool, and playground are near the center of the complex.

### **Response to the Natural Environment**

Responses to the natural environment along the Tarryall are exhibited in the selection of locations and layout of ranches by the early settlers. Initial acreage claims reflected the topographic and hydrologic realities of the land. Rather than homesteading a square of 160 acres, many patentees claimed a "stair-step" pattern of quarter-sections that overlay bottomlands along a stream. This approach is particularly evident along the narrow canyon of Tarryall Creek below Tarryall Reservoir. At the level of individual ranches, early settlers placed headquarters in specific locations to mitigate the impact of heavy winter snows and strong winds. The Taylor/Portis/Johnson Ranch provides a good example of this, with ranch buildings evidencing a linear arrangement beneath the brow of a low hill. Climate also encouraged clustering of headquarters buildings within convenient access of residential quarters, as well as placement of animal control facilities such as corrals. Other environmental considerations in laying out a ranch included wind direction, solar gain, and animal odors. Horn noted the importance of "keeping the long open sides of partly enclosed structures facing away from winter winds and keeping livestock enclosures downwind."<sup>21</sup> Horn reported that in the area "winds would emanate from the west, being generally from the southwest during the summer and northwest during the winter. Consequently animal enclosures located to the west or southwest of a dwelling would probably not be desirable because of associated odors. Additionally, open-sided buildings facing west or northwest would generally not be as comfortable for animals or human use as those that face south or southeast."<sup>22</sup>

Residents often took advantage of steep hillsides along the canyons by cutting into slopes to build root cellars, dugouts, and, in two cases, garages. Hillsides required the construction of stone retaining walls at locations such as the Lazy River Ranch and the Tarryall River Ranch. In some cases the existing terrain was leveled by removing earth, while in others the natural topography was left intact. The leveling of sites is apparent in some locations where a building no longer stands.

The natural environment also influenced the types of material used in construction throughout the historic period, with the ready availability of timber and stone making the use of those materials ubiquitous throughout the period of significance. Early sawmills, such as the one on the Olney Borden Ranch, provided local residents with milled lumber, as did facilities in Mountaindale and Jefferson. Rocky outcrops provided stones for foundations. The rugged and relatively isolated nature of the area also resulted in ranch facility construction generally reflecting simple, functional designs that required little assistance beyond the local community to construct.

The presence of water in the district was a critical factor in its development from the time of earliest settlement. Without adequate and reliable sources of water along the Tarryall, it would be difficult to maintain a successful livestock and hay operation. As homestead applications were filed and lands were claimed in the mid-1860s, residents constructed a number of irrigation ditches using horse teams and hand labor, delivering water from Tarryall, Michigan, Jefferson, and smaller creeks. Yearly cleaning and repair of ditches became a traditional task on the ranches. By 1877 a U.S. Surveyor noted there were enough ditches along Tarryall Creek "to make very pretty little farms" on the adjacent lands.<sup>23</sup> These relatively small-scale diversions, typically less than a mile in length, brought water to bottomlands where hay and other crops were raised. Ditches in the district typically were unlined, with earthen walls and water flowing by gravity. Originally wood, headgates now are concrete and metal with screw wheel mechanisms, a change that came during the period of significance.<sup>24</sup> Irrigated lands in the area increased over time, with the expansion of ditch systems and establishment of

<sup>21</sup> Horn, "Cultural Resource Inventory," 228.

<sup>22</sup> Horn, "Cultural Resource Inventory," 228.

<sup>23</sup> U.S. Department of the Interior, Bureau of Land Management, "Cadastral Survey Notes, T. 10 S., R. 73 W.," Approved 2 March 1877, vol. R81, 201.

<sup>24</sup> Michael Holleran, *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado* (Denver: Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center, June 2005), 56 and *The Irrigation Age*, 34 (September 1901): 431. Precise dates for the conversion of headgates are unknown. However, most were likely replaced fairly early in the twentieth century. Michael Holleran noted "the cost of concrete came down in the 1880s and 1890s, and it began to come into common use on ditches in the 1890s." Advertisements in early twentieth century publications for screw type iron headgates noted their durability, low maintenance, and ease of operation over wood structures.



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new ranches. As early as the late nineteenth century the creeks did not have enough water to meet all needs. In the twentieth century the number of active ranches declined as the result of some ranchers selling their water rights to entities such as cities along the Front Range. Rather than traditional use of water for irrigation of hay meadows, it is diverted out of the area. As the production of hay fell in response, ranchers ended its export out of the area.<sup>25</sup>

Wallace Stegner observed lack of adequate water is a defining characteristic of the West: "We can't create water, or increase it. We can only hold back and redistribute what there is."<sup>26</sup> In 1881 the Colorado legislature created the Office of the State Irrigation Engineer to administer the distribution of water and divided the state into water divisions and districts based on river drainage; the Tarryall area is part of Water District No. 23 in Water Division 1. The area's Ranchmen's Protective Association took a strong stand against the loss of ranchers' water rights in the early twentieth century. Although ranchers built ditches to direct water throughout their land and their lifestyles depended on an adequate water supply, people from other areas began devising schemes to divert the Tarryall area's water and/or store it for purposes such as energy generation, urban domestic supplies, irrigation, and recreation. Most notably, in 1903 Franklin F. Noxon, a Colorado Springs entrepreneur, envisioned a reservoir that would result in irrigated lands, an additional domestic water supply for Denver, and hydroelectric power for several cities. Although that scheme and others did not succeed, in the late 1920s the State of Colorado began construction of Tarryall Reservoir to supply spawn for its fish hatchery system. Topographic conditions dictated the location of Tarryall Reservoir, permitting efficient construction of a concrete dam between two closely-spaced rock formations.

Another response to the natural environment along the Tarryall resulted from the abundance of forested hills and mountains in the area. Lumber was used for construction of buildings and structures that characterize the ranching operations in the district, as well as for generating energy to warm homes and provide fuel for blacksmith forges. By the late nineteenth century, many people believed the loss of forests on such slopes correspondingly impacted water flow. The Colorado State Engineer's 1889-90 report reported that "the destruction of our mountain forests is an occasion of repeated complaints on the part of people living in South Park . . . , and its effect upon the water supply for irrigation."<sup>27</sup> As James Muhn wrote in his study of water storage and diversion in South Park, many believed "the forests regulated water flow and were responsible for providing irrigators with water late into the summer."<sup>28</sup> In 1890 Park County residents joined with state officials to ask John Wesley Powell, Director of the U.S. Geological Survey, to withdraw from settlement and reserve for irrigation public timberlands along the headwaters of Jefferson and Tarryall creeks. The following year Congress authorized the President to reserve public forests, and soon the headwaters of the South Platte was studied for withdrawal. An 1892 presidential proclamation created the South Platte Forest Reserve, later consolidated into the Pikes Peak Forest Reserve, which became the Pike National Forest in 1907. In addition to benefiting the ranching industry, the preservation of the forests, presence of scenic features such as mountains and large rock formations, and clear streams threading through the area also lured those in pursuit of tourism and recreation throughout the period of significance. In recent years, these same qualities have attracted builders of vacation homes and a few small rural subdivisions of single-family houses.

### **Cultural Traditions**

Settlers along the Tarryall brought with them cultural traditions of the American East and Midwest, Britain, Germany, and Scandinavia that impacted the landscape and were modified by available resources at the site, previously established western customs, architectural trends, and existing technology.<sup>29</sup> New York natives Timothy and Adelia Borden and Olney A. Borden, who arrived in 1865, are generally acknowledged as the first permanent Euro-American settlers in the district. The Borden brothers were sons of a "substantial farmer," and Timothy and his wife also farmed in Iowa. The Bordens initially erected log homestead houses like those found throughout the Colorado frontier. Olney Borden later married a woman described as "an 'aristocratic' widow," from the Midwest, and his ranch eventually included a large house where the couple hosted elegant balls, perhaps a vestige of Mary Borden's previous life. At first, Timothy and Adelia Borden raised cattle, horses, dairy cows, and oat and barley crops, much of which they might have grown on their Iowa farm. Olney Borden also produced livestock, oats, and barley, as well as six thousand pounds of potatoes.

<sup>25</sup> Horn, "Cultural Resource Inventory, 224."

<sup>26</sup> Wallace Stegner, *The American West as Living Space* (Ann Arbor, Michigan: University of Michigan Press, 1987).

<sup>27</sup> Colorado State Engineer, *Fifth Biennial Report of the State Engineer to the Governor of Colorado for the Years 1889-90* (Denver: Collier & Cleveland Lith. Co., 1891), 42.

<sup>28</sup> R. Laurie Simmons and Thomas H. Simmons with contributions by James F. Muhn, "South Park Historic Contexts: Townbuilding, Transportation, Mining, Ranching, Water Storage and Diversion, Tourism and Recreation" (Denver: Front Range Research Associates, 2002), VII-16.

<sup>29</sup> Horn, "Cultural Resource Inventory," 222. Among the foreign-born, German immigrants represented the largest ethnic group along the Tarryall, as they were in the early years of the state itself.

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During the early years of the ranches, the cultural landscape included cultivated fields devoted to raising grains and vegetables. Charlotte Allen, a native of Rhode Island who previously had lived with her husband Anson in Wisconsin, raised potatoes, rutabagas, turnips, carrots, cabbage, onions, lettuce, and radishes when she first settled on the land.<sup>30</sup> In 1873 a writer noted vegetables from Park County ranches were both plentiful and inexpensive.<sup>31</sup> Relatively quickly, the short growing season and high altitude climatic conditions moved ranchers to limit crop production primarily to hay, with a few vegetables raised in small kitchen gardens for family consumption. The availability of railroads for shipping hay and improved methods of cutting and baling it also helped shift the focus to the product. Eventually, even the limited production of vegetables and grains other than hay ceased and ranchers abandoned dairy cattle, repurposing the associated lands and buildings. In the early twenty-first century Tarryall Mountain Farms, an educational high altitude farm effort on the Williams Ranch and later at the Outpost Wilderness Adventure site, began “demonstrating natural and sustainable farming practices similar to the early homesteaders,” including the creation of fields producing such crops as greens, lettuce, cabbage, radishes, peas, carrots, potatoes, beets, and turnips.<sup>32</sup>

Those who moved to the area following other family members were guided and assisted by those who came previously and by the larger ranching community in the construction of their ranch headquarters and the practices of the cattle industry. Land patents reveal families related by birth or marriage tended to settle near one another. This family-linked settlement clustering is found at various locations along the Tarryall Valley involving such families as the Dunbars, Bordens, Snairs, Bysongs, Clarksons, Williams, Farnums, and Allens. Such proximity relieved some of the isolation of the area’s sparse population and provided a source of support in times of need. In general, ranchers were known for being generous in transmitting knowledge of building practices and animal husbandry to all within the community, whether related by family or not.

American popular culture has celebrated and romanticized the customs and traditions of western cattle ranching. Life along the Tarryall embodied many well-known ranching traditions, a number of which were associated with seasonal agricultural practices passed from generation to generation. These included assisting with the birth of calves when necessary and branding and moving cattle herds to mountain grazing areas in the spring; harvesting hay in the summer; and rounding up, branding, and returning the animals to the headquarters vicinity in the fall.<sup>33</sup> Before regulation of public lands cattle were turned onto the open range and then sorted at roundup time.<sup>34</sup> As described by U.S. Forest Service Ranger Sheila Lamb, a specialist in range, botany, and wildlife with the South Park Ranger District: “When we look at this [Tarryall] valley on a map, it looks like a pretty small place. In reality—when you begin to walk parcels on the ground, you realize the vast expanse of property this valley occupies. There is and was plenty of ground to raise enough stock to provide a living and in some cases, actually to become rich.”<sup>35</sup> In addition to the highly productive land within the floodplain of Tarryall Creek, ranchers moved cattle in summer months to uplands of nearby forests and other public lands. In the winter, cattle were fed hay and ranchers repaired buildings and equipment. The impact of these practices is seen in the types of buildings on the ranch, including fences, corrals, barns, loafing sheds; the circulation networks; and small scale features such as hay racks, squeeze and loading chutes, and cattleguards on roads.

Ensuring that cattle had enough food throughout the year became a principal concern of ranchers. The number of acres of grazing land necessary to sustain each cow during the grazing season depended on a variety of factors, including the size and breed of the animal, fertility and type of soil, quality and quantity of vegetation, access to water, and amount of precipitation. Essentially, the cow’s forage need during the grazing season and the forage production of the land during those months determined the stocking rate in grazing areas.<sup>36</sup> Sheila Lamb indicates a herd of about one hundred cows was required to support a family during earlier days. The dry upland grazing areas required more acres of forage per cow than the richer riparian areas, although ranchers generally reserved the water-rich areas for hay-raising. Riparian areas were much more productive, but ranchers could not simultaneously graze cattle and produce hay on the same land (although Lamb notes “you can get a little mileage out of the hay aftermath—the stubble that’s left after cutting, but that

<sup>30</sup> Harbour, *The Tarryall Mountains*, 29.

<sup>31</sup> Rossiter W. Raymond, *Statistics of Mines and Mining in the States and Territories West of the Rocky Mountains, Being the Fourth Annual Report, 1873* (Washington, D.C.: Government Printing Office, 1875), 366.

<sup>32</sup> “Tarryall Mountain Farms,” [tarryallmountainfarms.org](http://tarryallmountainfarms.org), accessed 7 August 2012.

<sup>33</sup> Sheila Lamb, South Park Ranger District, Fairplay, Colorado, email to Tom and Laurie Simmons, 28 May 2014. Sheila Lamb of the U.S. Forest Service South Park Ranger District indicates the grazing season in the Tarryall area runs approximately five months.

<sup>34</sup> Jerry Davis, retired U.S. Forest Service employee, Colorado Springs, email to Tom Simmons, 19 May 2014.

<sup>35</sup> Lamb, email to Tom and Laurie Simmons, 29 May 2014.

<sup>36</sup> Lamb, email to Simmons, 28 May 2014. Most ranchers don’t run dry cows (without calves) during the summer, instead grazing lands hold cow-calf pairs.

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would usually be used in the fall or winter").<sup>37</sup> Early ranchers baled any excess hay in the winter/early spring to be shipped for sale.<sup>38</sup> Lamb observes that during the early period most farmers didn't much follow the "take half/leave half" rule and "land in general was used to its limits and overgrazing was common."<sup>39</sup>

Ranch families were self-sufficient and expected to do most of the work on their property themselves, with time-honored methods and building construction slowly modified by new technology and materials. In the early years much of South Park, including land in the district, provided an open range for thousands of cattle and horses, with individual ranchmen controlling particular sections of grazing land. Today, along a few portions of the road, the open range is still observed. Most of the early ranches included irrigated meadows that provided abundant hay utilized as livestock feed. Severe weather causing the loss of animals and changes in market conditions, as well as introduction of new technologies and livestock practices, resulted in modification of the ranching industry toward the end of the nineteenth century. Jonathon Horn found some ranchers in the area tried raising sheep in response.<sup>40</sup> Ranchers fenced their lands with barbed wire, fed their cattle during the winter, and upgraded the quality of their stock.

The legendary roundup, a vital part of the culture along the Tarryall, was eventually abandoned as the range became increasingly divided by fences. Midge Harbour reported that during the 1860s and 1870s the small number of ranchers in the area would turn their cattle out to roam in the spring and round them up in the fall. The Bay Homestead (outside the district, north of Puma City) became the roundup point, and in 1872 various ranchers erected a large barn made of huge hewn and dovetailed logs for storage of hay for the roundup and to provide shelter when the men sorted and branded their cattle for the trip home.<sup>41</sup> As early as July 1884 the *Fairplay Flume* reported the Tarryall roundup, which then consisted of only a few participants, "has nearly outlived its usefulness."<sup>42</sup>

The creation of the Pike National Forest and government grazing allotments impacted traditional agricultural practice along the Tarryall. Sheila Lamb reports: "At first, these lands were used under the 'free range' system. Needing to gain some control over uses on the public land, the Forest Reserves were established in 1891. The Forest Service was established in 1905 and 1906 [and] ... authorized to collect grazing fees. Grazing receipts exceeded timber receipts from 1906-1910, and at other times sporadically through 1920. The Taylor Grazing Act of 1934 tightened management of grazing ranges on ... [Forest Service] lands. Being able to use Forest land in the summer months greatly expanded opportunities for raising hay at home for winter use." There still are Forest Service grazing allotments all along the Tarryall.<sup>43</sup>

During the mid-twentieth century, especially the period after World War II, the use of horses for much of the work on a ranch diminished as a result of rising ownership of trucks and other motorized equipment. This led to some new construction of garages and vehicle and equipment sheds and modification to older buildings. During and after the war, obtaining hired help became more difficult, causing ranchers to adjust some of their practices. Fewer workers wanted to live on the ranch with other cowboys in bunkhouses and more preferred to reside with their families in their own homes. Many of the cabins or small bunkhouses previously used to house employees were converted to other purposes. Cities along the Front Range engaged in a water rights buying frenzy in the late 1970s and early 1980s, acquiring rights from willing sellers in Park County "who found ranching had become too hard and money for water too tempting."<sup>44</sup> This effectively ended the traditional working life of several ranches.

The nature of grazing evolved with changes in land and water use during the twentieth century, according to Lamb. Currently, average dry upland lands along the Tarryall are expected to produce about six hundred pounds per acre in forage, and the industry standard today is to leave half of available forage for resource and wildlife values. A dry cow eats about 780 pounds of forage per month, thus 12.5 acres is needed to support a cow during the summer. However, as Lamb points out "most ranchers don't run dry cows in the summer, but rather pairs (a cow and her calf), and their forage

<sup>37</sup> Lamb, email to Tom and Laurie Simmons, 29 May 2014.

<sup>38</sup> Davis, email to Simmons, 19 May 2014.

<sup>39</sup> Lamb, email to Simmons, 28 May 2014.

<sup>40</sup> Horn, "Cultural Resource Inventory," 218.

<sup>41</sup> Harbour, *The Tarryall Mountains*, 51-52.

<sup>42</sup> *Fairplay Flume*, 3 July 1884, 4.

<sup>43</sup> Retired U.S. Forest Service employee Jerry Davis notes, "Grazing permit areas/numbers were allocated largely on the basis of the permittee's 'base land.' The permittee had to demonstrate that his land could carry a given number of critters in order to get permitted for that number. In the case of the Tarryall, the private land is more concentrated along the hayable bottoms than is the case in much of the Park." Davis, email to Simmons, 19 May 2014. Lamb, email to Simmons, 29 May 2014.

<sup>44</sup> Simmons and Simmons, "Park County, Colorado, Historic Contexts," VII-32-33.

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demand goes up to 1020 pounds per month." Leaving half results in a forage requirement of about 3.5 acres per pair or 17.5 acres for the summer. In winter, ranchers feed their cattle with the same amount of hay per month.<sup>45</sup>

Education was of primary importance to the cultural life of families along the Tarryall, and school districts became an early and important unit of settlement areas. Some local families, such as Olney and Mary Borden and William and Mahala Farnum, sent their children to schools in places such as Colorado City, Colorado Springs, and Denver. When they became available, most students relied on one-room local schools for much of their education. School buildings, like the Tarryall and Hayman schools in the district, were placed near the road or other convenient location to facilitate access to classes and non-educational social events. Local residents with construction skills, assisted by volunteers, erected the buildings, which were moved from one location to another as necessary (as in the case of Hayman School). If a building burned or became too small, residents of the district quickly planned a new facility. Students who wanted to pursue a high school education lived in Fairplay or a larger city during the school year. Education and access to it proved to be of such importance to the community that in one instance it became the source of a violent dispute between community members (discussed more fully under the Ratcliff Ranch description). Schools also played an important role in community life, hosting regular social events such as dances and dinners that residents traveled many miles to attend. Along the Tarryall there were no buildings specifically designed as churches, although during the early twentieth century a Sunday school was held in Jefferson and some families traveled to Fairplay for services.<sup>46</sup>

Cemeteries represented a necessary community resource, and some small graveyards were established to serve families or a local area, such as those on the Farnum Ranch and at Bordenville. The larger mountainside Lake George Cemetery at the southern end of the district became the final resting place of many Tarryall area residents. The cemetery included traditional upright carved stone monuments of the late nineteenth and early twentieth centuries, some enclosed with ornate wrought iron fences, as well as simple, rustic memorials consisting of mounds of local rocks, with similar stones placed along the borders of burial plots. The natural setting became the principal ornament of the cemetery, which continues to serve the local community.

During the twentieth century, as Americans increasingly received steady paychecks and paid time off and viewed outdoors activities and vacations as desirable and healthy, the scenic and recreational qualities of the Tarryall received ever greater attention. Fishing, hunting, horseback riding, hiking, camping, tourism, and other leisure activities played an increasing role in the district's development. Facilities such as cabins, campgrounds, guest ranches, trails, picnic areas, a reservoir, and other resources geared toward those who came to the area for brief stays rather than those who lived in it began to proliferate in the landscape. The Colorado Division of Wildlife and the U.S. Forest Service played important roles in providing some of these facilities, as did private entrepreneurs.

### **Circulation Networks**

Circulation networks represent a major component of the contemporary landscape linked to the district's history. Native Americans and trappers traveled by foot or on horse through the valley following the Tarryall Creek drainage between the Tarryall Mountains and the Puma Hills. Early prospectors also traced this traditional path on their journeys from the 1859 supply towns of Colorado City and Canon City to the mining camps of Hamilton and Tarryall. Before creation of an improved road, wealth seekers continued to travel on foot or horseback to the gold diggings, which made movement of supplies difficult. In 1860 a traveler passing through the Tarryall Valley reported a lack of residents between the mining camps and Colorado City, reflecting the isolation of the area. To increase ease and speed of access to the mining camps, Canon City settlers soon began laying out an improved road incorporating the Tarryall path.<sup>47</sup> In 1862 the Ute Pass Wagon Road Company began work on the Colorado and Tarryall Road, which started at Colorado City and allowed freighters from that area to haul supplies to the mining camps.<sup>48</sup> When Leadville drew attention as the richest silver mining district of the state in the late 1870s, the Tarryall Road became part of the heavily-traveled route between the Cloud City and points southeast. Local ranchers benefitted from the convenience of the road in their trips to acquire necessary supplies and access markets. Even with the improved course, however, a seven or eight day trip by way of Canon City was required to reach Colorado City and return.<sup>49</sup> When Puma City/Tarryall developed in association with a short mining boom in the late 1890s, the Puma City Stage transported passengers at Jefferson along the Tarryall Road to the mining district. The current Tarryall Road/County Road 77 evolved from this wagon/stage road into an early automobile route, a state highway, and later a county road.

<sup>45</sup> Lamb, email to Simmons, 28 May 2014

<sup>46</sup> *Fairplay Flume*, 9 August 1907, 1, 9 July 1915, 1, and 21 October 1921, 1.

<sup>47</sup> Virginia McConnell Simmons, *Bayou Salado: The Story of South Park* (Denver: Sage Books, 1966), 65-66.

<sup>48</sup> Simmons, *Bayou Salado*, 65-66, 71, 78.

<sup>49</sup> Harbour, *The Tarryall Mountains*, 25.

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Tarryall Road also has served as a central link in the district's local circulation network, filling a connective function for travel between ranches, schools, Puma City/Tarryall, sites shared by the community, and the two small towns at its north and south ends outside the district (Jefferson and Lake George). Save for branch roads serving Hayman and Fairplay, few historic thoroughfares intersected Tarryall Road. Side roads generally were unnecessary since most development clustered along the main route; rugged mountains along much of the Tarryall drainage undoubtedly deterred minor road building as well. In at least three locations within the district, short segments of earlier alignments of the road are visible. The curving segment just below Tarryall Reservoir is particularly well-defined and extends for more than a mile. Other types of roads also dot the landscape, including dirt roads within individual ranches accessing associated sections of property. Gravel roads connect to Tarryall Road along its length, providing access to National Forest areas, individual properties, and rural subdivisions. Two-track ranch roads reflect the owners' stewardship of the land, being barely visible to those unfamiliar with the landscape. Two examples of simple, functional timber bridges used within ranches are still present—one over Tarryall Creek and one over Hay Creek. In addition, there are roads leaving County Road 77 to access newer housing subdivisions, campgrounds, forest areas, and vacation homes.

Railroads at either end of the corridor (outside the district) facilitated the shipment of ranch products and the transportation of people; no point along the road was more than twenty miles from a railhead. The Denver South Park and Pacific reached the summit of Kenosha Pass in 1879, stimulating the founding of Jefferson, which acted as a shipping point for ranches at that end of the road, with stock pens for cattle. The Colorado Midland, called the "stockman's railroad," received cattle and hay from Tarryall ranches at Lake George beginning in 1887. When the Midland abandoned its line through Lake George and the Denver, South Park and Pacific ceased its service to Jefferson, automobile roads became even more important to local rancher families and other residents. The routes of the railroads became U.S. highways.

Formal, paved walkways are somewhat rare on the ranches along the Tarryall, the few examples being confined principally to paths leading to the main ranch house. One example is a straight concrete sidewalk leading from a gate at the edge of the dirt ranch yard to an entrance at the side of the Taylor-Portis-Greene house that traverses a fenced lawn. Most ranch headquarters have, through custom and use, established footpaths, which may be visible or not, leading from one building or area to another.

Trails through ranches and public lands served as routes to move cattle to and from distant grazing areas seasonally, although none were official stock driveways. Lamb reports trails and roads in the area have served for many years to move cattle as "a good route is a good route."<sup>50</sup> Trails created for recreational use through public lands are evident in U.S. Forest Service acreage, leading to campgrounds and other facilities and scenic areas. Guest ranches in the district employ trails for hiking and horseback riding that connect with trails on the public lands. The historic district also includes overhead utility lines for electricity and telephone carried on wood poles. The principal line parallels Tarryall Road with branch lines to adjacent properties. A high voltage transmission line crosses the historic district at Milepost 35.1.

### **Boundary Demarcations**

During the period of significance, the public land survey system determined the location of almost all boundary demarcations in the district, with settlers selecting land within the framework of townships, ranges, sections, and quarter-sections and, over time, placing fences to indicate the dividing lines of ownership. A few property boundaries utilized Tarryall Road as a component, though none appear to have selected the creeks in this manner (perhaps due to the ever-changing nature of water paths). Construction of fences in the district could be challenging due to the varied terrain, which includes mountains, hills, and rock formations; gulches and gullies; creeks and a river; forested lands; rocky ground and hard-packed dirt; and few precisely level stretches of land. In contrast, areas of public land and open range are identifiable because of their lack of fencing, with the edges of this acreage recognizable by the existence of private fences erected by adjacent property owners.

Ranchers also utilized demarcations to separate land use areas within their property. Natural features such as creeks, hillsides, and gulches could divide one land use from another on the ranch. Fences enclosed fields to keep animals from eating or trampling crops. Sturdy corrals ensured confinement of livestock to specific areas, facilitating their protection and care. Fences also kept one animal away from another, as in the chicken yard where fences kept out wild animals that might harm the flock. The ranch yard next to a house often was fenced to keep unwanted animals away from the trees, grass, and garden and to keep children within sight of their parents and out of danger. Fencing along the Tarryall Road right-of-way provided another measure of safety for farm families and livestock, as it continues to do today. On some ranches, fences are found near the banks of creek. Fences also served as windbreaks, according to current Tarryall

<sup>50</sup> Lamb, email to Simmons, 29 May 2014.

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rancher Frances Greene. Unlike on farms in the Midwest and some areas of Colorado, the arid environment dictated that no rows of trees or bushes were planted to mark boundaries or serve as windbreaks.

Early settlers utilized upright logs as the posts to which they attached wire to create a fence. Barbed wire, patented in the late 1860s and 1870s, provided a sturdy means of controlling property and animals. The most common method of defining boundaries found in the district today is with four- or five-strand barbed wire fencing on metal or milled wood posts. Here and there along the corridor, barbed wire on historic unmilled native posts is still extant. A zig-zag fence borders the road at the Landis ranch headquarters. In substantial portions of the southern part of the corridor the land is still unfenced, even along the roadway. In these areas, cattleguards are employed to keep animals from crossing into other lands. Woven wire fences with metal or milled lumber posts enclose yards associated with some ranch houses.

Although early settlers found it convenient to locate their developed headquarters adjacent to Tarryall Road, in time automobile traffic became a safety concern. Rather than move the buildings or develop a new location, ranchers adjusted to the situation by erecting fences to keep traffic and living creatures apart. Older fencing along the first 17.6 miles of Tarryall Road was replaced with barbed wire and post fencing when the road was resurfaced and improved in the 1990s and in 2011. As the remainder of the road is improved, Federal Highway Administration plans call for installation or replacement of the fencing in a similar fashion.

Along Tarryall Road some ranchers erected simply designed entrance gates to their property, often consisting of tall upright posts, with some spanned by a horizontal member. More elaborate gates incorporated the name of the ranch or their brand at the front of their headquarters to indicate its separation from the public thoroughfare. Marshall describes these gates as "thresholds to the empires that cattle ranches constitute" and "the symbol of how families learned to organize and control space."<sup>51</sup> The gates open onto ranch yards and their surrounding buildings or onto dirt ranch roads that traverse grazing lands to reach the main ranch house and other facilities that are the focus of operations.

Fences were also erected to serve the specific functions of certain resources utilized by the entire community. For example, Tarryall School has a schoolyard enclosed with a historic woven wire fence that ensured children played safely away from the road as automobiles became increasingly popular. In the Farnum, Bordenville, and Lake George cemeteries, decorative wrought iron and simple wood fences marked the edges of burial plots and protected gravesites from animal intrusion, with native rocks utilized as a rustic demarcation of a burial plot.

### **Vegetation Related to Land Use**

A member of Ferdinand Hayden's 1873 expedition remarked on the fine quality of bunch grass covering the meadows of South Park, indicating it would provide "an excellent range for cattle and sheep in the summer."<sup>52</sup> Native grass attracted ranchers to the Tarryall, but to provide feed for cattle and other animals in the winter it was necessary to protect and irrigate meadows for hayraising. The extensive hay meadows of the area, particularly those of the northern section of the district between mileposts 2.4 and 15.4, are perhaps the clearest examples of vegetation related to land use within the district. Although ranchers attempted to raise a few crops, such as oats, potatoes, and barley, the high elevation and short growing season limited their success. However, hay cut from the fields served as a cash crop for sale to others, as well as feed for the rancher's own herd. The Tarryall produced some of the largest outputs of hay in the county, encouraging a local focus on the crop. In a 1922 report on a homestead claim by Olney B. Paige, an inspector noted: "The bottom land of all gulches in this part of the Tarryall country is found a excellent [sic] stand of native hay and with a little work can be made into first class meadows therefore the land is considered more valuable for meadows than actual farming."<sup>53</sup>

In the 1920s the area experienced an extended drought that prevented the growing of the limited number of traditional crops of the area. Irrigated land in the county increasingly was devoted to hay. As Frances Greene remembers, "You used to come over Kenosha Pass and all you could see were haystacks."<sup>54</sup> Since the period of significance, about half of the water rights in the area have been sold, thus resulting in less hay production. Nonetheless, the hay meadows still stand out as a clearly differentiated land use on current aerial photographs of the corridor.

<sup>51</sup> Marshall, *Paradise Valley*, 40.

<sup>52</sup> Henry Gannett, "Geographical Report" in *Seventh Annual Report of the United States Geological and Geographical Survey of the Territories, Embracing Colorado and Parts of Adjacent Territories, Being a Report of Progress of the Exploration for the Year 1875*, by Ferdinand V. Hayden (Washington, D.C.: Government Printing Office, 1877), 429.

<sup>53</sup> U.S. Department of Interior, General Land Office, "Report on Homestead Claim of Olney B. Paige," 1922, in the Paige Family Files, Park County Local History Archive, Bailey, Colorado.

<sup>54</sup> Frances Greene, Taylor/Portis/Johnson Ranch, Park County, Interview by Thomas and Laurie Simmons, 8 November 2010.

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As noted above, early settlers utilized the trees found on the forested slopes of the area to build the necessary facilities of a ranch. Some pioneers, including Anson Allen and Olney Borden, started their own saw mills, which consumed large numbers of trees in the production of boards and shingles used in construction. Although early settlers harvested trees for construction and fuel, the abundance of forested hillsides and the low density of settlement mitigated the loss of lumber resources to some extent. As discussed above, the preservation of timberlands through creation of the Pike National Forest had a major impact on the district, preventing the wholesale loss of trees. Many private properties and national forest lands in the district retain large stands of trees, including varieties of evergreen and deciduous trees. Ranch headquarters areas usually contain only a few historic trees that provided shade for the main house and its yard and reflected the necessity of an open, dirt ranch yard to transport animals and complete chores and maintenance. Some ranch families kept or added native evergreen trees in their headquarters area, principally near the main house, such as may be seen at the Dunbar-Robbins, Landis, Lazy River, and McLaughlin properties. The Taylor-Portis Ranch features several deciduous trees adjacent to its main house on the south. Some ranch yards contain a few aspen trees, while others have no trees of any kind.

The women of a ranch family traditionally determined the characteristics of and provided care for the immediate yard surrounding the main ranch house. At times the yard was fenced and planted with grass and a few flowering plants, such as lilacs (*Syringa* sp.) and roses (*Rosa* sp.). During the historic period a kitchen garden might contain a range of vegetables appropriate to the altitude and climate. Gardens generally required frequent watering, as rainfall was often inadequate, and eventually ranchers abandoned most such efforts. Vegetation surrounding houses in the community of Puma City/Tarryall was similarly limited. Today, the turf grass lawns of ranches such as the Taylor/Portis/Johnson, Quick, McLaughlin, and Landis ranches are less common than yards displaying wild grasses and forbs or simple dirt and gravel. The dude and guest ranches of the area display more turf grass, bushes, and flowers in pots than the working cattle ranches.

The sale of Tarryall-area water rights from ranches to cities along the Front Range of the Rocky Mountains resulted in changes to vegetation in the area. Sheila Lamb judges: "What has likely changed is the overall amount of associated riparian area and transitional vegetation. Water begets water. When the whole system is saturated and holding water, everything benefits. You are in a soil building mode. Vegetation is more lush and saturated and comprised of a different set of species. When water is 'lost' (or displaced) in a system, the land is then in a soil-losing mode. Erosion and down-cutting are more common events and vegetation changes to more xeric species."<sup>55</sup>

Vegetation present in the district today has a direct relationship to the history of land and water use in the area, including that planted or removed for agricultural and ornamental purposes and that growing without human intervention. This vegetation results from the presence of natural waterways, construction of irrigation systems, building and expansion of roads, settlement and construction of buildings and structures, raising animals and crops, reservation of public lands in a national forest, construction of a reservoir, acquisition of historic water rights by other communities, and the many changes occurring within these and other types of activities over time.

Sheila Lamb reports the "principal [forage] plants in the uplands along the Tarryall River corridor today are Arizona fescue (*Festuca arizonica*) and mountain muhly (*Muhlenbergia montana*). Others such as junegrass (*Koeleria macrantha*), bluegrass (*Poa* spp.), blue grama (*Bouteloua gracilis*), and sun sedge (*Carex inops*) round out the majority of grass species providing forage through this area."<sup>56</sup>

Today, the northern section of the district exhibits open Montane grasslands with meadows along drainages and low terraces and ridges with no trees or very scattered trees along the eastern edge. Vegetation visible from the road consists of low to mid-grasses, including blue grama (*Bouteloua gracilis*); shrubs including shrubby cinquefoil (*Pentaphylloides floribunda*) in slightly lower areas and near drainages such as Jefferson Creek; and riparian species adjacent to drainages and in lower wet areas (discussed below). Other specific plants identified along the drier edges include: a low-growing sage (*Artemisia* sp., likely Prairie sagewort, *Artemisia frigida*), blue penstemon (*Penstemon* sp.), thistle (*Cirsium* sp.), aster (*Aster* sp.), and a low rabbitbrush (*Chrysothamnus* sp.).<sup>57</sup>

In the middle and southern end of the district, vegetation changes in response to alterations of geography, with a more open, wide valley leading to more mountainous terrain. The upper hillslopes away from the drainages are sparsely forested with pine and spruce that eventually become mixed with aspen and cottonwood. At the very southern end of the valley a ponderosa pine forest dominates. Vegetation in these areas includes evergreens such as bristlecone pine (*Pinus*

<sup>55</sup> Lamb, email to Simmons, 28 May 2014.

<sup>56</sup> Lamb, email to Simmons, 29 May 2014.

<sup>57</sup> Marilyn Martorano, "Tarryall Road Vegetation List," 21 November 2013, on file at Front Range Research Associates, Denver, Colorado. No detailed studies of vegetation on private lands have been completed.

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*aristata*), Englemann spruce (*Picea engelmannii*), Colorado blue spruce (*Picea pungens*), lodgepole pine (*Pinus contorta*), ponderosa pine (*Pinus ponderosa*), and Rocky Mountain juniper (*Juniperus scopulorum*). Deciduous trees include trembling/quaking aspen (*Populus tremuloides*) and narrow-leaf cottonwood (*Populus angustifolia*). The understory includes grasses and low forbs, a spreading juniper (*Juniperus* sp.), buckwheat (*Eriogonum* sp.), currant (*Ribes* sp.), gooseberry (*Ribes* sp.), rose (*Rosa* sp.), and thistle (*Cirsium* sp.), with prickly-pear cactus (*Opuntia polyacantha*) and narrow-leaf yucca (*Yucca glauca*) on open, drier slopes.<sup>58</sup>

A detailed study of wetlands along Tarryall Road in 2000 found only palustrine system wetlands, with the most prevalent type being those of the emergent persistent class, "characterized by erect, rooted, herbaceous, and usually perennial hydrophytes that remain upright until at least the next growing season." Emergent persistent wetlands, including broad, wet meadows and hayfields, are common in grazed areas along streams, around Tarryall Reservoir, and in a few drainages and depressions. Vegetation in these areas includes beaked and water sedges (*Carex utriculata* and *Carex aquatilis*) in the wettest locations; tufted hairgrass (*Deschampsia caespitosa*) and Baltic rush (*Juncus balticus*) in drier areas, especially at higher elevations; and foxtail barley (*Critesion jubatum*) at lower elevations. Also found in these wet meadows are a variety of forbs and graminoids, including rare blue-eyed grass (*Sisyrinchium pallidum*) and more common iris (*Iris missouriensis*) and marsh marigold (*Caltha leptosepala*). Some willow (*Salix* spp.) and shrubby cinquefoil are present.<sup>59</sup>

Scrub/shrub wetlands are almost as common as emergent persistent wetlands and include woody vegetation less than twenty feet tall found along the lower banks of creeks and intermittent drainages. At higher elevations subalpine willow (*Salix brachycarpa*) and Booth's willow (*Salix boothii*) are dominant, with some shrubby cinquefoil present. Sedges (*C. utriculata*, *C. aquatilis*, and *C. lanuginosa*) and blue-joint reedgrass (*Calamagrostis canadensis*) are dominant in the understory. At lower elevations, sandbar willow (*Salix exigua*), yellow willow (*Salix lutea*), and mountain willow (*Salix monticola*) are common, as well as birch and alder with the understory including herbaceous species such as cow parsnip (*Heracleum sphondylium* ssp. *Montanum*) and monkshood (*Aconitum columbianum*).<sup>60</sup>

Two types of forested wetlands, areas dominated by woody vegetation more than twenty feet tall, have been identified in the district: broad-leaved deciduous and needle-leaved evergreen. The broad-leaved deciduous areas include two narrow-leaf cottonwood communities at the south end of the district with an understory including willow, sedges, and Baltic rush. A wetland dominated by aspen is found along a small drainage. A needle-leaved evergreen forest wetland is found along Michigan Creek and consists of blue spruce, with willows (*Salix lutea*) and woolly sedge (*Carex lanuginosa*) below.<sup>61</sup>

Riparian areas, or "the zones of vegetation that link terrestrial and wetland ecosystems," are present bordering reservoirs and intermittent or perennial streams and principally contain herbaceous, shrub, or tree species similar to those of the wetlands. Three types of riparian areas are present, including: shrubby riparian, the most common, found in transition zones between streams and uplands; mesic meadows along streams, Tarryall Reservoir, and isolated wetland patches; and forested riparian, located along streams. Shrubby riparian is the most frequent community type and is typically composed of woody vegetation such as willows, with the understory dominated by upland species such as smooth brome (*Bromus inermis*). Mesic meadows are located around the edges of streams, Tarryall Reservoir, and isolated wetlands and are dominated by Baltic rush, smooth brome, and Kentucky bluegrass (*Poa pratensis*). Such areas also contain shrubby cinquefoil, willow, and at lower elevations, river birch (*Betula fontinalis*), rose, and golden currant (*Ribes inermis*). Forested riparian areas include broad-leaved deciduous riparian, with lance-leaf and narrow-leaf cottonwood (*Populus acuminata* and *P. angustifolia*) with an understory encompassing willows, sedges, and Baltic rush, and coniferous riparian on the banks of Tarryall Creek, including blue spruce forest with an understory of roses, currants, alder, and birch.<sup>62</sup>

### **Buildings, Structures, and Objects**

The built historic resources of the district embrace a variety of functions related to settlement, ranching, recreation, education, transportation, and other aspects of community life. As was the case in many parts of Colorado and other frontier areas of the west, a vernacular architecture evolved along the Tarryall as a result of the building materials

<sup>58</sup> Martorano, "Tarryall Road Vegetation List," 21 November 2013.

<sup>59</sup> ERO Resources Corporation, *Wetlands Waters of the U.S. and Riparian Areas Proposed Tarryall Creek Road Project Park County, Colorado*, prepared for Federal Highway Administration (Denver: ERO Resources Corporation, 13 November 2000), ii, iv, 6. The report characterizes palustrine wetlands as including marshes, fens, wet meadows, sloughs, and "small, shallow, permanent or intermittent water bodies, such as ponds."

<sup>60</sup> ERO Resources Corporation, *Wetlands Waters*, 7-8.

<sup>61</sup> ERO Resources Corporation, *Wetlands Waters*, 8.

<sup>62</sup> ERO Resources Corporation, *Wetlands Waters*, 10-11.



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available and the skills and knowledge of local residents. As Howard Marshall observed, the use of a building, structure, or object is of primary importance in vernacular architecture rather than its style or type.<sup>63</sup> Dates of construction for historic resources in the district range from 1862 (the first improvement of the road) through 1965 (date of a Forest Service campground); some building continued well after the period of significance. Some ranches contain resources from several eras of construction, from the pioneer log stage to prefab designs of the twentieth century. Historic building materials range from stone and log utilized in the earliest period of development (and throughout the later years) to milled boards, half logs, various types of shingles, earth, corrugated metal, and concrete.

A historic ranch headquarters usually encompassed several facilities with functions integral to its operation, including those associated with domestic life (houses, bunkhouses, cabins, garages, outhouses), animal shelter and care (barns, sheds, stables, corrals, coops), food and feed storage (barns, sheds, root cellars), machine and facility maintenance and support buildings (blacksmith shops, machine shops, vehicle sheds, storage sheds), irrigation and domestic water supply (wells, ditches, pump houses), and boundary control (fences). Occasionally, other barns, corrals, and sheds might be found a distance away from the main group of buildings in locations convenient for their use. The rancher's "moveable capital" might include livestock, machinery, implements, and crops seen on the landscape at certain times of the year.

The first settlers along the Tarryall built sturdy but small log cabins with a square or rectangular plan. As timber and stone were present along the Tarryall, almost all early buildings, both residential and agricultural, utilized those materials. Logs, both round and hewn roughly square, were utilized for walls of all types of buildings and structures, ranging from main ranch houses, to barns, sheds, shops, and support structures. A variety of notching techniques are found in the district, including square, V, and half- and full-dovetail. The great width of logs used in some buildings, such as the two-story house at the McLaughlin Ranch, testifies to the maturity of the forests when settlement in the area began. The William Farnum family moved to the Tarryall in 1867 and built a small log cabin with a dirt roof, dirt floor, and cellar at the rear to store food. Before long, a new log house was erected that attracted many travelers on the route between Colorado City and the mining town of Leadville.<sup>64</sup> Log houses and barns received additions as the size of families and their responsibilities grew or the number and kinds of livestock and crops expanded. Stone principally served as a material for foundations and chimneys; root cellars dug into the hillside also utilized stone for their façade walls. Log construction continued well into the twentieth century in the district.

As it became available, some ranch houses received horizontal board siding. Walter Frank Allen described the early construction of a dwelling at the Allen Ranch by Anson Alonzo Allen, a Civil War veteran and experienced carpenter who had erected buildings in Wisconsin: "In building this house, my father got out aspen logs and hewed them down to 1 ½ inch boards for the lumber. With a hand broad axe, he also cut blocks from aspen logs, split them with a 'fro', then raved the shingles with a drawing knife."<sup>65</sup> Some houses display siding composed of rolled asphalt, such as found on the Roth House at the Taylor/Portis/Johnson Ranch and a house at the Allen Creek Ranch.

As noted above, stylistic expression in the district's historic architecture is overwhelmingly simple, vernacular, and functional. The only deviation from this trend is found in the design of a small number of houses. A few ranch houses of the late nineteenth or early twentieth century possess the traditional appearance somewhat reminiscent of dwellings of a similar era found in American residential neighborhoods, with features such as turned supports for the porch, bay windows, decorative shingles on the gable faces, or other decorative details if the families' fortunes allowed. A good example of these slightly more ornamented dwellings is the circa 1920 Taylor-Portis-Johnson Ranch house, which displays clapboard siding and turned spindle porch supports erected for Julia Taylor.

Other ranch facilities feature logs, log slabs, vertical board, board-and-batten, board-on-board, rolled asphalt, or metal materials. Multiple barns may be present on a single ranch, each with a separate function, such as a horse barn, a calving barn, and a hay barn, or one combination barn may include space for more than one purpose. Barns in the district universally display gabled roofs, often covered with corrugated metal designed to outlast harsh weather, and rectangular plans, with some consisting of a central component flanked by shed roof wings added as more space or another function was needed. Barns may display log, vertical board, half-log, or board-and-batten walls, with some including a combination of wall materials. Loafing sheds are long rectangular structures with one side open and upright logs or posts supporting the roof. Walls may include a variety of types of siding. Other types of sheds in the district are generally rectangular plan, with gabled or shed roofs, and walls have vertical or horizontal boards, board and batten siding, or corrugated metal. Outhouses within the district exhibit vertical or horizontal board walls, a gabled roof with a vent, and a single door. Root cellars are dug into a slope in the land and have a wood-framed entrance in a wall that may consist of dry laid stone, logs,

<sup>63</sup> Marshall, *Paradise Valley*, 40.

<sup>64</sup> Harbour, *The Tarryall Mountains*, 25.

<sup>65</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 29.

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or earth. Many outbuildings were repaired or patched with materials at hand, some recycled, that did not necessarily match the original construction.

Buildings in the district include the 1921 Tarryall School, a one-room building resembling many of the iconic white frame schools in Colorado's small communities. The school displays a front gabled roof with projecting bell tower, narrow clapboard siding, a rectangular plan, center entrance flanked by windows on the front wall, and two sets of paired windows on the long sides of the building. The grounds also include two small outhouses erected by the Works Progress Administration (WPA) in a standard design, a small teacherage, and playground equipment. Also in the district is the smaller Hayman School, a one story frame building with a pyramidal roof and clapboard siding.

The district also includes a few historic objects. For example, some families collect and display old ranch machinery in their headquarters area. Some ranchers gather items important to the history of the community, which are shared with visitors and preserve the area's legacy. One ranch includes a historic school building maintained in its historic appearance.

Remodeling and enlarging of ranch facilities was quite common in response to changing needs, tastes, technology, and lifestyles. Reuse and relocation of buildings in the district also was frequent, especially for resources of smaller scale, such as outhouses, sheds, and small dwellings. Moving and recycling buildings and structures matched the almost universal efforts of ranchers to cut costs by conserving materials and adapting to changing needs. Ranchers and others living along the Tarryall also claimed abandoned buildings and put them to new purposes; several of the small log cabins in the valley were moved to new locations. Such moved structures represent the continued tradition of saving and reusing available resources in new, often inventive ways that the pioneers of the area established.

Today the district includes some vacant and abandoned buildings associated with ranching enterprises that failed to prosper, as well as some historic ruins associated with equally unsuccessful efforts. Also present are more recent examples of construction, including prefab buildings that became popular during the postwar period.<sup>66</sup> Scattered vacation houses, mostly nonhistoric, often display Rustic design influences. A low density 1970 subdivision of single-family houses is present in the district.

### Clusters

Except for the late 1890s settlement of Puma City/Tarryall, the Tarryall historically manifested low-density development, principally involving settlement in widely-spaced clusters of buildings and other facilities comprising a ranch headquarters. Although some historic ranch headquarters have disappeared, as a rough measure, the twenty-five extant examples are located an average of 1.5 miles apart. To a large extent, such low densities reflect the relatively small amount of suitable bottomland available, the presence of rugged terrain, and the land's carrying capacity for livestock grazing.<sup>67</sup> Ranch headquarters traditionally concentrated different functional buildings and structures necessary to conduct a livestock enterprise, including barns for storing hay and sheltering animals, blacksmith shops, root cellars, workshops, garages, corrals, and residential accommodations for the family and hired hands. Other features found in the vicinity of a headquarters might include such things as irrigation ditches, roads, utility poles, fences, wells, and current or antique farm equipment. As discussed above, under Patterns of Spatial Organization, within a ranch headquarters, facilities serving particular purposes might be clustered together on the site. For example, the resources grouped in one part of the property might be related to domestic functions and include houses, garages, and an outhouse. Across the ranch yard, a group of buildings for care and storage of animals might include a barn, loafing sheds, and corrals. This division of buildings served to place specific buildings where they could conveniently be used and protect the housing area from the smells, dirt, and potential dangers of the animal care area.

Some ranches served as a hub for a group of ranches within their proximity, incorporating a few services beneficial to the larger community. For example, the William Farnum ranch received a post office (known as Mountaindale) in 1880 and included in its vicinity a school and a cemetery. When the Farnums became too old to operate the post office, it moved to the nearby Allen Ranch, where it continued to serve the Mountaindale community. The vicinity of the Borden ranches was known as Bordenville, which also included a post office, stage stop, blacksmith shop, general store, and cemetery, as well as lending its name to a school providing classes for children of the area.

<sup>66</sup> Marshall, *Paradise Valley*, 120. Howard Marshall views these mass-produced factory-made resources as a new type of vernacular construction important to the landscape of late twentieth century America. They do not feature prominently within the current Tarryall Rural Historic District.

<sup>67</sup> The carrying capacity of an acre is calculated by estimating the amount of forage needed per day by one cow-calf pair and the amount of forage produced per day by one acre of land.

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In the historic period, the largest concentration of buildings in the district was found at Puma City/Tarryall, which developed on the southern part of the road in 1896 in response to mining discoveries. By 1897 the community included about fifty houses, cabins, and tents, as well as a couple of dozen other buildings, including sawmills, restaurants, hotels, stores, saloons, and a dance hall. By 1900 mining declined, as did the number of businesses. A notable addition to the community was a 1921 white frame school house with bell tower; the school complex eventually included two WPA outhouses, playground equipment, and a teacherage, all enclosed by a historic fence. Puma City today includes a small group of still-extant historic buildings and its historic school, which are included in the district, as well as a small number of newer buildings. The existing buildings are scattered along both sides of Tarryall Road without separation by function, and there appears to be no distinct town center. Many of the streets shown on a 1896 plat are no longer visible and some may never have existed on the ground.

On national forest lands, clusters of resources associated with recreational pursuits are located at two 1960s campgrounds, including such amenities as campsites, restrooms, fire pits, picnic tables, roads, paths, and trash cans. At Tarryall Reservoir similar features are found, as well as boat launching ramps and fishing jetties. Along the road north of the reservoir is a cluster of buildings erected by the State of Colorado for employees who supervised the construction and operation of the reservoir. The facilities are now used as the headquarters for Tarryall State Wildlife Area. This cluster includes houses, a garage, and several sheds.

The Tarryall River Dude Ranch and the Ute Trail River Ranch also feature large clusters of buildings. The dude ranch includes a welcome center and facilities for housing and caring for the ranch's many horses near the entrance gate off of Tarryall Road. Guest activity areas are to the west and north, while the swimming pool, playground area, and other facilities for recreation are to the east. The guest cabins are found to the west and north. At the Ute Trail River Ranch the main lodge is located nearest Tarryall Road and the guest cabins are scattered around the site to the west and north.

### **Archaeological Sites**

Historic archaeological sites within the district are marked by ruins, foundations, scatters of artifacts, and changes in the landscape indicating the location of moved or demolished buildings and structures. This evidence provides information about land use, historic activities, and patterns of social history along the Tarryall, including aspects of settlement and domestic activities, agricultural pursuits, blacksmithing, commerce and trade, and early transportation. The archaeological evidence is also important in marking changes resulting from relocating or demolishing buildings or structures. A high percentage of the historic sites within the district include one or more of these types of evidence, based on a 1995 archaeological survey of much of the area.

Ruins of buildings and structures are an important landscape characteristic of the district, although it is a common practice among ranchers to reuse materials or remove fallen buildings and structures so they do not become hazards to people or livestock. Ruins are among the most obvious reminders of previous human habitation and activities and are present at a number of landscape headquarters. The Clarkson/Golding Ranch contains an excellent example of such ruins. After initial improvement of the site and issuance of a patent to widow Mary Clarkson, the property was reopened to homesteading. Mansfield and Mae Golding (5PA.4470) filed a claim for the acreage and settled on the land. He eventually deserted his wife and abandoned his homestead, while she continued residence on the land, made improvements (including a house, stable, chicken house, corral, fences), and grew hay and potatoes. Today the Golding land is part of a much larger ranch, and the most obvious evidence of the previous historic occupation of the site is the house ruin and three piles of building material debris indicating possible outbuilding locations.

Foundations also testify to the location of resources no longer present, marking all or part of the building footprint. Within the district foundations of stone, log, and concrete have been documented. Changes in the landscape indicating the location of moved or missing buildings are seen in evidence such as leveled areas, depressions, or an absence or difference in vegetation. Several locations within the district display these indications of buildings no longer present.

Concentrations of artifacts and trash deposits are also common in ranch headquarters and near individual houses, and have been found to include items such as household trash, farm machinery, tools, hardware, nails, glass and pottery fragments, bottles, clothing remnants, and furniture pieces. However, the archaeological survey found far fewer artifacts on the surface of historic sites in the district than located on similar sites of comparable age and use in western and southeastern Colorado. Jonathon Horn judged that "soil building has been an active natural process during the historic period and has obscured most of the artifacts suspected to be present . . . ." This scarcity of surface artifacts "made it impossible to identify the full range of activities that occurred at the project sites and to ascertain the discrete locations of particular site activities." Although relatively few observable surface artifacts are present, in several instances archaeologists observed abundant shallowly buried artifacts that could provide data for interpretation. Horn concluded, "It appears likely that most of the prehistoric sites and historical archaeological deposits in the project area are buried and

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not discernable [sic] on the ground surface.”<sup>68</sup> Fifteen of the ranch headquarters were concluded to have, or likely to have, subsurface archaeological evidence; each is noted below in their respective inventory descriptions.

Seven prehistoric archaeological sites were recorded in the southern portion of the district in the 1995 survey. One (5PA.809), a sheltered camp of unspecified Native American associations, is considered individually eligible for its stratified, buried deposits that likely contain cultural features and datable material that may contribute to our knowledge about cultural affiliation, chronology, site function, technology, and subsistence.<sup>69</sup> The site dates to the Late Prehistoric period. Most of the sites were located in eroded contexts and contained few artifacts. Only two of the sites could be assigned temporal designation. None of the sites have features; nearly all display very small amounts of debitage and are relatively small in size.<sup>70</sup> Two sites are relatively large in size. The small number of prehistoric sites makes assessment of settlement patterns difficult, however, it is likely the sites are typical of the area. “The prehistoric sites . . . evidently represent resource procurement or processing activities of short duration or repeated short-term episodes of camping,” reported Horn. Most sites are found in “open settings on gentle slopes on the valley edges.” Exceptions are a rock shelter on the valley edge and a site on a prominent point overlooking the valley. Horn judges that the small number of prehistoric sites identified “likely does not reflect the full range and density of sites in the area.” Field observations and geomorphological research indicates “it is likely that shallowly buried sites, with no visible evidence on the surface, have gone undetected, particularly in the southeastern portion of the project area.”<sup>71</sup>

### **Small-Scale Elements**

Numerous small-scale elements illustrating historic activities along the Tarryall are present in the district. Historic examples of farm and ranch machinery, wagons, and other artifacts are displayed at several ranches. The fact that hay is still an important product of some ranches is evident seasonally in fields when bales dot fields along the roadway and hay storage racks are present in ranch yards. Historic playground equipment is present on the Tarryall School grounds. Historic alignments of portions of the old route of Tarryall Road are seen in the district. Entrance gates, property signs, and cattleguards are present at some ranches. There are footbridges within the campgrounds and at Bordenville. Rock retaining walls are landscape features in some of the ranch yards. Clotheslines (some constructed of stout posts to withstand the area’s strong winds) remain in some yards near the houses. A number of fence jacks (dating to the early 2010s) are present on the former Farnum Ranch near Milepost 22.5. These consist of a triangular cribbing of timbers filled with large stones designed to hold fence posts in marshy or otherwise unstable soil. Stiles over fences, to facilitate access to stretches of fishing streams, are more recent small scale features related to the region’s recreational life, as are small stream gauges to monitor flows.

### **Irrigation Ditches**

The Tarryall Rural Historic District is located within Colorado’s Water Division 1, Water District 23, which administers water rights. Based on Colorado Division of Water Resources (CDWR) records, the nominated area contains twenty irrigation ditches. They principally divert water from Tarryall Creek, the largest stream, with a few taking water from Jefferson, Michigan, and Hay creeks. These streams receive most of their streamflow from melting snow in the mountains to the west and carry modest amounts of water, recording their highest flows in the spring and lowest in the fall.<sup>72</sup>

The nominated area’s irrigation ditches reflect the modest nature of the creeks. Like most ditches in the state, those along the Tarryall are earthen, with slanting side slopes.<sup>73</sup> Historian Michael Holleran reported most early Colorado ditches were constructed using horse-drawn plows and scrapers. He noted most ditches drop 1’ to 5’ per mile: “Ditch builders sought shallow grades in order to water as much land as possible from a given diversion point, but too little slope would not allow the ditch to flow.”<sup>74</sup> The average length of ditches within the district is less than a mile; headgates were originally wood but most are now iron or steel. Ditches date from 1868 (Farnum Ditch) to 1892 (Allen-Anderson Ditch), with a majority constructed in the 1870s. Since annual precipitation in Park County is less than half the national average, pioneer agriculturists found irrigation essential to grow crops and water hayfields.

<sup>68</sup> Horn, “Cultural Resource Inventory,” 209

<sup>69</sup> Horn, “Cultural Resource Inventory,” 185.

<sup>70</sup> Debitage is material produced during the process of lithic reduction and production of chipped stone tools.

<sup>71</sup> Horn, “Cultural Resource Inventory,” 210-213.

<sup>72</sup> Colorado Division of Water Resources, Colorado’s Surface Water Conditions, <http://www.dwr.state.co.us> (accessed 19 May 2016). In May 2016, the streamflow of Tarryall Creek below Tarryall Reservoir was 50.4 cubic feet per second compared to the South Platte River in Denver’s flow of 1,480 cubic feet per second.

<sup>73</sup> One ditch at the Holst-Wallace-Page Ranch (5PA.4467) has been lined with concrete but follows its historic alignment.

<sup>74</sup> Michael Holleran, *Historic Context for Irrigation and Water Supply Ditches and Canals in Colorado* (Denver: Colorado Center for Preservation Research, University of Colorado at Denver and Health Sciences Center, 2005), 58.

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The sketch maps accompanying this nomination show irrigation ditches contained in the CDWR's database.<sup>75</sup> Ditches are discussed in the entries for resource clusters in Section 7, including historic name, appropriation date (year the ditch was constructed), and the name of the stream from which it takes water. The detail maps also show irrigation ditches, with UTM coordinates for their source point and end point noted. The contributing status for each ditch is applicable to the entire length of ditch segments within the district boundary. Some ditches meander outside of the parcels contained within the district.<sup>76</sup> While the CDWR tracks water rights, the characteristics of and alterations to ditches are not monitored. The local water district in Park County could only locate a handful of maps of historic ditches and no historic photographs could be found.

## Methodology

This nomination is based on field work initially undertaken in 1995 and updated and expanded between 2010 and 2013. In 1995 an intensive historical and archaeological survey of a majority of ranch headquarters was completed by archaeologist Jonathon C. Horn of Alpine Archaeology for the Federal Highway Administration.<sup>77</sup> The project encompassed resources generally within 200' of the centerline of County Road 77 and where owner consent for survey was obtained. Completed survey forms included an assessment of individual eligibility and contributing status within a potential historic district. For each ranch headquarters the survey included a discussion of the general layout, descriptions of component resources, sketch maps, photographs, and historical background. Much information from Horn's survey forms and report was utilized in composing some of the resource descriptions and resource histories in this nomination.

In 2010 Park County contracted with Tom and Laurie Simmons of Front Range Research Associates to: re-evaluate resources surveyed by Horn; complete intensive surveys of most ranch headquarters not surveyed by Horn; conduct a windshield survey of the entire corridor; and assess the area's potential eligibility as a historic district.<sup>78</sup> In July and August 2010 each historic resource recorded in the 1995 survey was re-examined. The architectural descriptions, photographs, and sketch maps were compared to determine if and how each resource had changed since 1995. Select digital images were taken to provide an overview of each resource and individual buildings, and existing sketch maps were annotated for missing, changed, or new buildings. Sketch maps from the 1995 survey were edited and updated to produce new sketch maps. Re-evaluation forms were completed for seventeen of the resources displaying changes in appearance or condition and to re-examine eligibility recommendations.

Concurrently with the re-evaluation survey, surveyors completed a windshield survey of the entire length of the corridor. The principal purpose of the reconnaissance project was to identify the non-historic resources present along the roadway and to provide a systematic means of tabulating their presence within the potential historic district. Unsurveyed historic resources were also noted. A set of maps covering the entire corridor facilitated the windshield survey. Each map used a 2009 NAIP aerial photo base and showed resources included in the intensive and re-evaluation surveys, other previously surveyed resources, assessor parcel boundaries (including points showing the locations of primary buildings), and approximate road mileposts. During fieldwork, these maps were annotated with standing buildings, structures, and substantial objects within the County Road 77 corridor. Each point was annotated on the map sheet; the address (if any), number, nature, and potential contributing status of each resource noted; and one or more digital images taken. Following fieldwork, points were entered into the project GIS for each location recorded during the windshield survey. Digital images were hotlinked to each point, as well as for the locations of resources included in the intensive and re-evaluation surveys. History Colorado assigned each resource within the historic district a state identification number, although some (mostly scattered noncontributing resources) do not have completed survey forms.

The selective-intensive level field survey occurred during October and November 2010. Fieldwork included examination of each property for architectural features and design elements, style, building materials, building condition, plan, setting, and alterations. Eleven intensive survey forms were prepared, mostly for ranch headquarters not covered in 1995. The project identified the presence of a potential historic district along the Tarryall Valley and County Road 77, and History Colorado concurred with the assessment. In 2012, Park County engaged Front Range Research Associates to prepare a National Register nomination for the district, and a draft nomination was submitted in August 2012. Adjustments to the district boundary, reexamination of the district following recent road improvement efforts, and suggestions from Barbara Wyatt, Washington National Register Reviewer and History Colorado National Register staff, resulted in the 2014 nomination.

<sup>75</sup> The database may not depict abandoned ditches.

<sup>76</sup> Note that the provided UTM coordinates give the source and end points only and do not account for points in instances where the ditch moves out of or back into the district boundary.

<sup>77</sup> Horn, "Cultural Resource Inventory."

<sup>78</sup> R. Laurie Simmons and Thomas H. Simmons, "Tarryall Road, Park County, Colorado, Historic Resources Survey, 2010: Final Survey Report," prepared for Park County (Denver: Front Range Research Associates, Inc., August 2011).

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Determining the year built (an essential piece of information for assessing contributing status) for farm and ranch and other rural buildings was often problematic. A variety of sources were used to estimate construction dates of individual buildings, including: General Land Office homestead case files, the 1917 Powless survey of the road, Park County Assessor appraisal cards, historic USGS topographic maps, historic photographs (especially aeriels), newspaper accounts, published books, previous survey forms and nominations, interviews with owners and other residents, information provided by Park County Historic Preservation Office staff, and 2009-13 intensive and reconnaissance fieldwork estimates based on construction method, styles, and materials. In some cases, estimated dates of construction are expressed as a span of years or before or after a specified year. Most of the noncontributing resources are so categorized due to construction in the district outside the period of significance, while a few are assessed as noncontributing due to substantial alterations or relocation into or within the historic district after the period of significance. The preparers followed the direction of the History Colorado National Register staff in determining which resources to include in the count of resources and in defining the boundary of the historic district.

## Narrative Description of Resources within the District<sup>79</sup>

There are 516 resources within the Tarryall Rural Historic District, of which 309 resources, or 60 percent, contribute to the district's significance, and 207 resources, or 40 percent, are noncontributing. The district includes 353 buildings, 112 structures, 51 sites, and no objects.<sup>80</sup> The district is composed of two discontinuous sections: a north section from Milepost 2.4 to 33.7 containing 24,559 acres and a south section from Milepost 34.6 to 41.8 comprising 3,302 acres. The description of each section begins with a discussion of County Road 77 (Tarryall Road); thereafter, resources are discussed in milepost order, beginning at the northern end and proceeding southward. The north section is broken into four geographic sections: North End to Tarryall Reservoir (Mileposts 2.4 to 17.2), Tarryall Reservoir to Tarryall/Puma City (Mileposts 17.2 to 29.5), Tarryall/Puma City (Mileposts 29.5 to 29.7), and Tarryall/Puma City to the Kolle/Landis Ranch (Milepost 29.7 to 33.7). The south section extends from the Kolle-Landis Ranch to U.S. 24 (Mileposts 34.6 to 41.8).<sup>81</sup> Street addresses are provided where available, but not all resources possess physical addresses. Resources are keyed to the maps and the narrative discussion by map reference numbers. Detail maps are included for clusters or complexes of related resources, typically ranch headquarters, which are described in terms of general layout and components, with an extended description of the primary contributing building (usually the main residence or barn). Each cluster of resources, such as a ranch headquarters, is treated as a site assessed as contributing or noncontributing. Resources "substantial in size and scale" and/or importantly contributing to the significance of the district within each site are included in the resource count.<sup>82</sup> These resources are listed in a table for each site, with each identified by the map reference number for the site and sequential letters. Small-scale elements are described as features of the landscape and are not counted. For example, the Taylor/Portis/Johnson Ranch at Milepost 2.4 is identified as Map Reference 2 on the Sketch Maps. The entire site is evaluated as contributing and contains twenty resources, sixteen contributing and four noncontributing, which are listed in the table accompanying the discussion. A map of the ranch complex is included as Detail Map 1, on which the main house is identified as resource 2A. The house is described in detail. Brief site-specific histories are included with each historic resource in Section 7; Section 8 contains an overview history of the entire nominated area.

Descriptions are provided of the general character of the territory between clusters, within the district. Non-clustered contributing resources are noted at their locations along the road, with noncontributing resources receiving less detailed discussion. Oversize sketch maps accompanying the nomination show the district boundary, mileposts, map reference locations, selected land uses (such as hay meadows and grazing areas), and photograph locations and camera directions for the included photographs of the district. Forty-six detail maps are provided, one for each cluster of resources. Some resources are not depicted on the detail maps; in those cases the general direction of their location is indicated on the detail map with UTMs for each resource not shown appearing just below the sketch map. Landscape features are not counted separately as they are described as features of the district. Table 1 at the end of this section provides a listing of all resources within the historic district in milepost order.

## Northern Section of the District

### Milepost 2.4 to 33.7, County Road 77 (Tarryall Road, north section) (5PA.4644)

<sup>79</sup> This section includes some information produced by Jonathan Horn in his 1995-96 cultural resource survey.

<sup>80</sup> These numbers include the five resources (four buildings and one site) associated with Tarryall School previously listed in the National Register. In accord with National Register procedures, they are *not* included in the count of resources in Section 5 of the nomination. Contributing status was determined from intensive surveys undertaken in 1995 and 2009-10, with re-evaluations and reconnaissance surveys undertaken in 2009-10, 2011-12, and 2013.

<sup>81</sup> Milepost numbers are approximate. Not all mileposts are marked, especially in the southern portion of the road, and milepost locations were estimated from GPS readings, the project geographic information system, and Park County GIS data.

<sup>82</sup> National Park Service, *Guidelines for Completing National Register of Historic Places Forms, Part A, How to Complete the National Register Registration Form* (Washington: National Park Service, 1997), 17.

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**Structure, Contributing**  
**Map Reference 1, Photographs various**

Park County Road 77 (Tarryall Road), a contributing structure within the Tarryall historic district, is a two-lane, paved road extending from U.S. 285 at Jefferson to U.S. 24 a short distance northwest of Lake George. The district boundary begins at Milepost 2.4 south of Jefferson (Photograph 1). The road is generally oriented northwest-southeast and follows the drainages of Michigan, Jefferson, and Tarryall Creeks and the South Platte River. Informally used as a travel route beginning in 1859-60, the corridor received a constructed wagon road in 1862 that followed much of today's road alignment from Milepost 6.0 to 41.8.<sup>83</sup> The segment from Milepost 0.0 to 6.0 was added about 1880 after the arrival of the Denver, South Park & Pacific Railroad and creation of the community of Jefferson. The road became part of the Colorado state highway system in the 1910s, designated first as Highway 15S and later as Highway 77; it reverted to the county in 1954.<sup>84</sup> The paved surface of the northern 27 miles of the road is 24' wide, with two 10' travel lanes flanked by 2' shoulders; south of that point shoulders are gravel and vary in width. Waterways are carried under the highway via culverts; the only bridge carrying County Road 77 is the 2011 concrete bridge (Map Reference 26) over Tarryall Creek below Tarryall Dam at Milepost 17.4. *Alterations.* The road was unsurfaced until about 1976-77, when the southern eight miles received chip-seal surfacing north from U.S. 24. Later in the 1970s, this type of surfacing was extended north to about Tarryall Reservoir; the county improved the final segment from the reservoir to Jefferson in the 1980s. In the 1990s the eight miles of roadway (Milepost 0.0 to 8.0) south from Jefferson were paved with asphalt; the county put in asphalt mat paving on the southern 7.2 miles (Milepost 34.6 to 41.2) in about 1998. In 2011, 9.6 miles (from Milepost 8.0 south to 17.6) were resurfaced and additional changes made, including the installation of flanking stone-filled barrow ditches in some sections to control erosion, widening and re-sloping of selected cuts, a few sections of concrete curbing, construction of a new bridge over Tarryall Creek below the dam, and a change in alignment of 105' to accommodate the new bridge location. In 2013, the next 9.4 miles of road (from Milepost 17.6 to 27.0) were improved in a similar manner. The 7.6 miles of County Road 77 between Mileposts 27.0 and 34.6 retain the earlier chip-seal surfacing, which is deteriorating with some sections disintegrating or missing.

**NORTH END TO TARRYALL RESERVOIR**

The nominated area begins about 2.4 miles south of Jefferson at a point where Park County Road 77 (Tarryall Road) begins to leave the more open area south of U.S. 285 and the community of Jefferson. The drainages of Michigan and Jefferson Creeks lie to the west. The Taylor/Portis/Johnson Ranch is located on the west side of the road at Milepost 2.4. At 690 acres, it is one of the largest ranches within the historic district.

**Milepost 2.4, Taylor/Portis/Johnson Ranch, 5PA.4468**

**2427 County Road 77 (Tarryall Road, west side)**

**Site, Contributing**

**Map Reference 2, Detail Map 1, Photographs 2 and 3**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
2A	House	Building	1920	Contributing
2B	Outhouse	Building	pre-1960	Contributing
2C	Frame cabin	Building	ca. 1920s	Contributing
2D	House	Building	mid-1940s	Contributing
2E	Big log cabin	Building	ca. 1880s	Contributing
2F	New shop	Building	2000	Noncontributing
2G	Horse barn	Building	ca. 1880s	Contributing
2H	Loafing shed	Building	ca. 1920	Contributing
2I	Calving barn	Building	mid-1960s	Contributing
2J	Old shop	Building	ca. 1920	Contributing
2K	Chicken coop	Structure	post-1966	Noncontributing
2L	Hay barn	Building	ca. 1880s	Contributing

<sup>83</sup> Since a portion of the original district boundary was dropped due to owner objections under Colorado Revised Statutes 24-80.1-109, 0.9 miles of County Road 77 from Milepost 33.7 to 34.6 is omitted from the nominated area.

<sup>84</sup> The Highways of Colorado, website, <http://www.mesalek.com>, accessed 1 July 2012.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
2M	Machine shed	Building	ca. 1980	Noncontributing
2N	Storage shed	Building	ca. 1990	Noncontributing
2O	Corral	Structure	mid-1960s	Contributing
2P	Crosier-Taylor Ditch	Structure	1876	Contributing
2Q	Taylor Ditch	Structure	1878	Contributing
2R	Gibson Ditch	Structure	1880	Contributing
2S	Taylor's Jefferson Creek Ditch	Structure	1890	Contributing

*Summary.* The Taylor/Portis/Johnson Ranch encompasses 690 acres on the west side of the road. The bulk of the ranch buildings are along Michigan Creek, 0.6 miles west of the road. The location of the headquarters at a distance from the county road is rare and was probably occasioned by the terrain. Adapting to the existing topography, the earliest settlers constructed most of the buildings in a linear arrangement under the west brow of a slight ridge, providing some shelter from northwest winter snows. The bulk of ranch buildings are on an elevated site above the irrigated hay meadows (about 200 acres) to the southwest, while grazing land (234 acres) lies to the northwest above the ridge. At the west end of the headquarters are the domestic buildings, while the agricultural and maintenance buildings are to the east and south. A barn and two outbuildings are located on a hill to the northeast. The entire ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* A curving dirt ranch road leads through horizontal log and wood post entrance gates topped by a wrought iron sign consisting of horses in profile above the name "Greene." A wood post sign nearby reads "High Altitude Herefords and Black Angus," and a cattleguard is at the entrance. The Main House (A) at the west end of the ranch headquarters has views of meadows and grazing lands, mountain ranges to the west and southeast, and hills to the east. Trees provide shade for the house on the south. A wire and post fence extends around the south end of the yard to the east side, enclosing a grass lawn. A concrete walk on the east leads through the fenced yard to the house. There is a fenced pen for horses in the domestic area. Other features of the ranch site include the hay meadows and grazing lands; fences, pens, and corrals; and ranch roads. Four irrigation ditches bring water to the ranch. Drawing water from Michigan Creek are the 1876 Crosier-Taylor Ditch (delivering water to the central, meadow area); 1878 Taylor Ditch (the ranch's biggest water right passing through the western edge of the property); and 1880 Gibson Ditch (flowing past the southern edge of the headquarters in an east-southeasterly direction). Taylor's Jefferson Creek Ditch (1890) takes water from that stream and provides water to the eastern section of the property.

*Primary Resources Descriptions.* Resource A, House, ca. 1920, additions 1945, Contributing, Photograph 2. The house has walls with clapboard siding terminated by sill and cornice boards and sits atop a concrete foundation. It is composed of two intersecting, gabled roof wings forming an L-shaped plan, with a two-story south projecting 1945 wing and a one-and-a-half story ca. 1920 wing projecting east with a 1945 addition on the north. The roof is covered with standing seam metal roofing and has two center brick chimneys. The front (south) has a one-story wrap-around porch at the intersection of the gables. The porch displays a shed roof, turned spindle supports, a wood slat balustrade, and a concrete deck and steps. Facing the east end of the porch is a paneled and glazed door with a three-part transom, while two two-over-two-light windows are at the west end. The south-projecting wing has a door with a transom on the east wall facing the porch. The broad south wall contains three one-over-one-light windows on the first story and two on the upper story.

The west wall is clad with newer horizontal lap siding and has three windows on each story, including two one-over-one-light windows toward the south and one six-over-six-light window at the north end. There is a band of corrugated metal along the foundation. The north wall of the south projecting wing displays newer horizontal lap siding and two one-over-one-light windows on the upper story. There is a six-over-six-light window near the west end and a boarded up door near the center of the first story. The north wall of the east-projecting wing has a one-over-one-light window and a two-light sliding window. The east wall contains a four-over-four-light window toward the rear and a two-over-two-light window toward the front. The upper story includes a two-part wood frame gable end window.

Resource G, Horse Barn, ca. 1880s, Contributing, Photograph 3. The horse barn consists of an older, one-and-a-half-story central wing flanked by shed roof additions. The roofing is corrugated metal. The center wing has walls composed of round logs with square notches on the front (west), which has a covered up opening at the top of the first story. The gable face is clad with vertical boards and has double vertical board hay doors. The rear wall of the center wing contains vertical board walls and a boarded up window toward the south. The gable face is clad with vertical boards and has double



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vertical board hay doors. The interior walls display V and square notches and the interior includes stanchions for horses and an enclosed tack room.

On the front (west), the north shed roof wing features vertical half-log and vertical board siding. There are central, hinged, double vertical board doors, and on the upper wall is a six-light window. The south shed roof wing has vertical board walls and a four-light window at the south end. The south wall displays vertical boards and four openings (one with glazing). At the center is a hinged, vertical board, Dutch door. Another hinged vertical board door is at the east end. The rear wall of the south wing has vertical boards and a boarded up four-light window. The north wing includes a covered up opening near the center and a four-light window near the roof. The north wall is vertical board and has no openings.

*Alterations.* Four buildings were added to the headquarters area after the period of significance: two sheds on the hill to the northeast and a chicken coop and shop building in the main cluster of the complex.

*History.* Englishman Samuel Taylor traveled to America with two brothers in 1861 and secured employment on an Iowa farm despite having injured his hand in a gun accident. He subsequently gave up farming and set out for Colorado, where he mined with some success. In 1873 he married Julia M. Barber of Denver. For four years Samuel engaged in placer mining in Tarryall, using the profits to purchase a ranch and open a boardinghouse with his wife in Hamilton. In 1881 the Taylors established a homestead ranch two miles south of Jefferson that eventually encompassed more than 700 acres of land. In 1892 the *Fairplay Flume* described Samuel as “a good substantial citizen of the county” when he ran for county commissioner. Tarryall historian Midge Harbour reported, “Samuel Taylor became quite prominent as a citizen in Park County and was elected to the school board at Bordenville.” On 6 May 1895 Taylor’s life ended when Benjamin Ratcliff infamously shot three members of the District 7 school board at the Michigan Creek School in a dispute over issues associated with his children’s education and/or upbringing. At that time, the *Fairplay Flume* called Taylor an “honorable and upright” citizen and a pioneer settler of the county. Julia M. Taylor inherited the ranch and continued its operations.

Birchard “Birch” H. Portis, employed on the ranch since 8 August 1897, leased the property by the early twentieth century. He recalled working on the ranch for \$1 per day as a working man during haying season and receiving \$25 per month in the winter. By saving his wages and with the cooperation of Julia Taylor, in 1907 he purchased the 760-acre property, water rights, and equipment for \$15,000. At that time the *Fairplay Flume* reported: “The ranch cuts from 350 to 400 tons of hay of excellent quality, is splendidly improved, has a fine 13-room residence and is one of the very best hay ranches in Park county.” The *Flume* described Portis as “one of the most prosperous of the younger ranchmen in the county. This deal places him among the most substantial of our citizens and taxpayers. Portis specialized in raising Hereford cattle and hay on the ranch. From 1916 to 1922 Portis served as county treasurer, and he was a school board member for Jefferson and Fairplay. He also served as president of the South Park Ranchmen’s Protective Association. In 1961 David C. Roth purchased the ranch from Portis. Roth was considered “quite a horseman” and still used teams of horses for ranch work. World War II veteran Ralph F. Johnson acquired the ranch from the Roths in 1966 and eventually gave it to his longtime employee, James C. “Jay” Greene and his family, who are the current owners.<sup>85</sup>

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Farther south at about milepost 2.75, the open land south of Jefferson gives way to hills bordering the flat ranchland. Here, the road crosses Snyder Creek which then joins Jefferson Creek. For the next 1.25 miles the drainages of Michigan and Jefferson creeks to the west hold the large hay meadows and grazing land of the Portis/Taylor/Johnson Ranch. Three locations with noncontributing resources lie on the east side of the road between Mileposts 3.0 and 3.4: a 1988 house at Milepost 3.0 (**Map Reference 3**, 5PA.4650); two post-2000 sheds at Milepost 3.1 (3094 County Road 77, **Map Reference 4**, 5PA.4651); and a 2005 shed (3398 County Road 77, **Map Reference 5**, 5PA.4652) at Milepost 3.4. All are evaluated as noncontributing due to construction after the period of significance. Tarryall Road takes a due south course at Milepost 3.4, with the Sanborn Ranch at Milepost 3.8.

<sup>85</sup> John C. and Frances Greene, Park County, Interview by Tom and Laurie Simmons, 8 November 2010; Portis Ranch Aerial Photograph, ca.1950s, on file at Greene Ranch; Frances Greene, Ownership Information for Greene Ranch, copy on file at Front Range Research Associates; Denver; Park County Assessor, real estate information; *Fairplay Flume*; Chris O. Andrew, *The Legend of Benjamin Ratcliff* (Gainesville, Florida: C.O. Andrew, 2011), 50-51; Park County Local History Archives, “A Guide for the Tarryall Road,” n.d.; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource Files and Obituary List; *Park County Republican and Fairplay Flume*, 18 July 1968 and 9 June 1989; Simmons, *Bayou Salado*; Thomas S. Chamblin, ed., *The Historical Encyclopedia of Colorado* (Colorado Historical Association, ca.1960); Birchard Hayes Portis, Family Tree, ancestry.com, accessed 16 February 2011; U.S. Census, 1870-1930; Sidney Harriman, “Sidney Harriman’s Resume of Early South Park-Upper Tarryall and Michigan Creek,” 17 April 1983, on file at Park County Local History Archives; Laurie Wagner Buyer, “The Story behind the Ginger Greene Sign in Jefferson,” *Colorado Central Magazine*, August 1997.

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**Milepost 3.8, Sanborn Ranch (5PA.781)**  
**3606 County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 6, Detail Map 2, Photographs 4 and 5**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
6A	North house	Building	1953	Contributing
6B	South house	Building	1950	Contributing
6C	Chicken coop	Structure	1935	Contributing
6D	Barn	Building	1935	Contributing
6E	Feed shed	Building	ca. 1920s	Contributing
6F	Barn	Building	1935	Contributing
6G	Log cabin	Building	1935	Contributing
6H	Log house	Building	1935	Contributing
6I	Garage/shop	Building	1935	Contributing
6J	Outhouse	Building	pre-1962	Contributing
6K	Outhouse	Building	pre-1962	Contributing
6L	Large corral on east side of road	Structure	pre-1962	Contributing
6M	Shed on west side of road	Building	ca. 1990	Noncontributing
6N	Corral on west side of road	Structure	ca. 1990	Noncontributing
6O	Crosier-Hawxhurst Ditch	Structure	1875	Contributing

*Summary.* The entire 1,666-acre ranch, composed of a number of parcels, is included within the historic district and is assessed as contributing. Most of the Sanborn Ranch resources lie on the east side of Tarryall Road. The large ranch complex of wood frame and log buildings includes residences, sheds, a barn, and corrals located on a gentle slope along Monahan Gulch above the floodplain of Jefferson Creek. The buildings surround a central ranch yard, with the newer dwellings furthest east and agricultural buildings to the west. On the west side of the road (in the same ownership but on a separate parcel) is a nonhistoric shed and corral and an irrigation ditch. The 1875 Crosier-Hawxhurst Ditch diverts water from Jefferson Creek 0.9 miles north of the headquarters and flows north to south along the west side of County Road 77. The graves of two Hawxhurst daughters who died in the 1870s are located about 0.7 miles northwest of the headquarters on land associated with this ranch.<sup>86</sup> The 1995 archaeological survey observed minor evidence of archaeological deposits and concluded that trash disposal pits and outhouse holes were likely to exist, which “could provide important historical information about life at the Sanborn ranch.”<sup>87</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Low hills rise behind the ranch buildings. Vegetation at the site consists mostly of grasses and forbs. The ranch yard on the east has dirt roads leading between and south of the buildings; a two-track dirt ranch road travels north-south along a newer wood post and barbed wire fence at the edge of the yard. Vehicle and machinery storage is southwest of the headquarters buildings, while a large corral is to the northeast. North of the north house is a leveled area with building material remnants including wood, glass, and wire nails. West of the north house are two depressions connected by a pipe, the eastern one with a wood lining and the western with a cinderblock lining. The depressions may be associated with a well or septic system. West of the garage/shop an area leveled into the hillside and framed with logs and planks is cut into 1900s-20s household trash deposits. Utility poles run north-south and east-west through the property. Vehicles and equipment are parked along the east side of County Road 77 north of the headquarters. Cattle grazing occupies about 234 acres to the west, east, and northwest of the headquarters with separate areas partitioned by fences. To the southwest, at the confluence of Michigan and Jefferson creeks are roughly 151 acres of hay meadows watered by the Crosier-Hawxhurst Ditch.

<sup>86</sup> Jerry Davis, Colorado Springs, Colorado, email to Tom and Laurie Simmons, 11 April 2014.

<sup>87</sup> Horn, “Cultural Resource Inventory,” 119.

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*Primary Resource Description.* Resource A, North House, 1953, Contributing. The one-story, rectangular, frame house atop a concrete foundation is clad with cement asbestos siding with wavy edges. The front (west) displays a center, paneled door facing a concrete stoop with two steps. To the south is a large two-part casement window and a small two-over-two light double-hung sash window is to the north. The north wall has a similar two-over-two light window at each end, while the south wall features a full-height stone chimney toward the west end and a full-height brick chimney toward the east end, with a large picture window adjacent. At the southeast corner is an entrance addition with a paneled door and a tall double-hung sash window. The house has a side gable roof with composition roofing shingles and slightly overhanging eaves.

*Alterations.* The complex maintains very good historic physical integrity. The only non-historic elements present are the ca. 1990 shed and corral on the west side of the road.

*History.* William R. Sanborn, a Colorado native and prominent cattle rancher, made improvements to this site beginning in 1907. He and his wife Ellen had three children: Frank, Edwin, and Eva. The Sanborns also lived on and owned several other ranches in South Park, including a 1,050-acre property northwest of Jefferson and a 1,600-acre ranch south of Jefferson. Shortly before he died in 1918, William realized he had accidentally acquired an adjacent property and did not own this land. He went to the General Land Office to apply to purchase the correct acreage containing his improvements but passed away before his offer was accepted. His son, Edwin A. Sanborn, acquired the property in 1920. Irving W. Bartlett, Jr. owned the land during the 1920s and 1930s and sold to Ethel M. Remington in 1935; she built most of the buildings and structures currently on the site. Remington sold it ten years later to Albright W. and Ada Wohler Steenbock. L. Drew and Ruth Bax acquired the property in 1946 and sold it to Orville Foster in 1949. Kenneth and Margaret Brown purchased the ranch on 24 April 1953, and it is thought that Foster or the Browns built the two newer homes on the site. By the 1950s the property was known as the Rocker Seven Ranch.<sup>88</sup>

South of the Sanborn Ranch headquarters wide hay meadows associated with the operation lie on the west side of the road in the Michigan and Jefferson Creek drainage (Photograph 4). A quarter-mile southwest of the ranch headquarters (west of Milepost 4.0), Jefferson Creek adds its waters to Michigan Creek. Michigan Creek continues to parallel the road, crossing from one side to another for the next several miles. Tarryall Road turns in a more east-southeasterly direction at milepost 4.25, the location of the Wright Homestead.

**Milepost 4.25, Wright Homestead (5PA.780)**  
**4380 County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 7, Detail Map 3, Photograph 6**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
7A	Log house	Building	pre-1879	Contributing
7B	Frame garage	Building	1920s-40s	Contributing
7C	Shop/work shed	Building	ca. 1900-17	Contributing
7D	Log building	Building	ca. 1900-17	Contributing
7E	Loading ramp of earth, stone, and logs	Structure	pre-1962	Contributing

*Summary.* Most of the resources associated with the abandoned Wright Homestead are on the north side of Tarryall Road, just after the road turns sharply to the east-southeast. The headquarters complex, now part of a larger ranch complex of more than 1,200 acres, consists of a large log house and log and frame outbuildings north of the road. All of the ranch parcel is within the nominated area and is assessed as contributing. The house and garage are at the west end of the site, with the two other buildings farther north and west. Structural debris, a trash site, and a possible loading ramp lie south of the road near Michigan Creek. The land south of the road appears to be used for grazing. The 1995 archaeological survey found buried archaeological deposits to be indicated at various locations at the site, and that additional archaeological features, such as

<sup>88</sup> Park County Local History Archives, *A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School* (Fairplay, Colorado: Park County Local History Archives, 2003); U.S. Census, Park County, 1900, 1910, 1920; Park County Courthouse, County Clerk's Office, Deed Book 147, Page 51; U.S.G.S., Milligan Lakes, 7.5 Minute Topographic Map, 1957.

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trash disposal pits and outhouse holes, are likely.<sup>89</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The site is located on a slope above Michigan Creek, which meanders through the property on the south. The vegetation, which now covers the ranch yard, consists mostly of grasses and forbs. There is a wood post and barbed wire fence along the south edge of the north yard, and utility poles pass through the site on an east-west axis. About 20' south of the house is the concrete foundation of a well house, inscribed "1945". About 15' east of the house is the remains of a wood frame structure and a depression (possibly a former outhouse and outhouse hole). A rectangular area down slope to the south contains household trash artifacts. A leveled area in the hillside about 50' east of the house exhibits some lumber, wire nails, window glass, bricks, and household artifacts and may be a former building location. Near Michigan Creek is a pile of debris from a log cabin. Southeast of the cabin debris is an area with construction materials such as logs, planks, and sheet metal, while a possible loading ramp lies to the southwest. To the south and northeast are hills with some small spruce fir and rock outcroppings on the upper slopes.

