United States Department of the Interior
National Park Service

154

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Guiraud-McDowell Ranch
Other names/site number: Buffalo Peaks Ranch, 5PA.2013
Name of related multiple property listing:
Historic Ranching Resources of South Park, Colorado

2. Location

Street & number: Highway 9
City or town: Garo State: CO County: Park
Not For Publication: n/a Vicinity: x

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property __X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national **___statewide** **__X_local**

Applicable National Register Criteria:

_X_A **___B** **__X_C** **___D**

2/24/16

Signature of certifying official/Title: Deputy State Historic Preservation Officer **Date**

History Colorado - Office of Archaeology and Historic Preservation

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Alexis Abernathy 4/12/16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

Private:	☐
Public – Local	x
Public – State	☐
Public – Federal	☐

Category of Property

Building(s)	☐
District	x
Site	☐
Structure	☐
Object	☐

Number of Resources within Property

Contributing	Noncontributing	
12		buildings
		sites
7	1	structures
1		objects
20	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

DOMESTIC: single dwelling, secondary structure, institutional housing
AGRICULTURE: animal facility, agricultural outbuilding

Current Functions

VACANT
WORK IN PROGRESS

7. Description

Architectural Classification
NO STYLE

Materials:
Principal exterior materials of the property: WOOD, METAL, CONCRETE

Narrative Description

Summary Paragraph

The Guiraud-McDowell Ranch district is located approximately nine miles southeast of Fairplay and a quarter mile north of Garo on Highway 9 in Park County, Colorado. Established in 1862, the Guiraud-McDowell Ranch is an excellent representation of ranching in Colorado's mountain parks (broad, high-altitude valleys). The ranch illustrates the historical trends of the region on a small scale: the early establishment of ranches to supply mining camps in the 1860s, the introduction of irrigated hay meadows to provide forage for livestock during harsh winters, and the evolution of stock raising (cattle and sheep) from open range to fenced pastures. The ranch's picturesque setting in a high mountain valley surrounded by vistas of distant peaks is also a key part of its character, ideally representing the much-celebrated beauty of Colorado's Rocky Mountain ranches. The City of Aurora purchased the ranch in 1985. The Rocky Mountain Land Library recently signed a lease with Aurora to lease the headquarters and immediately surrounding land, encompassing 38 acres. Though the historic ranch included thousands of acres, the nominated district includes only the land within the lease boundary. All of the historic ranch buildings are located within the district boundaries including a house, bunkhouse, cookhouse, garage, shop, barns, scale houses, and loafing sheds. The district includes twelve buildings, eight structures, and one object. The oldest building on the ranch is the house, constructed in 1906. The ranch includes eleven buildings, seven structures, and one object built by the McDowell family in the mid-twentieth century. Only one resource, the entry gate, was added after the

period of significance. The Guiraud-McDowell Ranch District meets the registration requirements as specified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado" for the property type Historic Ranches and Ranching Facilities of South Park, Colorado.

Narrative Description

Overview

Park County is located in the geographical center of Colorado and covers 2,200 square miles with an elevation ranging from 7,000 to 14,000' above sea level. With a population of 14,523, Park County is rural with a long tradition of mining as well as ranching. The headquarters of the Guiraud-McDowell Ranch is situated on the 160 acres originally settled by Adolphe and Marie Guiraud in 1862, which included portions of the southeast quarter of Section Four and north half of Section Nine (where the headquarters is located). The City of Aurora purchased the ranch in 1985. The city originally leased the property to a local rancher, but the complex has been vacant for several decades though the surrounding land has continued to be leased for grazing.

The headquarters lies 9,200' above sea level in a mountain valley with Red Hill (10,051' elevation) rising to the west and Reinecker Ridge (10,525' elevation) rising to the east. Rolling grasslands extend between the rises and to the north and south. The taller peaks of Silverheels (13,822' elevation) and Little Baldy (12,142' elevation) are visible to the north. The Middle Fork of the South Platte River is located south of the headquarters and Trout Creek lies to the east. The headquarters is situated to the east of Highway 9, sheltered behind Red Hill, which largely obscures the view of the ranch from the highway.[1] This location provides a natural windbreak in a region where high winds are common. The vistas from the headquarters have changed very little since the ranch was established.

The ranch headquarters is composed of three building clusters focused around domestic activities, cattle and shop activities, and sheep raising. The clusters are arranged in a rough L-plan with the cattle and shop cluster approximately 200' northwest of the domestic cluster and the sheep cluster approximately 275' east of the domestic cluster. The domestic cluster is located near the southern end of Red Hill. The cattle and shop cluster lies to the northwest of the domestic cluster, in a sheltered spot tucked up against the side of Red Hill. The sheep cluster lies

[1] The nomination boundary includes all of the manmade facilities associated with the headquarters complex during the Guiraud and McDowell management of the ranch. An additional loafing shed is located on the opposite side of Hwy 9, roughly 640' southwest of the barn. This was constructed sometime before 1960 and is located on land that at one point was part of the McDowell operation. However, it was not part of the headquarters complex, since it was separated from the primary ranch buildings by a highway.

on the grasslands to the east of the domestic cluster and is the most geographically exposed of the clusters. Based on historic images of the ranch, this appears to have been where the Guiraud's barn complex was located. Though the ranch was established in 1862, no nineteenth-century buildings have survived. The oldest extant building on the ranch is the house, built by Marie Guiraud in 1906. The other buildings were constructed by the McDowells, who modernized and rebuilt the ranch complex in the mid-twentieth century.[2]

A dirt two-track road leads east from Highway 9 to the ranch headquarters. The road splits southwest of the house, with one route veering north to climb Red Hill and pass behind the barn and the other route continuing past the domestic cluster and then turning northeast to the sheep cluster.[3] Both roads continue beyond the district boundaries, providing access to the surrounding pastures.

The primary vegetation is bunchgrass such as Arizona fescue, Idaho fescue, mountain muhly, Junegrass, and slender wheatgrass. The region features springs as well as fens, where continued groundwater seepage has encouraged the development of peatland. There are very few trees or shrubs. This ecology is ideal for ranching and traditional rangeland uses.

Below is a table of the resources within the district followed by individual resource descriptions. Limited information on the construction of the buildings and structures within the ranch complex is available. Since these are rural buildings, there are no building permits. The primary sources of building information utilized for the nomination are: an interview conducted in 2015 by the author with Marjorie Bratzler, who was married to James McDowell, Jr. and lived on the ranch from 1949 to 1969; an interview conducted by the author in 2012 with Kenny Gibbs, who lived on the ranch in the 1970s; a historic photo from the 1930s; a historic photograph from ca. 1960; and a survey form of the complex completed in 2002 by Laurie and Thomas Simmons of Front Range Research Associates, Inc. for which the preparers spoke with James McDowell, Jr. For most buildings and structures it is difficult to determine whether the doors, windows, roofing, and other features are original. This is a working complex that has evolved over time. The doors, windows, roofing, and other features of the resources generally fit with the historic character of the district and appear to date to within the period of significance.

Resource Name	Year Built	Contributing Status	Resource Type

[2] A prehistoric camp (5PA.3679) has been identified along Red Hill. It was determined NRHP eligible for its range of lithic resources from the Early Archaic to Late Prehistoric periods. However, this resource is not discussed or included within this nomination since it is outside the period of significance.
[3] From 1879 until 1937, the tracks of the Denver South Park & Pacific Railway (5PA.418) ran just west of the ranch headquarters (east of the highway) over Red Hill. The tracks were removed in 1938, and the railroad grade is no longer visible.

Entry Gate	ca.1985	Non-Contributing	Structure
House	1906	Contributing	Building
Clothesline	ca.1945	Contributing	Object
Garage	ca.1953	Contributing	Building
Bunkhouse	ca.1945	Contributing	Building
Cookhouse	ca.1950	Contributing	Building
Sheep Shed North	ca.1961	Contributing	Building
Sheep Shed South	ca.1961	Contributing	Building
Lamb Corrals	ca.1961	Contributing	Structure
Lambing Barn	ca.1961	Contributing	Building
Scale House (truck)	ca.1945	Contributing	Building
Loading Dock	ca.1945	Contributing	Structure
Shop	ca.1945	Contributing	Building
Grain bin	ca.1950	Contributing	Structure
Grain bin	ca.1950	Contributing	Structure
Barn	ca.1945	Contributing	Building
Loafing Sheds	ca.1945	Contributing	Building
Cattle Chute and Squeeze	ca.1945	Contributing	Structure
Corrals	ca.1945	Contributing	Structure
Scale House (in corrals)	ca.1945	Contributing	Building
Abandoned Irrigation Ditch	1867	Contributing	Structure

Contributing Resources

Domestic Cluster

The domestic cluster is located about 450’ east of the entry gate. The domestic cluster is comprised of the main house, a bunkhouse (north of the house), a cookhouse (northeast of the house), and a garage (west of the house). All of the buildings face south. The buildings in the domestic cluster are unified in appearance. All are white, single-story, frame buildings, resting on concrete foundations. Two-rail, round wood fencing encloses the area around the house and bunkhouse. A historic aerial photograph from ca. 1960 shows that the fencing around the domestic cluster once enclosed a grass lawn, creating a clear visual demarcation between the domestic cluster and the rest of the headquarters. The photograph also shows an additional small building located between the house and bunkhouse, possibly a chicken coop. This was removed at an unknown date. Concrete walks run between the rear of the house and the bunkhouse and lead from the bunkhouse towards the garage. Several trees have been planted on the south side of

the house; these are the only trees on the property. A clothesline is located to the east of the house.

House (1906, additions ca. mid-1940s; photos 2-4)

The frame house faces south. The original section of the house features a steeply pitched hipped roof. Two gable-roofed additions have been attached one after the other to the northwest corner, creating an L-shaped plan (86' x 65'). The northernmost addition is shorter than the middle section, creating a telescoping effect. The construction dates of these additions are unknown, but their frame construction, wood clapboard siding, and wood-frame windows match other buildings in the domestic cluster. According to Marjorie Bratzler, the additions were constructed before 1949. Before the cookhouse was constructed ca. 1950, the cook lived in the house and a dining room for hired help was located in the rear addition. Wood paneling was added to the interior in the mid-1940s. According to Marjorie Bratzler, the paneling was made from wood that had been sent to McDowell's construction company to use for concrete forms, but it was found to be too soft so it was used for paneling instead. Marjorie Bratzler designed a remodel of the house in 1960 which included the installation of two picture windows at the southwest corner, a large flagstone fireplace and chimney installed in the living room (southwest corner), and the removal of a bedroom to make a larger living room.

All roofs feature exposed rafter tails. The roofs of the original hipped portion and the first addition are sheathed in wood shingles; the northernmost addition is sheathed in asphalt shingles. The house is covered with clapboard siding. The roof on the south façade extends to cover a full-width porch supported by five unadorned, square wood posts. The façade is seven bays wide: three window openings are located at the center, framed by two door openings with additional window openings at the ends. The door openings hold flat slab wood veneer doors with rectangular glazed vision panels. Wood-framed screen doors cover the doors. The original windows on the house are double six-light wood casement windows; the interior window opens inward and the exterior window opens outward. Many of these are still intact. On some of the windows the exterior casement has been replaced with a one-over-one screen window. There are four casement windows on the facade. At the westernmost end of the façade a window opening was enlarged (ca.1960) to hold a wood-framed picture window.

The west side reveals the three sections of the house. The hipped-roof section features a wood-framed picture window and a six-light casement window. An internal flagstone chimney is located in this section. The middle section features three window openings (with six-light wood casement windows) and an internal concrete block and brick chimney. The northernmost section features three window openings (one-over-one, wood-framed sash windows) and an internal metal chimney flue.

On the north side, there are five window openings of varying sizes on the hipped-roof section. The openings, from west to east, hold two wood casement windows, two one-over-one sash windows, and a four-light aluminum-framed window. A wood casement window is located on the north end of the ell. On the east side, there are two window openings on the hipped-roof section: a six-light wood casement window and a four-light aluminum window. On the ell, the middle section features a three-panel wood door with a single light and two wood casement windows. The northernmost section features a five-panel wood door and a single wood casement window. A free-standing concrete block chimney which serves the basement heating plant is located at the interior of the ell, adjacent to the first addition.

Clothesline (ca.1945; photo 3)

The clothesline is located northeast of the house within the fenced yard. The exact construction date of the clothesline is unknown but it was likely added by the McDowells ca. 1945 as part of the extensive ranch improvements at that time. The clothesline consists of two round wood posts with a smaller wood cross bar and angled wood supports. Wire was strung between the posts from the cross bars. The clothesline is partially collapsed.

Garage (ca.1953; photo 12)

Located west of the house, the frame, single-car garage (12’ x 24’) was built for Marjorie Bratzler’s car. It is sheathed in asbestos cement shingle siding. This was a popular siding material in the mid-twentieth century and appears to be the original siding. The rectangular-plan building rests on a concrete foundation. The front-gable roof has exposed rafter tails and is sheathed in wood shingles. The south façade features a large overhead, wood garage door. A basketball backboard is mounted on the gable end; the hoop is missing. The only window is located on the north side; it is a four-light, fixed, steel-framed window. A vent is located at the gable end.

Bunkhouse (ca.1945; photos 4-6)

The bunkhouse (37’ x 27’) is located directly north of the house. It is believed to have been constructed during the McDowells’ extensive ca.1945 ranch renovations. The frame bunkhouse is clad in clapboard siding and rests on a concrete foundation. It is irregular in plan due to a shed-roof projection placed on the rear of an otherwise rectangular building. It is topped by a front-gable roof with exposed rafter tails. The roof is clad in green asphalt composition shingles; it was re-roofed in summer 2015. The previous roofing was a mix of green and grey asphalt composition shingles. The south façade features a central five-panel, wood door with two one-over-one, wood-framed sash windows on either side. Two one-over-one wood-framed sash windows are located on the west side. A large metal tank is located at the rear of the west side.

On the north side, a five-panel wood door and a six-light wood-framed casement window are located on the shed-roof addition. One-over-one sash windows are located on either side of the addition. Two one-over-one wood-framed, sash windows are located on the east side. An interior brick chimney (partially collapsed) is located on the roof peak.

Cookhouse (ca.1950; photos 5-6)

The cookhouse (24' x 50') is located east of the bunkhouse. According to Marjorie Bratzler, it was constructed ca.1950 to provide housing for the cook and her family. It included a two-bedroom apartment for the cook, a kitchen, and a dining room for serving meals to ranch hands. The frame cookhouse is clad in clapboard siding and rests on a concrete foundation. It is rectangular in plan. The side-gabled roof has exposed rafter tails and is clad in wood shingles. The building was re-roofed in summer 2015, replacing a previous wood shingle roof. There are two entrances on the south facade. Concrete steps lead up to each door. The western door is a three-panel wood door with a single light; the eastern door is a non-original, wood flush door with a metal plate. A slight roof overhang marks each entrance. Two one-over-one, wood-framed, sash windows are located between the entrances and another sash window is located on the east end. Two one-over-one, wood-framed sash windows are located on the west side. On the north side there are three taller one-over-one, wood-framed sash windows interspersed with two shorter one-over-one, wood-framed sash windows. Seven metal vent pipes of various sizes rise through the roof on the north side. The east side is identical to the west.

Sheep Cluster

The sheep cluster consists of a lambing barn, two loafing sheds, and corrals. The larger corral is connected to the south side of the lambing barn. This corral connects to a smaller corral which abuts the south side of the south sheep shed, which lies southwest of the lambing barn. The north sheep shed is located west of the lambing barn. A ca.1930 photograph of the ranch shows an earlier complex of barns in this approximate location, while a ca.1960 photograph shows a single wood or log barn with an attached corral in this location. This appears to have been demolished soon after the image was taken and replaced with the existing sheep facilities. The Simmons' survey form included a ca.1961 construction date for the sheep buildings (based on tax assessor files).

Lambing Barn (ca.1961; photos 8-10)

The lambing barn (36' x 97') is located east of the domestic cluster. The frame building is rectangular in plan and sheathed in a mixture of corrugated metal sheeting and vertical wood boards. The barn features a split gable roof with a south-facing clerestory to maximize interior light. The roof is sheathed in corrugated metal sheeting. A band of windows extends across the

length of the clerestory, divided into eight groups of four, four-light, fixed, wood-framed windows. The south wall below the clerestory features four pairs of the same windows with two pedestrian doors (wood covered with metal sheeting) at the west half and two larger openings at the east half providing access to the adjacent corral. On the west side there is a double door (wood covered with metal sheeting), a pedestrian door (composed of vertical wood boards), and a four-light fixed, wood-framed window. There are no openings on the north side. A single pedestrian opening is located on the east side.

Sheep Shed- South (ca.1961; photos 8, 10)
The south sheep shed (20’ x 65’) is located southwest of the lambing barn and lamb corrals. The frame, rectangular structure is sheathed in corrugated metal. It is covered by a shed roof sheathed in corrugated metal. Two large openings on the south side lead into an adjacent pen. There are also two square window openings without glazing on this side. A large opening is also located on the east side. There is no wall on the west side of the shed; this side is covered with wire fencing. There are no openings on the north side.

Lamb Corrals (ca.1961; photos 9-10)
The lamb corrals consist of two connected pens, one directly south of the lambing barn (97’ x 97’) and the other directly south of the south sheep shed (67’ x 40’). Openings on the southern side of the lambing barn and south sheep shed open directly into the corrals. The construction of the corrals is haphazard, utilizing several different building materials. The primary fencing is two-rail wood post fencing with vertical pieces of wood nailed to the rails to prevent sheep from escaping. There are also sections of woven wire fencing attached to wood posts. The lamb corrals are in poor condition with several portions of fencing collapsed.

Sheep Shed- North (ca.1961; photos 8, 10)
The north sheep shed (20’ x 95’) is located west of the lambing barn. The frame, rectangular structure is sheathed in corrugated metal. It is covered by a shed roof sheathed in corrugated metal. Like the other sheep shed, it features two large openings on the south wall; however, it is not connected to the pens. On the west and east side there is a large door opening and a square window opening covered with boards. There are no openings on the north side.

Cattle and Shop Cluster

The cattle and shop cluster is located northwest of the house and includes a barn, loafing sheds, corrals, scale houses, shop, grain bins, and a loading dock. The single-story loafing sheds extend from the north end of the barn. The large corral complex is connected to the east side of the barn and loafing sheds. The shop is located to the south of the corral. One scale house is located

within the corrals and the other to the south of the shop. This cluster was developed by the McDowells in the mid-twentieth century as the center of their cattle ranching operations. Based on a historic photograph from ca.1930s, it appears that the primary cluster of cattle and shop buildings was previously located to the east of the domestic cluster, where the sheep cluster is now located. The McDowells' motivation for building the new cluster is unknown but it was likely inspired by a desire to modernize and upgrade an aging ranching headquarters. As a construction contractor, James McDowell, Sr. would have had the expertise needed to construct the facilities he wanted for the ranch.

The McDowells' renovation of the ranch headquarters followed prevailing mid-twentieth century recommendations for good farmstead planning. According to *Plans for Farm Buildings and Livestock Equipment*, published in 1952:

> Planning of farm buildings should begin with a study of the farmstead so that each new building can be located to best advantage and arrangement of buildings, driveway, yards, and plantings can be effective and attractive. . . . Try to group buildings according to the production program; place animal shelters, hay storage, grain and feed supplies, and feeding floors or milk rooms in compact, labor-saving units. Keep machinery-storage and shop buildings away from barns to minimize danger from fire, but place them so it will be easy to get machinery in and out. . . . Plan a service court or farmyard so that you will not have to go through gates to reach the principal buildings. Make the court large enough for trucks, tractors, and farm machinery to be handled and turned easily. This means the yard should be at least 80 feet across the narrow width. Protect feedlots, pens, and yards by locating them to the south and east of the barns and other shelters. This arrangement will cut off cold winds in winter, get as much sunlight as possible in the lots, and reduce the danger of icy yards. Locate windbreaks north and west of the buildings. . . . Usually provide only one all-weather driveway from the road into the farmstead. Provide space for parking cars. Make it easy to get to the front and back doors of the house, to the garage, and to the farm buildings from the driveway (Carter 1952, 17).

With the construction of the new cluster, the McDowells changed the flow through the headquarters to what appears to have been a more efficient and convenient layout. The cluster included space for working cattle, machinery and equipment repair and storage, and grain and hay storage. A large work yard (130' x 100') was created between the corrals and the shop. The loading dock, grain bins, barn, and loafing sheds are all banked against Red Hill, which provided protection from strong winds as well as eastern exposure for the long row of loafing sheds. The

cluster was also designed with trucks in mind. The road constructed up the slope of Red Hill provided truck access to the rear of the hay loft of the barn and the rear of the loafing sheds. The corrals were designed with wide aisles for convenient truck access. The truck scale, enabling entire truckloads of hay or cattle to be weighed, was also a modern improvement.

The barn, loafing sheds, shop, loading dock, corrals, and scale houses were all constructed soon after the McDowells purchased the ranch in ca. 1945. According to Marjorie Bratzler, all were completed by the time she moved to the ranch in 1949. The grain bins were added soon after she arrived, ca. 1950. The barn, shop, and scale houses are all sheathed in metal. This appears to be sheets of metal roofing applied as siding. The design matches the 5-V Crimp Roofing available from several building materials catalogs including the American Sheet and Tin Plate Company, Willis Manufacturing Co., and Milcor. This roofing was widely available in the 1940s. James McDowell, Sr. ran a construction company and the roofing may have been material left over from another job that was used unconventionally as siding. It appears to be the original siding material for the buildings. Marjorie Bratzler remembers it on the buildings when she arrived in 1949.

MILCOR 5-V CRIMP ROOFING AND RIDGE ROLL

MILCOR 5-V CRIMP ROOFING

A PG. 58

Milcor V-Crimp roofs are popular because of their attractive and finished appearance. Practical on roofs with slope as little as 2 inches per foot.

Milcor 5-V Crimp Sheets have full 24-inch covering width. Stock lengths: 7, 8, 10 and 12 feet. Available in galvanized finish. Furnished in 29, 28 and 26 gauges Galv. Steel; and 28 and 26 gauges Galv. Copper Alloy Steel.

Generally V-Crimp sheets are applied with the ends lapped but not locked. In severe climates, it is advisable to lay the sheets with the ends interlocking so as to prevent high winds from forcing moisture under the sheets.

The picture at the right illustrates the principle of applying V-Crimp roofing. Note how end laps of each sheet interlock — similar to Standing Seam sheets. Small inset at the lower right of the picture shows how the Crimp-ends are sealed — preventing weather action on the sheathing.

V-Crimp sheets can be laid over an open type roof deck or over old wood shingles. (Never lay steel sheets over tar paper as this material is acid bearing.) Although V-Crimp roofing is extremely rigid — it is not usually recommended for laying directly over purlins.

HOW TO APPLY V-CRIMP ROOFING FOR SEVERE CLIMATES

To form end locks, notch sheets 1 inch on lower end and ¾ inch on upper end close to the V-Crimp. Bend upper end up, lower end down in interlocking manner similar to manner for Standing Seam Sheets.

For first course, mallet down side V-Crimp about 1¼ inches. Turn edge over sheathing at Gable End. Nail with ¾-inch roofing nails about every 2 to 3 inches. Let lower end of sheet project 1½ inches at eaves. To finish eaves: Snip sheets, turn down over edge and nail.

When the first sheet is in place, nail under end lock flange to sheathing. Hook end lock flanges together, mallet down and follow up roof to ridge.

If Ridge Roll is used allow only ½ inch on one side and flatten down overlap.

In laying next course overlap V-Crimp of sheets, nail through V-Crimp with 1¾-inch roofing nails about every 8 to 12 inches.

DO NOT NAIL THROUGH CROWN OF V-CRIMP, BUT DRIVE NAIL ON SLANT THROUGH SIDE OF V-CRIMP.

Always finish one course before laying the next.

To finish seam approaching ridge or hip, flatten down V-Crimp about 6 to 8 inches.

Hips are finished same as Ridge.

Tools necessary: 1 End Lock Former.

MILCOR 5-V CRIMP ROOFING

APPLICATION VIEW
MILCOR 5-V CRIMP ROOFING

Excerpt from the Milcor Sheet Metal Products 1952 catalog

Scale House- truck (ca.1945; photo 13)
The truck scale house (11' x 14') is located south of the shop. The building originally held the equipment for a truck scale that was located adjacent to the building; the truck scale has been removed. The walls of the frame, rectangular-plan shop building are covered with metal roofing on three sides; the wood wall is exposed on the north side. The scale house rests on a concrete foundation. It is covered by a front-gabled roof sheathed in composite roofing. The south façade contains a single wood pedestrian door, covered with metal sheeting. A four-light, fixed, metal-framed window is located on the west side.

Loading Dock (ca.1945; photo 14)
The loading dock (8' x 16') is located southwest of the shop. It is a simple wood structure that is banked into Red Hill. It is composed of square wood posts and horizontal wood boards that act as a retaining wall to hold back the hill. The loading dock is located between the dirt road that extends along Red Hill to the barn and the dirt road that leads to the corrals. The difference in height between the two roads enables the convenient loading of trucks on the lower level from the level of the road above.

Shop (ca.1945; photos 15, 17)
The shop (80' x 50') is located south of the corrals. The frame building is rectangular in plan and rests on a concrete foundation. The walls are sheathed in a mixture of crimped metal roofing, flat metal panels, and plywood panels. The construction of the shop appears to be somewhat haphazard, with building modifications made as needed utilizing whatever materials were readily available. The front-gabled roof is clad in asphalt shingles; the rafter tails are exposed. On the east and west sides of the building, the main roof slope extends over open-air workshop and equipment storage areas. There is a metal smoke stack on the west side of the building, and a brick chimney at the roof ridge. The metal smoke stack was for the blacksmith's forge which was used for shaping horse shoes and repairing equipment.

A large overhead, paneled wood garage door with two-rows of lights at the top is centered on the facade. To the west of central opening are a smaller garage door (wood covered with metal sheeting) and a three-light wood panel pedestrian door. To the east are a nine-light, fixed window and a metal pedestrian door. A single four-light, metal-framed, fixed window is located on the west side. On the south side there is a large opening that looks like it was once covered by sliding top-hung doors; these are no longer in place. On the east side there are two pedestrian openings and five four-light, metal-frame, fixed windows.

Grain Bins (ca.1950; 16, 18)

Two grain bins (8’ x 16’ and 9’ x 14’) are located south of the barn. The frame structures abut the dirt road that runs along the west side of the barn. The rectangular plan structures are covered with horizontal wood boards nailed directly to the framing. The doors are constructed of the same horizontal boards. The grain bins rest on wood cribbing placed on a stone and dirt foundation; squared logs are placed on the east side as a retaining wall. The roof of the northern grain bin is flat with a tall projecting section on the northern end; its function is unclear. The northern grain bin features a single door on the east side. The southern grain bin features two doors on the east side. There are also two metal chutes located at the base of the building for getting grain out of the bins as well as two, square metal hatches on the roof for depositing grain into the bins. According to Marjorie Bratzler, these bins were used to store grain for feeding the ranch’s horses.

Barn (ca.1945; photos 1, 16, 19, 21, 26)

Located northwest of the house, the two-story barn (31’ x 75’) is banked against Red Hill with its rear second story opening onto the hillside to the west. The main level of the barn included a tack room as well as stalls for horses and a few dairy cows that supplied milk for the ranch. Hay was stored on the upper level. A concrete and stone retaining wall, approximately 25’ long, extends south from the southwest corner of the barn to hold back the slope of Red Hill as it becomes steeper. The barn is rectangular in plan, covered with a gable roof clad in asphalt shingles. Three metal ventilators are located on the roof ridge. Stalls are located on the first floor of the barn with a hay loft above. The first floor of the barn is constructed of exposed cast-in-place concrete. The second story is sheathed in crimped metal roofing. Large metal sliding doors are located on the south and north sides (opening into the loafing sheds). The opening on the south side is framed by two four-light, metal-framed, fixed windows. On the east side there are three pedestrian metal doors interspersed with seven four-light, metal-framed, fixed windows on the first floor. The second floor features four, four-light, metal-framed fixed windows. On the west side, six square openings covered with wood panels are punched into the small section of exposed concrete; these provide light and air to the first floor stalls. Above this, three metal doors provide access to the barn loft.

Loafing Sheds (ca.1945; photos 22-23, 26-27, 31)

The loafing sheds (31’ x 275’) are attached to the north side of the barn and are also banked against Red Hill. The rectangular plan building is constructed of cast-in-place concrete. The loafing sheds are covered with a shed roof that slopes upward towards the east. The roof is in poor condition, with much of the sheathing missing. There is no wall on the east side, allowing cattle free access between the sheds and the adjacent corrals. Concrete divider walls create six loafing sheds. Concrete columns within each bay support the roof. On the west side, twelve

square openings are punched along the top of the concrete wall. These were used for dumping hay from the road into the loafing sheds.

Cattle Chute and Squeeze; Corrals (ca.1945; photos 19, 22-23, 26, 28-31)
The corrals (133' x 350') are located east of the barn and loafing shed. The corrals are constructed of dimensional lumber and are divided into a series of pens connected by gates. A central alley runs north-south through the corrals. The alley leads to a scale and loading chute adjacent to the scale house located on the south side of the corral. Another alley runs along the eastern side of the corrals, leading to a metal cattle squeeze used for doctoring the cattle.

Scale House-cattle (ca.1945; photos 24-25)
The cattle scale house (5' x 8') is located at the southern end of the corrals. It is situated on the east side of the central alley, adjacent to the scale platform and loading chute. It still houses the original scale equipment. The frame building is sheathed in crimped metal roofing. It rests on a concrete foundation. The rectangular plan building is topped by a shed roof. A door is located on the south side. A metal-frame window is located on the west side, looking onto the scale.

Irrigation Features

Guiraud Ditch Segment (ca. 1867; photos 7, 11)

An abandoned segment of irrigation ditch runs through the district. The ditch enters the district just south of the entry gate and continues east for roughly 700' where it then curves northwards for roughly 240'. Then, about 45' north of the northwest corner of the north sheep shed, the ditch forks with one segment continuing east along the northern edge of the sheep cluster for about 200' before exiting the district and the other segment curving towards the northeast and continuing for roughly 100' before leaving the district. USGS maps identify this ditch segment as part of the Guiraud Ditch. According to water records, the Guiraud Ditch (located in District No.23) was appropriated on July 1, 1867, with a number six priority in the district. The ditch diverted water from the Middle Fork of the South Platte River, which is located west and south of the ranch. The ditch is not an active water feature and has been abandoned for several decades. The ditch is earthen with no lining, and has deteriorated since it was abandoned. There has been significant erosion of the ditch walls and infill of dirt, but the ditch is still clearly visible. Depending on location, the ditch is roughly 1' to 3' deep and 4' to 8' wide.

Non-contributing Resources

Entry Gate (ca.1985)

After its acquisition, the City of Aurora added an entry gate to control access to the ranch headquarters. The gate is located just after the turn off from Highway 9. A standard, metal, five-rail ranch gate extends across the dirt road. To the south of the metal gate, a wood, five-rail fence fills the gap between the metal gate and a barbed wire fence line. Metal posts rise from each end of the fence to support a horizontal metal pole that extends the width of the fence. A piece of wood with "Buffalo Peaks Ranch" painted in white is attached to the pole.

Integrity

The Guiraud-McDowell Ranch retains a high degree of integrity of location, setting, feeling, association, design, materials, and workmanship to the mid-twentieth century period when the ranch was operated by the McDowell family. Eighteen of the twenty-one buildings and structures in the district were constructed during this period and only the entry gate has been added to the district after the period of significance. The house (constructed 1906) has been altered but these alterations were completed within the period of significance. The ranch district retains its historic scale and spatial orientation. The buildings have deteriorated while vacant, including some broken windows, missing doors, and failed roofing; however, the overall integrity of design and materials remains high. The site retains limited integrity to the Guiraud period of ownership with the house and ditch the only resources surviving from this period of ownership. However, the site retains integrity of location and setting with the Guirauds' initial selection of a location sheltered against Red Hill and near the Middle Fork of the South Platte River intact and the path of the abandoned Guiraud Ditch still visible within the district. Thus, the site retains sufficient integrity to convey its association with the evolution of ranching in Park County from the mid-nineteenth century through the mid-twentieth century.

8. Statement of Significance

Applicable National Register Criteria

[x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ]

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Areas of Significance
AGRICULTURE
ARCHITECTURE

Period of Significance
1867-1965 (Agriculture)
ca.1945-ca.1961 (Architecture)

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder
Gus Carlberg
J.T. McDowell & Sons

Statement of Significance Summary Paragraph

The Guiraud-McDowell Ranch District is locally significant under Criterion A in the area of Agriculture for its association with the development of cattle ranching, sheep raising, irrigation, and hay production in Park County from the 1860s to the 1960s. Additionally, the ranch is locally significant under Criterion C for Architecture as a good representation of mid-twentieth century agricultural complexes in the county. Established by the Guiraud family in 1862, the ranch quickly became one of South Park's preeminent ranch operations. After Adolphe Guiraud's death in 1875, his widow, Marie Guiraud, continued to grow ranch operations, expanding the ranch acreage from 640 acres to 5,000 acres and taking advantage of the arrival of the railroad in Park County by platting the nearby town of Garo. The ranch remained in the Guiraud family after Marie's death in 1909, passing on to her son Ernest and then to her granddaughter Mildred. In 1943, James McDowell, Sr., a contractor, purchased the ranch and initiated a major rebuilding and modernization effort. After the McDowells sold the ranch in 1971, it was owned by a series of speculators until the City of Aurora purchased the ranch for its water access in 1985. The evolution of the ranch headquarters and operations reflects trends in stock raising seen throughout Colorado's mountain park region.

The period of significance for Agriculture begins in 1867 with the establishment of Guiraud Ditch (the earliest extant structure within the district) and continues to 1965. Though ranching operations continued beyond this point, the period of significance is ended at 1965 following the fifty-year guideline. The period of significance for Architecture is the period during which the McDowells modernized, reconstructed, and renovated the ranch from ca.1945-ca.1961.

The Guiraud-McDowell Ranch meets the registration requirements as specified in the Multiple Property Documentation Form "Historic Ranching Resources of South Park, Colorado" for the property type Historic Ranches and Ranching Facilities of South Park, Colorado. The ranch

district includes multiple subtypes identified in the MPDF, including Residential Buildings (ranch house, bunkhouse), Animal Care and Crop Storage Facilities (barn, corral, shed), Ranch Support Facilities (shop, cookhouse, garage, granary), and Ranch Landscape Features (domestic landscape, fences, hay fields and pastures, irrigation systems, ranch roads).

Narrative Statement of Significance

Criterion A - Agriculture

The Guiraud-McDowell Ranch is significant in the area of Agriculture for its association with the development of ranching in Park County. The ranch illustrates the history of agriculture in Park County from the early settlement of the region in the 1860s through the mid-twentieth century. Key factors influencing the development of agriculture in the district include the demand for agricultural products from nearby mining camps, the region's native grasses which were ideal for grazing, the availability of water for irrigated hay fields, and the arrival of the railroad which enabled the shipment of products to more distant markets. Primary agricultural uses have included stock raising (cattle and sheep) and irrigated hay production. The district is an excellent representation of early settlement patterns in the region, demonstrating the desirability of land located on irrigable waterways as well as the essential role of hay production and storage in enabling year round livestock production in South Park's harsh climate. The ranch headquarters includes an intact collection of buildings and structures that represent the key features needed for a mid-twentieth century ranch operation.

Criterion C - Architecture

The Guiraud-McDowell Ranch is also significant in the area of Architecture as a good example of a mid-twentieth century ranch complex, illustrating site layout, building types, and construction methods typical of the period. The ranch complex includes all the key buildings and structures of a mid-twentieth century ranching operation including a house, bunkhouse, cookhouse, barn, corrals, shop, scale house, lambing barn, and livestock sheds. The large-scale reconstruction of the ranch complex is unusual; it was more typical for ranchers to gradually replace, alter, or add buildings as needed. But the McDowells' rebuilding of the Guiraud Ranch provides an opportunity to examine midcentury trends in agriculture and construction. Unlike earlier South Park ranches constructed primarily of log, the Guiraud-McDowell ranch features construction of milled lumber and concrete with manufactured elements such as metal siding. Ranches with such a complete collection of agricultural building and structure types are increasingly rare since most working ranches are continually evolving, adapting to the changing needs of the ranch. For example, many ranchers no longer provide housing for hired hands, so buildings like bunkhouses and cookhouses are either converted to a new use or demolished when they are no longer needed. The Guiraud-McDowell Ranch complex has been frozen in time since

its acquisition by Aurora, providing an unusual opportunity to study an intact midcentury ranch headquarters.[4]

Developmental history/additional historic context information

Establishing the Ranch (1862-1875)

Adolphe and Marie Guiraud immigrated to the United States from France in 1849, a year after their marriage. They moved around the country, living in New Orleans, Cincinnati, and Leavenworth, Kansas, before coming to Park County in 1862. Adolphe had tried a variety of occupations before settling in Park County, including wine dealer, farmer, baker, scale operator, and merchant. The Guirauds arrived in Park County with one cow, two horses, and a yoke of oxen (Bjorklund 2010: 33-34). The Guirauds were among a wave of fortune seekers who had been rushing to Colorado since 1859, hoping to discover gold. However, the Guirauds were entrepreneurs who seem to have been drawn to the region by the commercial opportunities the new communities of prospectors offered, rather than by the lure of gold itself. With the high demand for meat and vegetables in the mining camps, growing crops and raising cattle to feed the miners had the potential to be a very profitable endeavor. Publications promoting Colorado lauded the state's stock-raising potential along with its mineral wealth. Colorado was celebrated as the land of free grass, with vast ranges of public, unclaimed lands available to any rancher who wanted to use them. Colorado was also advertised as a health destination. The benefits of abundant sunshine, high altitude, and dry air were widely praised, especially for those suffering from respiratory ailments. These advantages of climate were also believed to extend to livestock bred and raised in Colorado, producing livestock with larger hearts and lungs less prone to disease.

The Guiraud Ranch is located in South Park, one of three mountain parks in Colorado. The ranching industry thrived in Colorado's mountain parks. These high-altitude basins consist of mostly treeless plains surrounded by forested mountains. The parks have a semi-arid climate and a short growing season with cool nights, making them poorly suited to most farming, but their waterways and rich grasses made them ideal for grazing and hayraising. With both valuable agricultural land and scenic beauty, South Park was promoted to settlers and investors as well as tourists. The potential value of South Park's native grasses for stock raising was quickly recognized by early travelers and settlers in the region. In 1871, the *Rocky Mountain Directory and Colorado Gazetteer* reported that "stock-raising is fast becoming an important feature in the

[4] The Guiraud-McDowell Ranch may also be eligible under Criterion D, but additional investigation beyond the scope of this nomination preparation is needed. The South Park Archaeology Project sponsored an archaeological survey of the ranch in 2007. The project identified a large open prehistoric camp (5PA.3679) along Red Hill that was recommended as eligible for its range of lithic resources from the Early Archaic to Late Prehistoric periods. However, no surveys focused on historical archaeology have been conducted at the headquarters, so it is unknown if the ranch has archaeological potential for the period of significance covered by this nomination.

industries of Park County, for which its superior pasture-lands afford unusual advantages. There are already over 6,000 head of cattle and 700 head of horses owned by parties near Fair Play, and these herds will be increased rapidly" (Wallihan 1871, 50). As pioneers in South Park, the Guirauds had their pick of ranch locations. Their choice was strategically located to take advantage of two waterways: the Middle Fork of the South Platte River, which flows to the south of the headquarters, and Trout Creek, which runs to the east.

According to court records related to water disputes, the Guirauds settled on this site in March 1862, building a log cabin and using dams and other means to divert water onto the land for irrigation in order to raise hay and other crops. The Guirauds established one of the earliest water claims in the county, a significant advantage in the region's semi-arid climate. In 1862, Adolphe dug the Trout Creek Ditch, diverting water from Trout Creek, which runs along the east side of the ranch. This ditch has a number two priority in District No. 23. In 1867, he established the Guiraud Ditch to divert water from the Middle Fork of the South Platte River which runs west and south of the ranch. This ditch has a number six priority in the district. Pioneer irrigation systems were generally simple with water diverted from streams into earthen canals via basic diversion structures and head gates. The Guiraud water rights would be upheld in a Colorado Supreme Court case in 1883 after a later settler built a ditch that diverted water from Trout Creek that should have belonged to Guiraud under the prior appropriation doctrine ("Thomas v. Guiraud" 1883, 201). According to the doctrine, the first water user acquired a prior right to use water and could divert that water before anyone with later water rights. In order to establish and maintain a water right, a water user had to demonstrate intent to use the water, establish a physical diversion to carry water from the natural watercourse, and put the water to beneficial use. In Colorado's mountain parks, this use was primarily the irrigation of hay fields. Irrigated hay meadows furnished hay for winter feeding as well as grazing. Cattle grazed on the hay meadows in the spring and then were moved to un-irrigated pastures in the early summer. The meadows were then irrigated via flooding. Hay was harvested late summer, and cattle could be grazed on the stubble before being moved to winter pasture where their diet was supplemented with dried hay from the summer harvest. Hay production was so successful in the region that South Park ranchers were often able to make an additional profit by selling their surplus hay.

Despite this use of the land and establishment of water rights, records of the General Land Office show that Adolphe Guiraud did not actually acquire a patent to the land until 1874, purchasing 160 acres of land in Sections Four and Nine under the Sale-Cash Entry Act of 1820, which provided for the sale of public lands. Guiraud paid $1.25 per acre, a total of $200 (General Land Office Records, Patent No. 124). At this time there were few other ranchers in the area, and a great deal of open public land, so physical claims were often more important than official ownership. Government-owned land was open for grazing, so ranchers did not need to own

enough land to support their herds, instead utilizing adjacent unclaimed land. The open-range era in Colorado flourished from the 1860s through the 1880s and in these years many cattle were set loose to graze in Park County. Early Colorado ranches were established to take advantage of the vast ranges. Ranchers acquired land with reliable water sources by homesteading or purchasing and then used adjacent unclaimed lands for additional grazing land. The open range system eventually resulted in over grazing as there was no range management or incentive for conserving rangelands that were open to anyone to use.

In addition to cattle, Adolphe Guiraud also raised sheep. Before cattle were introduced from Texas in the era of open-range ranching, Hispano settlers moving north from New Mexico onto Mexican land grants brought flocks of churro sheep to southeast Colorado. Sheep ranching expanded quickly in Colorado's early decades. In 1868 there were around 300,000 sheep in the state; by 1886 there were two million sheep (Ubbelohde 2001: 173). Guiraud appears to have been the first rancher to introduce sheep to Park County, with the 1870 U.S. Census of Agriculture recording Guiraud as owning 900 sheep. Out of seventeen ranchers recorded in the census, he was the only one listed as raising sheep (Simmons 2012, V-15). Though some ranchers like Guiraud raised both sheep and cattle, there was often tension between sheep and cattle ranchers due to competition over grazing land.

Adolphe Guiraud died in 1875. The *Fairplay Flume* later described him as one of South Park's pioneers, a man "who witnessed its development and bore an influential part in promoting its welfare . . . . He was a very useful citizen, and one whose place, when made vacant by death, could not easily be filled" (June 11, 1909). After Adolphe's death, Marie continued to develop and expand the ranch, becoming a leading citizen herself.

Expanding the Ranch (1875-1909)

Under Marie's guidance the Guiraud ranch sustained its reputation as one of South Park's preeminent ranch operations. In 1879, an article in the *Fairplay Flume* providing short sketches of the region's leading ranch and stockmen described the Guiraud Ranch:

> Mrs. Guiarud, who owns the largest ranch within ten or twelve miles of Fairplay, has in all about two thousand acres of bottom land along the Platte. Much of it is highly improved and turns off two hundred tons and upwards of hay every season. . . . The Guirauds are extensively interested in stock. The herds of Mrs. Guiraud and her sons Louis and John combined number between six and eight hundred head of cattle. (*Fairplay Flume*, July 17, 1879).

The 1870s were a period of dramatic growth for Park County and its ranching industry. The population jumped from 447 to 3,970 between 1870 and 1880, while the number of cattle in the county grew from 1,114 to 20,861. Much of this growth can be attributed to the arrival of the Denver, South Park & Pacific Railway (DSP&P). The DSP&P was established in 1872 with a goal of serving the mining boom in the San Juan Mountains of southwestern Colorado. The first segment of the railroad extended from Denver's Union Station to Morrison and was completed in 1874. From Morrison the planned route would enter the Platte River canyon and then on to Buffalo Creek, Bailey, Shawnee, and then over Kenosha Pass into South Park. But progress slowed for a couple years as additional capital was raised. The discovery of silver in Leadville in 1878 provided new motivation for extending the line and the railroad reached Park County in 1878, extending to Como in June 1879. A series of tent communities developed along the route as it traversed Park County, some becoming permanent settlements and other packing up and following the railroad.

From Como, the railroad line would continue south across Park County to Trout Creek Pass where it crossed into the Arkansas Valley and then north to Buena Vista, which it reached in 1880. From Buena Vista, the DSP&P could reach Leadville via an agreement to use tracks of the Denver & Rio Grande Railroad. Construction also continued southwest from Buena Vista, continuing on to Gunnison (reached in 1884) via the Alpine Tunnel. Though the primary motivation of the DSP&P had been to reach Colorado's mines, the railroad also helped to develop the agricultural and tourist industries of Park County. Freight trains shipped out hay and livestock from area ranches, and passenger trains brought in visitors seeking an escape to the mountains or just a scenic day trip.

The railroad chose to cross the South Platte River at the south end of Red Hill very near the Guirauds' ranch complex. Marie Guiraud took full advantage of the opportunities presented by the railroad, platting the town of Garo (also called Garos; believed to be an anglicized version of Guiraud) about a half mile south of the ranch headquarters, hoping to make a profit by the sale of lots. The establishment of a station here also provided for the convenient shipping of livestock. In 1881, the DSP&P completed a branch line from Garo up to Fairplay and Alma, creating a junction at Garo.

Louis Guiraud established a slaughterhouse at Garo. The *Fairplay Flume* reported that "since operations began at the extensive slaughter house of Louis Guiraud at Garo station one hundred and five head of cattle have been dressed for the Leadville market. This represents about one week's operation. It is the intention of the proprietor to slaughter from fifteen to twenty head daily" (*Fairplay Flume*, December 23, 1880). Garo first appeared in the *Colorado State Business Directory* in 1883 with three listings: Geo. P. Dudley—sheep, Marie Guiraud—cattle,

and D. J. Skinner—general merchandise. By 1890, it had a population of twenty and listings included a ticket agent, school teacher, grocery, postmaster, livery and feed, and a hotel. The community continued to grow and reached a population of forty-seven in 1895.

The 1880 census recorded Marie Guiraud as the head of a household with seven children living at home: Louis (born in New Orleans), