

Tarryall Road Park County, Colorado Historic Resources Survey 2010

*Final
Survey Report*



**Front Range Research Associates, Inc.
Denver, Colorado**

**Tarryall Road
Park County, Colorado
Historic Resources Survey, 2010**

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Survey Report***

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COVER: Williams Ranch, 1882 two-story log house. SOURCE: Thomas H. Simmons, Front Range Research Associates, Inc., fieldwork photograph, October 2010

INTRODUCTION

Tarryall Road (Park County Road 77) links Jefferson on U.S. 285 to the Lake George vicinity on U.S. 24. The 41.75-mile two-lane paved road is paralleled for much of its distance by meandering Tarryall Creek. The area, which saw settlement beginning in the 1860s, developed as a stock raising agricultural region with the relatively flat bottomlands along the creek used for hay meadows and grazing. Ranchers also took advantage of adjacent public lands for grazing, including the South Platte Timber Land Reserve created in 1892. Small towns at each end of the road served as railroad shipping points and service and supply centers.

An early well-traveled route from Colorado City to the mining camps passed through the valley during territorial days along Tarryall Creek. Tarryall Road became an early county road and state highway and continues to follow its historic route. Many of the ranches along the corridor feature pioneer log construction, with some ranch headquarters comprised of a dozen or more buildings (including barns, corrals, secondary residences, root cellars, garages, sheds, outhouses, and other agricultural buildings).

During the twentieth century recreation grew in importance. Guest or dude ranches featuring fishing, trailrides, and exposure to an authentic Western experience emerged. The Colorado Game and Fish Department completed Tarryall Reservoir in 1931 as a fish spawning station and opened it up to recreational fishing in the 1940s.

The corridor displays outstanding landscape qualities, and the roadway is in fact (although not by formal designation) a scenic byway. The viewsheds opening along the road include distant mountain ranges, forested hills, the lively waters of Tarryall Creek, historic irrigation ditches, clusters of ranch buildings, level hay meadows, and prominent rock outcroppings. The drive offers a constantly changing experience, as the valley alternately narrows and opens the traveler's vista.

Purpose

This project re-evaluated thirty historic resources previously surveyed in 1995, intensively surveyed twelve additional resources, and assessed the corridor for eligibility as a potential National Register of Historic Places Rural Historic Landscape District (RHLD). The scattered intensive survey included fieldwork, research, and documentation of historic resources (mostly ranch complexes) on Colorado Historical Society Architectural Inventory forms (Form 1403) that include architectural descriptions, historical backgrounds, photographs, sketch and location maps, and evaluations of potential eligibility to the National Register of Historic Places and the State Register of Historic Properties. The re-evaluation task examined historic properties recorded by Jonathon Horn of Alpine Archaeology in 1995, with re-evaluation forms (form 1405) completed for seventeen of the resources displaying significant changes in appearance or condition.

As part of the RHLD assessment, the surveyors performed a windshield survey of

the entire County Road 77 corridor, noting all resources visible along the roadway, taking digital images, and evaluating each for its ability to contribute to a potential district. The surveyors noted the historic physical integrity of resources along the corridor and developed approaches to defining a potential district boundary.

Project Results

The survey expanded historical knowledge relating to the Tarryall Road corridor by documenting each resource's current appearance, history, and previous alterations and evaluating its significance. A historical overview of the corridor was composed, providing context for the road and a discussion of the history of the ranches surveyed. The project confirmed the eligibility of the corridor as a potential Rural Historic Landscape District, explored district boundary options, and evaluated the contributing status of resources within the district. The survey produced twelve Colorado Historical Society Architectural Inventory forms, seventeen re-evaluation forms, and a Final Survey Report (this document).

Of the twelve properties newly surveyed in the intensive survey, six resources are evaluated as potentially eligible to the National Register (as well as potentially eligible to the State Register) and two as potentially eligible to the State Register only (See Table 2). For those properties re-evaluated by the project, most displayed stability between 1995 and 2010; thirteen of the thirty properties showed no significant changes in appearance or condition. Re-evaluation forms were prepared for the remaining seventeen properties. Changes in National Register eligibility status were recommended for five resources (See Table 3).

The information resulting from this survey will assist Park County and interested

residents with historic preservation planning, including assessments of eligibility for the National Register of Historic Places and State Register of Historic Properties. The information contained on the intensive-level survey forms, re-evaluation forms, and in the report, will provide direction for future preservation efforts. The information resulting from this survey will constitute one basis by which properties are nominated for designation and citizens are made aware of the area's architectural and historical heritage. In addition, the results of the project will contribute to the preparation of a RHLN nomination for the corridor, which has been funded by a 2011 Certified Local Government grant to Park County.

Funding

This project was paid for in part by a State Historical Fund grant to Park County (grant number 2010-M1-032). The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publication *Colorado Cultural Resource Survey Manual* (2007). Architectural classifications of buildings are based on the Society's publication *Field Guide to Colorado's Historic Architecture and Engineering* (2008 and updates) and the lexicon for architectural styles included in the *Survey Manual*.

PROJECT AREA

Survey Area

The Tarryall Historic Resources Survey documented resources located along County Road 77 (Tarryall Road) in east central Park County (See Tables 1 and 2). The intensive survey examined approximately 33.9 acres of rural land and included agricultural, educational, recreational, and funerary resources. Figure 1 shows the general location of the survey area within Park County, while Figures 2A through 2C plot the locations of surveyed resources on a digital USGS base map mosaic.

The surveyed properties are located in: Township 8 South, Range 75 West, Sections 5, 21, 27, and 35; Township 9 South, Range 74 West, Sections 6, 8, 16, 25, 26, and 36; Township 10 South, Range 72 West, Sections 19, 29, and 32; Township 10 South, Range 73 West, Sections 5, 9, 10, 14, 15, and 24; Township 11 South, Range 72 West, Sections 5, 6, 15, 16, 23, and 25; Township 12 South, Range 71 West, Sections 6, 7, 18, and 19; and Township 12 South, Range 72 West, Section 1, 6th Principal Meridian, Park County, Colorado.

Physical Setting

The Town of Jefferson on U.S. 285 marks the northwest terminus of the survey area, which extends southeast along the County Road 77 corridor to its intersection with U.S. 24, 0.8 miles northwest of Lake George. The Tarryall Mountains frame the corridor on the north, while the Puma Hills lie to the south. The road displays a somewhat meandering alignment, taking 41.75 miles to

cover the 35.2-mile straight line distance between its beginning and ending points. Elevation drops from 9,500' at Jefferson to 7,900' at U.S. 24. Private holdings in the corridor generally are found along the road and creek, bordered by lands of the Pike National Forest.

Leaving the unincorporated community of Jefferson, County Road 77 proceeds southeasterly through varied topography. The initial 2.75 miles of the road pass through relatively flat terrain, with Jefferson Creek paralleling the road. The open land then gives way to hills bordering the corridor. Jefferson Creek adds its waters to Michigan Creek at milepost 4, which flows into Tarryall Creek at about milepost 7.8. For the next 20.8 miles Tarryall Creek closely parallels the road. Fairly wide hay meadows are found between mileposts 11 and 16. The road passes Bordenville at milepost 11.3 and the Bordenville Cemetery on a hill to the east at milepost 11.7. Observatory Peak (10,073') west of milepost 12.6 and Eagle Rock (9,677') southwest of milepost 14.7 are notable landmarks.

The creek feeds Tarryall Reservoir, a popular fishing spot lying between mileposts 16 and 17.3. Sugarloaf Mountain (9,951') lies east of the reservoir. Just below the reservoir, the creek crosses to the east side of the road, and between mileposts 19 and 25.5, the road and creek share a fairly narrow canyon, featuring heavily forested slopes and bare rock outcroppings.

At about milepost 25.5, the canyon opens to the east at the Williams-Gold Ranch

(5PA.38), where Tarryall Creek is joined by Hay Creek. Three prominent mountaintops are visible here: Bradley Peak (9,489') to the northwest; Farnum Peak (11,378') to the west; and South Tarryall Peak (11,206') to the east.

Tarryall River Estates, a 1970s-2000s subdivision surrounding a man-made reservoir, is present at milepost 27.3. At about milepost 28.6, Tarryall Creek turns easterly and County Road 77 southwesterly. The road passes through the unincorporated community of Tarryall (Puma City) at milepost 29.6, passing Tarryall School and then following a southeasterly route through Thorpe and Marksbury gulches.

Tarryall Creek rejoins the road at milepost 33.7 and parallels it for about two miles before turning easterly again to flow past Tappan Mountain (8,954') to join the South Platte River. The road continues south-southeasterly through Tappan Gulch, which features somewhat broader bottomlands affording greater opportunities for grazing livestock and raising hay.

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 widens to half a mile. Lake George Cemetery lies on the hill to the west at about milepost 41.4. County Road 77 meets U.S. 24 at milepost 41.75. The unincorporated Lake George community is located 0.8 miles to the southeast.

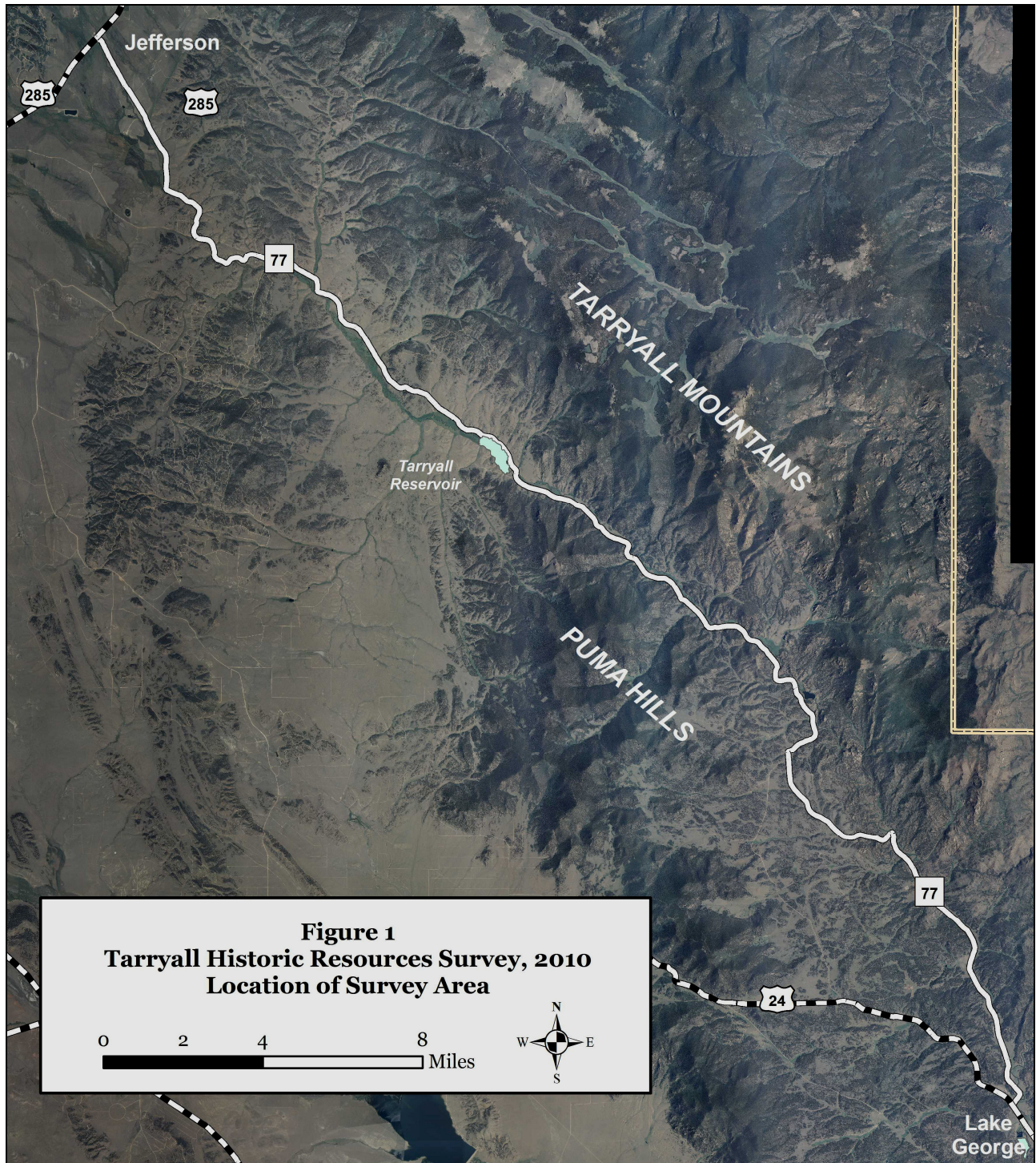


Figure 1
Tarryall Historic Resources Survey, 2010
Location of Survey Area

NOTE: The survey area extended along County Road 77 (Tarryall Road) from U.S. 285 to U.S. 24. Base map is 2009 National Agricultural Imagery Program digital aerial photograph of Park County, Colorado.

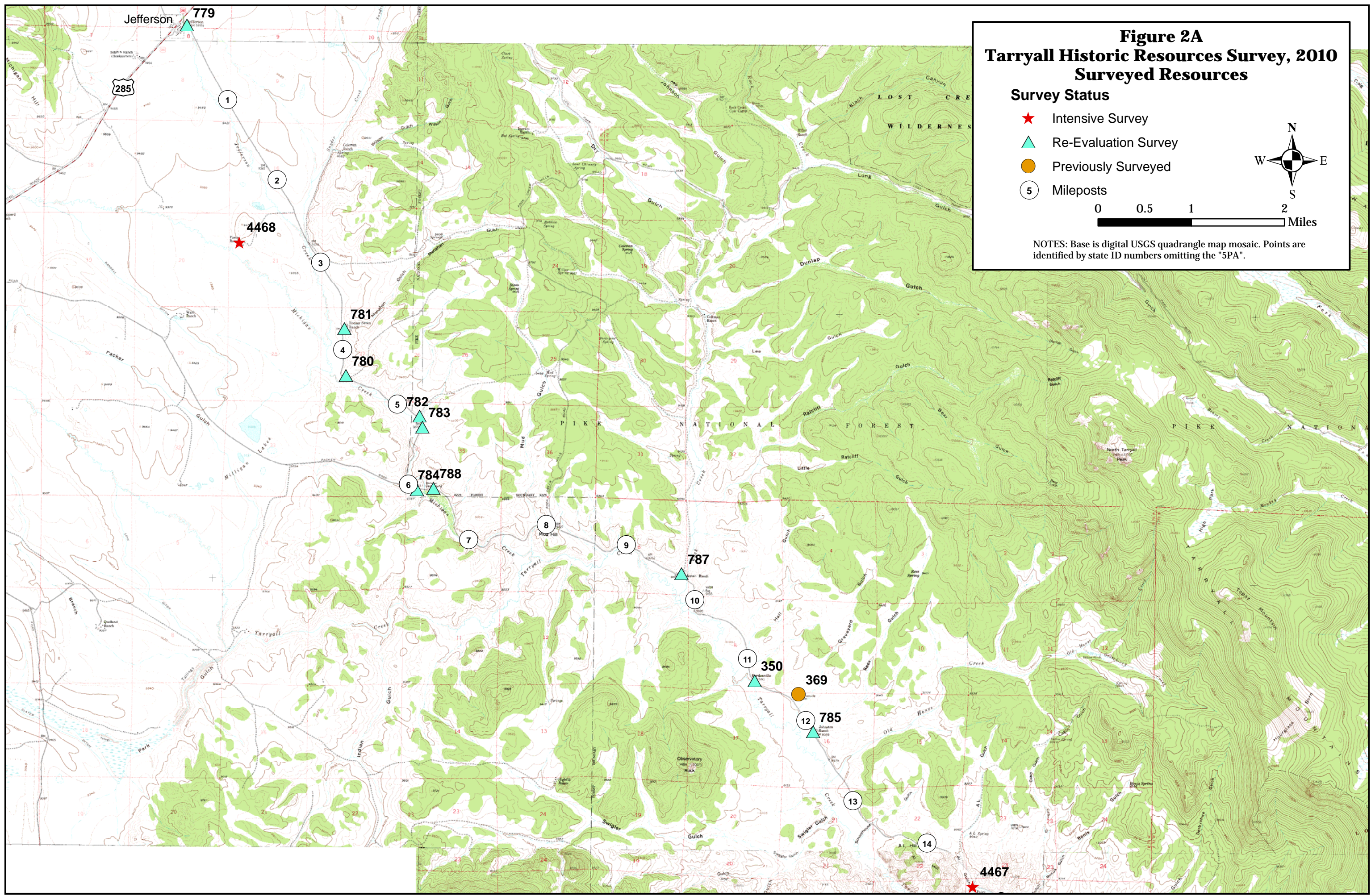
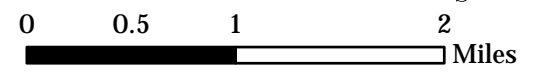
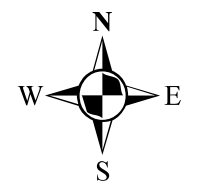


Figure 2A
Tarryall Historic Resources Survey, 2010
Surveyed Resources

Survey Status

- ★ Intensive Survey
- ▲ Re-Evaluation Survey
- Previously Surveyed
- ⑤ Mileposts

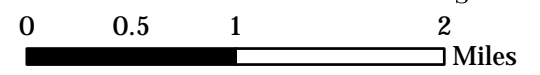


NOTES: Base is digital USGS quadrangle map mosaic. Points are identified by state ID numbers omitting the "5PA".

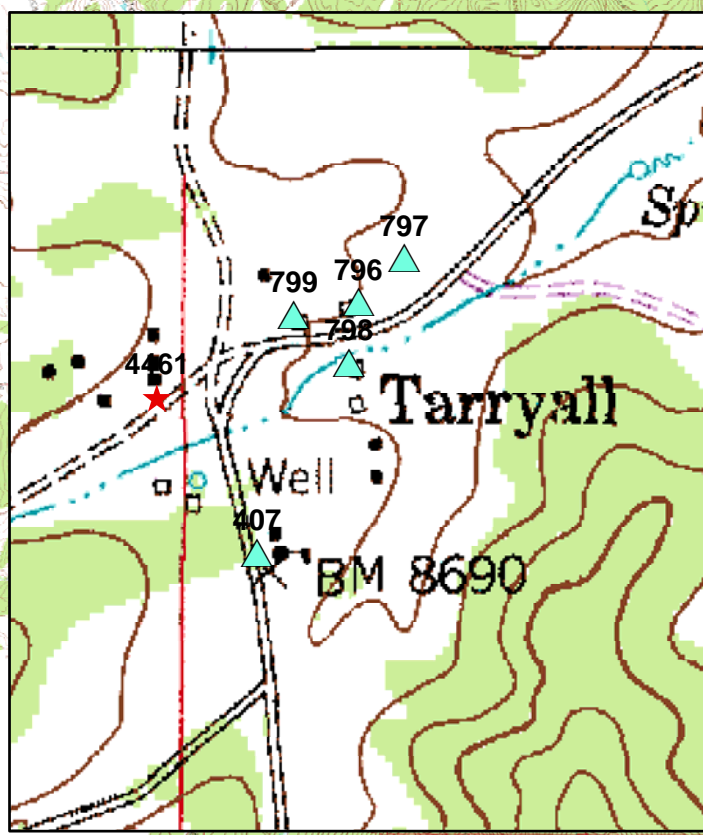
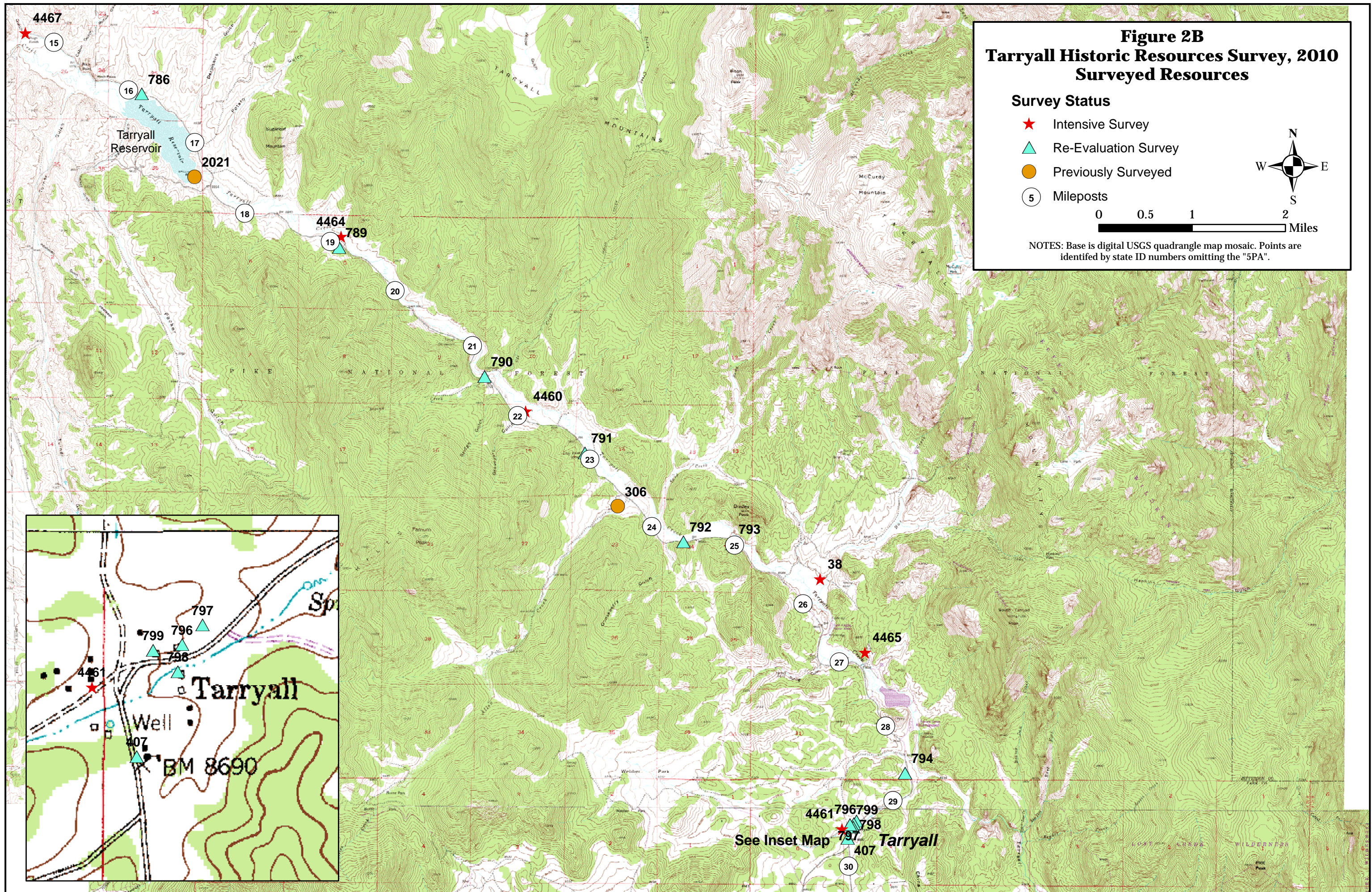
Figure 2B
Tarryall Historic Resources Survey, 2010
Surveyed Resources

Survey Status

- ★ Intensive Survey
- ▲ Re-Evaluation Survey
- Previously Surveyed
- ⑤ Mileposts



NOTES: Base is digital USGS quadrangle map mosaic. Points are identified by state ID numbers omitting the "5PA".

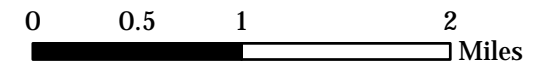
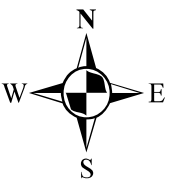


See Inset Map

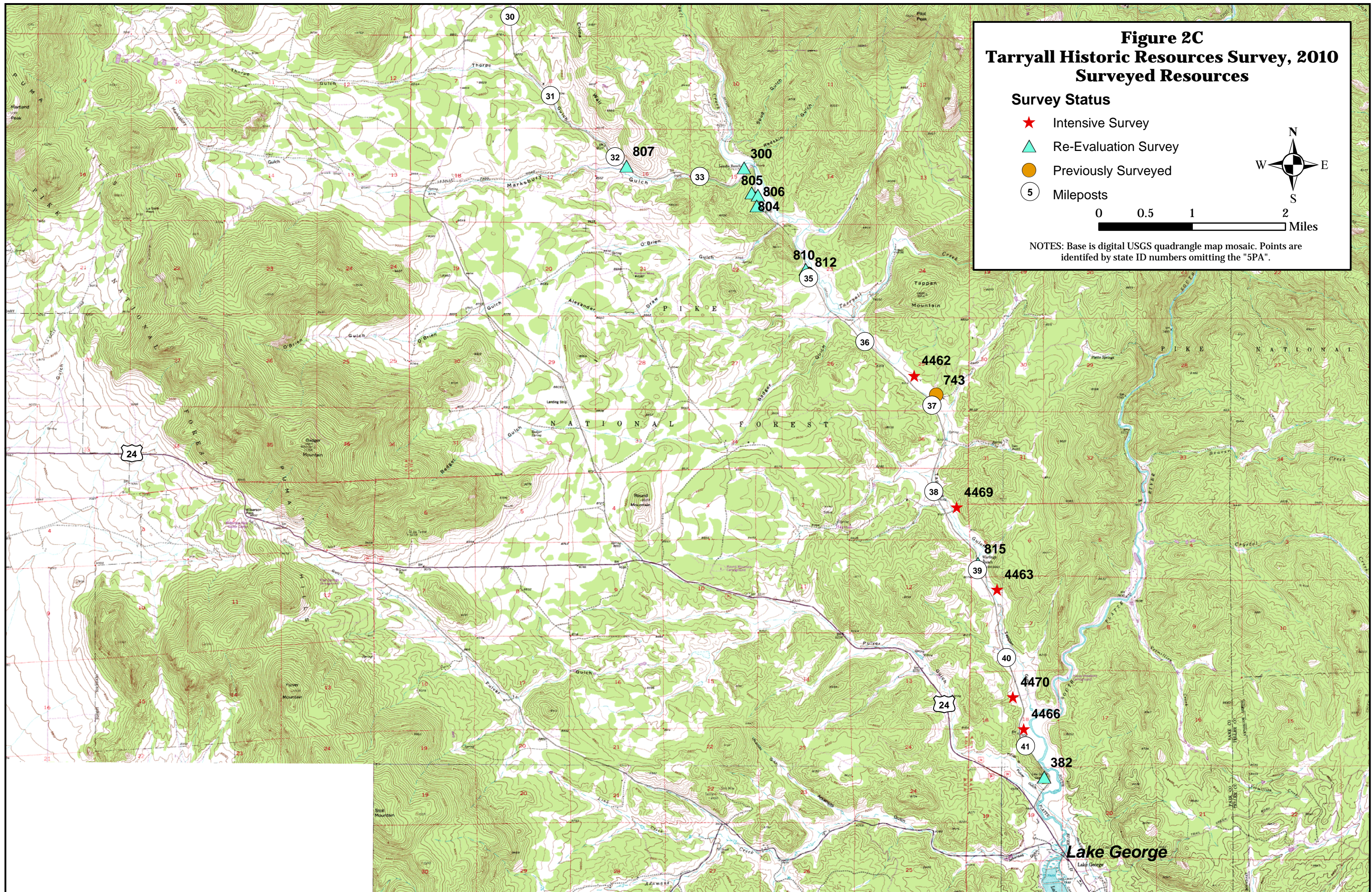
Figure 2C
Tarryall Historic Resources Survey, 2010
Surveyed Resources

Survey Status

- ★ Intensive Survey
- ▲ Re-Evaluation Survey
- Previously Surveyed
- ⑤ Mileposts



NOTES: Base is digital USGS quadrangle map mosaic. Points are identified by state ID numbers omitting the "5PA".



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RESEARCH DESIGN AND METHODS

Objectives and Scope of Work

The Tarryall Road Historic Resources Survey began in late November 2009. The project called for a selective intensive survey of eleven properties selected by Park County. The resources recorded in the intensive survey were to be described, photographed, researched, mapped, and evaluated, with Colorado Historical Society Architectural Inventory forms produced for each of the documented properties. The project's second component entailed a re-evaluation survey of historic resources recorded in 1995 by Alpine Archaeological Consultants and completion of re-evaluation forms for those resources exhibiting changes in appearance, requiring further or corrected description, or altered condition. In addition, using the project GIS and large fieldwork maps, surveyors conducted a windshield survey of the entire corridor to account for all resources that might be located within the potential RHL, taking digital photographs, noting physical locations and making brief notes on characteristics and apparent contributing/noncontributing status. The extent, approximate boundary, and character of the RHL was also addressed. The project called for this Final Survey Report explaining the project findings, including evaluations of the surveyed properties, and providing an overview of the history of the area and surveyed resources. The report includes a location map delineating the project area (Figure 1) and a survey map

showing the surveyed properties' locations (Figure 2).

Previous Surveys and Listed Resources

A file search of the Colorado Historical Society's COMPASS database performed in January 2010 showed that thirty-four historic resources had been surveyed previously (See Table 1). Alpine Archaeology recorded thirty of these resources in a 1995 survey of the Tarryall Road corridor undertaken for the Federal Highway Administration.

Only one resource within the survey area is currently listed in the National Register: Tarryall School (5PA.407). The Payne Ranch (5PA.743) is listed in the State Register of Historic Properties, and the Williams Ranch (5PA.793) is a designated Park County landmark.

Anticipated Results

Based on the results of the file search, preliminary historical research, and a windshield survey of the area, it was anticipated that most resources surveyed would reflect agricultural functions related to cattle and hay raising. Important questions about the properties to be surveyed included their dates of construction, building materials used, architectural styles exhibited, association with prominent persons, and original functions. Examination of the ability of the buildings to convey their historic character was an important component of the project.

The extent of alterations was also a focus of the study.

Kickoff Meeting and Consultation

Ashley Bushey of the Park County Historic Preservation Office introduced the project's scope and goals to local residents at a public meeting held at Tarryall School in June 2010. She also consulted with Elizabeth Blackwell, Historic Preservation Specialist with the State Historical Fund, and Heather Bailey, National and State Register Historian with the Colorado Office of Archaeology and Historic Preservation and conducted a driving tour of part of County Road 77.

Re-Evaluation Survey

While the county solicited permissions from property owners for the intensive survey (see below), Front Range proceeded with the re-evaluation component of the survey, which could be performed from the public right of way without owner permission, in July and August 2010. Each historic resource recorded by Alpine Archaeology in its 1995 survey of County Road 77 was re-examined. The surveyors compared the descriptions, photographs, and sketch maps to determine if and how each resource had changed since 1995. Select digital images, providing an overview of each resource and individual buildings, were taken, and the existing sketch map was annotated for missing, changed, or new buildings.

Existing sketch maps from the 1995 survey were edited and updated to produce current sketch maps. Re-evaluation forms (form 1405) were completed for seventeen of the resources displaying significant changes in appearance or condition.¹

¹ This project already was underway when OAHP announced the new 1405 Re-Visitation form in January 2011; therefore, the older Re-evaluation form was used.

Windshield Survey of Corridor

Concurrently with the re-evaluation survey, surveyors completed a windshield survey of the entire length of the corridor. The principal purpose was to account for the nonhistoric resources present along the roadway and provide a systematic means of tabulating their presence within the potential RHL. Unsurveyed historic resources were also noted. A set of six, 20" x 30" maps covering the entire corridor was prepared to facilitate 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.

Selective-Intensive Survey

Property Owner Permissions. Obtaining property owner permission for the intensive survey component extended from May through November 2010. Of the eleven resources on the initial survey list, two owners did not respond to the county's permission request and one declined to participate. This necessitated identifying

replacement properties and contacting their owners for permission, causing some delay in completion of intensive survey fieldwork.

Fieldwork. The selective-intensive level field survey was conducted 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. The location of all resources was verified on a base map produced from NAIP and commercial aerial sources. Property owners and other interested persons encountered or identified during the fieldwork were interviewed for information about the resources.

Photography. Digital photographs (JPGs) of each property, including individual buildings and overviews, were taken during the intensive survey fieldwork in October and November 2010. Selected images were printed in black and white at 4" x 6", on Fuji Crystal Archive paper. Photographs are identified using archival computer labels produced from the project database. The labels indicate Smithsonian identification number, address, photographer, image number, camera direction, and location of images. The Colorado Historical Society Office of Archaeology and Historic Preservation in Denver received one set of original photographic prints and Park County received the other set.

Mapping. Park County provided various GIS layers for the project, including: roads; hydrography; Assessor parcels with attributes; public land survey system boundaries (township, range, section, quarter-section); generalized land use; USGS 7.5 minute quadrangle maps (digital raster graphics); and 2005 and 2009 National Agricultural Imagery Program (NAIP) digital aerial orthophotographic

images in MrSID format (UTM NAD83). The footprints of buildings for surveyed properties were digitized on-screen and identified by letters. The centroid of each property's primary building (Resource A) served as the UTM coordinate for each surveyed resource. Location maps were produced by plotting the centroids on top of a digital extract of the USGS 7.5 minute quadrangle maps covering the corridor. Using the building outlines and aerial photo underlay, sketch maps were created from the project GIS showing each property.

Historical Research. Historical information about the resources surveyed was collected at Park County and Denver area libraries, archives, government agencies, and other repositories. The Park County Local History Archives, located in the Bailey Public Library, contains a wealth of county historical information, including historic photographs and documents, maps, family files, reports, and publications. Jane Gilsinger, the archives' director, retrieved information and recommended sources of information to the surveyors.

The files of the Park County Assessor in Fairplay were examined, including current real estate appraisal cards and plat books. Digital copies of historic Assessor photographs, forms, and sketch maps were taken. Additional plat books, deeds, and grantor/grantee books were consulted in the County Clerk's office.

In the Denver area, the Colorado Historical Society, Office of Archaeology and Historic Preservation provided copies of previous survey forms and National and State Register nominations. The historical materials housed at the Western History and Genealogy Department of the Denver Public Library were utilized, including maps, historic photographs, government documents, clippings files and brochures, newspaper indexes, and books relating to

Park County. The Colorado Historical Society's Stephen Hart Library and its materials were inaccessible throughout the course of this project. Microfilmed Park County newspapers transferred to DPL by CHS were accessed.

No county directory or farm and ranch directory coverage exists for the county. Manuscript U.S. Census returns for 1870, 1880, 1900, 1910, 1920, and 1930 were accessed at Ancestry.com to obtain occupational and demographic characteristics of residents. Other online databases at Ancestry.com also were consulted. The 1885 Colorado state census farm schedules, available at the Park County Local History Archives, provided insights into farm and ranch operations and output.

Historic newspapers, including the *Fairplay Flume*, *Park County Republican*, and those in other Colorado communities provided information on the history of the Tarryall area, biographies of local citizens, obituaries, and descriptions of ranches. Newspaper articles were accessed on the Colorado Historic Newspapers website as well as microfilm.

Dating of farm and ranch buildings is particularly problematic. Construction dates of individual buildings were determined from General Land Office homestead casefiles, Park County Assessor appraisal cards, historic photographs (especially aerials), newspaper accounts, published books, interviews with owners and other residents, and other written sources, as well as the field survey. Estimated dates of construction (in some cases expressed as a span of years or before or after a specified year) were produced for some resources.

Published histories that include information on the survey area and its residents include: Midge Harbour, *The Tarryall Mountains and the Puma Hills* (1982); Virginia McConnell Simmons, *Bayou Salado* (1987);

and Park County Local History Archives, *A Guide for the Tarryall Road (Park County 77) Between Jefferson and the Tarryall School* (2003).

Preparation and Distribution of Forms and Report. Following completion of the field survey and historical research, Colorado Historical Society Architectural Inventory forms were prepared for each property. Given the small number of properties and multiple buildings at each site, a MS Word version of the form was employed rather than an MS Access approach. The forms include information on each property's ownership, location, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. Included with each survey form are a sketch map showing the surveyed resource and its immediate surroundings, a location map consisting of an extract of the USGS quadrangle map, historic images (if available), and current photographs in archival storage sheets. Both maps included with the form were produced from the project GIS.

The Colorado Historical Society assigned a unique Smithsonian identification number to each property. The numbers are included on forms and photographs and were referenced in the report. New identification numbers spanned the range from 5PA.4460 through 5PA.4470. The Williams-Gold Ranch, earlier surveyed on a two-page form, retained its 5PA.38 number.

All of these survey products, together with the final report (this document), were submitted to Park County and the Colorado Historical Society for review and comment before production of the final documents. The Colorado Historical Society Office of Archaeology and Historic Preservation

transfers the information generated on the inventory forms into its statewide database and houses an original copy of the forms and survey report. PDF versions of the survey forms and survey report and the MS Word files of survey forms also were provided to Park County.

Public Meetings/Outreach

In addition to the kickoff meeting described above, the surveyors also discussed the project with local citizens during fieldwork and research, and interviewed a number of present and past Park County residents to gain historical information. A public meeting was held in August 2011 at the end of the project to present the survey results and answer questions.

Project Participants

Park County preservation planner Ashley L. Bushey coordinated the survey project for the county. Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic building survey for the county. R. Laurie Simmons and Thomas H. Simmons of Front Range Research completed research, fieldwork, and consultation regarding eligibility of resources, and prepared the forms, maps, and the final survey report. Mr. Simmons took color digital images for the project. Liz Simmons provided research and editorial services.

Heather Bailey, National and State Register Historian for the Colorado Historical Society (CHS) consulted on evaluations of eligibility to the National and State Registers in May 2011. Elizabeth Blackwell administered the project for the State Historical Fund and reviewed the survey forms and report.

Acknowledgments

A number of individuals and organizations contributed to the successful outcome of the project. Members of the community

attended the public meetings held as part of the project. Park County property owners, local residents, and former residents also assisted by providing information on resources included in the survey, many by answering questions in telephone interviews, including: Stephen and Shelly Achord, Patrick Gold, Tom Jensen, Norman Pledger, Romaine E. Stoll, Elwood Lively, Stella Lively, Steve Plutt, Jerry Davis, Mildred Smith, Gertrude Quist, Jan Eavenson Wallace, Margaret Ellen McArthur, Steve Kite, Albert Rooney, Charlene Frasier, Kevin Tesch, Eagle Rock Ranch employees, James and Frances Greene, James and Annette Quick, and Sally Jeffries.

The Park County Assessor's staff helped in retrieving files and answering questions. Jane Gilsinger, director of the Park County Local History Archives, retrieved information, answered questions, and provided research direction to the surveyors. Local historian Jerry Davis shared his extensive knowledge and research materials. The staff of the Denver Public Library also facilitated the use of government documents, clippings, historic newspapers, and other research materials. To everyone who assisted the project, we offer sincere thanks.

Table 1
Previously Surveyed Historic Resources

State ID Number	Resource Name	Surveyed By
5PA.300	Landis Ranch	Horn
5PA.306	Allen Creek Ranch	Other
5PA.350	Olney Borden Ranch/Bordenville	Horn
5PA.369	Bordenville Cemetery	Other
5PA.382	Lake George Cemetery	Horn
5PA.407	Tarryall School	Horn
5PA.743	Payne Homestead/Double Bar Ranch	Other
5PA.779	Willard R. Head Ranch	Horn
5PA.780	Wright Homestead	Horn
5PA.781	Sanborn Ranch	Horn
5PA.782	Miller Ranch	Horn
5PA.783	Miller/Rudd Ranch	Horn
5PA.784	Colorado City Road	Horn
5PA.785	Timothy Borden Ranch	Horn
5PA.786	Division of Wildlife Complex	Horn
5PA.787	Dunbar/Robbins Ranch	Horn
5PA.788	Bowsher Ranch	Horn
5PA.789	Derby Cabin	Horn
5PA.790	Ute Trail River Resort	Horn
5PA.791	Lazy River Ranch	Horn
5PA.792	Road segment	Horn
5PA.793	Williams Ranch	Horn
5PA.794	Sidney Derby Ranch	Horn
5PA.796	Kleinkenecht Cabin	Horn
5PA.797	Groening Place	Horn
5PA.798	Denny Place	Horn
5PA.799	Misztal Residence	Horn
5PA.804	Equipment Shed	Horn
5PA.805	Bridge over Tarryall Creek	Horn
5PA.806	Gloss Ranch	Horn
5PA.810	Sarah McLaughlin Ranch	Horn
5PA.812	McLaughlin's Second Homestead	Horn
5PA.815	Warling Ranch	Horn
5PA.2021	Tarryall Dam and Reservoir	Other

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, COMPASS database search, January 2010.

HISTORICAL OVERVIEW

Introduction

Tarryall Creek in Park County played an important role in the region'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 group into a party led by William Curtis of Denver. Descending from the summit, the men entered South Park and followed 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.²

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. During the 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 across the creek and upstream about half a mile.

Thousands of hopeful miners traveled to these and other mining settlements via several roads, including a popular one along Tarryall Creek. 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,

² 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.

and a community established in the 1890s along the road.³

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 and 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.⁴ 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. In 1862 the Ute Pass Wagon Road Company constructed the Colorado and Tarryall Road beginning at Colorado City. Freighters from Colorado

³ The original Buckskin Joe also quickly faded, but the name is retained by an amusement park near Canon City. 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 Griswold 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.

⁴ *Daily Colorado Republican and Rocky Mountain Herald*, 18 September 1861, 1.

City hauled supplies along the road to deliver to the mining camps. As in other parts of Colorado, some mineral-seekers disillusioned with mining settled along Tarryall Creek to begin agricultural pursuits by claiming land and establishing homesteads.⁵



Figure 3. Railroads served the Tarryall Road corridor at its north and south ends. The Denver, South Park & Pacific Railroad built this frame depot at Jefferson, shown here at the time of the line's abandonment in 1937. SOURCE: Western History and Genealogy Department, Denver Public Library, M.C. Poor photograph, image number X-9576, June 1937.

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. 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

⁵ Simmons, *Bayou Salado*, 65-66, 71, and 78.

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 was hard surfaced, 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.⁶

Denver South Park & Pacific Railroad

The Tarryall corridor benefited from railroad linkages at its north and south ends: the Denver, South Park & Pacific Railroad at Jefferson and the Colorado Midland Railway at Lake George. The Denver, South Park & Pacific Railroad (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 (see also Head Ranch, below) 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 at that end of Tarryall Road. 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. George Champion, Jr., whose father served as postmaster and agent for a short-lived cheese factory in Jefferson, 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."⁷

⁶ 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.

⁷ The Jefferson Depot and the school are still standing. The DSP&P railroad tracks at Jefferson were removed in the 1930s. 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

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 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.

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

1882; George W. Champion, "Remembrances of South Park," *Colorado Magazine* (January 1963): 19, 23-24.

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.⁸

Lake George and the Colorado Midland Railroad

Near the southern end of Tarryall Road is 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.⁹

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

⁸ *Fairplay Flume*, 24 September 1885, 4.

⁹ 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.



Figure 4. 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. SOURCE: U.S. Geological Survey, *Twentieth Annual Report*, 1900.

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 1923.¹⁰

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. C.W. Gilman of Denver platted a townsite twelve miles northwest of Lake George and a post office was established in the same year using the name Tarryall, the mining camp by that name having all but disappeared. 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 structures,

¹⁰ Harbour, *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.

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 being 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. In 1899 the *State Business Directory* described Puma City as “a mining camp of Park County, 12 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 sold much to Otto Groening. In 1921 a new Tarryall School (listed in the National Register, 5PA407) and a teacherage were built to serve local families. Puma City continued as a center of community activities for the small number of residents and ranching families and retained its post office until 1933.¹¹

¹¹ *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.

Hayman School (5PA4469)

Another school that operated along Tarryall Road was moved into the area before 1917 from the community of Hayman, a nearby mining, logging, and ranching community about a mile to the west of the road. 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.

However, by 1911 the number of businesses was already beginning to decline. The Hayman post office closed in 1918. The school had been moved to a site on Tarryall Road by 1917. In 1914 the *Fairplay Flume* contained an article about the Hayman School, stating it closed in March so the teacher could take care of an ill brother. The *Fairplay Flume* contains references to activities at the Hayman School in the late 1910s. In 1918 the newspaper reported the superintendent of schools visited the

Publications, 1999), 196-97.

Tarryall, Puma, Hayman, Lake George, and Guffey districts. A circa 1920s photograph of the school shows a teacher and six young pupils: Emma and Gladys Warling, Kenneth Loud, Earl and Bob Thorn, and one other boy, perhaps Emil Warling. Harbour indicated the Barr children and the Thatcher children also attended. Mildred Smith, who attended the Hayman School at the second location during the first through eighth grades, believes it originally was built to serve children of the mining camp and local ranches.



Figure 5. 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 swingset to the right and a probable outhouse to the rear. SOURCE: Western History and Genealogy Department, Denver Public Library, Muriel Sibell Wolle photograph, image number X-5819, 1947.

Mrs. Smith and her sister, Gertrude Quist, state that in its second location one teacher at a time worked at the school teaching all levels. Mrs. Smith recalls teachers Emily Johnson, Martha Whitaker, and Daisy Warling, the last teacher in 1941. She believes as many as twenty children attended school. 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.

A 1947 photograph of the school by Muriel Sibell Wolle is housed at the Denver Public Library. An outhouse is shown behind the school and it appears a swing is on the site. In her book, *Timberline Tailings*, Wolle 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 in the way of buildings, although there are foundations and dumps of the mining company. He notes that moving schools was quite common in Park County. The school was moved further back from the road on the James and Annette Quick Ranch to preserve it about 1966.¹²

Tarryall Reservoir (5PA2021)

In the 1920s the Colorado Game and Fish

¹²Annette and James Quick, Interview by Tom and 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.glo.records.blm.gov> on 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.



Figure 6. This ca. 1898 view north from Mountaindale of the Tarryall Mountains illustrates the character of the Tarryall drainage. SOURCE: U.S. Geological Survey, *Twentieth Annual Report*, 1900.

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 today.¹³

¹³ 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.

Ranching Along the Tarryall

Overview of South Park's Ranching Development¹⁴

Ute people utilized South Park as a summer pasture and hunting ground, treasuring its plentiful game and nutritious vegetation. Park County's relatively short growing season, with late springs, cold summer nights, and early autumns, prevented extensive farming development. However, the native hay and grasses that grew abundantly in its meadows were ideal for stock raising and some other crops could be planted successfully. Mineral discoveries led to great demand for beef in the mining camps, making cattle-raising a profitable and popular enterprise. The

¹⁴ 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).

earliest ranchers claimed locations near excellent sources of water, with natural hay meadows and the potential to consolidate large amounts of grazing lands. The beautiful lands along Tarryall Creek drew many ranchers 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. 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.”¹⁵

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

¹⁵ Farnum quoted in Harbour, *The Tarryall Mountains*, 27.

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 described as producing hay and both possessed “commodious buildings, both for living and stock purposes.”¹⁶

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. 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.”¹⁷

¹⁶ *Fairplay Flume*, 17 July 1879, 2.

¹⁷ 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,

Severe weather returned in the early 1890s, and cattlemen's problems were compounded by a nationwide economic depression in 1893. 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. The movement to create a state 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. Management of the forest resulted in construction of ranger stations, campgrounds, picnic grounds, trails, roads, and other facilities, leading to greater use of the forests for recreation.¹⁸

"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.

¹⁸ 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;

Ranching was the economic mainstay of Park County after the decline of mining. By the early twentieth century, the open range had diminished and cattlemen practiced new techniques to deal with the variable climate and changing markets. Cattlemen 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. 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 a nationwide 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 were prevented from feeding their animals.¹⁹

The early twentieth century saw continued

Fairplay Flume, 18 February 1892; USDA, Forest Service, *National Forests of the Rocky Mountain Region* (Washington, D.C.: US Government Printing Office, 1940).

¹⁹ 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.

homesteading activity in Park County, as cattle and sheep operations flourished. Stock-raising homesteads of 640 acres were taken up in large numbers after World War I, and war service applied to the time required for establishing residence.²⁰ America's participation in the conflict 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. However, 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.²¹

By the 1920s South Park was recognized as one of the leading wool and mutton producers in the West. In many cases cattle raisers converted to sheep, and by 1929 sheep in the area outnumbered cattle by about four to one. However, the value of cattle produced in the country still outweighed that of sheep. Like cattlemen, woolgrowers encouraged the improvement of herds through developing better breeding stock. Principal crops grown included native hay, potatoes, small grains, and garden vegetables. Most families raised a few chickens for their own consumption and sold eggs for extra income.²²

²⁰ Everett, *Cattle Cavalcade*, 356-57.

²¹ *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.

²² *Colorado Year Book, 1919*, 138; *Colorado Springs*

When cattle prices dropped after World War I, ranchers searched for ways to bolster their sagging profits. Some ranchers catered to easterners who sought to experience cowboy culture first hand and were willing to pay for lodging, food, horseback rides, and a chance to help with ranch work. More ranch families turned to dude ranching during the Great Depression and later to bolster their operations. Some ranches simply offered small cabins for visitors, while more elaborate guest ranches built central lodges where meals were served and indoor activities could be enjoyed. A variety of other buildings to facilitate the service of guests, such as laundry, kitchen, and storage facilities could be 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 is such a facility that continues the dude ranch tradition today.²³

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. Agriculture received aid from two Agricultural Adjustment Acts that brought relief payments, production controls, and increased farm prices. 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

Gazette and Telegraph, 7 April 1929.

²³ Lawrence R. Borne, *Dude Ranching: A Complete History* (Albuquerque: University of New Mexico Press, c. 1983), 166-67.

changing ranch industry, as children practiced modern methods of stock raising and transferred their knowledge to their friends and family. Tarryall ranchers 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 work days.²⁴

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.²⁵

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

²⁴ *Park County Republican and Fairplay Flume*, 30 July 1942, 1; Catherine Coleman, Wahl Ranch, Interview by Tom and Laurie Simmons, 1999; Jerry Davis, Telephone Interview by Thomas H. Simmons, 4 October 2002.

²⁵ 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.

rights to cities in the Denver metropolitan area profoundly limited traditional ranching, making the properties that retained their rights even more valuable.

Historic Ranches Along the Tarryall

The following information discusses some of the historic ranches along the Tarryall included in this project's reconnaissance survey and all of the intensively-surveyed ranches. Historical information from the forms is provided below in a format paralleling the report of the 1996 survey of Tarryall Road produced by Jonathon Horn. Sources of information are found in a footnote at the end of the discussion of each ranch.

Timothy and Olney Borden Ranches/ Bordenville (5PA785 and 5PA350)

Local histories cite Timothy and Olney Borden as among the first (perhaps the earliest) ranchers to settle along Tarryall Creek. The Bordens were natives of New York, born to a "substantial farmer." In 1849 Timothy married Adelia Ann Williams, a childhood friend whose ancestors were early settlers of Manhattan. In 1858 the couple moved to Iowa and farmed for three years. They crossed the prairie to Colorado Territory in 1861, arriving at the newly-established placer diggings in Breckenridge in Summit County, where Timothy was a leader in planning and constructing the first placer mining ditch, the Blue River-Gold Run. In 1865 the Bordens traveled along Tarryall Road and selected lands suitable for cattle ranching, where they erected a log house and began raising cattle, hay, and horses. The ranch eventually encompassed 2,000 acres and was described as fine hay and grazing land. In the same year the couple visited New York and Timothy convinced his widower brother, Olney, to move to

Colorado.



Figure 7. 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. SOURCE: Park County Local History Archives, Wilkin Collection.

Soon other pioneers established similar operations up and down the valley, with Louis Host and Edwin R. Crosier being their nearest neighbors. The Bordens became leaders in the Tarryall area, with Timothy serving as a county commissioner, school board member of the Bordenville district, and founding member of the South Park Ranchmen’s Protective Association. Adelia Borden contracted influenza and died in 1892, when she was described as “a woman of high and noble character.” Timothy Borden passed away at his ranch on 29 July 1907 and was described by such characteristics as “independent, comfortable, helpful and wise.” Henry Guiraud later acquired the ranch, and the David S. Johnson family owned it for many years during the twentieth century.²⁶

²⁶ *Fairplay Flume*, 18 February 1892, 1 and 9 August 1907, 1; Harbour, *Tarryall Mountains*, 20-23; Jonathon C. Horn, “Cultural Resource Inventory of Forest Highway 81 (Tarryall Road), Park County Colorado” (Montrose, Colorado: Alpine Archaeological Consultants, November 1996), 130-31; Gary R. Goodson and Timothy B. Walker, *More*

Olney A. Borden (1831-1910) also built a log cabin on the Tarryall and started water-powered sawmill in 1867, selling pine lumber from the forests near Jefferson to local homesteaders and investing the profits in cattle. He constructed shops, barns, and a store on his homestead. In 1880 he married Mary G. Miller Barlow (1846-1923), whose husband had died in Vevay, Indiana, leaving her a thirty-year-old widow with four small children. Mary Barlow moved the family to Park County, where her brothers, William, John, and Lot, were ranching near Bordenville. In March 1880 John Miller died in a freighting accident, leaving his Willow Springs Ranch to his sister. Historian Virginia Simmons described Mrs. Borden as “an ‘aristocratic’ widow from St. Louis” married local pioneer rancher One account indicates the Borden’s children were given “first-class advantages. They were mainly educated in Colorado Springs and Denver.” Olney Borden’s ranch grew to 2,000 acres, where he raised irrigated hay as well as extensive herds of cattle and horses. The Olney Bordens were known for hosting elegant balls at their ranch.²⁷ Their daughter, Mary, wed Tarryall rancher John F. Wallace, whose property is described below.²⁸

The area of the Borden ranches was known as “Bordenville,” which had services for local ranch families that included a post office, mercantile, stage stop, blacksmith shop, school and cemetery. Tarryall Road saw substantial traffic between Colorado Springs and Leadville in the late 1870s and early 1880s. In July 1879 the Fairplay Flume reported the ranches of the Bordens both displayed “commodious buildings, both for living and stock purposes, and

Historical Sketches of Shawnee, Colorado (Shawnee, Colorado: Gary R. Goodson, 1996), 36.

²⁷ *Fairplay Flume*, 17 February 1881, 3.

²⁸ Harbour, *Tarryall Mountains*, 21.

evidence of their prosperity abounds.” A post office operated from 29 September 1879 to 28 November 1884. During its heyday, Bordenville served a population of about fifty in the vicinity. When the railroad was completed to Leadville, traffic along the road decreased and Bordenville also dwindled.²⁹

Farnum Ranch/Mountaindale and Farnum Cemetery (5PA4460)

Walter M. Farnum, born 1813 in Rhode Island, established the Mountaindale Ranch along the Tarryall. After marrying Mahala Sheldon (born 1816), he had followed the gold rush to California in 1849 and the Pike’s Peak rush in 1859. After spending time in Denver and the mining camp of Hamilton, Farnum established a cattle and hay operation on Tarryall Creek in 1867 (according to grandson Walter F. Allen) and built a small log cabin with a dirt roof and floors. The Farnum family had its own cemetery on the property. Walter developed a herd of shorthorn cattle and also raised hay. Eventually, the Farnums erected a larger house where many travelers stopped on the way to Colorado City or the mining camps. In 1870 Farnum 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.” In 1880 a post office known as “Mountaindale” was started at the ranch,

²⁹ Jonathon Horn reported in 1996 that none of the original Bordenville buildings were extant. *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; Horn, “Cultural Resource Inventory,” 41-42 and 69.

with Mr. Farnum serving as postmaster. At that time he was reported to be the oldest living settler in Park County. When his health began to fail, the post office moved to the Allen Ranch, keeping the name Mountaindale.³⁰



Figure 8. This view northwest across Tarryall Creek shows William and Mahala Farnum’s Mountaindale Ranch ca. 1898. Farnum established the ranch in 1867. SOURCE: U.S. Geological Survey, *Twentieth Annual Report*, 1900.

Farnum Cemetery (5PA4460)

The 1870 Census listed Farnum and his wife and three sons in Park County: Edmund, thirty-two; Walter, twenty-one; and Francis, seventeen. The two younger Farnum sons died in the 1870s (Walter R. in 1878 at age twenty-eight and Francis F. in 1872 at age seventeen), and the family established a cemetery on the ranch for the burials. It could not be determined how the Farnum sons died. According to the account of Walter F. Allen in Midge Harbour’s history of the Tarryall area, there are two other burials in the cemetery: Luna Tappan and Dollie Laura Allen. Allen reported that Tappan was a young Navajo boy who had been stolen from his tribe by Mexicans in southern Colorado and later traded for a sack of flour to a Mr. Tappan who gave him his name. Luna escaped and came to the Farnum ranch, where he lived until late 1877 when he died at age 19 of

³⁰ *Fairplay Flume*, 17 July 1879; Harbour, *Tarryall Mountains*, 24-25 and 27.

pneumonia. Dollie Laura Allen, the daughter of Anson Alonzo and Charlotte (Farnum) Allen, was born in 1877 and died at the age of two in 1879. The latter two burials do not have markers identifying the graves. When a post office was established for the area in 1880 it was located on the ranch, with Mr. Farnum as postmaster.



Figure 9. The tiny Farnum Cemetery is a family burial ground dating to the 1870s located along the Tarryall. SOURCE: Thomas H. Simmons, field work photograph, October 2010.

In the mid-1880s, the Farnums leased out the ranch and they moved to Colorado Springs in October 1886. Mr. Farnum died in 1888 and his wife in 1900. According to local historian Jerry Davis, the cemetery fence, probably not installed until the 1930s or 1940s, came from the former home of Dr. Edward Milligan in Geary, Oklahoma. Similar fencing is present around the Milligan plot in the Bordenville Cemetery. Milligan had a cabin up on Allen Creek and may have known the Allen family, leading to the acquisition of the fence for this small cemetery. The cemetery received no additional burials after the Farnum era. Owners of the land containing the burial ground pursued cattle ranching and hay raising. In the 1960s, W.C. and Dolly Danniell owned the property. A Crested Butte company presently owns the land.³¹

³¹ Park County Assessor, real estate information and

Willard R. Head Ranch (5PA779)

Willard R. Head, whom local historian Midge Harbour called “one of the most prominent ranchmen in Park County,” was born in Nauvoo, Illinois where his father was a Mormon minister. Orphaned as a boy, Head lived with his grandparents until setting out on his own at the age of fifteen. In October 1858 he traveled to Colorado, but became discouraged with mining and returned east to work as a stage driver, including on the route from Fort Kearney to Julesburg, Colorado. He worked variously as a freighter, railroad tie contractor, and procurer of lumber for the government before heading to Colorado, where he ranched, operated a stage stop, and opened a general store. In 1867 he married Nebraskan Christie Campbell. Five of their children died during an epidemic while they were living on the New York Ranch in Mount Vernon Canyon, and the couple produced five more children after moving to their property in Park County. Mr. Head received a contract to supply railroad ties to the Denver, South Park &

plat book; Midge Harbour, *The Tarryall Mountains and the Puma Hills* (N.p.: n.p., 1982), 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 (accessed 23 February 2011); Park County Local History Archives, Farnum Family, number 275, photograph and note, provided by Eve Kuenn, 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.

Pacific railroad being built in 1878-79 and started a livery business along the line. Mrs. Head also brought in money by operating a restaurant and bakery for construction crews. In 1879 the Heads established a ranch that grew to more than 1,000 acres and became the largest producer of hay in South Park. The family continued to operate a store at Jefferson and Head became a county commissioner in 1899. In his later years, Head and a son-in-law, Gobin Stair, fought F.F. Noxon's plan to build a dam on the Tarryall where it joined the Platte. Later abandoning the fight, Head was influential in determining the final location of the dam and reservoir further up the river. The Head residence on Tarryall Road, built about 1900, was where the family lived during the summer and they moved to Denver during the school year. The family continued to own the ranch until 1929.³²

Taylor/Portis/Johnson/Greene Ranch (5PA4468)

Samuel Taylor was born in England and traveled to America with two brothers in 1861, becoming one of the large group of British ranchers in Park County. He secured employment on an Iowa farm despite having injured his hand in a gun accident while traveling across the plains. 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 before using his profits to purchase a ranch and open a boardinghouse in Hamilton. In 1881 he established a homestead ranch two miles south of Jefferson, eventually owning

³² Harbour, *Tarryall Mountains*, 20-23; Champion, "Remembrances of South Park," 20; Dyer, *Echoes of Como*, 111; *Fairplay Flume*, 20 April 1882; *Denver Post*, 13 March 1934, 2; Horn, "Cultural Resource Inventory," 110.

more than 700 acres of land. 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." In 1892 the *Fairplay Flume* described him as "a good substantial citizen of the county" when he ran for county commissioner. Together with Edwin R. Crosier, Taylor worked on water rights and roads for the county. His sister, Rebecca, married early Tarryall rancher Lawrence Bonis.

On 6 May 1895 Benjamin Ratcliff shot three members of the District 7 school board, including Samuel Taylor, at the Michigan Creek School in a dispute over issues associated with his children's education. 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. In 1899, the *Flume* reported: "Mrs. Julia Taylor is just completing an addition of several rooms to her residence on the ranch near Jefferson."

Birchard "Birch" H. Portis, employed on the ranch since 8 August 1897, was leasing 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 ranch, water rights (to the Taylor and Gibson ditches and half-interest in the Taylor & Crosier ditch), 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



Figure 10. 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. SOURCE: James C. “Jay” and Frances Greene photographic collection, Jefferson, Colorado.

taxpayers.” Portis specialized in raising Hereford cattle and hay on the ranch.

Birch Portis was born 20 June 1876 in Huntington County, Indiana, and died in Fairplay Hospital on 10 July 1968. He moved to Colorado at the age of two in 1878, living with his ranching parents, Civil War veteran David Portis and Sarah A. Portis at Monument and attending schools there and in Lake George. His brother, Elias E. Portis, also became a well-known rancher in Park County. In 1904 Birchard married his first wife, Jefferson resident Martha “Mattie” Wyncoop Lassell, daughter of Samuel Lassell, a Park County rancher, and a graduate of Denver’s West High. Described as “a very bright and charming young lady,” she died of pneumonia on the ranch following the

couple’s return from a ten-week honeymoon. In 1907 Birchard married Ethel L. Bay, followed in 1916 by Ella May Seitz Emrich of Denver, daughter of an early Colorado miner. With Ella, Portis became the father of a daughter, Ada, who married Albert Wahl. 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. Portis was described as “a lover of sports” and was a member of the Jefferson Baseball Club.

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. With his father and uncle, he had purchased the Head Ranch in 1947, managing it from 1948 until his death in 1989. James C. “Jay” Greene began working for Ralph Johnson in 1951 and continued in his employ until Johnson’s death. Greene, who was born in North Carolina, came west with his father, an experienced sawmill worker. The family arrived in South Park in 1947, and Jay Greene attended schools in Fairplay and Como. He recalls that during the 1960s Johnson employed about seven hands and a fulltime cook. Greene states that haying was still labor-intensive on the ranch, requiring a horse team and men who raked hay. Ralph Johnson used a big hay barn at Jefferson to store hay. In time it became difficult to find labor to perform the haying tasks at the ranch, and machines began to be used for much of the work. In 1964 Jay Greene married Frances “Frankie” Pascoe from Golden; her grandparents were homesteaders in Golden Gate and Coal Creek canyons. Mrs. Greene worked for Park County for thirty years. The couple has one daughter, Virginia “Ginger.” Before his death, Ralph Johnson gave the ranch to Jay, Frances, and Virginia Greene, who have lived there since 1966. The Greenses, who are tenants in common, raise cattle (High Altitude Herefords and Black Angus) and hay and still have historic irrigation rights. Ginger Greene, Jay and Frances’s daughter and a co-owner, was raised on the ranch, is an educator, helps her parents with operation of the ranch, and won the titles of Miss Rodeo Park County in 1984 and Miss Rodeo Colorado in 1991.³³

³³John C. and Frances Greene, Park County, Interview by Tom and Laurie Simmons, 8 November 2010; Greene Ranch Aerial Photograph, c. 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;

Holst/Wallace/Paige Ranch (5PA4467)

In February 1874 Louis Holst [also cited as Holt] filed papers for a pre-emption claim to 160 acres of land and paid \$1.25 per acre to the U.S. Land Office in Fairplay. Neighbor Olney A. Borden testified Holst settled on the site on 15 August 1868 and constructed improvements, including a dwelling, blacksmith shop, stable, corral, and smokehouse, and had plowed, cultivated, and fenced about three acres of land. Holst received his Cash Entry patent in February 1875. Homestead case file records indicate little about Holst except that he was a United States citizen over the age of twenty-one. Passenger and Immigration lists for Baltimore indicate he arrived in the United States from Germany in 1853, at the age of twenty, with the occupation of goldsmith. Holst reported cutting fifty tons of hay from twenty acres of meadow on his property in 1879. In that year, the *Fairplay Flume* mentioned Holst as one of the gentlemen who owned “a valuable tract along the creek” and was “largely interested in cattle ranging in the park.” Holst’s ranch encompassed 320

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 and the Puma Hills*; Park County Assessor, real estate records; 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, c. 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.

acres in 1880. His name appears in the 1880 census listings for Park County, when he was identified as a fifty-three-year-old single ranchman born in Hanover, Germany.

About the turn of the century John F. "Jack" Wallace purchased "the old Holt's ranch." Born in 1869, Wallace, a Canadian whose parents were from Scotland, married May A. Barlow (stepdaughter of Olney Borden) in 1895 at the Borden ranch along the Tarryall. Wallace, who was raised in Boston, had 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, who was born in 1890 in Indiana. After becoming ill at his ranch, John F. Wallace died in Colorado Springs on 1 July 1910. His wife, May, inherited the property.

Mary "May" A. Barlow Wallace Paige, born in St. Louis, Missouri, on 9 May 1873, was the daughter of Dr. Hiram A. and Mary G. Miller Barlow. Mrs. Barlow moved the family to Park County after his death to be near her three brothers ranching near Bordenville. May was seven years old at the time, and spent most of her life along the Tarryall. After her mother married Olney Borden, May Wallace grew up on the Borden ranch. One account indicates the Borden's children were given "first-class advantages. They were mainly educated in Colorado Springs and Denver."

Following the death of John F. Wallace, May A. Wallace married Olney Borden Paige in Jefferson on 29 May 1912. He was described as "one of the real pioneers of Park County." Paige was born 24 June 1866 in Golden; his father was French and his mother Canadian. The 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 he 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." The 1900 U.S. Census documented him in the vicinity of Jefferson, working as a farm laborer. In 1920 he identified himself as a stock farm owner, and by the early 1920s the operation was known as the Wallace and Paige ranch. *Fairplay Flumes* during the 1910s and 1920s contain mentions of the family visiting towns in Park County, as well as acquiring, raising, and offering livestock and poultry for sale.

Olney B. Paige filed a homestead entry for land adjacent to the Wallace and Paige Ranch on the south in 1918 and lived part of every year in that location with his wife and stepson. Reports on that property reveal information about the family's operations. In 1920, 225 head of cattle and 14 horses were owned, while in 1922 81 sheep, 4 horses, 24 chickens, and a small number of cattle were raised. In addition to cutting twelve tons of native hay, the family raised potatoes and oats or barley. In 1926 Wallace and Paige reported on the construction of the Eagle Rock Reservoir and Ditch. By 1930 the Paiges lived in Colorado Springs while continuing to own the ranch. Olney B. Paige died in Jefferson on 5 June 1949 and May Paige died at the ranch on 20 November 1954 at the age of 81.

The Paige's son Lee Wallace attended an automobile course in Kansas City and in 1915 became the assistant to Ed R. Marshall in operation of the Hartsel Garage. He served in France during World War I. In 1921 he married Elsie Kleinknecht (1899-1987), a Park County

native whose father, Emil Kleinknecht, had been postmaster at Tarryall and operated a store and post office in Hartsel. The couple homesteaded in the Ruby Gulch area in the 1920s. He continued to be associated with the Wallace and Paige Ranch after Olney Paige's death and bought the Terhune Ranch after the death of Alma Terhune, putting up hay and pasturing cattle on the latter. The Wallace's daughter, Margaret Alice Wallace, married World War II veteran Jack Wayne Eavenson in 1949, and the couple acquired the Terhune Ranch, which they owned during 1963-1994. Lee Wallace died in Park County in May 1965, and Elsie Wallace then lived with her daughter's family at the Terhune Ranch and passed away in 1987. Jan Williams, daughter of Jack and Margaret Eavenson, reports that her grandfather and father were members of the Colorado Cattlemen's Association. Lee Wallace was involved in local politics and interested in the Forest Service. Margaret Wallace Eavenson served on the school board and Fairplay Hospital board, and was a 4-H leader. She passed away in 1986. Jack Eavenson continued to operate the Terhune Ranch before moving to a lower altitude in Texas in 1994, where he died in 2008.

In 1965 Clayton Hill and Norman E. Wall of Park County purchased the Wallace and Paige Ranch. Subsequent owners included Blair, Inc., and the William M. and Robert M. Blaik family trusts of Colorado Springs, who sold to Larry L. Lounsbery of Beresford, South Dakota, in the late 1980s. The current owner, Lawler Wakum, who acquired the property in 1995, raises cattle on the ranch and has 300 acres of hay meadows utilized to feed the cows and horses. He participates in the Wounded Warrior Project Outdoors, which invites Purple Heart recipients recovering from wounds to participate in outdoor activities such as hunting, fishing, and camping on

the ranch.³⁴

Snair/Abell Ranch (5PA4466)

Richard Snair settled along the Tarryall in 1875 and made 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." He received a patent for the land in 1883. Snair (1834-1891), a native of Ohio, met and married Sophia Ann Bysong (1835-97), a Canadian, in Iowa. According to a Pike National Forest interpretive panel north of the property, the Snairs moved to Denver in 1860 "where they built and lived in the first frame house in the city." The couple

³⁴Jan 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; Midge Harbour, *The Tarryall Mountains and the Puma Hills: A History* (Colorado Springs: Century One Press, 1982); 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.

relocated to the mining area of Gilpin County later in the 1860s, where they lost three of their children within a year. The 1870 U.S. Census found the Snairs and their remaining daughter, Inez (three-years-old), living in Nevada City (Nevadaville). Richard worked as a wagon maker.

The Snairs came to Park County in 1875 and settled south of the homestead of Mrs. Snair's sister and her husband, Charles and Mary M. Clarkson (see Clarkson Homestead, below). Mrs. Snair's brother, Joseph Bysong, purchased a cash entry patent on adjoining land in 1884. Another sister, Susan Bysong Shaw, subsequently claimed a piece of land south of the Snairs. The local 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."

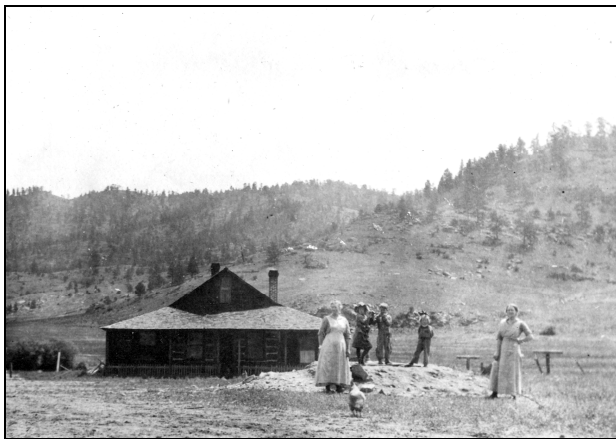


Figure 11. Richard and Ann Bysong Snair settled on this homestead on the lower Tarryall in 1875, raising hay and cattle. In 2005, their log ranch house was moved to Lake George to preserve it. SOURCE: Steve Plutt photographic collection.

The Snairs prospered, raising hay and cattle. A son, Walter, was born about 1873. The 1880 manuscript census returns

identified Snair as a ranchman; in addition to his wife and two children, the household included two servants and three boarders (two ranchmen and a school teacher). The Colorado State Census of 1885 showed that the Snairs then owned 320 acres of land, raising hay and livestock (including 16 sheep, 35 milk cows, and 38 beef cattle). The operation produced a significant amount of butter (1,800 pounds), cheese (1,684 pounds), and eggs (460 dozen). Wildlife was still plentiful in the area. 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." Snair further expanded his holdings in 1888, when Susan Bysong Snair sold him her land.

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." The Snairs moved to Colorado Springs, where Richard died in 1891 and Sophia in 1897. 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. Frost's Snair property was sold at a public trustee's auction in 1898 to satisfy a promissory note by Frost to Richard Snair.

Since at least the 1940s, the land has been owned by members of the Abell family. John C. and Kathleen Abell are shown as owners in 1940s through 1960s Assessor tract books. According to the 1920 and

1930 manuscript census returns, the Abells resided in Houston, Texas, where Mr. Abell was a manufacturer of sash, doors, and interior woodwork. Kathleen A. Abell died in October 1980. Previously, in the 1971-75 period, she deeded 1/30 interest in the property to a number of parties. In 1986, after exchanges and agreements among the fractional owners, the following six individuals received a 1/6 interest each in the land: Andrew T. Abell; Gwenith L. Abell; John C. Abell, Jr.; Betty C. Abell; Mary Abell Etheridge; and Benjamin Ray Etheridge. Many members of the family resided in Texas. In 2005, to prevent its destruction (its owners planned to burn it), the ranchhouse (with two later additions removed) was moved to the Lake George Community Park; the cabin became a Park County local landmark in December 2006. The Snair Ranch is now part of a much larger property owned by Mary A. Abell Etheridge and ten others as tenants in common.³⁵

³⁵ 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; Midge Harbour, *The Tarryall Mountains and the Puma Hills* (Colorado Springs: Century One Press, 1982), 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,

Williams Ranch (5PA38)

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 canon 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 the southwest and southeast quarters of Section 19 in 1882 through a Cash Entry sale. Tarryall Creek meandered through the property.

John E. Williams, described as "among the pioneers of '59," purchased Edwards's property in 1882. Williams was born in Wales on 30 April 1832, one of the eight children of Robert and Winifred Williams. His father worked as a farmer and later devoted himself to gardening. At age twenty, John E. Williams came to America and worked for three years in Pennsylvania coal mines before moving to Illinois for a year with the same employment. He then worked in coal mines in Missouri for three years. In 1859 he first came to Colorado and undertook placer mining along Tarryall Gulch. After a short return to Missouri he mined in the Tarryall area for seven years, followed by several years spent in Helena, Montana, as a placer miner. Williams spent a year in school in New York before farming and raising cattle in Kansas for eight years. In Kansas he met Mary Zilter [also cited as Maria Dorothea

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.

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 the Williams family settled in Colorado, where Mr. Williams worked as a freighter between Colorado Springs and Leadville. The couple moved to the Tarryall area by 1880, when they were listed in the U.S. Census with children Winifred, Robert, and Charles. In 1884 the ranch reported producing 600 dozen eggs. In 1885 John E. Williams added 160 acres of the adjoining A.W. Bradley Ranch to his property [sold to Kenneth Gloss in 1951]. The 1885 Colorado State Census indicated Mr. Williams owned 880 acres of improved land that produced farm products worth \$5,000 in 1884.³⁶ His livestock was worth \$3,110 and included four horses, two mules, and 104 cattle. Mr. Williams raised cattle and hay on his ranch until his death on 18 August 1887. A later biography noted he “lived to witness wonderful transformations in Colorado.”

Mary Williams inherited the ranch from her husband and at first intended to sell it and return to Kansas. An 1887 newspaper clipping stated the ranch was “a fine chance for some one wanting to secure an excellent range.” However, she eventually decided to continue its operation as a hay and cattle ranch 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.” The 1900 U.S. Census listed Mary, William R., Albert, Edmund, and Victor D. living together. Winifred Williams married prominent

rancher Milford Derby and lived nearby. A Park County Landmark nomination prepared for the Bradley portion of the ranch by Rick Cluxton indicates the Bradley land passed to the ownership of William and Albert, although soon William concentrated on the original section of the ranch and Albert operated the section formerly known as the Bradley Ranch, raising cattle and hay. Albert, who never married and died at a young age, also carried the mail between Lake George and Jefferson. He sold his ranch to his brother, Edmund, who built a large log house there. In 1901 Mrs. Mary Williams married Edward Cummings, but beginning in 1903 lived with her sons. She was in ill health several years before her death on 13 July 1913, when she was called “a pioneer of Park county.”

Family members subsequently expanded the holdings of the Williams Ranch. In 1914 William Robert “Rob” Williams acquired 160 acres added to the ranch through a homestead patent in the southeast quarter of Section 19. The land was subject to a right-of-way of the Denver, Leadville and Gunnison Railway Co. approved in 1890 but never built. The associated land was the site of buildings east of the two-story log house, including loafing sheds, a bridge, a corral, and a cabin standing today. William R. Williams, the oldest son of John and Mary, was born on 30 July 1874 in Kansas. He married a widow, Myrtle Storm, and they also operated the Bay Ranch according to Midge Harbour. His World War I draft registration card indicated he was farming in the Tarryall area. The 1920 U.S. Census showed Mr. and Mrs. Williams living along the Tarryall with a son, Glendon, as well as two stepdaughters, Anna and Mildred Storm. Harbour indicates Glendon was born in the two-story log house on the Williams Ranch and died in Littleton in 1980. In 1920 other

³⁶ By any standard calculation for measuring the worth of money over time, this would be more than \$100,000 today.

members of the Williams family were also listed in the area, including Edmund, Victor, and Charles, while in 1930 original family members included Victor and Rob. William Robert Williams died in December 1939.

Edith R. Gold patented a 100-acre homestead entry in the northeast quarter of Section 19 in 1924. She was born in Colorado about 1895 and in 1920 worked as a chambermaid at a hotel operated by her mother, Emma. Emma C. Gold, a sister of Otto Groening, was born in Germany, and Edith's father was from Vienna, Austria. By the time of the 1930 U.S. Census, Edith had married the youngest Williams brother, Victor L., and her land became part of the ranch. Her mother then lived with her son, Louis Alfred Gold, who was born in Colorado on 15 July 1896 and worked as a stationary engineer in 1930. Victor Williams homesteaded on Sand Creek above his father's original ranch. Victor and Edith developed a large herd of cattle and eventually purchased the original ranch from Rob Williams. Midge Harbour states that Victor Williams died in the 1930s and Edith inherited the original ranch from him and continued to live on her original homestead for many years until her death. Barley, potatoes, and chickens were also raised on the ranch. Harbour reports that Victor's will indicated Edith's brother, Louis A. Gold, could reside on the ranch as long as he lived. After he moved to a nursing home his nephew, Robert Gold, cared for the ranch.

In the early 1950s, Walt Disney Productions wanted to purchase the two-story log house on the ranch and move it disassembled to a California location. The Gold family refused the offer. Louis Gold died in 1982, and his nephew, Robert James Gold, and other family members inherited the ranch. When Robert J. Gold died in 1987 his twelve children (Cecelia,

Theresa M., Robert Jr., Thomas J., Mary P., Rebecca S., Richard C., Patrick J., Gerald K., Michael E., Barbara J., and Patricia I.) inherited the ranch. Today, members of the Gold family still own the property, which is known as the Williams-Gold Ranch. The family hopes to preserve the two-story log house in its "pioneer stage" and would like to have a museum there, according to Patrick Gold.³⁷

³⁷ 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; Midge Harbour, *The Tarryall Mountains and Puma Hills* (Colorado Springs: Century One Press, 1982), 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, 5PA38, 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

Clarkson/Golding Ranch (5AP4470)

Charles and Mary M. (Bysong) Clarkson settled on Tarryall land in January 1873 and built an 18' X 21' house, stable, fences, and other improvements. Based on a historic photograph, their home was a substantial log building (no longer extant). The Clarksons cultivated about six acres and hay was cut from about twenty acres. The 1880 Census reported Mr. Clarkson was forty-seven years old and a native of England; his wife, born in Ohio, was forty years old. Mrs. Clarkson was the sister of Sophia Ann Bysong Snair, whose husband Richard Snair homesteaded land adjoining the Clarksons on the south. The couple had one child, Annie M., eight years old. In July 1880 Park County commissioners selected Charles Clarkson to serve as one of the registers of election for the Rocky Precinct. Mr. Clarkson died on 8 March 1882 and his widow completed the homestead process that he had begun, receiving a patent to 160 acres of land in the following year.



Figure 12. 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. SOURCE: U.S. Forest Service interpretive sign, Tarryall Road.

This land came back into U.S. ownership in June 1901 via a forest lands lieu selection process. In 1907, it was re-opened to

April 2011).

settlement under the Act of June 11, 1906 (34 Stat. 233), and Mansfield Golding applied to homestead the tract. In July 1908 Mansfield Golding and his wife, Mae, settled upon the land. Mae Florence Willett Golding was born 28 June 1863 in Williams County, Ohio. She married Mansfield Golding in about 1889. He was a native of Canada (born about 1857), who came to the U.S. in 1879 and became a naturalized U.S. citizen. In 1900, the Goldings resided in Denver, where Mr. Golding worked in carpets and drapery. In February 1909, Mansfield deserted his wife and abandoned his homestead. 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. Apparently Mrs. Golding decided to change by 300' the course of the road, which James had used as a highway for many years. Later in the same month, the *Fairplay Flume* described Mrs. Golding as “a charming little lady from Lake George ... one of those whole-souled southern [sic] ladies that one delights to hold a conversation with. She is a highly educated lady who has traveled extensively. . . . with her as a resident any community should feel justly proud. Mrs. Golding will leave shortly for Long Beach, California, where she usually spends her summers, returning to Park county again in the fall, to remain through the winter.”

Mae divorced her husband in April 1918 and took steps to perfect the homestead on her own. In 1918 Mae F. Golding, then forty-six years old, filed a homestead entry for 160 acres. When filing her papers, she indicated she was “the deserted wife of Mansfield Golding.” Mrs. Golding applied for land previously claimed by her

husband, citing his abandonment as just reason for her action. In 1919 she testified as a divorced, single woman for her Final Proof, providing further information about the homestead, supplemented by witnesses, including Fred Warling. She indicated she established residence on the land in February 1909, building a house that received additions afterward. She reported during the years 1909-15 the ranch had forty acres under cultivation, including forage (hay, thirty to fifty tons) and potatoes (five to fifteen tons).

During 1916-19 she had sixty acres under cultivation, growing the same products. 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. The house is shown unlabeled on the 1917 Powless map; the Snair property (on the east side of the road and further south) is incorrectly labeled as Golding's. After receiving her patent in February 1920, Mae lived for many years in California. She died 4 December 1946 in Orange County. Mae's death certificate indicated she had worked as an orchardist in the citrus industry.

Since at least the 1940s, the land has been owned by members of the Abell family. John C. and Kathleen Abell are shown as owners in 1940s through 1960s Assessor tract books. According to the 1920 and 1930 manuscript census returns, the Abells resided in Houston, Texas, where Mr. Abell was a manufacturer of sash, doors, and interior woodwork. Kathleen A. Abell died in October 1980. Previously, in the 1971-75 period, she deed 1/30 interest in the property to a number of parties. In 1986, after exchanges and agreements among the fractional owners, the following six individuals received a 1/6 interest each in the land: Andrew T. Abell; Gwenith L. Abell; John C. Abell, Jr.; Betty C. Abell; Mary Abell Etheridge; and Benjamin Ray

Etheridge. Many members of the family resided in Texas. The Golding patent is now part of a much larger parcel owned by owned by Mary A. Abell Etheridge and ten others as tenants in common.³⁸

Derby/Terhune/Eavenson Ranch (5PA4464)

William A. Derby established a homestead along Tarryall Road in 1886. Derby, born into a farming family of eleven children in Canada in 1862, came to Colorado in 1881. He traveled initially to Colorado Springs, where his brothers Sidney and Milford had gone the previous year to pursue their luck as prospectors. Eventually, the three found ranch work before establishing their own cattle operations along the Tarryall in Park County. William was employed on the ranch of Colorado pioneers Richard and Sophia Snair.

Derby married the Snairs' eighteen-year-old daughter, Inez S., at her parents' South Park residence, on 5 April 1885. The 1885 Colorado Census recorded the couple, indicating William's occupation as "ranchman." In the spring of that year, the Derbys moved to the Charles A. Wilkin

³⁸ 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.

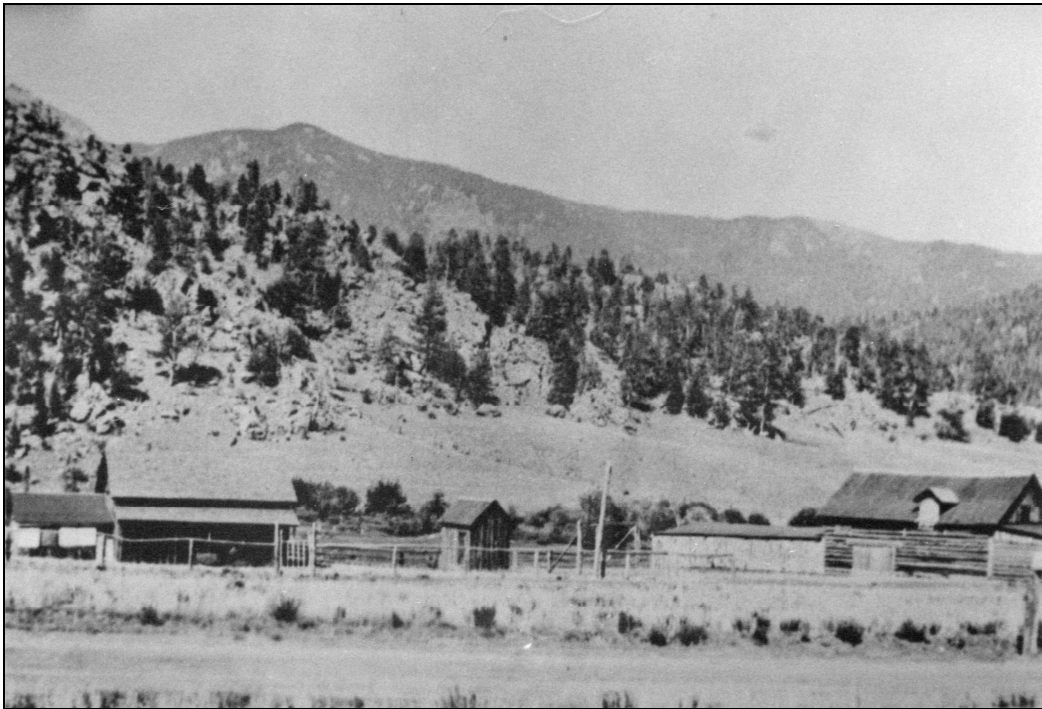


Figure 13. This pre-1940s view of the Derby/ Terhune/Eavenson Ranch shows the main house to the left and the 1880s barn erected by William A. Derby to the right. SOURCE: Park County Local History Archives, photographic collection.

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 his homestead cabin. During the summer and fall of 1886, 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 the construction of a new and larger house and a barn, beginning construction in the summer of 1887. The new house (no longer extant) had two stories and its logs were covered with board siding. A second daughter, Inez, joined the family in 1888.

Beginning in his first year of occupation, Derby cultivated about fifty-five acres of his homestead, although only hardy vegetables, such as potatoes and turnips, thrived, in addition to the natural hay. The remainder of his homestead acreage was described as "mountainous and grazing

land, about forty acres are sparsely covered with timber." One neighbor indicated that the value of the homestead was its usefulness as a home and stock headquarters, and Derby indicated the land was more valuable for grazing and hay than for growing crops. For his work on the Wilkin Ranch he received \$500, which enabled him to complete improvements on his homestead. At the end of April 1889, he became a full-time resident of his own property. As neighbor Lewis W. Robbins indicated, it "...looked like he [Derby] had a good and permanent home at the Homestead and a good livelihood there ahead of him." Another neighbor described William Derby as "a man of the most exemplary life and excellent character. He has no vices. He has always been known as a man who attends strictly to his own business, works hard, keeps his contracts, pays his debts, is square in his dealings and obliging to his neighbors, who neither drinks, smokes, chews, lies nor steals, who

never wastes a dollar.”

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. Derby's brother Milford and neighbor Lewis W. Robbins took over the work at the homestead so that he could take time off to recover from his loss. The children were sent to live with their grandmother for a time. In 1890, William A. Derby returned to his home and business and also became a naturalized citizen of the United States. He entered a second short-lived marriage and resided on the homestead with his family. However, major declines in cattle prices during the early 1890s made earning a living difficult.

Derby encountered further misfortune when he submitted his final homestead proof in 1892 and received a rejection from the Leadville Land Office. The government staff apparently viewed Robbins' testimony as indicating that Derby did not start living on the land until 1889 and therefore did not meet the homestead program's requirements. Fairplay attorney C.A. Wilkin supported Derby's request for a second opportunity for final proof and produced a voluminous case file of supportive depositions by Derby's neighbors. Wilkin argued, “The land is worth very little, and nobody is ever likely to contest Derby's entry of it or his occupancy of it....”

The Land Office reconsidered and issued Derby's homestead patent in November 1894. Prior to actual receipt of the patent, Derby sold his property in June 1894 to his brother and left the homestead for a new start. He suffered another blow when his daughter, Inez A. Derby, whose mother had died when she was just one-year-old, succumbed to scarlet fever on 12 January 1895. In 1901 Derby married Alice Rooney of Morrison, and they became parents of a daughter, Eloise, in 1902. Alice was the daughter of Alexander Rooney, a gold seeker who arrived in Gilpin County in 1859 and with his wife, Emaline, established a well-known ranch near Morrison, Colorado. The Derbys lived on a portion of the Rooney Ranch in the vicinity of today's Red Rocks Park that Alice inherited from her parents. William Derby died on 26 January 1929 at the age of sixty-seven, from heart problems and pneumonia, and was buried in Golden.

The next owner of the property, William's brother Milford E. Derby, was born in Franklin County, Vermont, in 1853, before the family moved to Canada. At age seventeen, he set out on his own, farming in Canada and Vermont for about nine years. He and his brother, Sidney, left for Colorado Springs in 1880 and prospected in that area and in Saguache County before Milford began working on a Park County ranch for about a year. He returned to Canada and farmed there and, later, in South Dakota for more than four years. In 1886, he became a permanent resident of Park County, leasing a ranch jointly with Sidney and then establishing his own outfit. The three Derby brothers owned a considerable amount of land along Tarryall Creek. Milford married Winifred Williams in January 1889 and had a home in Como as well as his ranch properties in the Tarryall vicinity, where Sidney Derby also lived.

Armor and Moses. On 14 July 1900, Milford Derby sold the ranch to Edwin M. Armor, who quickly transferred it to William E. Moses, a business associate. William Edgar Moses (1844-1929) was born in Mount Sterling, Illinois, in 1844, the youngest of seven children in a farming family. While still in his teens, he enlisted as a member of Company E of the 119th Illinois Infantry, serving for three years during the Civil War. After the conflict ended, Moses became a merchant in Coffeyville, Kansas, where in 1872, he married Ella Oppy (1850-1923), who became a well-known suffrage leader. For the remainder of the 1870s, the couple spent time in Missouri, where William engaged in mining lead, and in Illinois, where they farmed. In 1880 William and Ella Moses moved to the booming Colorado mining community of Leadville, where they lived for five years and William engaged in a land scrip and real estate business. Issued in place of money, land scrip was primarily used to reward veterans for their service, make possible exchanges of private and public land, indemnify people who had lost claims through errors of the General Land Office, and subsidize agricultural colleges. A large allocation of scrip was issued to veterans of the Civil War. William and Ella Moses moved to Denver in 1885, and he continued to specialize in land scrip, becoming so successful that he eventually handled 75 percent of all the business in the United States. In Denver, he founded and served as president and general manager of the W.E. Moses Land Scrip & Realty Company.

Moses transferred thirty-five acres of William Derby's original homestead to the U.S. Forest Service in a lieu selection process. This permitted him to trade pieces of his holdings along the Tarryall that were inholdings within the Pike National Forest for other public lands elsewhere. The lieu

selection law of 1897 was short-lived, as it proved to be subject to abuses, and was repealed in 1904.



Figure 14. Alma Terhune (center, in wide-brimmed hat) is shown with Margaret Ellen (Howell) McArthur (to left in darker clothing) and others in front of the main house at the Terhune Ranch in this mid-1940s view. SOURCE: Park County Local History Archives, photo-graphic collection, image P1173.

The Terhunes. On 6 April 1916, Iowa natives Alma and L. Paul Terhune (born about 1889 and 1888, respectively) purchased the Derby Ranch from William Moses for \$3,000 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. In addition to cattle, the Terhunes also had two milk cows with Forest Service grazing permits. During 1923 and 1924 Colorado State Business directories listed L.P. Terhune as the operator of a summer resort along the Tarryall. Although the Tarryall area

continued to be quite isolated during the early twentieth century, Alma Terhune reported that in the early days the ranchers up and down the road would travel by buggy or wagon to the Tarryall School and build a big fire, get together, and have a dance. The ranchers would sleep outside on Saturday night, have a breakfast on Sunday, and then return home.

Paul Terhune died in October 1938 as a result of injuries suffered when his horse team bolted on the Tarryall Road as a truck approached. According to Margaret Ellen McArthur, Alma Terhune stated that the panicked horses pulled her husband across a barbed wire fence that cut him up from the waist down. Although he was transported to a Denver hospital for treatment, Mr. Terhune died of an infection. At the time of his death Paul Terhune was serving as chairman of the Park County Board of Commissioners. Following his death, Alma Terhune operated the cattle ranch on her own. Local ranchers from the area all provided assistance, and fifteen-year-old Margaret Ellen McArthur stayed at the ranch and helped with the many chores. After the ranchhouse burned in the 1940s, Alma and Margaret lived for a time in the Derby Cabin while the house was rebuilt. McArthur recalled carrying water from the well house on the north side of Tarryall Road to the cabin.

Mrs. Terhune also served as secretary of the school board for several years, a position that required substantial travel in the county. Eventually, she sold her grazing permits to another cattleman. McArthur recalls that the Terhunes rented the small cabin to sportsmen who tried their luck along the Tarryall. During the early twentieth century, as today, some of the finest fishing in the state was found along the creek. Bankers from Colorado Springs were among those who rented the cabin to

stay in while they fished, and the Terhunes also provided meals. McArthur, who moved to the ranch about 1943, recalls the cabin with the same appearance and location that it has today.

The Wallaces and the Eavensons. Alma Terhune died in 1961, and in the following year longtime Park County residents Lee E. and Elsie Kleinknecht Wallace acquired the ranch from Terhune's sister, Eva Melvin. The Wallaces briefly utilized the property to raise hay and to pasture cattle. In February 1963, they sold the ranch to their daughter, Margaret Alice "Mickey" Wallace Eavenson, and her husband, Jack W. Eavenson.

The Eavensons operated a cattle business on the ranch for more than thirty years. Mickey Eavenson "was born, raised, and buried in Park County Colorado," according to her daughter, Jan Eavenson Williams. Jack Eavenson, born in 1927 in Throckmorton, Texas, served in the Merchant Marine during World War II, and married Mickey Wallace in 1949 in Colorado Springs. The couple put up hay and raised about 250 head of cattle, which required also renting some pasture from adjoining neighbors. During the Eavenson era, the ranch covered more than one thousand acres and stepped along Tarryall Creek in a series of quarter sections for about two miles. Both Lee Wallace and Jack Eavenson were members of the Colorado Cattlemen's Association, and Eavenson was also active in 4-H. Mickey Wallace served on the local school board, the board of the Fairplay Hospital, and was a 4-H leader.

The Eavensons built a new main ranchhouse in 1969, using logs from an old barn above Como. While the new dwelling was under construction, a process that took several years, their daughter, Janice "Jan" Eavenson, and her grandmother, Elsie

Wallace, slept in the Derby Cabin (5PA.789) on the south side of Tarryall Road. At that time the cabin was part of this property and not owned by the U.S. Forest Service. Recalling life on the ranch, 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.”

Mickey Wallace Eavenson passed away in 1986 at the age of fifty-six from complications of rheumatoid arthritis, and in 1994, Jack Eavenson’s health required moving to a lower altitude. He died in Alvord, Texas, in 2008. James T. Benes purchased the ranch from Eavenson in 1995 for \$562,000. In 2005, the Tarryall Land and Cattle Company LLC and several individuals became owners. Ownership is now divided between the Tarryall Land and Cattle Company LLC (74.6 percent ownership) and eleven separate trusts (each with about a 2.3 percent stake). The ranch currently participates 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.³⁹

³⁹ Park County Assessor, real estate information; *Mt. Morrison News*, 31 January 1929, 3; *Portrait and Biographical Record of the State of Colorado* (Chicago: Chapman Publishing Co., 1899), 1059-60 and 1066; U.S. General Land Office, William A. Derby, Homestead Case File, certificate number 341, 13 October 1894, in the files of the National Archives, Washington, DC; Jan Wallace, Hamer, Idaho, Emails to R. Laurie Simmons, 14 and 15 July 2009; 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; Steve Kite, Denver, Interviews by Thomas H. and R. Laurie Simmons, 2005; *Rocky Mountain News*, 19 August 1923;

Warling Ranch (5PA4463)

Fred Warling established a 160-acre homestead claim on this land in September 1914. Born in Sweden in September 1865, Warling immigrated to the United States in 1890 and came to Cripple Creek in 1892 at the height of its gold boom. He became a naturalized citizen in Teller County, Colorado, in 1894. 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.

According to his homestead proof testimony, Warling made improvements to this property including erection of a 24’ X 24’ frame house valued at \$500 (completed in 1914), a frame barn valued at \$500, “cellar, sheds, etc.” (valued at \$200), and 3.5 miles of four-wire fence valued at \$400.

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; “Historic Rooney Ranch” accessed at <http://www.rooneyscustomfloors.com> on 22 October 2009; Alice Dempsey, “Rooney Ranch,” *Golden Transcript*, 1 October 1987; *Wise County (Texas) Messenger*, 5 March 2008; Alpine Archaeological Consultants, “Cultural Resource Inventory of Forest Highway 81 (Tarryall Road) Park County, Colorado,” Draft, Montrose, Colorado, Alpine Archaeological Consultants, 1 May 1996, 144-145, on file at Colorado Historical Society Office of Archaeology and Historic Preservation, Denver; 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 (accessed 23 February 2011); Jan Eavenson Williams, emails to R. Laurie Simmons, 25 February 2011 and 1 May 2011.

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 (19 acres), six tons of barley (two acres), and twelve tons of potatoes (4.5 acres). The house and a barn are shown on the 1917 Powless map of Tarryall Road that labels the site "Warling Lower Ranch." Fred Warling received a patent for the land in 1918.

The Warlings had seven children born between 1900 and 1918. Son Arthur Warling, born in 1902, married Marie Friddle (whose full legal name was Tilda Marie Friddle) in 1930. Marie, born in Beattie, Kansas, in 1904, grew up on a farm near Ramah, Colorado. The couple moved to this ranch in 1930 to assist his parents in the operation of the ranch; 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 the past 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 used to have a garden in the southern section of the property, selling some items and doing lots of canning. In 1988 she quit claimed the property to her niece, Stella Lively, but reserved a life estate that permitted her to live at the ranch. Marie Warling later lived in Lake George and Woodland Park and passed away in 1994 at age ninety. Her niece, Stella Lively, then became owner. She and her husband, Elwood, later transferred ownership to a trust for their son, Patrick. The Livelys live in Colorado

Springs and use the property on an occasional basis.⁴⁰

Stoll Ranch (5PA4462)

Richard W. Bradshaw acquired 152.13 acres of land that contained this parcel in 1929 through a land transfer with the U.S. government. Bradshaw owned other lands wholly within the boundaries of the Pike National Forest. Under a 1922 Congressional act "to consolidate national forest lands," such an owner could select other public lands in lieu of the in-holdings he currently owned and receive a patent to them. Under this type of land acquisition Bradshaw did not have to make any improvements to the property. It is not known how long he owned the property.

Charles Halsey, of Lancaster, California, later owned the land. In 1951, he sold the property to Romaine E. and Laura Joan Stoll of Park County. Laura Joan Stoll transferred her interest to Romaine in 1952, and in 1954 Romaine E. 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, arrived in Park County from Germany in the 1870s, settling in the area west of today's Lake

⁴⁰ 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; Midge Harbour, *The Tarryall Mountains and the Puma Hills* (Colorado Springs: Century One Press, 1982), 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.

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. One son, Joseph, married Frances A. White in 1895, and Edwin R. Stoll (1905-99) was their son. Edwin married Goldie S. Johnson in 1926; Romaine E. Stoll, born in 1927, was their son. The Stolls engaged in cattle ranching. Romaine enlisted in the U.S. Army in 1945 and served in Alaska. He also worked for the Landis family at the Tarryall River Ranch.

According to Romaine Stoll, when the family acquired this property in 1951, 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. The stone-faced root cellar (Resource B) stored potatoes, canned goods, and other items. The two small resources uphill to the east (Resource G) 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 (Resource J). The Stolls operated a cattle ranch here.

Norman Pledger, a later owner, reported that the property housed a chinchilla ranch in the 1940s that went bankrupt because "Hollywood women didn't like the idea of little animals being made into coats." Romaine Stoll maintained he had never heard of chinchillas being raised on the property, but longtime area resident Mildred Barr Smith recalled that Edwin Stoll ran a chinchilla raising business. Raising chinchillas for their fur captured the imaginations of many in the late 1940s and early 1950s. An October 1946 article in *Popular Mechanics* characterized the tiny mammals as "Platinum on Four Feet." By 1954, however, *Kiplinger's Personal*

Finance magazine concluded that "there is a market, although perhaps a limited one, for good-quality fur. On the other hand, mediocre skins won't bring enough to pay for the cost of production. And poor quality skins won't sell at all." The Stolls sold the property in 1959, moving first to the Carbondale area and then to Montrose.

Anna F. Pledger acquired the property in 1959. Born in Springfield, Illinois, in 1909, she came with her parents, Nicholas and Mary J. Fontecchio, to Colorado Springs in 1920. She owned and operated the Navajo Hogan Night Club that her father had designed and built. She married 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. She died in 1993. According to Norman Pledger, she paid "very little" for the ranch.

Pledger used corrugated metal from his property in Colorado Springs to clad the barn. He also spent about \$5,000 to run piping from springs to the main house. In 1963, the Colorado Springs city directory identified Pledger as an electrician with Howard Electric and married to Anna Pledger. Pledger, who still resides in Colorado Springs, runs cattle at the ranch and has deer and elk hunters up in the fall. Ownership is divided between Norman Pledger (1/2 interest) and daughters Joan D. Long Trust (1/4 interest) and Gloria Dytri Nunn (1/4 interest).⁴¹

⁴¹ 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

Dude Ranching on the Tarryall: Tarryall River Ranch (5PA4465)

Isaac Sheetz Brown, Jr., acquired nearly all of the land now occupied by the headquarters area of this ranch in 1882 by means of a Cash Entry patent that included 160 acres. A native of Missouri, the 1870 Census showed Brown, then eleven years old, living in Arapahoe County, Colorado, with his parents and sister. In testimony for his patent, Brown, twenty-two years old and single, stated that he settled on the land in July 1880, building a house, stabling, and about two miles of fence. He used the land for raising hay. In 1881 Brown was elected as a road overseer for the Como precinct. 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 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 the Strickner brothers. The property included all of the current headquarters area. Karl (or Carl), John, and Joseph Strickner were natives of Austria. Karl, born in 1855, came to the United States in 1890. John (b. 1857) and Joseph (b. 1845) came the following year and all but John became naturalized U.S. citizens by 1900. According to Midge Harbour, the Strickners came to Park County in the late 1890s. The 1900 Census

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 (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.

showed them living together (with Karl listed as head of the household) in the Puma precinct of Park County. Karl was also active with Otto Groening in area mining claims. 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.

Hopkins sold part of the land to Samuel Blankenship in 1920 and part to Sophia Poulson in 1926. In 1932, wealthy Colorado Springs philanthropist Alice Bemis Taylor (1877-1942) bought the remaining Hopkins' land and the Poulson tract. The property's history as a working cattle ranch appears to have ended at this time. Taylor, the daughter of Judson M. and Alice Bemis, came with her family to Colorado Springs in 1881. Her father had founded J.M. Bemis and Company in 1858 in St. Louis, Missouri, and made his fortune in bag manufacturing. Alice Bemis married Frederick M.P. Taylor in 1903; he died in 1927. Alice Bemis Taylor became known as "Lady Bountiful" for her generous donations to such Pikes Peak area institutions as the Colorado Springs Day Nursery, the Colorado Springs Fine Arts Center, and Colorado College. Her father had served as a trustee of Colorado College, and she became its first female trustee. Taylor had a great interest in architecture. She died in 1942. According to local historian Midge Harbour, during Taylor's tenure (1932-37) she "built the house that was used for many years as the main house of the ranch. She also built the ice house directly behind the main house. The ice was cut from Tarryall Creek and from a pond on the property. It was stored in the ice house for use in the summer. . . She had a guest house built next to the main house."

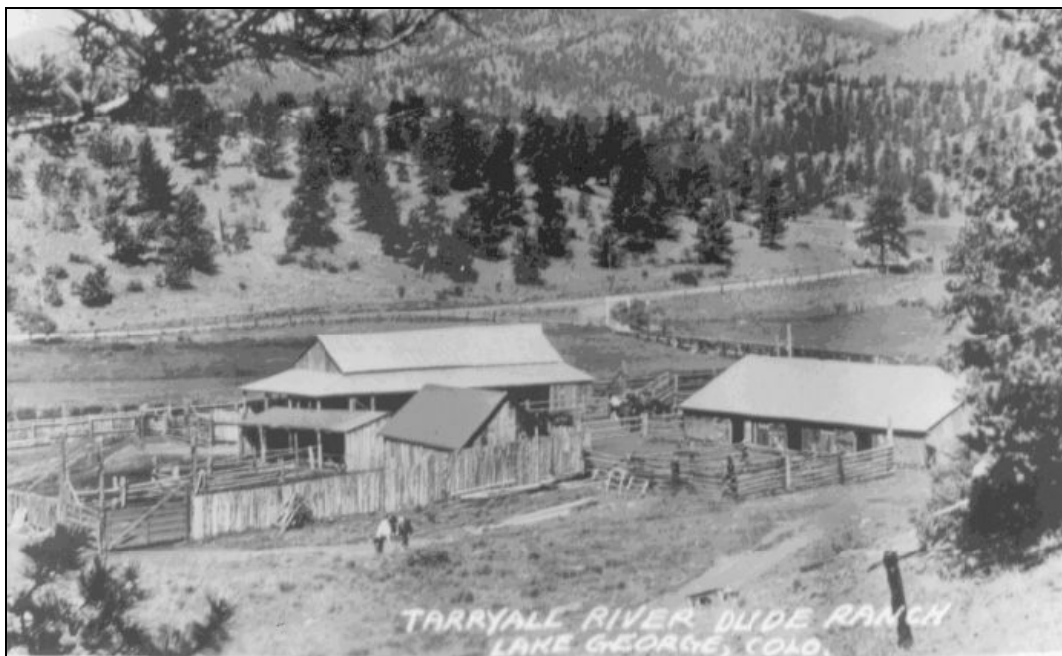


Figure 15. This ca. 1940s postcard for the Tarryall River Dude Ranch (view west) shows the main barn and other animal support buildings near Tarryall Creek. SOURCE: Park County Local History Archives, photographic collection, image 1359, Margaret Howell McArthur collection.

In 1937, Leon H. Snyder of Colorado Springs, Mrs. Taylor's lawyer, acquired the ranch. Snyder, born in Alma, Nebraska in 1892, graduated from the University of Nebraska and served in the U.S. Navy during World War I. Admitted to the bar in 1919, he began practicing law in Colorado Springs in 1920. Major clients included the Union Printers Home, the International Typographers Union, and the Mountain View Rural Electrification Association. Snyder served as El Paso County Attorney from 1942-60. At the time of his death in 1973 the *Park County Republican and Fairplay Flume* described Snyder as the "originator of South Park City and its most generous benefactor." Planning for South Park City, a museum in Fairplay composed of mostly moved historic buildings from other parts of the county, began in 1957 with the facility opening two years later.

Snyder began the dude or guest ranch operation at the property and trademarked the name "Tarryall River Ranch." Snyder

successfully negotiated a land exchange with the U.S. Forest Service, which held a strip of land in the main part of the ranch area, by swapping 35 acres of original Strickner brothers' land to the southeast. Although not formally recorded until 1947, Snyder proceeded to build the ranch's "recreation hall . . . the largest building in the complex" on the USFS strip (Resource P). Midge Harbour reported that during Snyder's ownership "several buildings on the Strickner section had been moved to the main ranch itself." The operation of the dude ranch included trail rides onto the adjacent national forest land, over Mt. McCurdy and into Lost Park.

In 1944, Snyder sold the ranch to Ray and Norma Landis, who continued to operate the property as a dude ranch. The entrance sign for the ranch in the 1940s indicated it operated on the "American Plan" (lodging with all three meals included). In 1953 Clyde and Gladys Wilhite became owners of 157 acres of the ranch. 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 and his brothers acquired the ranch. Sheffer, an owner of Chicago shopping centers and California almond groves, entertained business and personal friends at the ranch, which was managed by Robert Nass and Stan Schute.



Figure 16. Colorado Springs philanthropist Alice Bemis Taylor erected this house in the early 1930s, which later served as the main lodge at the Tarryall River Ranch. Park County Local History Archives, photographic collection, image 1354, Margaret Howell McArthur collection.

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 was president in 1969. He also was one of the founders of the Colorado Guides and Outfitters Association, serving on its board and as president. Cotton operated a hunting camp in Zambia as well and was recognized in 1981 as most outstanding hunter by the Safari International Club. Both Gordons were active in the Park County Republican Party, with Cotton serving as chairman for several years and Joan attending the 1972 Republican National Convention as a delegate. The

Gordon sons, Ben and Pat, assisted in ranch operations.

During the Gordon tenure, the ranch gained several buildings and others were altered. Cotton Gordon and Art Warling remodeled the house built by Alice Bemis Taylor and the dining room was expanded to accommodate more guests. According to Midge Harbour: “The building which is being used [in 1982] as a trading post was moved from the Bob Markis ranch outside of Woodland Park. It was dismantled and moved log by log. An old house on the Gerdes ranch was dismantled and rebuilt for a tack room.” “Several buildings and the corrals had to be rebuilt” due to a 1970 bunkhouse fire. In 1979, “a new home overlooking the ranch” was built by family members and several subcontractors. Cotton Gordon constructed the house’s two-story stone chimney from “native rock found on the ranch.”



Figure 17. Leon H. Snyder of Colorado Springs started dude activities at the Tarryall River Ranch in 1937. This 1940s photograph shows a group of happy guests enjoying horseback riding. SOURCE: Park County Local History Archives, photographic collection, image 1365, Margaret Howell McArthur collection.

James D. Gordon bought it from Finney M. Gordon, Jr., and Joan Gordon in 1994. The current owner, the VanBerkum Family LLC, acquired the property in 2003. Kevin and Lisa Tesch and other family members

run the guest ranch under the motto:
“Remember: There are no strangers in our
corner of the West!”⁴²



Figure 18. 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. SOURCE: Park County Local History Archives, image 300, provided by Sydney Johnson, 1941.

⁴² 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 (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 (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.



Figure 19. 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. SOURCE: E.E. Van Epps photograph, image number 025-1833.jpg, Pikes Peak Library District, Colorado Springs, Colorado.

5

RESULTS

The Tarryall Road Historic Resources Survey intensively documented twelve resources and re-evaluated fourteen. Tables 2 and 3 present a summary of eligibility assessments for all resources included in the intensive and re-evaluation surveys in state identification number order. The surveyors consulted with Heather Bailey, National and State Register Historian with the Colorado Office of Archaeology and Historic Preservation, concerning National and State Register eligibility in May 2011.

Intensive Survey

INDIVIDUALLY ELIGIBLE RESOURCES

Six individual resources examined in the intensive survey were evaluated as potentially eligible to the National Register of Historic Places and the State Register of Historic Properties: Williams Ranch (5PA.38); Taylor/Portis/Paige Ranch (5PA.4468); Hayman School (5PA.4469); Stoll Ranch (5PA.4462); Tarryall River Ranch (5PA.4465); and Warling Ranch (5PA.4463) (See Table 2). Two additional resources were assessed as potentially eligible to the State Register of Historic Properties only: Farnum Cemetery (5PA.4460) and the Derby/ Terhune/ Eavenson Ranch (5PA.4464). Two resources were evaluated as “Need Data”: Snair/Abell Ranch (5PA.4466) and Clarkson/Golding Ranch (5PA.4470).⁴³

⁴³ The consultants and Dr. Bailey agreed on nine of the NRHP eligibility assessments. The consultants disagreed with two, believing the Warling Ranch and Snair/Abell Ranch are not eligible due to lack of historic physical integrity.

CONSTRUCTION DATES

Original settlement dates of properties included in the intensive survey ranged from the 1870s to the 1950s. The earliest recorded resource, Farnum Cemetery (5PA.4460), dates to the 1870s. Two resources dated to the 1950s: the Stoll Ranch (5PA.4462), established in 1951, and the Barr House (5PA.4461), a cabin erected in 1954 using reclaimed logs.

ORIGINAL FUNCTIONS

Most (nine of twelve) of the surveyed properties reflected Agricultural original uses as the headquarters areas of ranches or farms. The Domestic use category included two examples, the Barr house in Tarryall and the Golding homestead dwelling near the southern end of the corridor. The Farnum Cemetery, a small family burial ground, reflects a Funerary original use. The Hayman School, now relocated to a ranch headquarters, originally represented an Educational use, as a one-room country school. The Tarryall River Ranch, originally representing an Agricultural function as a cattle ranch, has been a guest/dude ranch since 1937, an Entertainment and Recreation use.

MATERIALS

Log construction prevails along the Tarryall corridor, with three-quarters of the properties included in the intensive survey featuring log or log-clad buildings or structures. In some cases logs well over a foot in diameter were noted, reflecting the old growth timber available during the

early settlement period.

Notching. Log builders employed a variety of corner notching techniques (see Figure 17). The two-story main ranchhouse at the Williams/Gold Ranch (5PA.38) is an excellent example of full dovetail joinery. Mary Wilson in a 1984 study of Rocky Mountain log cabins characterized the full dovetail notch as “one of the most complicated corner timbering methods requiring considerable skill to execute. Logs are locked in both directions producing a box-like corner; the logs are usually hewn, or at least squared at the ends.”⁴⁴ Other examples of full dovetail notching are the Barr House in Tarryall (5PA.4461) and the office at the Tarryall River Ranch (5PA.4465), both moved from other locations and reconstructed.

The Derby/Terhune/Eavenson Ranch (5PA.4464) and the Holst/Wallace/Paige Ranch (5PA.4467) contain buildings exhibiting half dovetail notching. Wilson observed: “While probably a simplification of the full dovetail notch, this corner timbering method was easier to execute and was far more popular.”⁴⁵

Several ranches display examples of V-notching. Wilson explains: “This notch is executed by making [a] V-notch cut into the bottom of an upper log which fits into the pointed crown of a lower log. The cross-section of a rounded log appears pear-shaped when a ‘V’ joint is used, a hewn log takes on a gabled appearance.”⁴⁶ Buildings with V-notching were noted on the Williams-Gold, Tarryall River Ranch, and Taylor/Portis/Roth Ranch (5PA.4468).

Square notches, one of the simpler joints to

⁴⁴ Mary Wilson, “Log Cabin Technology and Typology,” in *Log Cabin Studies*, Cultural Resource Report No. 9 (Ogden, Utah: U.S. Department of Agriculture, Forest Service, 1984), 6.

⁴⁵ Wilson, “Log Cabin Technology and Typology,” 6.

⁴⁶ Wilson, “Log Cabin Technology and Typology,” 6.

execute, were found on buildings on the Williams-Gold, Derby/Terhune/Eavenson, Tarryall River Ranch, and Holst/Wallace/Paige ranches. Curiously, no examples of saddle notches, one of the simplest notching types, were observed.

Log Finishes. Exterior log treatments included both adze-hewn squared logs and round logs. One building at the Derby/Terhune/Eavenson Ranch featured logs with milled exteriors but unmilled tops and bottoms. At the Tarryall River Ranch more recent examples of novelty log and milled log construction are present.

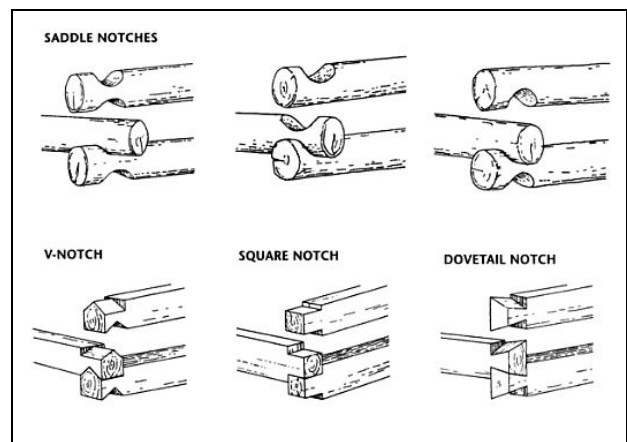


Figure 20. Common Log Notches. SOURCE: Carley, *The Visual Dictionary of American Domestic Architecture* (1997), 123.

Log Cladding. In addition to full logs, the intensive survey properties along the corridor contain a number of buildings where vertical split-log cladding is employed. Also known as log slab siding or first cuts, this cladding is produced when a log is milled, with the first saw cuts producing “planks with one flat surface and one curved surface complete with bark. When applied to a house, either vertically or horizontally, the planks look something like solid logs.”⁴⁷ The Snair (5PA.4466) and Taylor/Portis/Roth ranches display this

⁴⁷ Tom Silva, “Log Siding with Bark?,” This Old House website, <http://www.thisoldhouse.com> (accessed 21 February 2011).

type of wall cladding. More recent examples of this technique are found on several buildings at the Tarryall River Ranch. In some cases vertical split-log cladding is applied over horizontal full logs.

Re-Evaluation Survey

The thirty historic resources included in the 1995 survey of Tarryall Road were re-evaluated (See Table 3). Thirteen of the resources were essentially unchanged. The remaining seventeen properties had sufficient changes in appearance and/or condition to merit completion of a Re-Evaluation form (form 1405). Five resources posted changes in National Register eligibility: three going from not eligible to eligible; one from not eligible to need data; and one from eligible to not eligible.

Potential Rural Historic Landscape District

1995 RECOMMENDATIONS

The 1995 survey of the roadway found that the corridor comprised a potential rural historic landscape district (RHLD) (5PA.879). Jonathon Horn concluded:

The road corridor is exceptional because of its almost complete lack of development since its period of significance between 1865 and 1945. The rural landscape retains historical visual integrity in terms of location, design, setting, materials, workmanship, feeling, and association. The district is recommended as significant under criterion a for the Exploration/Settlement and Agricultural (Ranching) themes and under criterion c for its excellent examples of log architecture.⁴⁸

Horn did not specify a potential boundary

⁴⁸ Horn, "Cultural Resource Inventory," 56 and 62.

for the district, but noted that it extended the length of the road (excluding resources within Jefferson) and contained thirty-two contributing sites.⁴⁹

RHLD CHARACTERISTICS

National Register Bulletin 30 (1989) defines a rural historic landscape 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."⁵⁰ Such rural landscapes "commonly reflect the day-to-day occupational activities of people engaged in traditional work" such as agriculture and are differentiated from other types of historic properties by "large acreage and a proportionately small number of buildings and structures."⁵¹

2010 RECOMMENDATIONS

Significance. The present study concurs that the Tarryall corridor comprises a potential rural historic landscape district. The area is significant under Criterion A in the area of Exploration/Settlement as an early transportation route along which pioneer settlement occurred and in the area of Agriculture as an important location for cattle and hay raising in Park County. The corridor is also significant

⁴⁹ Many of the sites contained a number of buildings. The report did not provide an overall count of contributing and noncontributing resources.

⁵⁰ 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.

⁵¹ McClelland, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, 2.

under Criterion C in the area of Architecture for exemplifying numerous examples of early homesteads and ranch headquarters, with most displaying one or more buildings of log construction. Most of the property types described in the “Historic Ranching Resources of South Park, Colorado” MPDF are present within the corridor, which falls within the MPDF’s geographic coverage.⁵²

Integrity and Period of Significance. While Horn’s assertion that the district displayed an “almost complete lack of development” was probably overstated even in 1995, the corridor retains a remarkably high level of physical integrity with relatively few intrusions. The persistence of traditional land uses and occupations within the corridor suggests that the period of significance should be extended, from 1865 to 1945 to 1865 to 1961 (a date fifty years before the present).

District Options. The results of the intensive, re-evaluation, and windshield surveys undertaken in the present study provided data for crafting a boundary for the potential Tarryall RHL. Preparation of a nomination for the RHL is planned in 2011-12 under a Certified Local Government grant received by Park County. Two possible district options emerged from the 2010 project:

- 1) a district including nearly the entire length of County Road 77 (excluding any resources within Jefferson), from the Willard Head Ranch at milepost 0.1 southeast to U.S. 24. This option includes 41.65 miles of the road and contains approximately 352 resources: 202 contributing (57 percent) and 150 noncontributing.

- 2) a district beginning at about milepost 2.4, where hills start to define the corridor, thereby excluding the open area southeast of Jefferson and the visual intrusions east and west of the road, and continuing southeast to U.S. 24. This alternative includes 39.35 miles of County Road 77 and holds approximately 333 resources: 192 contributing (58 percent) and 141 noncontributing.

The above statistics for contributing/noncontributing status assume that the boundary will be drawn to exclude the cluster of nonhistoric dwellings associated with the Tarryall River Estates subdivision, as well as other scattered nonhistoric resources on ridges. Depending on the ultimate configuration of the district boundary, these numbers will probably change somewhat.

Boundary Alternatives. A variety of techniques may be used to define the district boundary along the length of the corridor. Assessor parcel boundaries may be used where possible, as they constitute legal, generally recognized areas. In other instances, techniques which limit the boundary to an area reasonably adjacent to the road might be employed where large areas of national forest lands abut. Following contour lines, ridgelines, or specified offsets in feet from the road centerline might be used in those cases. In one or two cases, where a large number of noncontributing resources are in close proximity to the road (such as Tarryall River Estates), the district boundary might be brought in to follow the road right-of-way in order to exclude such intrusions.

⁵² R. Laurie Simmons and Thomas H. Simmons, “Historic Ranching Resources of South Park, Colorado,” National Register Multiple Property Documentation Form, 27 August 1999.

Table 2
NATIONAL AND STATE REGISTER EVALUATION
INTENSIVELY SURVEYED RESOURCES, 2010
SORTED BY STATE IDENTIFICATION NUMBER

ADDRESS/ MILEPOST	STATE ID NUM.	HISTORIC NAME	NATIONAL		STATE	
			Status	Crit.	Status	Crit.
25630 County Road 77 (east side), milepost 40.7	5PA.38	Williams Ranch	Eligible	A, C	Eligible	A, C
County Road 77 (east side), milepost 22.1	5PA.4460	Farnum Cemetery	Not Eligible	--	Eligible	A, C
39 Third Street, Tarryall, milepost 29.6	5PA.4461	Barr House	Not Eligible	--	Not Eligible	--
36640 County Road 77, milepost 36.6	5PA.4462	Stoll Ranch	Eligible	A, C	Eligible	A, C
38338 County Road 77, milepost 38.3	5PA.4463	Warling Ranch	Eligible	A, C	Eligible	A, C
19142 County Road 77, milepost 19.1	5PA.4464	Derby/Terhune/Eavenson Ranch	Not Eligible	--	Eligible	A, C
27001 1/2 County Road 77, milepost 27.0	5PA.4465	Tarryall River Ranch	Eligible	A	Eligible	A, C
County Road 77 (east side), milepost 40.7	5PA.4466	Snair/Abell Ranch	Need Data	--	Need Data	--
14709 County Road 77, milepost 14.7	5PA.4467	Holst/Wallace/Paige Ranch	Not Eligible	--	Not Eligible	--
2427 County Road 77, milepost 2.4	5PA.4468	Taylor/Portis/Johnson Ranch	Eligible	A, C	Eligible	A, C
38262 County Road 77, milepost 38.3	5PA.4469	Hayman School/Jeffryes Ranch	Eligible♦	A (B)	Eligible♦	A, C
County Road 77 (west side), milepost 40.4	5PA.4470	Clarkson/Golding Ranch	Need Data	--	Need Data	--

NOTES: ♦ Hayman School building only; entire ranch is assessed as not eligible.

Letters in criteria columns indicate the applicable National or State Register criteria; letters in parentheses indicate relevant criteria considerations (if any).

Potentially Eligible to the National and State Registers



Williams Ranch, 25630 County Road 77, 5PA.38.



Stoll Ranch, 36640 County Road 77, 5PA.4462.



Tarryall River Ranch, 27001 1/2 County Road 77,
5PA.4465.



Taylor/Portis/Johnson Ranch, 2427 County Road
77, 5PA.4468.



Hayman School, 38262 County Road 77,
5PA.4469.

Potentially Eligible to the National and State Registers



Warling Ranch, 38338 County Road 77,
5PA.4463.

Potentially Eligible to the State Register Only



Farnum Cemetery, milepost 22.1, 5PA.4460,
1870s.



Derby/Terhune/Eavenson Ranch, 19142 County
Road 77, 5PA.4464.

Table 3
NATIONAL AND STATE REGISTER EVALUATION
RE-EVALUATION OF RESOURCES FROM 1995 SURVEY
SORTED BY STATE IDENTIFICATION NUMBER

State ID Num.	Resource Name	1995 Evaluation		2010 Evaluation	
		Eligibility	Criteria	Eligibility	Criteria
5PA.300	Landis Ranch •	Eligible	A, C	Eligible	A, C
5PA.350	Olney Borden Ranch/ Bordenville	Eligible	D	Eligible	D
5PA.382	Lake George Cemetery •	Not Eligible	--	Eligible	A, C
5PA.407	Tarryall School •	Listed	A, C	Listed	A, C
5PA.779	Willard R. Head Ranch •	Eligible	A, B, C, D	Eligible	A, B, C, D
5PA.780	Wright Homestead •	Eligible	A, C, D	Eligible	A, C, D
5PA.781	Sanborn Ranch •	Not Eligible	--	Eligible	A, C
5PA.782	Miller Ranch	Eligible	A, C, D	Eligible	A, C, D
5PA.783	Miller/Rudd Ranch •	Not Eligible	--	Not Eligible	--
5PA.784	Colorado City Road	Not Eligible	--	Not Eligible	--
5PA.785	Timothy Borden Ranch •	Eligible	A, C, D	Eligible	A, B, C, D
5PA.786	Division of Wildlife Complex	Eligible	A, C	Eligible	A, C
5PA.787	Dunbar/Robbins Ranch •	Eligible	A, C	Eligible	A, C
5PA.788	Bowsher Ranch •	Not Eligible	--	Eligible	A, C
5PA.789	Derby Cabin •	Eligible	C	Not Eligible	--
5PA.790	Ute Trail River Resort	Eligible	A, C	Eligible	A, C
5PA.791	Lazy River Ranch •	Eligible	C	Eligible	C
5PA.792	Road segment	Not Eligible	--	Not Eligible	--
5PA.793	Williams Ranch •	Eligible	A, C	Eligible	A, C
5PA.794	Sidney Derby Ranch	Eligible	D	Eligible	D
5PA.796	Kleinkenecht Cabin	Not Eligible	--	Not Eligible	--
5PA.797	Groening Place •	Not Eligible	--	Not Eligible	--
5PA.798	Denny Place	Eligible	D	Eligible	D
5PA.799	Misztal Residence	Not Eligible	--	Not Eligible	--
5PA.804	Equipment Shed •	Not Eligible	--	Not Eligible	--
5PA.805	Bridge	Not Eligible	--	Not Eligible	--
5PA.806	Gloss Ranch	Eligible	A, C	Eligible	A, C
5PA.810	Sarah McLaughlin Ranch •	Not Eligible	--	Need Data	--
5PA.812	McLaughlin's Second Homestead	Not Eligible	--	Not Eligible	--
5PA.815	Warling Ranch •	Not Eligible	--	Not Eligible	--

NOTES: A bullet (•) indicates that a re-evaluation form was completed for the resource. Shaded rows identify changed evaluations. Letters in criteria columns denote the applicable National Register criteria.

Historic Architectural Styles and Types

Buildings documented during the intensive survey displayed a few examples of formal architectural styles, as well as a number of building types, material types, and special use types. The following discussion of architectural styles and building types uses the terminology developed by the Colorado Historical Society Office of Archaeology and Historic Preservation (see *Field Guide to Colorado's Historic Architecture and Engineering* (2008) and the lexicon (updated July 2010). Only resources considered good examples of a style or type are mentioned as examples below.

Material Types



Pioneer Log. Pioneer Log resources represent the most numerous resource type found in the intensive survey. Built from 1858 through the 1930s, this building type is “constructed of round logs, hewn logs or mill waste (log slabs) and were usually laid on alternating tiers, notched at the corners to fit together. Spaces between the logs were filled with wet moss or clay, animal hair or straw (daubing), and stone or wood strips (chinking). Roofs were canvas, earth, shingles, wood boards, sheet metal, or tree limbs. Gable ends were either log or frame.”⁵³ A variety of corner notching types

⁵³ Colorado Office of Archaeology and Historic Preservation, *Field Guide to Colorado's Historic Architecture and Engineering* (Denver: Colorado Historical Society, 2008).

were used to join the logs, including saddle, V-notch, square, and dovetail. Good examples of the Pioneer Log type recorded in the intensive survey include:

- Williams-Gold Ranch, 5PA.38: main two-story ranchhouse (Resource A), four smaller log cabins (Resources C, D, E, and G), and a barn (Resource B).
- Derby/Terhune/Eavenson Ranch, 5PA.4464: main barn (Resource E), barn (Resource G), and log cabin (Resource F).
- Taylor/Portis/Johnson Ranch, 5PA.4468: one-and-a-half-story log cabin (Resource E).
- Holst/Wallace/Paige Ranch, 5PA.4467: two log cabins (Resources C and D).
- Tarryall River Ranch, 5PA.4465: main barn (Resource D).

Architectural Styles



Craftsman. The intensive survey noted one example of a Late 19th and Early 20th Century American Movements/Craftsman style building. Characteristics of the style include such elements as gabled roofs, exposed rafter tails, overhanging eaves, multi-over-single-light windows, battered stone chimneys, a variety of construction materials, and large porch columns. An example of this style is:

- Tarryall River Ranch, 5PA.4465: lodge/dining hall (Resource A).



Rustic. The OAH *Guide* observes Rustic style buildings “are primarily of log construction with stone foundations, battered walls, overhanging roofs, and small paned windows.”

- Tarryall River Ranch, 5PA.4465: guest house (Resource I), Frontier Lodge (Resource P), and guest cabin (Resource L).
- Derby/Terhune/Eavenson Ranch, 5PA.4464: main house (Resource A).

Late Nineteenth and Early Twentieth Century American Movements. Some houses erected along Tarryall Road during the late nineteenth and early twentieth centuries display some features influenced by architectural styles developed during the period although they do not possess all of the distinctive characteristics of a particular style. The design of these houses may have rested with the builder, perhaps influenced by other architecture in the area and, in some cases, popular magazines and catalogs with plans that could be obtained by mail. The main house at the Taylor/Portis/Roth Ranch is an example of this style, composed of two intersecting, gabled roof wings forming an L-shaped plan, with the south projecting 1945 wing being two stories and the east projecting c. 1920 wing one-and-a-half stories. Walls are clad with clapboard siding terminated by sill and cornice boards. The front (south) has a one-story wrap-around porch at the intersection of the gables with a shed roof,

turned spindle supports, a wood slat balustrade, and a concrete deck and steps. The house features two-over-two-light, one-over-one-light, and six-over-six-light windows.



- Taylor/Portis/Johnson Ranch, 5PA.4468: main house (Resource A).

Building Types

Schoolhouse. The surveyors recorded one example of the Schoolhouse building type in the intensive survey. This building type is described in the “Rural School Buildings in Colorado” Multiple Property Documentation Form.⁵⁴ Such facilities are typically small, one-story, frame buildings with hipped or gable roofs, with most consisting of one room. A good example of this building type is:

- Hayman School, 5PA.4469: one-room school (Resource A).



⁵⁴ Suzanne Doggett and Holly Wilson, “Rural School Buildings in Colorado,” National Register Multiple Property Documentation Form, 1996 (revised 1999).

RECOMMENDATIONS

1. National Register Rural Historic Landscape District

This study identified a potential National Register Rural Historic Landscape district (RHLD) for the County Road 77 corridor. National Register district designation is a means of recognizing the historical, cultural, and architectural significance of an area. If owner support for designation exists, then the county should pursue preparation of a nomination using the 2011 Certified Local Government grant.

2. National and State Register Eligible Properties

The survey identified five properties potentially eligible to the National Register and State Register and two properties potentially eligible to the State Register only. If the RHLD nomination does not proceed and if the owners of the resources are willing, the properties should be nominated for listing in these registers. Such designation places no restrictions on what owners may do with their properties and will increase public awareness of the importance of preservation of the Tarryall corridor's historic buildings and structures. Listing also may qualify properties for federal and state tax credits and, in some cases, State Historical Fund grants to assist with stabilization and restoration. If the RHLD nomination proceeds, there would be no point in pursuing individual listing of these resources, as they would be recognized as components of the district.

2. Publications and Walking Tours

Photographs and historical information contained on the survey forms from this

project could be utilized to produce Tarryall Road driving tour brochures of interest to local residents and visitors. The existing Tarryall Road guide prepared by the Park County Local History Archives could be extended to include the entire length of the corridor. Information from the survey could also be made available from a link on the county's website.

3. Educational Activities

Park County should continue to support educational activities and programs providing historical and preservation-related information to local residents. Owners of properties included in the survey should receive a copy of the survey form relating to their property. Additional interpretive panels might be placed along the corridor providing information about the area's history and architecture for visitors.

4. Donation of Historical Materials

The Park County Local History Archives contains some photographs and information about specific locations and families along Tarryall Road. The county should encourage residents to donate copies of relevant materials so that they will be available for future generations. Oral history interviews with current or former property owners and residents should be undertaken.

6. Retention of Survey Products

Copies of the products resulting from this survey should be placed in publicly accessible locations and archival

repositories for permanent retention, such as the Park County Local History Archives.

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