*Primary Resource Description.* Resource A, Log House, pre-1879, Contributing. The large log house consists of a one-story side gable roof rectangular log cabin on the west and a two-story side gable roof nineteenth century log wing set back and projecting to the east. At the rear of both components is a nineteenth century shed roof frame addition. The logs of both components are round with V-notches atop stone foundations and both have wood shingle roofing. The one-story west component features a paneled wood door and a band of three four-over-four-light double-hung sash windows (one with lower sash missing) on the façade. The west wall has a single center window and vertical boards on the gable face. The shed addition has an entrance on the south wall. The two-story wing displays a full-width shed roof porch on the south wall with wood post supports atop a solid horizontal board balustrade. There is a center entrance flanked by eight-light windows. There are also center windows on both stories of the east wall of the east wing.

*Alterations.* Vacant for many years, the homestead has experienced some deterioration. The large graveled vehicle turnout bounded by large rocks on the south side of County Road 77 was added in 2011.

*History.* When New Yorker Silas Wright arrived at his homestead claim in May 1895, a circa-1879 log cabin stood on the property. By 1908 the log cabin had seven rooms, and the property also included a washhouse and four additional outbuildings. Silas and his wife, Mary, grazed seventy cattle and put three acres of land under cultivation that year. The Wrights lived here with sons Harold, Arthur, and Roy. On 18 December 1919, the family sold the homestead to Ethel Bartlett and A. L. Archer. Surviving with almost no alterations, the abandoned homestead is a good example of the early settlement period along Tarryall Road.<sup>90</sup>

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The nonhistoric Circle R Ranch subdivision (platted in 1960 but containing residences constructed in later years) lies atop the hill on the west side of the road between mileposts 5 and 6. The location above the road and screening trees limit the visual impact of the subdivision at the level of the road. Resources within the subdivision are excluded from the historic district due to dates of construction after the period of significance and different historical associations. Two historic ranches are located on the east side of County Road 77 in this area.

**Milepost 5.2, Miller Ranch (5PA.782)**  
**5304 County Road 77 (Tarryall Road, both sides)**  
**Site, Contributing**  
**Map Reference 8, Detail Map 4, Photograph 7**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
8A	House	Building	1935	Contributing
8B	Office/shop	Building	1880s-1890s; moved to site in 1960s	Noncontributing
8C	North log cabin	Building	1880s-90s	Contributing

<sup>89</sup> Horn, "Cultural Resource Inventory," 114.

<sup>90</sup> Park County Local History Archives, "A Guide for the Tarryall Road," 3; Horn, "Cultural Resource Inventory," 114.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
8D	South log cabin/shed	Building	1880s-90s	Contributing
8E	Feed shed	Building	1970s or 1980s	Noncontributing
8F	Corral	Structure	1970s or 1980s	Noncontributing
8G	Stone-lined well	Structure	1880s-90s	Contributing

*Summary.* The 15-acre Miller Ranch includes residential and agricultural buildings on both sides of Tarryall Road on a gentle hillside and bench above Michigan Creek. Several of the buildings are log and frame dwellings. The main house and a secondary building are on the east and other buildings are across the road to the west. The 1995 archaeological survey found buried archaeological deposits to be indicated in the vicinity of the original log cabins and that additional features, such as trash disposal pits and outhouse holes, are likely.<sup>91</sup> The entire parcel of the ranch and the area on the west side of the road is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road curves at the location of the Miller Ranch, passing between buildings on both sides of the road. There is fencing on both sides. Vegetation includes grasses and forbs, and there is grassland with spruce trees scattered on the upland slopes. A dirt ranch road leaves Tarryall Road on the east, accessing buildings and lands on that side of the road outside the historic district boundary. Michigan Creek runs through the property on the west side of the road. An extensive scatter of artifacts surrounds the north and south log cabins, including household trash, farm machinery, and wagon repair items dating from the 1880s to the 1930s. In the slope east of the houses is a stone retaining wall; a 1995 survey noted flower beds. A flagstone patio is present between Resources A and B. Wood post and pole fences and post and wire fences border the road right-of-way.

*Primary Resource Description.* Resource A, House, 1935, Contributing. The one-story ranch house displays no apparent foundation. The roughly L-shaped building is composed of a north-south main log wing and a frame east-west wing. The main wing is constructed of logs cut to length, with vertical planks covering the ends. The east wing is clad with novelty log siding.<sup>92</sup> The building has a cross-gable roof with composition roofing shingles. The entrance to the main wing is on the west end of the south wall, while a four-by-four-light sliding window and aluminum replacement window are at the east end. The west wall of the wing features a band of four four-light windows at the south end and a wide picture window at the east end. A slightly lower gabled projection intersects the north wall and has novelty log siding; the west wall is blank, while the north wall has a replacement aluminum frame window. The east wing features an aluminum replacement window on the south end of the east wall and a sliding glass door on the west end of the south wall.

*Alterations.* Principal alterations to the site consist of the corral and feed shed on the west side of the road added in the 1970s or 1980s.

*History.* In 1881 Kentuckian William H. Miller established a homestead on land included in two current ranches along the Tarryall today: the Miller and Miller-Rudd. Miller, who moved to the area with his two brothers, John and Lot, settled on a site already somewhat improved by Lot. The Millers' sister, Mary, a young widow with four children, also moved to the area and wed local rancher Olney Borden. In 1884 William Miller paid \$200 for a Cash Entry Patent for this property, where he had erected a house, corral, shed, and fence and raised cattle. In that year the ranch produced fifty tons of hay and one hundred pounds of cheese. The Millers became parents of three children: Annie, Daniel, and Daisy, all born in Colorado. The family owned this property until 1961, when Daniel W. and Minnie L. Miller sold it to Sam L. Rudd. In 1965 the Rudds, who started the Circle R Ranches, sold the property to the Golden State Investment Company.<sup>93</sup>

**Milepost 5.3, Miller-Rudd Ranch (5PA.783)**  
**5400 County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 9, Detail Map 5, Photograph 8**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
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<sup>91</sup> Horn, "Cultural Resource Inventory," 123.

<sup>92</sup> Novelty log siding consists of milled boards with a curved exterior profile resembling logs.

<sup>93</sup> Horn, "Cultural Resource Inventory," 122-123; Park County Local History Archives, *A Guide for the Tarryall Road (Park County 77) Between Jefferson and Tarryall School*, <http://www.parkcoarchives.org>, accessed 6 June 2012.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
9A	House	Building	1900	Contributing
9B	Garage/shop	Building	1988	Noncontributing
9C	Outhouse	Building	ca. 1900	Contributing
9D	Shed	Building	2012	Noncontributing

*Summary.* The Miller-Rudd Ranch (13 acres) includes four frame buildings on the east side of curving Tarryall Road, which passes north to south across the property, including a house, garage, shed, and outhouse. The house and garage are located on the south side of the dirt entrance road and the garage/shop and shed to the north. The entire parcel of the ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The buildings sit on a gentle slope above Michigan Creek, which is across the road to the west. Vegetation includes grass and forbs, with some spruce trees scattered on uplands and riparian vegetation along the creek. A few 1930s-60s artifacts are concentrated along a small intermittent natural drainage along the south end of the site. Upright log entrance posts hold a metal gate accessing the buildings on the east. Utility poles traverse the property. A clothesline is behind the house to the east. Historic wood wagons and other equipment are displayed along the road to the north; a new wood post and barbed wire fence parallels the road.

*Primary Resource Description.* Resource A, House, 1900, Contributing. The one-story rectangular ranch house has a raised, painted foundation. Drop siding covers the walls, and there is a pyramidal roof with composition tab lock roofing shingles, overhanging eaves, and a center, stucco chimney. The front (west) has a projecting shed roof porch with wood post supports that is accessed by three steps. The entrance facing the porch contains a paneled and glazed door and a metal frame screen. South of the entrance is a tall, narrow, boarded up window; a two-part sliding window is to the north. The north wall displays two one-over-one-light replacement windows set in shortened window openings. A shed roof projection on the rear has a boarded up window on the west wall. There is a door at the south end of the east wall and replacement aluminum frame windows at the north end. A fixed-light window is at the east end of the south wall, which also includes a center two-over-two-light double-hung sash window and paired windows at the west end.

*Alterations.* The two noncontributing outbuildings to the north (1988 and 2013) were erected after the period of significance. Seven historic wagons and other vehicles northwest of the house along County Road 77 were placed there ca. 2011-13.

*History.* Please see the historical background provided for the Miller Ranch above.

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Farther south, Michigan Creek crosses to the east side of the road, while upsloping lands are on the west side. At Milepost 6.0, Tarryall Road turns more east-southeasterly and there are impressive rock outcroppings. At this point Park County Road 34 intersects with Tarryall Road. County Road 34 extends to the west and northwest toward Fairplay.

**Milepost 6.0, Colorado City Road (5PA.4644.1, formerly recorded as 5PA.784.1)  
 Southwest of County Roads 77 and 34  
 Structure, Contributing  
 Map Reference 10**

The ca. 1862 road along the Tarryall Valley between Colorado City Road and Fairplay and Tarryall originally turned northwest at this point, roughly following the alignment of today's County Road 34. The segment of Tarryall Road extending to Jefferson was not constructed until 1879, when the Denver, South Park & Pacific Railroad established that community. A segment of the Colorado City Road alignment is visible on the south side of the drainage lying south of County Road 34. The segment parallels that road and lies across a drainage about 122' south of its south edge. The roughly 1,150' dirt road segment is about 15' wide and is cut 1' to 2' into the hillside. A roughly 60' section features an unmortared retaining wall composed of rocks and small boulders. The road segment within the district is assessed as contributing.<sup>94</sup>

On the south side of the road at about Milepost 6.1 is a paved parking turnout with an interpretive panel with information on early-day rangers. Michigan Creek crosses to the south side of the road after the turnout. A short distance farther down the

<sup>94</sup> The full length of the old road has not been surveyed.

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road on the north side is the Bowsher Ranch. The extent of the road contained within the district is assessed as contributing. Areas of significance for the road include Transportation and Exploration/Settlement.

**Milepost 6.2, Bowsher Ranch (5PA.788)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 11, Detail Map 6, Photographs 9 and 10**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
11A	Log house	Building	1900s	Contributing
11B	Log barn	Building	1900s	Contributing
11C	Stone-lined well	Structure	1900s	Contributing
11D	Corral south side of road near Michigan Creek	Structure	pre-1962	Contributing

*Summary.* The 20-acre Bowsher Ranch is on the sloping north side of the road facing the Michigan Creek drainage to the south. The creek bottom contains roughly seventeen acres of grazing land. The property consists of two vacant log buildings and associated landscape features, with the house furthest west and access by a dirt entrance road. The 1995 archaeological survey indicated it possible that intact archaeological deposits are present.<sup>95</sup> The entire parcel of the ranch is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture and Historic Non-Aboriginal Archaeology.

*Landscape.* The abandoned ranch buildings are located on the north side of Tarryall Road on a gentle, rocky slope above Michigan Creek. Three drainages and a utility line cross the property, with Tarryall Road passing east to west south of the standing buildings. Grassland vegetation includes grasses, forbs, and currants, with small patches of spruce trees. Riparian vegetation exists along the creek south of the road. Remnants of fence lines are present. A pile of boards marks the former location of a semi-subterranean log structure. A depression about 4' south of the boards may mark the location of an outhouse. About 150' east of the barn is a stone-lined well. Just west of the well is an area with round and square nails and window glass possibly suggesting a building no longer present. Across from the buildings on the south side of the road is an irregularly-shaped corral (roughly 57' x 72') near the creek.

*Primary Resource Description.* Resource A, Log House, 1900s, Contributing, Photograph 9. The one-and-a-half-story log house has a shed roof projection on the north creating an L-shaped plan. The house was originally one-story with a shallow gable roof (whose outline is still visible); it later received an upper story. The foundation is stone, the walls are constructed of square-notched round logs, and the gable face is clad with vertical boards. The gabled roof is covered with boards and a small patch of metal, and has overhanging eaves and exposed rafter tails. The front (south) includes a center entrance flanked by a tall, narrow window opening on the east and a wide window opening on the west. In front of the entrance is a concrete stoop imbedded with sandstone. The west wall includes a double-hung window opening near the center of the first story and a through-the-cornice window opening on the upper story. A wide window opening is on the east end of the north wall. The shed roof projection on the rear has a concrete foundation and composition rolled roofing; there is a wide window opening and a tall window opening near the center of the east wall, as well as an entrance toward the south end.

*Alterations.* The site has been vacant for many years and has experienced some deterioration.

*History.* Ohio native Anthony D. Bowsher (1857-1930) received a twenty-acre Second Homestead Entry Patent for this land on 24 August 1918. Bowsher settled on the ranch on the north side of Tarryall Road in 1905, when the site already held a house, barn, sheds, a well, and a chicken house. Four-and-a-half acres were planted with potatoes, oats, and vegetables, with two acres of hay. The rancher and his wife Mary, a native of Illinois, became parents of five children together: Nancy, Arvester, William, David, and George. George and Arvester Bowsher sold the property to William Miller in 1951, and after that date it changed owners several times.<sup>96</sup>



East and south of the Bowsher Ranch the road and Michigan Creek wind through a narrow canyon between 9,000'-plus hills, following a curving course flanked by rock outcroppings until about Milepost 8. At about Milepost 7.5, the creek crosses to the

<sup>95</sup> Horn, "Cultural Resource Inventory," 142.

<sup>96</sup> Park County Local History Archives, "A Guide for the Tarryall Road," 5; Horn, "Cultural Resource Inventory," 142.

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south side of the road, which is flanked by grazing land. A deteriorated square log building with a collapsing roof associated with the McCartney Ranch is located about a quarter-mile south of the road. The building (**Map Reference 12**, 5PA.4653) is assessed as contributing. At about milepost 7.8 Michigan Creek flows into Tarryall Creek (just southwest of Mud Hill), and for the next 20.8 miles the latter waterway closely parallels the road. Between mileposts 8 and 9, the large Stagestop Subdivision (platted in 1976) lies atop a low hill on the west side of the road. The development is nonhistoric and represents a different historic context and is not included within the district. Only a few subdivision houses on the edge of the hill are visible from the road. The Stage Stop Saloon and Store (53 Stagestop Road, **Map Reference 13**, 5PA.4654), a two-story frame, novelty log clad commercial building adjacent to the road, is within the historic district. Built in 1985, it is assessed as noncontributing due to its construction after the period of significance. The portion of Tarryall Road improved in the 1990s ends at Milepost 8.7, and a section of the road upgraded in 2011 continues until Milepost 17.6. At the junction, the asphalt road has a guardrail on the west and a curb on the east, metal reflector posts, a gravel shoulder, and a yellow line dividing the lanes.

At about Milepost 8.7 a 1990 corrugated metal-clad loafing shed (**Map Reference 14**, 5PA.4655) lies 0.1 mile south of the road. A ca. 1970s 4.5-acre square water reservoir (**Map Reference 15**, 5PA.4656), owned by the Lost Park Ranch homeowners (a subdivision 3.5 miles to the southeast), is present on the south side of the road at Milepost 9.0. Both of these resources are categorized as noncontributing due to construction after the period of significance. Tarryall Road continues in an east-southeasterly direction, with Tarryall Creek following a very meandering course along its south side and the valley widening. At Milepost 9.7 is the Dunbar-Robbins Ranch.

**Milepost 9.7, Dunbar-Robbins Ranch (5PA.787)**

**9700 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 16, Detail Map 7, Photographs 11 and 12**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
16A	House	Building	1871	Contributing
16B	Garage/shop	Building	ca. 1900-62	Contributing
16C	Shed	Building	pre-1962	Contributing
16D	Stable	Building	ca. 1900-62	Contributing
16E	Shed	Building	pre-1962	Contributing
16F	Log barn	Building	1893	Contributing
16G	Log cabin/shed	Building	ca. 1900-62	Contributing
16H	Metal barn	Building	1963	Contributing
16I	Scale house	Building	1970s	Noncontributing
16J	Corral with squeeze chute	Structure	pre-1962	Contributing

*Summary.* The headquarters area of the Dunbar-Robbins Ranch lies on the north side of the road, on the west bank of Rock Creek above the floodplain of Tarryall Creek. The entire 319-acre ranch is included in the district and is assessed as contributing. The complex includes a large frame house and several agricultural buildings and landscape features. The house is at the southwest end of the fenced headquarters area, with a north-south line of connected agricultural buildings to the north and a large newer barn and corrals to the east. The headquarters reflects the segregation of domestic functions from animal care activities. The 1995 archaeological survey observed little evidence of archaeological deposits but concluded that trash disposal pits and outhouse holes were likely to exist and “could provide important historical information about life at the Dunbar/Robbins ranch.”<sup>97</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The L-shaped ranch parcel extends north up the Rock Creek drainage and west across Tarryall Creek. Observatory Rock (10,073') rises two miles to the south and a number of 9,000'-plus peaks are present to the northwest and southwest. The ranch contains approximately 207 acres of grazing land to the south along Tarryall Creek and to the north along the narrow Rock Creek drainage. From Tarryall Road, a ranch road at the west end of the fenced headquarters area curves around the ranch house and behind a series of conjoined agricultural buildings that form the west side of a large corral before exiting the ranch yard. There is a squeeze chute adjacent to the garage/shop building on the east. There is a second

<sup>97</sup> Horn, “Cultural Resource Inventory,” 139.



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access road farther east that leads to the scale house, metal barn, and ranch yard. The entire headquarters area is fenced. About 20' east of the log barn in the corral area is a collapsed wood frame 1965 pump house. About 20' northwest of the log cabin stood a 1913 log post and frame machinery shed that is no longer present. About 55' southeast of the machinery shed site is the former site of a log cabin. Vegetation consists of grasses, forbs, and two planted spruce trees next to the house. There are rocky hills to the east, south of the headquarters. The site includes a variety of fences, utility poles, and septic tanks, and grazing lands with forested hills beyond. The hills to the east and west have been contoured, probably to limit erosion.

*Primary Resource Description.* Resource A, House, 1871, Contributing, Photograph 11. The ranch house is composed of an original two-story front gabled roof wing oriented northwest to southeast and a long one-story asymmetrical side gabled roof wing attached to the northeast and oriented northeast to southwest. The house displays a concrete foundation, walls clad with wavy-edge cement asbestos shingles, and a corrugated metal roof. The façade (south) of the two-story wing features an off-center full-height stone chimney. Flanking the chimney are plate glass windows on the first story and one-over-one-light double-hung sash windows on the upper story, while an entrance with a similar window is farther west. The slightly set back one-story wing includes a bay window with shortened openings containing replacement double-hung sash windows. Adjacent to the window is a paneled and glazed door with multiple lights. East of the door are three double-hung sash windows (nine-over-nine-light, four-over-four-light, and two-over-two light). The east wall has three windows, including a small two-light window at the north end, while the west wall includes a large plate glass window and a multi-light window. A second entrance is near the center of the north wall.

*Alterations.* The principal change to the site is the removal of three outbuildings erected within the period of significance. The large 1963 metal barn is contributing since it was constructed within the period of significance.

*History.* In about 1872 Thomas M. Dunbar claimed a 160-acre homestead on this land and made improvements including a house (still standing), stable, corral, and other facilities. He and his wife, English-born Georgiana J. Dunbar, were parents of six children and had previously operated a hotel in the Hamilton area. The family prospered at ranching and employed a cook and a house servant by 1880. In 1885 the Dunbars' ranch holdings included 1,600 acres, and two of their sons lived on adjoining properties. Thomas passed away in 1891 and is buried in the Bordenville Cemetery. Georgiana inherited the land and in 1899 sold the ranch to Colorado native Lew H. Robbins. Robbins was familiar with the area, having worked a year for Timothy Borden and also leased the Dunbar Ranch. His wife, Julia Bonis, was the daughter of Tarryall rancher Lawrence Bonis. Thomas and Julia were parents of seven children by the time of the 1910 census. Julia and Lew Robbins both died in 1950. V. J. Coleman received an Administrator's Deed on 29 May 1952 and owned the ranch until 1962.<sup>98</sup>

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Immediately east of the Dunbar-Robbins Ranch, Tarryall Road passes over Rock Creek, which joins Tarryall Creek (Photograph 12). At about Milepost 9.9 the road turns due south for about a quarter of a mile and then turns east-southeast. The creek meanders on the west side of the road and there is a new cattleguard at Milepost 10.3, where the land is unfenced on the east and has low hills on both sides. At Milepost 10.4 the Ratcliff Cabin is found nearly two miles north of the road on Ratcliff Gulch.

#### **Milepost 10.4, Ratcliff Cabin/Long Homestead (5PA.2924)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 17, Detail Map 8**

The ca. 1880 Ratcliff Cabin/Long Homestead is located in the Pike National Forest about 1.8 miles to the north-northeast of Milepost 10.4. The site includes a log cabin ruin; a hand-dug, rock-lined well; and a trash scatter. The homestead lies on a sloping terrace on the west side of Ratcliff Gulch at an elevation of about 9,200', just northwest of its intersection with Little Ratcliff Gulch. Ratcliff Gulch trends southwesterly joining Rock Creek 0.8 miles to the southwest. Vegetation includes grasses, sage, mountain mahogany, ponderosa pine, and aspen. A 2004 archaeological survey found some artifact scatters and concluded that the cabin interior, obscured by its collapsed roof, may contain additional artifacts.<sup>99</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

The principal feature of the site is the ca. 1880 one-story, rectangular, two-room log cabin ruin, facing east toward the gulch. The cabin has a log foundation supported in places with stones. Walls are composed of hewn and round logs and feature half-

<sup>98</sup> Park County Local History Archives, "A Guide for the Tarryall Road," 5; Horn, "Cultural Resource Inventory," 138-139.

<sup>99</sup> S. Laramore, D. Barclay, W. Broadhead, Colorado Historical Society Management Data Form, 5PA.2924, Long Homestead, 2004.

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dovetail notching in the southern part and square notching in the northern section. An entrance is present in the north part of the east wall, while the west and south walls contain window openings. The southern part of the east wall is partially collapsed; the gable roof has collapsed into the interior.

*Alterations.* The site has been vacant for many years and has experienced considerable deterioration. The cabin roof has collapsed and parts of the walls are missing.

*History.* Disabled Civil War veteran Benjamin Ratcliff received two homestead patents for land in the 1880s; his wife, Elizabeth Lavina McNair Ratcliff, received two homestead patents in the 1870s. The couple had moved to the area in 1871 and built a log cabin and other structures at this isolated site. By 1885 Benjamin reported owning horses, milk cows, and cattle, also producing hay and butter. Mrs. Ratcliff died in childbirth in 1882 and was buried in the Bordenville Cemetery. Benjamin Ratcliff was left to take care of the ranch and his three small children: Howell, Elizabeth, and Lavina. The children attended Michigan Creek School, which was only open in the winter months and was six miles from their home. Benjamin Ratcliff requested that the school be moved closer to his ranch, or a teacher sent to his home, or that he could borrow the textbooks during the off-season. These requests were denied. On 6 May 1895 Benjamin Ratcliff shot three members of the District 7 school board at the Michigan Creek School in a dispute over issues associated with his children's education and his belief a member of the board had spoken untruthfully about his daughter. He immediately turned himself in at Como, subsequently was tried for murder and convicted in Salida, and was hanged in Canon City in 1896. Subsequently Benjamin F. Long became the owner of the Ratcliff's property with a homestead patent in 1919.<sup>100</sup>

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At about Milepost 10.5 a 2004 one-story house and ca. 2004 garage (10505 County Road 77, **Map Reference 18**, 5PA.4657) lie off the road to the south and are categorized as noncontributing due to construction after the period of significance. County Road 77 in this area features barrow ditches filled with gray stones. The road follows a more southerly course and crosses Hall Gulch at Milepost 11.0, where there is an entrance road with nonhistoric metal gates leading to "Topaz Mountain Ranch," a 166-acre parcel embracing a segment of Tarryall Creek and the ridge to the west. About 0.3 mile southwest of the entrance gate on the west side of the creek are a house and shed (11381 County Road 77, **Map Reference 19**, 5PA.4658) constructed in 2004. There are no working ranch buildings on the parcel, and the location appears to be used as a residence or vacation/second home. The resources are evaluated as noncontributing due to construction after the period of significance. The road turns east-southeasterly after Milepost 11.0 and reaches Bordenville, an early ranch and small post office/supply center on the Tarryall.

**Milepost 11.3, Olney Borden Ranch/Bordenville (5PA.350)**

**11304 County Road 77 (both sides)**

**Site, Contributing**

**Map Reference 20, Detail Map 9, Photographs 13 and 14**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
20A	House	Building	1982	Noncontributing
20B	Storage shed	Building	1960	Contributing
20C	Log cabin	Building	ca. 1920s-1950s	Contributing
20D	Log building	Building	1985	Noncontributing
20E	Shed (former outhouse)	Building	pre-1962; moved ca. 1977-95	Noncontributing
20F	Garage/shed	Building	1930	Contributing
20G	Garage/shop	Building	ca. 1900-17	Contributing
20H	Stone-lined well (south of Resource A)	Structure	pre-1962	Contributing
20I	Stone-lined well (north of Resource A)	Structure	pre-1962	Contributing

<sup>100</sup> Chris O. Andrew, *The Legend of Benjamin Ratcliff: From Family Tragedy to Legacy of Resilience*, (N.p.: Bookends Press, 2010); *Fairplay Flume*, Special Publication, 2 September 2011, 1; *Colorado Springs Gazette*, 27 July 1895, 1 and 8 February 1896, 1; U.S. Census, 1880; BLM, General Land Office records online, <http://www.glorerecords.blm.gov/details/patent/>, accessed 26 March 2014; S. Laramore, D. Barclay, W. Broadhead, Colorado Historical Society Management Data Form, 5PA.2924, Long Homestead, 2004.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
20J	Gazebo	Structure	post-1965	Noncontributing
20K	Stone-lined well (southeast of Resource C)	Structure	pre-1962	Contributing
20L	Footbridge	Structure	ca. 1995-99	Noncontributing

*Summary.* The Olney Borden Ranch (Bordenville) is located on both sides of the road, with the five oldest buildings on the east side. The buildings on that side display log and vertical board construction and include a two-seat outhouse clad with brick-patterned sheet metal (Resource 10E, Photograph 16). The 160-acre parcel is wholly within the historic district and extends southeast along Tarryall Creek and east to include the site of the Bordenville Cemetery (see below). The entire parcel of the ranch is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Grazing land to the west along Tarryall Creek occupies about 530 acres and extends a half mile to the northwest and about 1.5 miles to the southeast. The headquarters area on the east side of the road includes a dirt road leading through the ranch yard. Areas with artifact concentrations are found southeast and northeast of the building area. A retaining wall is located behind the garage/shop building and a cutbank extends from the wall behind the developed area. A drainage ditch is located east of the developed area, running from northwest to southeast. On the west side there is a fence along the road with a 1985 house and 1960 storage building (Resources A and B, respectively). An area of artifacts eroding from the bank of Tarryall Creek is northwest of Resource A, while a footbridge to the southwest accesses land on the west side of the creek. The large ca. 1863 Borden House, destroyed by fire, was located north of Resource A in an area now characterized by considerable amounts of moved earth. Other features on the south side include two wells, a concrete and stone pad, a gazebo, and a dirt ranch road. Vegetation on the site includes cottonwood trees and grasses, with grasses and spruce trees on the slopes above. The 1995 archaeological survey indicated that intact archaeological deposits exist and that the site would be expected to provide important information about both the Olney Borden household and the range of activities during its period of prominence as Bordenville from 1865 to the middle 1880s. Archaeological investigations at the site would be important in providing consequential information that is not available in the historical record about Bordenville's role in the agricultural community of the area and its role in regional transportation.<sup>101</sup>

*Primary Resource Description.* Resource C, Log Cabin, pre-1962, Contributing, Photograph 13. The rectangular one-story log cabin is constructed of round logs cut off at the ends and with vertical boards placed at the corners. The side gable roof has overhanging eaves and corrugated metal roofing. The front (southwest) features an entrance near the center and flanking four-over-four-light double-hung sash windows. The northwest wall has a tall, narrow, boarded up window.

*Alterations.* A 1985 one-and-a-half-story log house and gazebo on the west side of the road and a small outbuilding on the east side are the principal components added to the site following the period of significance. The large Borden house on the west side of the road is no longer present.

*History.* Local histories cite brothers Timothy and Olney Borden as among the first ranchers to settle along Tarryall Creek. The Bordens were natives of New York, born to a "substantial farmer." Olney A. Borden (1831-1910) built a log cabin on the Tarryall in 1865 and started a water-powered sawmill in 1867, selling pine lumber from the forests near Jefferson to local homesteaders. He invested the profits in cattle and constructed shops, barns, and a store on his homestead. The ranch eventually grew to 2,200 acres. In 1880 Olney Borden married an "aristocratic" widow from St. Louis who had four small children, Mary G. Miller Barlow. The couple was known for hosting elegant balls at their ranch, and their children attended school in Colorado Springs and Denver.<sup>102</sup>

Known as "Bordenville," the area of Olney Borden's ranch provided services for local ranch families, including a post office (1879-1884), mercantile, stage stop, blacksmith shop, school and cemetery.<sup>103</sup> In July 1879 the *Fairplay Flume* reported the Borden ranches both displayed "commodious buildings, both for living and stock purposes, and evidence of their prosperity abounds." Tarryall Road saw substantial traffic between Colorado Springs and Leadville in the late 1870s and

<sup>101</sup> Horn, "Cultural Resource Inventory," 73.

<sup>102</sup> *Fairplay Flume*, 17 February 1881, 3; Harbour, *The Tarryall Mountains*, 21; Park County Local History Archive, "A Guide to the Tarryall Road," 6.

<sup>103</sup> Jerry Davis reports the Bordenville schoolhouse is now located in Jefferson, where it is used as a garage.

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early 1880s, bringing many travelers to Bordenville. When the railroad was completed to Leadville, traffic along the road decreased and the area's role as a service and supply center also dwindled.<sup>104</sup>



Beyond Bordenville, the road enters a wide, flat, open valley without fencing. Western vistas include hills and mountains, as well as hills on the east. The Bordenville Cemetery, on a low hill on the north side of the road, is at Milepost 11.7.

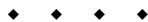
**Milepost 11.7, Bordenville Cemetery (5PA.369)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 21, Photograph 15**

The contributing Bordenville Cemetery site is located on a hill a half-mile east-southeast of Bordenville, connected to Tarryall Road by a short curving gravel access road. Covering about 2.5 acres, the roughly square cemetery (about 333' x 333') is enclosed with a five-strand barbed wire fence on wood and metal poles. The off-center entrance is located on the west side toward the south end and includes a pole and barbed wire gate and a tubular metal gate. A wrought iron sign mounted between milled wood posts reads "BORDENVILLE CEMETERY" in block letters.

Of the fifty or so burials in the cemetery, most lie in the northeast quadrant of the site, where a bench and flagpole are also located. The burial ground does not appear to be irrigated. There are two large evergreen trees to the northeast and a few small aspens farther southeast. The grounds are covered with grasses and forbs and small shrubs are found near many of the gravesites. Graves are generally aligned with the boundary fences and are marked with a variety of carved headstones, mostly in granite but a few of marble and sandstone. A few examples of more elaborately carved headstones (one scroll type and one *faux bois*) are present, and one plot is enclosed with an ornamental wrought iron fence. An interpretive sign discussing the cemetery is present south of the gate. The entire area of the cemetery is included within the district and assessed as contributing. Areas of significance for the cemetery include Exploration/Settlement.

*Alterations.* The bench, flagpole, and barbed wire fence were installed after 1977, based on previous survey forms.

*History.* Associated with the Bordenville community in this stretch of Tarryall Road, the Bordenville Cemetery established on Olney Borden's ranch became the burial site of more than fifty people. Many of the prominent pioneers of the area are buried in the cemetery, including Timothy and Adelia Borden, Olney and Mary Borden, Borden family descendants, and members of the Barlow, Bonis, Dunbar, Eavenson, McCartney, Miller, Paige, Ratcliff, and Robbins, and Wallace families, among others. The earliest monument inscriptions visible today are associated with a diphtheria epidemic in 1880. Most internments occurred from that time to the first half of the twentieth century, although the cemetery remains active and in private ownership.<sup>105</sup>



Passing the cemetery Tarryall Road continues southeast, crossing Graveyard Gulch (the first of two along the road) and reaches the Timothy Borden Ranch at Milepost 12.1

**Milepost 12.1, Timothy Borden Ranch/Observatory Rock Bison Ranch (5PA.785)**  
**12165 County Road 77 (both sides)**  
**Site, Contributing**  
**Map Reference 22, Detail Map 10, Photographs 16 and 17**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
22A	House	Building	ca. 1940-59	Contributing
22B	House/barn	Building	ca. 1870-89	Contributing

<sup>104</sup> Horn, "Cultural Resource Inventory," 41-42 and 69; *Fairplay Flume*, 17 July 1879; Frank Hall, *A History of State of Colorado* (Chicago: Blakely Printing Co., 1889), 389; Harbour, *The Tarryall Mountains*, 20; Simmons, *Bayou Salado*, 250; Park County Local History Archive, "A Guide to the Tarryall Road," 6-7. Jonathon Horn reported in 1996 that none of the original Bordenville buildings were extant.

<sup>105</sup> Chuck Borden, "Bordenville Cemetery Photos," <http://www.usgwarchives.net/co/park/costones/bordenville.html>, accessed 28 May 2012; Find a Grave, "Bordenville Cemetery," [www.findagrave.com](http://www.findagrave.com), accessed 28 May 2012; Erica Duvic, South Park National Heritage Area, Email to Thomas H. Simmons and R. Laurie Simmons, 31 March 2014; Robert Rosenberg, State Inventory Form for Bordenville Cemetery, 5PA.369, 1976.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
22C	Equipment shed	Building	ca. 1900-62	Contributing
22D	Log barn	Building	ca. 1870-89	Contributing
22E	Shed	Building	ca. 1900-12	Contributing
22F	Log barn/stable	Building	ca. 1900-12	Contributing
22G	Log barn/stable	Building	ca. 1880-99	Contributing
22H	Garage	Building	ca. 1900-12	Contributing
22I	Equipment shed	Building	ca. 1900-62	Contributing
22J	Loafing shed	Building	ca. 1970s	Noncontributing
22K	Modular house	Building	ca. 1970	Noncontributing
22L	Garage/workshop	Building	ca. 1890s-1900s	Contributing
22M	House	Building	ca. 1900-12	Contributing
22N	Corral	Structure	pre-1962	Contributing
22O	Cistern	Structure	pre-1962	Contributing
22P	Corral on west side of road	Structure	ca. 2004-05	Noncontributing
22Q	Timber vehicle bridge across Tarryall Creek	Structure	pre-1962	Contributing
22R	Loafing shed to east	Building	pre-1917	Contributing
22S	Loafing shed to west	Building	pre-1917	Contributing

*Summary.* The Timothy Borden Ranch/Observatory Rock/Bison Ranch is located on a 158-acre parcel, all of which is located within the district and assessed as contributing. The grazing land described with the Olney Borden Ranch continues along Tarryall Creek to the west. Buildings of the ranch are located on both sides of Tarryall Road, with the majority found on the east side. A nineteenth century log house and barn and a mid-twentieth century frame house are present south of the wide dirt entrance road that loops behind the older building, crosses the drainage of Rock Creek, and branches to the north and south. Across the dirt road north of the houses is a linear group of agricultural buildings leading to a large corral at the northeast end of the headquarters where a loafing shed is located. On the west side of the road are two houses and a garage/workshop. On the same parcel, 0.4 miles south of the headquarters is a timber bridge across Tarryall Creek and 0.5 miles south are two loafing sheds. The 1995 archaeological survey found some evidence of archaeological deposits and that intact archaeological materials in subsurface contexts are likely, as are features such as trash disposal pits and outhouse holes. Investigation of such features could provide "important historical information about life at the ranch... and the agricultural community of the area."<sup>106</sup> Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The headquarters area is located on a gentle slope along Rock Creek and above Tarryall Creek and has old farm equipment at the north end. The ranch includes land on both sides of the road, as well as 1.1 miles of meandering Tarryall Creek. A feed shed previously attached to the east end of the south wall of the log barn/stable (G) is no longer present. A metal gate with a medallion bearing the current name of the ranch controls access to the headquarters on the east side of the road. A vertical board and jacal fence is along the road in front of the house. The developed area is covered with gravel rather than grass. There are trees next to the house and evergreen trees at its rear. Rock Creek flows southeast of the buildings and there is a drainage running along the east side of the property that intersects the creek. A dirt road loops through the headquarters and connects with Tarryall Road. On the west, landscape features include a metal entrance gate, large bales of hay (in season), and farther south, corrals with metal fencing. Vegetation on the site includes grasses, forbs, and a few trees. There are some spruce trees on the upper hill slopes. A power line traverses the property on the west side of the road and a branch line extends to the buildings on the east. Fencing is found along both sides of Tarryall Road and in portions of the headquarters.

*Primary Resource Description.* Resource B, House/Barn, 1870-89, contributing. Originally this resource consisted of two separate log buildings, which are now joined by a wood framework. No foundations are visible, but there is concrete along the base of the walls. The walls are log, with V and half-dovetail notching, and gable faces are clad with vertical boards. The one-and-a-half-story rectangular barn is oriented north-south. The east wall of the barn contains a four-light window at the south

<sup>106</sup> Horn, "Cultural Resource Inventory," 131.

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end. The north wall has a six-light fixed window at the east end, as well as boarded up window openings. The west wall displays a four-over-four-light window toward the north. The one-story almost square house has an open porch on the south wall and is also oriented north-south. All windows are boarded up. The south wall has a window at the west end and a door at the center. A window opening is near the center of the east wall. A window and a door are at the west end of the north wall. Paired windows are at the south end of the west wall. Both the house and barn have gabled roofs; the barn has sheet metal and shingle roofing while the house has plywood panels on the roof. Both buildings display brick chimneys.

*Alterations.* The construction of the loafing shed at the north end of the corral (ca. 1970s), installation of the modular house on the west side of the road (ca. 1970s), removal of a feed shed in 2004, and construction of the corral to the south on the west side of the road (ca. 2004-05) comprise the primary changes occurring after the period of significance. The house (Resource A) received standing-seam metal roofing and a porch on its north wall after 1995. Between 2010 and 2013, a jacal fence was placed across the entrance area.

*History.* In 1849 Timothy Borden married Adelia Ann Williams, a childhood friend whose ancestors were early settlers of Manhattan. After several years spent farming they crossed the prairie to Colorado Territory in 1861 to seek their fortunes. Arriving in the newly-established placer diggings at Breckenridge, Summit County, Timothy led the planning and construction of the first placer mining ditch, the Blue River-Gold Run. In 1865 the Borden's investigated acreage along Tarryall Road and selected these lands suitable for cattle ranching. They erected a log house and began raising beef and dairy cows, hay, crops of grains and potatoes, and horses. The ranch eventually encompassed 2,000 acres and was recognized as fine hay and grazing land. Soon other pioneers established similar operations up and down the valley where the Borden's became local leaders, with Timothy serving as a county commissioner, school board member and founder of the South Park Ranchmen's Protective Association.<sup>107</sup>

Between Mileposts 11 and 13.5 the flat bottomlands along the west side of the road bordering meandering Tarryall Creek are 0.2- to 0.3-mile wide. Four resources associated with the Timothy Borden Ranch are located in this area: a nonhistoric corral (Resource 22P) on the west side of the road at Milepost 12.2; a timber vehicle bridge for a ranch road over Tarryall Creek on the west at Milepost 12.5 (Resource 22Q); and two loafing sheds at Milepost 12.6 (Resource 22R east of the road and Resource 22S to the west). The road crosses Schoolhouse Gulch at Milepost 13.3 just west of A L Hill (9,310' elevation). On the west side of the road is a turnoff and gravel parking area for fishing access owned by the Tarryall Fishing Club, Inc. Treed rocky hills lie on the east and the land slopes down to a meadow with a rock formation on the west. The road passes north of A L Hill, while the creek flows to its south. At about Milepost 13.6 there are hills on both sides of the road with several bank cuts.

Just east of A L Hill lies the headquarters of the Holst-Wallace-Paige Ranch on the south side of the road. Eagle Rock (9,677' elevation, outside the district) dominates the view from the road, lying about two miles southwest of the ranch headquarters.

**Milepost 14.6, Holst-Wallace-Paige Ranch (5PA.4467)**  
**14609 County Road 77 (west side)**  
**Site, Contributing**  
**Map Reference 23, Detail Map 11, Photographs 18 and 19**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
23A	Foreman's house	Building	ca. 1950	Contributing
23B	Shop	Building	ca. 1940s	Contributing
23C	Log cabin	Building	ca. 1900	Noncontributing
23D	Log cabin	Building	ca. 1900	Noncontributing
23E	Shed	Building	ca. 2010-13	Noncontributing
23F	Shed with grain hoppers to north and west	Building	ca. 1950	Contributing
23G	Machine shed	Building	ca. 1980	Noncontributing
23H	Wakem house	Building	ca. 1980s	Noncontributing

<sup>107</sup> Fairplay Flume, 18 February 1892, 1 and 9 August 1907, 1; Park County Local History Archive, "A Guide to the Tarryall Road," 8; Harbour, *The Tarryall Mountains*, 20-23; Horn, "Cultural Resource Inventory," 130-31; Gary R. Goodson and Timothy B. Walker, *More Historical Sketches of Shawnee, Colorado* (Shawnee, Colorado: Gary R. Goodson, 1996), 36.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
23I	Horse barn	Building	ca. 1980s	Noncontributing
23J	Horse arena	Building	ca. 2009	Noncontributing
23K	Corral with loading chute	Structure	ca. 1980s	Noncontributing
23L	Root cellar	Structure	pre-1962	Contributing
23M	Hay storage structure	Structure	ca. 1980s	Noncontributing
23N	Pond northeast of arena	Structure	post-1962	Noncontributing
23O	Circular corral northeast of arena	Structure	post-1962	Noncontributing
23P	Circular corral to south	Structure	post-1962	Noncontributing
23Q	Shed	Building	2004	Noncontributing
23R	Holst Ditch No. 1	Structure	1876	Contributing
23S	Holst Ditch No. 2	Structure	1879	Contributing
23T	Holst-Packer Ditch	Structure	1876	Contributing

*Summary.* The buildings of the large headquarters of the Holst-Wallace-Paige Ranch (now known as the Eagle Rock Ranch) cluster at the east base of A L Hill. The entire 710-acre property is included within the historic district. The property as a whole is assessed as contributing; however, the built-up headquarters area has experienced substantial changes in recent years, including construction of new buildings, moving of historic buildings, changes to road alignments, and alterations to the corral area, where a large retaining wall was erected. This 14.8-acre headquarters area lies southwest of County Road 77, north of the Holst Ditch No. 2, and east of A L Hill. The buildings date from the late nineteenth/early twentieth century through the early twenty-first century, include residential and agricultural functions, and incorporate a variety of building materials, including logs, boards, plywood, and metal. The area of significance for the ranch is Agriculture.

*Landscape.* The present name of the ranch derives from Eagle Rock, a prominent peak visible to the southwest. The ranch contains roughly 186 acres of hay meadows in the bottomland of Tarryall Creek, most lying southeast of the headquarters and a smaller portion southwest. Three irrigation ditches taking water from the creek cross the ranch: the 1879 Holst Ditch No. 2 (passing just south of the headquarters and flowing along the south side of Tarryall Road); 1876 Holst Ditch No. 1 (traversing the middle of the meadow); and 1876 Holst-Packer Ditch (flowing along the foot of the hill on the south side of the creek). A grazing area is present along narrow Ruby Gulch to the south. Vegetation includes grasses, forbs, and trees on the upslopes.

Skillfully located on the sheltering east flank of A H Hill, the complex is close to Tarryall Creek and broad bottomlands. The ranch headquarters is divided by a wide north-south drive with buildings on either side. The foreman's house is located on the east side of the road; the land drops away to the north and east. South of the house is a shed with grain hoppers. The land west of the road slopes upward, containing a large corral with loading chutes, animal care and shop facilities, a large arena with an adjacent circular corral at the northwest corner, and a pond northeast of the arena. The current ranch owner's house, built ca. 1980s on an elevated site to the west, is sited to take advantage of the expansive views to the west and southwest.<sup>108</sup> Present near County Road 77 north of the foreman's house is a root cellar and a concrete well cap with the remains of a metal pump. Other landscape features include broad meadows with bales of hay, horizontal board and horizontal log fencing, a hay storage structure, a paved road leading to the ranch yard and other dirt ranch roads, the meandering creek, rocky hills, and utility poles.

*Primary Resource.* Resource A, Foreman's House, ca. 1950, Contributing. Located on relatively level land within the ranch headquarters, the one-story frame Foreman's House has board-and-batten-clad walls and gable faces clad with horizontal lap siding. The gabled roof is covered with composition shingles and has overhanging eaves with exposed rafters. There is a wood deck extending from the south wall to the east. The south wall has an off-center entrance facing the deck. West of the door are a small sliding window and a large sliding window with decorative shutters. East of the entrance, near the southeast corner, is a large sliding window. The east wall has a large sliding window near the southeast corner, followed by a large sliding window with shutters and a shed roof projecting bay with an enclosed porch on the east. The projecting bay has a large

<sup>108</sup> The original ranch house burned. It was situated near the county road about where the current ranch foreman's house stands. The date of the fire is not known, but may have been in the late 1940s, since the foreman's house was built about 1950.

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picture window facing south and a band of three single-light windows facing east. A paneled and glazed door with nine lights faces south. At the north end is a large picture window. The north wall of the projection has a large sliding window. The north wall of the main wing is divided by a large chimney composed of polygonal stone. East of the chimney is a tall single-light window, while a large sliding window with shutters is west of the chimney. The west wall has a one-over-one-light window toward the north end and a sliding window at the south end. The foreman indicates this house was built on the foundation of the old two-story log house.

*Alterations.* The historic ranch house at this headquarters burned and was replaced by a new residence about 1950. A new house for the owner (Resource H) was erected in the 1980s, as well as a machine shed and horse shed. A shed to the southwest was added in 2004, followed by a large horse arena ca. 2009 and a shed at the south end of the headquarters area ca. 2010-13. Two log cabins present at the east edge of the headquarters in 2010 (Resources C and D, then assessed as contributing) were moved to new locations to the west in 2013 and are now evaluated as noncontributing. Changes to the corral area using large concrete blocks to form retaining walls also took place in 2013.

*History.* After settling on this site in August 1868, Louis Holst from Germany constructed a dwelling, blacksmith shop, stable, corral, and smokehouse, and plowed, cultivated, and fenced about three acres of land. He filed papers for a pre-emption claim to 160 acres and received his Cash Entry patent in February 1875. Holst reported cutting fifty tons of hay from twenty acres of meadow on his property in 1879. In that year, the *Fairplay Flume* mentioned the rancher as one of the gentlemen who owned "a valuable tract along the creek" and was "largely interested in cattle ranging in the park." About the turn of the century John F. "Jack" Wallace (1869-1910), a Canadian, purchased the ranch. Wallace married Mary "May" A. Barlow, stepdaughter of Olney Borden, another Tarryall rancher. Wallace settled in Park County in the 1880s and was described as "well and favorably known." About 1897 the Wallaces adopted a son, Lee Ellsworth Clark Wallace. After becoming ill at his ranch, John F. Wallace died in Colorado Springs on 1 July 1910, leaving the property to his wife, May.

May spent most of her life along the Tarryall. After her mother married Olney Borden, she grew up on his ranch. Following the death of her husband, May married Olney Borden Paige in Jefferson in 1912. Described as "one of the real pioneers of Park County," Paige was born in 1866 in Golden, and his family moved to Park County in the spring of 1870, living at Badger Mountain and later Turner Gulch. The *Fairplay Flume* later commented, "He [Olney] was a resident here when Indians still roamed the lush hunting ground of south Park, and was personally acquainted with Chief Colorow, Ute Chieftain." The newspaper noted Paige grew up with the county and helped make it grow, working in a variety of positions, including wagon freighter, miner, timberman, sawmill operator, and rancher. It also judged him "a great sportsman."

By the early 1920s the property was known as the Wallace and Paige ranch. By 1930 the Paiges lived in Colorado Springs and their son, Lee Wallace, continued to operate the ranch. He served in France during World War I and then married Elsie Kleinknecht, a Park County native whose father, Emil Kleinknecht, had been postmaster at Tarryall and operated a store and post office in Hartsel. Lee Wallace continued to be associated with the Wallace and Paige Ranch and bought the Terhune Ranch, putting up hay and pasturing cattle on the latter. He died in Park County in May 1965, and Elsie Wallace then lived with her daughter's family at the Terhune Ranch until her death in 1987. In 1965 Clayton Hill and Norman E. Wall of Park County purchased the Wallace and Paige Ranch.<sup>109</sup>

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<sup>109</sup> Jan Williams, email to Tom and Laurie Simmons, 23 March 2011; Park County Assessor, real estate information; Park County Clerk and Recorder, Tract Books and General Records; National Archives, BLM, GLO, Louis Holst, Homestead Case File, 1874-75; *Fairplay Flume*, various years; *Park County Republican and Fairplay Flume*, 9 June 1949 (Olney Paige obituary) and 25 November 1954 (Mary A. Paige obituary); Park County Local History Archives, "A Guide for the Tarryall Road," manuscript on file at Park County Local History Archives; Jan Eavenson Williams, emails to Tom and Laurie Simmons, 14 and 15 July 2009; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource Files and Obituary List; Park County Local History Archives, Paige Family file, Progress Reports on Unpatented Homestead of Olney Paige, 1918-22 and unidentified newspaper clipping; "Mary G. Miller," family trees, ancestry.com, accessed 16 February 2011; *Wise County [Texas] Messenger*, 5 March 2008; *Social Security Death Index* and Baltimore Passenger and Immigration Lists, 1820-1872, ancestry.com; Virginia Simmons, *Bayou Salado*, 250; U.S. Census, 1870-1930; *Representative Women of Colorado* (Denver: Alexander Art Publishing Co., 1911), 206; Colorado Cattlemen's Association, January 2010, 4-5; Eagle Rock Ranch Manager, Interview by Tom and Laurie Simmons, 5 November 2010; W.H. Powless, Surveyor, "Map of State Road No. 15B, Park County, Colorado," October 1917.



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Most of the 186 acres of hay meadows of the Holst-Paige-Wallace Ranch extends southeast of the headquarters along Tarryall Creek, and a concrete-lined ditch is visible at Milepost 15.1 (Photograph 19). In season, cylindrical bales of hay wrapped in plastic are visible in the meadow. After haying, cattle are grazed there. The road follows a southeasterly alignment, containing a cattleguard and stretches with concrete curbing. At Milepost 15.4 the road crosses Cabin Gulch at Rock Point, a distinctive rock feature adjacent to the road on the north. A meadow and a fenced area with hay storage are present at Milepost 15.9. Farther along the road enters Colorado Division of Wildlife's Tarryall State Wildlife Area, which contains Tarryall Dam and Reservoir.

**Milepost 16.2, Colorado Division of Wildlife (Colorado Game and Fish Department) Complex (5PA.786)**  
**16226 County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 24, Detail Map 12, Photograph 20**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
24A	Main house	Building	ca. 1929	Contributing
24B	Secondary house	Building	ca. 1929	Contributing
24C	Garage	Building	ca. 1929	Contributing
24D	Shed	Building	ca. 1929	Contributing
24E	Shed	Building	ca. 1929	Contributing
24F	Outhouse	Building	ca. 1929	Contributing
24G	Shed	Building	ca. 1929	Contributing
24H	Shed/stable	Building	ca. 1929	Contributing
24I	Shop/garage	Building	1996	Noncontributing

*Summary.* Located within the Tarryall State Wildlife Area, this Colorado Division of Wildlife (formerly Colorado Game and Fish Department) complex lies on the north side of Tarryall Road near the west end of Tarryall Reservoir. The complex consists of frame buildings (some with stucco), including two houses, a garage, and sheds and out buildings. The two houses are located at the south end of the complex flanking the wide entrance road, while the support buildings lie to the north and northeast. The entire extent of the complex is included within the district and assessed as contributing. Areas of significance for the complex include Agriculture (fish raising), Entertainment/Recreation, and Architecture.

*Landscape.* The buildings display a linear alignment under the brow of a ridge to the north; domestic facilities are to the southwest, away from original stable buildings. A prominent rocky hill (about 9,000' elevation) lies a short distance northwest of the complex and a rocky ledge is to the north. Drainages lie along the northwest edge and east of the complex. Two access points from Tarryall Road lead to dirt roads within the complex, with the wider entrance to the west. The Main House has a chainlink fence around the yard and another fence encloses the yard of the newer Shop/Garage. Utility poles extend north-south at the north-center of the headquarters. A newer barrow ditch is next to a portion of Tarryall Road in this area. Vegetation includes grasses, forbs, Douglas fir, and spruce, as well as a deciduous tree behind the main house.

*Primary Resource.* Resource A, Main House, ca. 1929, Contributing. The one-story Bungalow-type Main House has a concrete foundation with basement windows, stucco walls, and a side gabled roof with overhanging eaves, composition shingle roofing, and exposed rafter tails. Gable faces are clad with decorative shingles. The front (south) has a broad, shed roof porch with short square wood supports atop a solid, stucco balustrade. The south wall facing the porch includes a multi-light door flanked by paired one-over-one-light double-hung sash windows. A shed roof dormer is above the porch and has stucco cheeks and a band of three windows, one filled with a louvered vent. The west wall features a full-height stone chimney with sloped shoulders flanked by small single-light windows. Farther north are paired double-hung sash windows and a short double-hung sash window. The north and east walls contain double-hung sash windows, and there is a center entrance on the rear.

*Alterations.* The historic buildings display few alterations. The principal change to the complex is the construction of the 1996 garage/shop building to the northeast.

*History.* Lawrence Bonis, who came from Ireland to establish a ranch here, received a homestead patent for the land in 1881. In 1902 William Sanborn, who owned other ranches in the area, purchased the property with two other investors. Ellen C. Sanborn became the owner in 1913 and sold the ranch to Frank L. and Edwin A. Sanborn seven years later. The land left Sanborn ownership in 1925, when Colorado Farms Company acquired it. In 1929 the State of Colorado became

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the owner and built this complex for employees who oversaw the construction of nearby Tarryall Reservoir and later operated the fish spawning facility associated with it. The buildings included a five-room caretaker's house, garage, bunkhouse, and several outbuildings. The complex also functioned as a big horn sheep experimental station. Today the site is used as a maintenance facility for the reservoir operated by the Department of Fish and Wildlife.<sup>110</sup>

**Milepost 16.0 to 17.4, Tarryall Dam and Reservoir (5PA.2021)  
 County Road 77 (south side)  
 Map Reference 25, Detail Map 13, Photographs 21 and 22**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
25A	Tarryall Dam and Reservoir	Structure	1929-31	Contributing
25B	Packer-Bonis Ditch	Structure	1889	Contributing
25C	Potato Gulch picnic/boat launch area	Site	post-1965	Noncontributing
25C	Potato Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25C	Potato Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25C	Potato Gulch boat inspection building	Building	ca. 2006-13	Noncontributing
25C	Potato Gulch vault toilet	Building	ca. 1999	Noncontributing
25C	Potato Gulch shed	Building	ca. 2006-11	Noncontributing
25C	Potato Gulch boat launch ramp	Structure	post-1965	Noncontributing
25C	Potato Gulch pier	Structure	ca. 1999-2004	Noncontributing
25C	Potato Gulch fishing jetty	Structure	post-1965	Noncontributing
25D	Derbyshire Gulch south campground	Site	post-1965	Noncontributing
25D	Derbyshire Gulch vault toilet	Building	ca. 1999	Noncontributing
25D	Derbyshire Gulch pier	Structure	ca. 1999-2004	Noncontributing
25D	Derbyshire Gulch north fishing jetty	Structure	ca. 1999-2004	Noncontributing
25D	Derbyshire Gulch south fishing jetty	Structure	post-1965	Noncontributing
25E	Derbyshire Gulch north campground	Site	post-1965	Noncontributing
25E	Derbyshire Gulch vault toilet	Building	ca. 1999	Noncontributing
25E	Derbyshire Gulch fishing jetty	Structure	post-1965	Noncontributing
25F	Packer Gulch south campground	Site	post-1965	Noncontributing
25F	Packer Gulch vault toilet	Building	ca. 1999	Noncontributing
25F	Packer Gulch picnic shelter	Building	ca. late 1970s-80s	Noncontributing
25F	Packer Gulch boat launch ramp	Structure	post-1965	Noncontributing
25F	Packer Gulch pier	Structure	ca. 2006-11	Noncontributing
25F	Packer Gulch fishing jetty	Structure	ca. 1999-2004	Noncontributing

<sup>110</sup> Horn, "Cultural Resource Inventory," 131-135; R. Laurie Simmons and Thomas H. Simmons, "Tarryall Dam and Reservoir," Architectural Inventory Form, 5PA.2021, 2001.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
25F	Packer Gulch fishing jetty	Structure	ca. 1999-2004	Noncontributing
25G	Packer Gulch north campground	Site	post-1965	Noncontributing
25G	Packer Gulch vault toilet	Building	ca. 1999	Noncontributing
25G	Packer Gulch pier	Structure	ca. 1999-2004	Noncontributing

*Summary.* Tarryall Dam impounds the waters of Tarryall Creek, creating the roughly 175-acre Tarryall Reservoir. The water body is oriented northwest-southeast and extends along the west side of the road. The 1889 Packer-Bonis Ditch diverts water from Tarryall Creek about 0.2 miles west of Rock Point and flows for 0.7 miles along the south side of County Road 77 before emptying in Tarryall Reservoir. The creation of the reservoir inundated the Lawrence Bonis ranch. Situated around the shore of the reservoir are areas for fishing, camping, and picnicking, including: Potato Gulch (east shore) with one vault toilet, two picnic shelters, a boat inspection building, shed, boat launch ramp, jetty, and pier; Derbyshire Gulch (east shore) consisting of two sites with a total of eighteen campsites with fire grates and picnic tables, two vault toilets, two jetties, and a pier; and Packer Gulch (west shore) consisting of two sites with a total of eighteen campsites with fire grates and picnic tables, two vault toilets, one picnic shelter, two fishing jetties, one boat launching ramp, and two piers. Of the twenty-nine resources present, two are contributing and the remainder noncontributing due to construction after the period of significance. They are distributed as follows: buildings, 10 noncontributing; sites, 5 noncontributing; and structures, 2 contributing and 12 noncontributing. An interpretive panel is located below the dam on the south side of Tarryall Creek. The entire area of the dam, reservoir, and campgrounds are included in the district. The area of significance is Entertainment/Recreation.

*Landscape.* Located northwest of the junction of Park County Roads 77 and 23 are Tarryall Dam and Reservoir. The dam and spillway are at the southeast end of the reservoir. The reservoir site is located in the relatively narrow valley of Tarryall Creek. The Puma Hills lie to the west and southwest of the reservoir, while the Tarryall Mountains (including 9,951' Sugarloaf Mountain) rise to the east and northeast. The 1889 Packer-Bonis Ditch supplies water to a 24-acre hay meadow at the west end of the reservoir.

*Primary Structure.* Resource A, Tarryall Dam, 1931, Contributing, Photograph 22. Water is impounded by a long concrete arch ring component to the north and a shorter concrete gravity tangent to the south anchored between rock projections. The concrete arch ring consists of poured concrete with the convex side facing upstream. An arcade of segmental arches with corbelled piers in between runs across the top of the dam on both the upstream and downstream sides. The arch ring component is 273'-long, 37'-high, and 6'-wide at the crest. The dam crest features metal tube railings on both sides. There is a wheel-operated gate-valve toward the north end of the crest. The elevation of the spillway is 8,860' above sea level. A shorter tangent dam component to the south is also made of concrete.

*Alterations.* The principal change to the reservoir area has been the creation since the late 1970s of three camping areas with restrooms, picnic shelters, sheds, boat ramps, piers, and fishing jetties.

*History.* Franklin F. Noxon planned and began work on a Tarryall Reservoir south of this site in 1898. Noxon, a lawyer from Canada, had mined successfully in Park County after arriving in 1880. He planned to construct a dam to impound Tarryall Creek's waters at a cost of \$800,000, build a reservoir, transport the water in a conduit, generate electricity for mining camps and Denver, and sell water to the capital city. The work was never completed, and Noxon unsuccessfully offered to sell his property to the City of Denver in 1902.<sup>111</sup> The Colorado Game and Fish Department became interested in completing its own project and acquired this 1,300-acre site with excellent water rights in 1925 to build a reservoir as a spawning station for fish eggs. The Tarryall Dam and Reservoir was constructed in 1929-31, with plans provided by State Engineer M.C. Hinderlider. The original plans included a hydroelectric powerhouse, which was not built, as well as the caretaker's complex to the north. This was the fourth reservoir built by the Game and Fish Department as a fish egg spawning station. In 1941 three million rainbow trout eggs were taken from the reservoir and it opened for fishing in the summer. The Division of Game, Fish, and Parks later operated Tarryall Reservoir as a state park. In the 1970s that agency was divided and the new Division of Wildlife gained responsibility for Tarryall, a task it continues to perform today.<sup>112</sup>

<sup>111</sup> Colorado College, Tutt Library, Century Chest Transcription 57, <http://ColoradoCollege>.

<sup>112</sup> Simmons and Simmons, "Tarryall Dam and Reservoir," 2001; Horn, "Cultural Resource Inventory," 134-135; Colorado Game and Fish Department, *Report of the Game and Fish Department of the State of Colorado, December 1, 1926 to June 30, 1931* (Denver: Colorado Game and Fish Department, 1932), 23 and 43; Jerry Davis, Colorado Springs, Letter to

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**TARRYALL RESERVOIR TO TARRYALL/PUMA CITY**

At about Milepost 17.3 the road crosses a cattleguard. A 2011 concrete bridge (**Map Reference 26**, 5PA.4659) carries the road over Tarryall Creek at Milepost 17.4; the creek then flows on the east side of the road. Tarryall Road intersects County Road 23 (Turner Gulch Road) at Milepost 17.5; the latter road is gravel and proceeds in a westerly direction. A good view of Tarryall Dam to the northwest is available at the road intersection. Just below the reservoir, Milepost 17.6 marks the end of the 8.9 miles of County Road 77 improved in 2011. On the east side of the road is a large meadow or pasture, sometimes grazed by a small herd of Rocky Mountain Bighorn sheep (Photograph 23). Between Mileposts 17.8 and 19.1, a pre-1917 unpaved alignment of Tarryall Road (**Map Reference 27**, 5PA.4644.2, Photograph 24) lies along the current road on the north. The road segment is about 1.1 miles in length and employs some cuts into the sides of adjacent hills. The older road, a contributing resource within the district, curves northward in two locations to avoid the necessity of cutting through steeper hill slopes, whereas the current road follows a more direct route employing cuts.

Between mileposts 19 and 25.5, the road continues generally southeastward, following closely to the side of the hills along the west side of the drainage. The Tarryall drainage narrows considerably below the reservoir, with the road and the creek sharing a fairly narrow canyon featuring heavily forested slopes and scenic bare rock outcroppings. Private landholdings tend to be along the creek and road, bordered by lands of the Pike National Forest. The headquarters of the Derby/Terhune/Eavenson Ranch is situated at Milepost 19.1, with the older road alignment passing through the ranch yard. The ranch headquarters lies on the north side of the current road, with the Derby Cabin (5PA.789) across the road to the south.

**Milepost 19.1, Derby-Terhune-Eavenson Ranch (5PA.4464)**

**19142 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 28, Detail Map 14, Photographs 25 and 26**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
28A	Main house	Building	1969	Noncontributing
28B	Secondary house	Building	post-1946	Noncontributing
28C	Workshop	Building	pre-1900	Contributing
28D	Loading structure	Structure	1960s	Noncontributing
28E	Main barn	Building	1887-88	Contributing
28F	Log cabin	Building	pre-1946	Contributing
28G	Barn/garage	Building	pre-1917	Contributing
28H	Shed	Building	late-1960s	Noncontributing
28I	Corral with squeeze chute and loading chute	Structure	late-1960s	Noncontributing
28J	Collapsed log building	Site	pre-1962	Contributing

**Summary.** The headquarters of the Derby-Terhune-Eavenson Ranch is located on the north side of County Road 77 at Milepost 19.1, between the road and Tarryall Creek. The entire parcel is included within the historic district, covering 244 acres and stair-stepping two miles northwest-southeast along the creek. The entire parcel of the ranch is assessed as contributing. The property includes nine resources, with two houses and a garage to the northwest; a low loading structure adjacent to the old Tarryall Road alignment; and a cluster of animal care/storage buildings to the southeast (a barn, a cabin, a barn, and an open shop) oriented in a south-southwest/north-northeast alignment. A corral area is present east of the line of animal care buildings and features post and pole fences, a squeeze chute, and a loading chute. The property includes several examples of log construction, from the late nineteenth century to the late 1960s. On the same parcel, 1.1 miles southeast, is a collapsed log building (Resource 28J). Areas of significance for the ranch include Agriculture and Architecture.

R. Laurie Simmons and Thomas H. Simmons, 21 May 2002; Floyd Bucklin, "The 1941 Fishing Season on the Tarryall Lake," *Colorado Conservation Comments* 4(15 December 1941): 19-20; Tolbert R. Ingram, ed., *Year Book of the State of Colorado* (Denver: State Board of Immigration, 1928 and 1931); M.C. Hinderlider, State Engineer, "Tarryall Dam: Detail Plans—Dam and Appurtenant Structures," for State of Colorado Game and Fish Department, 24 January 1929, in the files of the State Engineer, Division of Water Resources, Department of Natural Resources, Denver.

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*Landscape.* The ranch occupies the narrow canyon of meandering Tarryall Creek, embracing a parcel two-miles-long and one-third-mile-wide. West of the headquarters is a 28-acre hay meadow and a 47-acre grazing area, while the eastern portion features about fifty acres in grazing. Heavily treed lands of the Pike National Forest border the ranch to the north and south and include mountains of more than 10,000'. Vegetation also includes grasses and forbs and aspen and evergreen trees. The level ranch yard is accessed through a log entrance gate. The headquarters displays some corrals and fencing, dirt ranch roads, riparian vegetation along the creek, utility poles, and stone retaining walls. A segment of the unpaved, former alignment of Tarryall Road (Resource 27) curves through the property between the current road and the ranch buildings.

*Primary Resource.* Resource E, Main Barn, 1888, Contributing, Photograph 26. The 1887-88 main barn (Resource E), the northernmost of the four buildings in the southeast quadrant of the headquarters, lies about 308' southeast of the main house (Resource A). The one-and-a-half-story barn is a long (roughly 100' x 32') building oriented south-southwest/north-northeast and composed of three distinct components: a center side-gabled roof log section; a northern gabled roof part; and a southern shed roof section.

The center component of the barn displays walls composed of round logs joined with half dovetail notching; the ends of the joists of the hayloft floor are flush with the wall face. The west wall toward the north end has a diagonal board sliding door and a boarded up hayloft-level opening. The east wall has an off-center vertical board door with strap hinges, an off-center hayloft-level opening, and a boarded over window opening near the north end. This part of the barn has a side gable roof clad with corrugated metal roofing and displaying overhanging eaves; on the west is an off-center hayloft dormer with a gable roof, overhanging eaves, and exposed rafters. Gable faces are covered with vertical boards.

The south section of the barn projects out slightly on the east. The walls are composed of round logs with vertical boards at the corners; the triangular area between the logs and the sloping roof is filled with vertical board on board siding. The west wall has a vertical board Dutch door near the south end and a four-light window to the north. The east wall contains a vertical board door near the south end with Z-bracing, while the projecting north wall has a vertical board door with strap hinges. The south wall is blank. The shed roof overhangs on the south and is clad with corrugated metal panels.

The north component of the barn has a north wall (eastern part) consisting of thick round logs joined with saddle notching and has a small window opening with a vertical board cover. The western part of the north wall is clad with vertical log slabs. The east wall is open in the center, with a vertical board wall to the south and a wall of thick round logs to the north (the latter section contains an off-center vertical board door with strap hinges). The east wall of the barn is clad with board on board siding (southern part) and corrugated metal panels (northern part). An off-center pedestrian door opening is present toward the north end. This component of the barn has a shallow gable roof clad with corrugated metal panels; the log ridgepole projects on the north and the gable face is clad with vertical boards.

*Alterations.* The main house, a shed, and the corrals were added in the late 1960s, after the period of significance. Between 1997 and 2010, the secondary house (Resource B) was considerably altered, including construction of a gabled wing on the northeast, removal of asphalt siding from walls, re-roofing with standing-seam metal, and addition of a deck in front of the door.

*History.* Born into a farming family of eleven children in Canada in 1862, William A. Derby initially moved to Colorado Springs, where his brothers Sidney and Milford had gone to pursue their luck as prospectors. Eventually, the three found ranch work before establishing their own cattle operations along the Tarryall in Park County. Pioneers Richard and Sophia Snair employed William, who married the Snairs' daughter, Inez S., in 1885. In the spring of that year, the Derbys moved to the Charles A. Wilkin Ranch with cattle and horses of their own, and were employed also to look after the owner's cattle. William Derby established his homestead claim on adjoining land in June 1886. By August he completed a log homestead cabin, described by a neighbor: "The cabin, while not at all large or fine, was substantial and quite as good as the average abode of ranch men and cattle men in this part of the country." During the summer and fall of that year, the couple lived in the cabin and became parents of a daughter, Ella May. The family's stock and those of Wilkin utilized both ranches. In the winter of 1886-87 Derby acquired and prepared logs for building a new and larger house (no longer standing) and a barn. A second daughter, Inez, joined the family in 1888.<sup>113</sup>

Beginning in their first year of occupation, the Derbys cultivated about fifty-five acres of the homestead. Other than the natural hay only hardy vegetables, such as potatoes and turnips, thrived. The remainder of his homestead acreage was

<sup>113</sup> Thomas H. Simmons and R. Laurie Simmons, Derby Cabin, 5PA.789, National Register of Historic Places Nomination Form (draft), 2009; *Mt. Morrison News*, 31 January 1929, 3; Portrait and Biographical Record of the State of Colorado (Chicago: Chapman Publishing Co., 1899) 1059-1066; Lewis W. Robbins, "Supplemental Proof in Matter of H.E. of William A. Derby, No. 503" and "Affidavit of Lewis W. Robbins," 10 March 1894, in Homestead Case File, National Archives, Washington, D.C. [hereafter Homestead Case File]; Clark S. Harriman, "Affidavit of Clark S. Harriman, 15 May 1894, Homestead Case File; U.S. Census, 1870 and 1880.

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described as “mountainous and grazing land, about forty acres are sparsely covered with timber.” Derby indicated the land was more valuable for grazing and growing hay than for crops. As neighbor Lewis W. Robbins described, it “...looked like he [Derby] had a good and permanent home at the Homestead and a good livelihood there ahead of him.” However, Derby’s hard-won success was soon replaced with bad luck and tragedy. In the summer of 1889, bears killed several of his cattle, and the following winter was one of the most difficult that ranchers ever experienced in Park County, resulting in heavy losses of livestock. These difficulties were small in comparison to his personal tragedy. In October 1889, when her husband was away working on another ranch, Inez Derby developed a “congestive chill” while alone with her two small children. Before William could return to her side she died, an event that “mighty near killed him,” according to neighbors. Major declines in cattle prices during the early 1890s made earning a living difficult. To compound his troubles, Derby’s homestead application was not approved for several years. Prior to actual receipt of the patent, William sold his property in June 1894 to his brother, Milford E. Derby, and left the homestead for a new start.<sup>114</sup>

In 1900 Milford Derby sold the ranch to Edwin M. Armor, who quickly transferred it to Civil War veteran William E. Moses, a business associate who dealt in land scrip, becoming so successful that he eventually handled 75 percent of all the business in the United States. On 6 April 1916, Iowa natives Alma and L. Paul Terhune purchased the Derby Ranch from William Moses and continued to own and operate it for more than forty years. The couple established a cattle ranch consisting of approximately 240 acres that extended along Tarryall Creek. During the 1920s the Terhunes rented a small cabin to sportsmen who fished on the Tarryall. Paul, then chairman of the county commissioners, died in October 1938 as a result of injuries suffered when his horse team bolted on Tarryall Road as a truck approached. Alma operated the cattle ranch on her own and served as secretary of the school board for several years. She died in 1961, and longtime Park County residents Lee E. and Elsie Wallace acquired the ranch, selling it in 1963 to their daughter, Margaret Alice “Mickey” Wallace Eavenson, and her husband, Jack W. Eavenson, who operated a cattle business on the ranch for more than thirty years. Recalling life on the ranch, their daughter, Janice remarked, “I feel like I had the perfect childhood—hard work, a life void of worldly chaos, a family who loved me and a beautiful place to be raised in.”<sup>115</sup>

**Milepost 19.1, Derby Cabin (5PA.789)**

**County Road 77 (south side)**

**Building, Contributing**

**Map Reference 29, Detail Map 14, Photograph 27**

Located on the south side of Tarryall Road opposite the Derby-Terhune Eavenson Ranch on Pike National Forest land is the 1886 Derby Cabin. Originally part of the ranch to the north, it became part of the national forest as a result of an early 1900s land exchange. Also present is a collapsed frame outhouse on the slope behind the house. A barrow ditch parallels Tarryall Road in front of the cabin. The cabin is located on a gentle slope above Tarryall Creek. Behind the cabin are forested hills, and vegetation on the site includes grasses, spruce trees, aspens, forbs, and currants. A small, freestanding U.S. Forest Service interpretive panel, entitled “An Early Homestead—the Derby Cabin,” is located near the northwest corner of the cabin. The outhouse, lying approximately 100’ south-southeast of the cabin, was about 4’ x 5’ with milled, vertical board siding (with some boards up to 10” in width), a shed roof, and a native stone foundation. About 25’ southwest of the cabin a small rectangular area was cut into the hillside; it is not historic. Areas of significance for the cabin include Agriculture and Architecture.

<sup>114</sup> Harriman, “Affidavit”; William A. Derby, Homestead Proof-Testimony of Claimant, 8 April 1892, Homestead Case File; Horn, “Cultural Resource Inventory”; Robbins, Supplemental Proof, Homestead Case File; W.R. Sanborn, Affidavit of William R. Sanborn, 10 March 1894, Homestead Case File; Charles A. Wilkin, Fairplay, Colorado, Correspondence to G.M. Bowen, Registrar, U.S. Land Office, Leadville, Colorado, 3 January 1894, Homestead Case File.

<sup>115</sup> *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1059-60 and 1066; Margaret Ellen McArthur, Alamogordo, New Mexico, Telephone Interview by R. Laurie Simmons and Thomas H. Simmons, 17 August, 26 October, and 12 November 2009; Milford E. Derby, Deed to Edwin A. Armor, 14 July 1900, Book 61, Page 384, Park County Clerk and Recorder, Fairplay; *Fairplay Flume*, 6 December 1894, 4, 27 July 1900, 2, 12 May 1916, 4, and 7 October 1938; *Rocky Mountain News*, 19 August 1923; Wilbur F. Stone, *History of Colorado*, vol. II (Chicago: S.J. Clarke Publishing Co., 1918), 523-24; Albert Rooney, Wheat Ridge, Colo., Telephone Interview by R. Laurie Simmons, 22 October 2009; Charlene Frasier, Lakewood, Colo., Telephone Interview by R. Laurie Simmons, 22 October 2009; Park County Local History Archive, Park County, Colorado, List of Obituaries; Alice Dempsey, “Rooney Ranch,” *Golden Transcript*, 1 October 1987; *Wise County (Texas) Messenger*, 5 March 2008; Horn, “Cultural Resource Inventory,” 144-145; W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; Park County Local History Archives, “A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School,” 10, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Jan Eavenson Williams, emails to R. Laurie Simmons, 14 and 15 July 2009 and 25 February 2011 and 1 May 2011.

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The one-story, one-room, rectangular cabin has a recent concrete pier foundation capped by fieldstone. The walls are composed of square-hewn and round logs 9" to 10" in diameter, with recent daubing made from a mixture of sand, clay, and straw. The log ends display two different notching techniques: half-dovetail at the northwest and southwest corners and square notches at the northeast and southeast corners. Both square and wire cut nails are present. The gable faces are clad with vertical boards and rustic bark-on battens (a 2009 alteration). The front wall (north) has square and round logs and displays a slightly off-center vertical plank door with cross-bracing and a small fixed-light window facing newer wood steps. The east wall is blank and composed of square-hewn logs with square notches. A single vertical log is attached to the wall. The rear has square-hewn logs with half-dovetail notches on the west and square notches on the east. The wall has a slightly off-center four-over-four-light double-hung sash window set in a milled lumber opening. A single vertical board is attached to the wall toward the east end. The west wall displays both round and square-hewn logs that have half-dovetail notches. There is a slightly off-center four-over-four-light double-hung sash window. The side gable roof has overhanging eaves, exposed rafter tails, and nonhistoric board on board roofing.

*Alterations.* East of the cabin is an interpretive panel discussing the building's history. In 2011, changes to the eave overhangs, walls, and windows made in 2009 were reversed and redone following the Secretary of Interior's Standards.

*History.* For historical background on the Derby Cabin, please see the Derby/Terhune/Eavenson Ranch above.



South of the Derby Cabin hillsides on the west contain aspen trees, while on the east side the creek meanders through meadows with forested hills beyond. There are no fences bordering the road. About Milepost 20.2 a small collapsed log building (Resource 28J) is present on the east side of Tarryall Creek on the same parcel as the Derby-Terhune Ranch; it is assessed as contributing. A grove of aspens is on the west side of the road. At Milepost 20.8, on the north side at the parking area for the Ute Creek Trail to the Lost Creek Wilderness, a ca. 1980s U.S. Forest Service footbridge (**Map Reference 30**, 5PA.4661) crosses Tarryall Creek; the footbridge is not contributing due to its construction after the period of significance. There is also an interpretive panel at the location. The Ute Trail River Ranch and the Howell-Regan-Robbins Cabin are located at Milepost 21.5.

**Milepost 21.5, Ute Trail River Resort/Ute Trail River Ranch (5PA790)**  
**21446 County Road 77 (north side)**

**Site, Contributing**

**Map Reference 31, Detail Map 15, Photograph 28**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
31A	Lodge/store	Building	1880s	Contributing
31B	Restroom/shower	Building	1920s	Contributing
31C	Guest cabin	Building	1920s	Contributing
31D	Guest cabin	Building	1920s	Contributing
31E	Shed	Building	1920s	Contributing
31F	Barn	Building	1920s	Contributing
31G	Guest cabin	Building	1920s	Contributing
31H	Storage building	Building	1970s	Noncontributing
31I	Guest cabin	Building	1920s	Contributing
31J	Guest cabin	Building	1920s	Contributing
31K	Guest cabin	Building	1920s	Contributing
31L	Guest cabin	Building	1920s	Noncontributing
31M	Shed	Structure	1970s	Noncontributing
31N	Stone and concrete well	Structure	pre-1962	Contributing

*Summary.* This 27.48-acre guest resort is located on the north side of Tarryall Road, on a gentle slope above Tarryall Creek, and includes a large lodge/store just north of the entrance. Scattered around the site north and west of the lodge are the seven log cabins and small outbuildings of the resort. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Entertainment/Recreation.

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*Landscape.* The property abuts lands of the Pike National Forest and is on the south bank of Tarryall Creek. An interior access road from Tarryall Road leads past the west edge of the lodge and forks to reach buildings on the east and west sides of the resort. Vegetation on the site includes grasses, spruce trees, Douglas fir, ponderosa pine, cottonwood trees, aspen trees, and currants. Riparian vegetation is found along the creek. Drainage ditches extend north-south on the east and west sides of the developed area, while rocky ledges run east-west behind the buildings. South of the lodge is a fenced parking area and small open fenced area near the road. Rock alignments and a retaining wall are present on the site, as are informal pedestrian paths, a wood pile, picnic tables and fences.

*Primary Resource.* Resource A, Lodge/Store, 1880s, Contributing, Photograph 28. The lodge/store is an irregular plan one- and two-story log and frame building consisting of an original log component and several additions. The building rests on a concrete foundation except for the two log cabins forming the interior core of the building. All windows have been replaced with aluminum frame windows, except for a sliding wood sash window at the center of the south wall. All roofing is composition shingle or roll roofing. On the north side of the building is a rectangular log dining room with a shed roof and an open porch across the north side, which is reported to be the original component. Wood stairs lead to the porch at the east and west ends. The store portion of the building includes an old, rectangular log cabin with V-notched round logs with cement daubing added in 1924. Attached to the east side of the cabin is another rectangular cabin with square logs and V-notches. Originally one story, the portion of the building encompassing these cabins was raised to two stories and covered with a gabled roof. A log, shed roof addition is attached to the west end of the south side of the cabins and contains the main entrance. Another rectangular frame addition with T1-11 siding and a shed roof is attached to the south end of the east wall.<sup>116</sup>

*Alterations.* Two sheds at the complex were added in the 1970s after the period of significance. One guest cabin (Resource L) experienced extensive alterations after the period of significance and is therefore considered non-contributing.

*History.* The Ute Trail River Resort is located on land Kentuckian George W. Wheeler obtained as a Homestead Entry Patent on 30 September 1924. Blacksmith Daniel V. Denny of Tarryall previously applied for the land on 12 May 1907, and even built a house here, but granted relinquishment rights to Wheeler. Wheeler moved into the house Denny had built. The land included a two-room log house, log barn, chicken house, and a covered spring. Wheeler planted twelve acres with potatoes, barley, and oats, and had a vegetable garden. Another twelve acres were converted to irrigated grass, with the intention of cutting them for hay. However, the family was unable to support themselves from the homestead alone; they left every winter so Wheeler could work as a cabinetmaker. He died on 8 January 1931, and his widow, Ellen, and daughter, Lillian Howell, assumed ownership. The property transferred back and forth between Howell family members for years. In the 1950s Lillian married Charles Robbins, son of a local rancher. He completed most of the development of the site as a guest ranch during the mid-1950s, although some improvement might have begun in the 1930s and 1940s. Later owners Debra Baxter and James Fagerstrom reported Charles Robbins built many of the guest cabins on the land, many using logs from old cabins in the area. Lillian transferred the property to George Howell in 1959, and he kept the property until the 1970s.<sup>117</sup> The current owners continue to operate the property as lodging for fishermen and others seeking the area's exceptional recreational opportunities.

**Milepost 21.5, Howell-Regan-Robbins Cabin/Outpost Wilderness Adventure Base Camp (5PA.4524)**  
**20859 County Road 77 (south side)**  
**Map Reference 32, Detail Map 16**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
32A	Howell-Regan-Robbins cabin	Building	1940	Contributing
32B	Howell-Regan-Robbins outhouse	Building	1940	Contributing
32C	Bison Peak Lodge	Building	1998	Noncontributing
32D	Shed	Building	1990s	Noncontributing
32E	Meeting/dining	Building	1990s	Noncontributing
32F	Pavilion	Building	1990s	Noncontributing

<sup>116</sup> T1-11 sheet panel siding is composed of plywood or oriented strand board and is often grooved to simulate the appearance of individual boards.

<sup>117</sup> Debra Baxter and James Fagerstrom, Personal communication to Jonathan C. Horn, June 14, 1995; Horn, "Cultural Resource Inventory," 149-150; Park County Local History Archive, "A Guide to the Tarryall Road," 11; Park County Assessor, real estate information.



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
32G	Shed	Building	1990s	Noncontributing
32H	Shed	Building	1990s	Noncontributing
32I	Cabin with climbing wall	Building	1990s	Noncontributing
32J	Restroom	Building	1990s	Noncontributing

*Summary.* Directly across the road from the Ute Trail River Ranch is the Howell-Regan-Robbins Cabin and Outhouse (Resources A and B, respectively), part of the 39-acre Outpost Wilderness Adventure (OWA) Base Camp. While the cabin and outhouse are the only formally surveyed resources on the parcel, a number of 1990s-era resources associated with the Base Camp also are present, including the 4,920-square-foot Bison Peak Lodge and support buildings, including a restroom, sheds, and other buildings. Several base pads for fabric-covered yurts are also present, clustered with the permanent buildings and scattered in the western end of the parcel. The later OWA buildings are evaluated as noncontributing due to their construction after the period of significance.

*Landscape.* The property extends west-southwest along a drainage accessed by an asphalt paved road from County Road 77. The land rises from an elevation of 8,775' at the county road to 9,000' at the parcel's western edge. The landscape surrounding the Howell/Regan/Robbins Cabin and associated outhouse, which lie atop a small, rocky, forested knoll approximately 100' south of County Road 77, is characterized by rock outcroppings, boulders of various sizes, mature evergreen trees, small aspen trees, and several large stumps. The Bison Peak Lodge and most of the other newer OWA buildings are clustered 0.1 mile southwest of the Howell/Regan/Robbins Cabin, although a restroom (Resource J) lies 0.4 miles distant. A two-track road extends up the drainage through fairly open land, with forested lands of the Pike National Forest bordering the parcel and peaks of more than 10,000' lying to the west and southwest.

*Primary Resource Description.* Resource A, Cabin, 1940s. Contributing. The Howell-Regan-Robbins Cabin, a square plan, one-story, front gabled roof, Rustic-style log cabin, faces east atop a small, rocky, forested knoll on the south edge of County Road 77. The dry stack rubble stone foundation incorporates the natural stone formations of the site. In some areas, cement has been applied between the foundation stones and between the foundation and the log walls. The walls are constructed of round wood logs, cut to roughly a D-shape at each end, and saddle notched. The ends of the logs extend beyond the corners, forming pronounced crowns. The crowns are cut shorter as the wall rises, giving the walls a battered appearance. In several instances, large spaces between the logs are in-filled with smaller diameter logs that butt into the corner joints. The walls are chinked and daubed with cement. The front gabled, timber frame roof is covered with brown asphalt roll roofing. At the gable ends, the log roof purlins are exposed and the area above the logs walls is covered with green asphalt roll roofing overlaid with polychromatic decorative asphalt shingles at the front of the building and green decorative asphalt shingles at the rear. A red brick chimney extends through the roof at the northeast corner. A black metal stovepipe projects upward from inside the chimney. A single-light, off-center, wood panel door of the front façade provides entry to the building. The metal door knob and painted backplate are oval in shape and decorated with a raised bead pattern. A three-over-one-light wood sash window is located to the right of the entry. A tripartite, wood sash window is located on the north façade; each sash features three lights. There are no window or door openings on the west or south walls.

*Alterations.* Eight of the ten resources at the complex were constructed in the 1990s, well after the period of significance, and are counted as noncontributing.

*History.* George W. Wheeler acquired relinquishment rights to this land from Tarryall resident Daniel W. Denny in 1907 and received a homestead patent in 1924. Wheeler and his wife, Ellen, had moved to the land three years earlier, occupying an existing house on the north side of the road. The couple added improvements to the homestead headquarters during the next two decades and conducted small-scale farming, raising potatoes, barley, and oats, as well as irrigating twelve acres for hay. They divided their time between the farm and a home in Englewood, Colorado, where George worked as a cabinetmaker and builder. He died in 1931, and Ellen and their daughter, Lillian Howell, inherited the property. Ellen and Lillian divided the land into two parcels in 1933, with Lillian acquiring this piece of land and perhaps beginning its improvement as a resort. In 1940 she married Frederick A. Regan, who was in military service, and Park County records indicate the cabin was built in that year (although it may date to the 1930s). Frank Daniels, member of another ranch family, lived in the cabin in the 1940s while working as a ranch hand. In 1954 Lillian married Charles L. Robbins and they completed the development of the property as a resort in the 1950s, with the cabin south of the road

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used as a vacation house. Lillian gave the property to her son, George, in 1954. In 1970 he sold it to George R. Runyan.<sup>118</sup>



Past the Ute Trail River Ranch and the Howell-Regan-Robbins Cabin, Tarryall Road continues in a southeasterly direction. On the south side at Milepost 21.6 are a 1980 one-and-a-half-story frame house (20909 County Road 77, **Map Reference 33**, 5PA.4662) located well up on the hill and two cabins. All are categorized as noncontributing due to construction after the period of significance. On the north side at Milepost 21.7 are a one-story 1939 novelty log house with decorative vergeboards and a pre-1956 outbuilding to the south (20990 County Road 77, **Map Reference 34**, 5PA.4663), both categorized as contributing. Less than a half-mile farther is the Farnum Cemetery.

**Milepost 22.1, Farnum Cemetery (5PA.4460)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 35, Photograph 29**

A small family cemetery associated with the pioneer Farnum family is present on the north side of the road at Milepost 22.1, about 470' north-northeast of Tarryall Road. A two-track dirt road following that alignment provides access to the cemetery, passing a few feet to the west. Tarryall Creek flows west-northwest/east-southeast about 448' north of the burial ground. The cemetery lies on a slight promontory, surrounded by grazing land with the terrain sloping gently away from the northwest to the southeast. The proximity of the cemetery apparently led to the naming of Graveyard Gulch to the southeast, which extends from the hill southwest of the cemetery to Tarryall Creek.

This small (roughly 25' x 25') cemetery is oriented west-northwest/east-southeast and is surrounded by a decorative wrought iron fence manufactured by Stewart Iron Works of Cincinnati, Ohio. The roughly 4' high fence consists of narrowly spaced vertical rods with fleur-de-lis finials which pass through three flat horizontal supports; bracing is present where each rod passes through the horizontal member and forms a diamond. End and center fence uprights are taller, square, and have different finials. The fence has one gate in the center of the south-southwest side. The gate has a curved top surmounted by scrollwork and a center fleur-de-lis finial; the gate center follows a similar design as the sections of fence and includes a center metal shield with the name of the manufacturer.

The burial ground contains one marker with names and dates near the southwest corner. It is about 5' high and consists of a light sandstone obelisk atop a tooled red sandstone base. The following inscriptions are present: southwest face—"Walter R. Farnum died May 24, 1878 Aged 28 yrs. 7mos. 28ds."; northeast face—"Francis F. Farnum Died 12 July 1872 Aged 17 yrs. 8ms. 13 ds."; northwest face—a carved hand with the pointer finger raised; and southeast face—blank. A white footer stone to the east bears the initials "FFF". Also within the fence are two wood posts and a red rock with green lichen. The fence and grave marker display Late Victorian design influences. The entire cemetery is included within the district and assessed as contributing. Areas of significance for the cemetery include Exploration/Settlement.

*Alterations.* There are no known alterations. The cemetery fence was added within the period of significance.

*History.* William and Mahala Farnum were parents of three sons listed in the 1870 U.S. Census; their two younger sons would die in that decade (Walter R. in 1878 at twenty-eight and Francis F. in 1872 at seventeen). The family established a cemetery on the ranch for burials, and according to the report of Walter F. Allen, there are two other graves in the cemetery, those of Luna Tappan and Dollie Allen. Luna Tappan was a young Navajo boy who had been stolen from his people in southern Colorado and later traded for a sack of flour to a Mr. Tappan, who provided his name. Luna escaped and came to the Farnum Ranch, where he lived until late 1877 when he died at age nineteen of pneumonia. Dollie Laura Allen, the daughter of Anson Alonzo Allen and the Farnum's daughter, Charlotte, was born in 1877 and passed away at the age of two in 1879. The cemetery received no additional burials after the Farnum era.<sup>119</sup> See additional history on ranch below.

<sup>118</sup> Amy Unger and Erica Duvic, Park County Office of Historic Preservation and South Park National Heritage Area, Architectural Inventory Form, "Howell/Regan/Robbins Cabin," 5PA.4524, 2012.

<sup>119</sup> Park County Assessor, real estate information and plat book; Midge Harbour, *The Tarryall Mountains*, 24-28; *Fairplay Flume*, 30 August 1883, 4 and 20 December 1888, 1; *Country Life*, April 1928, 129; Stewart Iron Works website, <http://www.stewartironworks.com>, accessed 20 January 2011; *Cincinnati Post*, 23 October 2006, <http://www.highbeam.com>, accessed 20 January 2011; Park County Local History Archives, "A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School," 12, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Park County Local History Archives, Farnum Family, number 275, photograph and note,

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Less than half a mile beyond the cemetery is the associated Farnum Ranch, where the creek drainage widens slightly.

**Milepost 22.5, Farnum Ranch (5PA.306)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 36, Detail Map 17**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
36A	Log House	Building	1925	Contributing
36B	Shed	Building	ca. 1925	Contributing
36C	Outhouse	Building	ca. 1925	Contributing
36D	Allen-Anderson Ditch	Structure	1892	Contributing
36E	Outbuilding	Building	ca. 2011-13	Noncontributing

*Summary.* Lying on the east side of Tarryall Road on the far side of Tarryall Creek about 0.2 miles off the road is the Farnum Ranch headquarters, featuring a log house, a shed, and an outhouse northeast of the house on the hillside. All of the 159-acre ranch is within the historic district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The buildings sit on a sloping tract with grasses, forbs, and treed hillsides to the north. Taking advantage of this topography, the shed is built into the slope of the hill. Features of the land include a log post and wire fence, a roughly 20-acre hay meadow to the south, the creek, and hills north of the buildings. The 1892 Allen-Anderson Ditch diverts water from Tarryall Creek about 0.2 miles west-northwest of the headquarters and flows east-southeasterly for about 0.6 miles, passing the headquarters on the south.

*Primary Resource.* Resource A, House, 1925, contributing. The house consists of a one-and-a-half-story gabled roof main wing with a one-story gabled roof component attached to the south wall and a lower gabled roof component attached to the west wall. The building has log walls, with vertical boards on the gable faces. The roofs are clad with corrugated metal. The main wing has a multi-light window on the west gable face and a metal chimney pipe on the roof. The south component has logs with saddle notches, a wide picture window on the south wall, and a full-height, tapered stone chimney on the west wall. The west component has a six-light horizontal window on the south wall and a six-light window on the west wall.

*Alterations.* The main house (Resource A) has experienced some additions within the period of significance. A rectangular outbuilding to the east (Resource E) was erected ca. 2011-13, after the period of significance.

*History.* William M. and Mahala Farnum established the Farnum Ranch along the Tarryall in 1867. William previously followed the gold rush to California in 1849 and participated in the 1859 Pike's Peak rush. In Park County the couple erected a small log cabin with a dirt roof and floors, raised a herd of shorthorn cattle, cut hay, and established a family cemetery. Eventually, the Farnums erected a larger house where many travelers stopped on the way to Colorado City or the mining camps. In 1870 William described the Tarryall area where he lived: "It is a fine country here. There are plenty of wild game and nearly all of the creek and river valleys are fertile. We can raise potatoes, oats, barley, and a good many kinds of garden vegetables. There is good meadow land waiting to be cleared, ditches to be made to water the hay land, and it is the best wild hay I have ever seen."<sup>120</sup> In 1880 a post office known as "Mountaindale" opened at the ranch, with William serving as postmaster. At that time he was reported to be the oldest living settler in Park County. When his health began to fail in the mid-1880s, the ranch was leased and the Farnums moved to Colorado Springs. The post office was relocated to the Allen Ranch, where the Farnums' daughter, Charlotte Allen, served as postmistress. The area in the vicinity of the Allen Ranch was known as Mountaindale.<sup>121</sup>



provided by Eve Kuenin, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 20 January 2011; Jerry Davis, Colorado Springs, Colorado, Telephone Interview by Thomas H. Simmons, 25 February 2011; William M. Farnum, homestead case file, U.S. General Land Office, final certificate 83, 5 November 1884, National Archives, Washington, DC.

<sup>120</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>121</sup> *Fairplay Flume*, 17 July 1879; Harbour, *The Tarryall Mountains*, 24-25 and 27.

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**Milepost 22.9, Anderson Ranch/Lazy River Ranch (5PA.791)  
 22907 County Road 77 (west side)  
 Site, Contributing  
 Map Reference 37, Detail Map 18, Photographs 30 and 31**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
37A	House/store	Building	1925	Contributing
37B	Garage	Building	ca. 1925	Contributing
37C	House	Building	2008	Noncontributing
37D	Outfitter's cabin	Building	ca. 1950	Contributing
37E	Outfitter's cabin	Building	ca. 1950	Contributing

*Summary.* The Anderson/Lazy River Ranch consists of historic and nonhistoric houses, a garage, and two log buildings on the west side of Tarryall Road on a moderate slope above the floodplain of Tarryall Creek (Photograph 30). The main house is located adjacent to Tarryall Road, while a semi-subterranean garage lies to the northwest. A 2008 house is on a hill west-southwest of the historic house. All of the 30-acre ranch parcel is included within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Entertainment/Recreation.

*Landscape.* A cutbank parallels Tarryall Road along the east edge of the property. Elevated above Tarryall Road, the site of the house/store is bordered by stone retaining walls on the east, curving northward to the garage. From a concrete landing at the northern edge of the house/store east porch, concrete steps descend between sections of the retaining wall to the level of the garage; a second set of steps is on the east side of the house. On the southwest side of the house, a patio with log terraces on the west side extends southward and is pierced by steps toward the south end. A fire pit is adjacent to the terrace on the west. A dirt access road enters the property north of the house and proceeds northwesterly; a dirt road exits the ranch yard south of the house and proceeds southeasterly. Vegetation at the site includes grasses, forbs, planted flowers, Ponderosa pine, and spruce. The 1868 Farnum Ditch flows along the east side of County Road 77 on another parcel (see below).

*Primary Resource Description.* Resource A, House/Store, 1925, Contributing, Photograph 31. The irregularly-shaped, one-and-a-half-story house/store is distinguished by its decorative slab log siding laid in varied patterns. The building includes an original cross-gabled roof wing intersected by added projections on the north and west. The house has a partial concrete foundation and the roof is clad with wood shingles and has overhanging eaves, a brick chimney on the south roof slope, and a metal pipe chimney on the north roof slope.

The center, cross-gable roof wing has walls clad with decorative half-log siding in bands displaying short lengths of slab log siding laid vertically or diagonally and divided by horizontal boards. The east façade features a center entrance with a paneled wood screen door flanked by six-over-six-light double-hung sash windows. Centered on the upper gable face are paired four-light windows. The south wall has paired six-over-six-light windows at the east end; a center, projecting, gabled roof partially enclosed porch with an off-center entrance; and paired four-over-four-light windows at the west end. On the south end of the west wall is a 7' x 27' log, shed roof addition with a gabled roof 11' x 15' two-story log root cellar partially built into the hillside. A screen-covered window opening is on the north wall of the addition. The north wall of the main wing has two four-over-four-light windows. The north addition has a concrete foundation; walls and a gable face clad with narrow, vertical slab log siding; and a gabled roof with wood shingle roofing. The north wall of the addition contains a window opening filled with vertical boards and a louvered vent high on the gable face. The east wall features a one-by-one sliding window. A screened-in shed roof porch with log supports is on the east wall of the north addition.

*Alterations.* The large house on the hillside dates to 2008 after the period of significance.

*History.* Anson Alonzo Allen acquired land associated with the Lazy River Ranch as part of a 160-acre Cash Entry Patent, on 23 July 1880. Ten years earlier he had established a ranch nearby known as the Allen Ranch, discussed above, where a sawmill and post office known as Mountaindale were located. This newer portion of Allen's land was sold to Albert L. Richardson on 12 May 1894, to satisfy a mortgage for \$763.65. The property then changed hands repeatedly, which included purchase by: Howell M. Ratcliff (1898), George L. Horine and Celsus P. Link (1899), and Charles G. Volz (1900). Nels P. Anderson acquired the land in 1904, selling it in 1919 to Bernetha O. Williams. In 1927 Anderson regained control of the property after the sheriff seized it from Williams. It seems likely that Anderson built the main part of the residence, since previous landowners didn't stay long and Allen, the original owner, had a ranch nearby. In 1930 Anderson sold it to Gerhart E. Hammer, whose wife, Bess, taught in Tarryall. The Hammers sold the property to Harry Robson in 1945, and

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he resold it that same year to Roy W. and Dorothy Weibel. John and Kathryn Hanson bought the property two years later, and added the north addition, which they used as a store, in 1950. The Hansons kept the property in their family until Kenneth E. and Clara U. Gloss purchased it in 1955 and owned it until 1968.<sup>122</sup>

**Milepost 22.9, Anderson Ranch/Halstead Property (5PA.4664)  
 22998 County Road 77 (east side)**

**Site, Contributing  
 Map Reference 38, Detail Map 19, Photograph 30**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
38A	House	Building	2007	Noncontributing
38B	Loafing shed near house	Building	1981	Noncontributing
38C	Loafing shed next to road	Building	2008	Noncontributing
38D	Corral with loading chute	Structure	post-1965	Noncontributing
38E	Farnum Ditch	Structure	1868	Contributing
38F	Anderson-Allen Ditch	Structure	1873	Contributing

*Summary.* Across the road from the Lazy River Ranch on the east side is a separate parcel containing a 2007 two-and-a-half-story house and a 1981 loafing shed on the far side of Tarryall Creek. Adjacent to the road is a large, rectangular, metal clad loafing shed (erected in 1981) within a roughly 350' x 80' wood post and horizontal board corral with a loading chute at its southern end. All four resources are categorized as noncontributing due to construction after the period of significance. The property also includes two contributing irrigation ditches. The entire parcel of the ranch is included within the district. The property as a whole is assessed as contributing. Buildings erected after the period of significance and assessed as noncontributing are found in two locations: next to County Road 77 (a 352' x 82', .55-acre area consisting of a corral and loafing shed) and 863' northeast of County Road 77 at the end of a gravel access road (a .41-acre area containing a house and loafing shed).

*Landscape.* The 142-acre property (all of which is within the historic district) extends for about 0.8 miles along the east side of the road. Tarryall Creek meanders in a northwest-southeast course through the center of the land flanked by approximately thirty-two acres of hay meadows watered by the Farnum and Anderson-Allen ditches. The hay meadows occupy every possible acre in the bottomlands and the oxbows formed by the meandering creek must be challenging during haying season. The 1868 Farnum Ditch takes its water from Tarryall Creek at a point about 900' northwest of the Farnum Cemetery and flows southeasterly for about 1.6 miles along the east side of the road. The 1873 Anderson-Allen Ditch diverts water from the same creek about 500' west of the house; the ditch is approximately 0.6 miles long. Forested hills, exceeding 9,000' in elevation, lie along the northeastern edge of the property. A 0.3-mile gravel road leaves County Road 77 south of the corral and makes its way across the creek to the location of the house and loafing shed.

*Primary Resource.* Resource A, House, 2007, Noncontributing. This two-and-a-half-story frame residence lies on the east side of Tarryall Creek and features a concrete foundation stepped into the hill to the east and walls clad with horizontal siding. Windows are mostly one-over-one-light (single, paired, and triples) with some two-light sliders. The roof is clad with composition shingles and the west roof slope has two gable roof dormers, each with a one-over-one-light window and a gable ornament. There is a wood post and horizontal board fence to the west.

*Alterations.* With the exception of the two late nineteenth century irrigation ditches, all of the resources on this parcel date to the late twentieth century after the district's period of significance.

*History.* Most resources on this parcel are nonhistoric. The parcel originally was part of the Anderson Ranch/Lazy River Ranch, whose history is discussed above under Map Reference 37.



The road continues in a southeasterly direction. At Milepost 23.2 is a 1930 equipment shed (23333 County Road 77, **Map Reference 39**, 5PA.4665) owned by Beverly Long. It is not visible from the public right of way, but is categorized as contributing based on date of construction. A metal cattleguard installed in 2013 (replacing an earlier reinforced concrete one)

<sup>122</sup> Horn, "Cultural Resource Inventory"; Harbor, *The Tarryall Mountains*, 38; Park County Local History Archive, "A Guide For the Tarryall Road."

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is found at about Milepost 23.4. On the west the hillside contains aspen groves. The road crosses Allen Creek at Milepost 23.6, the location of a ranch of the same name.

**Milepost 23.6, Allen Ranch/Allen Creek Ranch (5PA.4692)**

**County Road 77 (west side)**

**Site, Contributing**

**Map Reference 40, Detail Map 20, Photograph 32**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
40A	House	Building	1871	Contributing
40B	Barn	Building	pre-1962	Contributing
40C	Blacksmith shop	Building	pre-1962	Contributing
40D	Outbuilding	Building	pre-1962	Contributing
40E	Root cellar	Structure	pre-1962	Contributing
40F	Anson A. Allen Ditch	Structure	1873	Contributing

*Summary.* The Allen Creek Ranch headquarters (a Park County local landmark) on Allen Creek lies about 0.1 miles southwest of Tarryall Road. Five historic resources are located along a two-track road: a house, barn, blacksmith shop, outbuilding, and root cellar. The Anson A. Allen Ditch is on the east side of County Road 77. The entire 319-acre ranch is included within the historic district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The headquarters is situated in the drainage of Allen Creek. A faint two-track route extends west-southwest from County Road 77 to the cluster of buildings and continues up the drainage. A gravel road is present west of the buildings and provides access to the parcel to the west. The land slopes northeastward toward Tarryall Creek. Forested lands of the Pike National Forest lie west and south of the ranch, with a 9,699' peak to the south and a 10,006' peak to the west. Remnants of pole and post fences are adjacent to the barn and blacksmith shop. The tract includes about 74 acres of grazing land around the headquarters and east of County Road 77. The Anson A. Allen Ditch (1873) diverts water from Tarryall Creek a quarter-mile northeast of the headquarters and extends for 0.6 miles along the west side of the creek; undoubtedly part of the ranch was once used for raising hay.

*Primary Resource.* Resource A, House, 1871, Contributing. The ranch house faces northeast and consists of a rectangular, side gabled roof main wing with a semi-circular vertical board bay window on the southeast and a lower, gabled roof projection on the northwest. The walls are clad with asphalt shingles stamped to resemble brick (shown in 1930s photographs). The front (northeast) has a center entrance with a paneled and glazed door facing a small shed roof porch with wood post supports. Flanking the door are windows with plain board surrounds. The window to the east is six-over-six-light double-hung sash. The southeast gable end has a multi-light window on the gable face. The gabled wing on the northwest has a shed roof projection on the east end of the north wall and two large multi-light windows toward the west end.

*Alterations.* The asphalt siding on the main house was in place in the 1930s; it is not known when the bay window was added. The buildings have not been occupied in some time and exhibit deterioration.

*History.* Civil War veteran Anson Alonzo Allen and his wife, the former Charlotte Farnum, settled on the west side of Tarryall Road in 1870. Charlotte's parents had written to the couple, indicating the area along Tarryall Creek comprised an excellent ranching region. The Allen family traveled by train to Denver and then hired someone with a team to bring them to the Tarryall. A skilled carpenter, Anson erected his own house and helped his in-laws build a larger one. Other local settlers also hired him to construct the buildings and structures on their ranches. The Allen Ranch produced cattle, pigs, and a wide variety of garden vegetables, including potatoes, rutabagas, turnips, carrots, cabbage, onions, lettuce, and radishes. In 1884 the family produced nearly 19,000 pounds of potatoes and 500 pounds of butter. Charlotte, a mother of six, served as postmistress of the Mountaindale post office here when her father gave up the position at his ranch. The 1896 State Business Directory listed eight families in the Mountaindale area, including the owners of several ranches that still exist today. When Anson Allen "crossed the divide" in 1911, he was cited as "a man of sterling character" with a large circle of friends and was laid to rest in Lake George Cemetery.<sup>123</sup>

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<sup>123</sup> Fairplay Flume, 5 May 1911, 1; Park County Local History Archive, "A Guide to the Tarryall Road," 13-14.

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Located on a separate parcel west of the Allen Creek Ranch is a 2005 equipment shed (**Map Reference 41**, 5PA.4666) owned by the Harrigan family and assessed as noncontributing due to its date of construction. At about Milepost 24.3 Tarryall Road curves and assumes a more easterly course. Beginning at Milepost 24.4 is a segment of an old alignment of Tarryall Road.

**Milepost 24.4, Old Tarryall Road Segment (5PA.4464.3, formerly recorded as 5PA.792)**  
**County Road 77 (south side)**  
**Structure, Contributing**  
**Map Reference 42**

Another segment of an older alignment of Tarryall Road borders the current road on the south on the side of a hill. The road segment, a contributing resource within the district, is higher and more curving than the current alignment. It is about 350' long, 15' to 18' wide, and unpaved. Cut into the steep slope of the hill, at its highest point the old road is about 25' above the current road. A 3' to 8' high semi-coursed native stone retaining wall supports the central 150' of the old roadbed. The entire extent of the road segment is included in the district and assessed as contributing. The area of significance for the road is Transportation.

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Continuing past the old road segment, large rock outcroppings and a broad hay meadow are on the east side of the road, while hill slopes are on the west. The Williams Ranch is located at Milepost 25.0, where the road curves southeastward.

**Milepost 25.0, Williams Ranch (5PA.793)**  
**24999 County Road 77 (both sides)**  
**Site, Contributing**  
**Map Reference 43, Detail Map 21, Photograph 36**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
43A	Log house	Building	ca. 1927-28/2010	Noncontributing
43B	Log cabin	Building	ca. 1900-62	Contributing
43C	Root cellar	Structure	pre-1900	Contributing
43D	Log cabin	Building	ca. 1900-62	Contributing
43E	Barn	Building	pre-1962	Contributing
43F	Tack room/horse stable	Building	pre-1962	Contributing
43G	Shed	Building	pre-1962	Contributing
43H	Corral	Structure	pre-1962	Contributing
43I	Log cabin	Building	pre-1962	Contributing
43J	Bradley Ditch	Structure	1882	Contributing
43K	Cheaprocks Ditch	Structure	1879	Contributing

*Summary.* The Williams Ranch headquarters, a local Park County designated landmark, is located on both sides of Tarryall Road, with most buildings lying on the hillside to the southwest. The complex is on a slope above the floodplain of Tarryall Creek. A resource on the same parcel as the ranch lies about a half mile north of the headquarters at Milepost 24.5: a pre-1962 one-story log building on the north side of Tarryall Creek (Resource 43I).<sup>124</sup> The 1995 archaeological survey indicated that buried cultural materials are likely.<sup>125</sup> The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road passes through the center of the headquarters on a northwest to southeast alignment. Features include post and log fences, drainage ditches, a corral, and an outhouse hole cribbed with logs and with a concrete foundation around the top. Tarryall Creek and bottomlands lie to the east with rocky cliffs beyond. A large field on the bottomlands was used post-2006 for the commercial production of vegetables but is now inactive. Vegetation on the site includes grasses, currant, common juniper, Douglas fir, aspen, and spruce trees. South of and behind the house are areas of forest with Ponderosa pine, spruce, and fir. Riparian vegetation is found along the creek. Bradley Peak (9,489' elevation) lies just across

<sup>124</sup> A one-story shed adjacent to the road at Milepost 24.5 noted in 2012 is no longer present.

<sup>125</sup> Horn, "Cultural resource Inventory," 158.

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the creek to the north-northeast. A hay meadow covering approximately twenty-two acres lies between the road and Tarryall Creek. Two historic irrigation ditches flow across parts of the property on the northeast side of the road. The Bradley Ditch (1882) takes water from Tarryall Creek about 0.7 miles northwest of the headquarters; the ditch is 0.3 miles long. Just north of the headquarters the 1879 Cheaprocks Ditch diverts water from Tarryall Creek; the ditch extends for 0.8 miles on the north side of the creek.

*Primary Resource Description.* Resource A, Log House, ca. 1927-28/2010, Noncontributing. The main house is a rectangular, one-story log building atop a concrete foundation. The walls are composed of round logs with half-dovetail notches and concrete daubing. The gable faces are clad with stucco. Windows are one-over-one-light double-hung sash replacements. The front gabled roof has overhanging eaves and is also covered with rolled roofing. The front (southeast) has an off-center door and a window. The northeast wall has two windows. The northwest wall displays an off-center door and a window. The house received a large stucco rear addition on the southwest in 2010.

*Alterations.* All of the complex's resources are contributing with the exception of Resource A, which received a large stucco rear addition in 2010. At the same time the access into the complex was reconfigured with a paved driveway with a retaining wall and a patio constructed between Resources A and B. At the time of 2013 Tarryall Road improvements a wood post and pole fence was installed on the east side of the road the length of the corral.

*History.* Albert W. Bradley settled on a 160-acre homestead claim already partially developed by S.M. Lasill in November 1878. Bradley completed work on a house and another building, built a ditch, improved the hay land, and plowed 10 acres by 1881. He grazed cattle and raised hay, oats, and vegetables on the land. Before receiving title to the acreage in 1885, Bradley sold the land to John E. Williams, an immigrant from Wales. The headquarters of Williams's operation was today's Williams-Gold Ranch, **Map Reference 44**. John Williams died at the age of 55, in 1887, and is buried in Lake George Cemetery. Williams's sons Albert and then Edmund inherited the Bradley land. Edmund E. Williams lived on the property in the early twentieth century and erected the main cabin by himself ca. 1927-28. He also built a ramp on the north side of the road in order to raise his stack of hay, removing it from the danger of the flood plain. Edmund Williams worked at a time as the operator of a stage line in Tarryall. The Williams family kept the property until 1951, when they sold it to Kenneth E. Gloss.<sup>126</sup>

Beyond the Williams Ranch the east side of the road displays meadows and Tarryall Creek, while the west side is bordered with cliffs. At about Milepost 25.5, the canyon broadens widely to the east, where Tarryall Creek is joined by Hay Creek from the north. The bottomland here contains about 71 acres of level land along the creek leased for raising hay and grazing cattle. The John E. Williams and Edith Gold ranch headquarters are located at this point.

**Milepost 25.6, John E. Williams Ranch/Williams-Gold Ranch (5PA.38)**

**25630 County Road 77 (north side)**

**Site, Contributing**

**Map References 44, Detail Map 22, Photographs 34 through 36**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
44A	House	Building	1882	Contributing
44B	Barn	Building	ca. 1880s	Contributing
44C	Log cabin	Building	ca. 1900	Contributing
44D	Log cabin	Building	ca. 1900	Contributing
44E	Log cabin	Building	ca. 1900	Contributing
44F	Outhouse	Building	ca. 1900	Contributing
44G	Log cabin	Building	ca. 1900	Contributing
44H	Loafing shed	Building	ca. 1890s	Contributing
44I	Bridge	Structure	pre-1961	Contributing
44J	Loafing shed	Building	ca. 1890s	Contributing
44K	Hay Creek Ditch	Structure	1881	Contributing

<sup>126</sup> Rick Cluxton, Bradley Homestead/Williams Ranch, Park County Historic Landmarks Nomination Form, March 2008; Horn, "Cultural Resource Inventory"; Park County Local History Archive, "A Guide For the Tarryall Road," 14.



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
44L	Road segment	Structure	pre-1917	Contributing

*Summary.* The roughly 80-acre John E. Williams Ranch lies on the north side of and some distance below Tarryall Road, occupying one of the most striking settings within the historic district. The 8,600' elevation 1880s headquarters is laid out in a linear east-west alignment, with nearly 1,000' between the furthest east and west buildings. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The two-story log house and several agricultural buildings associated with the 1880s headquarters are located on the west side of Hay Creek facing a sloping area to the south leading to a 52-acre hay meadow. A log cabin and two loafing sheds are on the east side of Hay Creek, which emerges from a deep cleft and flows from north to south to its confluence with Tarryall Creek. Tarryall Creek meanders west to east in the southern portion of the property close to County Road 77. The 1881 Hay Creek Ditch flows from east to west south of the headquarters and waters the meadow; the ditch diverts water from Hay Creek east of the headquarters and extends about 0.3 miles. Vegetation includes grasses, forbs, aspens, and forested upslopes, as well as riparian vegetation along the creek. The site includes picturesque rock formations immediately north of the buildings and rock formations, hills, and mountain ranges farther away. Bradley Peak (9,489') looms to the west, the Tarryall Mountains to the north (including 12,165' McCurdy Mountain and 12,431' Bison Peak), and South Tarryall Peak (11,206') to the east.

*Primary Resource Description.* Resource A, Two-story Log House, 1882, Contributing, Photograph 35. The two-story log house with basement has a raised foundation of stone rubble, with concrete added in some places, and basement windows on the gable ends. There are sill boards above the foundation. The walls are composed of square-hewn logs, with some very wide toward the bottom and narrower toward the top. The corners have full dovetail notches. Vertical boards overlay the corners on the front. Owner Patrick Gold measured the logs, which are 30' long. The gable faces are clad with board and batten. The building has a side gabled roof with overhanging eaves that is clad with corrugated metal roofing. There are red brick chimneys at each end of the roof.

The front (south) features a center, paneled wood door with a plain board surround with architrave lintel trim. On either side of the door is a single, boarded-up window. There are no windows on the upper story. The east wall has a stone entrance well at the basement level with a boarded-up entrance and a basement window. A family member indicates sometimes cattle were taken into the basement during cold weather. The first story has a tall, boarded-up window, and there are two boarded-up, through-the cornice windows on the upper story. The rear (north) wall has an off-center, vertical board door with a plain board surround toward the east end. There are no windows. Some flattened metal cans are nailed to the wall. The west wall has a center basement window. There are two evenly aligned boarded-up windows on each story. A small birdhouse is on the gable face. Patrick Gold indicates the log house has mortise and tendon ceiling and floor joists.

*Alterations.* The standing buildings have not been used in many years and some of the smaller outbuildings have experienced some deterioration. The two-story log houses once had a porch on the south.

*History.* In 1879 a correspondent of the *Fairplay Flume* traveling through the Tarryall Creek area to examine its ranches commented on the "fine ranch" owned by Judge Edwards of Des Moines, Iowa, and operated by his son, William Edwards, where the canyon opens into one of the small parks encompassing "the most fertile bottom lands along the creek." In 1881 the *Flume* reported William Edwards was "establishing his right to a homestead." Edwards received a patent to 155.87 acres of land in 1882. John E. Williams, described as "among the pioneers of '59," purchased Edwards's property in 1882. Born in Wales on 30 April 1832, Williams came to America at age twenty and worked in Pennsylvania, Illinois, and Missouri. He came to Colorado and undertook placer mining along Tarryall Gulch before mining and farming in other states. In Kansas he met Mary Zilter [also cited as Maria Dorothea Zitcher], described as "his efficient helpmate," who was born in Germany on 22 April 1849 and came to America with her parents in 1856. The couple, who married in 1869, had seven children: Winifred, William Robert, Charles E., Albert H., Edmund D., and Victor L. In 1877 they settled in Colorado, where John Williams worked as a freighter between Colorado Springs and Leadville. The family moved to the Tarryall area by 1880, raising cattle and hay, selling large quantities of eggs, and adding acreage to their property. Their livestock was worth \$3,110 and included four horses, two mules, and 104 cattle. John Williams died on 18 August 1887, and a later biography noted he "lived to witness wonderful transformations in Colorado." Mary Williams inherited the ranch from her husband and continued it as a hay and cattle operation with her sons. In 1899 the Williams Ranch was described as consisting of 440 acres and "one of the most desirable stock ranches on the creek." Family members subsequently expanded the holdings of the Williams Ranch. The family refused to sell the two-story log house to Walt Disney Productions, who wanted to move it disassembled to a California location in the early 1950s. Members of the Gold family

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inherited the property, which is also known as the Williams-Gold Ranch, and hope to preserve the two-story log house for future generations.<sup>127</sup>

**Milepost 25.6, Edith Gold Ranch (5PA.4667)**  
**25630 County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 45, Detail Map 23, Photograph 37<sup>128</sup>**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
45A	Otto Groening cabin	Building	ca. 1940s	Contributing
45B	Log cabin (Edith Williams)	Building	early 1920s	Contributing
45C	Fishing cabin	Building	1950s	Contributing
45D	Emma Gold log cabin	Building	ca. 1920s	Contributing
45E	Log shed	Building	ca. 1920s	Contributing
45F	Loafing shed	Building	ca. 1920s	Contributing
45G	Log bunkhouse	Building	pre-1920s	Contributing
45H	Log garage (Lou Gold)	Building	ca. 1920s	Contributing
45I	Tack house	Building	early 1920s	Contributing
45J	Corral and loading chute	Structure	ca. 1920s	Contributing
45K	Cabin	Building	ca. 1920s	Contributing

*Summary.* The Edith Gold Ranch, which covers approximately eighty acres, lies on the north side of and some distance below Tarryall Road. This is the second of two ranch headquarters on the parcel within the district. This early twentieth century grouping (Photograph 37) lies at 8,680' elevation a half-mile to the northwest along a narrow valley on the eastern flank of Bradley Peak. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* A winding gravel access road connects this headquarters to County Road 77. Buildings and structures are located in a southwest-northeast alignment along a narrow valley, with a post and rail corral and animal care buildings at the southern end and four residences placed to the north. The Emma Gold Log Cabin is situated on a hill slope in a grove of aspens. The northernmost residence (a fishing cabin) is located on the western side of a loop road off the main access road. A small, unnamed waterway flows along the eastern edge of the valley.

<sup>127</sup> Chapman Publishing Co., *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1055-1056; Maria Davies McGrath, *The Real Pioneers of Colorado*, vol. 3 (Denver: The Denver Museum, 1932), 486; Foothills Genealogical Society of Colorado, Inc., *Colorado Genealogical Chronicles: 1885 Colorado State Census*, v. 19; Park County Local History Archives, Family Files; Harbour, *The Tarryall Mountains*, 32-35; Patrick Gold, Williams-Gold Ranch, email to Linda Balough, 13 November 2009; Patrick Gold, Telephone Interviews by Thomas H. Simmons, 4 and 8 December 2009 and Laurie Simmons, 14 October 2010; Tom Jensen, Gold Ranch, Interview by Laurie Simmons, October 2010; *Fairplay Flume*, 17 July 1879, 2, 30 April 1885, 23 March 1906, 1, 25 July 1913, 1; *Park County Republican and Fairplay Flume*, 23 July 1981, 11; U.S. Department of Interior, Bureau of Land Management, General Land Office Records, Homestead Patent Details for William Edwards, William Robert Williams, Edith Gold Williams, Edna Williams Parker, <http://www.glorerecords.blm.gov>, accessed 28 February 2011; U.S. Census, 1880-1930; Park County Assessor, real estate records; Park County Local History Archive, Family History files; Chris Geddes, National and State Register Historian, Colorado Historical Society, Email to Thomas H. and Laurie Simmons, 19 November 2009; Linda Balough, Director, Park County Office of Historic Preservation, Email to Tom and Laurie Simmons, 23 November 2009; Colorado Historical Society, Office of Archaeology and Historic Preservation, Historic Building Inventory Record, Williams-Gold Ranch, 5PA.38, prepared by Robert J. Gold, 1985; Park County Assessor, Property Detail Information, <http://www.parkco.org>, accessed 14 October 2010; World War I Draft Registration Cards and Social Security Death Index, ancestry.com, accessed 12 April 2011.

<sup>128</sup> This headquarters area lies off of County Road 77 and was not surveyed. Approximate building dates and uses were provided by Patrick Gold, Wheat Ridge, Colorado, email to Tom and Laurie Simmons, 8 May 2012.

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*Primary Resource Description.* Resource D, Gold Log Cabin, ca. 1920s, contributing. The one-story, rectangular log cabin has a front gable roof clad with corrugated metal, overhanging eaves, and a metal chimney pipe. The front (south) has a broad, projecting, shed roof porch with a solid horizontal board balustrade. Facing the porch are an entrance and multi-light windows.

*Alterations.* Resource C received a standing seam metal roof after the period of significance.

*History.* Edith R. Gold patented a one hundred acre homestead on this site in 1924. Born in Colorado in 1895, she earlier worked as a chambermaid in a hotel operated by her mother, Emma, a German immigrant and sister of Otto Groening of Puma City. By 1930 Edith married the youngest of the Williams family brothers, Victor Llewellyn, and her land was operated as part of that ranch. Victor and Edith developed a large herd of cattle and eventually purchased the John Williams Ranch. After her husband died in 1936, Edith inherited the Williams Ranch, but continued to live on her original homestead. Barley, potatoes, and chickens were raised here along with cattle. The 1940 U.S. Census indicated Charles Williams lived on the property and helped with the ranch. Edith's brother, Louis A. Gold, received permission to live on the ranch until his death in 1982, and after he grew elderly his nephew, Robert Gold cared for the ranch.<sup>129</sup>

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About a half-mile past the access road for the Williams and Gold ranches is a graveled turnout providing a spectacular view of the John E. Williams Ranch in the valley below and the mountains in the distance. Peripatetic Englishwoman Isabella Bird remarked upon this "magnificent and unearthly range of mountains" in her 1873 travels up the valley.<sup>130</sup> The turnout contains an interpretive panel. The road continues southeastward, with steep hills to west and Tarryall Creek to the east. At Milepost 26.3 is the U.S. Forest Service's Twin Eagles Campground.

**Milepost 26.3, Twin Eagles Campground (5PA.4668)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 46, Detail Map 24**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
46A	Vault toilet	Building	1976	Noncontributing
46B	Footbridge	Structure	2013	Noncontributing

The 1956 USGS map showed the Rock Campground in this location with the loop road as today and two footbridges (now gone). The present 11-acre Twin Eagles Campground, named for a craggy rock formation on the east side of the road, was formally established in 1965. The campground contains nine campsites (each with a picnic table and grill), a graveled loop road with three parking pullouts, a vault toilet, and footbridge. Four of the campsites are located adjacent to the loop road, while the other five lie on the east side of Tarryall Creek. The footbridge provides access to the latter campsites as well as a trail to Hankins Pass. The entire area of the campground is included in the district and assessed as contributing. The area of significance is Entertainment/Recreation.

*Alterations.* The toilet and footbridge were installed after the period of significance.

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The road curves south and then east, reaching the Tarryall River Ranch, a dude/guest facility, at Milepost 27.2.

**Milepost 27.2, Tarryall River Ranch (5PA.4465)**  
**27001 ½ County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 47, Detail Map 25, Photographs 38 through 40**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
47A	Lodge/dining hall	Building	ca. 1933	Contributing
47B	Office/trading post	Building	1973	Noncontributing

<sup>129</sup> Thomas H. and R. Laurie Simmons, Architectural Inventory Form, "Williams-Gold Ranch," 5PA.38, 2010.

<sup>130</sup> Isabella L. Bird, *A Lady's Life in the Rocky Mountains* (Norman: University of Oklahoma Press, 1960), 166.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
47C	Food storage/ice house	Structure	early 1930s	Contributing
47D	Main barn	Building	1885	Contributing
47E	Stampede guest cabin/bunkhouse/tack room	Building	1974	Noncontributing
47F	Livery stable	Building	pre-1940s	Contributing
47G	Barn	Building	pre-1940s	Contributing
47H	Shed	Building	pre-1940s	Contributing
47I	Apache guest cabin	Building	1933	Contributing
47J	Cabin (The Hilton)	Building	post-1965	Noncontributing
47K	Gunsmoke guest cabin	Building	2007	Noncontributing
47L	Timberline guest cabin	Building	1975	Noncontributing
47M	Swimming pool chemical storage/shed	Structure	pre-1940	Contributing
47N	Swimming pool pavilion	Building	1969	Noncontributing
47O	Pump house	Structure	late 1930s-early 1940s	Contributing
47P	Frontier lodge guest cabin	Building	1940	Noncontributing
47Q	Angler-Skyline guest cabin	Building	1979	Noncontributing
47R	Maintenance shed	Building	late 1930s-early 1940s	Contributing
47S	Wood storage	Structure	post-1975	Noncontributing
47T	Shed	Building	ca. 1975	Noncontributing
47U	Shed	Building	ca. 1970	Noncontributing
47V	Swimming pool	Structure	1969	Noncontributing
47W	Corral	Structure	1970	Noncontributing
47X	Michael A. Mahoney Ditch	Structure	1880	Contributing

*Summary.* The Tarryall River Ranch dude ranch extends from Tarryall Road in a long north-south alignment north to the Pike National Forest boundary and includes 22 resources. The area adjacent to Tarryall Creek just inside the ranch property is mostly devoted to animal care buildings, including the main barn (Resource D, Photograph 40). Proceeding up the main north-south road, on the west side are a guest cabin and two support buildings. Beyond this, a loop road on the west leads to the lodge, office, and support building, as well as two guest cabins farther north. On the east side of the north-south road is a loop road to the east providing access to a guest cabin, and its associated shed; a playground area lies to the south. North of the east loop road is a swimming pool with a pavilion, a support building to the north, and a pump house across the road to the west. Farther north on the east side of the road are a shed and two guest cabins. The entire parcel of the ranch is included in the district and assessed as contributing. The area of significance for the ranch is Entertainment/Recreation.

*Landscape.* This property's entire parcel covers 90.4 acres, including a horse pasture to the west along Tarryall Creek. The 1880 Michael A. Mahoney Ditch diverts water from Tarryall Creek 0.4 miles to the west and delivers water to the pasture; the ditch is about 0.3 miles long. The gravel access road, marked by a log gate, extends from Tarryall Road east-northeast across Tarryall Creek for about 280' to reach the property boundary. The road proceeds east a short distance before curving due north and continues for about .25 miles to the property boundary and the beginning of Pike National Forest land. Gravel loop and spur roads branch off this main road to access various ranch buildings to the east and west. Land is flatter on the east side and hilly on the west side, with buildings in the latter area generally set above the level of the main road. Landscape features include fences, corrals for horses, beds with planted vegetation, historic implements, pots with flowers, and stone borders near guest cabins, ranch roads, stone retaining walls, and a pasture with hay bales in season. A historic trash deposit to the north in the national forest is associated with the ranch. Vegetation includes grasses (and areas of mown grass), forbs, aspen, and spruce, fir, and pine trees along the upslopes and outer edges of the developed area. Beyond the developed area are hills with rocky outcroppings and, farther distant, mountain ranges.

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*Primary Resource Description.* Resource A, Lodge/Dining Hall, ca.1933, contributing, photograph 39. The dude ranch's lodge/dining hall, a rambling building built as a house by Alice Bemis Taylor in the early 1930s, is a one-story building facing southeast and located on the hill west of the main north-south road. The building has a raised rubble stone foundation (poured concrete is also visible on the northeast wall). Walls and gable faces are clad with wood shingles. The front (southeast wall) features two projecting gabled bays with an inset porch area in between. The western gable has a three-light horizontal window in the gable face and contains an undereave open porch with paired square supports atop shingled balustrade walls, a wood deck, and concrete steps. An off-center paneled and glazed door (the principal entrance to the building) opens onto the porch and is flanked by one-over-one-light windows; to the west are paired one-over-one-light windows. The center porch has rustic railings and concrete steps with stone sidewalls; a center pedestrian door is flanked by large picture windows. The east projecting gable has a tripartite one-over-one-light window.

The southwest wall from front to rear contains the following windows: paired three-over-one-lights and two sets of paired one-over-one-lights that alternate with two single one-over-one-lights. On the rear (northwest) the western section projects, producing an inset area at the northeast corner. This area contains a second pedestrian entrance and has two sets of paired one-over-one-light windows and a single one-over-one-light window. The northeast wall features three one-over-one-light windows. The roof at the rear of the building is hipped. The building has five impressive rubble stone chimneys: two on the west gable, one on the east gable, one on the rear roof slope, and a full-height chimney on the rear wall. The roof is clad with asphalt shingles and has overhanging eaves and exposed rafters. The building contains the dining room, a sitting room, the kitchen, and guest rooms.

*Alterations.* After the period of significance the office/trading post was moved into the complex and three guest cabins, the swimming pool and pavilion, and the corral and three small sheds were constructed.

*History.* The Tarryall River Ranch occupies the site of an 1882 homestead that became a dude ranch in the 1930s. Homesteader Isaac Sheetz Brown, Jr., acquired nearly all of the land now occupied by the headquarters area of this ranch, building a house and stable, erecting about two miles of fence, and raising hay. Brown may have purchased the land as an investment, for in 1882 he sold it to Frederick B. Wicks, who bought other parcels in the vicinity. Michael A. Mahany acquired the Wicks land in the 1890s. According to the *Fairplay Flume*, Mahany was "exceedingly well known in the Park, having lived here since the seventies. . . ." In 1904 Mahany sold his ranch and buildings to Austrian natives Karl, John, and Joseph Strickner. The property included all of the current headquarters area. The 1900 Census showed them living together, with Karl listed as head of the household. After Joseph died in 1918, the two remaining brothers sold out to William M. Hopkins. Karl continued to live in Park County, but John returned to Austria, where he reportedly died penniless after the government there seized his proceeds from the ranch sale for back taxes.

In 1932, wealthy Colorado Springs philanthropist Alice Bemis Taylor (1877-1942) bought the property, and its history as a working cattle ranch appears to have ended at this time. According to local historian Midge Harbour, during Taylor's six-year tenure she built the main ranch house. She also erected an ice house and a guest house. Following Taylor's death her lawyer, Leon H. Snyder of Colorado Springs, acquired the ranch in 1937. The *Park County Republican and Fairplay Flume* described Snyder as the "originator of South Park City and its most generous benefactor." He began the dude/guest ranch operation at the property and trademarked the name "Tarryall River Ranch." Snyder proceeded to build the ranch's recreation hall and moved other buildings to the dude ranch headquarters. In 1944 he sold the ranch to Ray and Norma Landis, who continued to operate the property as a dude ranch. In 1953 Clyde and Gladys Wilhite became owners of 157 acres of the ranch, while the Landises retained a lower meadow for cattle raising. The latter tract later became the Tarryall River Estates subdivision, built around a fishing reservoir created at its center. In 1957 Kyrle Sheffer, owner of Chicago shopping centers and California almond groves, acquired the property where he entertained business and personal friends.

Cotton and Joan Gordon purchased the ranch in 1961, and it remained in the Gordon family until 2003. According to Midge Harbour, under the Gordons the property became "one of the most successful in Colorado." Cotton served on the board of the Colorado Dude Ranch Association for many years and as its president in 1969. He was one of the founders and officers of the Colorado Guides and Outfitters Association. During Gordon's tenure, the ranch gained several buildings and others were altered. The dude ranch continues to operate today with the motto: "Remember: There are no strangers in our corner of the West!"<sup>131</sup>

<sup>131</sup> Park County Assessor, real estate information and appraisal file; Harbour, *The Tarryall Mountains*, 36-41; Colorado Press Association, *Who's Who in Colorado* (Boulder, Colorado: Colorado Press Association, 1938), 492 and 494 (Taylor and Snyder profiles); Tarryall River Ranch website, [www.tarryallranch.com](http://www.tarryallranch.com), accessed 21 September 2010; *Fairplay Flume*, 10 November 1881, 3 and 15 April 1904, 2-3; U.S. Census of Population, manuscript returns, Park County, Colorado, 1900; U.S. General Land Office, homestead case file, Isaac Sheetz Brown, document number 640, 25 August

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Immediately south of the Tarryall River Ranch, Tarryall River Estates, a rural residential subdivision platted in 1969, occupies both sides of Tarryall Road, with dwellings dating from the 1970s to early-2000s. Most of the developed area of the subdivision lies on the east side of the road, clustered around the reservoir, and is excluded from the historic district due to their differing land use, historic context, and construction after the period of significance. The district boundary comes in to the east edge of the road right-of-way from Milepost 27.2 to 27.8. Six of Tarryall River Estates properties atop the hill to the west are included within the historic district to provide contiguity.

**Milepost 27.2, Tarryall River Estates (5PA.4679)**  
**27091-27631 County Road 77 (west side)**  
**Map Reference 48**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
48A	Quaney House, 27091 County Road 77	Building	2005	Noncontributing
48B	Messner House, 27137 County Road 77	Building	1996	Noncontributing
48C	Woodford House, 27225 County Road 77	Building	1996	Noncontributing
48D	Hawkins et al House, 27343 County Road 77	Building	2000	Noncontributing
48E	Contreras House, 27631 County Road 77	Building	1999	Noncontributing
48F	Contreras Outbuilding, 27631 County Road 77	Building	ca. 1999	Noncontributing

Six dwellings within the Tarryall River Estates subdivision are included within the historic district on the hill west of Tarryall Road. The greater height and shielding trees partially obscure most of the buildings. Construction dates range between 1996 and 2005. The buildings are one- to two-story frame or log dwellings and most have decks. All are assessed as noncontributing due to their dates of construction.

The road continues southeast, passing Bayou Salado Reservoir to the east. At Milepost 28.2 is the U.S. Forest Service's Spruce Grove Campground. Between the subdivision and the campground is a 8,720-foot hill, with a forested north slope and craggy and rocky south slope.

**Milepost 28.2, Spruce Grove Campground/Spruce Campground (5PA.4669)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 49, Detail Map 26.**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
49A	Vault toilet	Building	1975	Noncontributing
49B	Vault toilet	Building	1993	Noncontributing
49C	Footbridge	Structure	2009	Noncontributing

The 1956 USGS map for the area shows the Spruce Campground at this location on the east side of Tarryall Road. In 1963 Spruce Grove Campground was established here, including about 14 acres lying between the hill discussed above and Tarryall Creek. The facility contains twenty-seven campsites, a graveled loop road, two vault toilets, and wood footbridge with stone abutments. Nineteen of the campsites (each with a picnic table and a fire grill) are located off the loop road. Sixteen of these have angled parking spaces, while the other three do not. The southeast portion of the campground contains eight walk-

1882, in the files of the National Archives, Washington, D.C.; Park County Local History Archives, "A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School," 15, undated, [http://www.parkcoarchives.org/Guide\\_Tarryall\\_Road.pdf](http://www.parkcoarchives.org/Guide_Tarryall_Road.pdf), accessed 23 February 2011; Park County Local History Archives, photos, 1940s postcard views, Margaret Howell McArthur collection, <http://www.parkcoarchives.org>, accessed 23 February 2011; *Park County Republican and Fairplay Flume*, 21 September 1973.

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in campsites, two on the west side of the creek and six on the east side, each with a picnic table and a fire grill. In addition to accessing the latter campsites, the footbridge connects to the Lost Creek Wilderness Trail. The entire area of the campground is included in the district and assessed as contributing. The area of significance is Entertainment/Recreation.

*Alterations.* The toilets and footbridge were installed after the period of significance.

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The road proceeds southward, with the Sidney Derby Ranch at Milepost 28.6.

**Milepost 28.6, Sidney Derby Ranch (5PA.794)**  
**County Road 77 (Tarryall Road, north side)**  
**Site, Contributing**  
**Map Reference 50, Detail Map 27, Photograph 41**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
50A	Root cellar	Structure	ca. 1900	Contributing
50B	Earthen well	Structure	pre-1950	Contributing
50C	Stone lined well	Structure	pre-1950	Contributing
50D	Metal loafing shed to north	Building	2007	Noncontributing
50E	Metal loafing shed to south	Building	2007	Noncontributing
50F	Irrigation Ditch (east side of road near creek)	Structure	late 1880s	Contributing

*Summary.* Remnants of the Sidney Derby Ranch lie on both sides of the road, with the most prominent being a dugout/root cellar on the west side. The west side also includes a rectangular depression with a semi-subterranean room that may represent a previous habitation, an earthen well, and an artifact concentration with artifacts dating from 1902 to 1940. The 1995 archaeological survey of the site found archaeological deposits relating to the ranch and meat market of Sidney Derby prior to 1904, present at several structure locations, with trash disposal areas visible on the surface. Additional features, such as trash disposal pits and outhouse holes, were concluded likely.<sup>132</sup> On the east side of the road is a partially collapsed log cabin, as well as a corral with a loading chute and a stone-lined well. On the same parcel, a quarter mile off the road to the east, are two nonhistoric loafing sheds (28654 County Road 77). The ranch contains about fifty acres, all of which is within the district. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Historic Non-Aboriginal Archaeology.

*Landscape.* Tarryall Road runs generally north to south through the center of the site, with U.S. Forest Service land to the west. The land, which is used for grazing, slopes slightly from west to east, and a possible drainage ditch crosses along the north edge of the property. A remnant of an older wood post and barbed wire fence borders the north edge of the complex, and remnants of the corral on the east side of the road exhibit similar construction. The corral's loading chute features vertical post with board sides and a wood plank floor. A white metal fence encloses the property on the east side of the road. The faint line of an unused irrigation ditch (name unknown), paralleling the creek along the east edge of the field, is visible in current aerial images. Two 2007 metal loafing sheds are located in the eastern portion of the property on the south side of Tarryall Creek.

*Primary Resource.* Resource A, Root Cellar Structure, Photograph 41. The 24'-square dugout/root cellar on the west side of the road is dug into the ground 5' on the west end, and its front is on the east. Dirt has slumped into the root cellar, partly filling it along the walls. The upper walls on the north, south, and west are composed of pine logs, and the lower walls are earth. The front is built of logs, with four courses visible above the ground. The logs have saddle notching. A center door measures 9' x 4 ½'. Pine logs that run the length of the root cellar support the roof, as do upright posts laid on poles and earth. The roof is mounded to a height of about 2', but has partially caved in. On the interior a board wall with a door divides the front and rear. Two small rooms are at the southeast corner and south quarter of the western section.

*Alterations.* The addition of the two 2007 loafing sheds and the white metal fence on the east side of the road occurred after the period of significance. The portion of the complex adjacent to County Road 77 has been abandoned for decades and exhibits deterioration.

<sup>132</sup> Horn, "Cultural Resource Inventory," 162.

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*History.* In 1886 Sidney M. Derby began to develop a homestead ranch on the Tarryall by building and residing in a house at this location. Born in Vermont, Derby came to Colorado from Canada with two brothers in 1880 and initially prospected in the vicinities of Colorado Springs, Gunnison, and South Park. Deciding to take up ranching, he acquired property in the area of Bordenville, but sold it in favor of this second location. He erected a nine-room dwelling, a cellar, two log barns, a workshop, cabin, chicken coop, slaughterhouse, corrals, a well, and an irrigation ditch. Derby also operated a meat market and a hay and grain business. The 1896 State Business Directory indicated the meat market was in Mountindale area (presumably on the ranch). Derby moved to Puma City in the late 1890s and established a general store and meat market there. His store was listed in the 1900 State Business Directory and eventually included general merchandise. Derby served as Tarryall's postmaster from 1924 until his death in 1931. With his wife Eleanor (the daughter of Anson and Charlotte Allen, 1961-1901) he had five children: Edwin, Walter, Charlotte Eleanor, Charles, and Clara.<sup>133</sup>

In 1902 Derby sold part of his homestead to William E. Moses, who relinquished the parcel to the U.S. Government. Derby sold the rest in 1904, to John A. Peterson, who emigrated from Sweden in 1882. He was involved with mining in the Puma City area and with his wife, Bettie, had previously lived in Victor, where their son John was born. They moved to Tarryall and became parents of another son, Paul before acquiring the ranch. In 1917 the Petersons moved to a house owned by Daniel W. Denny in Tarryall/Puma City, where Bettie became postmaster. After they relocated to Tarryall, it appears that Charles Derby operated the ranch and slaughterhouse for them. The Petersons sold the ranch to Irvin E. Jones in 1932. Jones almost immediately offered it to Harry W. Woodward and Leon H. Snyder, and Snyder later became sole owner. His history is told in this document in the discussion of the Tarryall River Ranch. During Snyder's tenure the slaughterhouse was torn down. The former Derby house burned. In the 1960s, Margaret Gerdes, a niece of Snyder, and her husband Henry inherited the land.<sup>134</sup>

At the Sidney Derby Ranch, Tarryall Creek, which paralleled County Road 77 beginning at Milepost 7.8, leaves the road, turning sharply eastward and then flowing southeasterly between hills. The road turns southwesterly toward the community of Tarryall/Puma City at Milepost 29.5.

**TARRYALL/PUMA CITY**

The 1896 plat of Puma City projected a large townsite of fifteen whole or partial blocks for the community. The mining boom spurring its settlement proved short-lived, and most of the townsite never developed. Within Puma City (now known as Tarryall) many historic resources are no longer extant or are considerably altered. Several residences and a fire station were erected following the period of significance. Given these changes to the historic setting, the district boundary within Tarryall/Puma City only includes the few extant historic and historic archaeological resources possessing integrity and otherwise follows the road right-of-way. Contributing resources are discussed below.

**Milepost 29.5, Denny Place (5PA.798)**

**County Road 77 (south side)**

**Site, Contributing**

**Map Reference 51, Detail Map 28, Photograph 42**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
51A	Shed	Building	1900s-1910s	Contributing
51B	Shed (possibly moved)	Building	1900s-1910s	Contributing
51C	Shed	Building	1900s-1910s	Contributing

*Summary.* Located on the south side of Tarryall Road, the Denny Place consists of three frame buildings, a stone foundation, and a depression. The property includes Lots 41 to 45 of Block 10 in Puma City (Tarryall). The 1995 archaeological survey indicated that intact archaeological deposits appear to exist in and around the foundation and an 8'-square depression that may mark the location of an outhouse.<sup>135</sup> The entire parcel is located within the district and assessed as contributing. The areas of significance include Historic Non-Aboriginal Archaeology.

<sup>133</sup> *Colorado State Business Directories*, 1896 and 1900.

<sup>134</sup> Horn, "Cultural Resource Inventory," 161-162; Harbour, *The Tarryall Mountains*, 62-63; Park County Local History Archive, "A Guide to the Tarryall Road," 15-16.

<sup>135</sup> Horn, "Cultural Resource Inventory," 167.



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*Landscape.* The property lies within the settlement of Tarryall/Puma City on a gentle slope above an intermittent drainage, with vegetation including grasses, forbs, and snakeweed. Tarryall Road lies to the north and an unnamed gravel road, providing access to the parcel, is to the east. Three frame sheds are at the west side of the parcel and a rectangular stone foundation exists to the east. An artifact concentration is present between the sheds and the foundation. A roughly square depression, a possible outhouse location, is present near the northwest corner of the largest shed (Resource A).

*Primary Resource.* Resource A, Shed, 1900s-1910s, Contributing, Photograph 42. A rectangular wood frame shed, which may have functioned as a garage, has a shed roof clad with corrugated metal and no foundation. The building was originally divided into three bays opening on the east that are now enclosed. The north and west walls are covered with sheet metal stamped to resemble brick, while the south and east walls have horizontal boards. The east wall has two large double doors at the center and north ends. The south bay is enclosed and has a board floor and is accessed through a paneled door on the south end of the east wall. There is a six-light window adjacent the door (the building's only window).

*Alterations.* The main building of this parcel is no longer present; only its stone foundation remains.

*History.* This property is located on land platted by Charles W. Gilman as the Puma City Townsite in 1896. Ohio native Charles H. Lewis, a farmer and publisher of the weekly *Puma City Ledger*, and his wife Della, the town postmistress in 1903, acquired a portion of the land in the early 1900s. Lewis sold part of the property to Mary Cummings in 1904. In 1950 longtime Puma City resident Otto Groening acquired part of the land, which had been abandoned. Mrs. Charlotte A. Denny, wife of blacksmith Daniel W. Denny, purchased another portion of the property for taxes owed in 1897. She moved with her family to Fairplay and sold the property to postmistress Bettie C. Peterson in 1917. In 1919 the Peterson portion was also acquired by Groening, who died in 1957. His nephew, Frank Harbour, inherited much of the townsite in 1976.<sup>136</sup>

**Milepost 29.5, Misztal Residence (5PA.799)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 52, Detail Map 29**

Returned

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
52A	House	Building	1897	Contributing
52B	Shed/chicken house	Structure	pre-1962	Contributing
52C	Outhouse	Building	pre-1962	Contributing
52D	Well with shed roof	Structure	pre-1962	Contributing

*Summary.* North across Tarryall Road from the Denny Place is the Misztal Residence, consisting of a somewhat altered house and two deteriorated frame outbuildings. The property includes Lots 13 and 14 of Block 10 in Puma City (Tarryall). The entire parcel is located within the district and assessed as contributing. Areas of significance for the ranch include Exploration/Settlement and Architecture.

*Landscape.* The property is on a slope above an intermittent drainage. Vegetation includes grasses, forbs, snakeweed, and landscape plantings of flowers, shrubs, and tall spruce trees at the northwest corner of the house. An unnamed east-west gravel road lies north of the property. The house sits at the west end of the parcel, with a shed/chicken house and an outhouse standing to the east. A clothesline and a pile of firewood and building debris lie east of the house and a trash dump/burning area is present south of the outhouse.

*Primary Resource.* Resource A, House, 1897, contributing. The one-story frame house faces west and has walls clad with T1-11 siding. The front gabled roof has bracketed eaves and is clad rolled roofing. The front (west) features a full-width hipped roof porch with slender wood supports atop a wood deck with a stone base. Facing the porch is a slightly off-center door flanked on each side by two two-over-two-light double-hung sash windows. The south wall includes one two-over-two-light window near the center and a small single-light window toward the rear. The rear (east) displays several projections, including one furthest south with two four-light windows on the south wall, an overlapping one with an entrance on the south wall, and

<sup>136</sup> Horn, "Cultural Resource Inventory," 167; U.S. Census, 1900-1940; U.S., Appointments of U.S. Postmasters, 1882-1974, vol. 95, 1900-30, ancestry.com.

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an adjacent one with an entrance on the south wall. A raised deck with a balustrade is in front of the rear additions. The east wall of an addition farther north has an aluminum sliding window. The north wall has a sliding window at the center.

*Alterations.* The house features wall cladding and a sliding window added after the period of significance. The outbuildings are in deteriorated condition.

*History.* This land was encompassed by Charles W. Gilman's Puma City townsite, platted in 1896. In 1905 William A. Allen acquired the property from the county treasurer for unpaid taxes. Allen, who lived in Puma City with his wife, Emma, and five children, worked as a farmer and teamster. C. Belle Moses of New Mexico obtained the property from the county treasurer for unpaid taxes in 1915. She and her husband had lived in Denver in the 1900s and he worked at the W.E. Moses Land Script & Realty Company. Members of the Moses family retained ownership until 1970, when Michael M. and Violet M. Misztal purchased the property.<sup>137</sup>

**Milepost 29.6, Gilman/Derby Buildings (5PA.4670)**  
**County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 53, Detail Map 30, Photograph 43**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
53A	Derby/Gilman Store	Building	late 1890s	Contributing
53B	Commercial Building to north	Building	late 1890s	Contributing
53C	Barn to west	Building	late 1890s	Contributing
53D	Outhouse to west	Building	late 1890s	Contributing
53E	Outhouse to east	Building	late 1890s	Contributing

*Summary.* On the north side of Tarryall Road northwest of the Misztal Residence is a small group of buildings once associated with the commercial life of Puma City: a large deteriorated commercial store building, a second commercial building to the north, two outhouses to the northwest, and a barn to the west. The commercial buildings faced Main Street to the east, the primary north-south commercial street of the settlement. The 1995 archaeological survey found the site to be undisturbed with intact archaeological deposits, investigation of which would likely yield significant information about life in Puma City.<sup>138</sup> The entire parcel is located within the district and assessed as contributing. Areas of significance for the ranch include Exploration/Settlement and Historic Non-Aboriginal Archaeology.

*Landscape.* The buildings are located on a gently sloping site north of the road. Vegetation on the site includes grasses and forbs. Unnamed gravel roads lie south and west of the property.

*Primary Resource Description.* Resource A, Derby/Gilman Building, ca. late-1890s, Contributing, Photograph 43. The one-story frame commercial building has horizontal board siding and faces east. The front gabled roof is clad with corrugated metal, has overhanging eaves, and displays a central chimney on the roof. The front wall features two storefronts, each with a central entrance with a paneled door topped by a transom. Flanking the entrances are bays with angled walls with one-over-one-light double-hung sash windows adjacent to the entrances and paired double-hung sash windows facing east. The kickplates below the windows are paneled. There is a storefront cornice above the windows that has a band of dentils surmounted by moldings. The gable face is clad with vertical boards. A deteriorated wood deck/boardwalk atop short wood piers runs across the front of the building.

The south wall at the east end has a double-hung sash window at the east end (associated with a storefront) and a paneled door adjacent. A second window and door are near the center of the south wall. Farther west is an entrance next to a shed roof, partially enclosed porch with horizontal board siding that has two windows on the east wall, an entrance and window on the south wall, and is open on the west. Above the projection is a gabled roof dormer with two window openings. The west wall displays a window at the south end, an entrance at the north end, and two window openings on the gable face above (one boarded up). The building is heavily deteriorated, with window glazing no longer present, sections of gable face missing, and sections of exterior wall cladding gone.

*Alterations.* The buildings have been vacant for many years and have experienced deterioration.

<sup>137</sup> Horn, "Cultural Resource Inventory," 170; Denver City Directories, 1904-1907; U.S. Census, 1910.

<sup>138</sup> Horn, "Cultural Resource Inventory," 171.

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*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896 and began selling lots. Sidney Derby acquired this property, which includes buildings he used as a general store and post office for the town in the early twentieth century. Derby's story is recounted in the discussion of his ranch (above). In 1950 Otto Groening, whom local historian Midge Harbor described as "the longest, full time resident of the town of Puma City," acquired the property, which had been abandoned, by paying back taxes. Before his death, Groening, who had come to the United States from Germany, owned most of the townsite. He had arrived in 1897 when the town was booming with gold seekers and stayed to prospect, manage mining properties, make harnesses in his shop, and acquire local real estate before his death in 1957. Frank Harbour inherited most of the townsite in 1976.<sup>139</sup>

**Milepost 29.6, Derby Residence (5PA.800)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 54, Detail Map 31**

This historic archaeological site, the former location of the early 1900s Sidney M. Derby residence, is located in Tarryall on the north side of County 77 just before the road turns southward. The site consists of a rectangular (24' x 40') leveled site cut into the slope of the land and corresponding to the former building's footprint. Within the interior are charcoal laden soil and melted glass and artifacts including wire nails, purple glass, and machine-made bottle fragments dating from the 1900s to the late 1930s or early 1940s. The entire parcel is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896 and began to sell lots, including this one to Samuel W. Shambaugh in 1901. Born in Ohio, Shambaugh, a widower, worked as a carpenter and lived with daughters Pearl and Lulu. In 1912 Sidney M. Derby (discussed above under Sidney Derby Ranch) acquired the property from the County Treasurer; Shambaugh had moved to Cripple Creek to mine. Derby, a rancher in the Mountindale area along Tarryall Creek, began acquiring land in Puma City in the late 1890s and opened a general store and meat market. During 1917-33 he operated a general store in Puma City, and beginning in 1924 served as postmaster until his death in 1931. Daughter Eloise Derby Nelson acquired this property from his estate. In 1937 local resident Otto Groening purchased it, selling to Harry W. Mott in 1947. Mott sold to Queepo Company in 1963. The residence associated with Sidney Derby on the site was destroyed by fire, most likely in the late 1930s or early 1940s.<sup>140</sup>

**Milepost 29.6, Blacksmith Shop (5PA.801)**

**County Road 77 (north side)**

**Site, Contributing**

**Map Reference 55, Detail Map 32**

Located southwest of 5PA.800 in Tarryall, this historic archaeological site is the former location of a blacksmithing and auto repair facility operating from ca. 1900 to the 1920s or 1930s. The site consists of a leveled site (14' x 16') delineated by stone foundations on the east and south and a stone alignment on the west. An attached L-shaped alignment of stones to the west includes a stone hearth containing coal cinders and slag, suggesting it functioned as a forge. An artifact scatter around the building location contains milled lumber, wire nails, window glass, and artifacts related to the repair of machinery, harnesses, and 1910s-30s automobiles. The entire parcel is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

*History.* Charles W. Gilman platted the town of Puma City on his Puma City Placer in 1896. A 1995 survey of the area suggested this site might have been the location of Daniel W. Denny's blacksmith shop, as the historic archaeological site contains features such as a hearth, coal cinders, and numerous artifacts indicating repair of machinery, harnesses, and automobiles. Denny was listed in Colorado State Business directories as a blacksmith in Puma City/Tarryall during 1906-10.<sup>141</sup>

**Milepost 29.6, Saloon/Meat Market (5PA.802)**

**County Road 77 (east side)**

**Site, Contributing**

**Map Reference 56, Detail Map 33**

<sup>139</sup> Horn, "Cultural Resource Inventory," 167; Jerry Davis, Email to Thomas H. Simmons and R. Laurie Simmons, 2012; Steve Plutt, Park County, Colorado, Email to Thomas H. Simmons and R. Laurie Simmons, 13 July 2012; Harbour, *The Tarryall Mountains*, 47-50.

<sup>140</sup> Horn, "Cultural Resource Inventory," 170-171; U.S. Census, 1880-1940.

<sup>141</sup> Horn, "Cultural Resource Inventory," 172.

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Located in Tarryall on the east side of County Road 77 just after it turns southward, this historic archaeological site consists of the former location of a building housing a saloon and later a meat market. The site consists of an L-shaped leveled area corresponding to the former building's footprint, defined by a bermed area on the west, wood posts, and a depression to the southeast. The building measured about 26' x 58' with a 20' x 24' wing on the west end of the north wall. A 1995 archaeological survey noted fragments of milled lumber, window glass, and wire nails and concluded that deep soils in and around the building footprint appeared to have buried artifacts. The entire parcel is located within the district and assessed as contributing. The area of significance is Historic Non-Aboriginal Archaeology.

*History.* Another portion of Charles W. Gilman's 1896 Puma City townsite, this property was acquired in 1897 by A.J. Scott, a saloon operator in the town. In 1898 George F. Fletcher, a stock rancher and meat market owner, purchased the lots for payment of taxes due. A 1995 survey suggested this property may have been used for Scott's saloon, meat market, and a later dance hall.<sup>142</sup>

**Milepost 29.7, Tarryall School (5PA.407)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 57, Detail Map 34, Photograph 44**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
57A	Tarryall School	Building	1921	Contributing
57B	Teacherage	Building	ca. 1930	Contributing
57C	Outhouse	Building	1921	Contributing
57D	Outhouse	Building	1921	Contributing

*Summary.* Within Tarryall/Puma City Tarryall Road turns sharply southward, and at Milepost 29.7 on the east side is the National Register-listed Tarryall School (NRIS 85001060, listed 1985). The school property includes eight town lots. The historic resources include a school at the south end, a teacherage (a residence for the teacher) to the north, and two outhouses east of the teacherage. The entire parcel is located within the district and assessed as contributing. Areas of significance for the school include Education and Architecture.

*Landscape.* The school sits on a gentle slope above an intermittent drainage. The site is enclosed with a woven wire and log post fence. Historic metal playground equipment is on the east side of the school. The set includes two swings, two hanging rings, a teeter totter, and a ladder. There is a large pine tree adjacent to the east side of the building, and other trees are at the north end of the site near the teacherage and outhouses. Other vegetation on the site includes grasses and forbs.

*Primary Resource.* Resource A, Tarryall School, 1921, Contributing, Photograph 44. The one-story, rectangular, white frame schoolhouse faces south. The building has a stone and concrete foundation and the walls are clad with very narrow horizontal boards, with the same siding covering the gable faces. The front gabled roof is clad with corrugated metal and has boxed eaves. A hipped roof open belfry with solid balustrade projects above the south wall. A center, corbelled, red brick chimney is at the north end of the roof. The south wall has a nonhistoric frame deck along the front, with a ramp at the west end. The center entrance has a paneled wood door flanked by tall, narrow one-over-one-light double-hung sash windows with plain wood surrounds. A plaque over the entrance reads: "STATE OF COLORADO APPROVED STANDARD SCHOOL." The east and west walls display two sets of paired double-hung sash windows toward the rear of the building. The north wall contains an off-center door toward the east end. The interior includes a vestibule with cloakroom, a small kitchen, and one large classroom. Interior features include original wood floors, walls with wainscot and plaster, and two blackboards that came from an 1898 school.

*Alterations.* The frame deck with ramp along the front was added after the period of significance.

*History.* The one-room frame school, erected in 1921, served local families until 1949. Community volunteers constructed the building using lumber from a local mill. An associated teacherage burned and was replaced a few years later. The school is one of only three one-room rural schoolhouses still standing in Park County.<sup>143</sup>

<sup>142</sup> Horn, "Cultural Resource Inventory," 172-173.

<sup>143</sup> Midge Harbour, National Register nomination for Tarryall School, 5PA.407, 1984, 198; Horn, "Cultural Resource Inventory," 76; Thomas H. Simmons and R. Laurie Simmons, Colorado Cultural Resource Re-evaluation Form, "Tarryall School, 5PA.407," 2010.

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**TARRYALL/PUMA CITY TO KOLLE-LANDIS RANCH**

Leaving Tarryall/Puma City, the road proceeds southward through a relatively open highland area, with China Wall (a long 8,800' to 8,900' elevation ridge) to the east and Thorpe Gulch to the west (Photograph 45). A metal cattleguard is crossed and the road proceeds through an area without fences. About sixty-seven acres of grazing land are present on both sides of the road south of Milepost 30. At Milepost 31.0 the road is flanked by hill slopes with trees. Two buildings are located on the hill to the west at 30893 County Road 77 (**Map Reference 58**, 5PA.4671): a 1974 frame house and a 2005 barn with a monitor roof. Both are assessed as noncontributing due to their construction after the period of significance. Tarryall Road continues in a more southeasterly direction. At Milepost 32.1 Marksbury Gulch is encountered and the La Salle Pass Road joins from the west.

**Milepost 32.2, Marksbury/Davenport House (5PA.807)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 59, Detail Map 35**

The ca. 1870s-1883 Marksbury/Davenport homestead historic archaeological site is located at an elevation of about 8,490' on a gentle slope above the intersection of Marksbury Gulch and Thorpe Gulch. Land suitable for grazing extends along the gulches west and east of the site. A hill of more than 8,800' rises to the north and east. Grasses, forbs, and yucca are present. The site includes two depressions that once held buildings, another depression near the hillside to the east, a well, and a scatter of artifacts, mostly household in nature but including a whetstone and one trade bead. Exposure of artifacts by burrowing animals indicate the presence of abundant subsurface cultural material. Such archaeological deposits can be expected to yield important information about the settlement of the area and interactions with Native Americans who inhabited the region.<sup>144</sup> The stone-lined well is located in the southwestern area of the property. It is about 3.5'-square and is filled to within 2' of the top. The top is lined with squared logs joined with square notches and square nails. The entire site is located within the district and assessed as contributing. The area of significance for the site is Historic Non-Aboriginal Archaeology.

*Alterations.* There are no standing buildings present on this historic archaeological site. The site appears unchanged since its initial recordation in 1995-96.

*History.* This site contained the homestead of William Thomas Davenport, who settled on the land in 1877 and acquired a Cash Entry Patent in 1887. He purchased existing improvements on the land from Sarah J. Marksbury, the widow of J. Pleasant Marksbury, who was involved in a dispute over a horse with Chief Shavano of the Uncompaghre Utes. Seeking the return of a horse, Davenport trailed a party of Native Americans and was shot and died on 15 January 1875. Described as a "well-known mountaineer" who had prospected in California during its gold rush, Marksbury came to Colorado in 1859. Upon his death he left a wife and several small children, who were described as destitute. Gaining ownership, Davenport built a barn, house, corrals, and fences, and raised potatoes, oats, and hay. In 1883 he sold the property to Jacob Kolle, who had a large ranch along the Tarryall, and it is likely no one resided here after his purchase, according to archeologists. Kolle died in 1904, and his son, George, sold the property to Ned Corbin in 1911. A series of owners followed, until Ray and Norma Landis acquired the land in 1946 and sold it to the U.S. Government in 1950.<sup>145</sup>

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The road proceeds in an easterly direction through Marksbury Gulch, with hills on either side. A cattleguard is crossed, and the road continues along a meadow with very scenic rock formations (part of the China Wall topographic feature) on the east (Photograph 45). At Milepost 33.3 a 1980 house (33650 County Road 77, **Map Reference 60**, 5PA.4672) lies on the north side of the road. It is evaluated as noncontributing due to its construction after the period of significance. Pilot Peak (10,624' elevation) rises two miles to the northeast, and Tarryall Creek rejoins Tarryall Road at this point. Aspen groves are plentiful in this area. The Kolle-Landis Ranch at Milepost 33.5 lies on the north side of the road, which then makes a sharp turn to the south.

**Milepost 33.5, Kolle-Landis Ranch (5PA.300)**  
**33640 County Road 77 (north side)**  
**Site, Contributing**  
**Map Reference 61, Detail Map 36, Photographs 46 and 47**

<sup>144</sup> Horn, "Cultural Resource Inventory," 183.

<sup>145</sup> Horn, "Cultural Resource Inventory," 182-183; *Rocky Mountain News*, 21 January 1875, 4; U.S. Census, 1870; U.S., B.L.M., General Land Office records, <http://www.glorerecords.blm.gov/details/patent/default.aspx?accession=COCOA%20058920&docClass=SER&sid=lyvyqlxg.s5j>, accessed 3 April 2014.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
61A	Ranch house	Building	ca. 1870	Contributing
61B	Root cellar	Structure	pre-1962	Contributing
61C	Equipment shed	Building	ca. 1900-62	Contributing
61D	Barn	Building	1970	Noncontributing
61E	Loafing shed	Building	post-1984	Noncontributing
61F	Loafing shed	Building	post-1984	Noncontributing
61G	Shed	Building	post-1984	Noncontributing
61H	Well	Structure	post-1962	Noncontributing
61I	Corral	Structure	pre-1962	Contributing
61J	Circular corral	Structure	post-1995	Noncontributing

*Summary.* This 22-acre ranch is wholly within the historic district and includes land on both sides of Tarryall Creek. The principal developed area lies south of the creek and northwest of Tarryall Road, with most of the buildings located south of the creek and two lying north of the creek. The ranch house is the first building encountered on the entrance road, with the root cellar immediately south-southwest of the house. North and northwest of the house across a ranch yard are the equipment shed and barn, as well as a wood post and pole corral. Newer sheds lie east and north of the concentration of development. The 1995 archaeological survey observed little evidence of archaeological deposits (some household artifacts and window glass were noted) but concluded that trash disposal pits and outhouse holes were very likely to exist and “could provide important historical information about life at the Kolle [Landis] ranch.”<sup>146</sup> The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* Entrance to the ranch from Tarryall Road is via a dirt ranch road passing through a metal gate between log posts at the east end of the property. A mail box has a wagon wheel motif. The road loops through the developed area and exits toward the west. A split rail zig-zag (rick rack) fence with double posts encloses the property on the south (Photograph 46); fences also traverse the south bank of the creek and other portions of the site. A variety of large evergreen trees surround the house. The house’s yard is planted with a lawn, while other grasses and forbs cover other parts of the site. Riparian vegetation grows along the creek. At the edges of the meadow are hills with trees and scenic rock formations. North of the house is a well encircled by a stone and concrete wall and covered by a gabled roof. A circular corral (J) is adjacent to a loafing shed (E) northeast of the house; the land declines in this area and the shed is near the level of the stream. An intermittent drainage runs north-south at the east end of the property. On the north side of Tarryall Creek is a 13-acre hay meadow.

*Primary Resource Description.* Resource A, Ranch house, ca. 1870, Contributing, Photograph 47. The irregularly-shaped ranch house is a one- and one-and-a-half-story log dwelling composed of three sections connected linearly north to south. A projecting course of stone or brickwork is along the foundation. Each section of the building displays square logs with square nails and each section has different notching. The one-story component on the south has V-notched logs, the middle section has double-lock notching, and the north one-and-a-half-story component features half-dovetail notching. Gable faces display vertical boards. Each section has a side gabled roof with composition shingles. Windows are two-over-two-light double-hung sash (unless otherwise noted).

On the front (east), a one-story component at the south end features a large picture window. The middle one-story section displays an entrance with a wood screen at the south end and a large picture window at the north end. The one-and-a-half-story portion of the house has a projecting shed roof porch with wood post supports atop a concrete and stone deck. Facing the porch is an entrance door flanked by two windows. Above the window at the north end is an opening filled with boards. The north wall contains a center window on the first story and a through-the-cornice window aligned above on the upper story. A rectangular, shed roof, frame addition with vertical board-and-batten siding and a window on its east wall is attached at the rear and projects a small distance to the north. There is a gabled roof, rectangular, frame addition with board and batten siding projecting to the west at the south end of the west wall. Between the two wings is an open porch with a shed roof that opens onto a flagstone patio enclosed by a stone retaining wall. At the junction of the log and frame components is a large stone chimney. There is a center window on the south wall of the one-story south portion of the house.

<sup>146</sup> The original survey form could not be located by History Colorado. Horn, “Cultural Resource Inventory,” 68.

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*Alterations.* Buildings added to the site after the period of significance include the barn, two metal loafing sheds, a shed, and circular corral.

*History.* German immigrant Jacob Kolle came to the United States in 1856 and worked in Pennsylvania coal mines and a Missouri brickyard. In 1860 he sought his fortune in Colorado, mining in Tarryall Gulch for ten years before settling on a homestead along Tarryall Creek. He lived at the ranch in the winters and worked as a freighter between Denver and Breckenridge the rest of the year. In 1873 he took up permanent residence at his ranch, and he married teacher Dora Shepard in 1880. By 1885 the Kolles possessed 320 acres, where they raised cattle, hay, oats, and chickens. Only one of the three Kolle children survived to adulthood, son George. Jacob died in 1904, and George sold the ranch to Ned Corbin in 1911. About 1920 Chester B. Hedrick became the owner, followed by Charles L. and Sophie M. Hedrick. In 1944 the Hedricks sold the ranch to Ray and Norma Landis, who continued to own it into at least the 1970s. Raymond F. "Ray" Landis was born in Oklahoma in 1904 and became a longtime resident of Colorado Springs. He worked in a laundry in the 1920s, married Oklahoman Norma I. Cronkite in 1931, and with her operated a cottage camp in the 1930s. He listed himself as a rancher in city directories beginning in the 1940s after acquiring land along the Tarryall; the couple continued to maintain a residence in Colorado Springs. Ray Landis died in 1979 and Norma passed away in 1993.<sup>147</sup>

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The presence of a hill to the south and Tarryall Creek to the east requires Tarryall Road to make a hairpin turn at the Kolle-Landis Ranch and head southward. On the forested hill to the west, is a 1998 two-story house and a ca. 1998 detached garage, addressed as 33777 County Road 77 (**Map Reference 63**, 5PA.4674). Both are evaluated as noncontributing due to their construction after the period of significance.

## South Section of the District

### SARAH McLAUGHLIN RANCH TO U.S. 24

Two parcels lying generally between Milepost 33.7 and 34.6 are excluded from the nominated area at the request of their owners under Colorado Revised Statutes 24-80.1-109. This exclusion produced a nominated area composed of two discontinuous pieces (see Sketch Maps 13 and 14). The south section of the district begins at Milepost 34.6.

### Milepost 34.6 to 41.8, County Road 77 (Tarryall Road, south section) (5PA.4644)

#### Structure, Contributing

#### Map Reference 1, Photographs various

The general characteristics of County Road 77 were described in the north section of the district. The south section of the road also contains two lanes and reflects the livestock economy of the corridor. The southern 7.2 miles of the road features a number of cattleguards, some unfenced sections of roadway, and some disintegrating or missing segments of road surfacing.<sup>148</sup> A roughly 1,200'-section of steel guardrail mounted on wood posts borders the east side of the road in the South Platte River drainage at the southern end of the corridor. The area of significance for the road is Transportation.

*Alterations.* The road was unsurfaced until about 1976-77, when its southern eight miles received chip-seal surfacing north from U.S. 24.<sup>149</sup> The county put in asphalt mat paving on the southern 7.2 miles (Milepost 34.6 to 41.2) in about 1998. ◆ ◆

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The road passes between two 8,800'-plus high hills. For the next 0.9 miles, land on the east side of the road is not included in the district. At Milepost 35.0 the road reaches the Sarah McLaughlin Ranch.

### Milepost 35.0, Sarah McLaughlin Ranch (5PA.810)

#### 34801 County Road 77 (west side)

<sup>147</sup> Horn, "Cultural Resource Inventory," 68; Colorado Springs City Directories; U.S. Census, 1920-1940; ancestry.com family tree records.

<sup>148</sup> U.S. Federal Highway Administration, County Road 77, existing and planned road sections, drawings, in the files of the Park County Historic Preservation Office, Fairplay, Colorado; Linda Balough, Executive Director, South Park National Heritage Area, Fairplay, Colorado, email to Thomas H. Simmons, 7 June 2012; Jerry Davis, Colorado Springs, Colorado, email to Thomas H. Simmons, 11 June 2012.

<sup>149</sup> Chip seal is a layer of gravel and liquid asphalt applied to an existing road surface to seal cracks and extend the life of aging pavement.

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**Site, Contributing**  
**Map Reference 67, Detail Map 38, Photographs 52 and 53**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
67A	Main house	Building	1870	Contributing
67B	Storage/work shed	Building	1960s	Contributing
67C	Garage	Building	2010	Noncontributing
67D	Shed	Building	pre-1962	Contributing
67E	Secondary house	Building	2011	Noncontributing
67F	Frame barn	Building	1950s-60s	Contributing
67G	Log barn	Building	pre-1900	Contributing
67H	Shed	Building	1960s-70s	Noncontributing
67I	Outhouse	Building	pre-1962	Contributing
67J	Corral west of barns	Structure	pre-1962	Contributing
67K	Corral east of County Road 77	Structure	1950s or 1960s	Contributing
67L	McLaughlin Claim Ditch	Structure	1871	Contributing

*Summary.* The McLaughlin Ranch covers more than three hundred acres and extends along both sides of Tarryall Road, with two houses, two barns, sheds, and other outbuildings on the west side and corrals and fences on the east (Photograph 52). The entire ranch is within the historic district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The property is on a gentle slope above the floodplain of Tarryall Creek with an 8,601' hill to the northwest. A dirt entrance road from Tarryall Road leads west past the main house and loops to the north and south to access the headquarters buildings. A fence encloses the residential area of the headquarters at the south end of the west side, while the north end contains fenced corrals adjacent to the barns. An intermittent drainage extends through the center of the west side, and a utility line runs from the northwest to a storage/work shed. A concrete slab north of the secondary house marks the likely previous location of a garage. The remains of a shed are west of the frame barn, while 35' to the north is a square log post framework. The north and northwest sections of the site contain building materials and other items of varied age that appear to have been disposed of there. On the east side of the road is a meadow and the creek, a rocky slope beyond. The corral at the west edge of the meadow has a vertical board fence around the perimeter. Vegetation on the site includes grasses, forbs, willow, Ponderosa pine, juniper, spruce, and aspen trees. Riparian vegetation and fifty-five acres of hay meadows are found along the creek. The 1871 McLaughlin Claim Ditch flows from north to south along the east side of County Road 77, between the road and Tarryall Creek. The ditch diverts water from the creek about 0.4 miles to the north of the headquarters and extends for about 2.1 miles, paralleling the creek to the west and south. Grazing land, south of the headquarters and west of the road, covers about seventy-seven acres.

*Primary Resource.* Resource A, House, 1870, Contributing, Photograph 53. The log house includes a two-story main wing, a one-story wing at the north end of the west wall, a one-and-a-half-story wing on the south, and a one-story addition projecting from the west wall of the south wing. The walls are composed of square logs daubed with concrete. The ends of the logs are sawn off flush with the walls and the notches are obscured by boards nailed over the ends. A 1995 study found the notches underneath are half- or full-dovetail. The gable faces are covered with composition shingles. The roofs are gabled, with composition shingles. The front (east) wall displays an open, shed roof porch with wood post supports atop a concrete deck. The first story has a very large picture window. An entrance facing the porch has been shortened and replaced with a window. The upper story has a two-part window with single lights at the south end and a lattice-light window at the north end. The first story of the north wall contains a small lattice-light window near the northeast corner and a tripartite window with a wide plate glass center light flanked by narrow double-hung windows with lattice lights. The upper story contains two multi-light windows. The one-story west wing features paired lattice-light windows and a single-light window on the north wall. Between the two projections on the west is a frame, shed roof bay with an entrance at the center. The south wall of the one-and-a-half-story south wing has paired six-light casement windows at the center on the first story and a small four-light window on the gable face. The east wall has a similar casement window toward the south and an entrance at the north end.

*Alterations.* Following the period of significance, the complex received a secondary house (2011), garage with retaining wall (2010), and shed dating to the 1960s or 1970s.



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*History.* This ranch complex is located on one of two adjacent homestead claims (the second is discussed below) acquired by Sarah A. McLaughlin, an early Park County resident. Local historian Midge Harbour called it "one of the most beautiful ranches on the lower Tarryall." After living in the Como area, where they operated a ranch, hotel, livery stable and freight company, Sarah and Dan McLaughlin moved to the Tarryall, where they began building a house in April 1871. Improvements to the land included: a house, two barns, a blacksmith shop, outbuildings, ditches, and fencing. Early agricultural efforts grew oats, potatoes, turnips, and other vegetables, as well as raising horses, grazing cattle, and cutting hay. The couple had six children, including a son, Ray, and five daughters. Dan McLaughlin continued his freight and livery business after moving to the ranch. In the late 1880s he was killed while felling trees on the property.

Sarah McLaughlin died in 1891, and Ray became the owner, continuing to operate the freight and livery business and building a large herd of cattle. He also owned the Bellevue Mine near Puma City and served on the local school board. Ray McLaughlin died in 1938, leaving the ranch to his wife, Hattie, who sold it to William Poulson in 1941. Harry Robson acquired the property from Poulson and sold it to Charles and Sophie Hedrick in 1944. Two years later Ray and Norma Landis acquired the ranch, reselling it to Rollin G. Cox in 1946. Dr. Harry Bryan and his wife Mary purchased the ranch in 1950, but did not live on the site. In 1960 they traded the property to Gretchen Ford for a ranch east of Colorado Springs.<sup>150</sup>

#### **Milepost 35.1, Sarah McLaughlin Second Homestead (5PA.812)**

**County Road 77 (west side)**

**Site, Contributing**

**Map Reference 68, Detail Map 39**

About 420' south of the McLaughlin Ranch on the west side of the road is Sarah McLaughlin's Second Homestead, established in 1882. Today, the primary feature of the site is a partially collapsed root cellar. The homestead sits on a gentle slope with grass and forbs above the floodplain of Tarryall Creek, with an 8,601' elevation hill a quarter-mile northwest. West and southwest of the homestead, the slope is forested with Ponderosa pine. The semi-subterranean root cellar measures about 26' x 36' and is oriented east to west. The walls are composed of earth and round logs. The logs have saddle notches around the entrance on the center of the east wall. The original arched roof has collapsed and the walls are slumping inward. The root cellar contains only wire nails and is believed to have been built ca. 1900 or soon thereafter. A concentration of household trash artifacts dating to about 1900 is about 65' west of the root cellar, while a log and timber scatter lies to the southeast. On the west side of County Road 77 is a four-strand barbed wire fence, while the McLaughlin Claim Ditch (discussed above) parallels the east side. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Alterations.* The homestead has been vacant for decades and has experienced deterioration.

*History.* A root cellar with an associated trash disposal area is located on the 160-acre homestead early Park County resident Sarah McLaughlin patented on 10 March 1890. The history of this portion of the McLaughlin Ranch parallels that of her other homestead land discussed above; the parcels were operated as one ranch. The improvements of this homestead were adjacent to the legal division of her two claims, indicating that perhaps improvements were thought to be located astride both claims or that improvements on one of the claims was used to provide proof for both. The property remained in the McLaughlin family until 1938, when it was sold to William Poulson.<sup>151</sup>

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South of the McLaughlin properties the valley broadens with open areas flanking the road (Photograph 54). At Milepost 35.3 in the trees to the west is a long, one-story house (1987), secondary house, and two sheds (35341 County Road 77, **Map Reference 69**, 5PA.4676), used as a residence or vacation home and owned by Steve Allard. All are assessed as noncontributing due to their construction after the period of significance. Tarryall Creek leaves Tarryall Road for the last time at Milepost 35.7, flowing northeasterly to join the South Platte River. Evidence of the 2002 Hayman Fire, the largest forest fire in Colorado's history to that time, is visible in the charred landscape on both sides of the road. Three noncontributing resources are present at Milepost 35.8: to the northeast a 1987 house and 1997 Quonset hut (35700 County Road 77, **Map Reference 70**, 5PA.4677) and a 1997 house on the hill to the southwest (35720 County Road 77, **Map Reference 71**, 5PA.4678). The road continues in a southeasterly direction, with Tappan Mountain (8,954' elevation) lying to the northeast at Milepost 36.0. Two historic ranch headquarters are located along the next mile of road: the Stoll-Pledger Ranch and the Payne Homestead/Double Bar Ranch.

#### **Milepost 36.6, Stoll-Pledger Ranch (5PA.4462)**

<sup>150</sup> Harbour, *The Tarryall Mountains*, 64-66; Horn, "Cultural Resource Inventory," 188-189.

<sup>151</sup> Horn, "Cultural Resource Inventory," 190-191; Harbour, *The Tarryall Mountains*, 66.

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**36640 County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 72, Detail Map 40, Photograph 55**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
72A	Main house	Building	early 1950s	Contributing
72B	Root cellar	Structure	early 1950s	Contributing
72C	Garage	Building	early 1950s	Contributing
72D	Shed	Building	early 1950s	Contributing
72E	House	Building	early 1950s	Contributing
72F	Barn	Building	early 1950s	Contributing
72G	Brooder sheds	Building	early 1950s	Contributing
72H	Outhouse	Building	early 1950s	Contributing
72I	Loafing shed	Building	early 1950s	Contributing
72J	House	Building	early 1950s	Contributing
72K	Shed	Building	early 1950s	Contributing
72L	Corral	Structure	early 1950s	Contributing

*Summary.* The buildings of the Stoll-Pledger Ranch are situated in a linear fashion along the heavily forested base of Tappan Mountain (8,954' elevation) along Tappan Gulch on the east side of Tarryall Road. The property is wholly within the district and embraces 152 acres, with a 1.1-acre headquarters area including three houses, a barn, a root cellar, a garage, sheds, an outhouse, a small corral, and animal sheds. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

*Landscape.* The ranch includes about sixty-three acres of land suitable for grazing northwest and southeast of the headquarters. The land slopes away from the headquarters complex down to the bottom of Tappan Gulch and Tarryall Road (County Road 77). Fences are barbed wire on metal posts and upright logs. Vegetation on the site includes grasses and forbs, as well as aspen and evergreen trees. A large rock formation and a heavily forested area lie behind the buildings. According to Norman Pledger, one of the current owners, the property extends for a mile along both sides of Tarryall Road.

The ranch buildings are generally aligned in a northwest-southeast line along the foot of the hill to the east; several buildings are built into the slope of the hill. A dirt access road extends northeasterly from County Road 77 to the ranch buildings, ending at the garage in an irregularly-shaped parking area. Northwest, in order from the garage, are the root cellar, the main house, and a small shed. Northwest of the house is a clothesline, with its north end connected to a tree and the south end attached to a braced log with a crossbeam. Northeast of the garage are two small sheds connected by sections of board fence, while to the east are a house and an outhouse. Southeast of the garage is the barn, a corral, a shed, and an abandoned house with a small shed.

*Primary Resource Description.* Resource A, Main House, early 1950s, contributing. The one-story, rectangular, main house faces southwest and displays walls and gable faces clad with asphalt shingles atop a raised, poured concrete foundation. The house has a side gabled roof clad with asphalt shingles, overhanging eaves and exposed rafter tails, and a center, short, stucco chimney. The front (southwest wall) features an off-center wood frame glazed door with wood screen door (at the south end) that opens onto a concrete, stone-faced stoop with a metal railing. North of the door is a single-light window and paired one-over-one-light double-hung sash windows. The southeast wall has three windows from front to rear: a rectangular single-light; a small one-over-one-light, and a nine-light. The rear wall (northeast) has a small four-light window and a single-light window near the center. The northwest wall has a tripartite window near the front, consisting of a plate glass window flanked by six-light windows; toward the rear is a four-light window.

*Alterations.* The metal cladding was apparently added to the barn (**Map Reference 69F**) within the period of significance. Some outbuildings and the house to the east have experienced some deterioration.

*History.* Richard W. Bradshaw acquired 152.13 acres of land in 1929 through a land transfer with the U.S. government. Charles Halsey, of Lancaster, California, later owned the land. In 1951, he sold the acreage to Romaine E. and Laura Joan Stoll of Park County. Laura Joan Stoll transferred her interest to Romaine, who added Mary Beth Stoll as an owner. In September 1956, Romaine and Mary Beth Stoll sold the ranch to Romaine's parents, Edwin R. and Goldie S. Stoll.

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**Park, CO**  
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Members of the Stoll family, led by Fred Stoll, had arrived in Park County from Germany in the 1870s, settling in the area west of today's Lake George and south of U.S. 24. In 1880, Frank J. Stoll (Fred's brother) and his family came to the area and homesteaded at the foot of what is now known as Stoll Mountain. Edwin Stoll was his grandson. The Stolls engaged in cattle ranching and Romaine also worked for the Landis family at the Tarryall River Ranch.

According to Romaine Stoll, when the family acquired this property, there was only an old shack present on the land. He and his father erected the current buildings in the early 1950s; Romaine cut the lumber for the buildings at the sawmill on the family's upper ranch. A stone-faced root cellar stored potatoes, canned goods, and other items. The two small resources uphill to the east were brooder houses for raising chickens. Romaine's aunt Genevieve, the widow of Charles Derby, lived in the house at the southeast end of the ranch. Local residents recalled the Stolls operating a chinchilla ranch here in the 1940s to provide furs for women's coats. In 1959 the family sold the property to Anna F. Pledger of Colorado Springs. She owned and operated the Navajo Hogan Night Club that her father had designed and built. She married electrician Norman N. Pledger in 1952. An active Democrat and union member, Mrs. Pledger was active in politics and women's rights organizations; she was also an apartment owner and manager and a rancher. The Pledger family continues to own the property.<sup>152</sup>

**Milepost 37.0, Payne Homestead/Double Bar Ranch (5PA.743)**

**37026 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 73, Detail Map 41, Photograph 56**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
73A	Main house	Building	ca. 1931	Contributing
73B	Bunkhouse	Building	ca. 1916	Contributing
73C	Tack room/workshop	Building	ca. 1916	Contributing
73D	Garage	Building	1932	Contributing
73E	Feed storage building	Building	ca. 1916	Contributing
73F	Loafing shed	Building	1962	Contributing
73G	Barn	Building	ca. 1916	Contributing
73H	Chicken coop	Structure	ca. 1916	Contributing
73I	Outhouse	Building	ca. 1916	Contributing
73J	Corral with loading chute and squeeze chute	Structure	pre-1962	Contributing
73K	House to southeast	Building	2003	Noncontributing

**Summary.** Also located at the base of Tappan Mountain along Tappan Gulch on the east side of Tarryall Road is the headquarters of the Payne Homestead/Double Bar Ranch, listed in the Colorado State Register of Historic Properties in 1995. The ranch covers 104 acres, is wholly within the historic district, and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture. The buildings are near the foot of the mountain in a linear alignment extending about 460' west-northwest to east-southeast. The western edge of the ranch headquarters includes domestic buildings, such as a stucco house, hewn log bunkhouse, log tack room/workshop, and frame garage (boards clad with slab logs). Buildings related to animal care are found to the east: log feed storage, frame loafing shed (boards clad with slab logs), one-and-a-half-story log barn, and vertical board chicken coop (Photograph 56). A small gable roof outhouse clad with horizontal boards is located on the hillside north of the barn. On the same parcel a half mile southeast

<sup>152</sup> Park County Assessor, real estate information, appraisal cards, and plat books (metes and bounds); Colorado Springs City Directory, 1963; Norman Pledger, Colorado Springs, Colorado, interview by Thomas H. Simmons, 4 November 2010; Richard W. Bradshaw, land patent number 1031129, 24 September 1929, <http://www.glorerecords.blm.gov>, accessed 23 February 2011; Romaine E. Stoll, Montrose, Colorado, Telephone Interview, Thomas H. Simmons, 22 April 2011; Colorado Springs *Gazette Telegraph*, 15 September 1993, B2 (Pledger obituary); Park County Clerk and Recorder, general records (deeds); Edwin R. Stoll, Goldie S. Stoll, and Romaine E. Stoll, Family Tree, Army enlistments record, and Manuscript Census Returns, [www.ancestry.com](http://www.ancestry.com), accessed 22 April 2011; Steve Plutt, Lake George, Colorado, email to Jerry Davis (Mildred Smith recollections), 3 May 2011; *Popular Mechanics*, October 1946, 138; *Kiplinger's Personal Finance*, December 1954, 44.

Tarryall Rural Historic District  
 Name of Property

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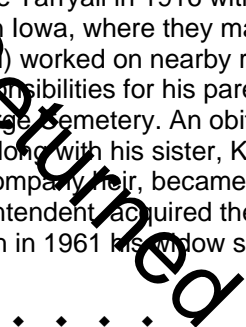
is a one-and-a-half-story 2003 log house (37058 County Road 77, Resource K). Roughly sixty-six acres of grazing lands extend to the northeast and southeast from the headquarters.

*Landscape.* The headquarters lies about 560' northeast of County Road 77 on the west side of Tappan Gulch. A prominent rock formation lies immediately north of the buildings. The complex is accessed by a gravel road that forms a loop at the buildings, with vehicles, construction equipment, and construction materials present on the interior of the loop. A narrower dirt road continues northeasterly past the complex up Tappan Gulch. At the eastern edge of the headquarters is a wood post and rail corral with a feeding trough, loading chute, and squeeze chute. Hay meadows and grazing areas are located southeast of the headquarters complex.

*Primary Resource Description.* Resource A, Main House, ca. 1931, contributing. The one-story stucco house (Resource A) is located at the west edge of the complex and features a side gable roof with composition roofing shingles and overhanging eaves. The front (south) features a wide shed roof porch with square wood supports and balustrade composed of peeled branches; there is an off center paneled door and two, tall four-over-four-light windows, all with plain wood surrounds. The east wall has a tall window near the south end and a shed roof projection with overhanging eaves, exposed rafters, paired four-light windows on its south wall, four six-light windows on its east wall, and a paneled door on the east wall. The north wall features a full width, one-story, shed roof projection. The west wall has two windows, one on the main part of the house and one on the rear projection.

*Alterations.* The house (Resource A) received its north addition after 1999. The oval storage area to the south and fenced area to the northwest were added ca. 2006-11. The isolated house to the southeast was erected in 2003.

*History.* John H. and Olive Bell Payne settled along the Tarryall in 1916 with their adult son, Roy Ledford Payne. John was born in Missouri in 1855 and Olive was born in 1856 in Iowa, where they married. The family lived in Lake George as well as their homestead, and Roy (born in 1884 in Missouri) worked on nearby ranches. The deteriorating health of the elder Paynes caused Roy to assume the cattle-raising responsibilities for his parents. When John and Olive Payne died in 1920 and 1926, respectively, they were buried in Lake George Cemetery. An obituary for Olive noted she lived in Lake George for twenty-five years. Roy Payne inherited the ranch along with his sister, Kate M. Carlson, but he passed away in 1927. Kate Moomey and Lyda Empson, a Kuner/Empson Company heir, became owners of the property. In 1942 Emil Warling, longtime Park County bridge and maintenance superintendent, acquired the ranch, selling to the Dethleson family in 1947. Clyde Gilley later bought the ranch, and after his death in 1961 his widow sold it to Eugene Perkins, a Colorado Springs attorney and civil engineer.<sup>153</sup>



From this point, Tarryall Road, flanked by grazing land, follows a more southerly route along Tappan Gulch. Another 1.3 miles along the road is the large tract of the Ryan Homestead/Jeffries Ranch on both sides of the road.

**Milepost 38.3, Ryan Homestead/Jeffries Ranch/Hayman School (5PA.4469)  
 38262 County Road 77 (east side)**

**Site, Contributing  
 Map Reference 74, Detail Map 42, Photographs 57 through 59**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
74A	Hayman School	Building	ca. 1898	Contributing
74B	House	Building	ca. 1921	Noncontributing
74C	Garage	Building	post-1965	Noncontributing
74D	Shed	Building	pre-1961	Contributing
74E	Outbuilding	Building	ca. 1921	Contributing
74F	Outbuilding	Building	ca. 1921	Contributing
74G	Loafing shed	Building	ca. 1921	Contributing
74H	Corral	Structure	pre-1961	Contributing

<sup>153</sup> U.S. Census, 1900, 1910, 1920; Payne Family Tree, ancestry.com, <http://trees.ancestry.com/tree/23801803/person/1429974277>, accessed 31 March 2014; Robert H. Bynes, Payne Homestead State Register of Historic Properties Nomination Form, 14 October 1994; *Fairplay Flume*, 19 March 1926.

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
74I	House, 38178 County Road 77	Building	2000	Noncontributing
74J	House, 38131 County Road 77	Building	ca. 1920s (moved here 1968)	Noncontributing
74K	Shed	Building	post-1965	Noncontributing

*Summary.* The entirety of this 158-acre ranch is within the district and is assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture. The ranch headquarters is located on the east side of Tappan Gulch at the base of a hill about 700' east of County Road 77 (Photograph 59). A gravel road extends east-northeast and then north to access the complex, branching north of Resource E to form a turnaround loop. To the north are buildings associated with domestic ranch functions, including: a two-story log and frame house;<sup>154</sup> a frame (panel siding) garage; two frame sheds; and the Hayman School. To the south are buildings associated with animal care: an outbuilding at the southeast corner of the complex with low walls and a shed roof clad with corrugated metal, built into the slope of the hill; a shed roof loafing shed with vertical board walls and a corrugated metal roof; and a three-section outbuilding with varying wall materials (vertical board-on-board and corrugated metal) and roof components (gable, shed, and asymmetrical gable). The two latter buildings border a corral to the south, with a wood post and rail inner enclosure and a wood post and barbed wire perimeter fence.

Also on this parcel are two houses assessed as noncontributing. A 2000 one-story frame residence (38178 County Road 77, Photograph 58) is located on the east side at Milepost 37.9 (0.3 miles northwest of the headquarters). It is evaluated as noncontributing due to its construction after the period of significance. At Milepost 38.0 on the west side of the road (about 0.4 miles west-northwest of the headquarters) is a large two-story house with an attached garage (38131 County Road 77) moved to this site in about 1968 from the Colorado Springs area.<sup>155</sup> It is categorized as noncontributing due to its move into the district after the period of significance.

*Landscape.* The property extends for about 0.7 miles along both sides of County Road 77 and includes about seventy-six acres of grazing lands. The ranch headquarters includes buildings located along the slope of an 8,800' mountain to the east. An 8,700' mountain lies across County Road 77 to the southwest. One building is built into the slope of the hill. Tappan Gulch, a small stream, lies between County Road 77 and the headquarters. In front of the Hayman School is a wood picket fence and glass reservoir gas pump; a sturdy wood swing lies to the south. Examples of old farm machinery are present in the center of the turnaround loop. A large meadow is part of the ranch.

*Primary Resource.* Resource A, Hayman School, ca. 1898, Contributing, Photograph 57. The ca. 1898 Hayman School, a one-story, rectangular, frame building, has walls clad with horizontal lap siding with corner boards atop a concrete block foundation. The hipped roof has overhanging, boxed eaves and is roofed with asphalt/composition roofing. The front (west) has a center entrance with a paneled and glazed door with four lights flanked by one-over-one-light windows with wood surrounds with slightly projecting lintel trim and slightly projecting sills. The transom area above the door has a wood panel stenciled "Hayman School." There is a wood board stoop in front of the entrance. The north and south walls have two one-over-one-light windows. The north wall also has a metal pipe chimney on the north roof slope near the center. There are no openings on the east. The interior has a wood floor, plaster upper walls, and beadboard on the lower walls and ceiling. Originally located in the settlement of Hayman, 1.3 miles to the west, the school was moved onto this property prior to 1917, where it continued to function as a school until 1941. In about 1966 the school was moved from its location next to County Road 77 to its current location, as the building was too close to the public road. It is assessed as contributing because it is evaluated as individually eligible to the National Register as the only remaining building from the town of Hayman.

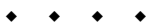
*Alterations.* The house (Resource B) gained a second story and underwent other remodeling in the early 1980s. The garage (Resource C) and shed to its south (resource K) were constructed after 1965. The two-story house (Resource J) on the west side of County Road 77 was moved to the ranch in about 1968 from the Colorado Springs area. The Quicks built the house (Resource I) to the north on the east side of the road in 2000.

<sup>154</sup> Annette Quick, interview by R. Laurie Simmons, 7 May 2012. Annette Quick reported the log house was originally located at Hayman and at one time was used as a forest ranger dwelling. The Quicks remodeled it in the early to mid-1980s. Assessor photographs show the original one-story log residence in 1973 and a remodeled two-story house in 1984.

<sup>155</sup> Annette Quick, interview by R. Laurie Simmons, 7 May 2012. The house was moved to the site due to expansion of U.S. 24 in the Colorado Springs area.

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A 2008 two-story shed roof house (38376 County Road 77, **Map Reference 75**, 5PA.4680) is present at Milepost 38.8 on the east side of the road; its parcel includes a small, 16-acre hay meadow. On the west side of the road, just short of Milepost 39.0, is a 2005 one-story log house and detached garage (38391 County Road 77, **Map Reference 76**, 5PA.4681). All three resources are evaluated as noncontributing due to their construction after the period of significance. The Warling Ranch is located at Milepost 39.0 on the east side of the road.

**Milepost 38.9, Mihan Homestead/Upper Warling Ranch (5PA.815)**  
**38394 County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 77, Detail Map 43, Photograph 60**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
77A	Main house	Building	1988, 1992	Noncontributing
77B	Secondary house (bunk house)	Building	ca. 1899	Contributing
77C	Garage	Building	1930	Contributing
77D	Barn	Building	ca. 1938	Contributing
77E	Outhouse	Building	pre-1962	Contributing
77F	Feed shed	Building	pre-1962	Contributing
77G	Root cellar	Structure	ca. 1900-62	Contributing
77H	Workshop	Building	ca. 1900-62	Contributing
77I	Slaughterhouse	Building	ca. 1900-17	Contributing
77J	Corral with a branding/vaccinating chute	Structure	pre-1962	Contributing
77K	Stringer and board bridge	Structure	ca. 1900-17	Contributing
77L	Old Tarryall Road segment	Structure	pre-1917	Contributing

*Summary.* This ranch encompasses 15 acres and is wholly contained within the historic district. The headquarters complex is located on the east side of County Road 77, with five resources clustered adjacent to the road, including a one-story nonhistoric main house, secondary residence, barn, garage, and outhouse, and a corral and four other buildings on the east side of Tappan Gulch: a root cellar, work shop, feed shed, and slaughterhouse. A variety of wall construction materials are employed, including board-on-board, horizontal board, log, and wide nonhistoric siding. Roofing materials include metal (corrugated and standing seam) and composition shingles. The 1995 archaeological survey concluded that trash disposal pits and outhouse holes were likely to exist and “could provide important historical information about life at the ranch.”<sup>156</sup> The entire parcel of the ranch is assessed as contributing. Areas of significance for the ranch include Agriculture, Architecture, and Historic Non-Aboriginal Archaeology.

*Landscape.* The headquarters is located at a point where Tappan Gulch opens to about a quarter mile in width with about sixty acres suitable for grazing in the vicinity. Forested peaks exceeding 8,700' and 8,800' lie to the east and west of the ranch; the slope east of the ranch includes Ponderosa pine and aspen. A graveled road provides access from County Road 77 to the headquarters, extending between the houses and the garage. From the east end of the driveway a gravel and dirt road (Resource L), crosses Tappan Gulch on a timber bridge (Resource K) and continues southward as a two-track road. This 0.2-mile segment is part of an earlier alignment of Tarryall Road shown on the 1917 Powless map. Another gravel road crosses the northern part of the property to provide access to a new house to the north. Some examples of older fencing are extant in the eastern area, including wood post and rail and barbed wire on wood posts. Adjacent to the feed shed (Resource F) is a small corral with a branding/vaccinating chute (Resource J). A meadow/grazing area with grasses and forbs lies to the south.

*Primary Resource.* Resource I, Slaughterhouse, pre-1917, Contributing, Photograph 60. As the main house is nonhistoric and the secondary residence is somewhat altered, the primary resource described is a rare local example of a slaughterhouse. Located near the northeast corner of the property, the slaughterhouse is shown on a 1917 map of Tarryall Road. Local historian Jerry Davis theorizes the Warlings may have erected the building to supply meat to the

<sup>156</sup> Horn, “Cultural Resource Inventory,” 207.

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Cripple Creek market. The tall one-story building is oriented generally east-west and has a lower one-story section on the east. The building rests on log stringers. It has a gable roof clad with corrugated metal roofing and has overhanging eaves. Walls are board-on-board. The west wall contains a wide door opening with two window openings above. The north wall has a slightly off-center pedestrian door opening and a tall boarded-over opening accessed by a ramp. The east wall contains a pedestrian door and a window opening, while the south wall features two off-center window openings. At the time of a 1995 historic resources survey of the property, the building's interior retained features associated with its slaughterhouse function, including a hoist consisting of a wagon wheel pulley that turned a log shaft 10' above the floor and a wood trough through the board floor leading to a drain at the west end.

*Alterations.* The main house at the ranch headquarters dates to 1988 and 1992. The secondary house (Resource B) is clad with aluminum siding and features replacement windows.

*History.* This ranch complex is part of the land New Yorker Thomas Mihan obtained with a 160-acre homestead patent in 1883. Mihan indicated he settled on the land ten years earlier, building a small frame house and a large barn. In 1885 he planted five acres with grass and twelve with hay, in addition to raising horses, milk cows, cattle, and chickens. In 1888, Catherine LaRue Eyster bought the property. She was most likely the wife of Charles W. Eyster, who died in 1891. Both Eysters are buried in Lake George Cemetery. Maggie Mosier owned the land by 1902 and later sold it to Ernest C. Schultz, the second husband of Dora Shepard Kolle, widow of nearby rancher Jacob Kolle. In 1909, Fred Warling acquired the property; he also had a homestead claim patented in 1918 (the Lower Warling Ranch). Born in Sweden in September 1865, Warling moved to the United States in 1890 and arrived in Cripple Creek in 1892 at the height of its gold boom. He and his wife, Johanna (who was born in Germany in about 1877) met in Cripple Creek and were married in 1898. As the mining boom subsided, they turned to farming and ranching in the Tarryall area. The Warlings had seven children born between 1900 and 1918. Son Arthur and his wife, Marie, assisted his parents with ranching duties during the older couple's senior years. Fred Warling, who had been "in ill health the past several years," died in 1942. After his widow Johanna died in 1969, most of the upper and lower ranches was sold.<sup>157</sup>

Less than half a mile south on the east side of the road is the associated Lower Warling Ranch. .

**Milepost 39.3, Lower Warling Ranch (5PA.4463)**

**38338 County Road 77 (east side)**

**Site, Contributing**

**Map Reference 78, Detail Map 44, Photograph 61**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
78A	House	Building	1914	Contributing
78B	Potato Cellar	Structure	1914	Contributing
78C	Garage/Workshop	Building	ca. 1930	Contributing
78D	Storage/Chicken Coop	Structure	1914	Contributing
78E	Chicken Coop	Structure	ca. 1930	Contributing

*Summary.* This 10-acre property consists of an early twentieth century ranch headquarters complex, with five ranch buildings extending west-northwest/east-southeast along the base of a forested hill. The headquarters area includes: the main house to the west; a potato cellar east of the house (Photograph 61); a garage/workshop southeast of the house; a storage shed/chicken coop east-southeast of the house; and a chicken coop immediately west of shed/coop. The entire parcel of the ranch is included in the district and assessed as contributing. Areas of significance for the ranch include Agriculture and Architecture.

<sup>157</sup> Park County Assessor, real estate information and appraisal file; Elwood "Colby" Lively, interview by Laurie and Tom Simmons, 5 November 2010; Stella Lively, Colorado Springs, Colorado, interview by Thomas H. Simmons, 27 October 2010; Harbour, *The Tarryall Mountains*, 60-61; Fred Warling, U.S. General Land Office, homestead case file, final patent number 01156, 27 November 1918, in the files of the National Archives, Washington, DC; *Colorado Springs Gazette*, 21 November 1994 (Marie Warling obituary); W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; *Park County Republican*, 26 February 1942; Harbour, *The Tarryall Mountains*, 60; Horn, "Cultural Resource Inventory," 207.

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*Landscape.* The buildings are located on the east side of Tarryall Road (County Road 77) at about milepost 38.3. A two-track dirt road extends from Tarryall Road east-northeast roughly 420' to the buildings. A forested hill and rock outcroppings rise behind the buildings. A low mortared fieldstone retaining wall lies behind the house and extends to the potato cellar to the east. The land slopes down toward Tarryall Road, becoming flatter closer to the roadway. The potato cellar and garage/workshop are built into the slope of the land. A frame wagon frame southwest of the ranchhouse is present on the site, as are post and barbed wire and rail fences, and utility poles.

*Primary Resource Description.* Resource A, Ranch house, 1914, Contributing. The one-story front gabled roof main house faces northwest and rests on a raised foundation of wood piers (the land drops to the west), which are covered with rolled asphalt roofing as skirting. The walls are clad with wood horizontal lap siding with corner boards and the roof has tab-lock shingles. On the east end of the front (north) is an off-center shed roof porch with overhanging eaves, exposed rafters, square wood supports, and a concrete deck; a paneled door opens onto the porch. There is a two-part sliding window west of the door and a one-over-one-light window east of the door. The southwest section of the house consists of a full-width shed roof projection which has paired two-part sliding windows near its north end. The rear (southeast) features an off-center slab door opening onto a concrete deck at the east end; west of the door are a one-over-one-light window and two sets of two-part sliding windows. The rear (northeast wall) has a shed roof projection at the south end and a four-light window near the north end.

*Alterations.* The porch of the main house (Resource A) was enclosed by 1982 and the entrance relocated. Since about 1990, the current owners have replaced most windows of the house. A barn once located southwest of the house is no longer extant.

*History.* Fred Warling established a 160-acre homestead claim on this land in September 1914. See **Map Reference 77** (5PA.815) for biographical information on Warling. According to his homestead proof testimony, Fred made improvements to this property including erection of a frame house in 1914; a frame barn; "cellar, sheds, etc."; and 3.5 miles of four-wire fence. He began cultivating the land in 1914, and by 1917 had twenty-five acres under the plow, raising twenty-five tons of oats for hay, six tons of barley, and twelve tons of potatoes. He received a patent for the land in 1918. Son Arthur Warling married Marie Friddle and they moved to this ranch in 1930 to assist his parents in its operation; they had no children. According to Midge Harbour, Art Warling "ran a few cattle, but enjoyed construction work even more. He built many of the homes in the area in the 1940's, 50's and 60's." Elwood Lively recalled that Arthur also worked on the construction of Elevenmile Dam in 1930-32. Fred Warling, who had been in ill health for several years, died in 1942. After his widow Johanna died in 1969, the larger ranch property was sold; Arthur and Marie purchased the ten acres containing the headquarters area. Arthur Warling died in June 1973; Marie Warling still lived here in 1982. She had a garden in the southern section of the property, selling some items and doing lots of canning.<sup>158</sup>

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South of the Fred Warling Farm the road is flanked by nonhistoric residential development of the Lake George Ranchettes subdivision for 0.6 of a mile.

**Milepost 39.4, Lake George Ranchettes Subdivision (5PA.4679)**  
**County Road 77 (both sides)**  
**Map Reference 79, Photograph 62**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
79A	Mills House, 38416 County Road 77	Building	1970	Noncontributing
79A	Mills Garage, 38416 County Road 77	Building	ca. 1970	Noncontributing
79B	Herrscher House, 38627 County Road 77	Building	1979	Noncontributing

<sup>158</sup> Park County Assessor, real estate information and appraisal file; Elwood "Colby" Lively, owner, onsite interview by Laurie and Tom Simmons, 5 November 2010; Stella Lively, owner, Colorado Springs, Colorado, interview by Thomas H. Simmons, 27 October 2010; Harbour, *The Tarryall Mountains*, 60-61; Fred Warling, U.S. General Land Office, homestead case file, final patent number 01156, 27 November 1918, in the files of the National Archives, Washington, DC; *Colorado Springs Gazette*, 21 November 1994 (Marie Warling obituary); W.H. Powless, surveyor, Map of State Road No. 15B, Park County, Colorado, October 1917; *Park County Republican*, 26 February 1942.



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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
79B	Herrscher Cattle Shed, 38627 County Road 77	Building	1981	Noncontributing
79C	Gilley House, 38773 County Road 77	Building	1976	Noncontributing
79C	Gilley Barn, 38773 County Road 77	Building	1979	Noncontributing
79C	Gilley Utility Building, 38773 County Road 77	Building	1979	Noncontributing
79C	Gilley Open Storage, 38773 County Road 77	Structure	post-1976	Noncontributing
79D	Plutt House, 38830 County Road 77	Building	2007	Noncontributing
79D	Plutt Garage, 38830 County Road 77	Building	ca. 2007	Noncontributing
79D	Plutt Shed, 38830 County Road 77	Building	ca. 2007	Noncontributing
79E	Gilley Mobile Home, 38847 County Road 77	Building	1988	Noncontributing
79E	Gilley Garage, 38847 County Road 77	Building	ca. 1988	Noncontributing
79F	Coleman House 38919 County Road 77	Building	1987	Noncontributing
79F	Coleman Garage, 38919 County Road 77	Building	post-1987	Noncontributing
79F	Coleman Equipment Shed, 38919 County Road 77	Building	1997	Noncontributing
79F	Coleman Stable, 38919 County Road 77	Building	post-1987	Noncontributing
79G	Stoll House, 38993 County Road 77	Building	1982	Noncontributing
79G	Stoll Farm Utility Building, 38993 County Road 77	Building	1978	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79G	Stoll Shed, 38993 County Road 77	Building	post-1982	Noncontributing
79H	Fuhrmann House, 39122 County Road 77	Building	1980	Noncontributing
79H	Fuhrmann Shed, 39122 County Road 77	Building	post-1980	Noncontributing
79H	Fuhrmann Outbuilding, 39122 County Road 77	Building	post-1980	Noncontributing
79I	Autrey House, 39139 County Road 77	Building	1997	Noncontributing
79I	Autrey Garage, 39139 County Road 77	Building	post-1997	Noncontributing
79I	Autrey Shed, 39139 County Road 77	Building	post-1997	Noncontributing
79J	Etherton House, 39211 County Road 77	Building	1972	Noncontributing

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Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
79J	Etherton Garage, 39211 County Road 77	Building	post-1972	Noncontributing
79J	Etherton Stable, 39211 County Road 77	Building	post-1972	Noncontributing
79J	Etherton Barn, 39211 County Road 77	Building	2001	Noncontributing
79K	McGee/Riggs House, 39551 County Road 77	Building	1977	Noncontributing
79K	McGee/Riggs Barn, 39551 County Road 77	Building	1977	Noncontributing
79L	Weaver House, 39700 County Road 77	Building	1977	Noncontributing
79L	Weaver Garage, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Barn, 39700 County Road 77	Building	2000	Noncontributing
79L	Weaver Cabin, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Shed, 39700 County Road 77	Building	post-1977	Noncontributing
79L	Weaver Shed, 39700 County Road 77	Building	post-1977	Noncontributing
79M	Gilley House, 39741 County Road 77	Building	1976	Noncontributing
79M	Gilley Garage, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79M	Gilley Shed, 39741 County Road 77	Building	post-1976	Noncontributing
79N	Goldsworthy House, 39921 Warling Circle	Building	1972	Noncontributing
79O	Wardle House, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
79O	Wardle Garage/Equipment Shed, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle	Building	pre-1956-62	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle	Building	1956-62	Contributing
79O	Wardle Mobile Home, 39927 County Road 77/88 Warling Circle	Structure	post-1965	Noncontributing

Platted in 1970, the low density Lake George Ranchettes subdivision covers about 154 acres and contains fifteen occupied parcels. The parcels contain single family homes principally erected between 1970 and 2007, and most have one or more outbuildings such as garages or sheds. The land rises on both sides of the road, and dwellings are placed near the treeline. With the exception of one ca. 1956-62 property to the southwest that predates the subdivision, the

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resources are all evaluated as noncontributing due to their different historic context and construction after the period of significance.<sup>159</sup>

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The road continues south-southeasterly through Tappan Gulch, and at about Milepost 39.9 broadens into wider bottomlands affording greater opportunities for grazing livestock and raising hay. At about Milepost 40.4 County Road 112 joins the road from the east.

**Milepost 40.4, Clarkson/Golding Homestead (5PA.4470)**

**County Road 77 (west side)**

**Site, Contributing**

**Map Reference 80, Detail Map 45**

The Clarkson/Golding Homestead lies about 328' off the west side of County Road 77 at the intersection with County Road 112, with Tappan Gulch on the east side of the road and the South Platte River 1,610' southeast. The land slopes toward the road and river and rises behind the homestead site to a densely forested ridge. The area around the house is treeless and covered with grasses and forbs. The property consists of the ruins of a ca. 1909 east-facing, one-story, side gabled roof house. No foundation is visible, and the walls and gable faces are composed of vertical boards, with horizontal boards at the top and bottom of each wall and plain fascia boards on the gable ends. The front (east wall) has an off-center door opening to the north and a horizontal window opening to the south, both with plain wood surrounds. The north and south walls have center window openings. The roof and ridge beam of the main part of the house are no longer present. Extending from the rear of the house is a shed roof addition with vertical board walls and corrugated metal roofing; the roof is partially collapsed. The two piles of collapsed wall sections, loose boards, and other building materials to the northwest and one pile to the northeast are probably the remnants of the stable, chicken coop, and "out cellar" noted in Mae Golding's homestead proof testimony. The entire parcel containing this resource is within the nominated district boundary and is assessed as contributing. Areas of significance for the ranch include Agriculture and Historic Non-Aboriginal Archaeology.

*Alterations.* The site has been abandoned for many years and has experienced deterioration.

*History.* Charles Clarkson, from England, and his Ohio-born wife, Mary M. Bysong Clarkson, settled on this Tarryall land with their infant daughter, Annie, in January 1873 and built a substantial log house (no longer standing), a stable, fences, and other improvements. The Clarksons cultivated about six acres and hay was cut from about twenty acres. Mrs. Clarkson's sister and her family (the Snairs) lived on a homestead to the south (see below). Charles Clarkson died on 8 March 1882; his widow completed the homestead process he had begun, receiving a patent to 160 acres of land in the following year. She and Annie later moved to Idaho. In 1907 the land was re-opened to homesteading and Canadian-born naturalized citizen Mansfield Golding applied for the tract, settling on the land with his wife, Mae Florence Willett Golding. Two years later Mansfield Golding deserted his wife and abandoned his property. She stayed on the land, making improvements and growing hay and potatoes. Life at the ranch was not always quiet. In April 1911 a Teller County resident, Morgan James, threatened to kill Mrs. Golding and her employees if she built a fence that obstructed a road on her property that he had used for many years. The *Fairplay Flume* described Mae Golding as charming, highly educated, and well-traveled, concluding "with her as a resident any community should feel justly proud." The property produced hay and potatoes, and she described the buildings of the ranch as a three-room frame house, a stable for two horses, a chicken house, an out cellar, a corral, and wire fences. After receiving her patent in February 1920, Mae lived for many years in California and became an orchardist before her death in 1946. Since at least the 1940s, members of the Abell family of Texas have owned the land. The Golding patent is now part of a much larger parcel owned by Mary A. Abell Etheridge and ten others as tenants in common.<sup>160</sup>

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<sup>159</sup> The 1956 U.S.G.S. map, "Tarryall, Colorado," does not show a ranch headquarters in this location.

<sup>160</sup> Park County assessor, real estate information; U.S. General Land Office, Mary M. Clarkson, document 165, 1 August 1883 and Mae F. Golding, document 02061, 21 February 1920, in the files of the National Archives, Washington, D.C.; Mae F. Golding death certificate, 4 December 1946, Orange County, California; *U.S. Census*, manuscript returns, Arapahoe County, Colorado; *Fairplay Flume*, 16 March 1882, 3 (Clarkson death notice), 21 April 1911, 1, and 28 April 1911, 1; Linda Balough, "Snair Homestead Cabin, Park County Historic Properties Nomination Form," 1 November 2006; W.H. Powless, surveyor, "Map of State Road No. 15B, Park County, Colorado," October 1917; Early Homesteaders, interpretive panel north of Snair Ranch, Pike National Forest; U.S. Census of Population, manuscript returns, Harris County, Texas, 1920 and 1930; Park County Clerk and Recorder, correction deed, 30 April 1986, Book 395, Page 768.

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South of the Clarkson/Golding Homestead the road meets the South Platte River at milepost 40.6 and follows the foot of the hill on the west side of the drainage. From this point to the junction with U.S. 24 the river valley to the east widens to half a mile, while the west side of the road contains rocky slopes with aspen and pine (Photograph 63).

**Milepost 40.8, Snair Ranch (5PA.4466)**  
**County Road 77 (east side)**  
**Site, Contributing**  
**Map Reference 81, Detail Map 46, Photographs 63 and 64**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
81A	Corral with loading chute	Structure	pre-1961	Contributing
81B	Hand-dug well	Structure	pre-1961	Contributing

*Summary.* This former ranch headquarters is located on the east side of County Road 77, between the road and the South Platte River (Photograph 63). Only a few remnants of outbuildings remain, including a corral area in a meadow (Resource A, Photograph 64) and a hand-dug well (Resource B). Southwest of the corral is the ruins of a loafing shed. A collapsed root cellar and depression lies south of the corral. The depression resulted from the move of the main house in 2005. The area of significance for the ranch is Agriculture.

*Landscape.* The property is on the west side of the river about 500' south of its confluence with Tappan Gulch. The land, covered with grass and forbs, slopes from west to east and is used for cattle grazing. The headquarters is contained on ranchland of 295 acres, all of which is within the historic district boundary and is assessed as contributing.<sup>161</sup> About 283 acres are used for grazing. A dirt two-track road extends east-northeast from the county road about 388' to the vicinity of the corral and then turns southeast and follows the west bank of the river. Immediately west of the corral is the location of a no longer extant building. A collapsed root cellar and debris-filled depression lies east of the loafing shed and south of the corral; the depression is filled with construction materials from the additions to the ranchhouse, which were razed when the center portion of the house was moved to Lake George in 2005. According to local historian Steve Plutt, there is a hand-dug well toward the river about 195' southeast of the corral loading chute. Other features of the site include a ranch road and a post and barbed wire fence.

*Primary Resource.* Resource A, Corral, Structure, pre-1961, Contributing, Photograph 64. The post and rail corral measures approximately 83' x 56', with its east edge about 136' from the South Platte River. The corral generally consists of vertical log posts with narrower log rails (some unpeeled); there is a section of log and some sections of horizontal board railings. Gates include a newer metal tube style as well as those with horizontal board rails with diagonal bracing. The corral is divided into two roughly rectangular main sections, a smaller east part and a somewhat larger west part. The northeast corner of the west corral section has wall sections composed of squared horizontal logs joined with square notches (this may have comprised a building at one time). A newer loading chute is located on the south near the center and appears sturdily built with vertical log post supports, thick board side rails, and top bracing.

*Alterations.* The house at this ranch headquarters was moved to Lake George in 2005, and some other buildings and structures are no longer extant or have experienced deterioration.

*History.* Ohioan Richard Snair settled along the Tarryall in 1875, receiving a patent eight years later after making improvements described in his homestead proof testimony: "The house is a log house, with fence and ditches, stables, etc. the house is 22 x 24 feet. Total value of improvements \$1000.00." Snair married Sophia Ann Bysong, a native of Canada; their land lay south of the homestead of Mrs. Snair's sister and her husband, Charles and Mary M. Clarkson. Sophia's brother and another sister also claimed land nearby. The local landmark designation for the Snair Cabin observed: "It is interesting to note how the judicious placement of the borders of each of the family properties managed to control, for all intents and purposes, more land than they could actually place a claim to. The irregular layout of the claims artfully surrounded 40 acres of unclaimed Public Domain land."

The Snairs prospered, raising hay, cattle, and sheep and producing butter, cheese, and eggs. By 1880 the household included two children, two servants, and three boarders (two ranchmen and a school teacher). In 1885, Snair and neighbor J.E. Williams, out hunting buffalo, encountered three cinnamon bears, killing two and roping the third, which they brought "in triumph to Mr. Snair's ranch, where he will be trained." In 1890, Snair sold his property for \$6,000 to Lake George entrepreneur George Frost, who also purchased other ranches in the vicinity along the South Platte. The *Fairplay*

<sup>161</sup> The Assessor parcel containing the location is 534 acres; noncontiguous parts, including lands lying south of U.S. Highway 24 were not included within the historic district boundary.

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*Flume* observed in 1889 that “Frost has obtained control of the entire river footage from the Tarryall range to Eleven-mile canyon. The removal of many old timers from that section is going to work quite a change.” George W. Frost’s acquisition of the Snair and other ranches may have been part of a plan to expand the Lake George development northward as a summer resort. Frost reportedly suffered a stroke in the 1890s that affected his business operations and plans.

Frost’s Snair property was sold at a public trustee’s auction in 1898, to satisfy a promissory note. The Snair property, like the Clarkson-Golding, has been owned by members of the Abell family since the 1940s. In 2005, to prevent the destruction of the ranch house, it was moved (minus two later additions) to the Lake George Community Park; the house became a Park County local landmark in December 2006. The Snair Ranch is now part of a much larger property used for cattle raising owned by Mary A. Abell Etheridge and ten others as tenants in common.<sup>162</sup>

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A small paved turnout with an interpretive panel discussing the Snair family and early settlement is located on the east side of the road at Milepost 41.1, and the road makes a sharp turn to the west.

**Milepost 41.4, Lake George Cemetery (5PA.382)**  
**County Road 77 (west side)**  
**Site, Contributing**  
**Map Reference 82, Photograph 65**

Lake George Cemetery lies atop a hill on the west side of Tarryall Road a short distance before its junction with U.S. Highway 24. The cemetery is irregularly-shaped and encompasses about 6.6 acres. The entrance from County Road 77 includes a stone sign, bench, kiosk, and flagpoles; a chainlink fence extends on either side of the entrance, while an older post and barbed wire fence is present on the south. From the entrance a narrow dirt road extends northwestward and then curves northeastward to ascend the hill, ending in a fairly level area. The oldest burials are located at the top of the hill (7,960’ to 8,000’ elevation) in the north central part of the property. This portion of the cemetery features native grass, yucca, and many pine trees and includes graves with earthen stone markers of granite and marble, graves marked with piles and outlines of native stone, and unmarked graves. Some plots are enclosed with fences of wrought iron (including some by the Hassell Iron Works Company of Colorado Springs), wood pickets, and metal pipes. The southern, open area of the burial ground includes more recent interments.

A 1995 archaeological survey of the cemetery found approximately 175 graves, of which about 100 were marked; the cemetery remains active. The earliest burial appears to date to the mid-1870s. The cemetery contains the graves of persons important to the history of the Tarryall Road corridor and Lake George communities, including the graves of pioneer ranchers Anson A. Allen, members of the John E. Williams family, Sidney and Eleanor Derby, Jacob and Dora Kolle and family members, Eli E. and Catherine Portis, and others. The entire extent of the cemetery is included in the district and is assessed as contributing. The areas of significance for the cemetery include Exploration/Settlement.

*Alterations.* The cemetery is still active and new burials are still taking place in the lower, southern part of the site.

*History.* This cemetery dates to the early period of settlement along the Tarryall, with the first burial dating to the mid-1870s. Persons important to the history of the Tarryall Road and Lake George communities are buried here, including rancher Anson A. Allen, members of the John E. Williams family, Sidney and Eleanor Derby, Jacob and Dora Kolle and family members, Eli E. and Catherine Portis, and others.

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<sup>162</sup> Park County Assessor, real estate information and tract books; Steve Plutt, Lake George vicinity, email to Thomas H. Simmons, 28 February 2011; *Fairplay Flume*, 11 June 1885, 4, and 1 July 1898, 3, and 29 December 2006; *Fairplay Flume*, 1889 (undated clipping), Snair Family file, Park County Local History Archives, Bailey, Colorado; “Snair Cabin,” Park County Heritage Area, <http://www.parkcountyheritage.com>, accessed 20 October 2009; U.S. Census Bureau, census of population, manuscript returns, Gilpin County, Colorado, 1870 and Park County, Colorado, 1880; *Colorado State Census*, 1885; Linda Balough, “Snair Homestead Cabin, Park County Historic Properties Nomination Form,” 1 November 2006; W.H. Powless, surveyor, “Map of State Road No. 15B, Park County, Colorado,” October 1917; *Early Homesteaders*, interpretive panel north of Snair Ranch, Pike National Forest; Harbour, *The Tarryall Mountains*, 88-91; Charles E. Williams (pioneer Lake George resident), letter to Postmaster, Lake George, Colorado, 25 June 1955, reprinted in the *Fairplay Flume*, 1956, clipping files, Western History and Genealogy Department, Denver Public Library, Denver, Colorado; Richard Snair, homestead case file, final certificate number 76, 23 October 1882, National Archives, Washington, DC; *U.S. Census of Population*, manuscript returns, Harris County, Texas, 1920 and 1930; Park County Clerk and Recorder, correction deed, 30 April 1986, Book 395, Page 768. The owners’ plans to burn the ranch house prompted its move to Lake George.

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Beyond the cemetery, the boundary of the district extends on the east side of the road to the other side of the South Platte River and south to U.S. 24, while retracting to the road right-of-way on the west (Photograph 66). County Road 77 (Tarryall Road) ends at U.S. 24 at Milepost 41.8. The curving nature of the road is manifested in the 39.4 road-miles required to cover the 32.9-mile straight-line distance between the beginning and ending points. The road drops from 9,350' elevation at Jefferson to 7,940' at its southern terminus, an average grade of less than 1 percent.

## Integrity

The Tarryall Rural Historic District retains a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.

## Location

The Tarryall district possesses integrity of location, reflecting the places where significant activities that shaped the district occurred. The presence of natural resources, quality of soils, climate, and accessibility determined the location of development in the district historically, as they do today. County Road 77 (Tarryall Road), the vital connector for the area since the 1860s, maintains its historic alignment along the drainage. In a few instances, segments of the old road have been abandoned or realigned to achieve a more direct route or better grade; however, the earlier portions remain intact and provide insights into the nature of the earlier road. Documented cases of relocated historic buildings were noted in a few cases, some within and some after the period of significance. Several buildings at the Ute Trail River Resort were brought from other locations to serve as guest cabins within the period of significance. Moving of buildings was not uncommon in Park County or other areas in Colorado and the West and reflects an important element of traditional ranching culture: the pragmatic recycling of buildings and materials. Relocation of resources in the district after the period of significance appears to involve only a handful of resources; such resources were assessed as noncontributing in this document.

## Setting

The immense natural setting of the district retains a high degree of historic physical integrity and remains essentially as it was during the period of significance. The bottomlands along the creeks, the forested hillsides, rock escarpments, and distant peaks dominate the district. The ranching landscape is vast and tends to diminish and absorb more recent construction. Almost all ranches within the district maintain integrity of their setting, with few changes in the relationship between the buildings and structures and the meadows and grazing lands. Most have only small alterations to the immediate setting of the ranch headquarters since the historic period; such changes chiefly consist of the removal, relocation, or collapse of an outbuilding.<sup>163</sup> The most serious impacts on the setting have been the creation of a handful of relatively small rural residential subdivisions at widely separated points along the corridor. Lake George Ranchettes, encompassing fifteen occupied parcels of land with forty-nine resources, abuts both sides of County Road 77 within the district. A small portion of Tarryall River Estates, including five buildings, is also included in the district. The impact of two other subdivisions, Circle R Ranch and Stagesop, is somewhat mitigated by the placement of construction on hills above the creek drainage, with houses set within treelines; these subdivisions are outside the district. Isolated vacation homes or rural residences unrelated to agriculture also are present within the district, but their numbers are not great and they tend to be spread along the length of Tarryall Road and are often screened by trees. Demolition and replacement of buildings within individual ranches appears to be relatively rare; significant stability in the building stock was noted, based on results of resource surveys conducted in 1995 and 2010.

## Design

The composition of natural and cultural resources within the district retains substantial historic physical integrity in terms of form, plan, and spatial organization. While no overall design plan addressed the nature of development in the district, the various ways in which settlers adapted to the topography and climate is reflected in ranch layouts, the placement of individual buildings in relation to hillsides and bottomlands, and the careful construction of gravity-fed irrigation ditches. Most of the buildings and structures in the district represent vernacular Western design based on the materials native to the area or easily available, sturdy enough to survive harsh weather and the presence of cattle and horses, and suited to the essential activities of ranch life. In most instances, the design of ranch facilities retains substantial integrity dating to the period of significance. Other types of resources, such as Tarryall School and Hayman School importantly represent the design of a rapidly disappearing rural resource type. The Tarryall Dam and Reservoir and the caretaker's complex associated with their construction continue to illustrate the engineering and architectural design skills of State Engineer M.C. Hinderlider. The cemeteries along the road retain their historic design qualities in terms of layout and monuments.

<sup>163</sup> The Holst/Wallace/Paige Ranch (Map Reference 29) is one ranch headquarters where substantial post-1980s construction has occurred.

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Since the 1990s, County Road 77 has received barrow ditches to control erosion along much of its length as part of its general improvement. Very few historic resources in the district have lost integrity due to design changes.

### **Materials**

Few of the materials utilized in historic construction within the district have been replaced or altered. Building during the pioneer stage of construction and later typically employed native materials, such as logs and stone, that add to the area's sense of time and place. With the establishment of early sawmills and the later arrival of railroads, dimensional lumber became readily available for use in construction, as evidenced in the intact vertical board, board-on-board, board-and-batten, horizontal board, and wood shingles cladding of buildings within the district. Stone, logs, or concrete were employed for foundations, the façades of root cellars, retaining walls, and chimneys. Metal used for roofing, wall sheathing, and stove pipes is still present. Examples of twentieth century (but still within the period of significance) building materials include cement asbestos wall shingles and rolled asphalt siding stamped to resemble brick, which are seen in a few locations. Deterioration of materials appears to be a bigger threat than purposeful remodeling, as a few homestead complexes and isolated buildings along the corridor stand abandoned or in ruins. A few of the residences along the road have received nonhistoric siding. Several ranch outbuildings display the common technique in ranching communities of using patches to replace damaged fabric using like or different materials. Road improvements undertaken in the 1990s and in 2011-2013 on the northern and central portions of County Road 77, including resurfacing, addition of stone-lined barrow ditches, installation of new wood post and barbed wire fences, and reshaping of selected cuts, improved the drivability of the route at the expense of some of the road's rustic character. However, the work reflected the established pattern of improvement to the structure throughout its history. Vegetation within the district, including that along the waterways and ditches that were the lifeblood of the agricultural operations; the grasses of grazing lands and hay meadows associated with ranches; and vegetation in the vicinity of the major recreational facility at Tarryall Reservoir reflects the impact of human use on the plant species dominant in the area, as do the specific plantings within the ranch yards. Wood ditch headgates have been changed to metal screw headgates set in concrete frames. One of the most dramatic recent signs of human impact upon vegetation evident today is the result of an arson fire that blackened 578 acres within the district between Mileposts 35 and 37 in 2002.

### **Workmanship**

Resources within the district are generally simple, functional, and unornamented, but represent a quality of workmanship attributable to the early and later residents of the area. Many of the early buildings demonstrate Pioneer Log construction techniques, including hewn square and round log construction employing a variety of notching styles. Although vernacular in design, the log buildings display skilled workmanship and expertise in their erection. The two-story main house of the John E. Williams Ranch is perhaps the most striking example, displaying hewn log walls joined with full dovetail notching. Family members report that the house was seen as such an iconic Western symbol that the Walt Disney organization offered to buy it in the 1950s and relocate it to California.<sup>164</sup> Many of the barns in the district represent the coordinated work of several persons to raise and complete large ranch facilities. Structures such as loafing sheds, chicken coops, and other outbuildings often reflect the talents of ranch owners in creating architecture by using available materials to construct buildings addressing the special requirements of animals or the particular functions they serve. Skilled carpenters, such as Tarryall rancher Anson A. Allen, kept busy working on houses and other ranch buildings throughout the district. A few buildings, such as the Tarryall School, represent work donated by community members. Workmanship of the caretaker's complex associated with Tarryall Reservoir reflects the skills of state workers, as do the reservoir and dam.

### **Feeling**

The district possesses a high degree of integrity of feeling evoked by the presence of physical characteristics representing its historic appearance. These characteristics create a sense of the past time and place within the district. Wide spacing of ranch headquarters, the curving two-lane nature of Tarryall Road, components of the scenic natural setting, and the overall low density of development along the corridor convey a sense of the rich and layered history associated with the district. Some changes in land use have impacted small parts of the immense area, but substantial ranching complexes, hay meadows, undeveloped grazing lands, and forested slopes and distant mountain vistas remain to convey the area's historic character. The presence of the Pike National Forest preserves much of the tree-clad hillsides in this high altitude rural historic district. The 2002 Hayman wildfire blackened a section of the southern end of the corridor, but given the vast stands of timber remaining, the burn area serves as a reminder of the impact of human activity in the area and does not substantially diminish the impression of abundant natural resources that attracted the early settlers. Without a doubt, the Tarryall Valley's numerous ranch headquarters, meadows strewn with scores of large hay bales, long stretches of

<sup>164</sup> The family rejected the offer.

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undeveloped grazing lands, open range, cattleguards, scenic qualities, meandering streams, vistas of distant peaks and rocky cliffs, low traffic volume (except on summer weekends), and the sheer length of the 39.4-mile drive provide a difficult-to-replicate experience. Changes to Tarryall Road occurring since the mid-1990s, such as resurfacing, addition of barrow ditches, a replacement bridge across Tarryall Creek, and some re-contouring of adjacent slopes, have somewhat impacted the feeling conveyed by the road's previous rustic, pot-holed, deteriorating pavement.

**Association**

The historic resources of the district provide direct links to pioneer settlement and development of this high mountain cattle and hay raising area, a pre-territorial transportation route in use for more than 150 years, and historic recreational facilities created by private individuals and state and federal agencies. This association is evidenced in the continued occupation and use of ranch headquarters and associated hay and grazing lands, the continued importance of Tarryall Road in serving local residents and visitors, and the longtime and continued operation of guest ranches, Tarryall Reservoir, and recreational facilities on public lands. The ranches exhibit a history of being passed from one generation of a family to another or from one longtime rancher to another who then maintains a lengthy relationship with the land and continues its traditional usage. The schools are emblems of the long-standing importance of education within the community and one, Tarryall School, serves as a site for group activities at the southern end of the district. The Bordenville and Lake George cemeteries are the final resting places of numerous pioneers in the area and continue to serve the burial needs of families along the Tarryall. The State of Colorado and the U.S. Forest Service continue their long service of preserving and maintaining the public lands and resources in the area. Tarryall Road is still a vital transportation thoroughfare linking the residents along its route with one another and the outside world, as well as allowing visitor access to the recreational attractions and natural splendor of this isolated valley.

**Table 1. Resources within the Tarryall Rural Historic District  
 Listed from North to South**

The following table contains all resources within the historic district listed in milepost order from the north end and proceeding south to U.S. 24 west of Lake George. The first line of each property is shaded gray with bold type. Locations with more than one resource (clusters or complexes such as ranch headquarters) have one map reference number with constituent resources indented and labeled with letter suffixes (e.g. 2A, 2B, etc.). NOTE: Milepost numbers are approximate.

Map Ref. Num.	Resource Name	State ID Num.	Milepost Num.	Physical Address	Resource Type	Contributing Status
<b>NORTH SECTION OF THE DISTRICT</b>						
<b>1</b>	<b>County Road 77 (Tarryall Road, north section)</b>	<b>5PA.4644</b>	<b>2.4 to 33.7</b>	<b>N/A</b>	<b>Structure</b>	<b>Contributing</b>
<b>2</b>	<b>Taylor/Portis/Johnson Ranch</b>	<b>5PA.4468</b>	<b>2.4</b>	<b>2427 County Rd. 77</b>	<b>Site</b>	<b>Contributing</b>
2A	House		2.4	2427 County Rd. 77	Building	Contributing
2B	Outhouse		2.4	2427 County Rd. 77	Building	Contributing
2C	Frame cabin		2.4	2427 County Rd. 77	Building	Contributing
2D	Roth house		2.4	2427 County Rd. 77	Building	Contributing
2E	Big log cabin		2.4	2427 County Rd. 77	Building	Contributing
2F	New shop		2.4	2427 County Rd. 77	Building	Noncontributing
2G	Horse barn		2.4	2427 County Rd. 77	Building	Contributing
2H	Loafing shed		2.4	2427 County Rd. 77	Building	Contributing
2I	Calving barn		2.4	2427 County Rd. 77	Building	Contributing
2J	Old shop		2.4	2427 County Rd. 77	Building	Contributing
2K	Chicken coop		2.4	2427 County Rd. 77	Structure	Noncontributing
2L	Hay barn		2.4	2427 County Rd. 77	Building	Contributing
2M	Machine shed		2.4	2427 County Rd. 77	Building	Noncontributing
2N	Storage shed		2.4	2427 County Rd. 77	Building	Noncontributing
2O	Corral		2.4	2427 County Rd. 77	Structure	Contributing
2P	Crosier-Taylor Ditch		2.4	2427 County Rd. 77	Structure	Contributing
2Q	Taylor Ditch		2.4	2427 County Rd. 77	Structure	Contributing
2R	Gibson Ditch		2.4	2427 County Rd. 77	Structure	Contributing



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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
2S	Taylor's Jefferson Creek Ditch		2.4	2427 County Rd. 77	Structure	Contributing
<b>3</b>	<b>Morton house</b>	<b>5PA.4650</b>	<b>3.0</b>	<b>189 Monahan (County Road 77, east side)</b>	<b>Building</b>	<b>Noncontributing</b>
<b>4</b>	<b>Connelly Property</b>	<b>5PA.4651</b>	<b>3.1</b>	<b>3094 County Road 77</b>	--	--
3A	Shed		3.1	3094 County Road 77	Building	Noncontributing
3B	Shed		3.1	3094 County Road 77	Building	Noncontributing
<b>5</b>	<b>Burton Property</b>	<b>5PA.4652</b>	<b>3.4</b>	<b>3398 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>6</b>	<b>Sanborn Ranch</b>	<b>5PA.781</b>	<b>3.7</b>	<b>3606 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
6A	North house		3.7	3606 County Road 77	Building	Contributing
6B	South house		3.7	3606 County Road 77	Building	Contributing
6C	Chicken coop		3.7	3606 County Road 77	Structure	Contributing
6D	Barn		3.7	3606 County Road 77	Building	Contributing
6E	Feed shed		3.7	3606 County Road 77	Building	Contributing
6F	Barn		3.7	3606 County Road 77	Building	Contributing
6G	Log cabin		3.7	3606 County Road 77	Building	Contributing
6H	Log house		3.7	3606 County Road 77	Building	Contributing
6I	Garage/shop		3.7	3606 County Road 77	Building	Contributing
6J	Outhouse		3.7	3606 County Road 77	Building	Contributing
6K	Outhouse		3.7	3606 County Road 77	Building	Contributing
6L	Large corral on east side of road		3.7	3606 County Road 77	Structure	Contributing
6M	Shed on west side of road		3.7	3606 County Road 77	Building	Noncontributing
6N	Corral on west side of road		3.7	3606 County Road 77	Structure	Noncontributing
6O	Crosier-Hawxhurst Ditch		3.7	3606 County Road 77	Structure	Contributing
<b>7</b>	<b>Wright Homestead</b>	<b>5PA.780</b>	<b>4.25</b>	<b>4380 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
7A	Log house		4.25	4380 County Road 77	Building	Contributing
7B	Frame garage		4.25	4380 County Road 77	Building	Contributing
7C	Shop/work shed		4.25	4380 County Road 77	Building	Contributing
7D	Log building		4.25	4380 County Road 77	Building	Contributing
7E	Loading ramp of earth, stone, and logs		4.25	4380 County Road 77	Structure	Contributing
<b>8</b>	<b>Miller Ranch</b>	<b>5PA.782</b>	<b>5.2</b>	<b>5304 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
8A	North house		5.2	5304 County Road 77	Building	Contributing
8B	South house		5.2	5304 County Road 77	Building	Noncontributing
8C	North log cabin		5.2	5304 County Road 77	Building	Contributing
8D	South log cabin/shed		5.2	5304 County Road 77	Building	Contributing
8E	Feed shed		5.2	5304 County Road 77	Building	Noncontributing
8F	Corral		5.2	5304 County Road 77	Structure	Noncontributing
8G	Stone-lined well		5.2	5304 County Road 77	Structure	Contributing
<b>9</b>	<b>Miller-Rudd Ranch</b>	<b>5PA.783</b>	<b>5.3</b>	<b>5400 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
9A	House		5.3	5400 County Road 77	Building	Contributing
9B	Garage/shop		5.3	5400 County Road 77	Building	Noncontributing
9C	Outhouse		5.3	5400 County Road 77	Building	Contributing
9D	Shed		5.3	5400 County Road 77	Building	Noncontributing
<b>10</b>	<b>Colorado City Road</b>	<b>5PA.4644.1</b>	<b>6.0</b>	<b>Southwest of County Roads 77 and 34</b>	<b>Structure</b>	<b>Contributing</b>
<b>11</b>	<b>Bowsher Ranch</b>	<b>5PA.788</b>	<b>6.2</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
11A	Log house		6.2	County Road 77 (north side)	Building	Contributing

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11B	Log barn		6.2	County Road 77 (north side)	Building	Contributing
11C	Stone-lined well		6.2	County Road 77 (north side)	Structure	Contributing
11D	Corral south side of road near Michigan Creek		6.2	County Road 77 (north side)	Structure	Contributing
12	<b>McCartney Ranch log building</b>	<b>5PA.4653</b>	<b>7.5</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Contributing</b>
13	<b>Stage Stop Saloon and Store</b>	<b>5PA.4654</b>	<b>8.6</b>	<b>53 Stagestop Road</b>	<b>Building</b>	<b>Noncontributing</b>
14	<b>Kriznoski loafing shed</b>	<b>5PA.4655</b>	<b>8.7</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Noncontributing</b>
15	<b>Lost Park Ranch Reservoir</b>	<b>5PA.4656</b>	<b>9.0</b>	<b>County Road 77 (south side)</b>	<b>Structure</b>	<b>Noncontributing</b>
16	<b>Dunbar-Robbins Ranch</b>	<b>5PA.787</b>	<b>9.7</b>	<b>9700 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
16A	House		9.7	9700 County Road 77	Building	Contributing
16B	Garage/shop		9.7	9700 County Road 77	Building	Contributing
16C	Shed		9.7	9700 County Road 77	Building	Contributing
16D	Stable		9.7	9700 County Road 77	Building	Contributing
16E	Shed		9.7	9700 County Road 77	Building	Contributing
16F	Log barn		9.7	9700 County Road 77	Building	Contributing
16G	Log cabin/shed		9.7	9700 County Road 77	Building	Contributing
16H	Metal barn		9.7	9700 County Road 77	Building	Contributing
16I	Scale house		9.7	9700 County Road 77	Building	Noncontributing
16J	Corral with squeeze chute		9.7	9700 County Road 77	Structure	Contributing
17	<b>Ratcliff Cabin/Long Homestead</b>	<b>5PA.2924</b>	<b>10.4</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
18	<b>Rowlette Property</b>	<b>5PA.4657</b>	<b>10.5</b>	<b>10505 County Road 77</b>	<b>--</b>	<b>--</b>
18A	House		10.5	10505 County Road 77	Building	Noncontributing
18B	Garage		10.5	10505 County Road 77	Building	Noncontributing
19	<b>Topaz Mountain Ranch</b>	<b>5PA.4658</b>	<b>11.3</b>	<b>11381 County Road 77</b>	<b>--</b>	<b>--</b>
19A	House		11.3	11381 County Road 77	Building	Noncontributing
19B	Shed		11.3	11381 County Road 77	Building	Noncontributing
20	<b>Olney Borden Ranch/Bordenville</b>	<b>5PA.350</b>	<b>11.3</b>	<b>11304 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
20A	House		11.3	11304 County Road 77	Building	Noncontributing
20B	Storage shed		11.3	11304 County Road 77	Building	Contributing
20C	Log cabin		11.3	11304 County Road 77	Building	Contributing
20D	Log building		11.3	11304 County Road 77	Building	Noncontributing
20E	Shed (former outhouse)		11.3	11304 County Road 77	Building	Contributing
20F	Garage/shed		11.3	11304 County Road 77	Building	Contributing
20G	Garage/shop		11.3	11304 County Road 77	Building	Contributing
20H	Stone-lined well (south of Resource A)		11.3	11304 County Road 77	Structure	Contributing
20I	Stone-lined well (north of Resource A)		11.3	11304 County Road 77	Structure	Contributing
20J	Gazebo		11.3	11304 County Road 77	Structure	Noncontributing
20K	Stone-lined well (southeast of Resource C)		11.3	11304 County Road 77	Structure	Contributing
20L	Footbridge		11.3	11304 County Road 77	Structure	Noncontributing
21	<b>Bordenville Cemetery</b>	<b>5PA.369</b>	<b>11.7</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
22	<b>Timothy Borden Ranch</b>	<b>5PA.785</b>	<b>12.1</b>	<b>12165 County Road 77</b>	<b>Site</b>	<b>Contributing</b>

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22A	House		12.1	12165 County Road 77	Building	Contributing
22B	House/barn		12.1	12165 County Road 77	Building	Contributing
22C	Equipment shed		12.1	12165 County Road 77	Building	Contributing
22D	Log barn		12.1	12165 County Road 77	Building	Contributing
22E	Shed		12.1	12165 County Road 77	Building	Contributing
22F	Log barn/stable		12.1	12165 County Road 77	Building	Contributing
22G	Log barn/stable		12.1	12165 County Road 77	Building	Contributing
22H	Garage		12.1	12165 County Road 77	Building	Contributing
22I	Equipment shed		12.1	12165 County Road 77	Building	Contributing
22J	Loafing shed		12.1	12165 County Road 77	Building	Noncontributing
22K	Modular house		12.1	12165 County Road 77	Building	Noncontributing
22L	Garage/workshop		12.1	12165 County Road 77	Building	Contributing
22M	House		12.1	12165 County Road 77	Building	Contributing
22N	Corral		12.1	12165 County Road 77	Structure	Contributing
22O	Cistern		12.1	12165 County Road 77	Structure	Contributing
22P	Corral on west side of road		12.1	12165 County Road 77	Structure	Noncontributing
22Q	Timber bridge across Tarryall Creek		12.5	12165 County Road 77	Structure	Contributing
22R	Loafing shed to east		12.6	12165 County Road 77	Building	Contributing
22S	Loafing shed to west		12.6	12165 County Road 77	Building	Contributing
<b>23</b>	<b>Holst-Wallace-Paige Ranch</b>	<b>5PA.4467</b>	<b>14.6</b>	<b>14609 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
23A	Foreman's house		14.6	14609 County Road 77	Building	Contributing
23B	Shop		14.6	14609 County Road 77	Building	Contributing
23C	Log cabin		14.6	14609 County Road 77	Building	Noncontributing
23D	Log cabin		14.6	14609 County Road 77	Building	Noncontributing
23E	Shed		14.6	14609 County Road 77	Building	Noncontributing
23F	Shed with grain hoppers to the north and west		14.6	14609 County Road 77	Building	Contributing
23G	Machine shed		14.6	14609 County Road 77	Building	Noncontributing
23H	Wakem house		14.6	14609 County Road 77	Building	Noncontributing
23I	Horse barn		14.6	14609 County Road 77	Building	Noncontributing
23J	Horse arena		14.6	14609 County Road 77	Building	Noncontributing
23K	Corral		14.6	14609 County Road 77	Structure	Noncontributing
23L	Root cellar		14.6	14609 County Road 77	Structure	Contributing
23M	Hay storage structure		14.6	14609 County Road 77	Structure	Noncontributing
23N	Pond northeast of arena		14.6	14609 County Road 77	Structure	Noncontributing
23O	Circular corral northeast of arena		14.6	14609 County Road 77	Structure	Noncontributing
23P	Circular corral to south		14.6	14609 County Road 77	Structure	Noncontributing
23Q	Shed		14.6	14609 County Road 77	Building	Noncontributing
23R	Holst Ditch No. 1		14.6	14609 County Road 77	Structure	Contributing
23S	Holst Ditch No. 2		14.6	14609 County Road 77	Structure	Contributing
23T	Holst-Packer Ditch		14.6	14609 County Road 77	Structure	Contributing
<b>24</b>	<b>Colorado Division of Wildlife (Colorado Game and Fish Department) Complex</b>	<b>5PA.786</b>	<b>16.2</b>	<b>16226 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
24A	Main house		16.2	16226 County Road 77	Building	Contributing
24B	Secondary house		16.2	16226 County Road 77	Building	Contributing
24C	Garage		16.2	16226 County Road 77	Building	Contributing
24D	Shed		16.2	16226 County Road 77	Building	Contributing

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24E	Shed		16.2	16226 County Road 77	Building	Contributing
24F	Outhouse		16.2	16226 County Road 77	Building	Contributing
24G	Shed		16.2	16226 County Road 77	Building	Contributing
24H	Shed/stable		16.2	16226 County Road 77	Building	Contributing
24I	Shop/garage		16.2	16226 County Road 77	Building	Noncontributing
<b>25</b>	<b>Tarryall Dam and Reservoir</b>	<b>5PA.2021</b>	<b>16.0 to 17.4</b>	<b>County Road 77 (south side)</b>	<b>--</b>	<b>--</b>
25A	Tarryall Dam and Reservoir		16.0 to 17.4	County Road 77 (south side)	Structure	Contributing
25B	Packer-Bonis Ditch		16.0 to 17.4	County Road 77 (south side)	Structure	Contributing
25C	Potato Gulch picnic/boat launch area		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25C	Potato Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch boat inspection building		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch shed		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25C	Potato Gulch boat launch ramp		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25C	Potato Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25C	Potato Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch south campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25D	Derbyshire Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25D	Derbyshire Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch north fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25D	Derbyshire Gulch south fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25E	Derbyshire Gulch north campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25E	Derbyshire Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25E	Derbyshire Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch south campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25F	Packer Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25F	Packer Gulch picnic shelter		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25F	Packer Gulch boat launch ramp		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing

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25F	Packer Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25F	Packer Gulch fishing jetty		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
25G	Packer Gulch north campground		16.0 to 17.4	County Road 77 (south side)	Site	Noncontributing
25G	Packer Gulch vault toilet		16.0 to 17.4	County Road 77 (south side)	Building	Noncontributing
25G	Packer Gulch pier		16.0 to 17.4	County Road 77 (south side)	Structure	Noncontributing
<b>26</b>	<b>County Road 77 bridge over Tarryall Creek</b>	<b>5PA.4659</b>	<b>17.5</b>	<b>County Road 77 at Tarryall Creek</b>	<b>Structure</b>	<b>Noncontributing</b>
<b>27</b>	<b>Old alignment of Tarryall Road</b>	<b>5PA.4644.2</b>	<b>17.8 to 19.1</b>	<b>County Road 77 (north side)</b>	<b>Structure</b>	<b>Contributing</b>
<b>28</b>	<b>Derby-Terhune-Eavenson Ranch</b>	<b>5PA.4464</b>	<b>19.1</b>	<b>19142 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
28A	Main house		19.1	19142 County Road 77	Building	Noncontributing
28B	Secondary house		19.1	19142 County Road 77	Building	Noncontributing
28C	Workshop		19.1	19142 County Road 77	Building	Contributing
28D	Loading structure		19.1	19142 County Road 77	Structure	Noncontributing
28E	Main barn		19.1	19142 County Road 77	Building	Contributing
28F	Log cabin		19.1	19142 County Road 77	Building	Contributing
28G	Barn/garage		19.1	19142 County Road 77	Building	Contributing
28H	Shed		19.1	19142 County Road 77	Building	Noncontributing
28I	Corral with squeeze chute and loading chute		19.1	19142 County Road 77	Structure	Noncontributing
28J	Collapsed log building		20.1	19142 County Road 77	Site	Contributing
<b>29</b>	<b>Derby Cabin</b>	<b>5PA.789</b>	<b>19.1</b>	<b>County Road 77 (south side)</b>	<b>Building</b>	<b>Contributing</b>
<b>30</b>	<b>U.S. Forest Service footbridge</b>	<b>5PA.4661</b>	<b>20.8</b>	<b>County Road 77 (north side)</b>	<b>Structure</b>	<b>Noncontributing</b>
<b>31</b>	<b>Ute Trail River Resort</b>	<b>5PA.790</b>	<b>21.5</b>	<b>21446 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
31A	Lodge/store		21.5	21446 County Road 77	Building	Contributing
31B	Restroom/shower		21.5	21446 County Road 77	Building	Contributing
31C	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31D	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31E	Shed		21.5	21446 County Road 77	Building	Contributing
31F	Barn		21.5	21446 County Road 77	Building	Contributing
31G	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31H	Storage building		21.5	21446 County Road 77	Building	Noncontributing
31I	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31J	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31K	Guest cabin		21.5	21446 County Road 77	Building	Contributing
31L	Guest cabin		21.5	21446 County Road 77	Building	Noncontributing
31M	Shed		21.5	21446 County Road 77	Structure	Noncontributing
31N	Stone and concrete well		21.5	21446 County Road 77	Structure	Contributing
<b>32</b>	<b>Howell-Regan-Robbins Cabin/Outpost Wilderness Adventure Base Camp</b>	<b>5PA.4524</b>	<b>21.5</b>	<b>20859 County Road 77</b>	<b>--</b>	<b>--</b>

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32A	Howell-Regan-Robbins Cabin		21.5	20859 County Road 77	Building	Contributing
32B	Howell-Regan-Robbins outhouse		21.5	20859 County Road 77	Building	Contributing
32C	Bison Peak Lodge		21.5	20859 County Road 77	Building	Noncontributing
32D	Shed		21.5	20859 County Road 77	Building	Noncontributing
32E	Meeting/dining		21.5	20859 County Road 77	Building	Noncontributing
32F	Pavilion		21.5	20859 County Road 77	Building	Noncontributing
32G	Shed		21.5	20859 County Road 77	Building	Noncontributing
32H	Shed		21.5	20859 County Road 77	Building	Noncontributing
32I	Cabin with climbing wall		21.5	20859 County Road 77	Building	Noncontributing
32J	Restroom		21.5	20859 County Road 77	Building	Noncontributing
<b>33</b>	<b>Farnum Peak LLC house</b>	<b>5PA.4662</b>	<b>21.6</b>	<b>20909 County Road 77</b>	<b>--</b>	<b>--</b>
33A	House		21.6	20909 County Road 77	Building	Noncontributing
33B	Cabin		21.6	20909 County Road 77	Building	Noncontributing
33C	Cabin		21.6	20909 County Road 77	Building	Noncontributing
<b>34</b>	<b>Murphy Property</b>	<b>5PA.4663</b>	<b>21.7</b>	<b>20990 County Road 77</b>	<b>--</b>	<b>--</b>
34A	House		21.7	20990 County Road 77	Building	Contributing
34B	Outbuilding		21.7	20990 County Road 77	Building	Contributing
<b>35</b>	<b>Farnum Cemetery</b>	<b>5PA.4460</b>	<b>22.1</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
<b>36</b>	<b>Farnum Ranch/ Mountaindale</b>	<b>5PA.306</b>	<b>22.5</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
36A	House		22.5	County Road 77 (north side)	Building	Contributing
36B	Shed		22.5	County Road 77 (north side)	Building	Contributing
36C	Outhouse		22.5	County Road 77 (north side)	Building	Contributing
36D	Allen-Anderson Ditch		22.5	County Road 77 (north side)	Structure	Contributing
36E	Outbuilding		22.5	County Road 77 (north side)	Building	Noncontributing
<b>37</b>	<b>Lazy River Ranch</b>	<b>5PA.791</b>	<b>22.9</b>	<b>22907 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
37A	House/store		22.9	22907 County Road 77	Building	Contributing
37B	Garage		22.9	22907 County Road 77	Building	Contributing
37C	House		22.9	22907 County Road 77	Building	Noncontributing
37D	Outfitter's cabin		22.9	22907 County Road 77	Building	Contributing
37E	Outfitter's cabin		22.9	22907 County Road 77	Building	Contributing
<b>38</b>	<b>Halstead Property</b>	<b>5PA.4664</b>	<b>22.9</b>	<b>22998 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
38A	House		22.9	22998 County Road 77	Building	Noncontributing
38B	Loafing shed near house		22.9	22998 County Road 77	Building	Noncontributing
38C	Loafing shed next to road		22.9	22998 County Road 77	Building	Noncontributing
38D	Corral with loading chute		22.9	22998 County Road 77	Structure	Noncontributing
38E	Farnum Ditch		22.9	22998 County Road 77	Structure	Contributing
38F	Anderson-Allen Ditch		22.9	22998 County Road 77	Structure	Contributing
<b>39</b>	<b>Long equipment shed</b>	<b>5PA.4665</b>	<b>23.2</b>	<b>23333 County Road 77</b>	<b>Building</b>	<b>Contributing</b>
<b>40</b>	<b>Allen Ranch/Allen Creek Ranch</b>	<b>5PA.4692</b>	<b>23.6</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
40A	House		23.6	County Road 77 (west side)	Building	Contributing
40B	Barn		23.6	County Road 77 (west side)	Building	Contributing

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40C	Blacksmith shop		23.6	County Road 77 (west side)	Building	Contributing
40D	Outbuilding		23.6	County Road 77 (west side)	Building	Contributing
40E	Root cellar		23.6	County Road 77 (west side)	Structure	Contributing
40F	Anson A. Allen Ditch		23.6	County Road 77 (east side)	Structure	Contributing
<b>41</b>	<b>Harrigan equipment shed</b>	<b>5PA.4666</b>	<b>23.6</b>	<b>County Road 77 (west side)</b>	<b>Building</b>	<b>Noncontributing</b>
<b>42</b>	<b>Old Tarryall Road Segment</b>	<b>5PA.4464.3</b>	<b>24.4</b>	<b>County Road 77 (south side)</b>	<b>Structure</b>	<b>Contributing</b>
<b>43</b>	<b>Williams Ranch</b>	<b>5PA.793</b>	<b>25.0</b>	<b>24999 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
43A	Log house		25.0	24999 County Road 77	Building	Noncontributing
43B	Log cabin		25.0	24999 County Road 77	Building	Contributing
43C	Root cellar		25.0	24999 County Road 77	Structure	Contributing
43D	Log cabin		25.0	24999 County Road 77	Building	Contributing
43E	Barn		25.0	24999 County Road 77	Building	Contributing
43F	Tack room/horse stable		25.0	24999 County Road 77	Building	Contributing
43G	Shed		25.0	24999 County Road 77	Building	Contributing
43H	Corral		25.0	24999 County Road 77	Structure	Contributing
43I	Log building		24.5	24999 County Road 77	Building	Contributing
43J	Bradley Ditch		24.7 to 24.6	24999 County Road 77	Structure	Contributing
43K	Cheaprocks Ditch		25.0 to 25.7	24999 County Road 77	Structure	Contributing
<b>44</b>	<b>John E. Williams Ranch</b>	<b>5PA.38</b>	<b>25.6</b>	<b>25630 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
44A	House		25.6	25630 County Road 77	Building	Contributing
44B	Barn		25.6	25630 County Road 77	Building	Contributing
44C	Log cabin		25.6	25630 County Road 77	Building	Contributing
44D	Log cabin		25.6	25630 County Road 77	Building	Contributing
44E	Log cabin		25.6	25630 County Road 77	Building	Contributing
44F	Outhouse		25.6	25630 County Road 77	Building	Contributing
44G	Log cabin		25.6	25630 County Road 77	Building	Contributing
44H	Loafing shed		25.6	25630 County Road 77	Building	Contributing
44I	Bridge		25.6	25630 County Road 77	Structure	Contributing
44J	Loafing shed		25.6	25630 County Road 77	Building	Contributing
44K	Hay Creek Ditch		25.6	25630 County Road 77	Structure	Contributing
44L	Road Segment		25.6	25630 County Road 77	Structure	Contributing
<b>45</b>	<b>Edith Gold Ranch</b>	<b>5PA.4667</b>	<b>25.6</b>	<b>25630 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
45A	Otto Groening cabin		25.6	25630 County Road 77	Building	Contributing
45B	Log cabin (Edith Williams)		25.6	25630 County Road 77	Building	Contributing
45C	Fishing cabin		25.6	25630 County Road 77	Building	Contributing
45D	Log cabin (Emma Gold)		25.6	25630 County Road 77	Building	Contributing
45E	Log shed		25.6	25630 County Road 77	Building	Contributing
45F	Loafing shed		25.6	25630 County Road 77	Building	Contributing
45G	Log bunkhouse		25.6	25630 County Road 77	Building	Contributing
45H	Log garage (Lou Gold)		25.6	25630 County Road 77	Building	Contributing
45I	Tack house		25.6	25630 County Road 77	Building	Contributing
45J	Corral and loading chute		25.6	25630 County Road 77	Structure	Contributing
45K	Cabin		25.6	25630 County Road 77	Building	Contributing
<b>46</b>	<b>Twin Eagles Campground</b>	<b>5PA.4668</b>	<b>26.3</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>

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46A	Vault toilet		26.3	County Road 77 (east side)	Building	Noncontributing
46B	Footbridge		26.3	County Road 77 (east side)	Structure	Noncontributing
<b>47</b>	<b>Tarryall River Ranch</b>	<b>5PA.4465</b>	<b>27.2</b>	<b>27001 1/2 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
47A	Lodge/dining hall		27.2	27001 1/2 County Road 77	Building	Contributing
47B	Office/trading post		27.2	27001 1/2 County Road 77	Building	Noncontributing
47C	Food storage/ice house		27.2	27001 1/2 County Road 77	Structure	Contributing
47D	Main barn		27.2	27001 1/2 County Road 77	Building	Contributing
47E	Stampede guest cabin/bunkhouse/tack room		27.2	27001 1/2 County Road 77	Building	Noncontributing
47F	Livery stable		27.2	27001 1/2 County Road 77	Building	Contributing
47G	Barn		27.2	27001 1/2 County Road 77	Building	Contributing
47H	Shed		27.2	27001 1/2 County Road 77	Building	Contributing
47I	Apache guest cabin		27.2	27001 1/2 County Road 77	Building	Contributing
47J	Cabin (The Hilton)		27.2	27001 1/2 County Road 77	Building	Noncontributing
47K	Gunsmoke guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47L	Timberline guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47M	Swimming pool chemical storage/shed		27.2	27001 1/2 County Road 77	Structure	Contributing
47N	Swimming pool pavilion		27.2	27001 1/2 County Road 77	Building	Noncontributing
47O	Pump house		27.2	27001 1/2 County Road 77	Structure	Contributing
47P	Frontier lodge guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47Q	Angler-Skyline guest cabin		27.2	27001 1/2 County Road 77	Building	Noncontributing
47R	Maintenance shed		27.2	27001 1/2 County Road 77	Building	Contributing
47S	Wood storage		27.2	27001 1/2 County Road 77	Structure	Noncontributing
47T	Shed		27.2	27001 1/2 County Road 77	Building	Noncontributing
47U	Shed		27.2	27001 1/2 County Road 77	Building	Noncontributing
47V	Swimming pool		27.2	27001 1/2 County Road 77	Structure	Noncontributing
47W	Corral		27.2	27001 1/2 County Road 77	Structure	Noncontributing



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47X	Michael A. Mahoney Ditch		27.2	27001 ½ County Road 77	Structure	Contributing
<b>48</b>	<b>Tarryall River Estates</b>	<b>5PA.4679</b>	<b>27.2</b>	<b>County Road 77 (west side)</b>	--	--
48A	House		27.2	27091 County Road 77	Building	Noncontributing
48B	House		27.2	27137 County Road 77	Building	Noncontributing
48C	House		27.2	27225 County Road 77	Building	Noncontributing
48D	House		27.2	27343 County Road 77	Building	Noncontributing
48E	House		27.2	27631 County Road 77	Building	Noncontributing
48F	Outbuilding		27.2	27631 County Road 77	Building	Noncontributing
<b>49</b>	<b>Spruce Grove Campground</b>	<b>5PA.4669</b>	<b>28.2</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>
49A	Vault toilet		28.2	County Road 77 (east side)	Building	Noncontributing
49B	Vault toilet		28.2	County Road 77 (east side)	Building	Noncontributing
49C	Footbridge		28.2	County Road 77 (east side)	Structure	Noncontributing
<b>50</b>	<b>Sidney Derby Ranch</b>	<b>5PA.794</b>	<b>28.6</b>	<b>County Road 77 (west side)</b>	<b>Building</b>	<b>Contributing</b>
50A	Root cellar		28.6	County Road 77 (west side)	Structure	Contributing
50B	Earthen well		28.6	County Road 77 (west side)	Structure	Contributing
50C	Stone lined well		28.6	County Road 77 (west side)	Structure	Contributing
50D	Metal loafing shed		28.6	28654 County Road 77	Building	Noncontributing
50E	Metal loafing shed		28.6	28654 County Road 77	Building	Noncontributing
50F	Irrigation ditch on east side of road near creek		28.6	28654 County Road 77	Structure	Contributing
<b>51</b>	<b>Denny Place</b>	<b>5PA.798</b>	<b>29.5</b>	<b>County Road 77 (south side)</b>	<b>Site</b>	<b>Contributing</b>
51A	Shed		29.5	County Road 77 (south side)	Building	Contributing
51B	Shed (possibly moved)		29.5	County Road 77 (south side)	Building	Contributing
51C	Shed		29.5	County Road 77 (south side)	Building	Contributing
<b>52</b>	<b>Misztal Residence</b>	<b>5PA.799</b>	<b>29.5</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
52A	House		29.5	County Road 77 (north side)	Building	Contributing
52B	Shed/chicken house		29.5	County Road 77 (north side)	Structure	Contributing
52C	Outhouse		29.5	County Road 77 (north side)	Building	Contributing
52D	Well with shed roof		29.5	County Road 77 (north side)	Structure	Contributing
<b>53</b>	<b>Gilman/Derby Buildings</b>	<b>5PA.4670</b>	<b>29.6</b>	<b>County Road 77 (north side)</b>	<b>Site</b>	<b>Contributing</b>
53A	Gilman/Derby Store		29.6	County Road 77 (north side)	Building	Contributing

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53B	Commercial building to north		29.6	County Road 77 (north side)	Building	Contributing
53C	Barn to west		29.6	County Road 77 (north side)	Building	Contributing
53D	Outhouse to west		29.6	County Road 77 (north side)	Building	Contributing
53E	Outhouse to east		29.6	County Road 77 (north side)	Building	Contributing
54	Derby Residence	5PA.800	29.6	County Road 77 (north side)	Site	Contributing
55	Blacksmith Shop	5PA.801	29.6	County Road 77 (north side)	Site	Contributing
56	Saloon/Meat Market	5PA.802	29.6	County Road 77 (east side)	Site	Contributing
57	Tarryall School	5PA.407	29.7	County Road 77 (east side)	Site	Contributing
57A	Tarryall School		29.7	County Road 77 (east side)	Building	Contributing
57B	Teacherage		29.7	County Road 77 (east side)	Building	Contributing
57C	Outhouse		29.7	County Road 77 (east side)	Building	Contributing
57D	Outhouse		29.7	County Road 77 (east side)	Building	Contributing
58	Schreiber Property	5PA.4671	31.0	30893 County Road 77	--	--
58A	House		31.0	30893 County Road 77	Building	Noncontributing
58B	Barn with monitor roof		31.0	30893 County Road 77	Building	Noncontributing
59	Marksbury/Davenport Homestead	5PA.807	32.2	County Road 77 (east side)	Site	Contributing
60	Larimer house	5PA.4672	33.3	33650 County Road 77	Building	Noncontributing
61	Kolle-Landis Ranch	5PA.300	33.5	33640 County Road 77	Site	Contributing
61A	Ranch house		33.5	33640 County Road 77	Building	Contributing
61B	Root cellar		33.5	33640 County Road 77	Structure	Contributing
61C	Equipment shed		33.5	33640 County Road 77	Building	Contributing
61D	Barn		33.5	33640 County Road 77	Building	Noncontributing
61E	Loafing shed		33.5	33640 County Road 77	Building	Noncontributing
61F	Loafing shed		33.5	33640 County Road 77	Building	Noncontributing
61G	Shed		33.5	33640 County Road 77	Building	Noncontributing
61H	Well		33.5	33640 County Road 77	Structure	Noncontributing
61I	Corral		33.5	33640 County Road 77	Structure	Contributing
61J	Circular corral		33.5	33640 County Road 77	Structure	Noncontributing

**Note:** Resources 62 and 64 through 66 have been dropped from the nomination as a result of the removal of two parcels due to owner objections under Colorado Revised Statutes 24-80.1-109.

**SOUTH SECTION OF THE DISTRICT**

1	County Road 77 (Tarryall Road, south section)	5PA.4644	34.6 to 41.8	N/A	Structure	Contributing
63	Looney-Border Property	5PA.4674	33.9	33777 County Road 77	--	--
63A	House		33.9	33777 County Road 77	Building	Noncontributing
63B	Garage		33.9	33777 County Road 77	Building	Noncontributing
67	Sarah McLaughlin Ranch	5PA.810	35.0	34801 County Road 77	Site	Contributing
67A	Main house		35.0	34801 County Road 77	Building	Contributing

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67B	Storage/work shed		35.0	34801 County Road 77	Building	Contributing
67C	Garage		35.0	34801 County Road 77	Building	Noncontributing
67D	Shed		35.0	34801 County Road 77	Building	Contributing
67E	Secondary house		35.0	34801 County Road 77	Building	Noncontributing
67F	Frame barn		35.0	34801 County Road 77	Building	Noncontributing
67G	Log barn		35.0	34801 County Road 77	Building	Contributing
67H	Shed		35.0	34801 County Road 77	Building	Noncontributing
67I	Outhouse		35.0	34801 County Road 77	Building	Contributing
67J	Corral west of barns		35.0	34801 County Road 77	Structure	Contributing
67K	Corral east of County Road 77		35.0	34801 County Road 77	Structure	Contributing
67L	McLaughlin Claim Ditch		35.0	34801 County Road 77	Structure	Contributing
<b>68</b>	<b>Sarah McLaughlin Second Homestead</b>	<b>5PA.812</b>	<b>35.1</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
<b>69</b>	<b>Allard Property</b>	<b>5PA.4676</b>	<b>35.3</b>	<b>35341 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
69A	House (1987)		35.3	35341 County Road 77	Building	Noncontributing
69B	Secondary house (1999)		35.3	35341 County Road 77	Building	Noncontributing
69C	Cattle Shed (1995)		35.3	35341 County Road 77	Building	Noncontributing
69D	Equipment Shed (ca. 1980s-90s)		35.3	35341 County Road 77	Building	Noncontributing
<b>70</b>	<b>Quinn Property</b>	<b>5PA.4677</b>	<b>35.8</b>	<b>35700 County Road 77</b>	<b>--</b>	<b>--</b>
70A	House		35.8	35700 County Road 77	Building	Noncontributing
70B	Quonset		35.8	35700 County Road 77	Building	Noncontributing
<b>71</b>	<b>Nelson house</b>	<b>5PA.4678</b>	<b>35.8</b>	<b>35720 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>72</b>	<b>Stoll-Pledger Ranch</b>	<b>5PA.4462</b>	<b>36.6</b>	<b>36640 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
72A	Main house		36.6	36640 County Road 77	Building	Contributing
72B	Root cellar		36.6	36640 County Road 77	Structure	Contributing
72C	Garage		36.6	36640 County Road 77	Building	Contributing
72D	Shed		36.6	36640 County Road 77	Building	Contributing
72E	House		36.6	36640 County Road 77	Building	Contributing
72F	Barn		36.6	36640 County Road 77	Building	Contributing
72G	Brooder sheds		36.6	36640 County Road 77	Building	Contributing
72H	Outhouse		36.6	36640 County Road 77	Building	Contributing
72I	Loafing shed		36.6	36640 County Road 77	Building	Contributing
72J	House		36.6	36640 County Road 77	Building	Contributing
72K	Shed		36.6	36640 County Road 77	Building	Contributing
72L	Corral		36.6	36640 County Road 77	Structure	Contributing
<b>73</b>	<b>Payne Homestead/Double Bar Ranch</b>	<b>5PA.743</b>	<b>37.0</b>	<b>37026 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
73A	Main house		37.0	37026 County Road 77	Building	Contributing
73B	Bunkhouse		37.0	37026 County Road 77	Building	Contributing
73C	Tack room/workshop		37.0	37026 County Road 77	Building	Contributing
73D	Garage		37.0	37026 County Road 77	Building	Contributing
73E	Feed storage building		37.0	37026 County Road 77	Building	Contributing
73F	Loafing shed		37.0	37026 County Road 77	Building	Contributing
73G	Barn		37.0	37026 County Road 77	Building	Contributing
73H	Chicken coop		37.0	37026 County Road 77	Structure	Contributing
73I	Outhouse		37.0	37026 County Road 77	Building	Contributing
73J	Corral with loading chute and squeeze chute		37.0	37026 County Road 77	Structure	Contributing
73K	House to southeast		37.5	37058 County Road 77	Building	Noncontributing

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<b>74</b>	<b>Ryan Homestead/Jeffries Ranch/Hayman School</b>	<b>5PA.4469</b>	<b>38.3</b>	<b>38262 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
74A	Hayman School		38.3	38262 County Road 77	Building	Contributing
74B	House		38.3	38262 County Road 77	Building	Noncontributing
74C	Garage		38.3	38262 County Road 77	Building	Noncontributing
74D	Shed		38.3	38262 County Road 77	Building	Contributing
74E	Outbuilding		38.3	38262 County Road 77	Building	Contributing
74F	Outbuilding		38.3	38262 County Road 77	Building	Contributing
74G	Loafing shed		38.3	38262 County Road 77	Building	Contributing
74H	Corral		38.3	38262 County Road 77	Structure	Contributing
74I	House		37.9	38178 County Road 77	Building	Noncontributing
74J	House		38.0	38131 County Road 77	Building	Noncontributing
74K	Shed		38.0	38262 County Road 77	Building	Noncontributing
<b>75</b>	<b>Bittner house</b>	<b>5PA.4680</b>	<b>38.8</b>	<b>38376 County Road 77</b>	<b>Building</b>	<b>Noncontributing</b>
<b>76</b>	<b>Lake George Properties LLC Property</b>	<b>5PA.4681</b>	<b>38.9</b>	<b>38391 County Road 77</b>	<b>--</b>	<b>--</b>
76A	House		38.9	38391 County Road 77	Building	Noncontributing
76B	Garage		38.9	38391 County Road 77	Building	Noncontributing
<b>77</b>	<b>Mihan Homestead/Upper Warling Ranch</b>	<b>5PA.816</b>	<b>38.9</b>	<b>38394 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
77A	Main house		38.9	38394 County Road 77	Building	Noncontributing
77B	Secondary house (bunk house)		38.9	38394 County Road 77	Building	Contributing
77C	Garage		38.9	38394 County Road 77	Building	Contributing
77D	Barn		38.9	38394 County Road 77	Building	Contributing
77E	Outhouse		38.9	38394 County Road 77	Building	Contributing
77F	Feed shed		38.9	38394 County Road 77	Building	Contributing
77G	Root cellar		38.9	38394 County Road 77	Structure	Contributing
77H	Workshop		38.9	38394 County Road 77	Building	Contributing
77I	Slaughterhouse		38.9	38394 County Road 77	Building	Contributing
77J	Corral with a branding/vaccinating chute		38.9	38394 County Road 77	Structure	Contributing
77K	Stringer and board bridge		38.9	38394 County Road 77	Structure	Contributing
77L	Old Tarryall Road segment		38.9	38394 County Road 77	Structure	Contributing
<b>78</b>	<b>Lower Warling Ranch</b>	<b>5PA.4463</b>	<b>39.3</b>	<b>38338 County Road 77</b>	<b>Site</b>	<b>Contributing</b>
78A	House		39.3	38338 County Road 77	Building	Contributing
78B	Potato Cellar		39.3	38338 County Road 77	Structure	Contributing
78C	Garage/Workshop		39.3	38338 County Road 77	Building	Contributing
78D	Storage/Chicken Coop		39.3	38338 County Road 77	Structure	Contributing
78E	Chicken Coop		39.3	38338 County Road 77	Structure	Contributing
<b>79</b>	<b>Lake George Ranchettes</b>	<b>5PA.4679</b>	<b>39.4</b>	<b>County Road 77 (both sides)</b>	<b>--</b>	<b>--</b>
79A	Mills House, 38416 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79A	Mills Garage, 38416 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79B	Herrscher House, 38627 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79B	Herrscher Cattle Shed, 38627 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing

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79C	Gilley House, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Barn, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Utility Building, 38773 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79C	Gilley Open Storage, 38773 County Road 77		39.4	County Road 77 (both sides)	Structure	Noncontributing
79D	Plutt House, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79D	Plutt Garage, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79D	Plutt Shed, 38830 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79E	Gilley Mobile Home, 38847 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79E	Gilley Garage, 38847 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman House 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Garage, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Equipment Shed, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79F	Coleman Stable, 38919 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll House, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Farm Utility Building, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79G	Stoll Shed, 38993 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann House, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann Shed, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79H	Fuhrmann Outbuilding, 39122 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey House, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey Garage, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79I	Autrey Shed, 39139 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton House, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing

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79J	Etherton Garage, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton Stable, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79J	Etherton Barn, 39211 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79K	McGee/Riggs House, 39551 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79K	McGee/Riggs Barn, 39551 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver House, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Garage, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Barn, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Cabin, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Shed, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79L	Weaver Shed, 39700 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley House, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Garage, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79M	Gilley Shed, 39741 County Road 77		39.4	County Road 77 (both sides)	Building	Noncontributing
79N	Goldsworthy House, 39921 Warling Circle		39.4	County Road 77 (both sides)	Building	Noncontributing
79O	Wardle House, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Garage/Equipment Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Shed, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Building	Contributing
79O	Wardle Mobile Home, 39927 County Road 77/88 Warling Circle		39.4	County Road 77 (both sides)	Structure	Noncontributing
<b>80</b>	<b>Clarkson/Golding Homestead</b>	<b>5PA.4470</b>	<b>40.4</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>
<b>81</b>	<b>Snair Ranch</b>	<b>5PA.4466</b>	<b>40.8</b>	<b>County Road 77 (east side)</b>	<b>Site</b>	<b>Contributing</b>

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Map Ref. Num.	Resource Name	State ID Num.	Mile-post Num.	Physical Address	Resource Type	Contributing Status
81A	Corral with loading chute		40.8	County Road 77 (east side)	Structure	Contributing
81B	Hand-dug well		40.8	County Road 77 (east side)	Structure	Contributing
<b>82</b>	<b>Lake George Cemetery</b>	<b>5PA.382</b>	<b>41.4</b>	<b>County Road 77 (west side)</b>	<b>Site</b>	<b>Contributing</b>

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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.

**Areas of Significance**

(Enter categories from instructions.)

- Agriculture
- Architecture
- Exploration/Settlement
- Entertainment/Recreation
- Transportation
- Archaeology/Historic-Non-Aboriginal

**Period of Significance**

1862-1965

**Significant Dates**

- 1892
- 1931
- 1941

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**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.

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## Period of Significance (justification)

The period of significance for the district extends from 1862, when the road along Tarryall Creek between Colorado City and Tarryall was formally improved as a wagon road, to 1965, a time fifty years from the present as no other specific date appropriately ends the period. Significant dates include: 1892, the year the South Platte Timber Land Reserve was created; 1931, the year Tarryall Dam and Reservoir was completed; and 1941, the year Tarryall Reservoir opened to recreational fishing.

## Criteria Consideration

Three cemeteries are included within the historic district boundary (Bordenville, Farnum, and Lake George). The burial grounds are integral parts of the historic district and therefore do not need to meet the requirements of Criteria Consideration D.

## Statement of Significance

The Tarryall Rural Historic District is a significant area of high altitude ranching and hay raising, containing twenty-five historic livestock ranching headquarters, as well as individual buildings and structures representing a variety of agricultural functions and construction techniques. The highly scenic district exemplifies the qualities identified for rural historic landscapes in National Register Bulletin 30: "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features."<sup>165</sup> The district is significant under Criterion A in the area of Exploration/Settlement as an early transportation route through a valley encompassing important water systems, timber, and other resources conducive to agriculture along which pioneer settlement occurred. The district is also highly significant under Criterion A in the area of Agriculture, for its association with the growth and evolution of cattle and hay ranching, important in Park County. The district is significant under Criterion A in the area of Transportation, for its inclusion of a territorial wagon road that played a major role in the area's historic development; a route that continues to connect with the outside world and links local residents along its path today. The district is also significant in the area of Entertainment/Recreation, for its history of providing accommodations and outdoor sport for fishermen and hunters, establishing of dude ranches, and creating opportunities for quiet contemplation and active enjoyment on state and federal lands. The district is further significant under Criterion C for its architecture, which reflects materials, design, construction techniques, varieties of building types, and physical evolution over time representative of the county's historic ranch complexes and other historic resources. The buildings and structures of the district strongly exemplify the functional uses and construction methods employing readily available materials found in nineteenth and twentieth century ranch headquarters throughout the state. The ranches along the Tarryall include animal care, residential, and agricultural-support resources, as well as a few properties that served the local community, such as schools and cemeteries. The district is significant under Criterion D in the area of Archaeology/Historic-Non-Aboriginal for its inclusion of many sites found likely to yield significant information and to contain significant subsurface information that would aid in understanding and documenting the history of the area, such as agricultural practices, the lifeways and status of ranch inhabitants, the regional transportation network, and interactions between settlers and Native Americans. Included within the 29,455-acre nominated district are intact and significant landscape features such as substantial open pasture and grazing lands, productive hay meadows, utility systems, historic irrigation ditches, and national forest and other areas of public domain, which were essential to the area's agricultural activities. Many of the landscapes contain a large amount of acreage and a proportionally small number of buildings. The period of significance for the district extends from 1862 to 1965.

## Narrative Statement of Significance

### *Criterion A, Exploration/Settlement*

The Tarryall Rural Historic District is significant under Criterion A in the area of Exploration/Settlement as a territorial-era focus of agricultural settlement within Park County. Mining discoveries in the camps of Tarryall, Hamilton, and Fairplay in 1859-60 lured goldseekers who followed various paths to access the diggings, including a route from Colorado City west over Ute Pass and then diagonally northwest up the Tarryall Creek drainage. As people passed through the Tarryall Valley, prospective agriculturists realized its abundant natural resources indicated potential as a site for raising livestock and hay and possibly other foodstuffs. Timothy and Olney Borden and their families, generally acknowledged as the first

<sup>165</sup> McClelland, et al, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, 1-2.

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permanent settlers along the road in the mid-1860s, were experienced miners who selected ranch sites of substantial promise with abundant water, timber resources, hay meadows, and grazing lands, and established the loosely-knit agricultural area known as Bordenville. A growing number of other pioneer ranchers, including William M. Farnum, who founded a ranch in 1867, were attracted by the area's apparent suitability for agricultural production. Encouraging his daughter to bring her family to the area, he wrote of its wild game, fertile creek and river valleys, good meadow land, and "the best wild hay I have ever seen."<sup>166</sup> Homesteading and livestock raising continued along the Tarryall into the twentieth century, with some of South Park's most prominent and successful pioneer ranchers establishing permanent headquarters that were passed down through generations and are still in successful operation. These pioneers also established social customs, created school districts, laid out cemeteries, operated businesses, and provided the foundations of daily life that emerged along the Tarryall and continue to the present day.

### **Criterion A, Agriculture**

The Tarryall Rural Historic District is significant under Criterion A in the area of Agriculture for its association with the history of livestock, hay, and other agricultural production on ranches in South Park. The resources of the district are associated with the evolution of the ranching industry during a period of almost 150 years since permanent settlement. The Tarryall district developed as a cattle raising agricultural area, with the relatively flat bottomlands along the creeks employed as abundant hay meadows and locations for early grain and vegetable production. The presence of a road with railroads at both ends facilitated the shipping of these products. Many ranch headquarters were established along the Tarryall, with some comprised of a dozen or more buildings, structures, and objects. As was common in the early days, many ranch families also grew a variety of vegetables and grains and raised chickens, dairy cows, and other animals in an effort to be as self-sufficient as possible and to produce items that would bring in additional income when sold to local markets. Over time, the ranchers focused on the production of cattle and hay, often acquiring additional acreage through consolidation of other properties. Adjoining forests supplied settlers with lumber and wild game and were used by ranchers for grazing and as a means of accessing higher elevation pasture areas; the creation of national forests helped regulate these activities. Many ranching families stayed on these historic ranches for generations, and many descendants of the pioneer ranchers remain in the area.

### **Criterion A, Entertainment/Recreation**

The district is significant under Criterion A in the area of Entertainment/Recreation for its association with outdoor recreational pursuits afforded in this highly scenic and naturally abundant landscape. The famous English tourist Isabella Bird traveled through the region by horse and commented on its attractions in 1873. Although it was isolated from large towns, visitors soon reached the vicinity by railroads to Jefferson and Lake George and then traveled along Tarryall Road to sites of natural beauty, abundant wildlife, and recreational opportunities. In the early twentieth century outdoor recreation grew in importance. Some ranches along the road rented rooms and provided meals to fishermen or hunters as a means of supplementing income.<sup>167</sup> Guest or dude ranches featuring fishing, horseback rides, and exposure to an "authentic" Western experience emerged, including the Tarryall River Ranch and the Ute Trail River Resort. The adjoining public forest lands also became popular recreational destinations for fishing, hunting, hiking, and camping. The South Platte Timber Land Reserve, created in 1892, was combined with two other timber reserves and became the Pike National Forest in 1907. The corridor's recreational amenities were enhanced by the construction of Tarryall Dam and Reservoir in 1929-31. Built by the Colorado Game and Fish Department as a spawning station, it opened to recreational fishing in the 1940s and now contains facilities for picnicking and camping. Access to the area became easier with improvements to U.S. 24 and 285 in the late 1930s. Primitive U.S. Forest Service picnicking and camping areas were present along the road by the mid-1950s, and the Twin Eagles and Spruce Grove campgrounds opened in the mid-1960s. The area continues to attract people to the historic guest ranches, fishermen plying the waters of its blue ribbon streams and Tarryall Reservoir, and a growing number of visitors from around the world seeking recreational opportunities in an intact western historic landscape.

### **Criterion A, Transportation**

<sup>166</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>167</sup> Horn, "Cultural Resource Inventory," 145. For example, the Terhunes rented rooms in their ranch house and provided meals for fishermen and hunters. Colorado State Business directories in 1923 and 1924 list L.P. Terhune as the operator of a summer resort on the Tarryall.

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The Tarryall Rural Historic District is significant under Criterion A in the area of Transportation for encompassing a territorial route through the Tarryall Valley that continues to serve as a vital transportation link in Park County. As an unimproved travel corridor during the 1859 gold rush, the route provided a means of transporting people and supplies from Colorado City to the booming mining camps of Tarryall City and Hamilton. A wagon road through the area was located and improved in 1862. The existence of a road made agricultural settlement more attractive, encouraging the pioneer ranchers to establish homesteads in the mid-1860s. As railroads were constructed through Park County, Tarryall Road became an important link to shipping points to the north (Jefferson and Fairplay in 1879) and south (Lake George in 1887) that facilitated movement of cattle and hay to markets, with no point along the road more than about twenty miles from a railhead. The road continued its farm-to-market role and connected ranching families with their neighbors in the early twentieth century. It was designated a state highway by 1916. The road also facilitated recreational activities in the area that increased after creation of federal timber reserves flanking the route in 1892 and designation of the Pikes Peak National Forest in 1907. Transportation access also made possible establishment of dude/guest ranches in the 1930s, the opening of Tarryall Reservoir to fishing in the 1940s, and creation of U.S. Forest Service campgrounds in the 1950s and 1960s. For a century and a half, Tarryall Road has played an evolving role in the history of the Tarryall region. It continues to transport agricultural products and provide access for residents, tourists, sportsmen, recreationalists, dude ranch guests, and wildlife enthusiasts.

### **Criterion C, Architecture**

The Tarryall Rural Historic District is significant under Criterion C in the area of Architecture for its representation of a wide range of ranch building types. The corridor contains twenty-five ranch headquarters, some with more than a dozen buildings. Historic resource subtypes present within the district include: residential buildings (main ranch houses, secondary houses, dugouts, cabins, and bunkhouses); animal care and crop storage facilities (barns, chicken coops, corrals, and loafing sheds); ranch support resources (blacksmith shops/workshops, garages, outhouses/privies, root cellars, sheds, and wells); and ranch landscape features (domestic landscapes adjacent to ranch houses, irrigation ditches, sites associated with former buildings or activities, fences, hayfields, pastures, grazing land, trails and ranch roads, and a variety of smaller features). Many of the ranch buildings reflect changes in production, lifestyles, and technology over time. Their physical characteristics vary based on the date of construction and function, as well as the background, preferences, and economic status of the rancher. A number of the ranch headquarters feature pioneer hewn-log and round log construction employing a variety of notching styles, including full- and half-dovetail, V, square, and saddle notches.

The oldest building on a ranch is often the homestead house, generally a small log cabin. As milled lumber became more available, families grew, and transportation systems improved, ranchers expanded their log homes or erected larger wood frame buildings clad with horizontal or vertical boards or asphalt or asbestos siding during the historic period. Barns, which accommodated many important ranching activities, are generally the largest buildings in the headquarters, with their design modified based on the type of animal housed and the functions to be undertaken within. Corrugated metal often replaced wood shingle roofing and provided protective wall cladding during the twentieth century. Few of the ranch buildings display details referencing a particular architectural style; rather most reflect traditional construction techniques employed to support specific functions in an efficient and sturdy manner. Most of the principal residences adhere to the general lack of ornamentation and stylistic pretension representative of ranch complexes, their simple designs of native materials pleasingly appropriate in the magnificent natural setting. The highly artistic wall ornamentation of the Lazy River Ranch house is an exception. Also present in the district are examples of historic resources that served the larger ranching community, such as one-room schools, cemeteries, and buildings incorporating commercial functions.

### **Criterion D, Archaeology/Historic-Non-Aboriginal**

The Tarryall Rural Historic District is significant under Criterion D in the area of Archaeology/Historic-Non-Aboriginal for the period 1862-1965. The historic archaeological significance of the district is based on the likelihood of intact and undisturbed archaeological evidence associated with the 1862-1965 period of significance and the areas of significance cited above. The archaeological evidence within ranch headquarters has the potential to contribute to our understanding of the "the physical composition of headquarters, activities that occurred there, and cultural, social, and economic aspects of high altitude ranching."<sup>168</sup> Archaeological evidence within the district potentially contributes to our understanding of the range of activities associated with the resources, including the impact of local, regional, and national policies, economics, and social attitudes; changes in settlement patterns; adoption of technologies; and patterns of consumption.

<sup>168</sup> Barbara Wyatt, Reviewer, National Register of Historic Places, Washington, D.C., Memo to Kara Hahn, 11 November 2012.

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Archaeologists have evaluated fifteen historic sites within the district, mostly within ranch headquarters, as having significance under Criterion D. Archaeological investigation of these sites would be expected to provide information about the area's agricultural community and life at each ranch, including specific activities undertaken there and information not available from traditional historical sources, such as the socioeconomic status, diet, health, consumption patterns, and vices of the inhabitants. The 1995 archaeological survey concluded that "what the historical record tells us is generally accurate, but with important gaps in specific detail" for which archaeological investigation would be an ideal method to more fully evaluate.<sup>169</sup>

Documented historic archaeological resources fall into categories such as foundations, abandoned infrastructure, ruins, artifact concentrations, and possible locations of once-standing buildings and structures. Foundations, ruins, and locations of moved or demolished buildings provide significant evidence of the evolution of ranch headquarters layouts and the types of activities present during the historic period. Beyond those that are specifically identified and located, trash disposal pits and outhouse holes are considered very likely to exist at many of the ranch headquarters. In addition, significant surface evidence of historic construction materials, tools and pieces of equipment, items used in household and agricultural activities, and abandoned irrigation, road, fence, and utility systems are found throughout the district.

A 1995 archeological survey of major portions of the district found there is sufficient evidence to indicate that buried archaeological remains are likely at most of the historic sites where none are visible on the surface due to vegetation cover or recent soil development. Identified sites with likely significant subsurface historic archaeological materials include Landis Ranch (5PA.300), Olney Borden Ranch/Bordenville (5PA.350), Wright Homestead (5PA.779), Sanborn Ranch (5PA.781), Miller Ranch (5PA.782), Timothy Borden Ranch (5PA.785), Dunbar/Robbins Ranch (5PA.787), Bowsher Ranch (5PA.788), Williams Ranch (5PA.793), Sidney Derby Ranch (5PA.794), Denny Place (5PA.798), Derby Residence (5PA.800), Marksbury/Davenport Residence (5PA.807), Warling Ranch (5PA.815), and Ratcliff/Long Homestead (5PA.2924). In addition, several of the ranches have not had assessments of their potential for significant subsurface materials. Based on geomorphological studies conducted in association with that survey, it appears very likely that soil development across the area buried even recently deposited historic artifacts. The archaeological survey also defined some discrete features representing dumps and artifact scatters that were dispersed due to erosion, flooding, or other natural sources, as well as disturbances stemming from agricultural and construction activities, the presence of animals, and road building.

Historic sites where there is no visible archaeology but that have good potential for significance under Criterion D include those where site occupation was for a fairly limited time, such as a property abandoned after the historic occupation. An excellent example of this type of property within the district is the Marksbury/Davenport Homestead, 5PA.807, the site of an original homestead claim by J. Pleasant Marksbury, who was killed in an altercation with Native Americans in 1875, leaving a widow and small children destitute. In 1877 William T. Davenport acquired the property from Marksbury's widow and continued to make improvements before selling to another rancher six years later. New owner Jacob Kolle already owned a large ranch and did not reside at this site, which appears to have remained unoccupied in succeeding years. On such sites of discrete periods of habitation, the ability of the archaeological remains to provide quality and clarity of data regarding occupants and ethnicity, for example, is the greatest.<sup>170</sup>

Conversely, sites that have a continuity of occupation for long periods of time may yield significant information and data which could be used for comparative studies of other sites within the same community. Specifically, the Derby Residence (5PA.800) in the Puma City portion of the district was the home of Sidney M. Derby for at least thirty years and would be expected to yield information not available from traditional historical sources about life in the community by its most long-term resident, which could in turn be used for comparative studies of other Puma City households.<sup>171</sup>

<sup>169</sup> Horn, "Cultural Resource Inventory," 218, 221.

<sup>170</sup> Horn, "Cultural Resource Inventory," 182-183; Marilyn Martorano, Martorano Consultants, "Interview with Jon Horn, Alpine Archaeology, Discussion of Tarryall Rd. Sites," 19 December 2013.

<sup>171</sup> Horn, Cultural Resource Inventory," 171.

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## Development of the Rural Landscape Along the Tarryall

### Introduction

Tarryall Creek in Park County played an important role in the Colorado's early days of exploration, prospecting, transportation, and settlement. After gold discoveries along Colorado's Front Range, prospectors searched other promising areas, including South Park. In July 1859 a small group of fortune hunters entering the Kenosha Pass area combined with a second band of men into a party led by William Curtis of Denver. Descending from the summit, the men entered South Park and followed the path of Tarryall Creek, finding old trappers' cabins and discovering placer gold about four miles northwest of present-day Como. As fifty-niner D.R. Jarvis later described, "In those days placers were rich and easy to work and the returns on many of the claims paid 15 dollars or upwards per day to the man." The prospectors judged the site a good place to stop and christened their camp "Tarryall," the first such settlement in the county.<sup>172</sup>

Historian Jerome Smiley observed the name Tarryall seemed to encourage other fortune seekers to come and share the wealth. However, the discovery party quickly claimed the best locations, as latecomers entering the area that summer soon ascertained. When Jarvis and his partners arrived in August, they found about 200 miners and prospectors in the camp. Some of the latecomers dubbed the site "Grab-all" and went to a new location they contrastingly named "Fair Play." Although many miners left Tarryall that winter, those who remained established a Tarryall post office on 4 January 1860. In the spring a new rush of hopeful miners came, prompting William Holman to lay out a townsite for Tarryall City in June. That summer a number of dwellings (mostly log and tent buildings) and a hotel were erected, and the camp constructed a road and a bridge across the creek to encourage visitors to ignore the rival camp of Hamilton on the opposite bank and upstream about half a mile.

Thousands of hopeful miners traveled to these and other mining settlements via several routes, including a popular one along Tarryall Creek. Irving Howbert recalled his father taking the route in the summer of 1860: "Our traveling equipment consisted of two horses and a light wagon with the necessary provisions and camp outfit. We necessarily camped out every night, as at that time there were no inhabitants in all the region between Hamilton and Colorado City."<sup>173</sup> The Territorial Legislature selected Tarryall City as the temporary county seat of newly created Park County in 1861. Placer mining soon declined at Tarryall as prospectors left for new mining locations. In 1862 the county seat was transferred to Lauret (or Laurette), popularly known as Buckskin Joe (site of another 1859 lode discovery). Tarryall's post office closed in September 1863. The camp's lasting influence came in the use of its name to designate the creek flowing southeasterly to the South Platte, the road to the mining camp that later became a state highway, a mountain range, and a community established in the 1890s along the road.<sup>174</sup>

### Beautifully Located: Use and Development of Tarryall Road

Today's Tarryall Road began life as an important link in the route from the 1859 supply town of Colorado City (now part of Colorado Springs) over Ute Pass and along Tarryall Creek to the mining camps of Tarryall City, Hamilton and beyond. During the early 1860s the mining camp of Tarryall City advertised itself as the convergence point for travel to a number of mining areas, additionally noting it was "beautifully located on the south bank of the Bayou Salado, in the South Park; surrounded by scenery unsurpassed in beauty and grandeur; with a climate more genial, both in winter and summer, than

<sup>172</sup> D.R. Jarvis, "The Tarryall Camp," *Fairplay Flume*, 12 August 1910, 1; Virginia McConnell Simmons, *Bayou Salado: The Story of South Park* (Denver: Sage Books, 1966), 63-64. This Tarryall was located northwest of present-day Como (outside the boundary of the district) and should not be confused with the later Puma City/Tarryall at Milepost 29.5 within the district boundary.

<sup>173</sup> Irving Howbert, *Memories of a Lifetime in the Pike's Peak Region* (Glorieta, New Mexico: The Rio Grande Press, Inc., 1925), 35.

<sup>174</sup> Wilbur Fisk Stone, *History of Colorado*, vol. 1 (Chicago: S.J. Clarke Publishing Co., 1918), 182-84 and 262; *Rocky Mountain News*, 2 May 1860, 1, 8 July 1861, 3, and 30 January 1880, 5; Don and Jean Griswold, *Colorado's Century of Cities* (N.p.: 1958), 62-63; Simmons, *Bayou Salado*, 65, 69, and 98; Maxine Benson, *1001 Colorado Place Names* (Lawrence, Kansas: University Press of Kansas, 1994), 205; Norma Flynn, "Early Mining Camps of South Park," *Westerners Denver Posse Brand Book*, 1976, 124; Jerome C. Smiley, *History of Denver* (Denver: Denver Times-Sun Publishing Co., 1901; reprint, Denver: Old Americana Publishing Co., 1978), 815. The original Buckskin Joe also quickly faded, but in 1957 some of the buildings were moved and reassembled along with other historic structures at an old West theme park called Buckskin Joe, west of Canon City. In 2010 the theme park closed after its sale to a private investor with plans to relocate some of the buildings.

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elsewhere to be found." The town company offered free lots to those who agreed to erect buildings.<sup>175</sup> The road preceded permanent agricultural settlement along it; in 1860 Reverend William Howbert left South Park for Colorado City and reported seeing no residents between the mining areas and Colorado City. The formal location and improvement of the road occurred in 1862, when the Ute Pass Wagon Road Company constructed the "Colorado and Tarryall Road" beginning at Colorado City. Freighters from Colorado City hauled supplies along the road to deliver to the mining camps. In 1866 the *Rocky Mountain News* noted improved access following the road's construction: "The distance from Colorado City to Tarryall by this route [Ute Pass Wagon Road] is only seventy-five miles, and there is wood and water in abundance all the way, making it every consideration better than other routes to the same destination."<sup>176</sup>

Noted Englishwoman Isabella Bird completed a rather daring solitary trip in November 1873, recording her impression of the place:

...truly the track was a difficult one....For the most part it keeps in sight of Tarryall Creek, one of the large effluents of the Platte, and is walled in on both sides by mountains, which are sometimes so close together as to leave only the narrowest canyon between them, at others breaking wide apart, till, after winding and climbing up and down for twenty-five miles, it lands one on a barren rock-girdled park, watered by a rapid fordable stream as broad as the Ouse at Huntingdon, snow fed and ice fringed, the park bordered by fantastic rocky hills, snow covered and brightened only by a dwarf growth of the beautiful silver spruce. I have not seen anything hitherto so thoroughly wild and unlike the rest of these parts.<sup>177</sup>

Bird apparently came upon the magnificent overlook providing views of the Williams-Gold Ranch and the landscape beyond:

I rode up one great ascent where hills were tumbled about confusedly; and suddenly across the broad ravine, rising above the sunny grass and the deep green pines, rose in glowing and shaded red against the glittering blue heaven a magnificent and unearthly range of mountains, as shapely as could be seen, rising into colossal points, cleft by deep blue ravines, broken up into sharks' teeth, with gigantic knobs and pinnacles rising from their inaccessible sides, very fair to look upon—a glowing, heavenly, unforgettable sight, and only four miles off. Mountains they looked not of this earth, but such as one sees in dreams alone, the blessed ranges of "the land which is very far off."<sup>178</sup>

In July 1879 a *Fairplay Flume* reporter described the road:

The lower part of this creek [Tarryall] runs through narrow defiles, where precipices rise directly from the water's edge, to a height of several hundred feet. At other points the canon opens out into small parks where are located the most fertile bottom lands along the creek.... As the wagon road does not follow the creek for its entire length, the repose of nature is seldom disturbed by the voice of traffic expressed in the rumble of wheels or the crack of the freighter's whip and it seems the proper home for a hermit. A lot of jolly hermits, however, we found the residents to be. Half a mile or so above the fine ranch owned by Judge Edwards of Des Moines, Iowa [the Williams-Gold Ranch], . . . the canon ends and a country that is more valley-like begins.<sup>179</sup>

### **"A Fine Country Here": Ranching Along the Tarryall, An Overview of South Park's Ranching Development<sup>180</sup>**

Ute people utilized South Park as a summer pasture and hunting ground, treasuring its plentiful game and nutritious vegetation. Park County's altitude and climate, with its short growing season, late springs, cold summer nights, and early autumns, prevented the development of extensive farming. However, the native hay and grasses that grew abundantly in its meadows appeared to early visitors to be ideal for stockraising. Traveling through South Park in 1842, Rufus B. Sage noted the large herds of game that thrived in the park and opined that "it is undoubtedly well adapted to stockraising, and

<sup>175</sup> *Daily Colorado Republican and Rocky Mountain Herald*, 18 September 1861, 1.

<sup>176</sup> *Rocky Mountain News*, 16 January 1866, 1.

<sup>177</sup> Isabella L. Bird, *A Lady's Life in the Rocky Mountains* (Norman: University of Oklahoma Press, 1960), 166.

<sup>178</sup> Bird, *A Lady's Life*, 166.

<sup>179</sup> *Fairplay Flume*, 17 July 1879, 2.

<sup>180</sup> Much of the information in this section is drawn from R. Laurie Simmons and Thomas H. Simmons, *Park County, Colorado, Historic Contexts: Ranching* (Denver: Front Range Research Associates, Inc., December 2002).

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were it not for unseasonable frosts, might be turned to good account for agricultural purposes."<sup>181</sup> The discovery of gold in the late 1850s resulted in the demand for beef in the mining camps, which made large-scale cattle raising a profitable enterprise. Prospectors who used oxen to transport supplies and equipment noted that the exhausted animals revived when turned onto the plains and allowed to consume native grasses. In Park County in the 1860s, Samuel Hartsel found that tired animals regained their health when released to graze on native grasses.<sup>182</sup>

The earliest ranchers in Park County claimed locations with excellent sources of water, natural hay meadows, and the potential to consolidate immense amounts of grazing lands. During the early days of the ranching industry in Colorado, rangeland was free, and ranchers' expenses were limited to hiring men to herd the animals and occasionally providing hay for winter food. Whoever was willing to take the risk of conducting business in an isolated area could control large tracts of land and start a cattle operation. Early cattlemen claimed enormous expanses of land by controlling acreage along sources of water. The principle of "first in time, first in right" applied to the range as well as irrigation. If land was already taken, a cattleman moved on until he found uncontested acreage of his own. Thus, a person's range was defined in relation to that of his neighbor.<sup>183</sup> It did not take long for people to realize that 160, 320, or even 640 acres acquired in homestead patents was not enough land in Park County for a successful cattle operation, which required at least one hundred cows. Consolidation of smaller claims by larger ranchers began almost immediately. Sidney Harriman recalled that the large ranches "were all homesteaded by more than one man. In most cases, the cowboys or ranch hands homesteaded the available land. The original owner bought the small owners out at their price adding to the size of the original ranch . . . ."<sup>184</sup>

Denver newspapers began advertising the availability of fresh beef as early as the summer of 1859. Booming mining camps of the 1860s created large markets for meat, and the first ranchers discerned that fortunes could be made supplying food for the gold seekers. The 1860 Census recorded only about a dozen residents in South Park who identified themselves as ranchers.<sup>185</sup>

The Civil War delayed the growth of the cattle industry in Colorado, with most meat produced during the conflict supplying local demand. In 1866, when Brig. Gen. James Rusling traveled through Park County, he noted that "ranches and settlements were more numerous, and the spirit of enterprise was everywhere observable. . . the ranches thickened up all the way to Fairplay . . . ." Before being shipped out, surplus cattle were fattened on the open range. Following the Civil War, Colorado's population grew and beef once again was in great demand. When the first railroads were completed to Denver in 1870, cattle production became more profitable as shipping points to eastern markets were established.<sup>186</sup>

By the late 1860s, the agricultural potential of the high parks of Colorado was being extensively promoted. In 1867, Territorial Governor John Evans stated:

<sup>181</sup> Rufus B. Sage, *Rufus B. Sage: His Letters and Papers, 1836-1847* (Glendale, Ca.: Arthur H. Clark Co., 1956), 189.

<sup>182</sup> *Denver Record-Stockman*, Historical Review Edition, 1916; Arnold, "Samuel Hartsel," 101; John Lipsey, "The Bayou Salade: South Park," *The Westerners Brand Book, 1947* (Denver: The Westerners Denver Posse, 1949), 119.

<sup>183</sup> Lipsey, "The Bayou Salade," 119; *Pueblo Star Journal*, 24 July 1966; Carl Abbott, Stephen J. Leonard, and David McComb, *Colorado: A History of the Centennial State*, rev. ed. (Boulder, Colo.: Colorado Associated University Press, 1982), 166; Richard Goff and Robert McCaffree, *Century in the Saddle* (Denver: Colorado Cattlemen's Centennial Commission, 1967), 143-144; Carl Ubbelohde, Maxine Benson, and Duane Smith, *A Colorado History*, rev. ed., (Boulder, Colo.: Pruett Publishing Co., 1976), 171.

<sup>184</sup> Jerry Davis, Colorado Springs, Correspondence to Tom and Laurie Simmons, 28 January 1999; Gary R. Goodson and Timothy Walker, *More Historical Sketches of Shawnee, Colorado* (Shawnee, Colo.: Gary R. Goodson, 1996), 38.

<sup>185</sup> Cathy Elsa Kindquist, "The South Park Water Transfers: The Geography of Resource Expropriation in Colorado, 1859-1994," Ph.D. Thesis, University of British Columbia, 1996, 69; Maurice W. Frink; W. Turrentine Jackson; Agnes Wright Spring, *When Grass Was King: Contributions to the Western Range Cattle Industry* (Boulder, Colo.: University of Colorado Press, 1956), 33 and 345-347; Goff and McCaffree, *Century in the Saddle*, 25 and 27; George G. Everett, *Cattle Cavalcade in Central Colorado* (Denver: Golden Bell Press, 1966), 310-311; Ora B. Peake, *The Range Cattle Industry* (Glendale, Ca.: The Arthur H. Clark Co., 1937), 16.

<sup>186</sup> Alvin T. Steinel, *History of Agriculture in Colorado* (Fort Collins, Colo.: State Agricultural College, 1926), 112; Walter Prescott Webb, *The Great Plains* (Lincoln, Neb.: University of Nebraska Press, 1981), 334-334; Frink, Jackson, and Spring, *When Grass Was King*, 39 and 119; Edward Everett Dale, *The Range Cattle Industry on the Great Plains from 1865 to 1925* (Norman, Okla.: University of Oklahoma Press, 1930, new ed., 1960), 41; Ubbelohde, Benson, and Smith, *A Colorado History*, 172; *Denver Post*, 4 May 1930; and Steinel, *History of Agriculture*, 118.

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The whole of the plains and the parks in the mountains of Colorado are the finest of pastoral lands. Stock fattens and thrives on them the year round, large herds and flocks being kept there in the finest possible condition. In some parts, it is true, the snow covers the ground for a part of the winter, but in other places cattle and sheep are wintered without feeding with entire success. The celebrated parks, North, Middle, South, and San Luis, are the agricultural valleys for grass and small grains.<sup>187</sup>

In 1868, the *Rocky Mountain News* reported that the "vast agricultural wealth of . . . [the South Park region] is attracting the attention of our farmers and stock raisers. . . ." Ranchers diverted water from local streams to irrigate grasslands and harvested hay by cutting, curing, and stacking or hauling wagonloads to supply camps such as Fairplay. As roads in the area improved, hay was hauled over Weston Pass into Leadville, bringing profits as large as \$100 per ton.<sup>188</sup>

By 1869, ranchers generally recognized most types of farming would not be successful in Park County. However, the nutritious native grasses were touted as excellent for raising beef cattle and sheep. In addition, a few crops, such as wheat, oats, and barley, were suggested as being potentially suited to the growing season. Dairy cattle were also promoted as thriving on the local grasses and benefiting from the cool air and pure water. By this time, ranchers contributed to the settlement and growth of the county through the creation of ranch headquarters with dwellings and agricultural facilities, and, in several cases, post offices.<sup>189</sup>

The promising ranch lands along Tarryall Creek drew many settlers along the road connecting Colorado City and later Colorado Springs with Park County mining camps. These pioneers contributed to the settlement and growth of the county by creating ranch headquarters with dwellings and agricultural facilities as well as such buildings as post offices, stores, and schools serving the surrounding community. Although the ranches were large and far apart, as necessary for livestock operations, their occupation resulted in a density of ranch roads, fences, water systems, and other cultural landscape features. The ranchers also patronized the small service and supply towns established.

Among the early residents of the area Tarryall Road was William Farnum, who wrote in 1867:

It is a fine country here. There are plenty of wild game and nearly all of the creek and river valleys are fertile. We can raise potatoes, oats, barley and a good many kinds of garden vegetables. There are plenty of wild game and nearly all the creek and river valleys are fertile.... There is good meadow land waiting to be cleared, ditches to be made to water the hay land, and it is the best wild hay I have ever seen."<sup>190</sup>

In July 1879 the *Fairplay Flume* provided its readers with a lengthy description of ranches in South Park, including those along the Tarryall. Traveling through the area, the reporter noted the creek, antelope herds, grouse, pines, and quaking aspens that gave the area "a wild appearance." The writer described the "fine ranch" owned by Judge Edwards of Des Moines (part of today's Williams-Gold Ranch), the "neat house and grounds" of Anson Allen, and the property of William M. Farnum, "whose place is as tidy as a parlor." Lawrence Bonis, G.W. Packer, and Louis Holst were described as having valuable tracts along the creek and pursuing cattle ranching. Timothy and Olney Borden's ranches were producing hay and both possessed "commodious buildings, both for living and stock purposes."<sup>191</sup>

The 1880s witnessed the largest cattle boom in the state's history, as prices rose and hundreds of cattle companies were founded, many bankrolled by eastern, British, and European investors. Many ranchers also added dairy herds to their holdings in order to sell dairy products to the railroads and mining camps. However, the end of the decade brought declining prices, dry summers, harsh winters, and the spread of infectious diseases. Cattlemen reduced their herds and relied on providing winter feed, as well as diversifying their production. The depressed cattle industry and reduction of beef herds provided an opportunity for the expansion of sheep and horse production in the county, although the Tarryall remained a beef-producing area. Throughout the years, water played a key role in maintaining the delicate balance that supported successful ranching. As scholar Cathy Kindquist found, "The irrigated meadows were the principal feed base

<sup>187</sup> *Rocky Mountain News*, 28 March 1867.

<sup>188</sup> *Rocky Mountain News*, 25 July 1868.

<sup>189</sup> *Rocky Mountain News*, 9 August 1869; Jerry Davis, Colorado Springs, Telephone Interview by Thomas H. Simmons, 4 October 2002.

<sup>190</sup> Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

<sup>191</sup> *Fairplay Flume*, 17 July 1879, 2.



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and the component that supported full utilization of South Park's other ranges: the open park, the foothills, and the high mountains."<sup>192</sup>

Severe weather returned in the early 1890s, and cattlemen's problems were compounded by a nationwide economic depression in 1893 that brought declines in the price of beef. One effort to improve the fortunes of stockmen was the formation of the National Stock Growers' Association in Denver in 1898; Colorado cattlemen also led the movement to form a national organization. By the end of the century, cattle prices began to improve and ranching activity increased.

Cattlemen in Park County adjusted to changes in the business, focusing on high-quality stock, protecting irrigated meadows with fencing, insuring water supplies through construction of wells and ditches, and controlling breeding. Ranching was the economic mainstay of Park County after the decline of mining. By the early twentieth century, the open range diminished and cattlemen practiced new techniques to deal with the variable climate and changing markets. They diversified production, expanded irrigation systems to increase winter feed production, erected winter shelters, and generally improved cattle care. Fenced pastures were acquired or leased, with barbed wire fencing facilitating the separation of stock. The popularity of Shorthorns declined, and increasing numbers of Herefords were seen on ranches.<sup>193</sup> Stockmen participated in organizations for mutual betterment, including the South Park Ranchmen's Protective Association, the Park County Cattle Growers' Association, and the Park County Wool Growers' Association. To a large degree, climatic conditions still determined success for ranchers. In 1907 a severe winter and dry summer, compounded by another economic slump, resulted in hard times for the beef industry. In 1913 snowstorms started in November and continued into April, with accumulations so deep ranchers could not feed their animals.<sup>194</sup>

The early twentieth century saw some continued homesteading activity in Park County, as cattle and sheep operations flourished. America's participation in World War I elevated demand, kept prices high, and encouraged development of better breeds. During the war, cattlemen sold all the stock they could raise, and beef commanded the highest prices in the industry's history. Some ranchers received deferments during the war and were told they would serve the country best by producing food. The end of the conflict resulted in a 60 percent reduction in cattle and grain prices, which combined with poor climatic conditions to distress the industry. Ranchers responded with upgrading of breeds, increasing feeding, and reducing the size of herds.<sup>195</sup> Principal crops grown included native hay, potatoes, small grains, and garden vegetables. Ranch families often raised a few chickens for their own consumption and sold eggs for extra income.<sup>196</sup>

During the 1930s the nationwide depression produced weak agricultural markets, which compounded with adverse weather conditions to bring hard times to Colorado agriculture. After a severe winter in 1931 and lack of rainfall in 1932 and 1933, the worst drought in the history of the West occurred in 1934. Ranchers experienced mounting debts, and some properties were foreclosed or auctioned for taxes. Two Agricultural Adjustment Acts brought relief payments, production controls, and increased farm prices to farmers and ranchers. By 1937 prosperity appeared to be returning to Colorado rangelands, with rising prices and plentiful feed supplies. The growing popularity of 4-H Clubs played an important role in the changing ranch industry, as children practiced modern methods of stock raising and transferred their

<sup>192</sup> Richard Goff and Robert H. McCaffree, *Century in the Saddle* (Boulder: Johnson Publishing Co., 1967), 83-102; Maurice W. Frink, W. Turrentine Jackson, and Agnes Wright Spring, *When Grass Was King: Contributions to the Western Range Cattle Industry* (Boulder, Colorado: University of Colorado Press, 1956), 93-96; *Rocky Mountain News*, 21 February 1880, 5; Cathy Elsa Kindquist, "The South Park Water Transfers: The Geography of Resource Expropriation in Colorado, 1859-1994," P.h.D. dissertation (University of British Columbia, 1996), 94-96.

<sup>193</sup> Art Leatherwood, "Hereford Cattle," *Handbook of Texas Online*, Texas State Historical Association, 15 June 15 2010, <http://www.tshaonline.org/handbook/online/articles/ath01>. Herefords proved more adaptable to the conditions of the open range than shorthorns.

<sup>194</sup> Frink, Jackson, and Spring, *When Grass Was King*, 57 and 109; Goff and McCaffree, *Century in the Saddle*, 138; *Denver Times*, 11 September 1902, 4; James T. Witcher, "The Cattle Business in Park County During My Lifetime," in Everett, *Cattle Cavalcade in Central Colorado* (Denver: Golden Bell Press, 1966), 343; Ora B. Peake, *The Colorado Range Cattle Industry* (Glendale, California: The Arthur H. Clark Co., 1937), 313 and 318; *Fairplay Flume*, 10 May 1907, 1 and 26 July 1907, 1; Lucinda and Henry Rogers, Park County, Interview by R.G. Colwell, recorded as memorandum for files, 136-11, on file in Pike's Peak Regional Library, Pike National Forest Collection, Document 136, Colorado Springs, Colorado.

<sup>195</sup> *Fairplay Flume*, 5 January 1917, 1; Everett, *Cattle Cavalcade*, 356-57 and 348; George Everett and Wendell Hutchinson, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 201; Goff and McCaffree, *Century in the Saddle*, 276; Salma A Waters, ed., *Colorado Year Book, 1962-64* (Denver: Colorado State Planning Division, 1964), 131.

<sup>196</sup> *Colorado Year Book, 1919*, 138; *Colorado Springs Gazette and Telegraph*, 7 April 1929.

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knowledge to their friends and family. Tarryall ranchers, such as the Eavensons, often supported and played an active role in 4-H. Hay continued to be the area's most important crop, with demand mounting as the country prepared for the Second World War. After America entered the conflict, ranchers experienced difficulty finding workers to harvest the hay, despite the county's reputation as a good place to work due to its cool climate, good meals, and nine-hour workdays.<sup>197</sup>

Full-scale economic recovery began with America's entry into the war. In 1941 the WPA Guide to Colorado described South Park as an area dominated by agricultural activity: "Most of it is broken up into large ranches; wild hay for winter is cut in the lush meadows." The book identified Jefferson as a shipping point for cattle and timber. Wartime demand resulted in improved prices and new markets for agricultural products.<sup>198</sup>

Ranching and hay raising continued to be the mainstay of the Tarryall economy after the war. The sheep industry in the county declined sharply after the war due to changing tastes and the rise of synthetic fibers. Cattle operations also changed as producers manipulated animals to respond to consumer demand, focusing on fatter, highly-marbled beef during the 1950s and leaner cattle in later years. Sale of water rights to cities in the Denver metropolitan area profoundly limited traditional ranching, making the properties that retained their rights even more valuable.

### **Homesteads and Land Patents**

As in other parts of Colorado, some gold-seekers disillusioned with mining settled along Tarryall Creek to begin agricultural pursuits by claiming land and establishing homesteads.<sup>199</sup> As settlement on the public domain occurred, the pioneers secured ownership through patents from the General Land Office (GLO). Nineteenth-century GLO patent activity reveals temporal and spatial patterns in land selection and development along the Tarryall corridor in its early decades. Land patents obtained prior to 1900 were identified for sections within the historic district boundary and summarized by township. Table 2 summarizes patents by decade and township. Dates reflect receipt of the formal patent; actual settlement often predated this by a number of years. In addition, while settlement began in the mid-1860s, the area was not surveyed by the federal government until the late 1860s and early 1870s, a fact forestalling applications for patents. Many of the names of those who received homestead patents are still well known in the community along Tarryall Road today. A number of the ranches founded through homestead activity are still operating, and several of the families who operate ranches along the road have owned them for generations.

The northern half of the Tarryall corridor saw significantly more patent activity than the southern section. Of the sixty-one patents in the area, thirty-eight (62 percent) were above present-day Tarryall Reservoir (between Mileposts 0.1 and 17.0). Within this area, the section above the Michigan-Tarryall Creek confluence (Mileposts 0.1 to 8.0) showed less intense activity. Located south of Jefferson, much of the land is open and watered by Jefferson and Michigan Creeks. This area recorded twelve land patents: five in the 1870s and seven in the 1880s. The earliest patentees included William McCartney (1874), Lavina Ratcliff (1876), Edwin R. Crosier (1877 and 1883), Charles H. Dunbar (1878), and William H. Burnham (1878). About the same number received patents in the 1880s: Benjamin Ratcliff (1880), George Hauxhurst (1881), Willard R. Head (1882), Edwin Pike (1885 and 1888), and William H. Miller (1887).<sup>200</sup>

The section of corridor from the Michigan-Tarryall Creek confluence at Mud Hill south to Tarryall Dam (Mileposts 8.0 to 17.0) displayed the most intense activity of the corridor, posting twenty-six patents—six in the 1870s, seventeen in the 1880s, and three in the 1890s.<sup>201</sup> The attractiveness of this area is probably attributable to the relatively broader bottomlands lying between sheltering hills and the greater volume of water below the confluence available for irrigating hay meadows. Settlers acquiring patents dating to the 1870s included: Thomas M. Dunbar (1875); Louis Holst (1875 and 1876); James T. Dunbar (1875); Timothy Borden (1876, 1880, and 1881); and Gilbert W. Packer. Most patents in this area (seventeen) were acquired in the 1880s: Lawrence Bonis (1881); Henry Foote (1882); Charles H. Dunbar (1882); George F. Troppe (1884); Lot Miller (1885); Cynthia Potter (1885); Sylvester Yingling (1885); William M. Dunbar (1887);

<sup>197</sup> *Park County Republican and Fairplay Flume*, 30 July 1942, 1; Catherine Coleman, Wahl Ranch, Interview by Tom and R. Laurie Simmons, 1999; Jerry Davis, Telephone Interview by Thomas H. Simmons, 4 October 2002.

<sup>198</sup> Thomas J. Noel, ed., *The WPA Guide to 1930s Colorado* (Lawrence, Kansas: University of Kansas, 1987); originally published as Works Projects Administration, Writers Program, *A Guide to the Highest State* (New York: Hastings House, 1941), 393-94.

<sup>199</sup> Simmons, *Bayou Salado*, 65-66, 71, and 78.

<sup>200</sup> U.S. Bureau of Land Management website, <http://gloreCORDS.blm.gov>, accessed April and May 2012. Statistics for this section represent patents in Township 8 South, Range 74 and 75 West and Township 9 South, Range 75 West. General Land Office patent information was obtained from the U.S. Bureau of Land Management website.

<sup>201</sup> Statistics for this section represent patents in Township 9 South, Ranges 73 and 74 West.

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Sidney M. Derby (1888); and James A. Link (1888). The final decade of the nineteenth century saw three patents issued, with two going to women: James F. Case (1890); Mary M. Archer (1890); and Mary C. Hayden (1891).

Patents for the portion of the corridor lying between Tarryall Dam and the Tarryall River Ranch (Mileposts 17.0 to 27.0) were fewer in number and occurred in the 1880s (nine patents) and 1890s (four patents). The area was probably viewed as less desirable for agriculture given the relatively narrow bottomland bordered by steeper, rockier hillsides. Patentees of the 1880s included: William R. Farnum heirs (1880); William M. Farnum (1880 and 1884); William Edwards (1882); Isaac Sheetz Brown (1882); Andrew Glenn (1883); Charles W. Shelton (1885); Addie Allen (1887); and John E. Williams (1888). Patents were issued in the 1890s to: Albert W. Bradley (1890) and brothers Milford E. Derby (1893), Sidney M. Derby (1893), and William A. Derby (1894).<sup>202</sup>

The final section of the historic district lying below the Tarryall River Ranch (Mileposts 27.0 to 41.8) saw the fewest patents issued. None dated to the 1870s; six were obtained in the 1880s and four in the 1890s. One factor in these numbers may be the fact that between Mileposts 28.5 and 33.3 Tarryall Creek curves away from the roadway and flows between hills to the east, thus depriving the corridor of a significant source of water for irrigation. Patents issued in the 1880s included: Jacob Kolle (1882); Gottlieb Fluhman (1882); Thomas Mihan (1883); Mary M. Clarkson (1883); Richard Snair (1883); William Thomas Davenport (1887); and Henry Krebill (1888). Four settlers, including two women, received patents in the 1890s: Sarah A. McLaughlin (1890); Susan Shaw (1891); Charles W. Gilman (1897); and J.H. Gilman (1897).

### ***Denver, South Park & Pacific Railroad and the Founding of Jefferson, the "Down East Country Neighborhood"***

Residents along the Tarryall corridor benefited from railroad linkages at its north and south ends: the Denver, South Park & Pacific Railroad (DSP&P) at Jefferson and the Colorado Midland Railway at Lake George. The railroads provided the ranchers with ease of access to markets and convenience of transportation. The DSP&P incorporated in 1872 with the goal of constructing a line from Denver to the mining regions in the San Juan Mountains of southwestern Colorado, to extract that area's riches. The rail route ran southwest from Denver up the North Fork of the South Platte River, over Kenosha Pass, across South Park, over Trout Creek Pass, into the Arkansas Valley at Buena Vista, and northward over Denver & Rio Grande tracks into Leadville. Although grading of the line from Denver began in August 1873, an economic downturn halted track construction at Bear Creek Junction from 1874 to the fall of 1876. The discovery of silver in Leadville provided great impetus for completion of the line to the Cloud City. Workers reached the summit of Kenosha Pass, fifty miles east of Leadville, in May 1879.

In that year the railroad extended its tracks through South Park, establishing a frame depot and a two-story section house at Jefferson. A post office received authorization on 3 October 1879. Local rancher Willard Head donated land for the railroad right-of-way and laid out an end-of-the-track forty-acre townsite. Jefferson offered services and supplies and functioned as a shipping and travel point for ranches. The town also provided religious, educational, and commercial facilities for the local ranching families. Head's house at the edge of town doubled as a hotel and stage stop in the early days. George Champion, Jr., whose father served as postmaster and agent for a short-lived cheese factory in town, recalled "the population of Jefferson was never large and probably never exceeded seventy-five to eighty permanent residents. But the general store, saloon, blacksmith shop, and harness shop drew a constant flow of business from surrounding ranches whose industry was hay and cattle."<sup>203</sup>

In September 1885 the *Fairplay Flume* found ranches in the northern end of South Park were "making substantial improvements on their places this season and in passing through there on the railroad many travelers are inspired to remark that the vicinity of Jefferson resembles a 'down east country neighborhood' more than any other part of the mountain ranch country." Although the first goal of the DSP&P was Leadville, local traffic along its route through Park County, including production of the mines and cattle and hay raising, continued to grow in importance. For many years Jefferson featured stock pens for shipping cattle and sheep raised on nearby ranches.<sup>204</sup>

<sup>202</sup> Statistics for this section represent patents in Township 10 South, Ranges 72 and 73.

<sup>203</sup> Mary Dyer, *Echoes of Como, Colorado, 1879-1973* (Dillon, Colorado: D & L Printing, Inc., 1974), 21, 111; Park County Clerk and Recorder, *Plat of Jefferson*, 16 January 1883; Simmons, *Bayou Salado*, 171 and 252-53; Denver Public Library Clippings, *Fairplay Flume* 20 April 1882; George W. Champion, "Remembrances of South Park," *Colorado Magazine* (January 1963): 19, 23-24. The Jefferson Depot and the school are still standing. The DSP&P railroad tracks at Jefferson were removed in the 1930s.

<sup>204</sup> *Fairplay Flume*, 24 September 1885, 4.

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The 1885 *State Business Directory* listed the businesses in town, including the saloon of Craig & McCall, W.R. Head's general store and butcher shop, Mrs. Head's hotel, the butcher shop of Thomas Heeth, and three lumber firms (George Lawes, O.S. Nachard, and Webber Brothers). In 1890 the directory cited an estimated Jefferson population of fifty, with enterprises including A.R. Bishop's saloon; W.R. Head & Co., general merchandise; the sawmill of Schimming, Edmontson & Co; J.E. Weiss, blacksmith; and the J.H. Wyatt sawmill. In 1900 the population still totaled fifty, with businesses including the Head Hotel, F.J. Litmer's saloon, H. Litmer's general mercantile (he was also postmaster), the Patton & Smith Saloon, J.E. Weiss blacksmith, and J. Vallie, justice of the peace. By 1911 an estimated seventy-five people lived in the area and businesses included Head's hotel and livery, F.J. Litmer's saloon, Jacob Weiss's blacksmith shop, and W.H. Lilley's general mercantile and livery. By that date the Colorado & Southern Railway operated the route through Jefferson. In 1921 the directory again listed a population of fifty and enterprises such as Almgren Brothers & Linberg's railroad tie and lumber operation, postmaster Irving W. Hays, the Jefferson Mercantile Co., A. Johnson's boardinghouse, Lazy H. Ranch Co. (livestock), Western Union Telegraph Co., and A.R. Wright's Garage.

### **Lake George and "A Stockmen's Railroad": The Colorado Midland**

Near the southern end of Tarryall Road is the community of Lake George, founded by wealthy Boston manufacturer George Washington Frost, who moved to a ranch in the Four Mile region of Florissant in 1886 and recognized the economic advantage for the area provided by the Colorado Midland Railroad. The first standard gauge railroad to penetrate the Colorado mountains, the Midland projected a route from Colorado Springs across the southern end of South Park. The line proceeded from Florissant to Lake George along Twin Creek, and then reached the South Platte River, which it followed through Eleven Mile Canyon into South Park. In 1887 the Midland established facilities at Lake George featuring passing tracks and loading facilities. The railroad reached Leadville in the same year.<sup>205</sup>

With capital from eastern investors, Frost built a dam on the South Platte at the mouth of Eleven Mile Canyon and created a lake for production of ice to refrigerate railroad cars and to sell in the Pike's Peak region. He also planned a town or resort around the lake and assembled real estate holdings, including existing ranches along the Tarryall. A post office designated Lake George was established on 15 May 1891, with Frost serving as the first postmaster and railroad ticket agent. Ice cutting, timbering, and ranching became the economic mainstays of the area. At the end of the century, a government report indicated "some attempt has been made to make Lake George a summer resort, but apparently with slight success." During the early twentieth century high altitude potato-raising in the Lake George vicinity brought some income to ranchers and freight business for the Midland, known as a "stockman's railroad" for its fast, careful handling of cars full of animals going to market. Cattle and hay from Tarryall ranches were shipped on the Midland, which also carried fruits and vegetables kept cool with ice from Lake George. The railroad abandoned the line through Lake George in 1918. A flood through the area destroyed the dam and lake in 1923.<sup>206</sup>

### **Later Road Developments**

By 1898 the principal roads in Park County closely followed the road network of today. The "Hamilton Road" paralleling Tarryall Creek was identified as a less improved route. Upgrading of the state's roads resulted from several developments. The Ford Model T brought automobile ownership within the reach of many, substantially increasing the number of cars on the road during the early twentieth century. Ranchers were early owners of cars if they could afford them, as they lessened the isolation of the Tarryall area. Good Roads organizations representing a variety of interests, including local boosters, farmers and ranchers, oil companies, tourist facility operators, and auto manufacturers and enthusiasts, campaigned for improved highway access. Federal Road Acts of 1916 and 1921 provided funds to states for construction of a national highway system. A 1916 state highway map showed parts of four highways traversing Park County along alignments similar to the system of today, with three of the roads categorized as improved and a less improved road (Highway 15S) indicated between Jefferson and Lake George along Tarryall Creek. None of the county's roads featured hard surfaces, but some had gravel by 1930.

By the late 1930s, three state highways crossed Park County, including Colorado 77 (the Tarryall Road) from Jefferson southeast to the vicinity of Lake George. Tarryall Road functioned as a secondary connector and carried lower traffic volumes. Park County's two federal highways, U.S. 285 to the north and U.S. 24 to the south, were better-improved

<sup>205</sup> Gordon Chappell, Robert W. Richardson, and Cornelius Hauck, *The South Park Line: A Concise History*, Colorado Rail Annual Number 12 (Golden, Colorado: Colorado Railroad Museum, 1974), 40, 173, 180.

<sup>206</sup> Harbour, *The Tarryall Mountains*, 90; *Park County Republican*, 13 August 1981, 10; *Rocky Mountain News*, 16 July 1990, 12; Morris Cafky, *Colorado Midland* (Denver: Rocky Mountain Railroad Club, 1965), 51, 53, 126 and 289; *Denver Post*, 19 July 1923, 19.

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principal roads carrying most vehicular traffic. The road served as a conduit for ranchers along the corridor, delivering supplies and taking livestock to railheads in Fairplay or Lake George.<sup>207</sup>

### ***Puma City Becomes the New Tarryall***

A settlement known as "Puma City" developed on the lower Tarryall in 1896 when a miner from Cripple Creek and his two partners staked a claim on an outcropping of ore-bearing quartz, stimulating an influx of miners to the area. In response, C.W. Gilman of Denver platted a townsite twelve miles northwest of Lake George. A post office opened in the same year using the name Tarryall, the earlier mining camp by that name having all but disappeared.<sup>208</sup> By January of the following year about fifty houses, cabins, and tents were reported in the new town and the business thoroughfare held twenty-six buildings, with more "being built as fast as the saw mill can turn out lumber for them." Hundreds of people reportedly moved to the area, and ore was freighted by wagon to Lake George for shipment on the Midland to smelters in Denver. Facilities included sawmills, restaurants, hotels and boardinghouses, merchandise and hardware stores, a dance hall, and saloons (some dismantled in Cripple Creek and Victor and then reassembled). Daily stages delivered the mail. Principal mines in the area included the Boomer, June, Comstock, Violet, and No Name. However, as one later account noted, "Puma City was never an important mining center, although gold- and silver-bearing deposits were discovered in the 1890s and there was a small mining boom about 1897."<sup>209</sup>

In 1899 the *State Business Directory* described Puma City as "a mining camp of Park County, twelve miles northwest of Lake George on the Colorado Midland Ry., the nearest railroad point." The population of the community was estimated at fifty. The directory listed eight enterprises/businessmen: S.M. Derby, grocery and meats; Emil Kleinknecht, general merchandise; the *Puma Ledger*, published by C.H. Lewis; Mrs. Lola Russell's hotel; the stationery firm of N.L. Otis; assayer L.J. Bond; and two mining engineers (Frank Adams and I.C. Terry). Mining activity declined quickly; although the 1900 directory still indicated fifty residents, only three businessmen were listed (Derby, Kleinknecht, and Terry). As people left the community, many sold their property to Sidney Derby, who later transferred much of it to Otto Groening. Puma City continued as a center of community activities for a small number of residents and ranching families and retained its post office until 1933.<sup>210</sup>

### ***Tarryall and Hayman Schools***

In 1921 a new one-room Tarryall School (NRIS number 85001060 5PA.407) and a teacherage were built at the southern end of the community to serve local families.<sup>211</sup> The previous school became too small and local residents drew up plans for a new building. A local carpenter, Ollie Potato, led the community's volunteers in construction of the building. Lumber came from a nearby sawmill. A few years later, the teacherage at the site burned down and a new one was erected in its place. Enrollment declined in the 1930s, and the school closed in 1949.<sup>212</sup>

Another school that served the community along Tarryall Road was moved into the area before 1917 from Hayman, a nearby mining, logging, and ranching settlement about a mile to the west of the road (outside the district). Hayman was laid out in 1898, according to longtime area resident Otto Groening. Local historian Midge Harbour believed "Emil Warling's father" built the school, which is estimated to date to about 1898. A Hayman post office opened in 1904,

<sup>207</sup> Marion C. Wiley, *The High Road* (Denver: Colorado Department of Highways, 1976), 11-14; Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, 1985), 17-19; Colorado State Highway Commission, "Map of the State Highways of Colorado" (Denver: Clason Map Co., August 1916); *Colorado Year Book*, 1918 (Denver: State Board of Immigration; State Planning Commission, 1918), 52; *Colorado Year Book*, 1925 (Denver: State Planning Commission, 1925), 22-23; Tolbert R. Ingram, ed., *Year Book of the State of Colorado*, 1931 (Denver: State Planning Commission, 1931), 15, 251, 257; G.F. Galloway, "Map of Park County, Colorado," March 1929, revised 1937, in the files of the Park County Assessor, Fairplay, Colorado.

<sup>208</sup> Puma City was forced to change its name because another settlement already claimed that designation.

<sup>209</sup> C.C. Hawley, *Geology and Beryllium Deposits of the Lake George (or Badger Flats) Beryllium Area, Park and Jefferson Counties, Colorado*, Geological Survey Professional Paper 608-A (Washington, D.C.: Government Printing Office 1969, B4).

<sup>210</sup> *Denver Republican*, 10 January 1897, 9; Midge Harbour, "Tarryall," *Park County Republican*, 17 July 1980; Harbour, *The Tarryall Mountains*, 42-43; Kenneth Jessen, *Ghost Towns Colorado Style: Central Region*, vol. 2 (Loveland, Colorado: J.V. Publications, 1999), 196-97.

<sup>211</sup> Tarryall School is one of three extant one-room schoolhouses in Park County on their original sites that retain historic physical integrity, according to its 1985 National Register nomination.

<sup>212</sup> Midge Harbour, Tarryall School National Register of Historic Places Inventory-Nomination Form, 1984.

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supplanting the Conrad post office a couple of miles away that had opened in 1897. Conrad was listed in the 1903 *State Business Directory*, when it had a population of eighteen and was serviced by a stage from Lake George. In 1906 Hayman, indicated as the successor to Conrad in the directory, was approaching its height, with a population of forty. The surge in residents came as a result of mining activities by the Apex Copper Company (founded in 1903), which was active in the area into the 1920s. Businesses in Hayman in 1906 also included a surveyor, an ice dealer, postmaster, two mercantiles, a saloon, boardinghouse, lumber dealer, meat market, and blacksmith. In 1909 the Hayman Mining and Tunnel Company was also operating there.

However, by 1911 the number of businesses already began to decline. The Hayman post office closed in 1918. The school was moved to a ranch on Tarryall Road. The *Fairplay Flume* included references to activities at the Hayman School in the late 1910s. In 1918 the newspaper reported the superintendent of schools visited the Tarryall, Puma, Hayman, Lake George, and Guffey districts. A circa 1920s photograph of the school showed a teacher and six young pupils. Mildred Smith, who attended the Hayman School at the Tarryall Road location during the first through eighth grades, believes it originally opened to serve children of the mining camp and local ranches.<sup>213</sup>

Mildred Smith and her sister, Gertrude Quist, state that in its second location one teacher at a time worked at the school, teaching as many as twenty children from all levels. Mrs. Smith recalls teachers Emily Johnson, Martha Whitaker, and Daisy Warling, the last teacher in 1941. Mrs. Quist recalls walking to school, playing in the yard on the swings and merry-go-round, and standing near the stove to get warm. She remembers going outside for lunch and climbing on the nearby rock pile. She believes the building today looks the same as it did when she attended in the 1930s, except that it is painted red rather than the original white. Muriel Sibell Wolle, in her book, *Timberline Tailings*, states that Otto Groening indicated the "white school" was the only remaining building from the community of Hayman. Park County historian Jerry Davis states today there is nothing left of the mining community Hayman, which lies west of the nominated area, in the way of buildings, although there are foundations and dumps of the mining company. He notes that moving schools in the nineteenth and early twentieth centuries was quite common in Park County, due to rapidly shifting population levels and associated school capacity needs.<sup>214</sup>

#### **Recreational Opportunities: Forest Reserves and Tarryall Reservoir**

The discovery of gold brought the first large numbers of people to what would become Park County. Along with prospectors came individuals seeking to explore and enjoy the landscape and its resources, including hunters, mountain climbers and hikers, artists, travel writers, fishermen, people seeking to improve their health, people hoping to experience western culture, and people seeking simple relaxation. Railroads promoted tourism along their lines in the late nineteenth century, created opportunities for recreation, and erected and supported lodging facilities. Improved roads and the growing popularity of the automobile during the early twentieth century made even remote areas widely accessible to increasing numbers of tourists and lessened their reliance on established resorts. The creation of the Pike National Forest and state parks and wildlife areas, and the completion of large water storage systems also had significant impacts on tourism and recreation during the twentieth century.

By the early 1860s, Park County's reputation as a fine place for tourists seeking beautiful scenery, hiking and horseback expeditions, colorful mining camps, healthful waters, hunting and fishing, and other recreational activities was growing and diversifying the local economy. In 1860 South Park was touted: "The Park abounds in fish, deer, and antelope; turkies [sic], beaver, marmots, etc. Mountain fruits grow in the greatest profusion, and altogether no pleasanter place can be found to loiter away a summer month." Journalists began thoroughly exploring and writing about the territory during its first decade, seeking

<sup>213</sup> Mildred Smith, Lake George, Colorado, Telephone Interview by R. Laurie Simmons, 24 February 2011.

<sup>214</sup> Annette and James Quick, Interview by Tom and R. Laurie Simmons, 5 November 2010; Gertrude Quist, Lake George, Telephone Interview by R. Laurie Simmons, 24 and 25 February 2011; Mildred Smith, Lake George, Telephone Interview by R. Laurie Simmons, 24 February 2011; W.H. Powless, "Map of State Road No. 15S, Park County, Colorado," October 1917; Sally Jeffries, Email messages to R. Laurie Simmons, 19 and 20 April, 2011; Jerry Davis, Telephone Interview by R. Laurie Simmons, 25 February 2011; Park County Clerk and Recorder, tract books; Park County Assessor, real estate files; *Fairplay Flume*, 2 February 1912, 1; *Park County Republican and Fairplay Flume*, 5 July 2002; Park County Local History Archives, "A Guide for the Tarryall Road"; Harbour, *The Tarryall Mountains*; Park County Local History Archives, Resource Files and Obituary List; *Colorado State Business Directories*, 1903-1920; William H. Bauer, James L. Ozment, and John H. Willard, *Colorado Post Offices, 1859-1989* (Golden: Colorado Railroad Museum, n.d.); *U.S. Census*, 1910-1930; BLM, GLO, John B. Ryan Patent Details, <http://www.glorerecords.blm.gov>, accessed 24 February 2011; Muriel Sibell Wolle, *Timberline Tailings* (Chicago: Swallow Press, Inc., 1977), 98-99; Muriel Sibell Wolle, "Hayman," 1947, photographic print, Western History and Genealogy Department, Denver Public Library.

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to record impressions of its finest scenic attractions and envision their exploitation during this period. William Newton Byers, editor and publisher of the *Rocky Mountain News*, was in the forefront of this exploration. Byers, who had arrived in Denver in 1859, became an unofficial tour guide for important visitors to areas such as South Park. Byers guided travel writer Bayard Taylor on his journey through the state in 1866 and assisted a camping party that included Vice President Schuyler Colfax and journalist Samuel Bowles in a trip through South Park two years later.<sup>215</sup>

The movement to create a national forest agency and a comprehensive forest management program gained momentum in the 1880s, leading to implementation of the forest reserve policy in 1891 and establishment of boundaries of the South Platte and Pikes Peak Forest Reserves in 1892. In 1905 the Pike's Peak, South Platte, and Plum Creek reserves were combined into the Pikes Peak Forest Reserve (later Pike National Forest). Noting the negative impact of forest destruction on the water supply for irrigation, members of the South Park Ranchmen's Protective Association voted to unanimously support the reserve.<sup>216</sup>

The forest reserves in Colorado were created primarily for the production of timber and the protection of watersheds supplying cities and irrigation systems which were important to agriculture. A few small sawmills started by early pioneers along the Tarryall dated to the 1860s and 1870s, producing materials for local consumption. The coming of the railroads opened the area to commercial logging, supplying railroad needs for ties and structural timbers as well as providing logs to markets in Denver and Leadville (from the upper Tarryall) and in Colorado Springs and Cripple Creek (from the lower Tarryall). Commercial logging faded along the Tarryall in the late 1930s-early 1940s, prompted by the demise of railroads and competition from West Coast sources, although some small-scale operations continued into the late 1950s.<sup>217</sup> The Pike National Forest was regarded as having exceptionally important values for watershed protection, since many cities and towns of the Front Range derived their water supply from its streams. Grazing and recreational use of the lands were also important issues.

Management of the forest resulted in construction of ranger stations, campgrounds, picnic grounds, trails, roads, and other facilities, which, in turn, led to greater use of the forests for recreation. As improved road systems made forests more accessible during the twentieth century, larger numbers of people began to utilize the public lands for recreation. By 1940, the Pike National Forest had a network of automobile roads and its proximity to cities such as Denver and Colorado made it a favorite destination for tourists, with many summer homes and resorts having been built.<sup>218</sup> By the 1950s the Forest Service established four campgrounds along Tarryall Road: Michigan (Milepost 6.2); Tarryall (Milepost 20.7); Rock (Milepost 26.3); and Spruce (Milepost 28.2). The first two campgrounds were abandoned, and in the 1960s the two latter facilities were formally established as Spruce Grove Campground (1963) and Twin Eagles Campground (1965).

When cattle prices dropped after World War I, ranchers in Park County searched for ways to bolster their sagging profits. A few ranchers catered to easterners who sought to experience cowboy culture firsthand and were willing to pay for lodging, food, horseback rides, and a chance to help with ranch work. Some ranch families turned to dude ranching during the Great Depression and later. Some ranches along the Tarryall simply offered small cabins for visitors, while more elaborate guest ranches, such as the 1937 Tarryall River Ranch, included central lodges where meals were served and indoor activities could be enjoyed. A variety of buildings to facilitate the service of guests, such as laundry, kitchen, and storage facilities were built. The Union Pacific Railroad supported the formation of the Colorado Dude and Guest Ranch Association in 1933 and produced brochures promoting dude ranch vacations. The Tarryall River Ranch continues the dude ranch tradition today. The Ute Trail River Resort also offers visitors a chance to experience western recreational opportunities along the Tarryall.<sup>219</sup>

In the 1920s the Colorado Game and Fish Department began planning for construction of a reservoir on Tarryall Creek to create a spawning station for fish eggs. The location seemed promising due to the assumption that the fertile soil and lakebed would produce vegetation assuring a natural food supply for fish. The dam and reservoir were built in 1929-31

<sup>215</sup> Abbott, Leonard, and McComb, *Colorado*, 211-212; *Denver Bulletin*, supplement to the *Rocky Mountain News*, 2 May 1860, 2; Simmons, *Bayou Salado*, 112.

<sup>216</sup> Alvin T. Steinel, *History of Agriculture in Colorado* (Fort Collins, Colorado: State Agricultural College, 1926), 459-60; Carl Ubbelodhe, Maxine Benson and Duane Smith, *A Colorado History* (Boulder: Pruett Publishing Co., 1976), 284-285; *Fairplay Flume*, 18 February 1892; USDA, Forest Service, *National Forests of the Rocky Mountain Region* (Washington, D.C.: Government Printing Office, 1940).

<sup>217</sup> Jerry Davis, Colorado Springs, Colorado, email to Tom and Laurie Simmons, 19 May 2014 and 25 May 2014.

<sup>218</sup> USDA, Forest Service, *National Forests of the Rocky Mountain Region*, 1940.

<sup>219</sup> Lawrence R. Borne, *Dude Ranching: A Complete History* (Albuquerque: University of New Mexico Press, ca.1983), 166-67.

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using plans provided by State Engineer M.C. Hinderlider. Tarryall became the fourth reservoir built by the Game and Fish Department as a fish egg-spawning station; previously, spawn had been taken from wild lakes. The reservoir first opened to fishing for two months in the summer of 1941, attracting 4,700 fishermen. The reservoir remains a popular fishing spot today.<sup>220</sup> Some of the ranches along the Tarryall currently participate in the South Park Fly Fishers program, which for a fee permits anglers day-access to the portion of Tarryall Creek that flows through the property.

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<sup>220</sup> Colorado Game and Fish Department, *Report of the Game and Fish Department of the State of Colorado, December 1, 1926 to June 30, 1931* (Denver: Colorado Game and Fish Department, 1932), 23 and 43; Ingram, *Year Book*, 1931, 42.



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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: Park County Local History Archive  
History Colorado

Historic Resources Survey Number (if assigned): 5PA.879

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**10. Geographical Data**

**Acreeage of Property** 27,861

**Provide latitude/longitude coordinates OR UTM coordinates.**

(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1 \_\_\_\_\_ 3 \_\_\_\_\_  
 Latitude: Longitude: Latitude: Longitude:

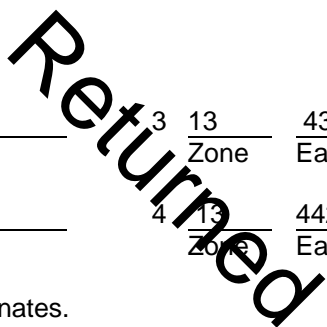
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**UTM References**

\_\_\_\_\_ NAD 1927 or X NAD 1983

1	<u>13</u>	<u>430703</u>	<u>4356133</u>	3	<u>13</u>	<u>436890</u>	<u>4353643</u>
	Zone	Easting	Northing		Zone	Easting	Northing
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	Zone	Easting	Northing		Zone	Easting	Northing



See Continuation Page for additional coordinates.

**Verbal Boundary Description** (describe the boundaries of the property)

The 27,861-acre Tarryall Rural Historic District extends for 39.4 miles along the Tarryall Valley, other drainages, and County Road 77 in Park County, Colorado, from 2.4 miles south of Jefferson on the north to west of Lake George on the south. Included within the district are private parcels along the road and creek, as well as adjacent national forest and other public lands necessary to provide contiguity and to convey the essential nature of the landscape along the corridor. Park County Assessor parcels are used as building blocks for the district where possible. Public lands within in the district were included generally using quarter sections and based on input from Pike National Forest staff. The width of the nominated district along the corridor varies, expanding at some points to as much as 1.6 miles from the road centerline. In three locations the boundary follows one side of the road right-of-way to avoid concentrations of nonhistoric rural residential development (i.e., the Stagesop, Circle R Ranch, and Tarryall River Estates subdivisions). In Tarryall/Puma City the boundary encompasses intact historic and historic archaeological resources while avoiding more recent development occurring after the period of significance. The nominated district is shown on the included to-scale map and is described in an ArcGIS shapefile and Google Earth KML file included with the nomination. Two land parcels lying between Mileposts 32.5 and 35.6 are excluded from the district due to owner objections, under the provisions of Colorado Revised Statutes 24-80.1-109, as interpreted by the Colorado Attorney General's Office. The removal of these parcels produced a discontinuous nominated area composed of two large sections.

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

The boundary includes lands associated with the historical development and use of the Tarryall Rural Historic District, including agricultural, recreational, and other pursuits. These activities focused in the bottomlands along Tarryall Creek and other drainages, which served as early transportation corridors and where early settlers established ranch headquarters, dug irrigation ditches, and raised cattle and hay. Adjoining acreage of the Pike National Forest and Bureau of Land Management are also included, as those public lands played a critical role in the historical evolution of the

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corridor. Timber in the forests provided logs and dimensional boards for ranch buildings, fences, corrals, and bridges. Ranchers used public lands for grazing and employed forest trails to move cattle to and from distant grazing areas, such as Lost Park. Wildlife in the forests and fish in streams supplemented the food supply of residents. As recreation grew in importance in the late nineteenth and twentieth centuries, the forests, streams, and lakes of the area comprised venues for hunting, fishing, hiking, tourism, and dude ranching activities. During Prohibition residents used public lands as the site for stills to produce local moonshine. The northern 2.4 miles along the roadway are not included within the district due to the different type and scale of ranching operations conducted there. Denser clusters of late twentieth century rural residential development are excluded from the boundary where feasible, as such developments have diminished the historic physical integrity of the original agricultural land and represent "clearly differentiated patterns of historical development."<sup>221</sup> One subdivision is included within the district to avoid creating a narrowing of the district to the road right-of-way. The discontinuous nature of the district results from compliance with the above-referenced state law.

**11. Form Prepared By**

name/title R. Laurie Simmons and Thomas H. Simmons, Historians  
organization Front Range Research Associates, Inc. date 19 February 2015 (Revised)  
street & number 3635 West 46<sup>th</sup> Avenue telephone 303-477-7597  
city or town Denver state CO zip code 80211  
e-mail frraden@msn.com website www.frhistory.com

**With contributions by:**

name/title Marilyn A. Martorano, Archaeologist  
organization Martorano Consultants, LLC date 19 February 2015  
street & number 2827 Humboldt Place telephone 303-845-0085  
city or town Longmont state CO zip code 80503  
e-mail martoranoconsultantsllc@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.)

<sup>221</sup> National Park Service, *Guidelines for Completing National Register of Historic Places Forms, Part A, How to Complete the National Register Registration Form* (Washington: U.S. Department of the Interior, National Park Service, 1997), 57.

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**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:** Tarryall Rural Historic District

**City or Vicinity:** Jefferson and Lake George

**County:** Park **State:** CO

**Photographer:** Thomas H. Simmons (unless otherwise noted)

**Description of Photograph(s) and number and date photographed:**

- 1 of 66, Milepost 2.4, View down County Road 77 from the entrance to the northern end of the district at the entrance road to the Taylor/Portis/Johnson Ranch (Map Reference 2), view south-southeast, October 2013.
- 2 of 66, Milepost 2.4, Taylor/Portis/Johnson Ranch main house (Map Reference 2A), view west, November 2010.
- 3 of 66, Milepost 2.4, Taylor/Portis/Johnson Ranch horse barn (Map Reference 2G), view east, November 2010.
- 4 of 66, Milepost 3.8, Sanborn Ranch headquarters (Map Reference 6), view northeast, July 2010.
- 5 of 66, Milepost 3.9, Hay meadows near the confluence of Michigan and Jefferson Creeks on west side of County Road 77, view northwest, August 2010.
- 6 of 66, Milepost 4.25, Wright Homestead headquarters (Map Reference 7), view east-northeast, July 2010.
- 7 of 66, Milepost 5.2, Miller Ranch headquarters, log cabins on west side of County Road 77 (Map References 8C and 8D) with Jefferson Creek in background, view south-southwest, July 2010.
- 8 of 66, Milepost 5.3, Miller-Rudd Ranch headquarters (Map Reference 9) with line of farm wagons in foreground along road, view east-southeast, November 2013.
- 9 of 66, Milepost 6.2, Bowsher Ranch house (Map Reference 11A), view northwest, July 2010.
- 10 of 66, Milepost 6.4, Bowsher Ranch (Map Reference 11) and Michigan Creek, view west-northwest, May 2012.
- 11 of 66, Milepost 9.7, Dunbar-Robbins Ranch house (Map Reference 16A), view north-northwest, July 2010.
- 12 of 66, Milepost 9.8, Dunbar-Robbins Ranch headquarters (Map Reference 16), view west-northwest, May 2012.
- 13 of 66, Milepost 11.3, Olney Borden Ranch headquarters cabin (Map Reference 20C), view east, July 2010.
- 14 of 66, Milepost 11.3, Olney Borden Ranch headquarters outhouse (Map Reference 20E), view north, July 2010.
- 15 of 66, Milepost 11.7, Bordenville Cemetery (Map Reference 21), view southeast, July 2010.
- 16 of 66, Milepost 12.1, Timothy Borden Ranch headquarters (Map Reference 22), view northwest, May 2012.
- 17 of 66, Milepost 12.1, Timothy Borden Ranch headquarters garage/workshop and house (Map Reference 22L and 22M, respectively), view northwest, May 2012.
- 18 of 66, Milepost 14.6, Holst/Paige/Wallace Ranch headquarters (Map Reference 23) with A L Hill beyond and hay meadows to the left, view northwest, November 2013.
- 19 of 66, Milepost 14.6, Hay meadows south of the Holst/Paige/Wallace Ranch headquarters (Map Reference 23), view southeast, November 2013.
- 20 of 66, Milepost 16.2, Colorado Division of Wildlife complex (Map Reference 24) with Rock Point in the distance, view west-northwest, July 2010.
- 21 of 66, Milepost 17.4, Tarryall Reservoir (Map Reference 25), Potato Gulch picnic and boat launch area on east shore, view northwest, November 2013.
- 22 of 66, Milepost 17.4, Tarryall Dam (Map Reference 25), view west, November 2013.

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- 23 of 66, CO\_Park\_TarryallRuralHistoricLandscapeDistrict\_0023, Milepost , 17.7, County Road 77 (Map Reference 1) south of Tarryall Reservoir with a grazing area on the east side of the road, view southeast, November 2013.
- 24 of 66, Milepost 18.0, Old segment of Tarryall Road (Map Reference 27), view east, May 2012.
- 25 of 66, Milepost 19.1, Derby/Terhune/Eavenson Ranch (Map Reference 28), overview from southeast, view west-northwest, May 2012.
- 26 of 66, Milepost 19.1, Derby/Terhune/Eavenson Ranch barn (Map Reference 28E), view east, October 2010.
- 27 of 66, Milepost 19.1, Derby Cabin (Map Reference 29), view southeast, June 2011, photograph by Ashley Bushey.
- 28 of 66, Milepost 21.5, Ute Trail River Resort lodge (Map Reference 31A), view north, July 2010.
- 29 of 66, Milepost 22.1, Farnum Cemetery (Map Reference 35), view east-northeast, October 2010.
- 30 of 66, Milepost 22.9, Lazy River Ranch (Map Reference 37, left) and Anderson Ranch/Halstead Property (Map Reference 38) from south, view northwest, November 2013.
- 31 of 66, Milepost 22.9, Lazy River Ranch house/store (Map Reference 37A), view west-northwest, July 2010.
- 32 of 66, Milepost 23.6, Allen Creek Ranch (Map Reference 40) overview, view southwest, May 2012.
- 33 of 66, Milepost 25.0, Williams Ranch (Map Reference 43) overview, view northwest, November 2013.
- 34 of 66, Milepost 25.6, John E. Williams Ranch (Map Reference 44) overview from County Road 77, view north-northeast, August 2010.
- 35 of 66, Milepost 25.6, John E. Williams Ranch house (Map Reference 44A), view northeast, October 2010.
- 36 of 66, Milepost 25.6, John E. Williams Ranch barn (Map Reference 44B), view west, October 2010.
- 37 of 66, Milepost 25.6, Edith Gold Ranch (Map Reference 45) overview from County Road 77, view north-northwest, May 2012.
- 38 of 66, Milepost 27.0, Tarryall River Ranch (Map Reference 47) entrance, view east-northeast, May 2012.
- 39 of 66, Milepost 27.0, Tarryall River Ranch lodge (Map Reference 47A), view north, October 2010.
- 40 of 66, Milepost 27.0, Tarryall River Ranch barn (Map Reference 47B), view south-southeast, October 2010.
- 41 of 66, Milepost 28.6, Sidney Derby Ranch root cellar (Map Reference 50A), view northwest, July 2010.
- 42 of 66, Milepost 29.5, Denny Place (Map Reference 51) in Tarryall/Puma City, view southwest, July 2010.
- 43 of 66, Milepost 29.6, Gilman/Derby store building (Map Reference 53A) in Tarryall/Puma City, view northwest, November 2013.
- 44 of 66, Milepost 29.7, Tarryall School (Map Reference 57A) and teacherage (left, Map Reference 57B) in Tarryall/Puma City, view northeast, November 2013.
- 45 of 66, Milepost 32.6, View down County Road 77 south of Tarryall/Puma City with part of the striking China Wall geological formation to left, view east-northeast, May 2012.
- 46 of 66, Milepost 33.5, Kollé/Landis Ranch (Map Reference 61) fence along County Road 77, view northeast, May 2012.
- 47 of 66, Milepost 33.5, Kollé/Landis house (Map Reference 61A), view west-southwest, August 2010.
- NOTE: Photos 48 through 51 depict resources within the two parcels dropped from the nomination and are excluded from this photographic log.
- 52 of 66, Milepost 35.0, McLaughlin Ranch (Map Reference 67) from the north with the barn (Map Reference 67F) to the right, view south-southeast, May 2012.
- 53 of 66, Milepost 35.0, McLaughlin Ranch house (Map Reference 67A), view south-southwest, August 2010.
- 54 of 66, Milepost 35.6, County Road 77 0.6 miles south of the McLaughlin Ranch (Map Reference 67), view north-northwest, November 2013. The land on the right side of the road is excluded from the district.



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55 of 66, Milepost 36.6, Stoll/Pledger Ranch (Map Reference 72) center part of headquarters, view northwest, November 2010.

56 of 66, Milepost 37.0, Payne Homestead/Double Bar Ranch (Map Reference 73) outbuildings, view north-northeast, August 2010.

57 of 66, Milepost 38.3, Hayman School (Map Reference 74A) at the Ryan Homestead/Jeffries Ranch, view north-northeast, November 2010.

58 of 66, Milepost 37.9, Example of noncontributing isolated house, 38178 County Road 77 built in 2000 (Map Reference 74I), view east, August 2010.

59 of 66, Milepost 38.3, County Road 77 and the Ryan Homestead/Jeffries Ranch/Hayman School (Map Reference 74) from the south, view north-northwest, May 2012.

60 of 66, Milepost 38.9, Warling Ranch slaughterhouse (left, Map Reference 77I), workshop (center, Map Reference 77H), and root cellar (right, Map Reference 77G), view east-northeast, August 2010.

61 of 66, Milepost 39.3, Fred Warling Farm potato cellar (Map Reference 78B), view northeast, November 2010.

62 of 66, Milepost 39.4, Overview of several dwellings in the noncontributing Lake George Ranchettes Subdivision (Map Reference 79) just south of the Fred Warling Farm, view northwest, November 2013.

63 of 66, Milepost 40.8, Overview of Snair Ranch (Map Reference 81) and the South Platte River valley from the north, view south-southwest, May 2012.

64 of 66, Milepost 40.8, Snair Ranch corral (Map Reference 81A), view northeast, August 2010.

65 of 66, Milepost 41.4, Lake George Cemetery (Map Reference 82), older part at top of hill to north, view southeast, August 2010.

66 of 66, Milepost 41.8, Southern end of the district from U.S. 24 with Lake George Cemetery (Map Reference 82) on the hill left of center and the South Platte River to the right, view north, May 2012.

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Multiple owners (list submitted under separate cover)

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**10. Geographical Data** (Continued)

**UTM References**

(Place additional UTM references on a continuation sheet.)

5	<u>13</u> Zone	<u>443781</u> Easting	<u>4347019</u> Northing	12	<u>13</u> Zone	<u>467761</u> Easting	<u>4315738</u> Northing
6	<u>13</u> Zone	<u>447126</u> Easting	<u>4346350</u> Northing	13	<u>13</u> Zone	<u>462530</u> Easting	<u>4324647</u> Northing
7	<u>13</u> Zone	<u>460380</u> Easting	<u>4335817</u> Northing	14	<u>13</u> Zone	<u>457049</u> Easting	<u>4328837</u> Northing
8	<u>13</u> Zone	<u>461511</u> Easting	<u>4329356</u> Northing	15	<u>13</u> Zone	<u>457312</u> Easting	<u>4331841</u> Northing
9	<u>13</u> Zone	<u>466221</u> Easting	<u>4327026</u> Northing	16	<u>13</u> Zone	<u>442694</u> Easting	<u>4341603</u> Northing
10	<u>13</u> Zone	<u>469356</u> Easting	<u>4317602</u> Northing	17	<u>13</u> Zone	<u>437826</u> Easting	<u>4347688</u> Northing
11	<u>13</u> Zone	<u>468857</u> Easting	<u>4315742</u> Northing	18	<u>13</u> Zone	<u>432253</u> Easting	<u>4351358</u> Northing

Returned

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**Table 2**  
**Tarryall Rural Historic District**  
**Pre-1900 Land Patents by Township**

Township	Range	Decade			Total
		1870s	1880s	1890s	
8 South	74 West	1	1	0	2
8 South	75 West	3	4	0	7
9 South	73 West	0	3	0	3
9 South	74 West	6	14	3	23
9 South	75 West	1	2	0	3
10 South	72 West	0	3	1	4
10 South	73 West	0	6	3	9
11 South	72 West	0	2	3	5
12 South	71 West	0	2	1	3
12 South	72 West	0	2	0	2
Total		11	39	11	61

Returned

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Detail Maps: Legend

Legend for Detail Maps:

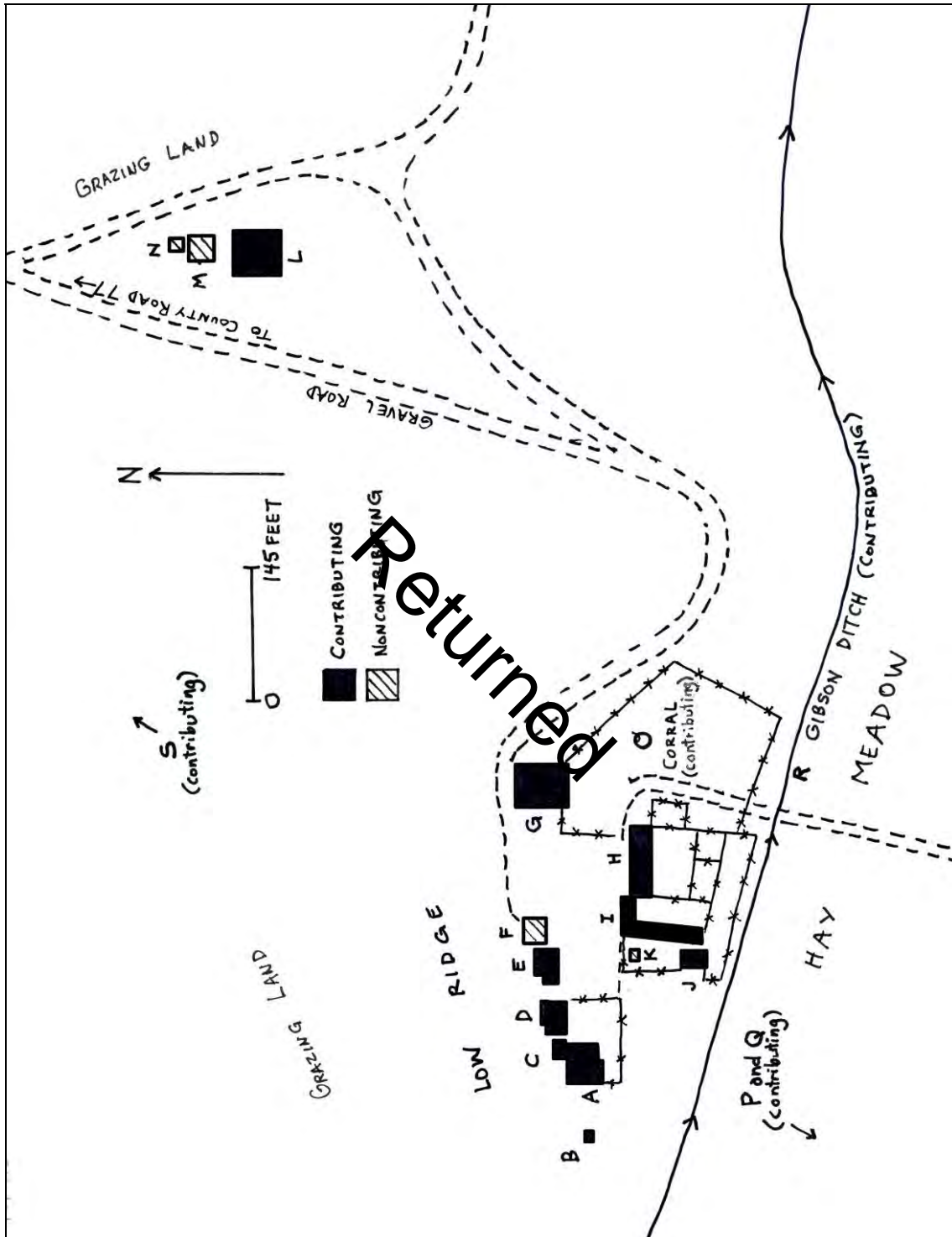
- — — Paved Road
- - - - Gravel/Dirt Road
- ..... Path/Trail
- → → Stream/Drainage, Ditch  
(arrow indicates flow direction)
- \* \* \* Fence
- x x x Fence posts (no fence present)
- TTTTT Cutbank
- oooooo Stone Alignment
- ⊖ Depression
- Artifact Concentration, Trash Dump
- - - RHL D Boundary
- ▲ Campsite
- Contributing Resource
- ▨ Noncontributing Resource

NOTE: The Detail Maps show the built-up areas of ranch headquarters and other complexes. The name of the complex and its Map Reference Number are shown at the top. UTM coordinates are provided for isolated resources not depicted on the Detail Maps; for ditches the beginning and end points are supplied.

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Detail Map 1: Taylor/Portis/Johnson Ranch, Map Reference 2

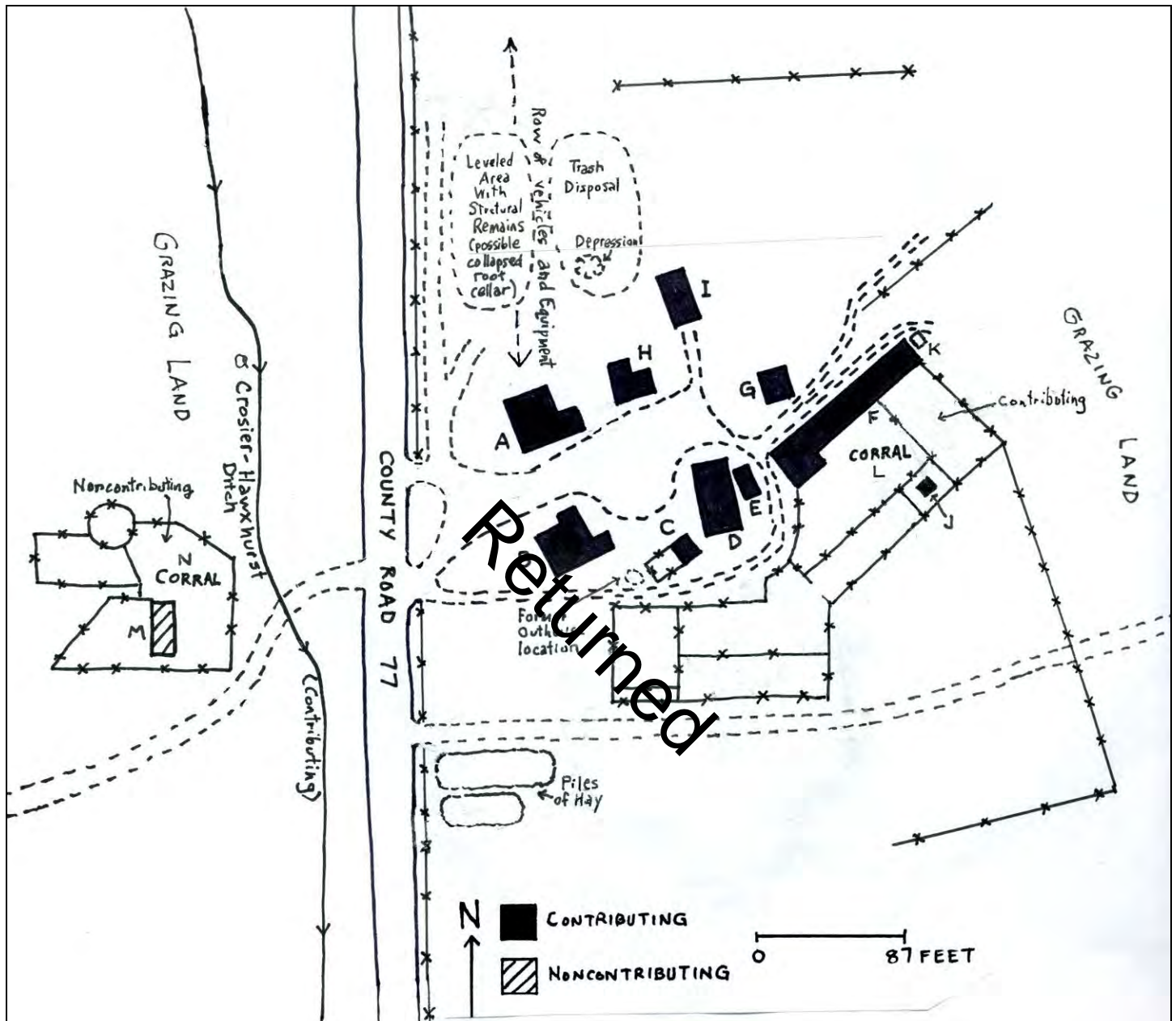


UTM Coordinates for Resources Not Shown on Map:  
 Resource P: Z 13, E 432157, N 4354920/E 432336, N 4354299  
 Resource Q: Z 13, E 431559, N 4355259/E 432020, N 4354112  
 Resource R: Z 13, E 431545, N 4355279/E 432982, N 4354852  
 Resource S: Z 13, E 432256, N 4355895/E 432763, N 4355099

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Detail Map 2: Sanborn Ranch, Map Reference 6

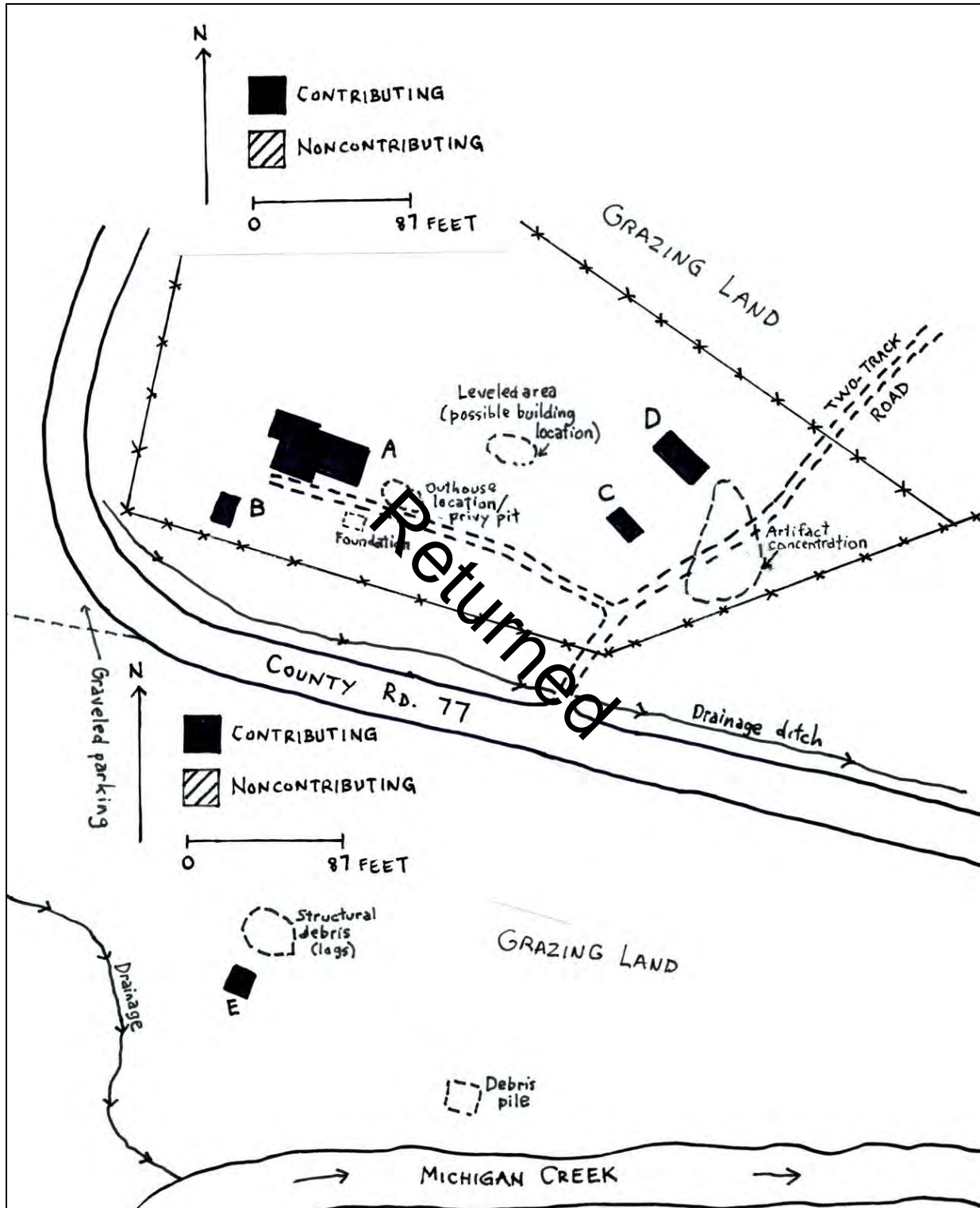


UTM Coordinates for Resources Not Shown on Map:  
Resource O: Z 13, E 433358, N 4355128/E 43379, N 4353907

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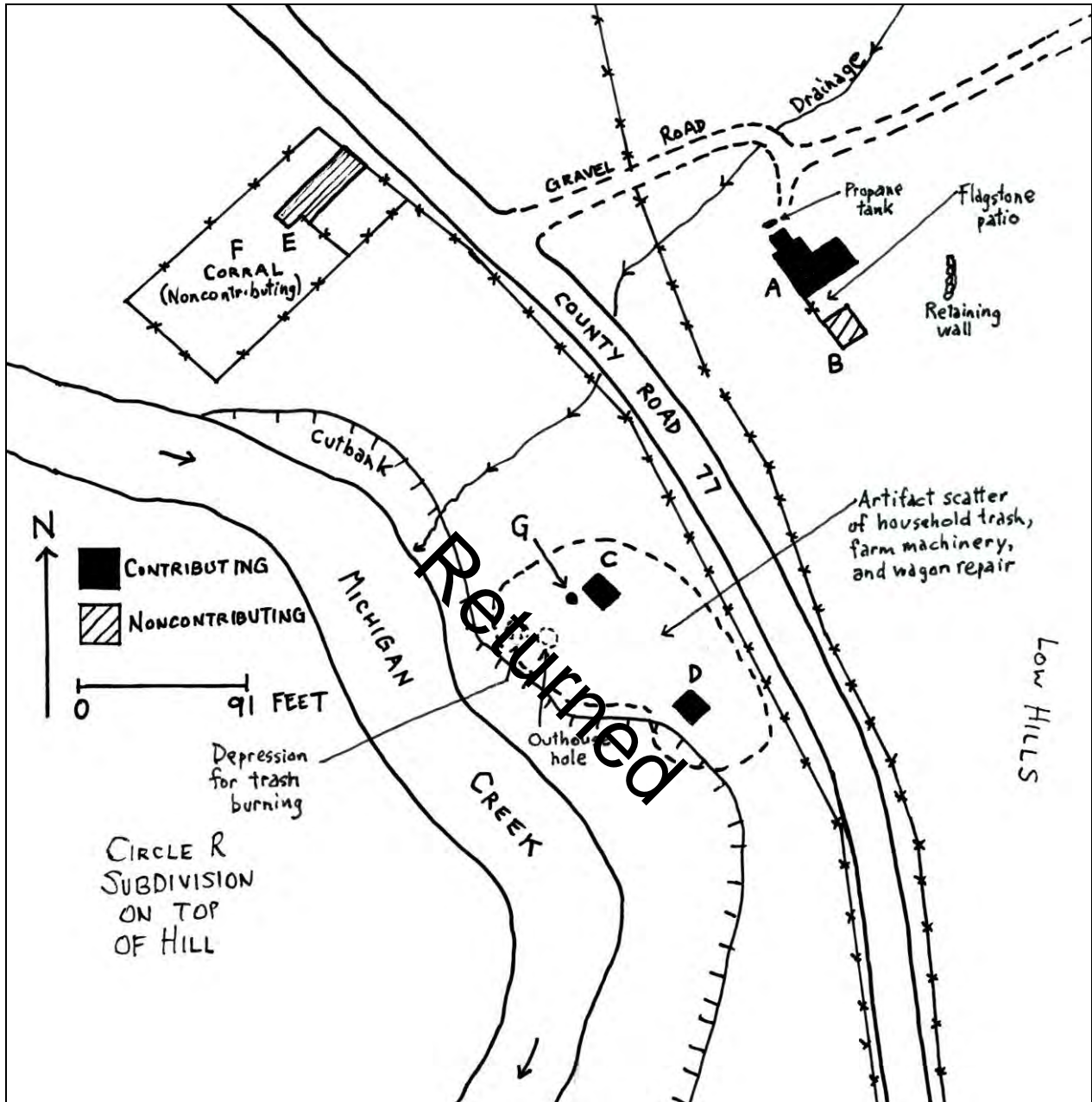
Detail Map 3: Wright Homestead, Map Reference 7



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Detail Map 4: Miller Ranch, Map Reference 8

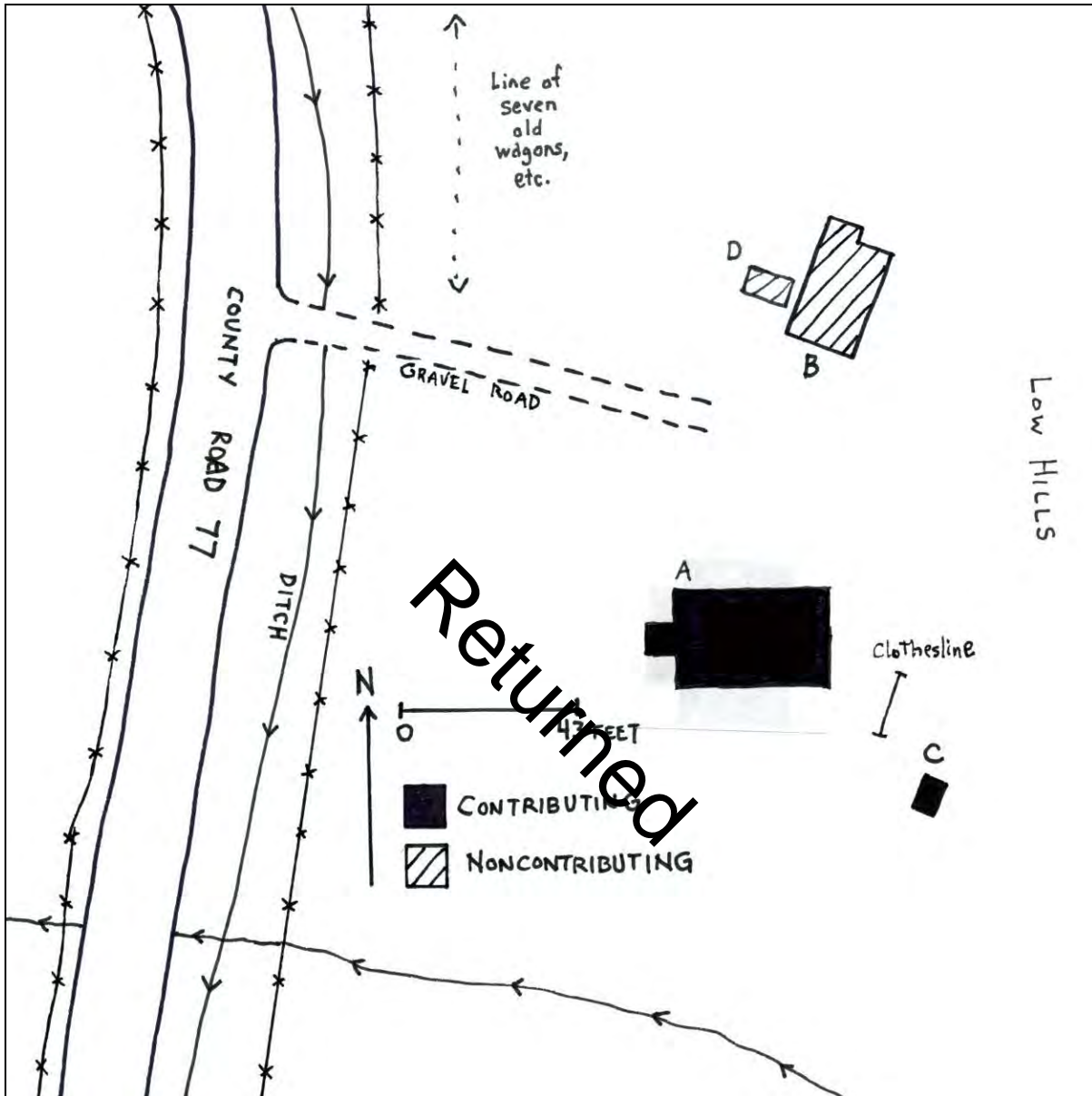




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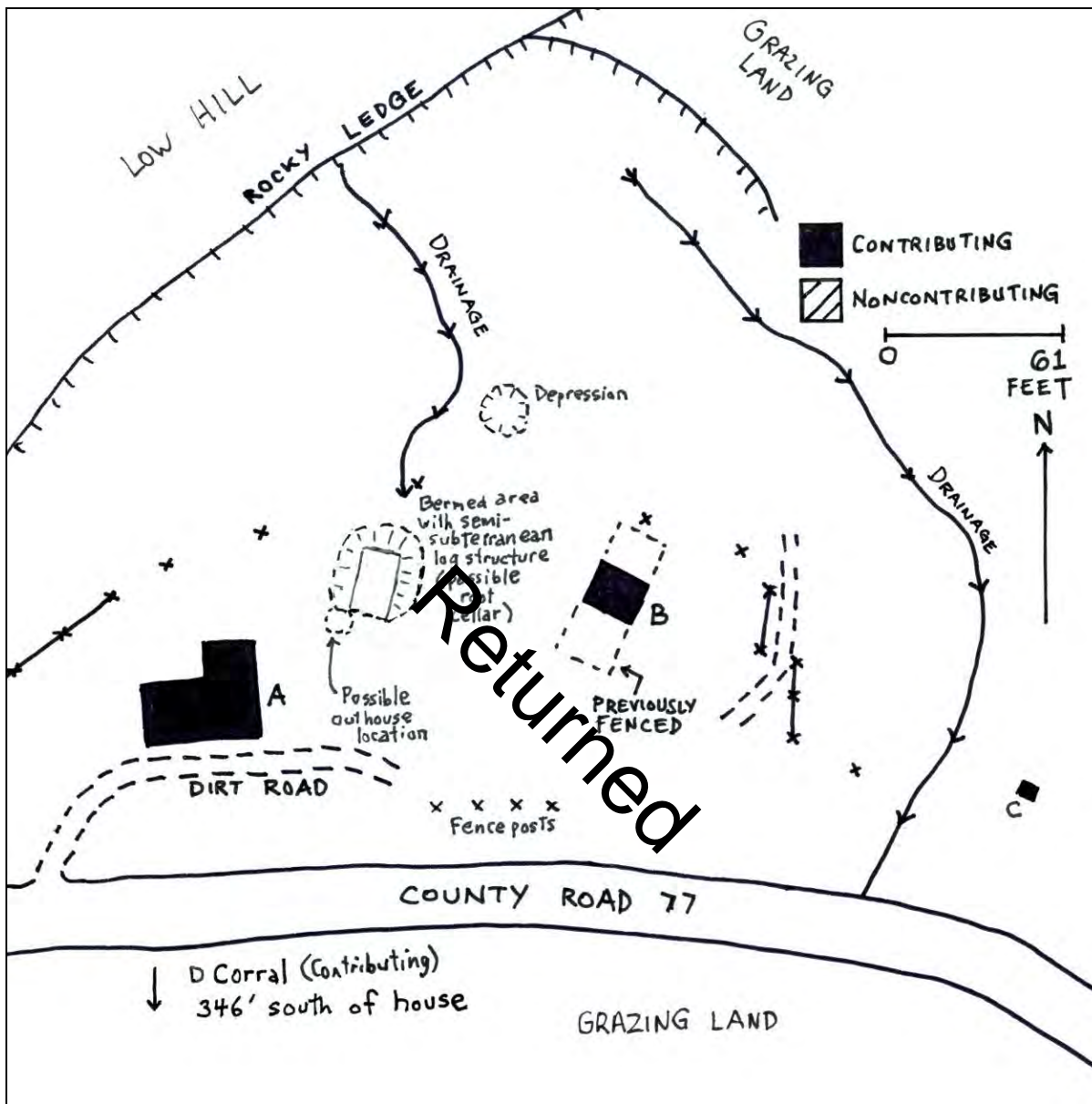
Detail Map 5: Miller-Rudd Ranch, Map Reference 9



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Detail Map 6: Bowsheer Ranch, Map Reference 11

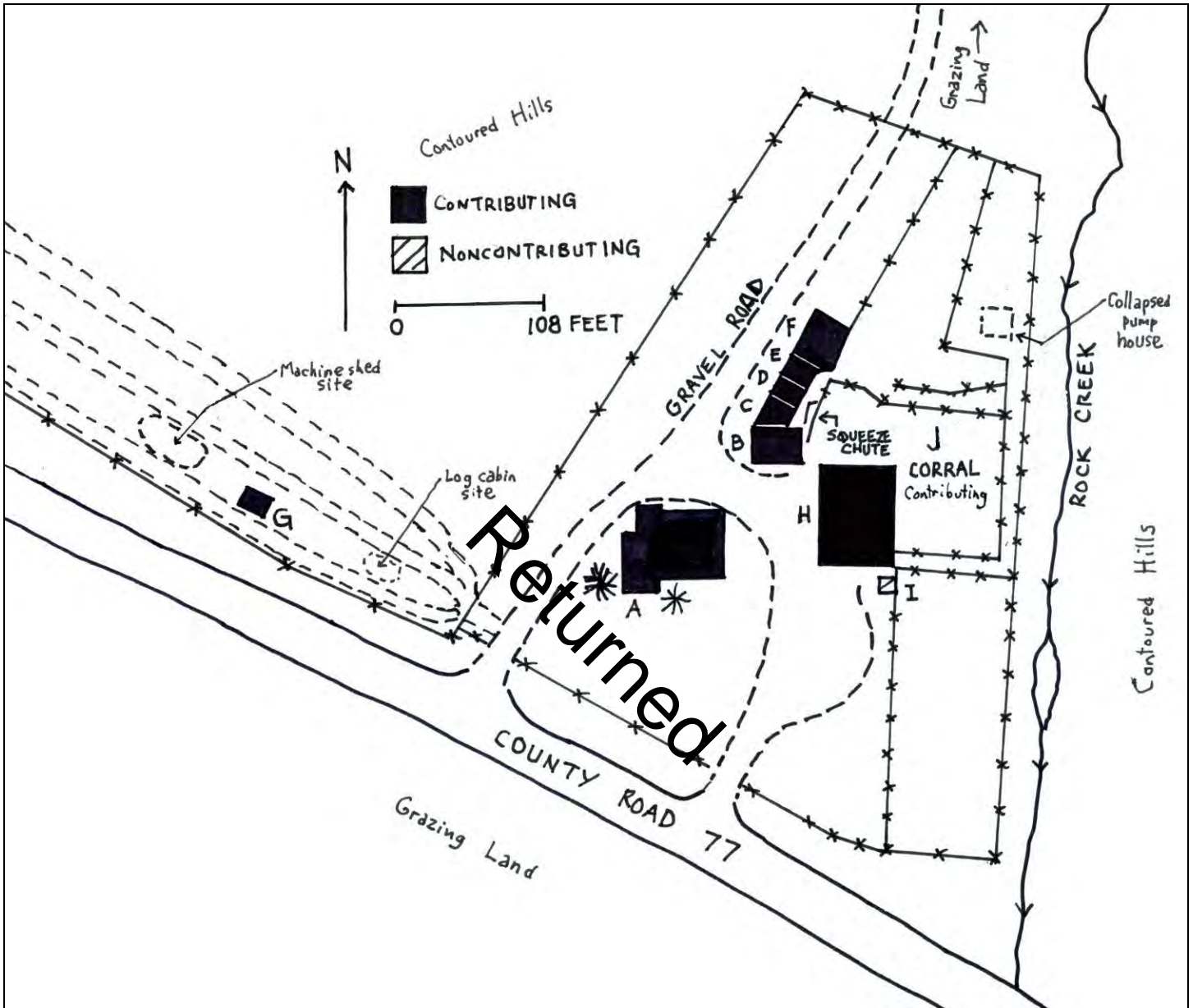


UTM Coordinates for Resources Not Shown on Map:  
Resource D: Z 13, E 435511, N 4350845

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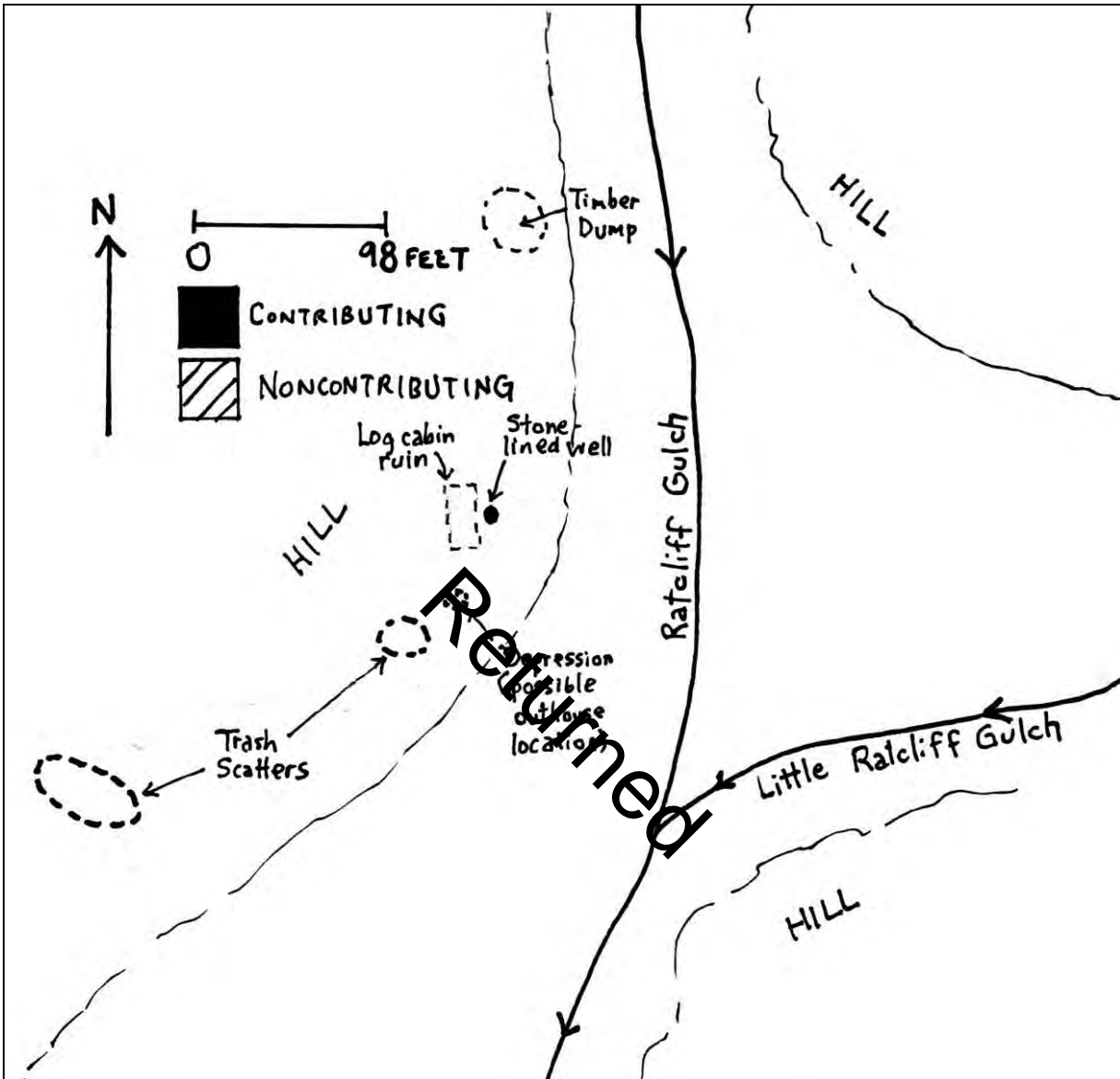
Detail Map 7: Dunbar-Robbins Ranch, Map Reference 16



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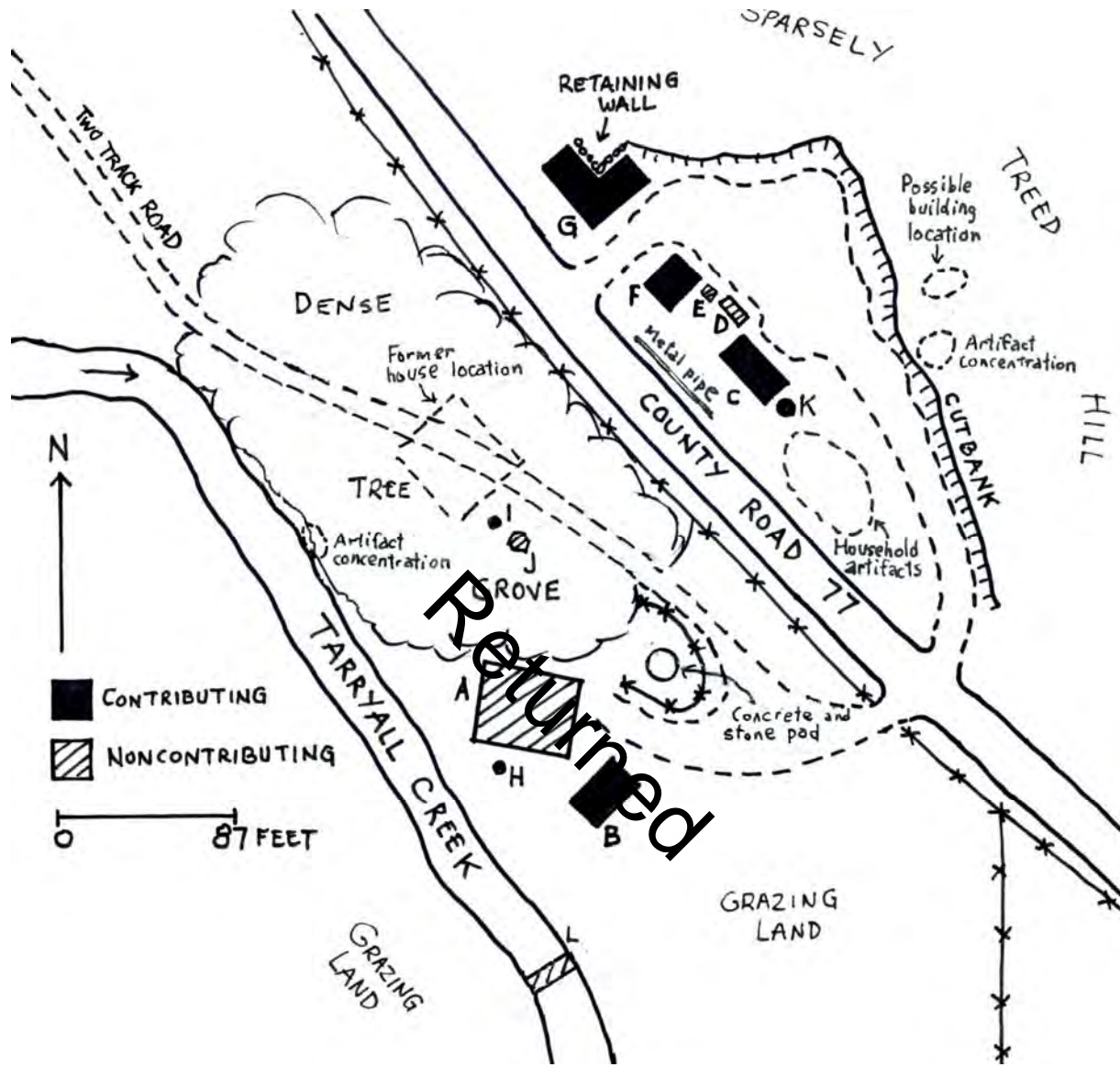
Detail Map 8: Ratcliff Cabin, Map Reference 17



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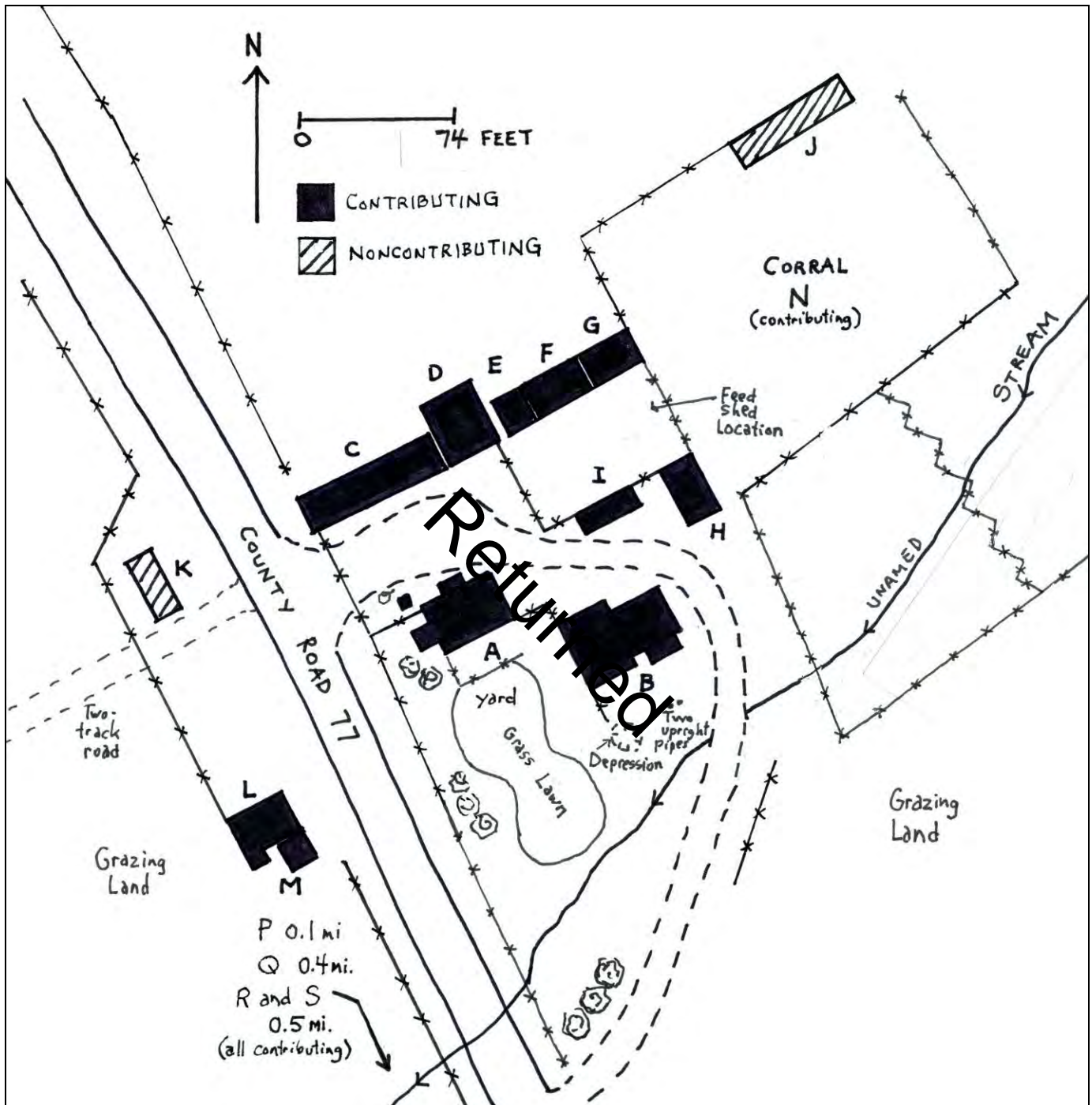
Detail Map 9: Olney Borden Ranch/Bordenville, Map Reference 20



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Detail Map 10: Timothy Borden Ranch, Map Reference 22



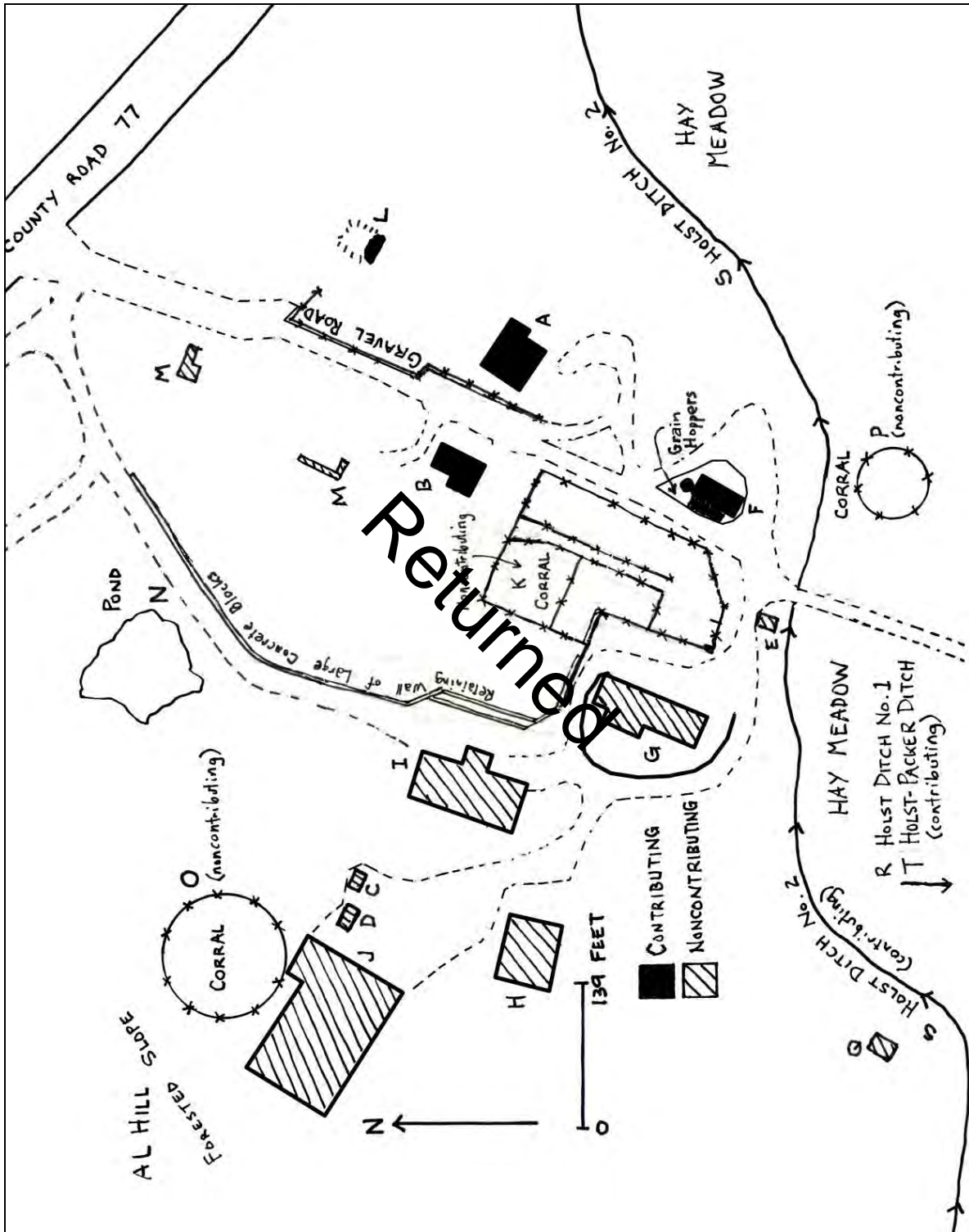
UTM Coordinates for Resources Not Shown on Map:

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- Resource Q: Z 13, E 442264, N 4346263
- Resource R: Z 13, E 442504, N 4346143
- Resource S: Z 13, E 442441, N 4346056

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Detail Map 11: Holst-Wallace-Paige Ranch, Map Reference 23

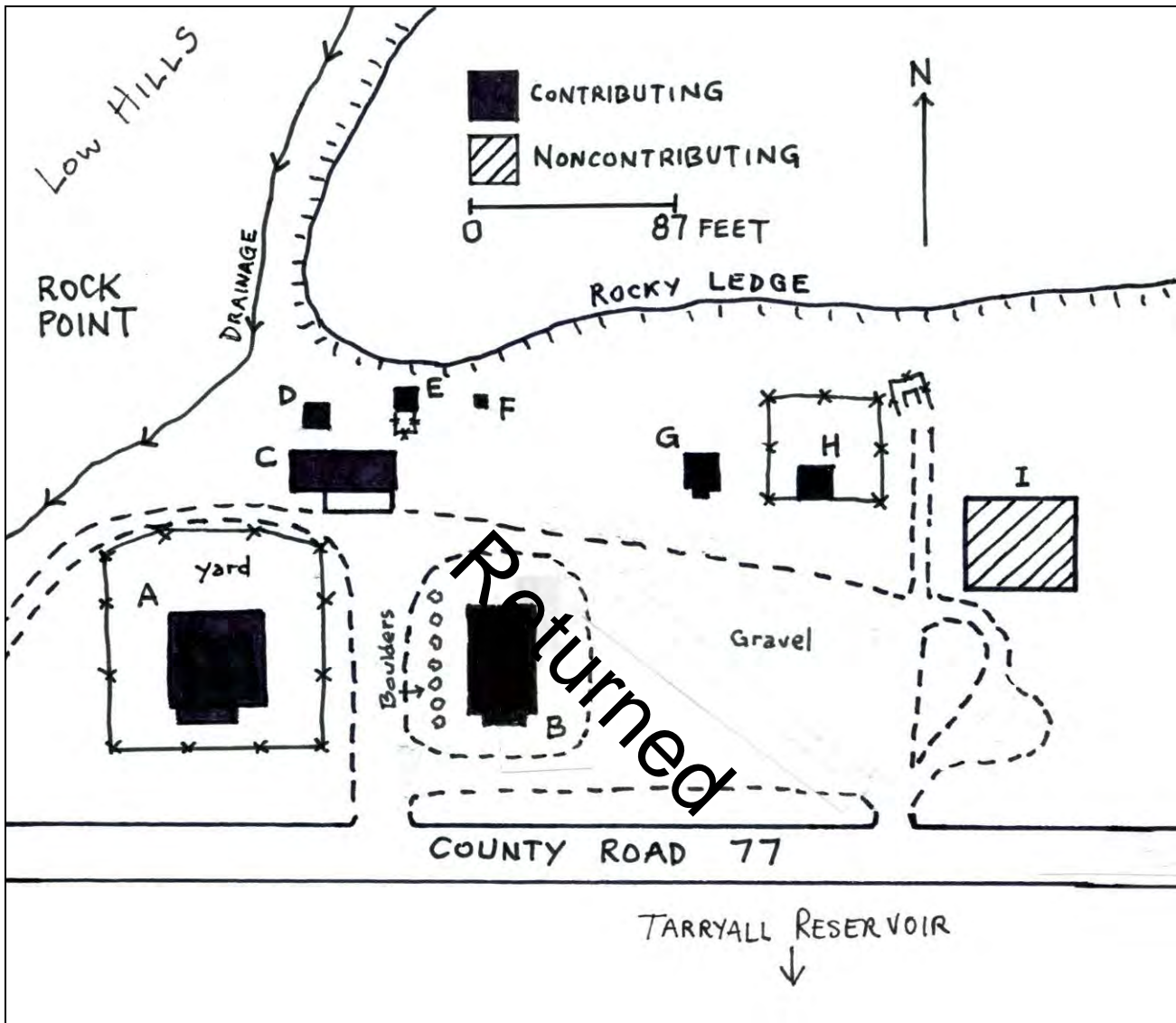


UTM Coordinates for Resources Not Shown on Map:  
 Resource R: Z 13, E 444743, N 4343886/E 445689, N 4343349  
 Resource S: Z 13, E 443786, N 4343920/E 445635, N 4343558  
 Resource T: Z 13, E 444408, N 4343682/E 445972, N 4343000

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Detail Map 12: Colorado Division of Wildlife  
(Colorado Game and Fish Department) Complex, Map Reference 24

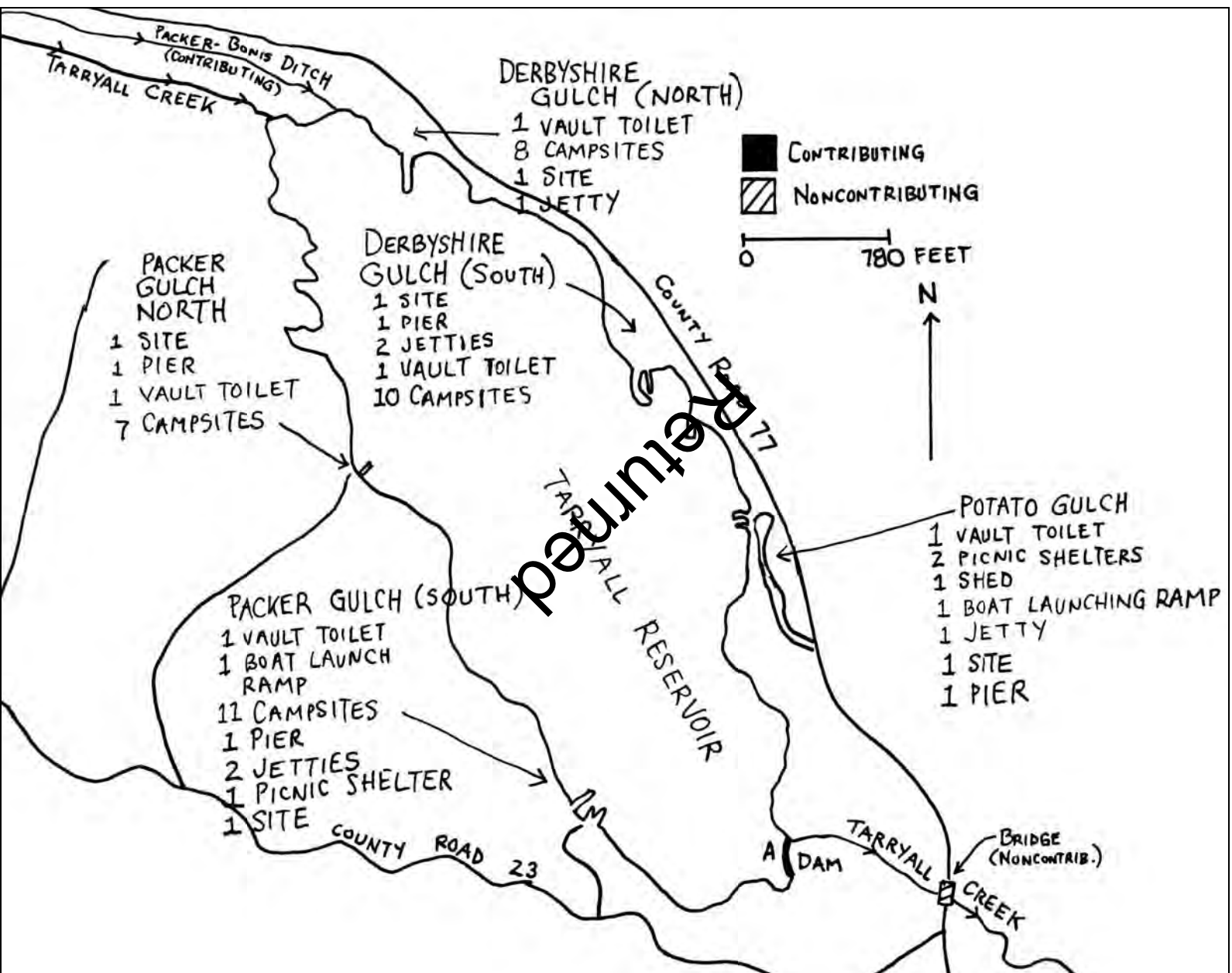




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Detail Map 13: Tarryall Dam and Reservoir, Map Reference 25

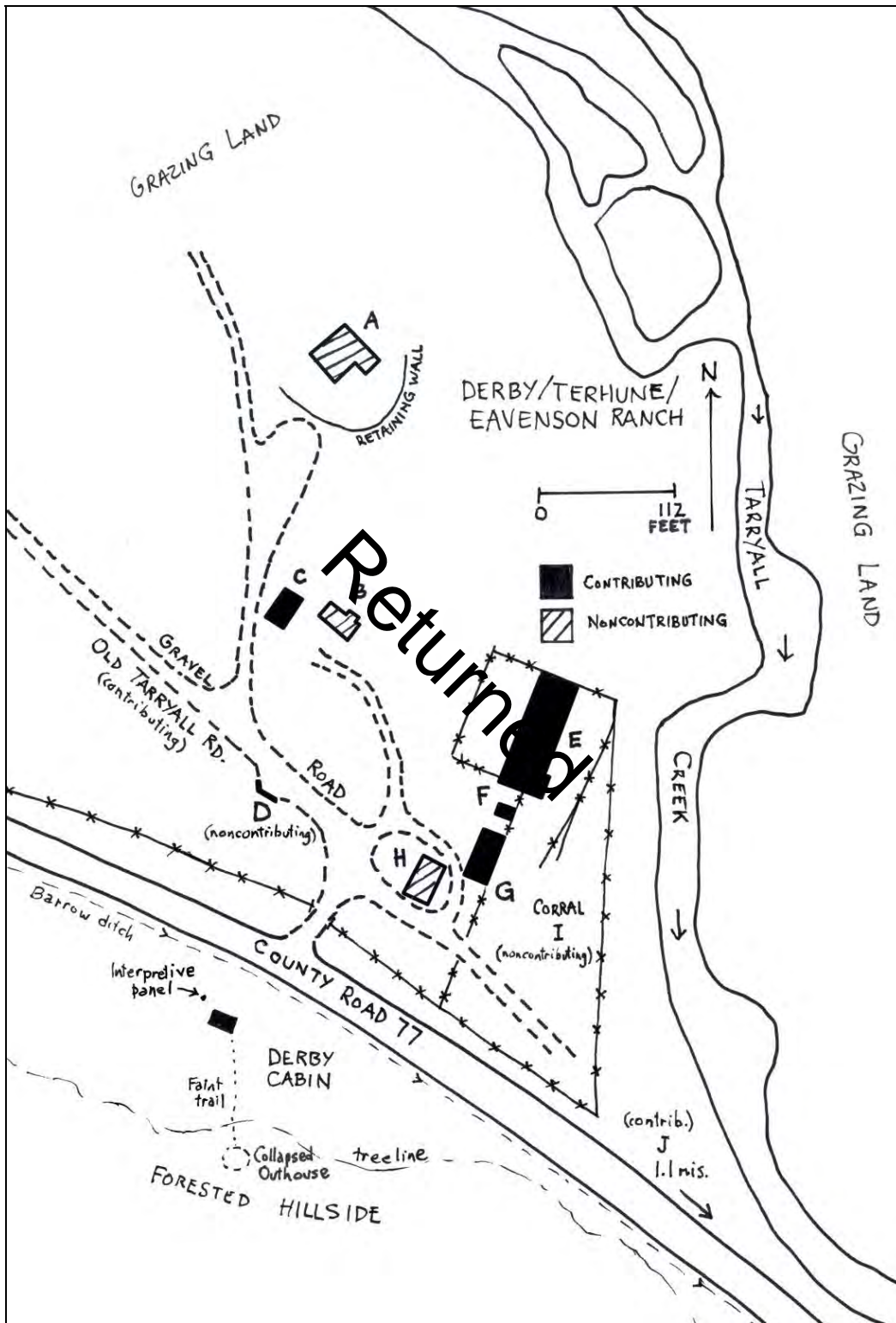


UTM Coordinates for Resources Not Shown on Map:  
Resource B: Z 13, E 446937, N 4342934/E 445757, N 4343429

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Detail Map 14: Derby-Terhune-Evenson Ranch and Derby Cabin, Map References 28 and 29

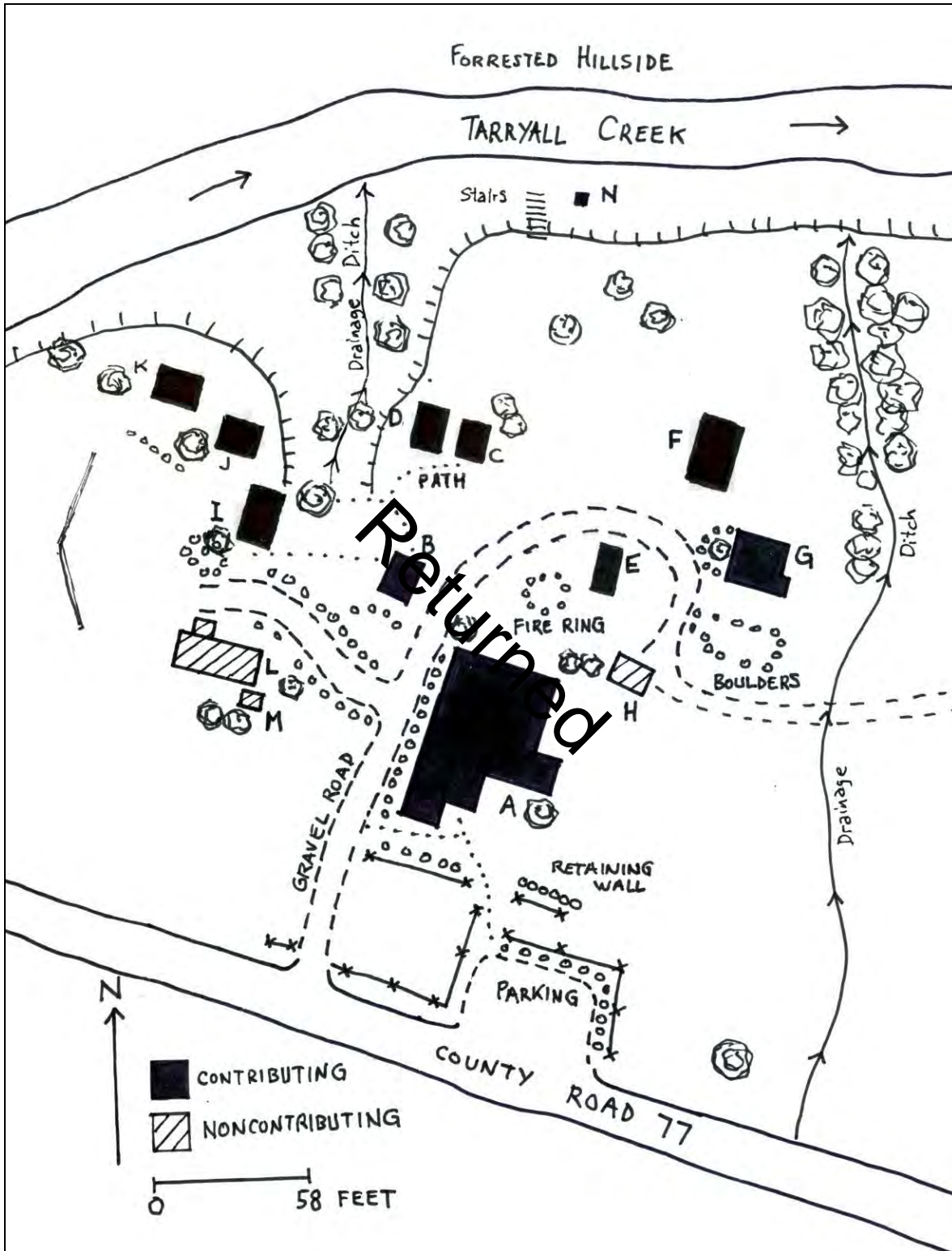


UTM Coordinates for Resources Not Shown on Map:  
Resource J: Z 13, E 451619, N 4339379

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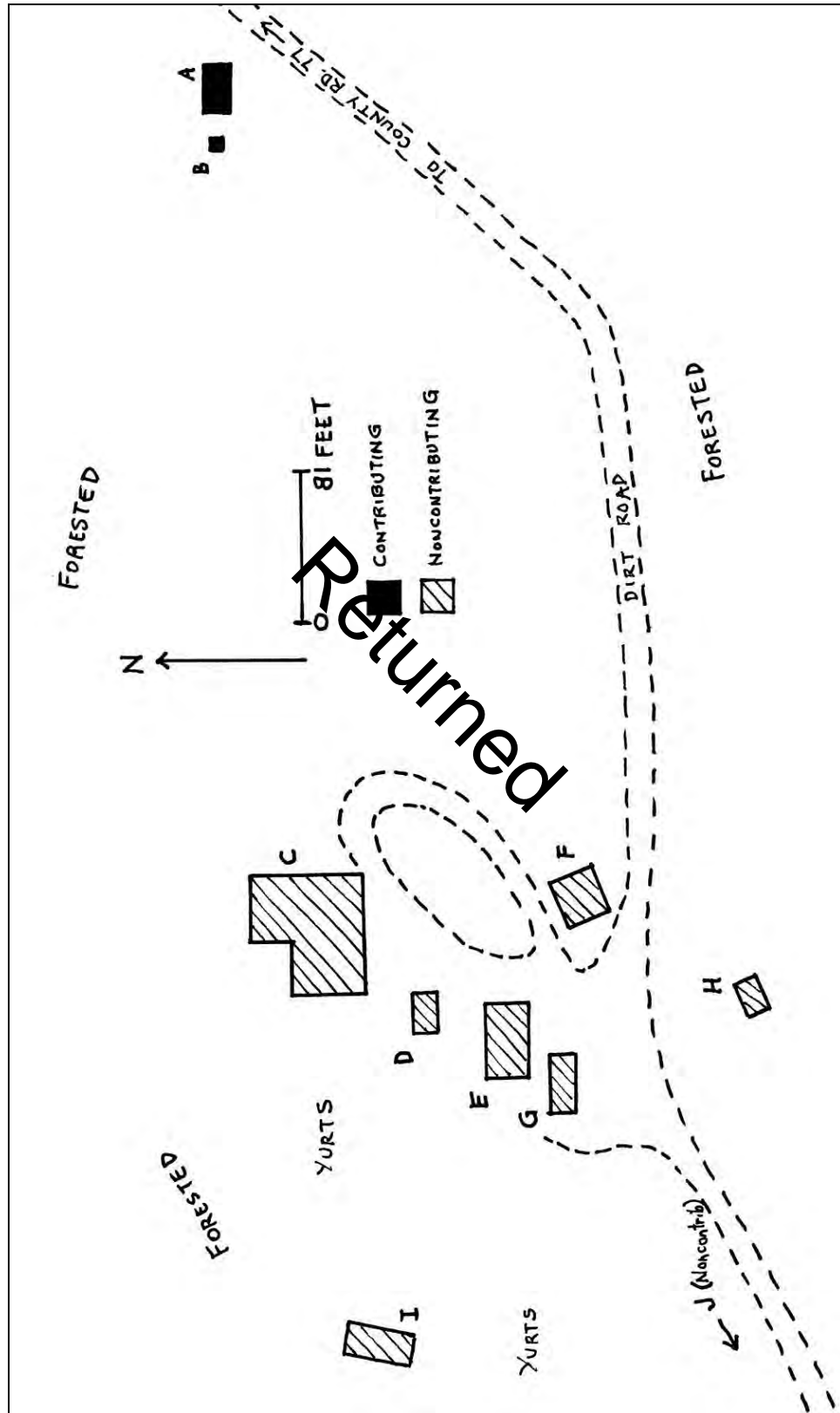
Detail Map 15: Ute Trail River Resort, Map Reference 31



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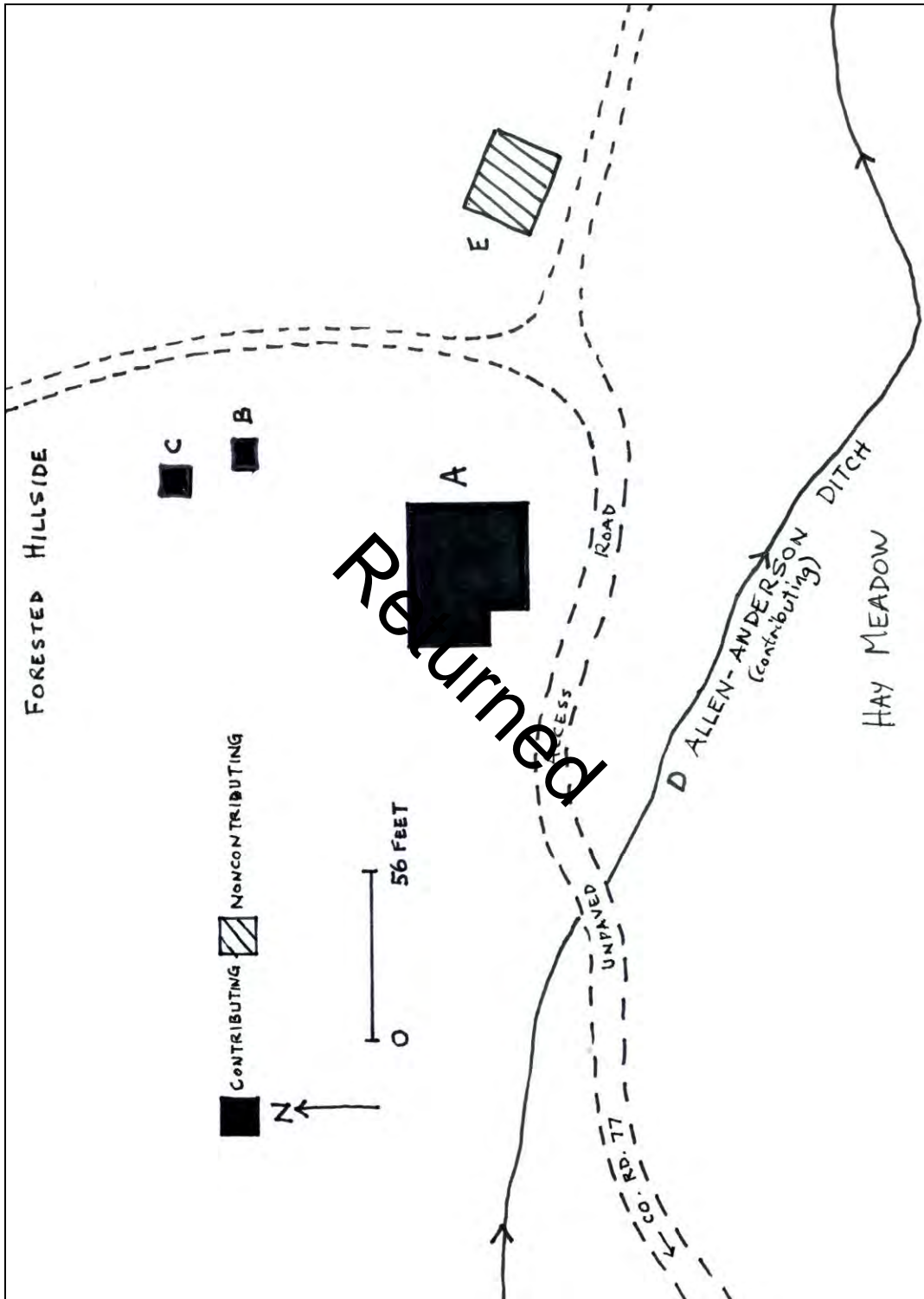
Detail Map 16: Howell-Regan-Robbins Cabin, Outpost Wilderness Adventure, Map Reference 32



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Detail Map 17: Farnum Ranch, Map Reference 36

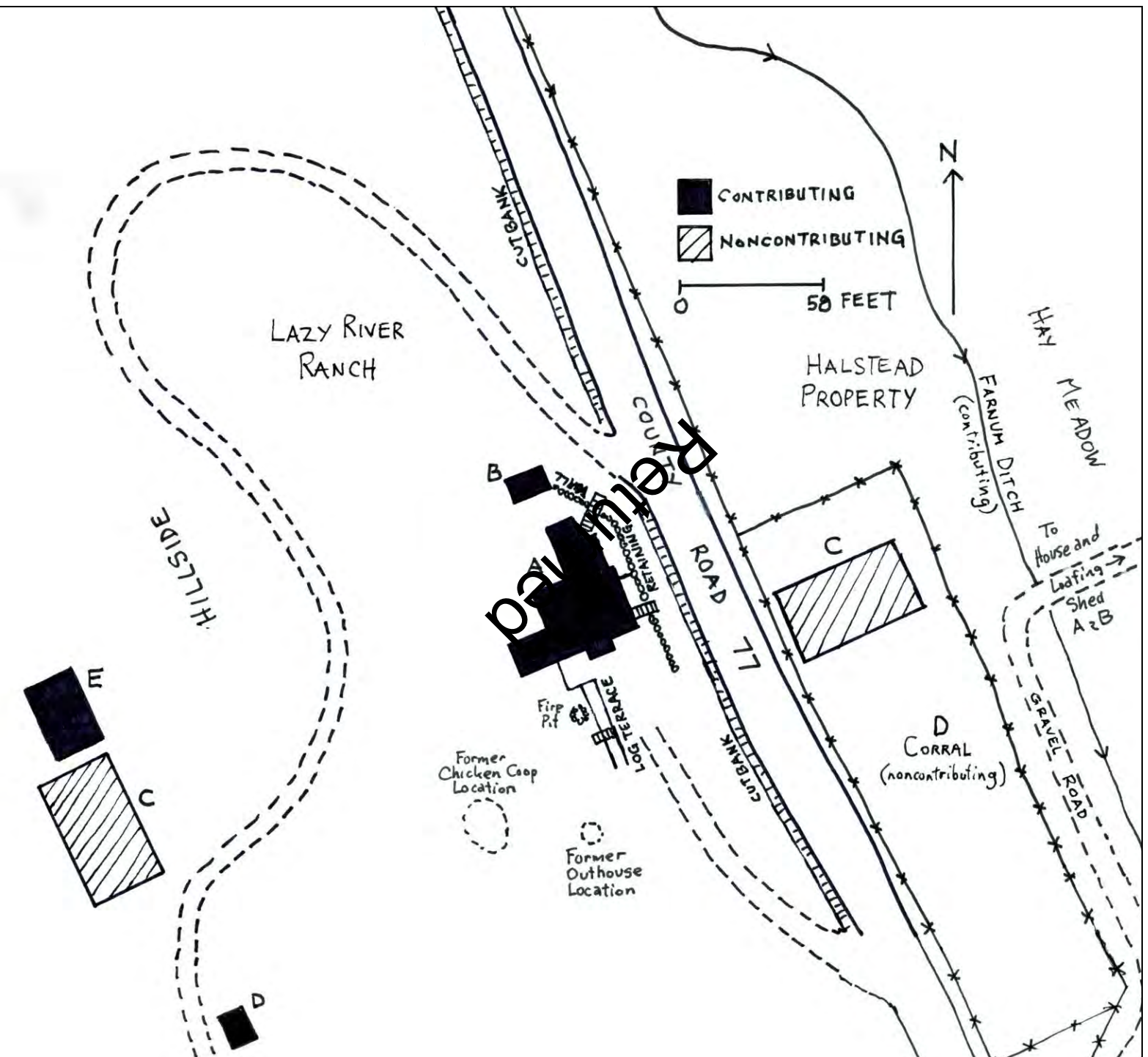


UTM Coordinates for Resources Not Shown on Map:  
Resource D: Z 13, E 453820, N 4337617/E 453820, N 4337617

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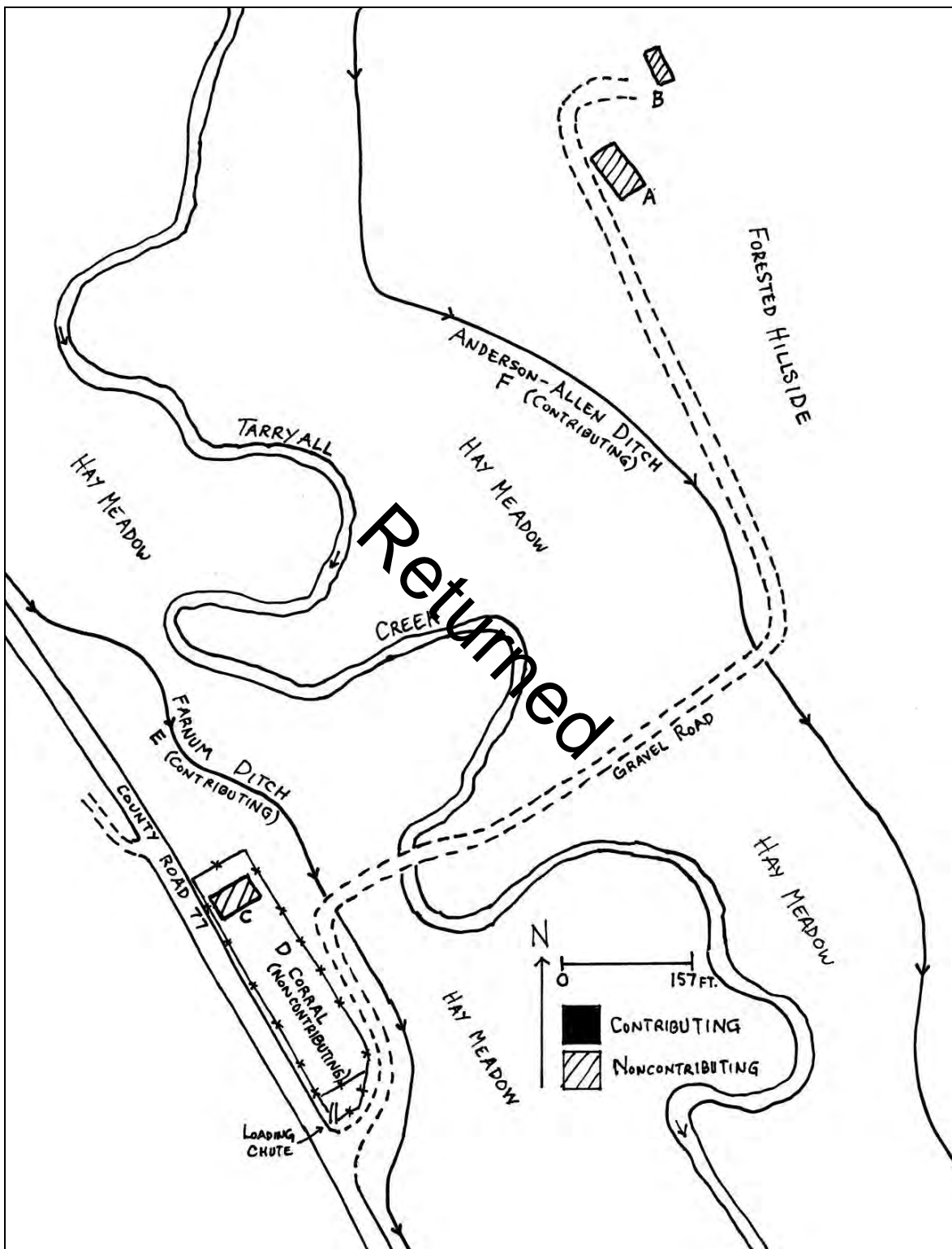
**Detail Map 18: Anderson Ranch/Lazy River Ranch and Anderson Ranch/Halstead Property**  
Map References 27 and 38



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Detail Map 19: Anderson Ranch/Halstead Property, Map Reference 38

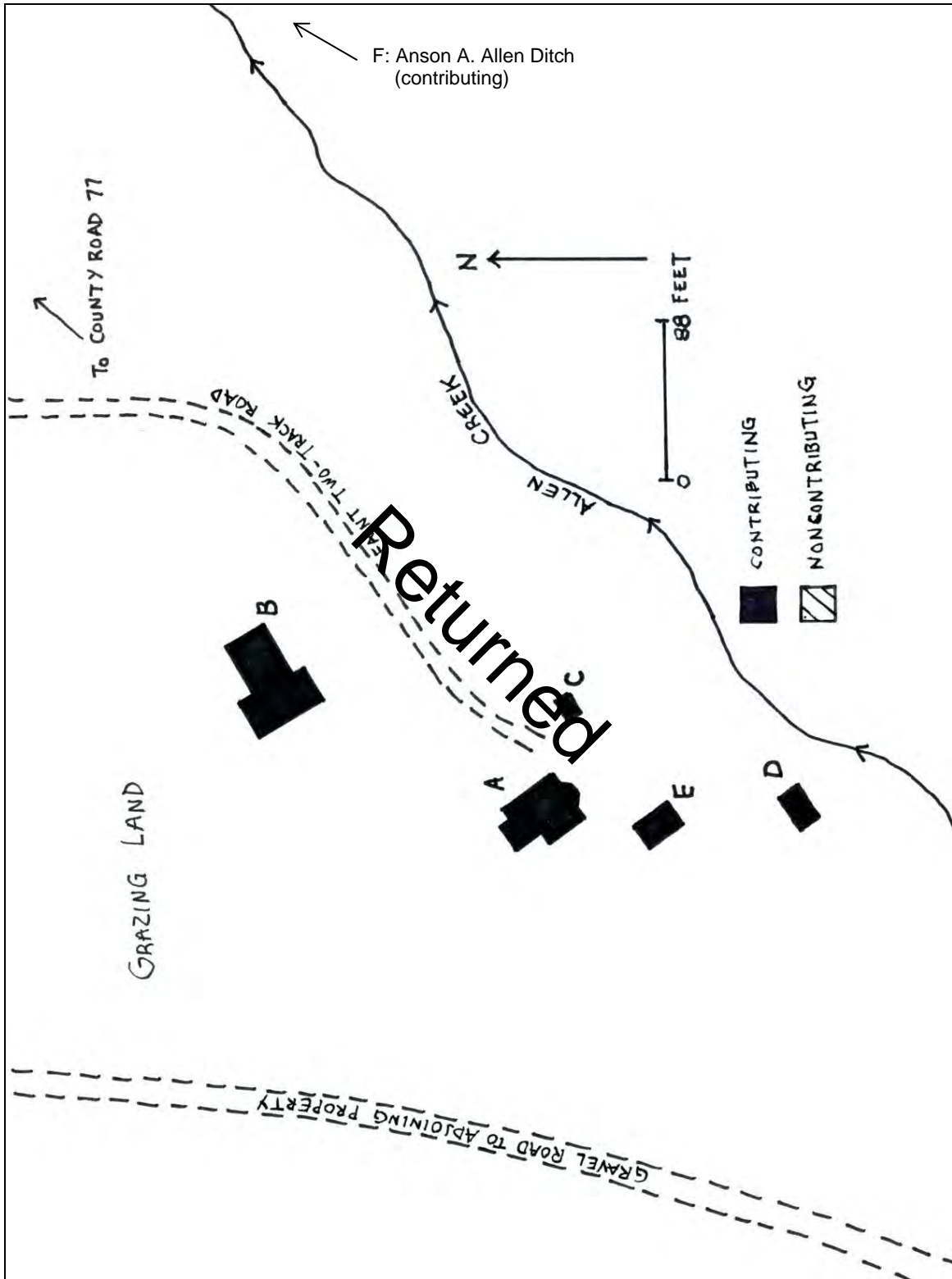


UTM Coordinates for Resources Not Shown on Map:  
Resource E: Z 13, E 453225, N 4337772/E 455041, N 4336287  
Resource F: Z 13, E 454510, N 4337214/E 455137, N 4336524

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**Detail Map 20: Allen Ranch/Allen Creek Ranch, Map Reference 40**



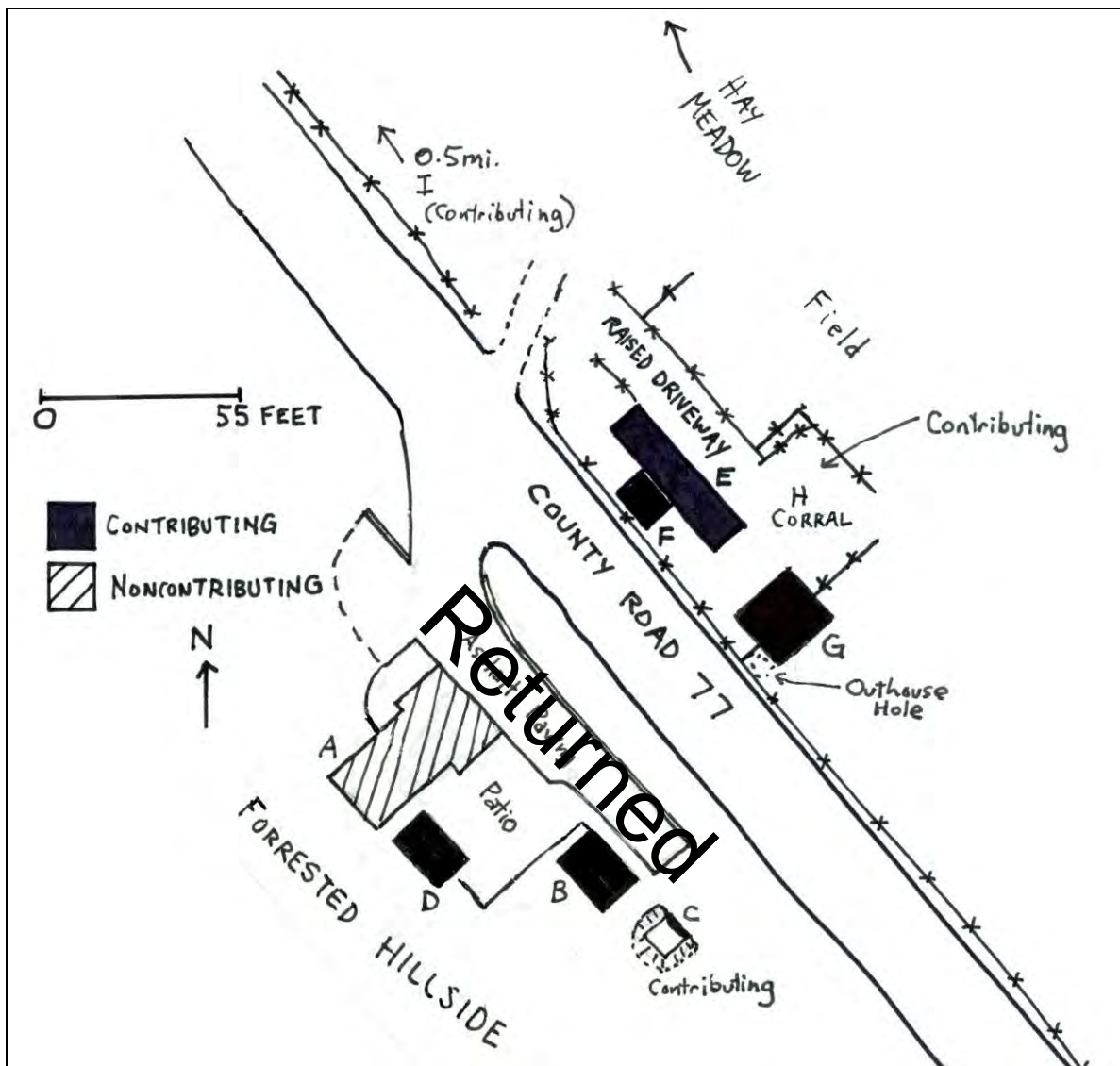
UTM Coordinates for Resources Not Shown on Map:  
Resource F: Z 13, E 455310, N 4336290/E 455680, N 4335520



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

Detail Map 21: Williams Ranch, Map Reference 43



UTM Coordinates for Resources Not Shown on Map:

Resource I: Z 13, E 456265, N 4335500

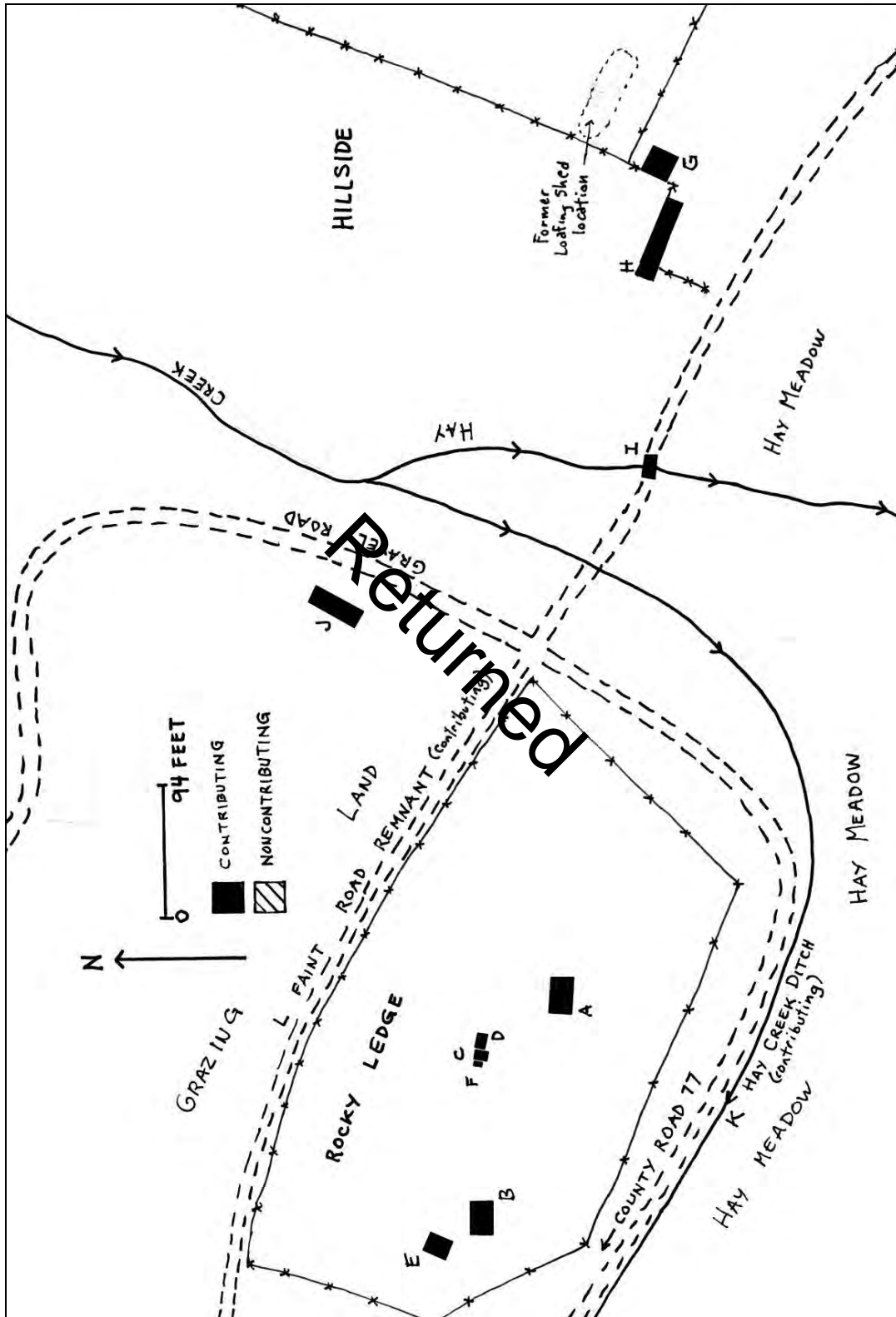
Resource J: Z 13, E 455956, N 4335465/E 456370, N 4335482

Resource K: Z 13, E 456976, N 4335518/E 457980, N 4334965

Tarryall Rural Historic District  
Name of Property

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Detail Map 22: John E. Williams Headquarters, Map Reference 44

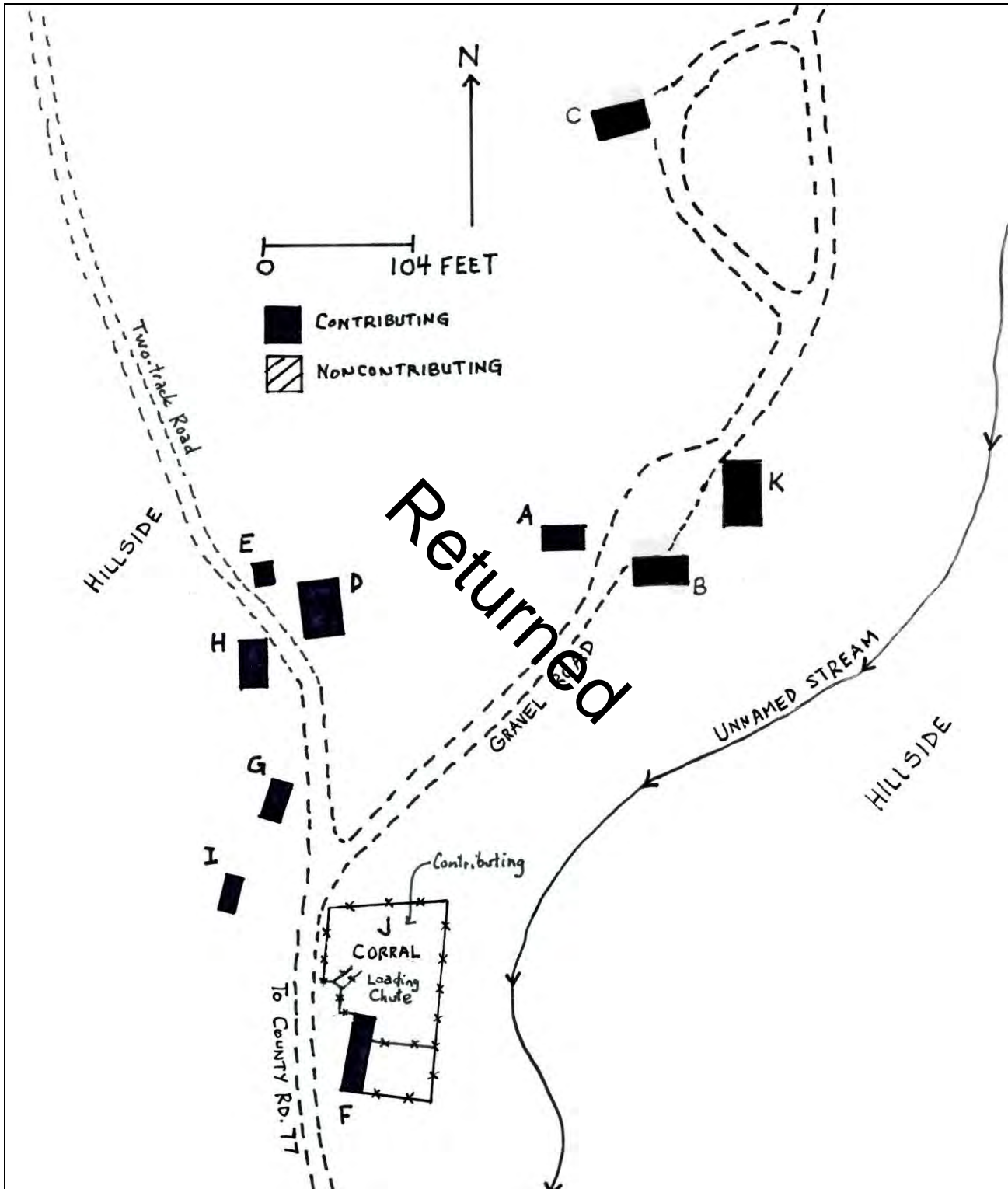


UTM Coordinates for Resources Not Shown on Map:  
Resource K: Z 13, E 458643, N 4334678/E 458216, N 4334864

Tarryall Rural Historic District  
Name of Property

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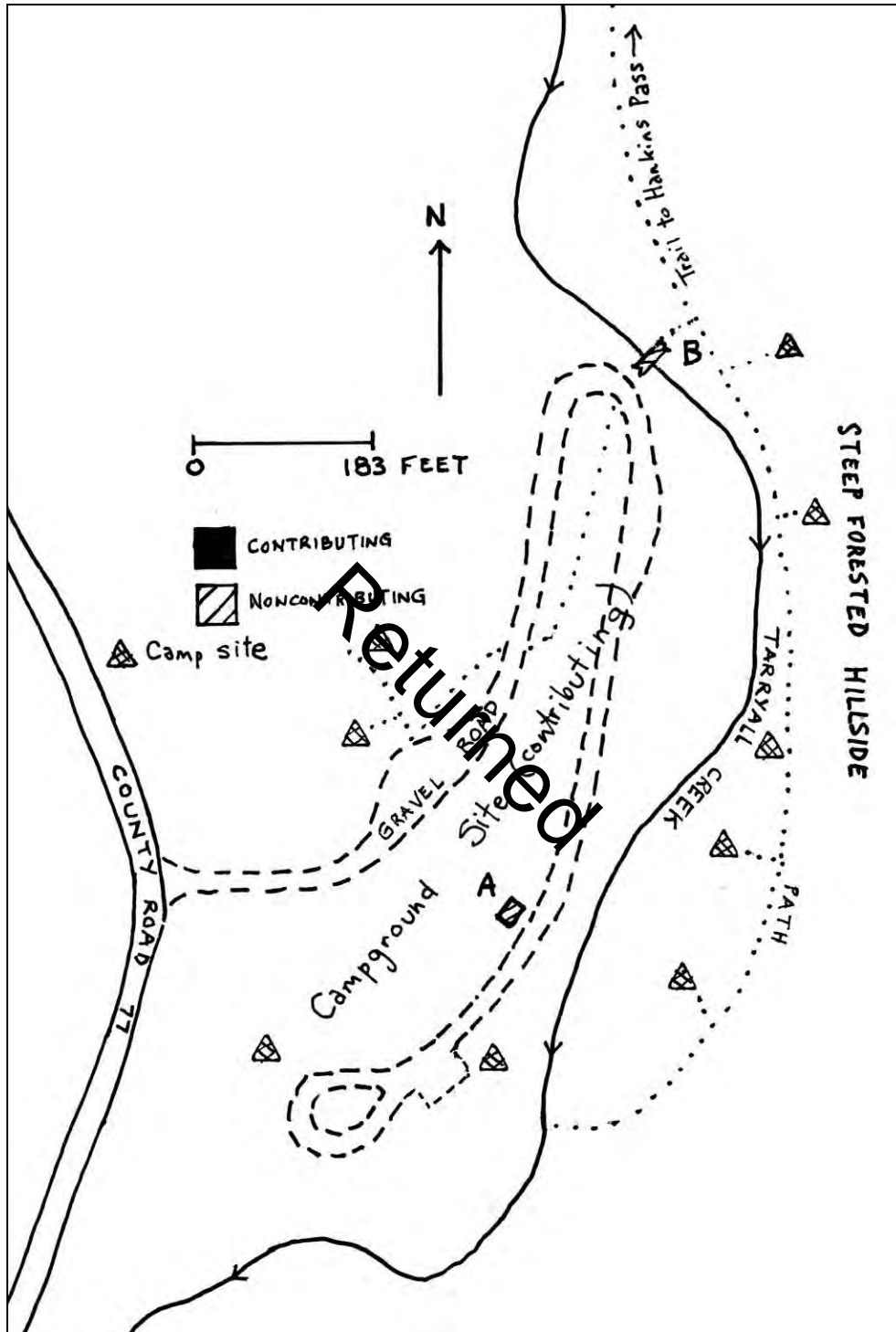
Detail Map 23: Edith Gold Ranch, Map Reference 45



Tarryall Rural Historic District  
Name of Property

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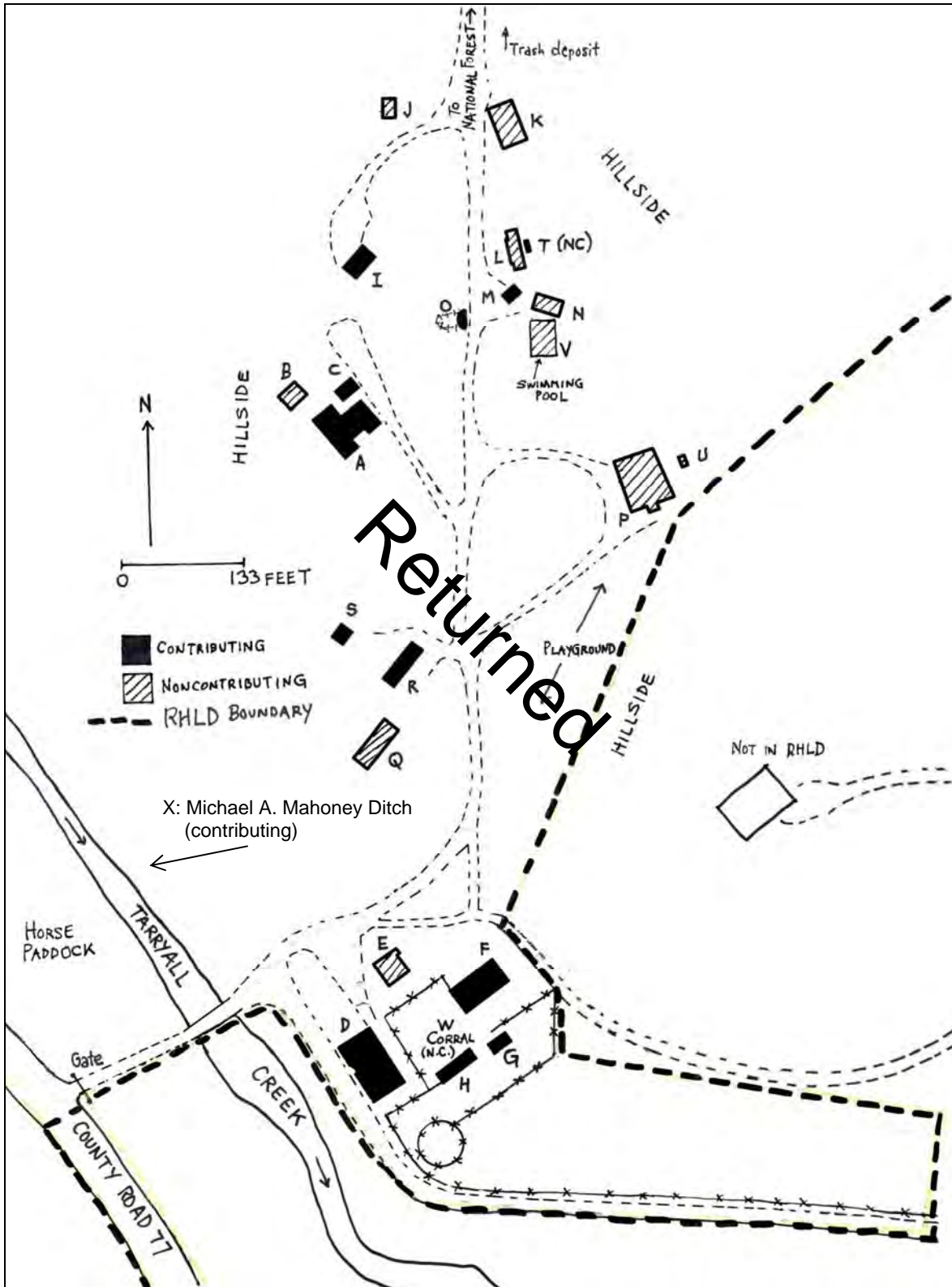
Detail Map 24: Twin Eagles Campground, Map Reference 46



Tarryall Rural Historic District  
Name of Property

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Detail Map 25: Tarryall River Ranch, Map Reference 47

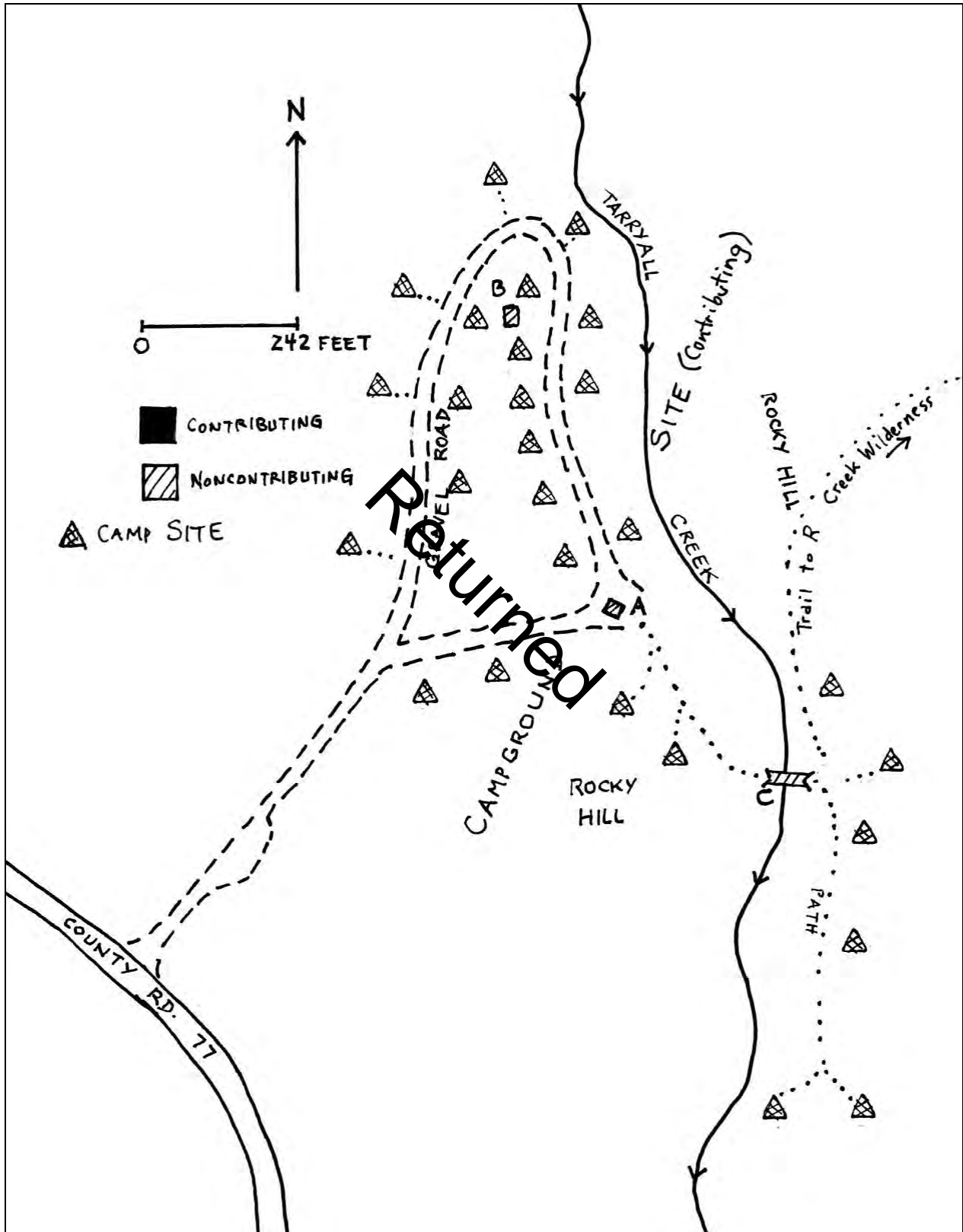


UTM Coordinates for Resources Not Shown on Map:  
Resource X: Z 13, E 459079, N 4333344/E 458643, N 4333325

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Name of Property

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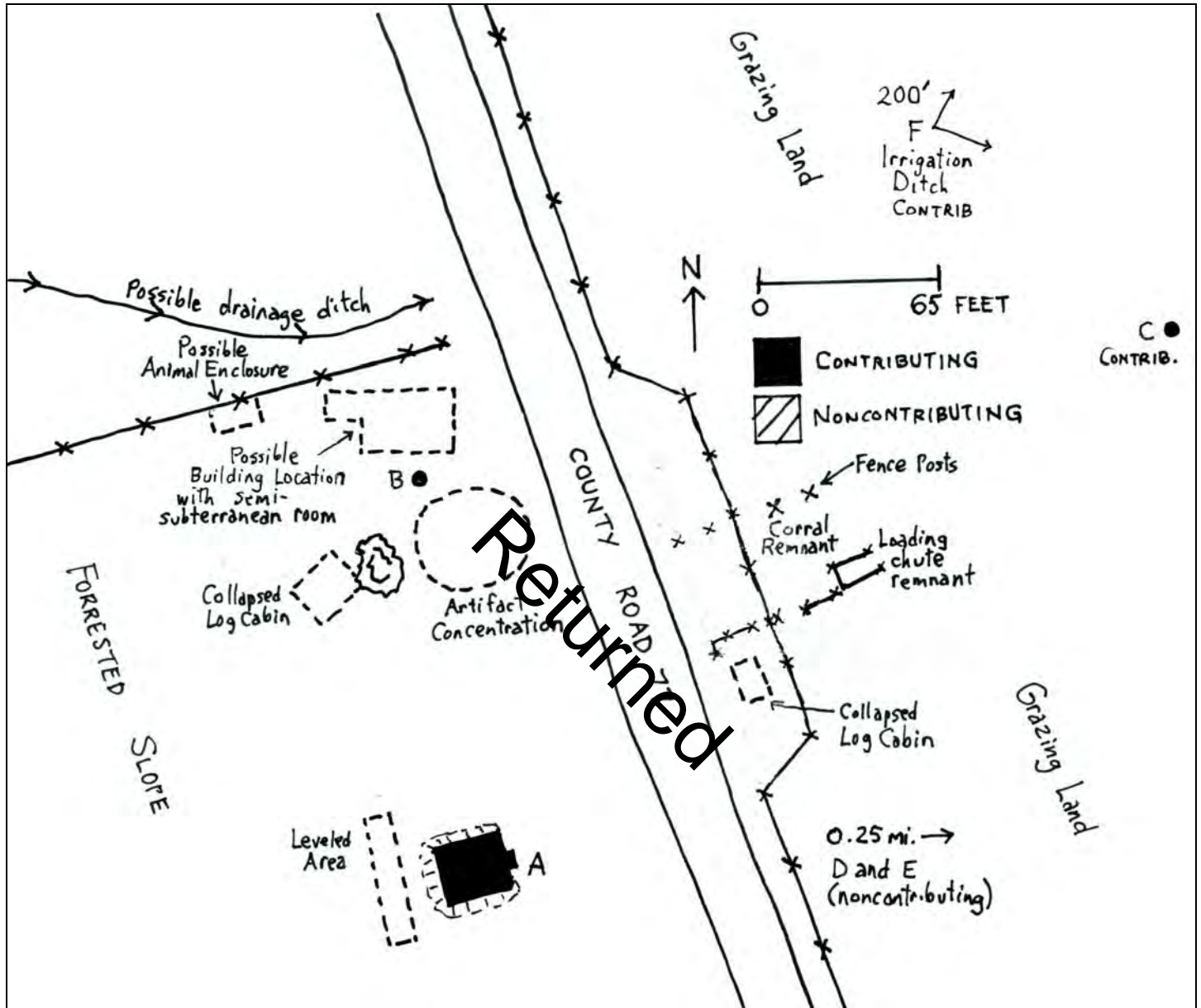
Detail Map 26: Spruce Grove Campground, Map Reference 49



Tarryall Rural Historic District  
Name of Property

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Detail Map 27: Sidney Derby Ranch, Map References 50



UTM Coordinates for Resources Not Shown on Map:

Resource D: Z 13, E 460359, N 4331330

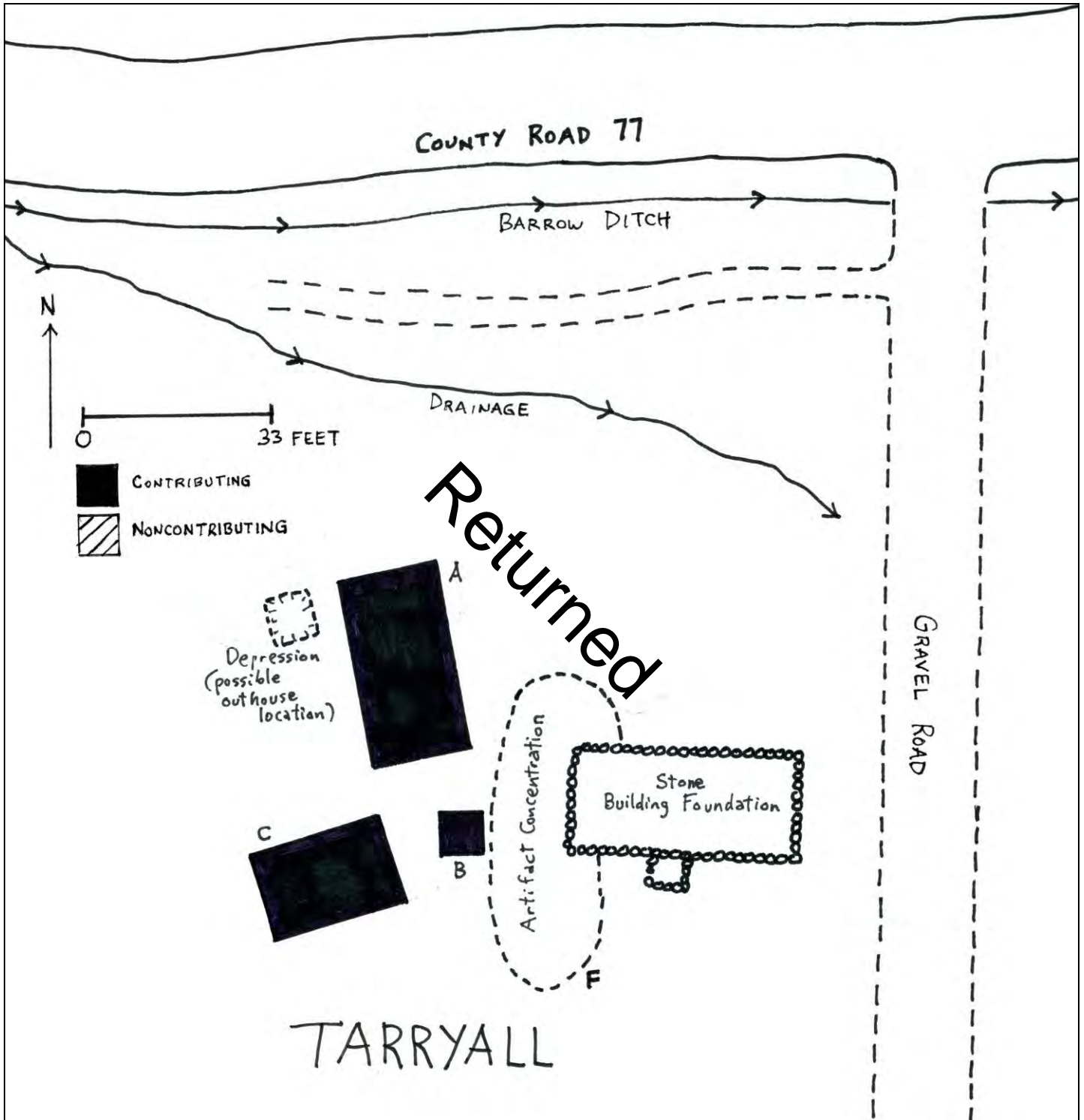
Resource E: Z 13, E 460355, N 4331321

Resource F: Z 13, E 460096, N 4331551/E 460143, N 4331256

Tarryall Rural Historic District  
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Detail Map 28: Denny Place, Map References 51

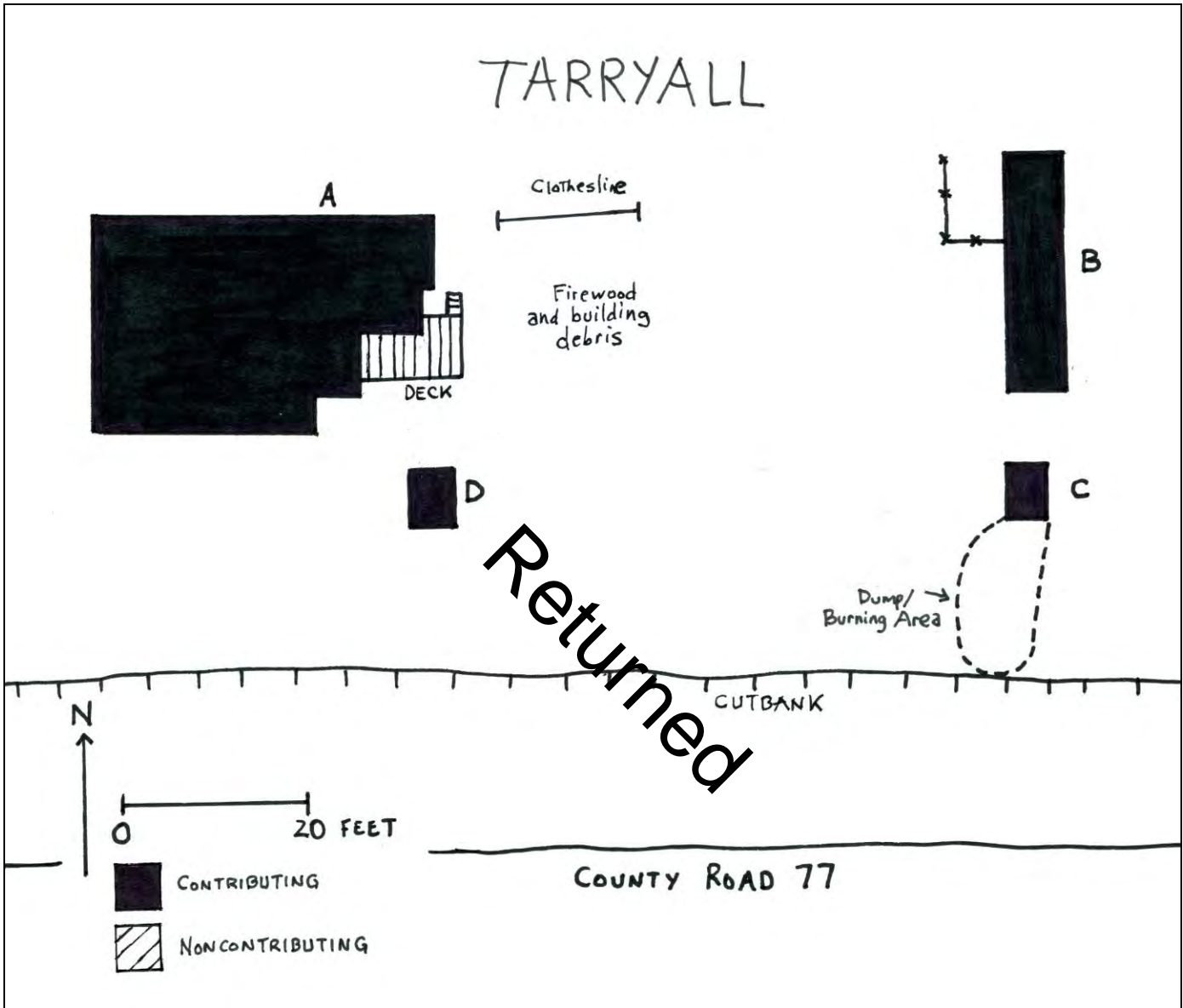




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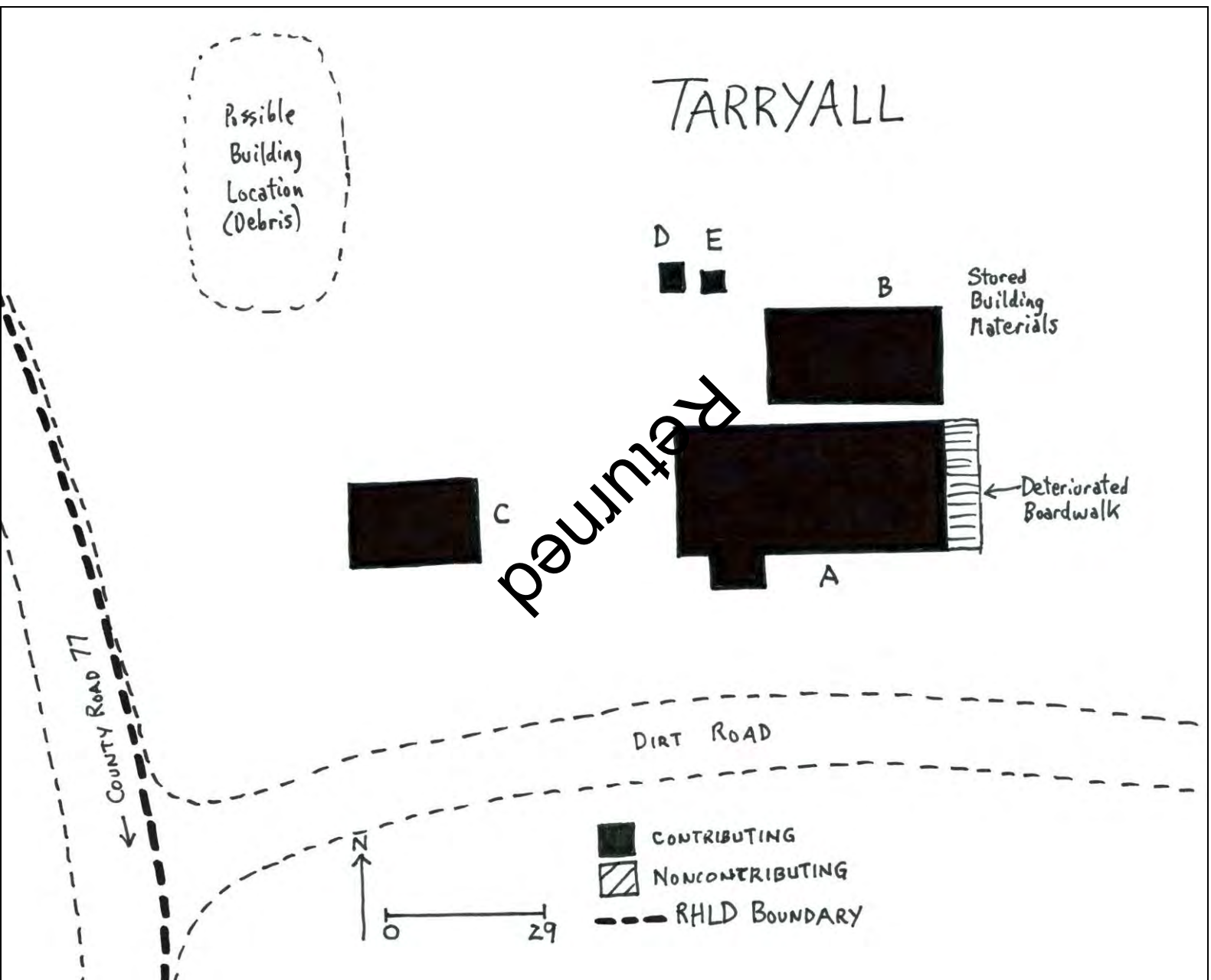
Detail Map 29: Misztal Residence, Map Reference 52



Tarryall Rural Historic District  
Name of Property \_\_\_\_\_

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Detail Map 30: Gilman/Derby Building, Map Reference 53

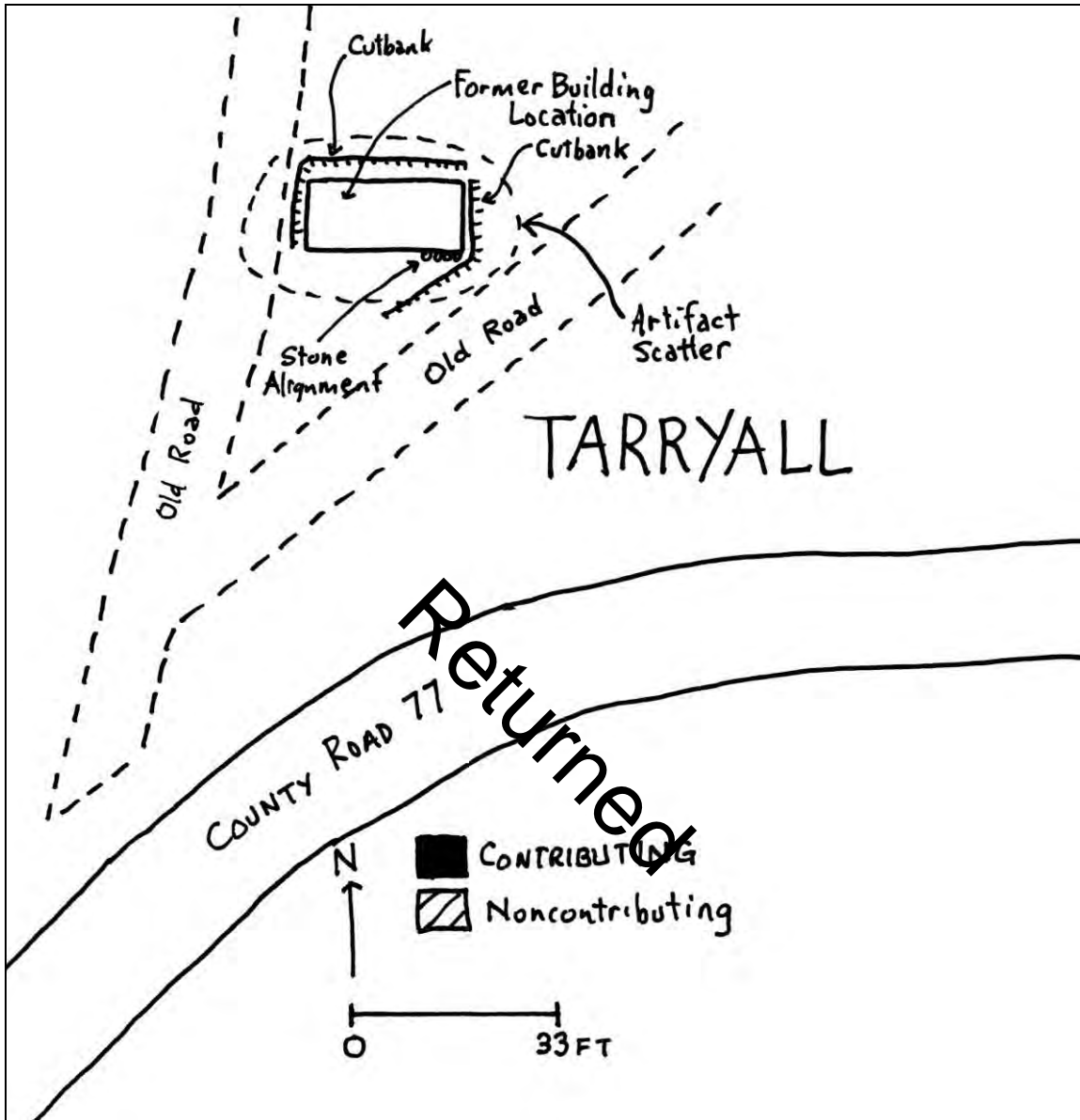


Returned

Tarryall Rural Historic District  
Name of Property

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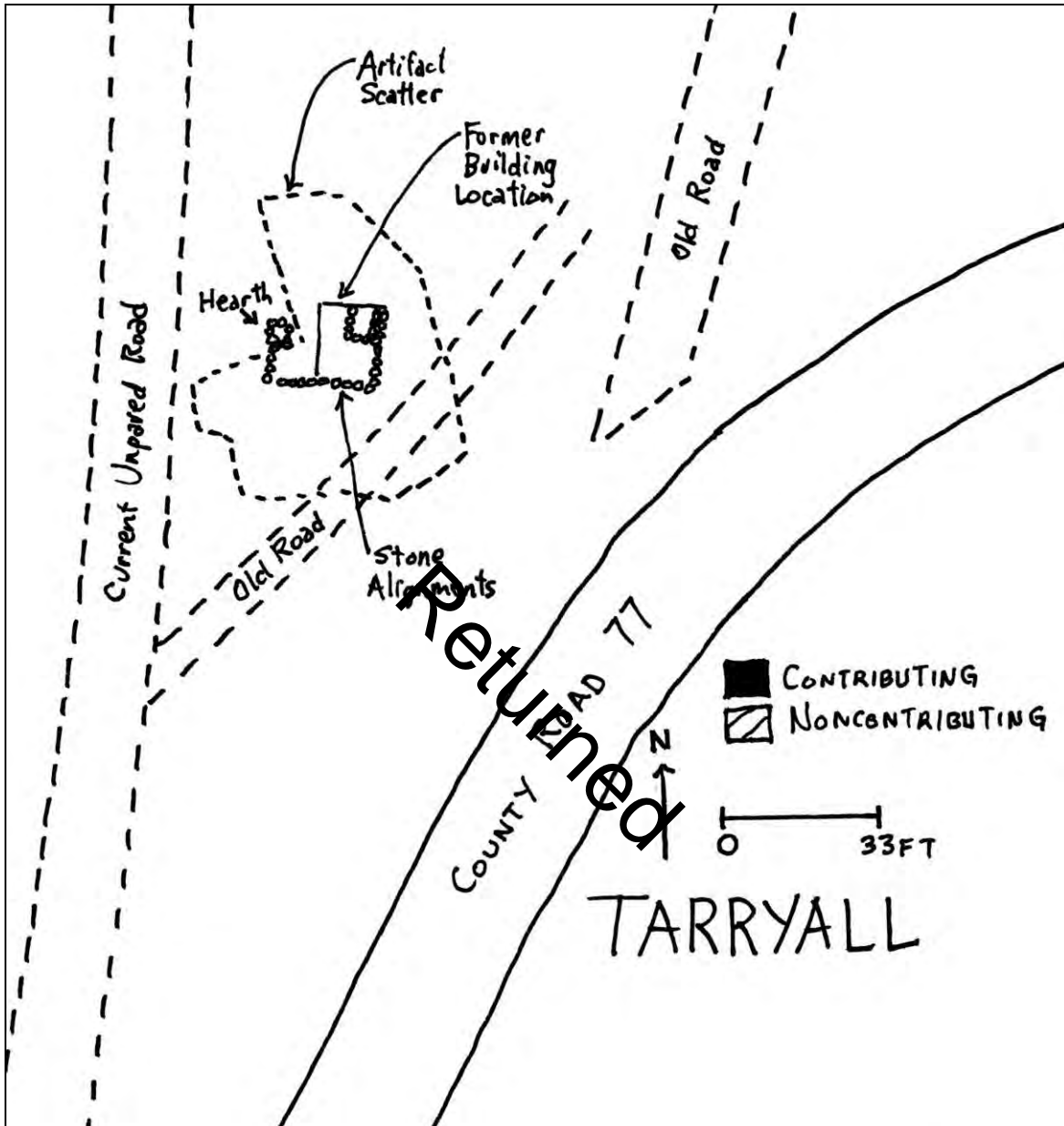
Detail Map 31: Derby Residence, Map Reference 54



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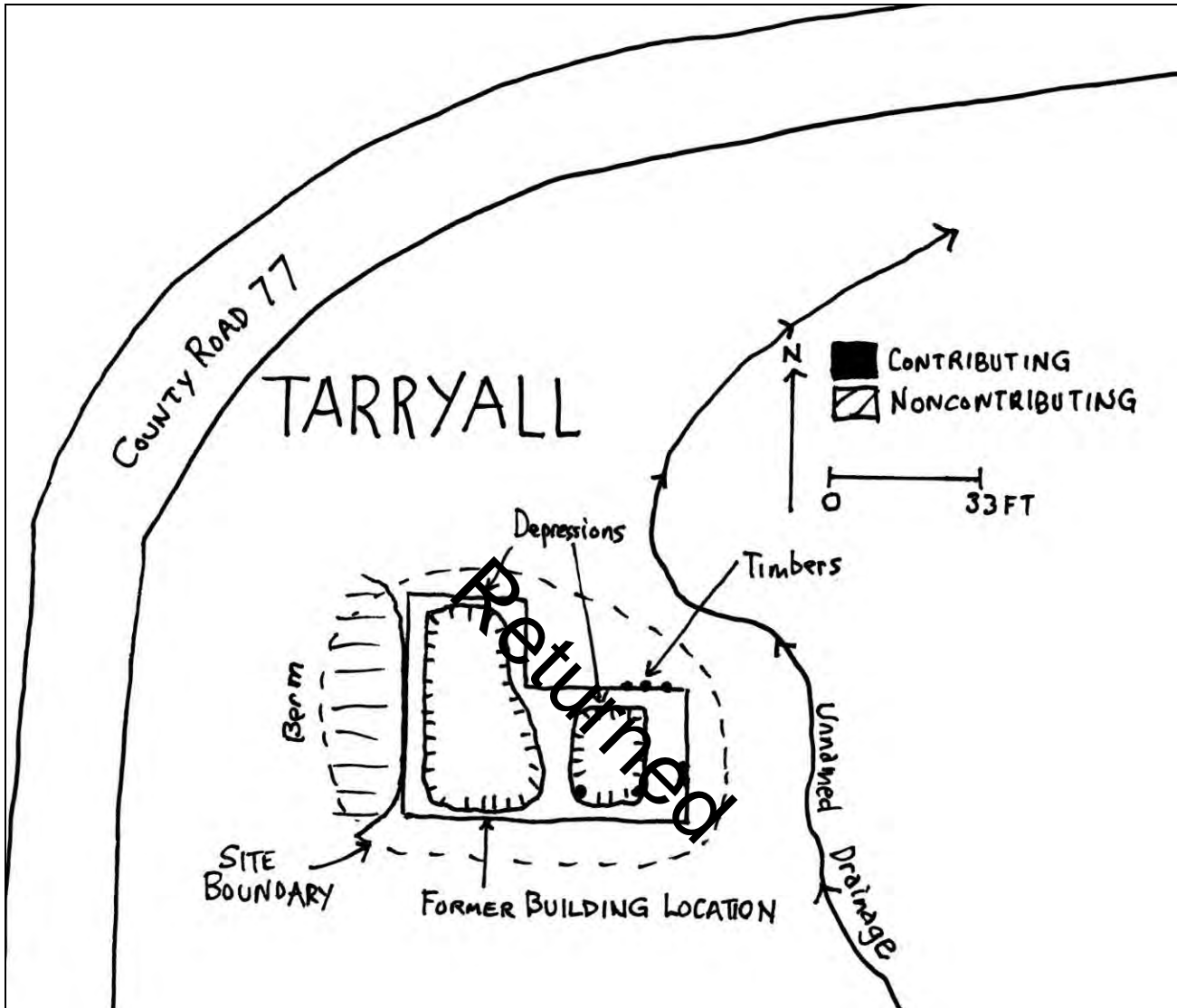
Detail Map 32: Blacksmith Shop, Map Reference 55



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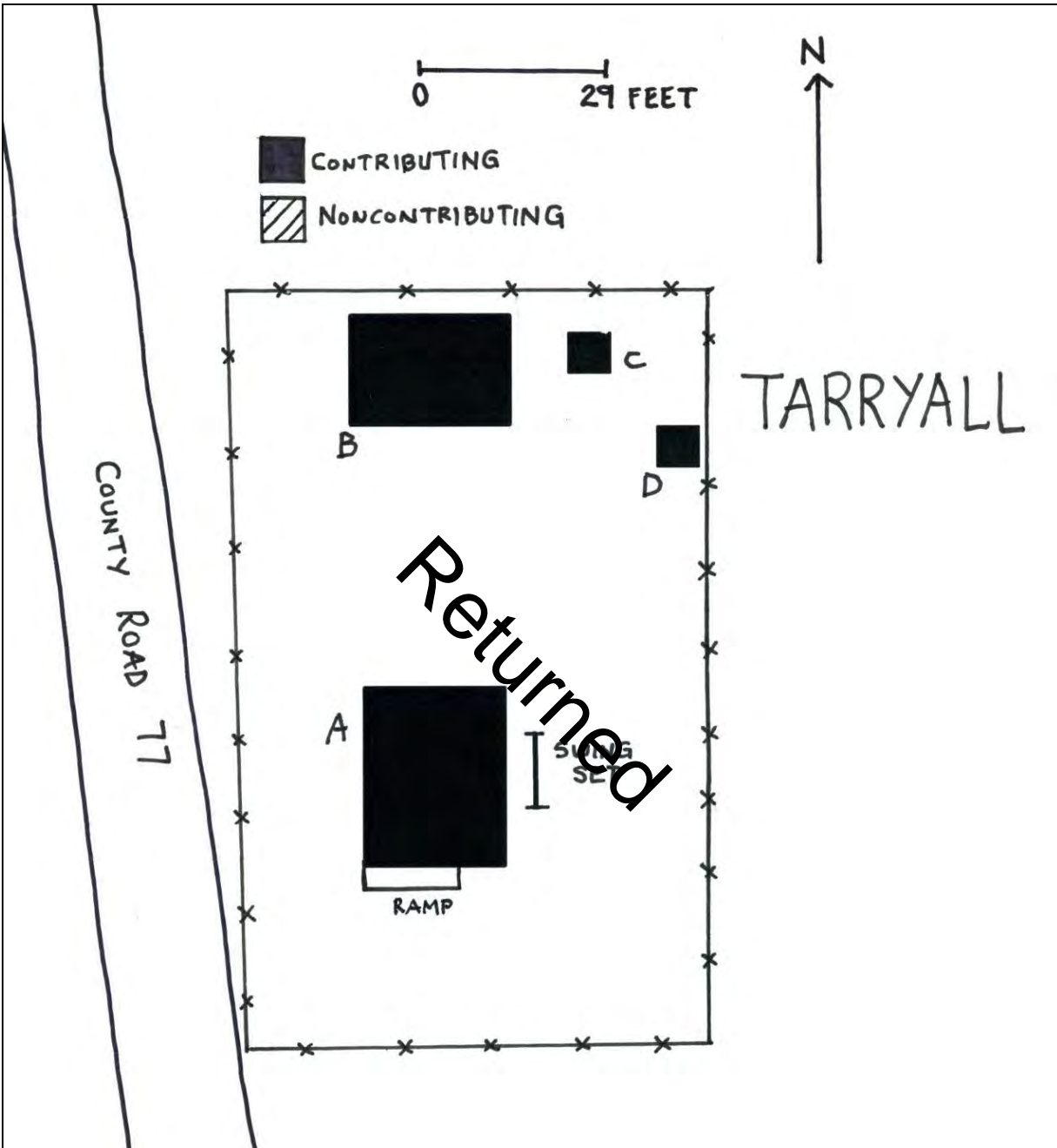
Detail Map 33: Saloon/Meat Market, Map Reference 56



Tarryall Rural Historic District  
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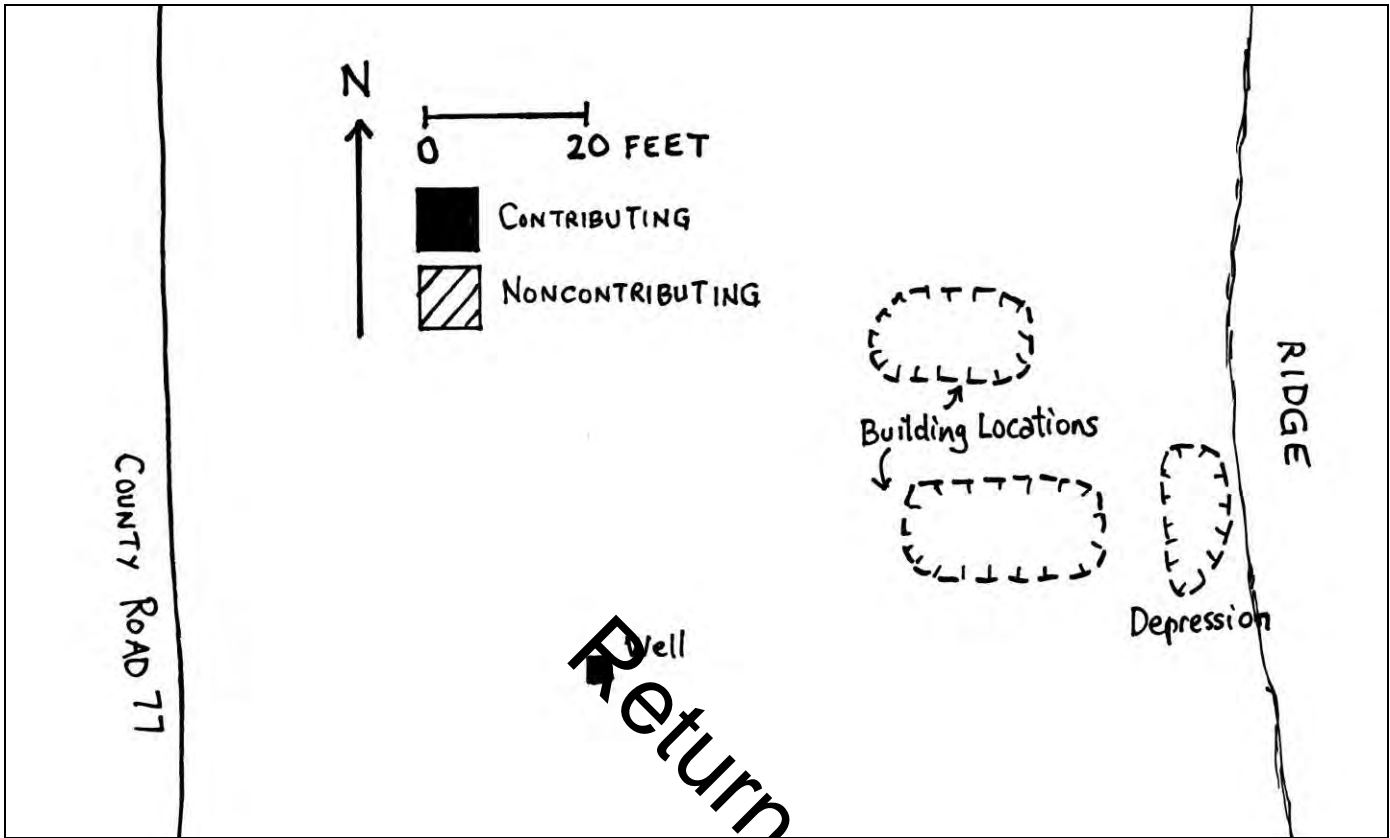
Detail Map 34: Tarryall School, Map Reference 57



Tarryall Rural Historic District  
Name of Property

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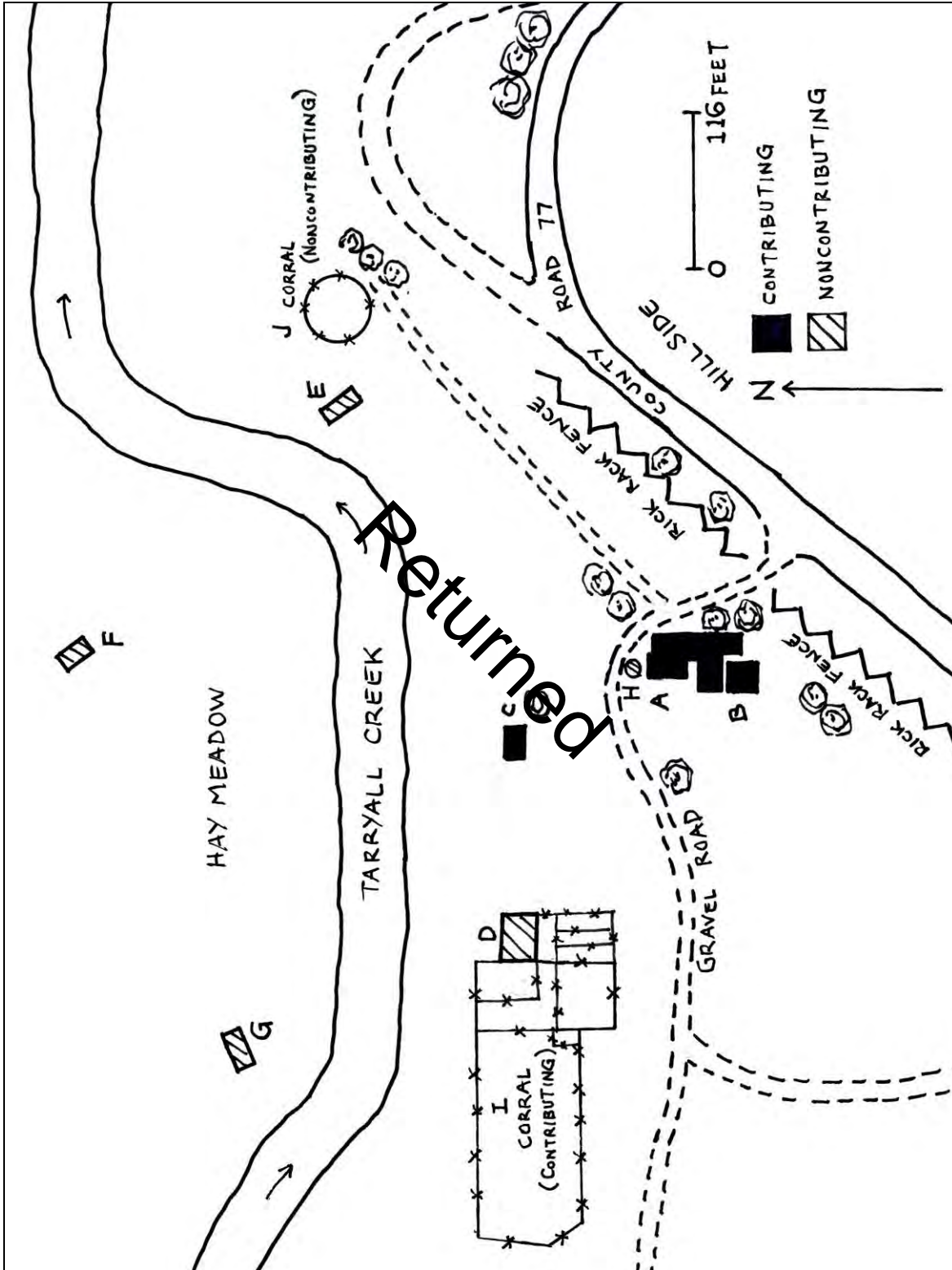
Detail Map 35: Marksbury/Davenport Homestead, Map Reference 59



Tarryall Rural Historic District  
Name of Property

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Detail Map 36: Kolle-Landis Ranch, Map Reference 61

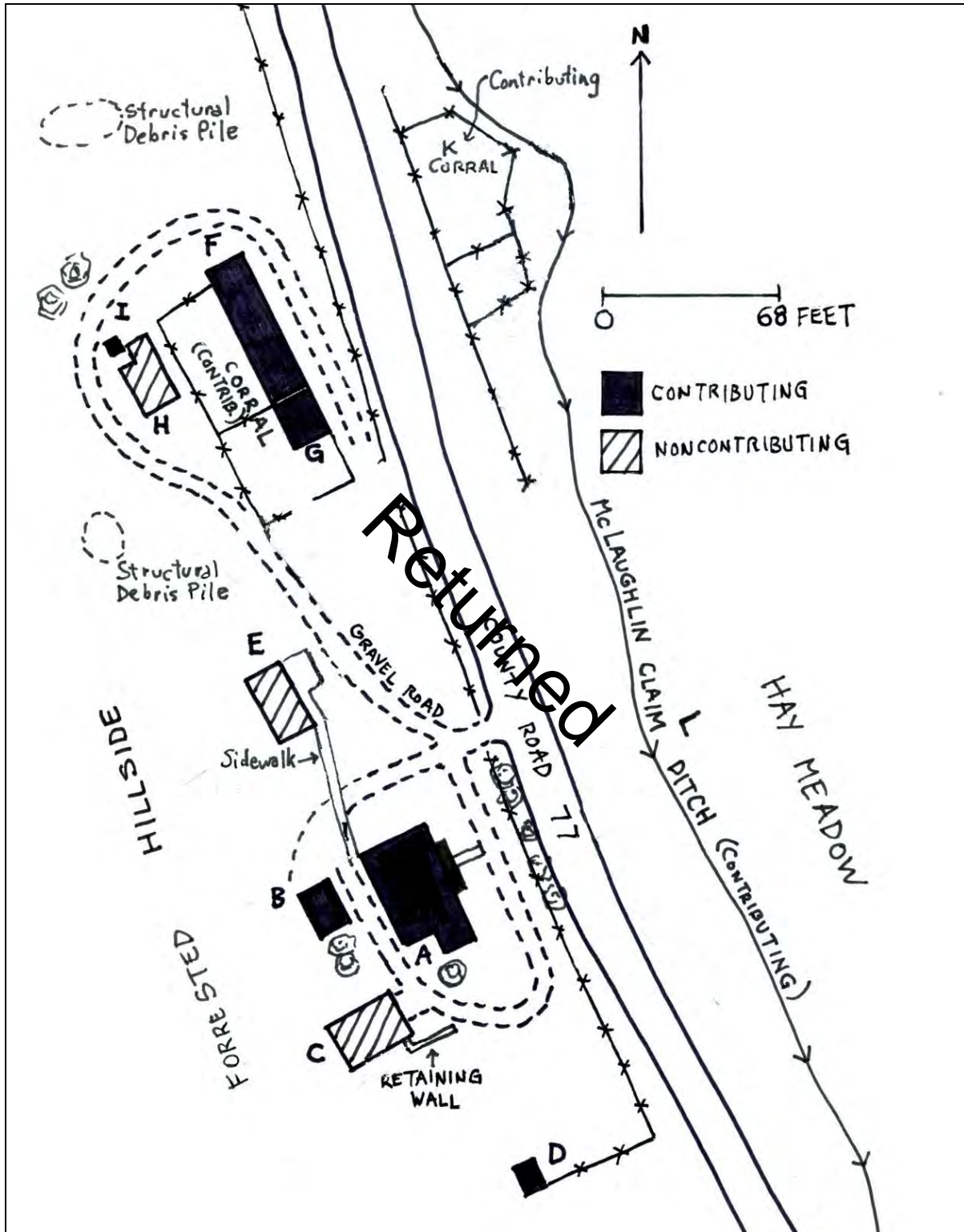




Tarryall Rural Historic District  
Name of Property

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Detail Map 38: McLaughlin Ranch, Map Reference 67

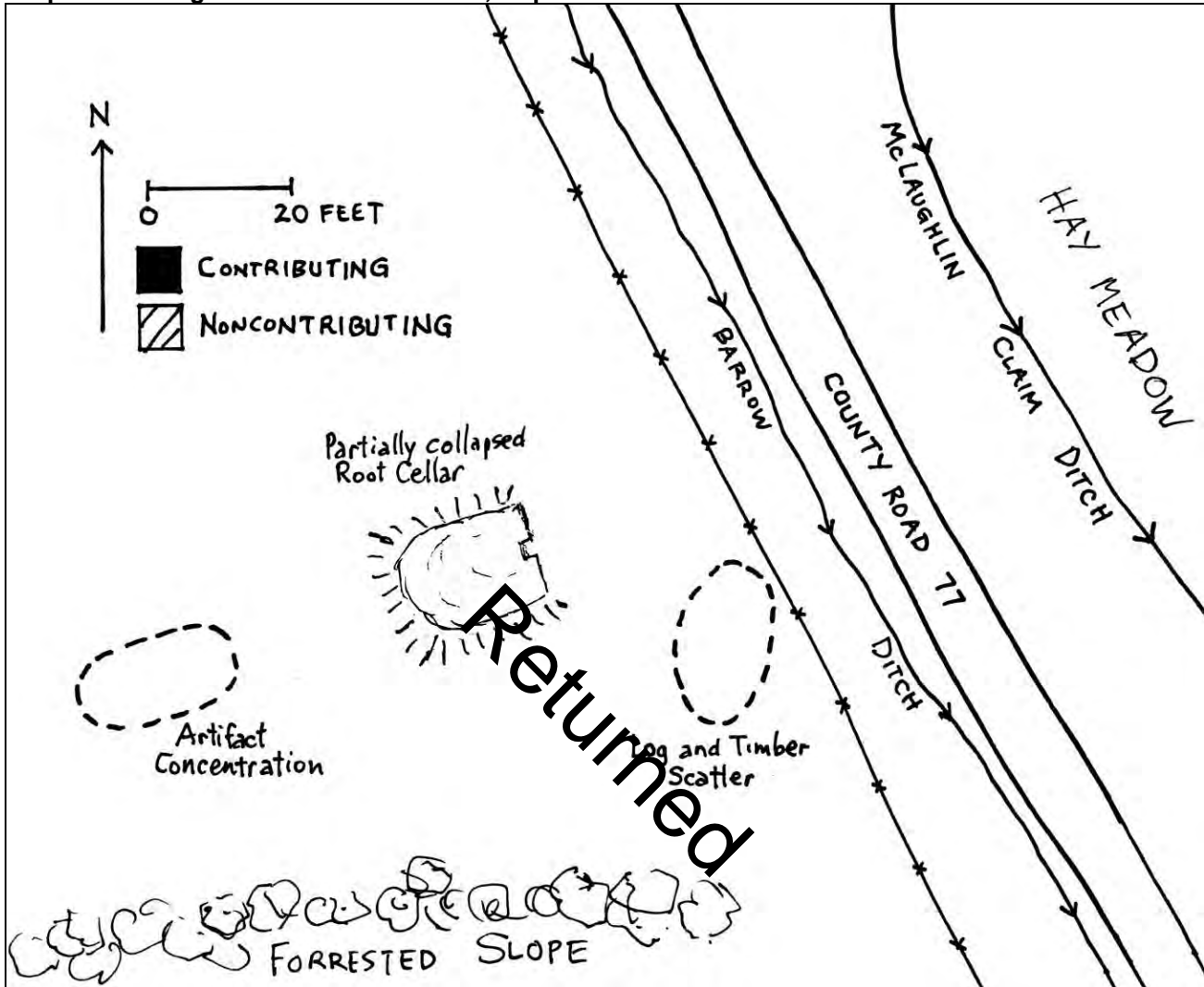


UTM Coordinates for Resources Not Shown on Map:  
Resource L: Z 13, E 464100, N 4325553/E 465597, N 4325653

Tarryall Rural Historic District  
Name of Property

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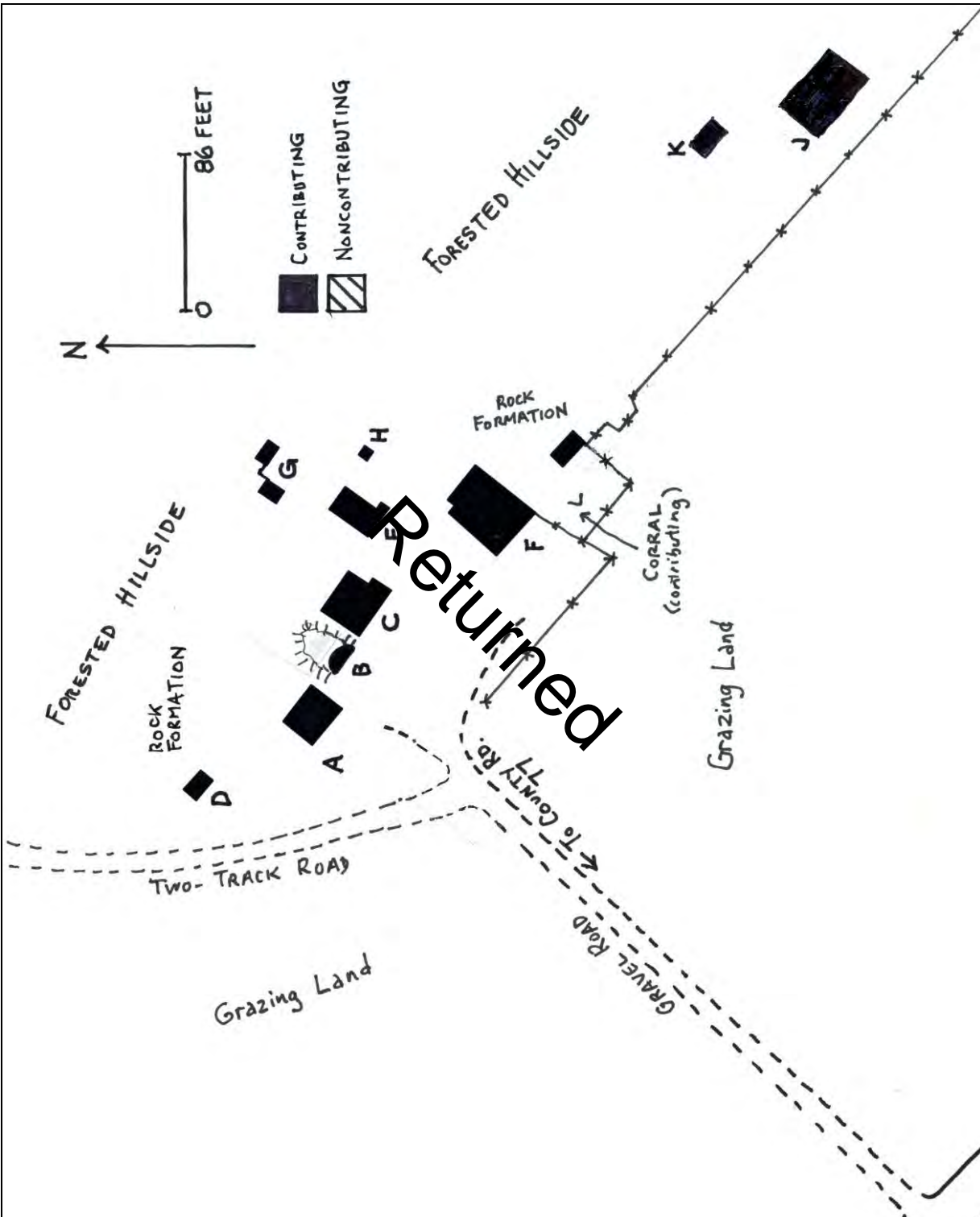
Detail Map 39: McLaughlin Second Homestead, Map Reference 68



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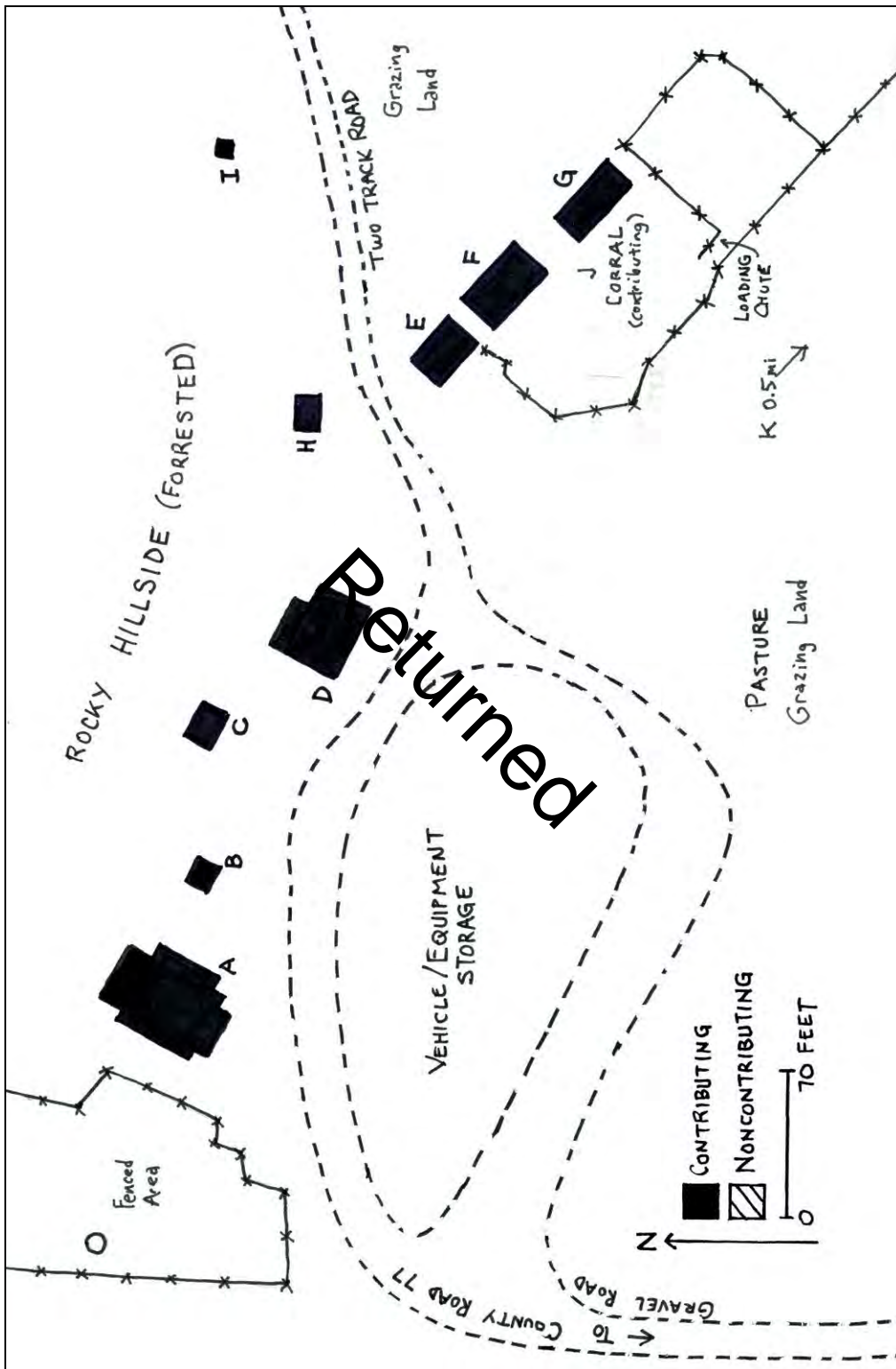
Detail Map 40: Stoll-Pledger Ranch, Map Reference 72



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Detail Map 41: Payne Homestead/Double Bar Ranch, Map Reference 73

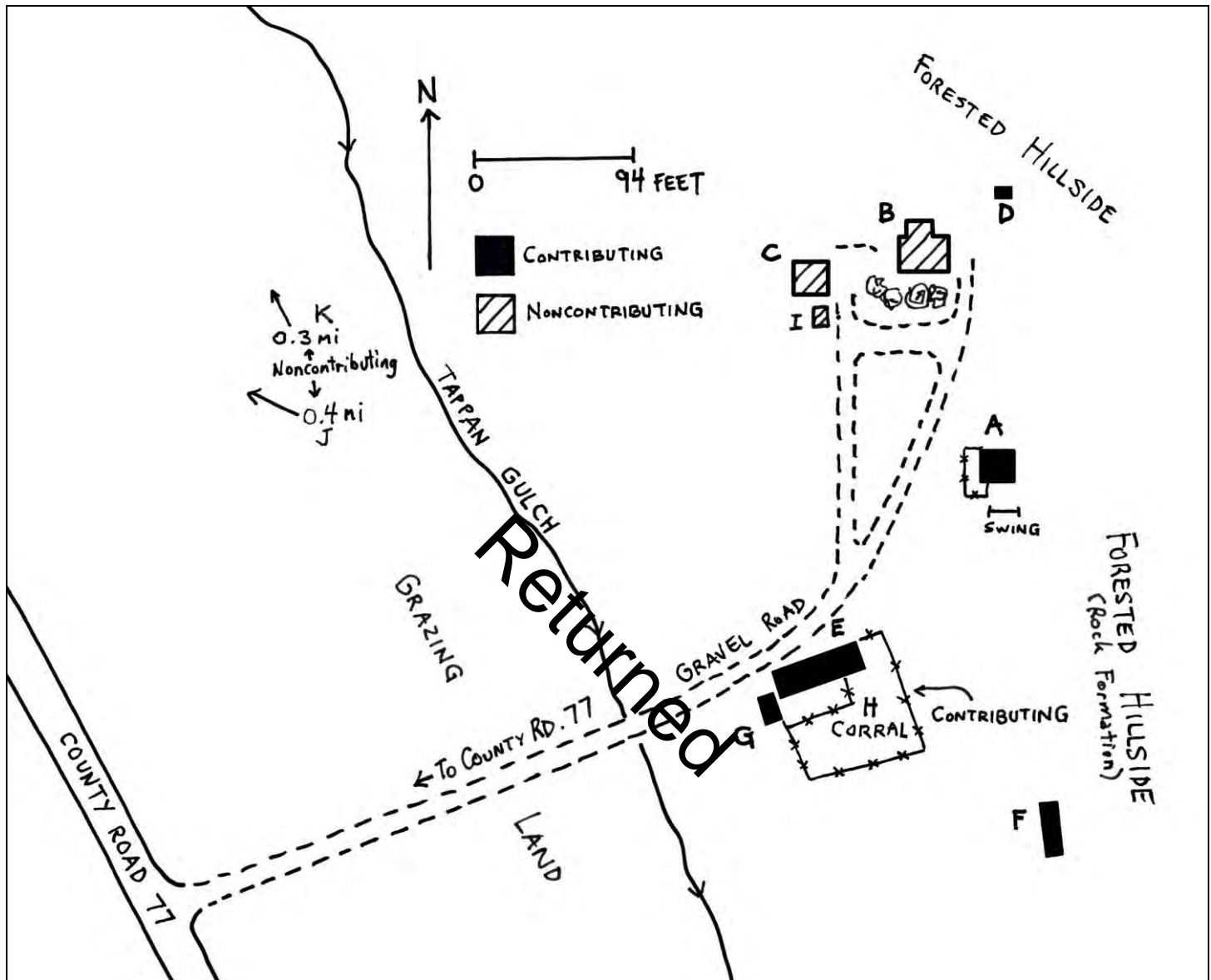


UTM Coordinates for Resources Not Shown on Map:  
Resource D: Z 13, E 466826, N 4322557

Tarryall Rural Historic District  
Name of Property

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County and State

Detail Map 42: Ryan Homestead/Jeffries Ranch/Hayman School, Map Reference 74



UTM Coordinates for Resources Not Shown on Map:

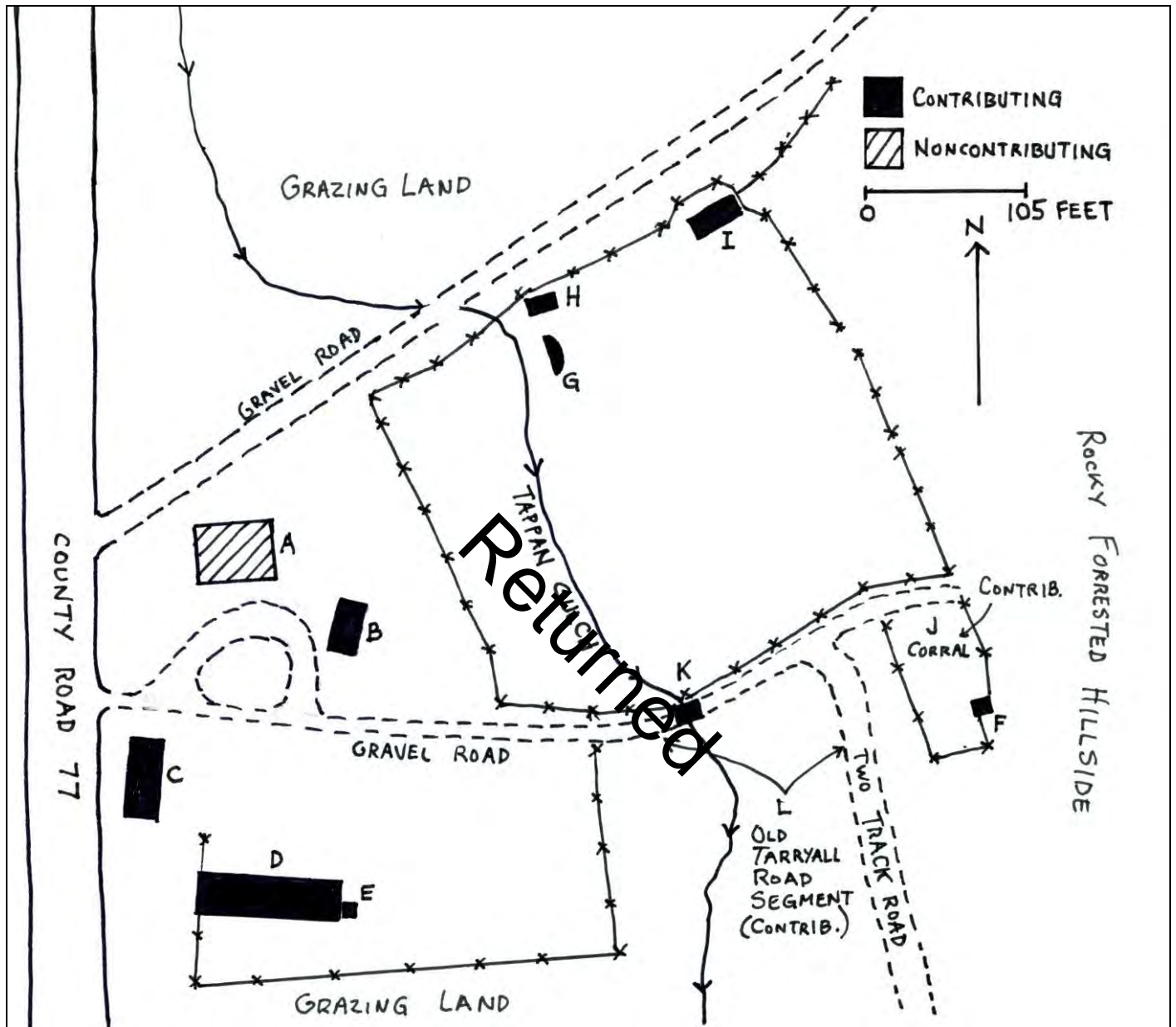
Resource J: Z 13, E 466106, N 4321482

Resource K: Z 13, E 466391, N 4321765

Tarryall Rural Historic District  
Name of Property

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County and State

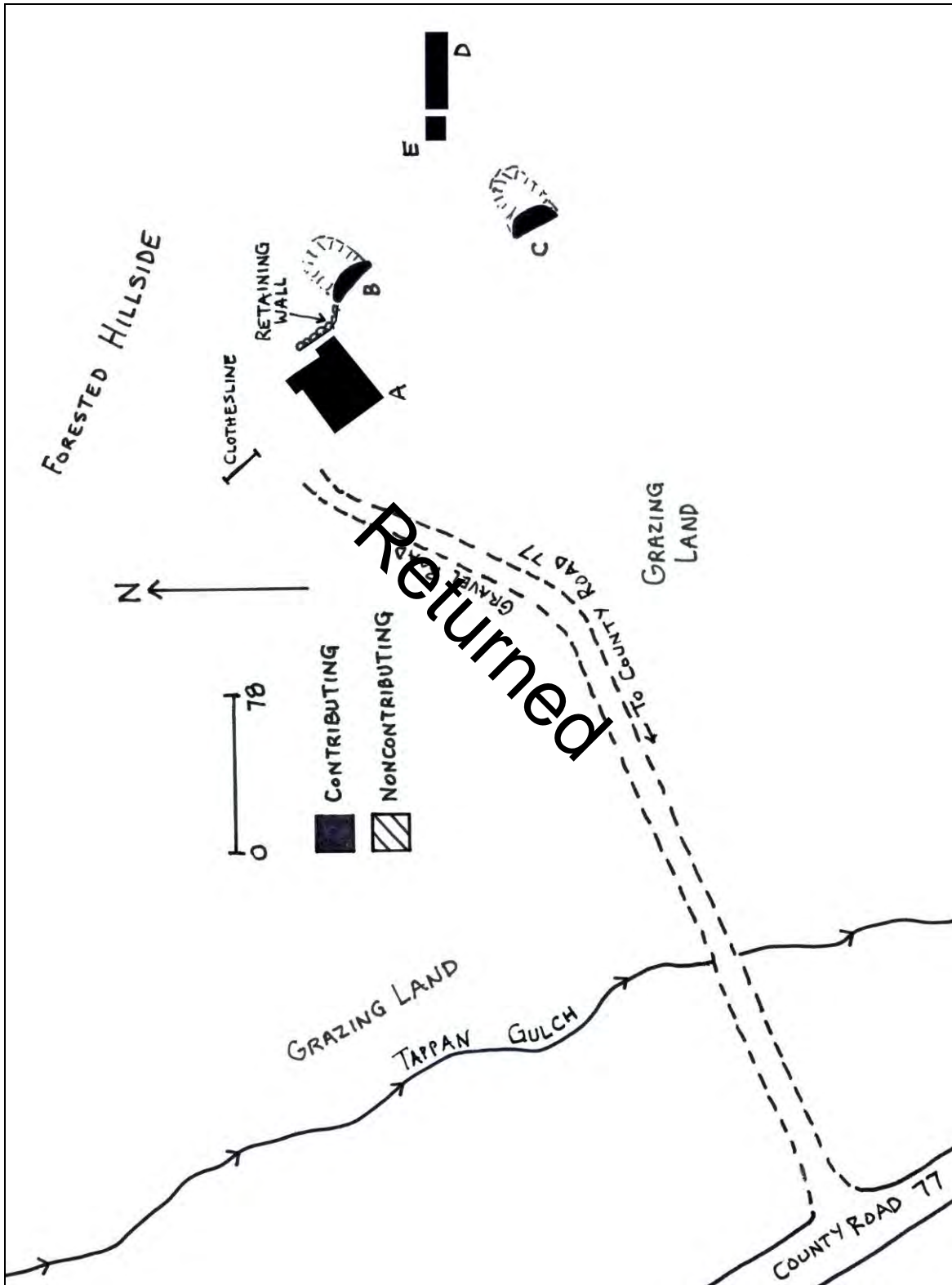
Detail Map 43 Mihan Homestead/Upper Warling Ranch, Map Reference 77



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

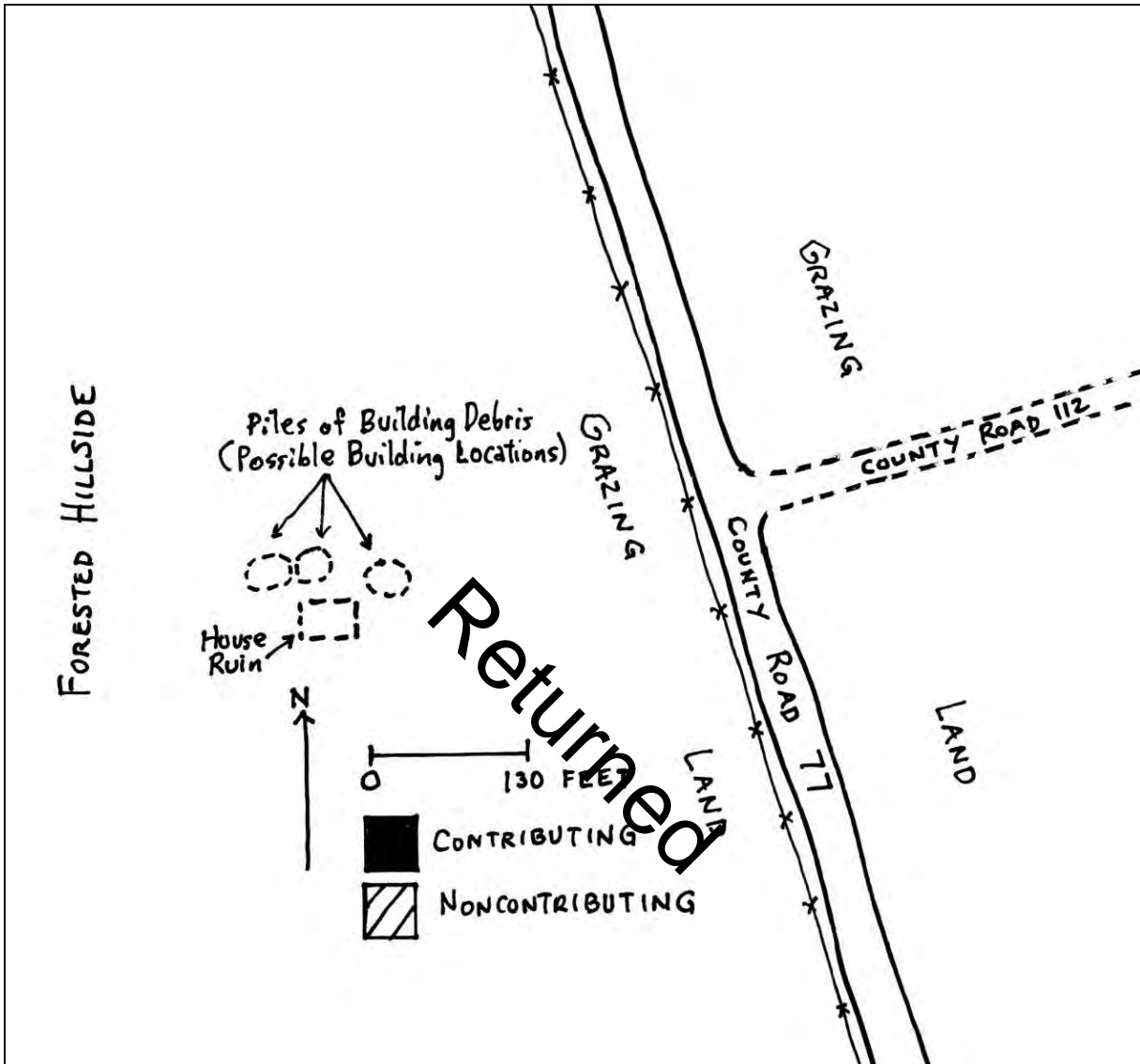
Detail Map 44: Lower Warling Farm, Map Reference 78



Tarryall Rural Historic District  
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Detail Map 45: Clarkson/Golding Homestead, Map Reference 80

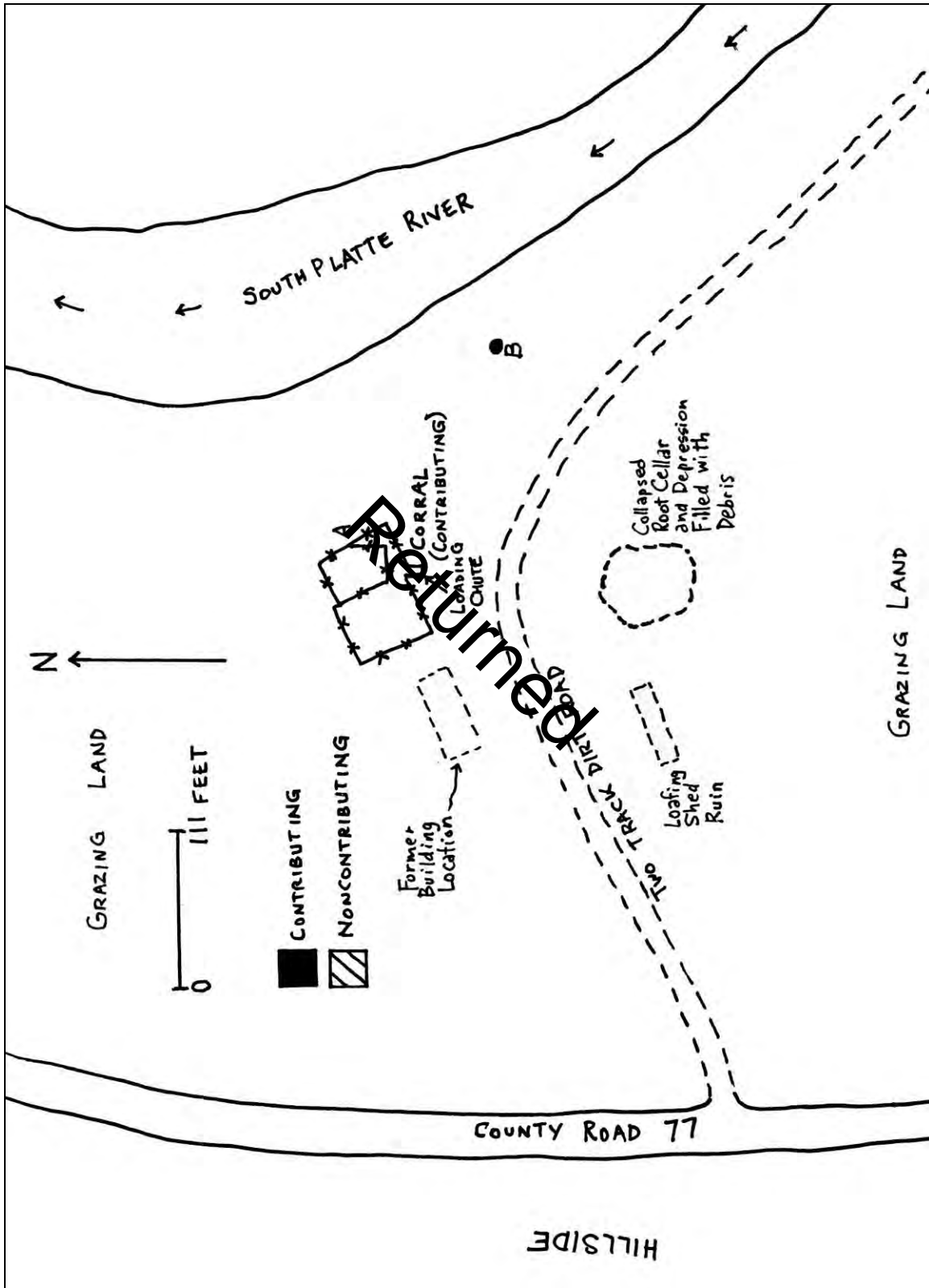




Tarryall Rural Historic District  
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County and State

Detail Map 46: Snair Ranch, Map Reference 81



Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State

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**Historic Figures Log:**

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1 of 14 This 1876 Surveyor General's Office survey plat of Township 10 South, Range 73 West, shows Tarryall Road (the dashed line) paralleling Tarryall Creek. The segment of road roughly corresponds to present-day Mileposts 18.0 to 25.1. William Farnum's ranch is shown in the northeast corner of Section 15. Courtesy of U.S. Bureau of Land Management, website, Township No. 10 South, Range No. 73 West of the 6<sup>th</sup> Principal Meridian, approved 2 March 1877, <http://glorerecords.blm.gov> (accessed April and May 2012).

2 of 14 Hundreds of people moved to the new townsite of Puma City along Tarryall Road following ore discoveries in 1896. The post office name for the settlement was Tarryall shown here ca. 1898. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

3 of 14 In this 1947 photograph Hayman school is shown in its second location, along Tarryall Road, after its days as an educational facility ended. Note the swing set to the right and a probable outhouse to the rear. Courtesy of Western History and Genealogy Department, Denver Public Library, Muriel Sibell Wolle photograph, image number X-5819, 1947.

4 of 14 This 1898 view north from Mountaindale of the Tarryall Mountains illustrates the character of the Tarryall drainage. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

5 of 14 Arriving in 1865, Timothy and Adelia Borden became the earliest permanent settlers along Tarryall Road. His brother, Olney, also established a ranch in the area, which became known as "Bordenville," shown here in the early 1900s. Bordenville included a post office, opened in 1879, and other services for local ranch families. Courtesy of Park County Local History Archives, Wilkin Collection.

6 of 14 This view northwest across Tarryall Creek shows William and Mahala Farnum's ranch 1898. Farnum established the ranch in 1867. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

7 of 14 The large ranch house at the Dunbar-Robbins Ranch is shown here ca. 1908-12. The headquarters is located on Rock Creek just north of Bordenville. Courtesy of Park County Local History Archive, Wilkin Collection, [www.parkcoarchives.org](http://www.parkcoarchives.org) (accessed 4 May 2012).

8 of 14 Several of the ranches along the Tarryall corridor exhibit extensive, multi-building layouts. This oblique aerial view of the Taylor/Portis/ Johnson Ranch shows its extent ca. 1950s. Courtesy of James C. "Jay" and Frances Greene photographic collection, Jefferson, Colorado.

9 of 14 Richard and Ann Bysong Snair settled on this homestead on the lower Tarryall in 1875, raising hay and cattle. In 2005, their log ranch house was moved to Lake George to preserve it. Courtesy of Steve Plutt photographic collection, pre-1890.

10 of 14 One of the most substantial log houses along the Tarryall Road (shown here ca. 1889) belonged to the Clarksons, homesteaders related to the Snairs and Bysongs, whose properties adjoined theirs. The house is no longer standing on the property. Courtesy of U.S. Forest Service interpretive sign, Tarryall Road.

11 of 14 This pre-1940s view of the Derby/ Terhune/Eavenson Ranch shows the main house to the left and the 1880s barn erected by William A. Derby to the right. Courtesy of Park County Local History Archives, photographic collection.

12 of 14 This ca. 1940s postcard for the Tarryall River Dude Ranch (view west) shows the main barn and other animal support buildings near Tarryall Creek. Courtesy of Park County Local History Archives, photographic collection, image 1359, Margaret Howell McArthur collection.

13 of 14 Listed in the National Register of Historic Places, the 1921 Tarryall School is representative of the one-room schools once found in rural areas throughout Colorado. Courtesy of Park County Local History Archives, image 300, provided by Sydney Johnson, 1941.

14 of 14 This view north along Tarryall Road from the Lazy River Ranch illustrates the landscape along the corridor in the early 1920s. The house on the left had not yet received its Rustic appearance. Courtesy of E.E. Van Epps photograph, image number 025-1833.jpg, Pikes Peak Library District, Colorado Springs, Colorado.

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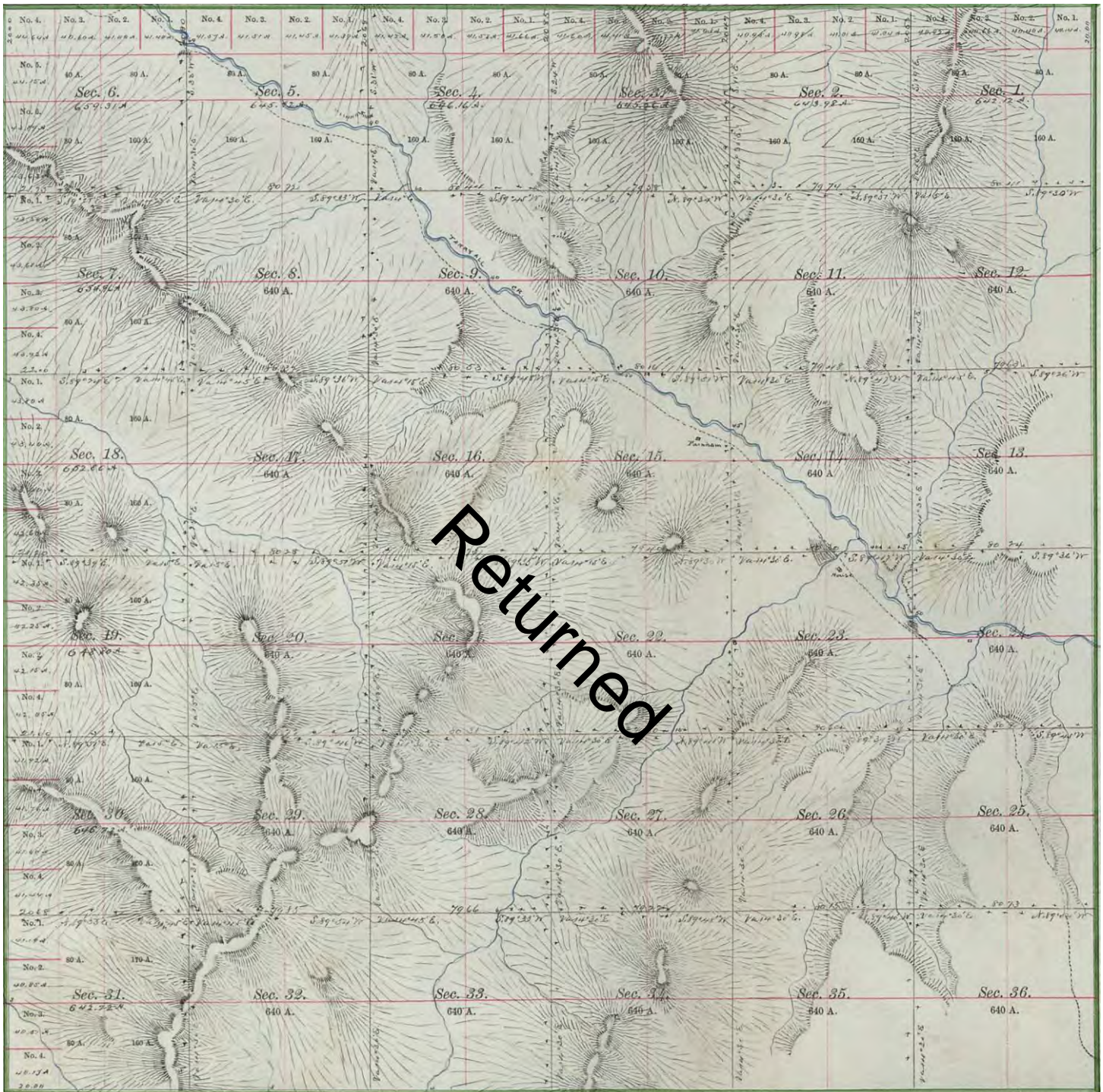


Figure 1. This 1876 Surveyor General's Office survey plat of Township 10 South, Range 73 West, shows Tarryall Road (the dashed line) paralleling Tarryall Creek. The segment of road roughly corresponds to present-day Mileposts 18.0 to 25.1. William Farnum's ranch is shown in the northeast corner of Section 15. Courtesy of U.S. Bureau of Land Management, website, Township No. 10 South, Range No. 73 West of the 6<sup>th</sup> Principal Meridian, approved 2 March 1877, <http://gloreCORDS.blm.gov> (accessed April and May 2012).

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Figure 2. Hundreds of people moved to the new townsite of Puma City along Tarryall Road following ore discoveries in 1896. The post office name for the settlement was Tarryall shown here in 1898. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.



Figure 3. In this 1947 photograph Hayman school is shown in its second location, along Tarryall Road, after its days as an educational facility ended. Note the swing set to the right and a probable outhouse to the rear. Courtesy of Western History and Genealogy Department, Denver Public Library, Muriel Sibell Wolle photograph, image number X-5819, 1947.

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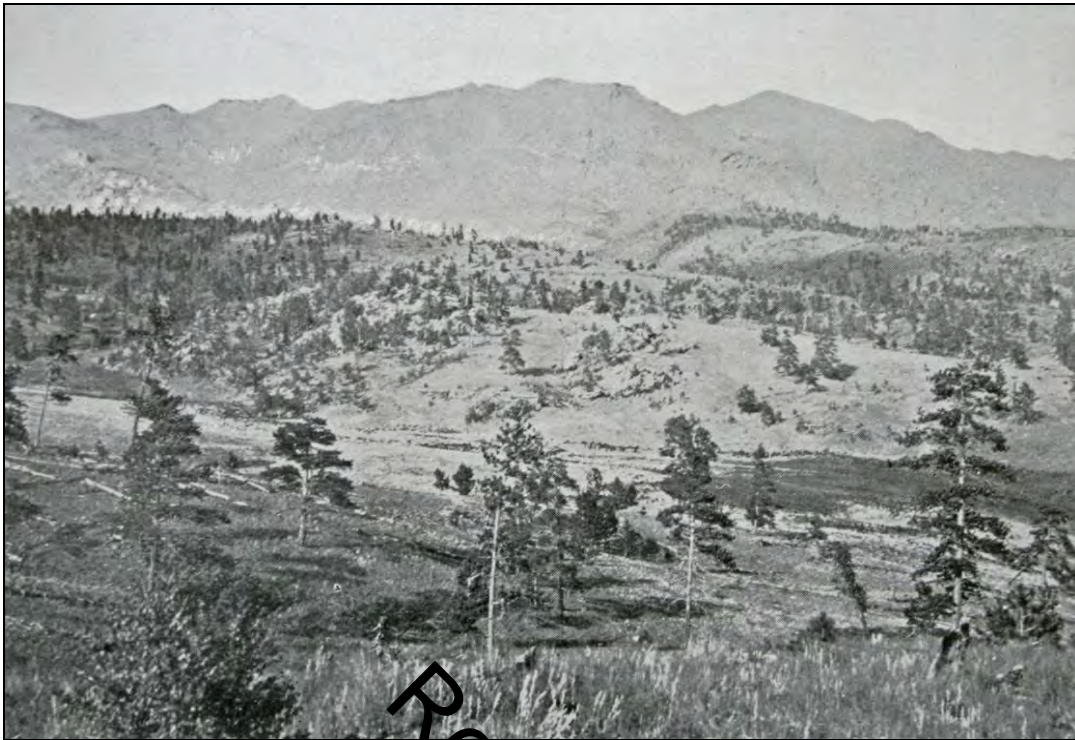


Figure 4. This 1898 view north from Mountaintale of the Tarryall Mountains illustrates the character of the Tarryall drainage. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.

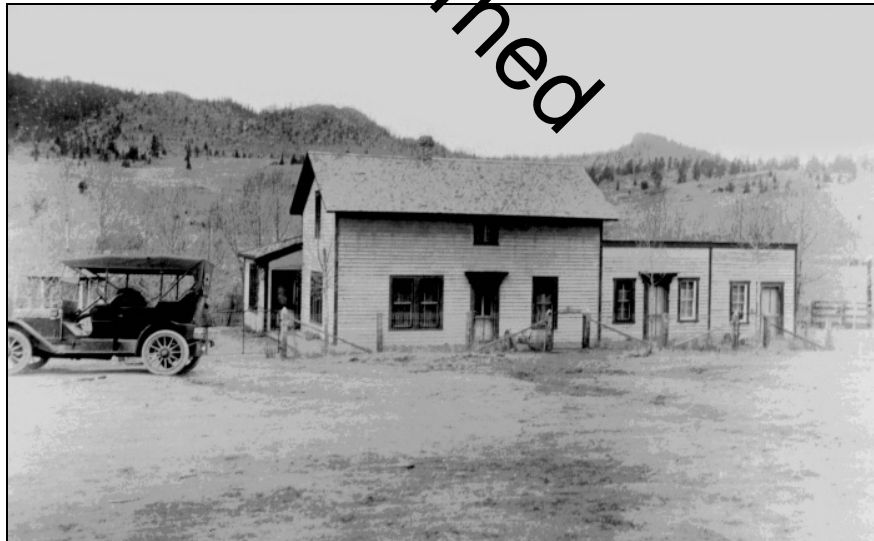


Figure 5. Arriving in 1865, Timothy and Adelia Borden became the earliest permanent settlers along Tarryall Road. His brother, Olney, also established a ranch in the area, which became known as "Bordenville," shown here in the early 1900s. Bordenville included a post office, opened in 1879, and other services for local ranch families. Courtesy of Park County Local History Archives, Wilkin Collection.

Tarryall Rural Historic District  
Name of Property

Park, CO  
County and State



Figure 6. This view northwest across Tarryall Creek shows William and Mahala Farnum's ranch in 1898. Farnum established the ranch in 1867. Courtesy of U.S. Geological Survey, *Twentieth Annual Report*, 1900.



Figure 7. The large ranch house at the Dunbar-Robbins Ranch is shown here ca. 1908-12. The headquarters is located on Rock Creek just north of Borderville. Courtesy of Park County Local History Archive, Wilkin Collection, [www.parkcoarchives.org](http://www.parkcoarchives.org) (accessed 4 May 2012).

Tarryall Rural Historic District  
Name of Property

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County and State



Figure 8. Several of the ranches along the Tarryall corridor exhibit extensive, multi-building layouts. This oblique aerial view of the Yayo/Portis/Johnson Ranch shows its extent ca. 1950s. Courtesy of James C. "Jay" and Frances Greene photographic collection, Jefferson, Colorado.

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Figure 9. Richard and Ann Bysong Snair settled on this homestead on the lower Tarryall in 1875, raising hay and cattle. In 2005, their log ranch house was moved to Lake George to preserve it. Courtesy of Steve Plutt photographic collection, pre-1890.



Figure 10. One of the most substantial log houses along the Tarryall Road (shown here ca. 1889) belonged to the Clarksons, homesteaders related to the Snairs and Bysongs, whose properties adjoined theirs. The house is no longer standing on the property. Courtesy of U.S. Forest Service interpretive sign, Tarryall Road.



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Name of Property

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Figure 11. This pre-1940s view of the Derby/Terhune/Eavenson Ranch shows the main house to the left and the 1880s barn erected by William A. Derby to the right. Courtesy of Park County Local History Archives, photographic collection.

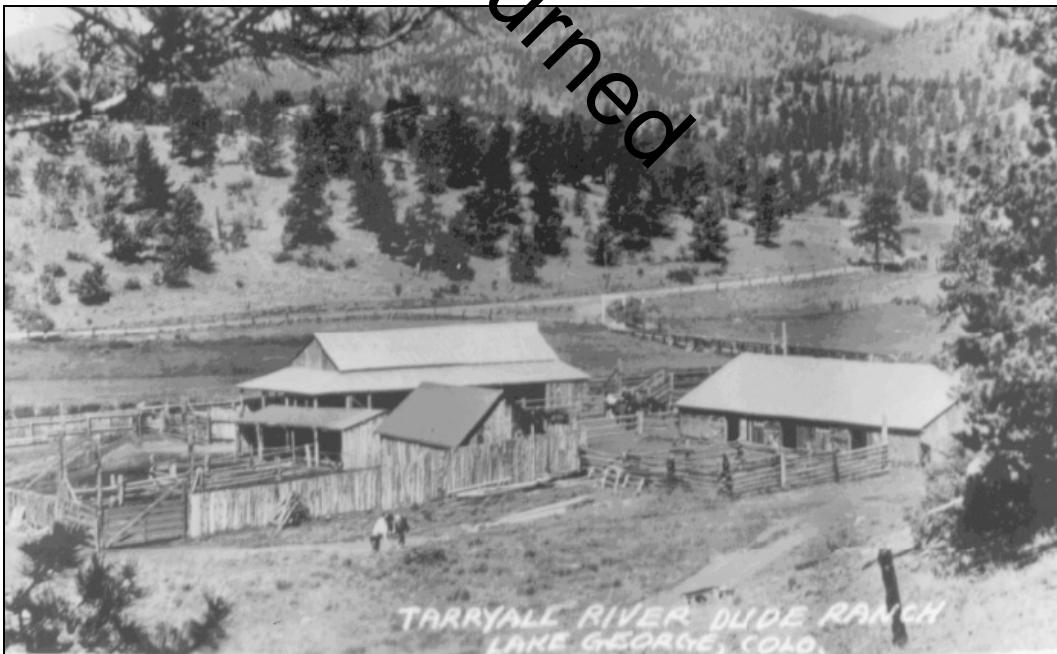


Figure 12. This ca. 1940s postcard for the Tarryall River Dude Ranch (view west) shows the main barn and other animal support buildings near Tarryall Creek. Courtesy of Park County Local History Archives, photographic collection, image 1359, Margaret Howell McArthur collection.

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Name of Property

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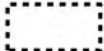



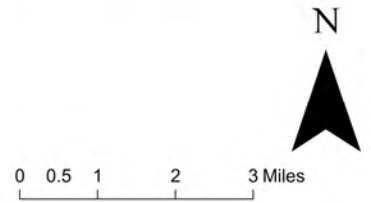
Figure 13. Listed in the National Register of Historic Places, the 1921 Tarryall School is representative of the one-room schools once found in rural areas throughout Colorado. Courtesy of Park County Local History Archives, image 300, provided by Sydney Johnson, 1941.



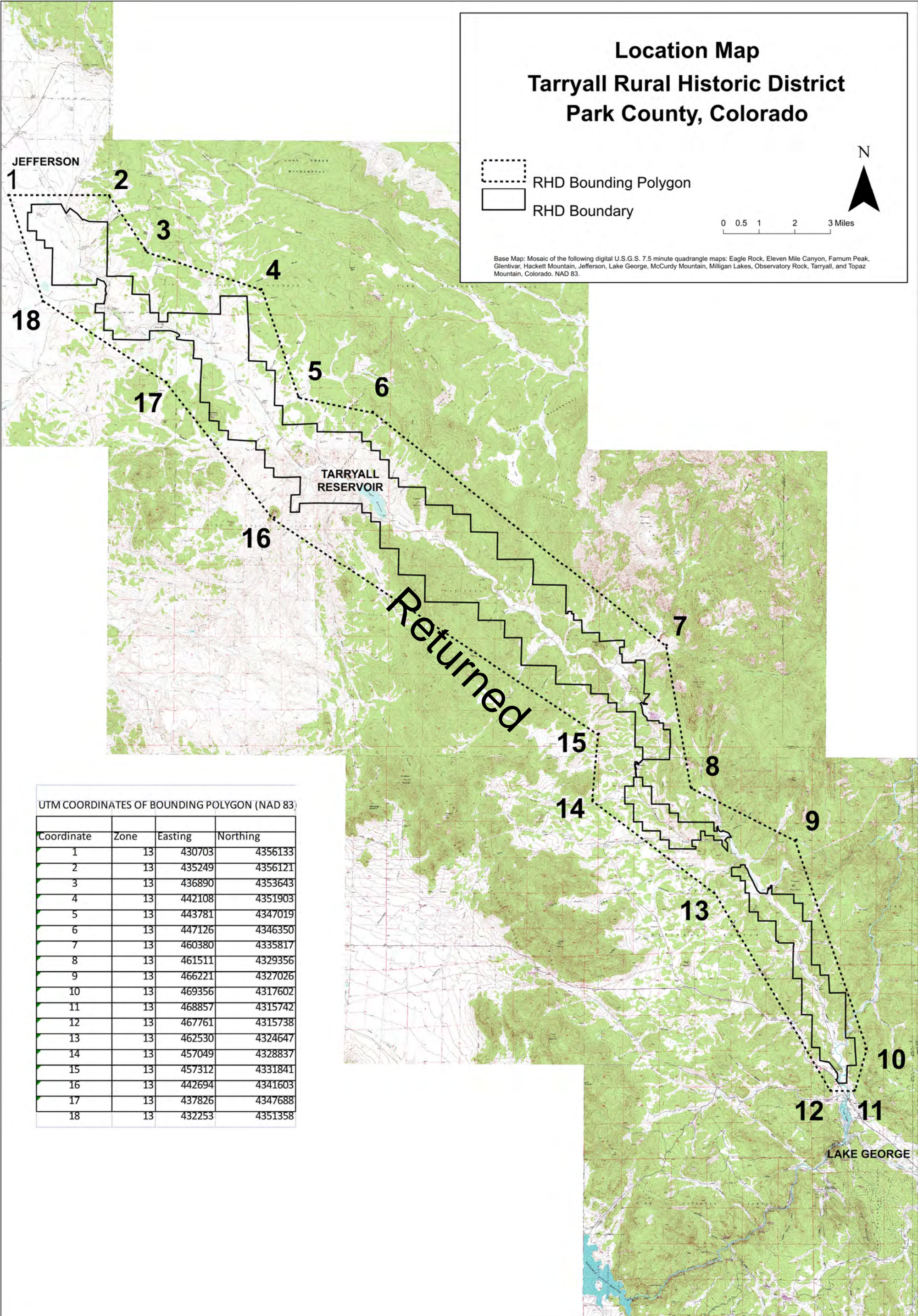
Figure 14. This view north along Tarryall Road from the Anderson/Lazy River Ranch illustrates the landscape along the corridor in the early 1920s. The house on the left had not yet received its Rustic appearance. Courtesy of E.E. Van Epps photograph, image number 025-1833.jpg, Pikes Peak Library District, Colorado Springs, Colorado.

# Location Map Tarryall Rural Historic District Park County, Colorado

 RHD Bounding Polygon  
 RHD Boundary



Base Map: Mosaic of the following digital U.S.G.S. 7.5 minute quadrangle maps: Eagle Rock, Eleven Mile Canyon, Farnum Peak, Glentivar, Hackett Mountain, Jefferson, Lake George, McCurdy Mountain, Milligan Lakes, Observatory Rock, Tarryall, and Topaz Mountain, Colorado, NAD 83.



UTM COORDINATES OF BOUNDING POLYGON (NAD 83)

Coordinate	Zone	Easting	Northing
1	13	430703	4356133
2	13	435249	4356121
3	13	436890	4353643
4	13	442108	4351903
5	13	443781	4347019
6	13	447126	4346350
7	13	460380	4335817
8	13	461511	4329356
9	13	466221	4327026
10	13	469356	4317602
11	13	468857	4315742
12	13	467761	4315738
13	13	462530	4324647
14	13	457049	4328837
15	13	457312	4331841
16	13	442694	4341603
17	13	437826	4347688
18	13	432253	4351358

# Sketch Map 1, Tarryall RHD

**Legend**

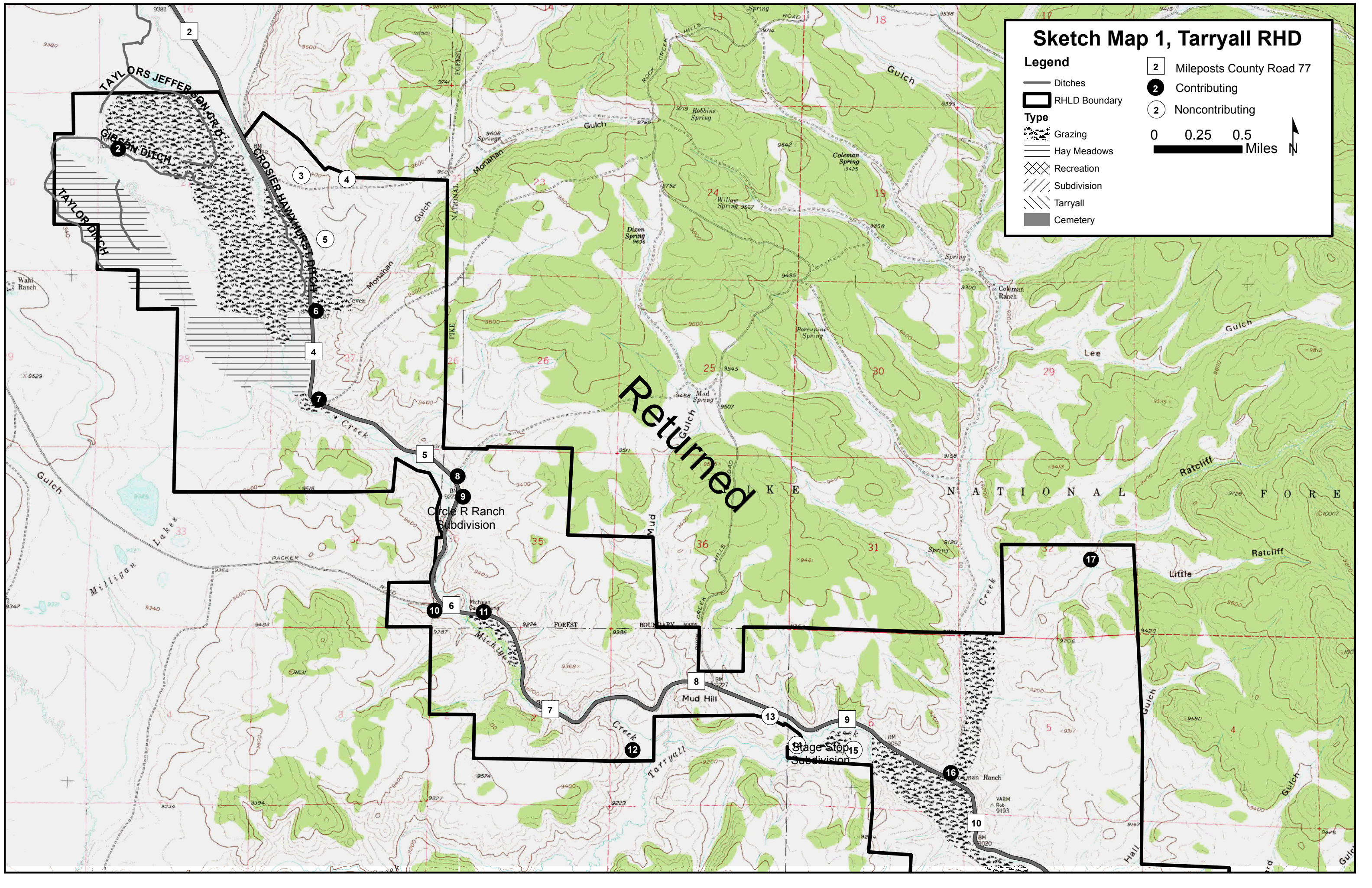
- Ditches
- RHLD Boundary
- Type**
- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

**Scale**

0 0.25 0.5 Miles

**Contributing**

- 2 Contributing
- 2 Noncontributing

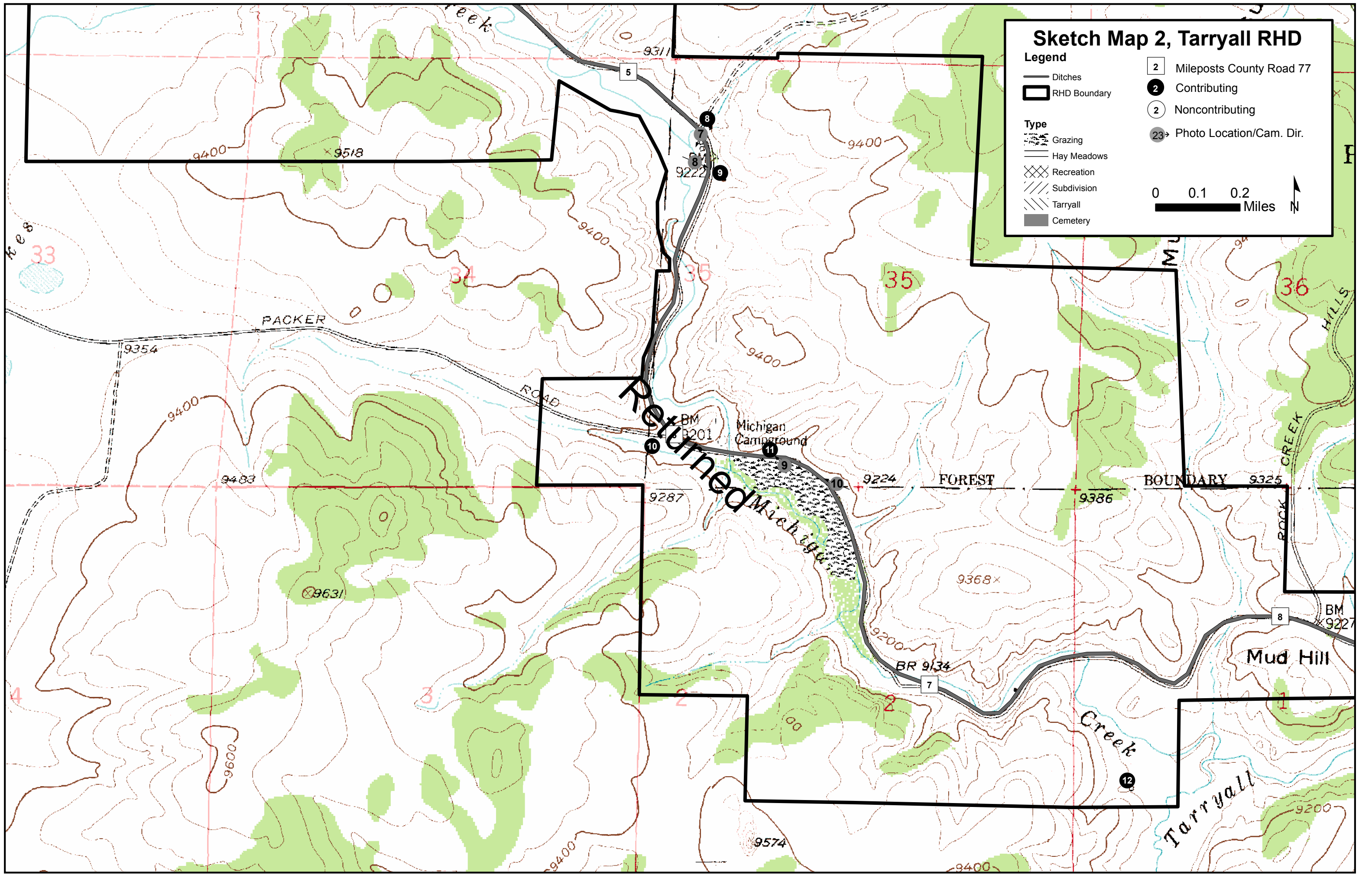


# Sketch Map 2, Tarryall RHD

**Legend**

- Dashed line: Ditches
- Thick black line: RHD Boundary
- Green stippled area: Grazing
- Horizontal dashed line: Hay Meadows
- Diagonal cross-hatch: Recreation
- Diagonal lines: Subdivision
- Diagonal lines: Tarryall
- Grey rectangle: Cemetery
- Black square with '2': Mileposts County Road 77
- Black circle with '2': Contributing
- White circle with '2': Noncontributing
- Black circle with '23' and arrow: Photo Location/Cam. Dir.

0 0.1 0.2 Miles





### Sketch Map 4, Tarryall RHD

**Legend**

- Dashed line: Ditches
- Thick black line: RHD Boundary

**Type**

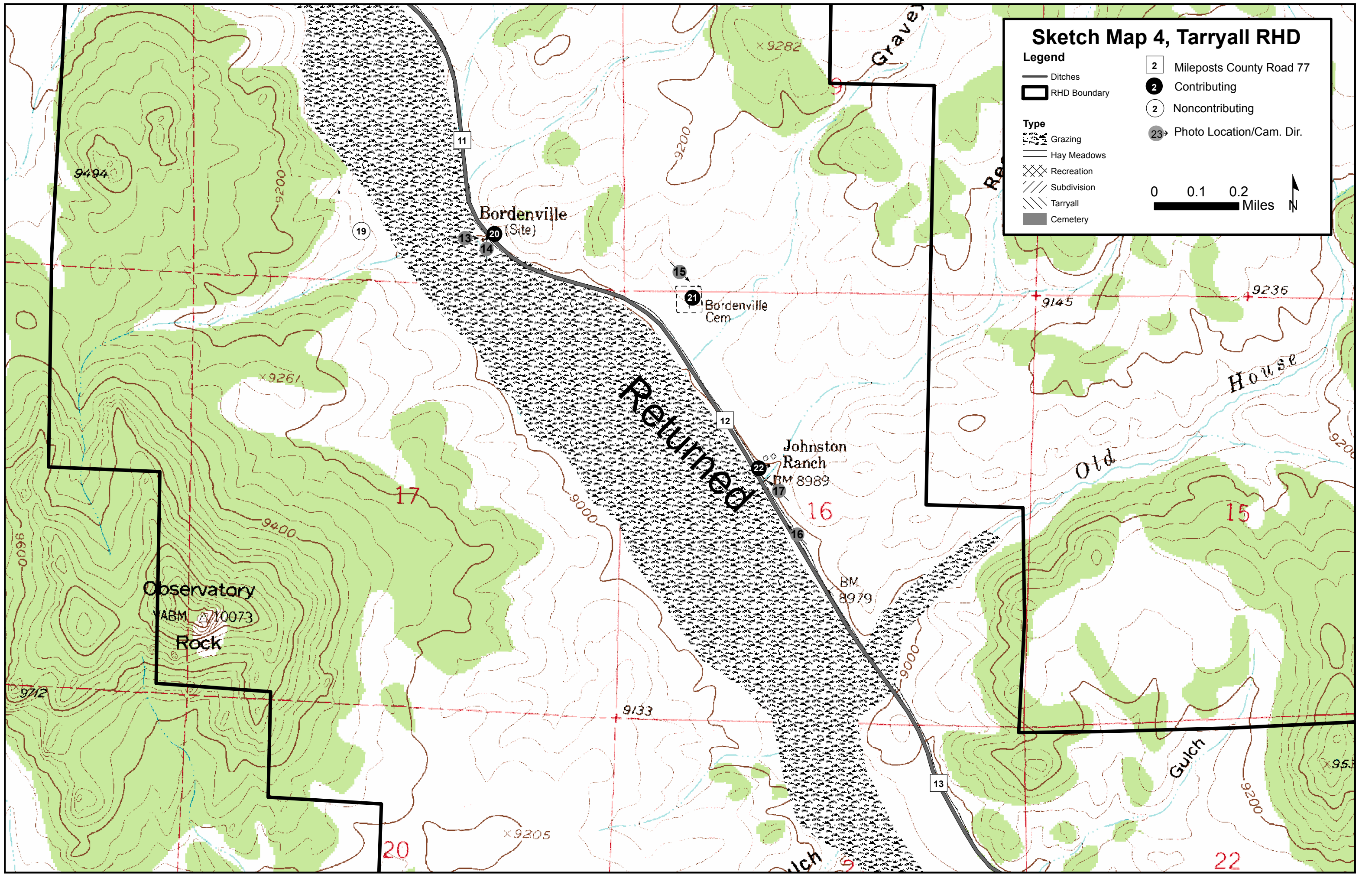
- Stippled pattern: Grazing
- Horizontal lines: Hay Meadows
- Cross-hatch pattern: Recreation
- Diagonal lines: Subdivision
- Vertical lines: Tarryall
- Grey rectangle: Cemetery

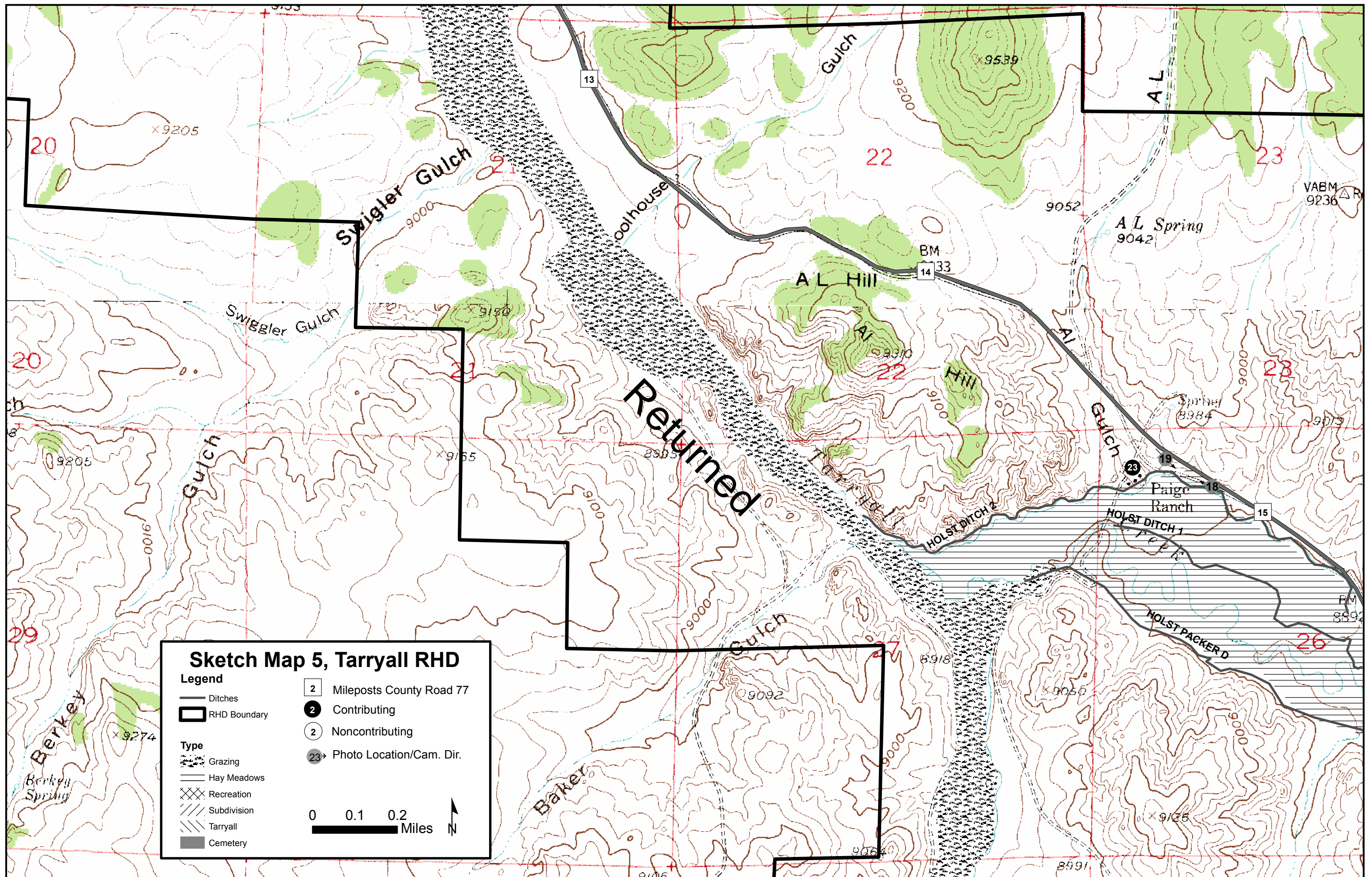
**Scale**

0 0.1 0.2 Miles

**Map Symbols**

- Box with 2: Mileposts County Road 77
- Circle with 2: Contributing
- Circle with 2: Noncontributing
- Circle with 23 and arrow: Photo Location/Cam. Dir.





Returned

AL

AL Hill

Hill

Paige Ranch

HOLST PACKER D

HOLST DITCH 1

HOLST DITCH 2

Swiggler Gulch

Swiggler Gulch

Gulch

Gulch

Baker

Berkey Spring

A L Spring

VABM

BM 14 33

Spring

FM 889

x 9205

x 9150

x 9165

9205

x 9274

x 9539

9236

9052

9200

9000

9100

9100

9000

8918

x 9050

9000

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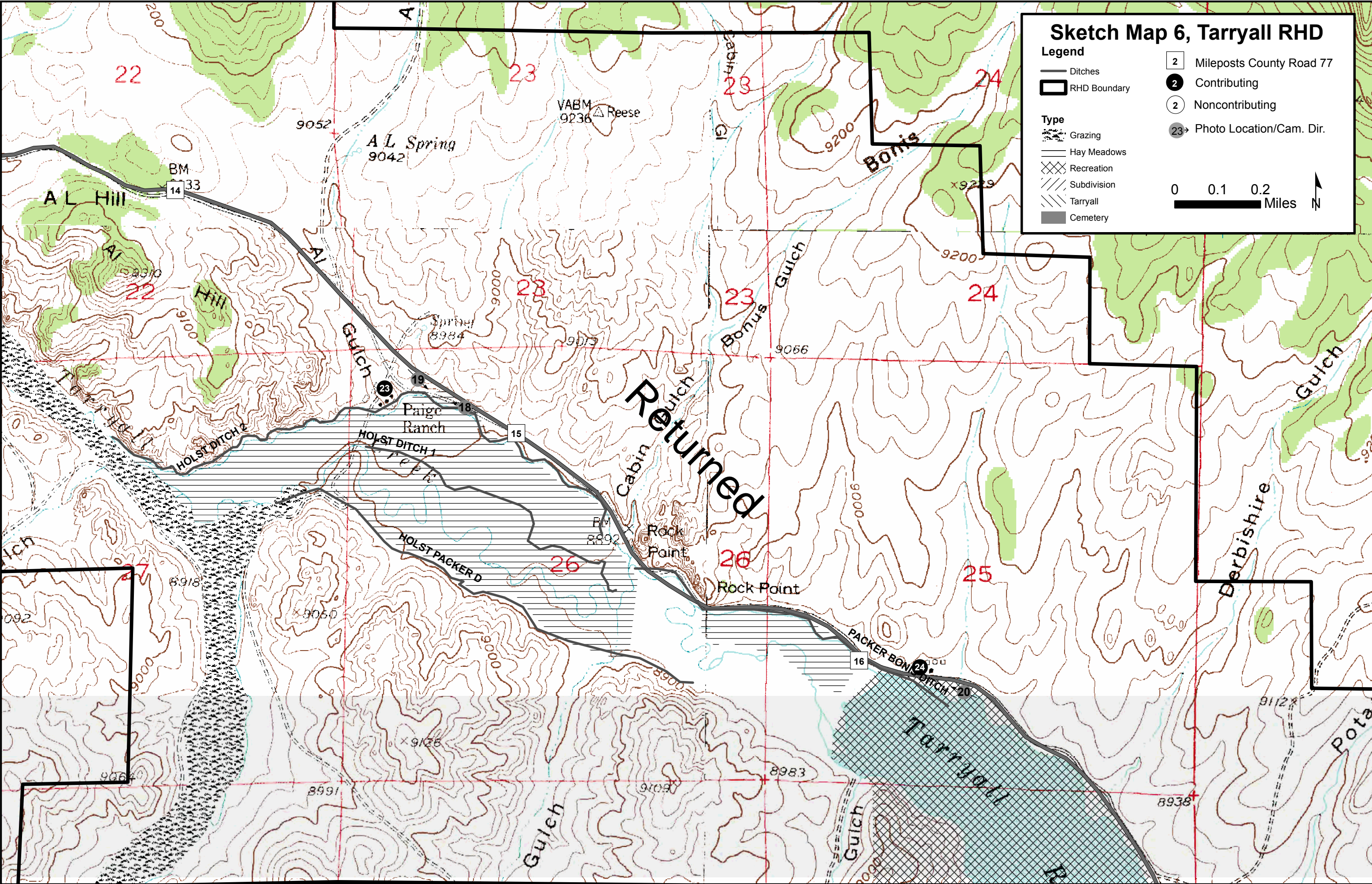


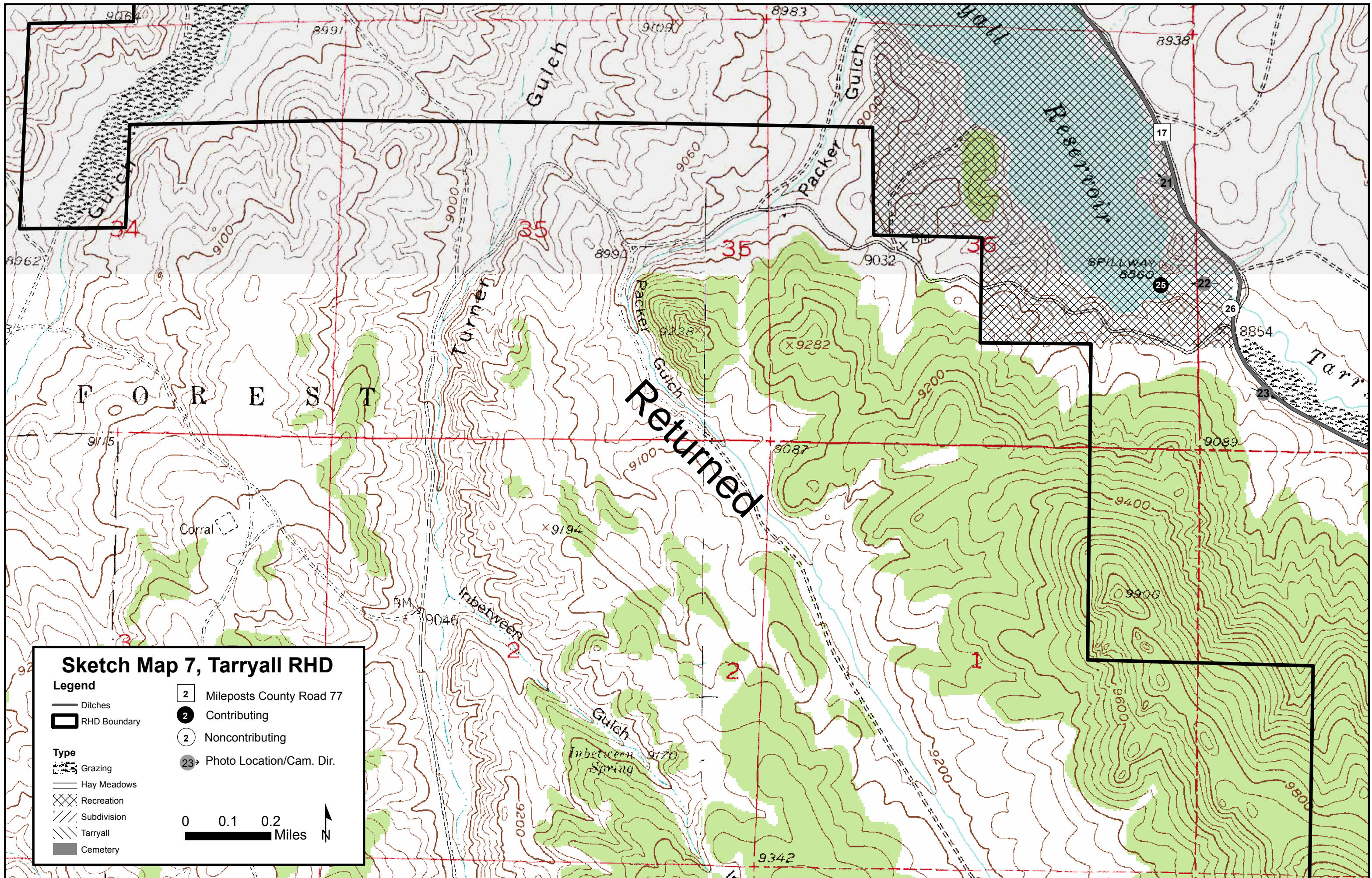
# Sketch Map 6, Tarryall RHD

**Legend**

- Ditches
- RHD Boundary
- Type
  - Grazing
  - Hay Meadows
  - Recreation
  - Subdivision
  - Tarryall
  - Cemetery
- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

0 0.1 0.2 Miles





### Sketch Map 7, Tarryall RHD

**Legend**

Ditches	Mileposts County Road 77
RHD Boundary	Contributing
<b>Type</b>	Noncontributing
Grazing	Photo Location/Cam. Dir.
Hay Meadows	
Recreation	
Subdivision	
Tarryall	
Cemetery	

0 0.1 0.2 Miles

# Sketch Map 8, Tarryall RHD

**Legend**

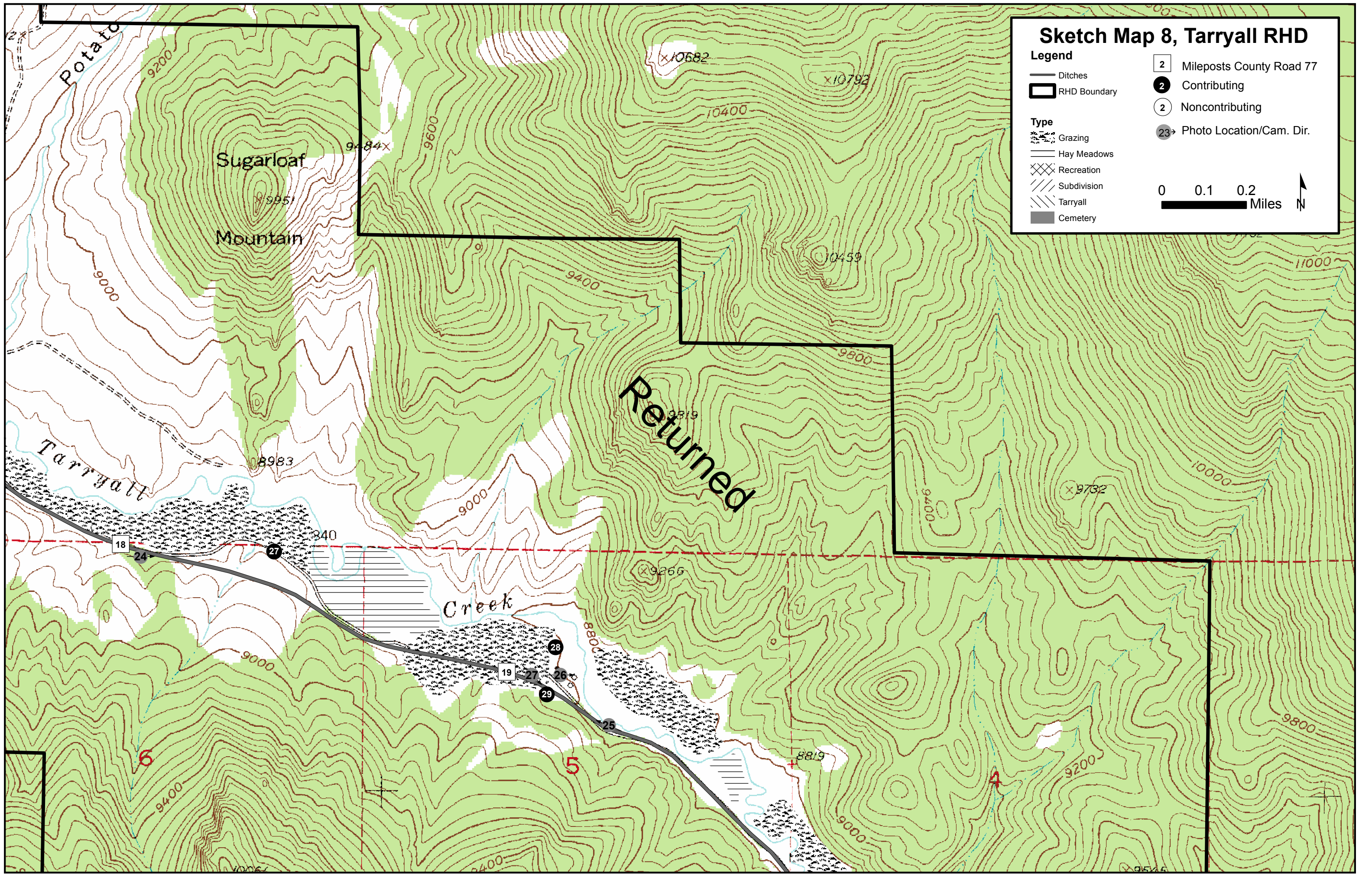
- Dashed line: Ditches
- Thick black line: RHD Boundary
- Green hatched: Grazing
- Horizontal lines: Hay Meadows
- Diagonal lines: Recreation
- Vertical lines: Subdivision
- Diagonal lines (steeper): Tarryall
- Grey rectangle: Cemetery

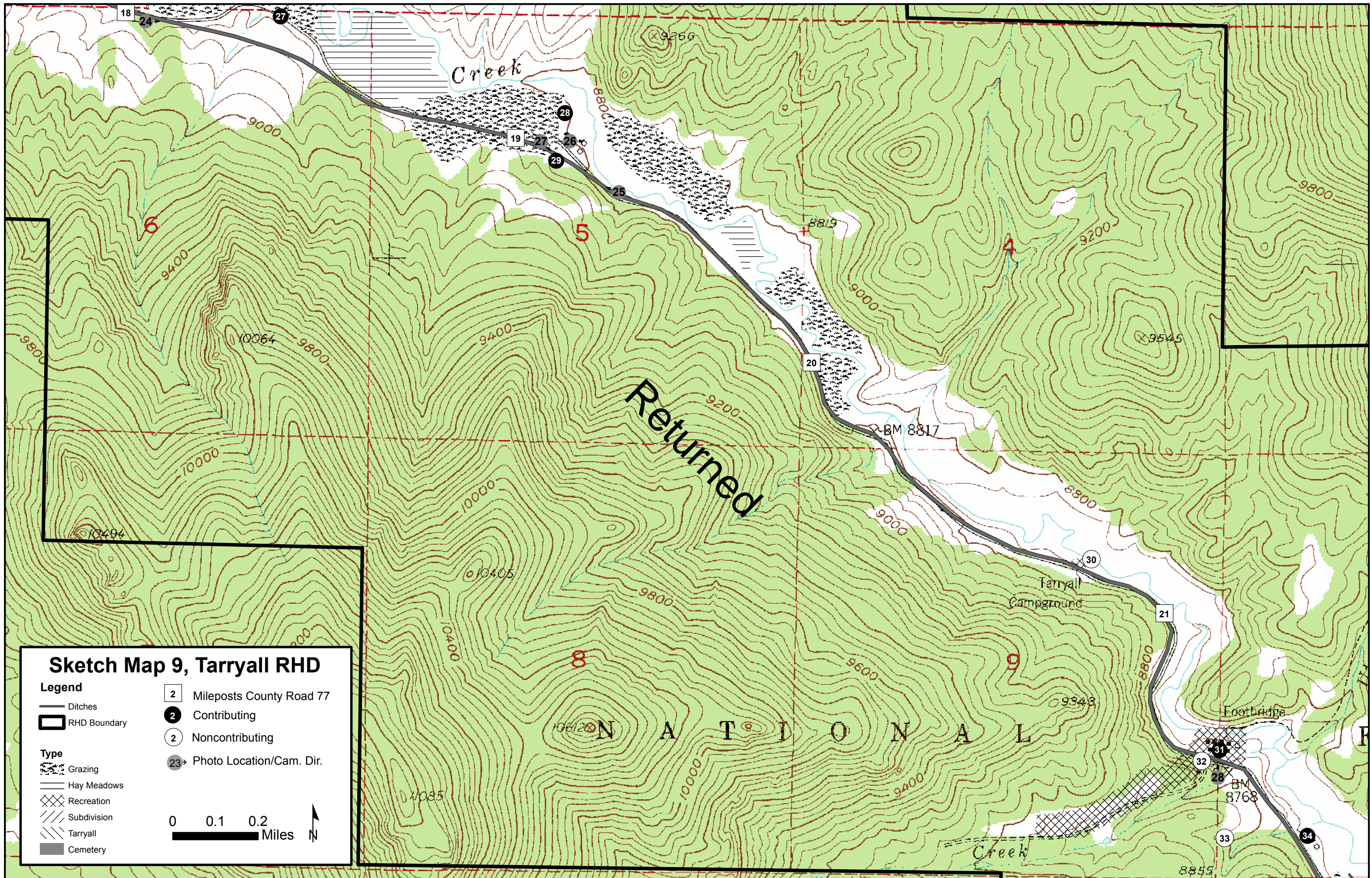
**Type**

- 2 in a square: Mileposts County Road 77
- 2 in a circle: Contributing
- 2 in a circle: Noncontributing
- 23 in a circle with arrow: Photo Location/Cam. Dir.

0 0.1 0.2 Miles

N





### Sketch Map 9, Tarryall RHD

**Legend**

	Ditches		Mileposts County Road 77
	RHD Boundary		Contributing
<b>Type</b>			Noncontributing
	Grazing		Photo Location/Cam. Dir.
	Hay Meadows		
	Recreation		
	Subdivision		
	Tarryall		
	Cemetery		

0 0.1 0.2 Miles

# Sketch Map 10, Tarryall RHD

**Legend**

- Dashed line: Ditches
- Thick black line: RHD Boundary

**Type**

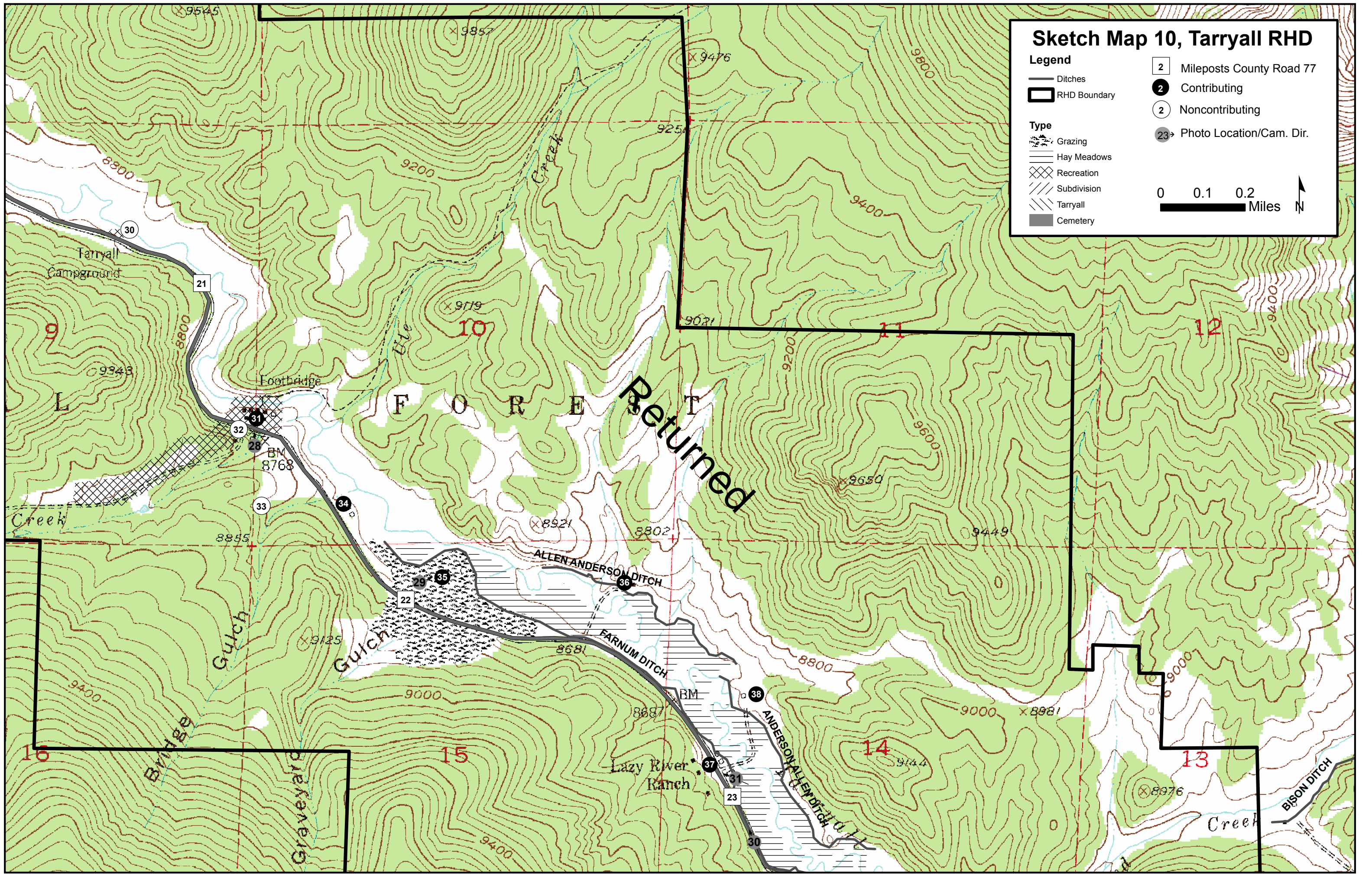
- Stippled area: Grazing
- Horizontal lines: Hay Meadows
- Diagonal lines: Recreation
- Vertical lines: Subdivision
- Diagonal lines: Tarryall
- Grey rectangle: Cemetery

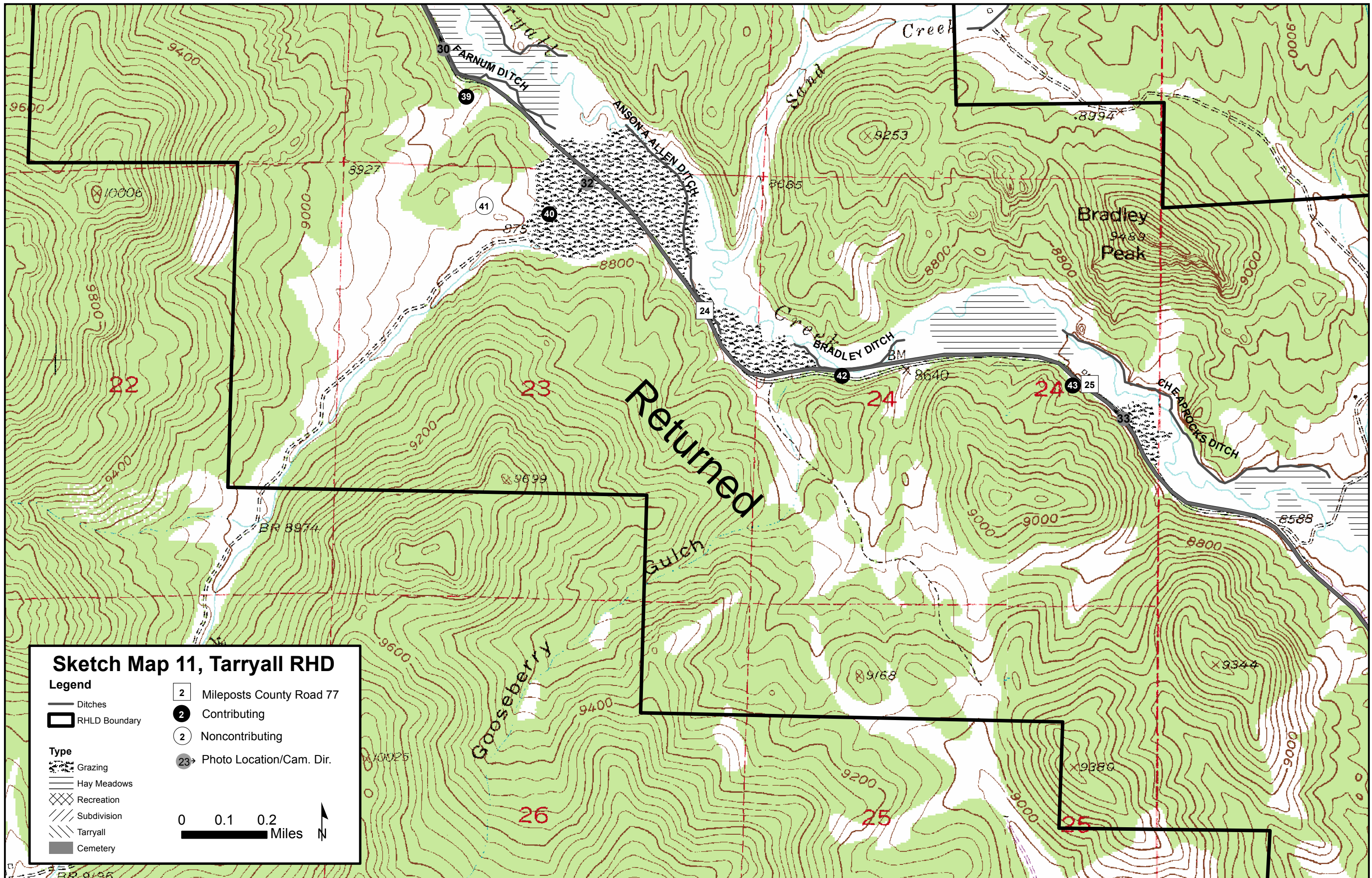
**Scale**

0 0.1 0.2 Miles

**Map Symbols**

- 2: Mileposts County Road 77
- 2 (with dot): Contributing
- 2 (with circle): Noncontributing
- 23 (with arrow): Photo Location/Cam. Dir.





### Sketch Map 11, Tarryall RHD

**Legend**

- Ditches
- RHLD Boundary

**Type**

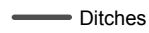

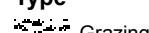
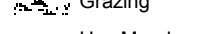


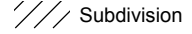

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery





- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.

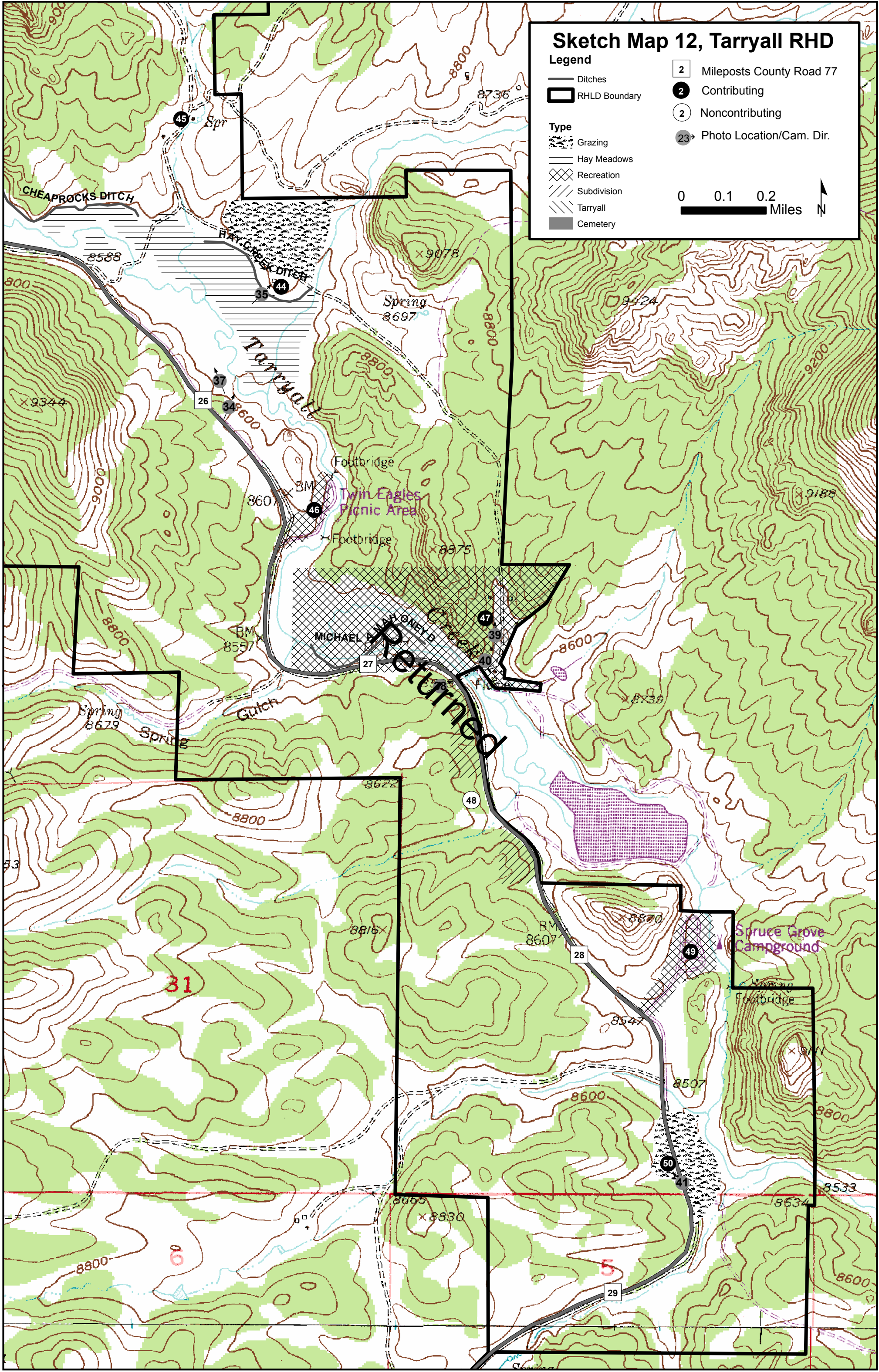
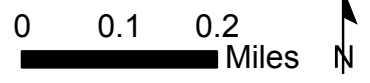
0 0.1 0.2 Miles

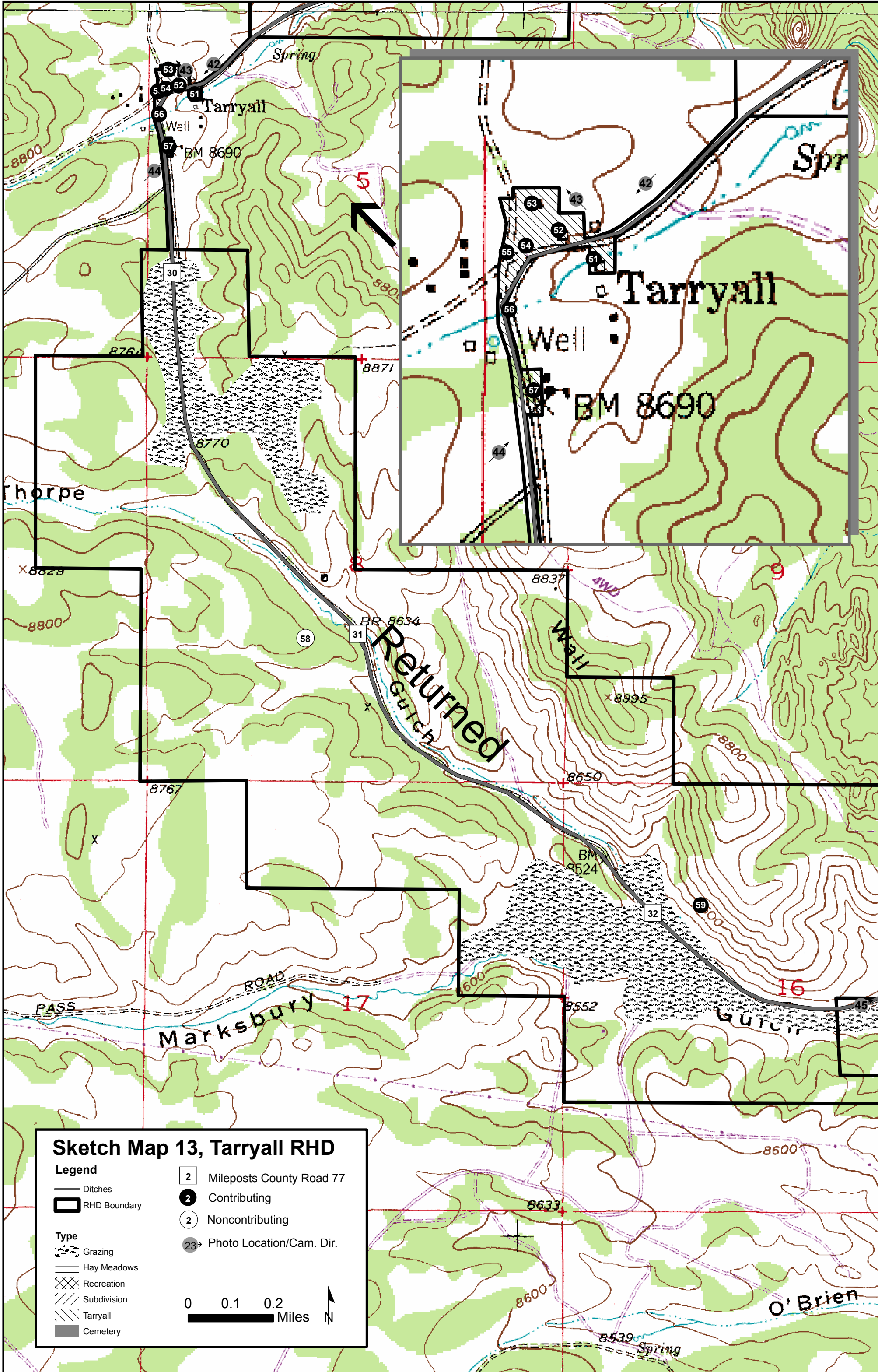
# Sketch Map 12, Tarryall RHD

## Legend

-  Ditches
-  RHLD Boundary
-  Grazing
-  Hay Meadows
-  Recreation
-  Subdivision
-  Tarryall
-  Cemetery

-  2 Mileposts County Road 77
-  2 Contributing
-  2 Noncontributing
-  23 Photo Location/Cam. Dir.





### Sketch Map 13, Tarryall RHD

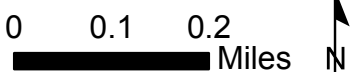
**Legend**

- Ditches
- RHD Boundary

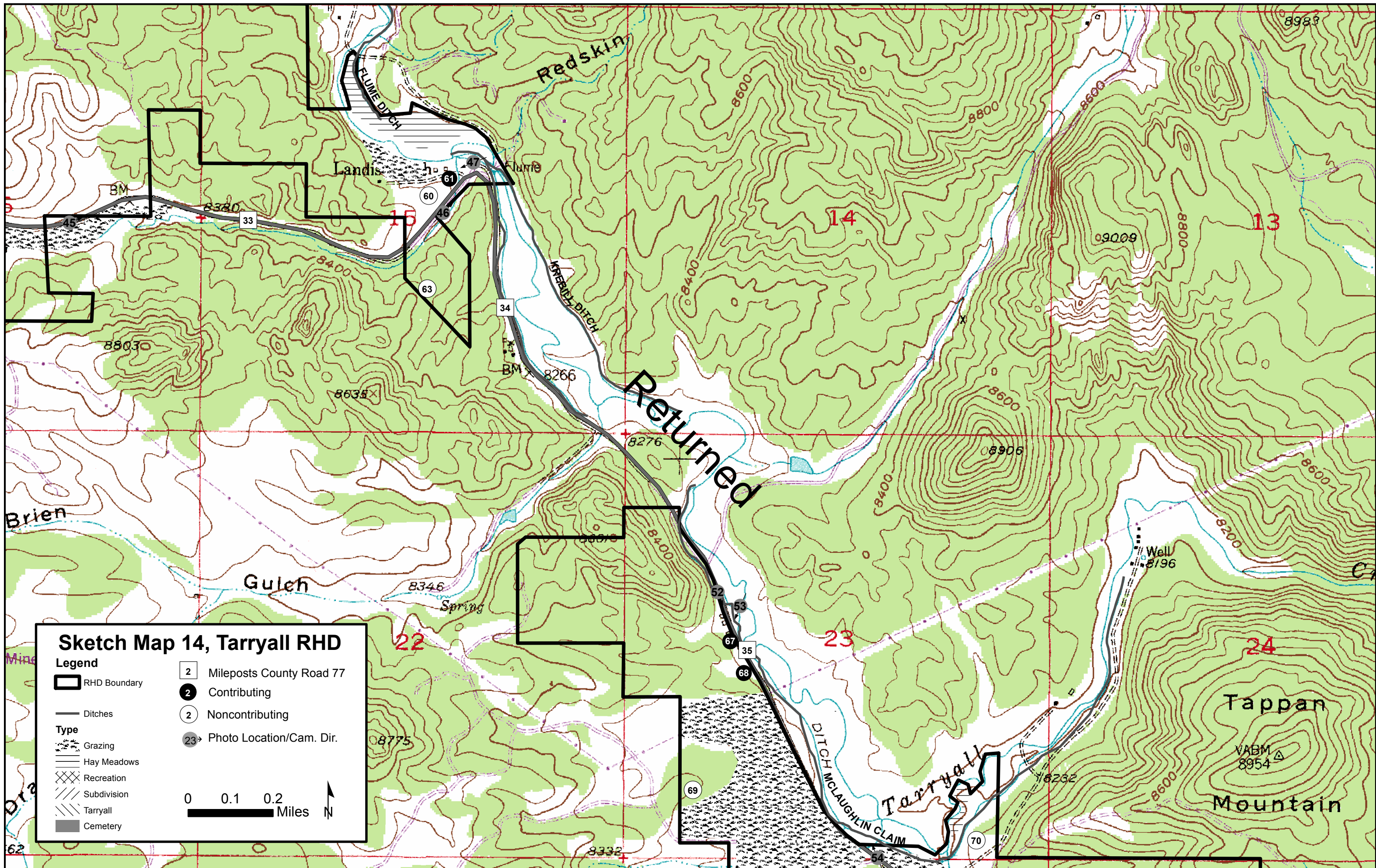
**Type**

- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery

- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.



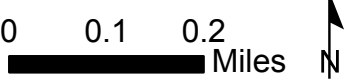




### Sketch Map 14, Tarryall RHD

**Legend**

- RHD Boundary
- Ditches
- Type**
- Grazing
- Hay Meadows
- Recreation
- Subdivision
- Tarryall
- Cemetery
- Mileposts County Road 77
- Contributing
- Noncontributing
- Photo Location/Cam. Dir.



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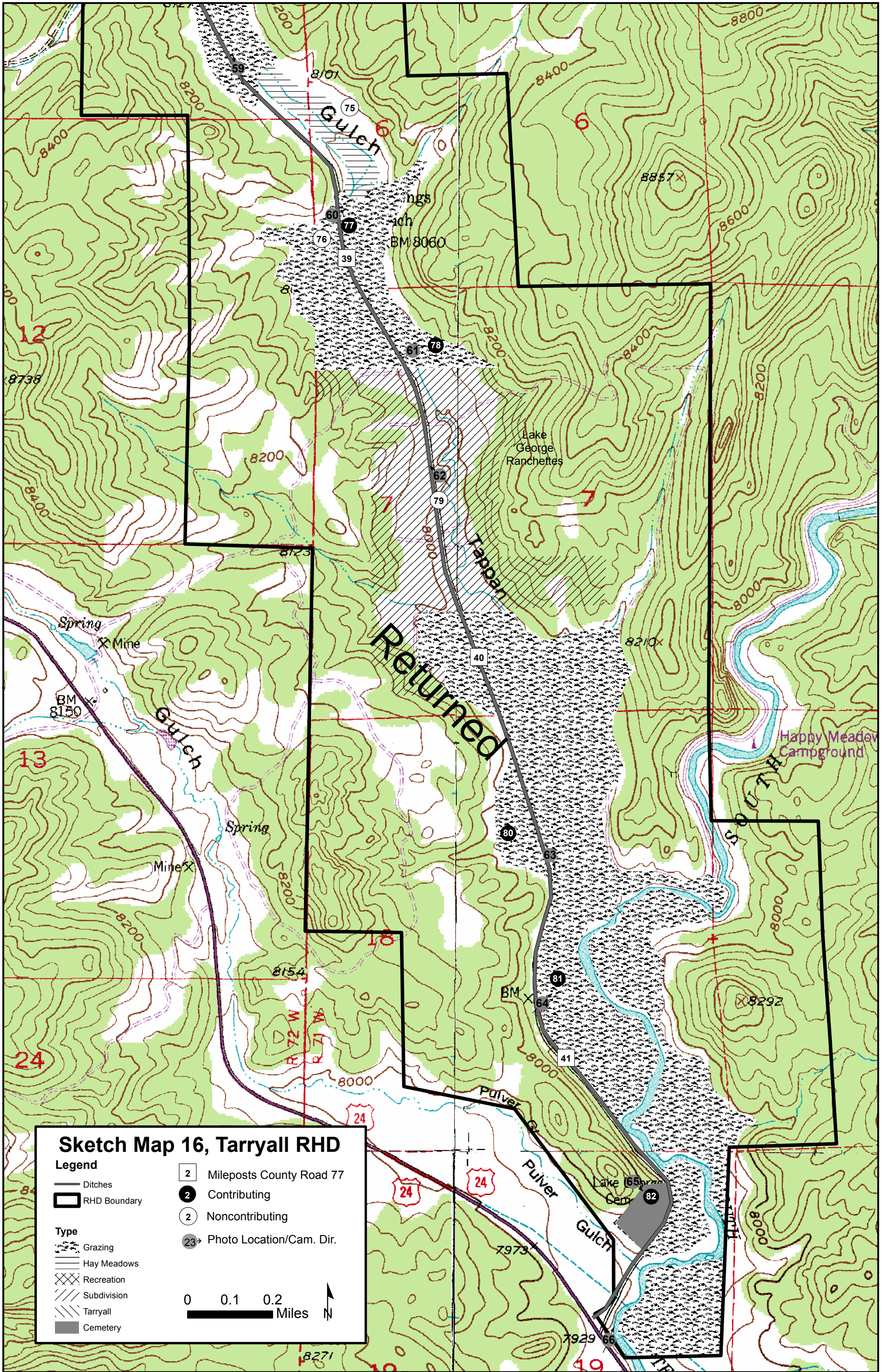
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**United States Department of the Interior  
National Park Service  
National Register of Historic Places**

**Comments  
Evaluation/Return Sheet**

**Property Name:** Tarryall Rural Historic District  
**Property Location:** Park County, Colorado  
**Reference Number:** SG 100000788  
**Date of Return:** 4/3/2017

The National Register of Historic Places Registration Form for the Tarryall Rural Historic District, originally submitted in 2015, was resubmitted in February 2017, with many aspects of the 2015 critique addressed. However, some essential information is still lacking. These comments describe needed corrections.

**Coordinating Section 7 and the Maps**

For each inventory entry, a map reference number and a detail map number are provided; however, the sketch map number is not provided. The sketch maps show where along the length of the Tarryall Rural Historic District the inventoried property is located via the inclusion of map reference numbers. Please include the sketch map number (or numbers—some appear on two maps)—in the introductory information for each contributing resource.

It would be very useful to have the resource names on the sketch maps next to the numbers.

**Providing Boundaries for Resources**

Boundaries for resources are not provided on the sketch maps. The detail maps only show a portion of each resource, generally the headquarters. It is important to understand the extent of each resource and where it is located. For example, where on the east side of Tarryall Road are the 1,666 acres that comprise the Sanborn Ranch? Each inventoried entry that requires more than one UTM or lat/long point (generally more than 10 acres) needs to be identified by property boundaries on the map. Perhaps the county plat map labelled with the map reference numbers could be used. For other alternatives, please consult the NPS cultural resources GIS coordinator Deidre McCarthy at 202-354-2141 or [deidre\\_mccarthy@nps.gov](mailto:deidre_mccarthy@nps.gov). She is familiar with the Tarryall Rural Historic District mapping and is quite willing to help the CO SHPO find the most expedient way to resolve this problem. On Thursday and Friday during our move to new offices (April 6 and 7), Deidre can be reached at 703-242-2645.

**Discontiguous District Boundaries**

The two parts of the Tarryall Rural Historic District need to be given UTM or lat/long points that define the two parts separately. The split on the map on page 188 is in the vicinity of points 9 and 13. Point 9 should be moved slightly to the NW, and connected with Point 13. Two new points need to connect just below the southern limit of the northern portion of the district.

**Evaluation/Return Sheet**

**Property Name:** Tarryall Rural Historic District

**Property Location:** Jefferson and Lake George, Park County, Colorado

**Reference Number:** SG 1700000788

**Date of Return:** 4-3-17

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**Confirm Intent to Share Locational Information for Archeology Sites**

We note that the "Not for Publication" box has been marked n/a on p. 1 of the nomination and wish to confirm that it is the intention to provide quite specific locational information for archeology sites which are not all located on federal land and therefore may experience different protection under the law and/or regular patrolling or monitoring by Law Enforcement. Please recall that Section 304 of the National Historic Preservation Act, esp. 54 U.S.C. §307103(a) allows for the withholding information regarding the location, character, or ownership of a historic property if that disclosure may (1) cause a significant invasion of privacy; (2) risk harm to the historic property; or (3) impede the use of a traditional religious site by practitioners. That said, we respectfully invite each of the Federal agencies as well as the Colorado SHPO to consider whether they wish to redact (either via blacking out or withholding of release of maps, photographs, or other visual material that might draw the wrong attention to archeological materials). If any of the parties do wish to withhold information, please specify which information should be withheld and whether you wish the whole nomination, or specified parts of the nomination, to be withheld from public release and distribution.

**Properties that Should be Mapped**

1. Although the Colorado City Road segment, map reference 10, appears on sketch map #1 by number, where it actually travels is not clear on the map. A detail map would be ideal, but it may work to indicate the location with beginning and end map references, as was done with the ditches. Please consult with Deidre McCarthy or Barbara Wyatt.

**Properties that Lack an Indication of Size**

Please provide information that specifies the size of each of the following historic properties.

1. Ratcliff Cabin, map reference 17
2. Colorado Division of Wildlife Complex, map reference 24
3. Farnum Ranch, map reference 36
4. Williams Ranch, map reference 43
5. Tarryall River Estates, map reference 48. Either an overall acreage for the six houses or lot numbers could be provided, as was done with the Denny Place (map reference 51) on p. 65.
6. The Gilman/Derby Buildings, map reference 53, with their contributing site, also need an indication of size. Again, lot numbers, if available, could be a solution.
7. It is not clear if the Derby Residence (map reference 54), which is a contributing archeological site, is the 24x40' plot mentioned, or something larger.
8. It is not clear how big the Marksbury/Davenport House historic archeological site is.
9. The Lake George Ranchette Subdivision, map reference 79, includes a contributing property within the 154-acre subdivision, but it is not clear where it is located. A detail map may be needed to show the location of the property and the four contributing buildings.
10. How big is the Clarkson/Golding Homestead, map reference 80?

**Evaluation/Return Sheet**

**Property Name:** Tarryall Rural Historic District

**Property Location:** Jefferson and Lake George, Park County, Colorado

**Reference Number:** SG 1700000788

**Date of Return:** 4-3-17

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**Miscellaneous Questions and Comments**

1. Is the site of the Tarryall Dam and Reservoir, map reference 25, contributing? The dam and reservoir are contributing, but does any adjacent land contribute?
2. Be sure that the "collapsed log building" (#28J0 at the Derby-Terhune-Eavenson Ranch) is not counted as contributing, because the ruin has already been counted as part of the 244-acre contributing site.
3. How much of the setting of the Derby Cabin (map reference 29) is considered contributing?
4. It would have been useful to include sketch map numbers for properties that lack full inventory entries (for example, map references 69-71 on p. 74).
5. There is no Detail Map 37, correct?
6. On Detail Map 41, Resource D at the bottom of the page should be "K" (UTM point provided).
7. The Heading/Caption for Detail Map 18 (p. 151) should identify the Map References as "Map 37 and 38" and not "Map 27 and 38" as currently appears.

**Inconsistent Naming of Resources**

Some properties are called one name in the nomination text, another in the inventory entry for that resource, and another on the inventory table. Please eliminate the following inconsistencies.

1. The "Summary" discussion on p. 54 of the nomination references "the Lazy River Ranch" when, in point of fact, that resource was previously identified as the Anderson Ranch/Lazy River Ranch in the nomination. This issue arises later in the document, where a different table does not precisely mimic property names as they were identified earlier in the document.
2. The "Summary" discussion on p. 55 of the nomination references "The Allen Creek Ranch" when the resource was previously identified (only a few lines above this reference) as the "Allen Ranch/Allen Creek Ranch."
3. A multi-page table contains two similar errors on p. 95, as follows: (a) Map Reference 37 is Identified as the Lazy River Ranch, but should be identified as the Anderson Ranch/Lazy River Ranch—which is how it was identified on p. 53 of the nomination. Any impacted naming on the map should be called out as well; and (b) Map Reference 38 is identified as the Halstead Property, but should be identified as the Anderson Ranch/Halstead Property—which is how it was identified previously on p. 54 of the nomination. Any impacting naming on the map should be called out as well.
4. The same multi-page table mentioned above in item #3, contains an error on p. 98. On that page, it identifies the property as the "Spruce Grove Campground" whereas all previous references were to the "Spruce Grove Campground/Spruce Campground."
5. The same multi-page table mentioned in items #3 and #4, above, contains an error on p. 98. On the latter page, the Resource Type column for the Sidney Derby Ranch currently reads "Building," but it is actually a "Site" (which is how it was previously identified and discussed beginning on p. 64).

Evaluation/Return Sheet

Property Name: Tarryall Rural Historic District

Property Location: Jefferson and Lake George, Park County, Colorado

Reference Number: SG 1700000788

Date of Return: 4-3-17

6. The Description of Photographs for Photo 30 of 66 (p. 129)—should read "Anderson Ranch/Lazy River Ranch" instead of just "Lazy River Ranch."
7. The Description of Photographs for Photo 32 of 66 (p. 129) should read "Allen Ranch/Allen Creek Ranch" instead of just "Allen Creek Ranch."
8. The Descriptions of Photographs for Photos 46 of 66 and 47 of 66 (p. 129) should read "Kolle-Landis Ranch" instead of "Kolle/Landis Ranch" so as to be internally consistent with all other references to the property.
9. The Descriptions of Photographs for Photos 52 of 66, 53 of 66, and 54 of 66 (p. 129) should read "Sarah McLaughlin Ranch" so as to be internally consistent with all other references to that property.
10. The Description of Photographs for Photo 55 of 66 (p. 130) should read "Stoll-Pledger Ranch" so as to be internally consistent with all other references to that property.
11. The Heading/Caption for Detail Map 26 (p. 159) should identify the property name as "Spruce Grove Campground/Spruce Campground."
12. The Heading/Caption for Detail Map 38 (p. 170) should identify the property name as "Sarah McLaughlin Ranch . . .".
13. The Heading/Caption for Detail Map 39 (p. 171) should identify the property name as "Sarah McLaughlin Second Homestead . . .".
14. The Heading/Caption for Detail Map 44 (p. 176) should identify the property name as "Lower Marling Ranch . . ." and not Lower Marling Farm.
15. The Historic Figures Log, item 11 of 14 (p. 179) should identify the property as the "Derby-Terhune-Eavenson Ranch" as it is referenced elsewhere in the document.
16. The Historic Figures Log, item 14 of 14 (p. 179) should identify the property as the "Anderson Ranch/Lazy River Ranch" as it is referenced elsewhere in the document.

Thank you for making the corrections that were submitted. The Tarryall Rural Historic District is an extremely complex and large district, which makes it even more important to have all data cross-referenced—accurately. Please contact Barbara Wyatt if you have any non-GIS-related questions; call Julie Ernstein if you have any questions regarding withholding of locational information for archeological properties; and direct specific map/GIS questions to Deidre McCarthy at 202-354-2141.

Barbara Wyatt, ASLA  
Historian, National Register of Historic Places Program  
202-354-2252



and

Julie H. Ernstein, Ph.D., RPA  
Supervisory Archeologist, National Register of Historic Places Program  
202-354-2217





# HISTORY Colorado



September 29, 2017

Mr. J. Paul Loether  
Deputy Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Tarryall Rural Historic District (5PA.879) in Park County, Colorado.

The Tarryall Rural Historic District nomination was first forwarded in March 2015 after review by the Colorado Historic Preservation Review Board at its meeting on September 18, 2014. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register. The nomination was returned to our office with comments from Barbara Wyatt dated June 12, 2015 (Reference Number 15000170), revised and forwarded for a second time, and subsequently returned with comments dated April 3, 2017 (Reference Number SG 100000788). We believe all comments have been effectively addressed in this revised nomination.

The enclosed disk contains the true and correct copy of the Tarryall Rural Historic District nomination to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures  
CDs (2)  
Signature Page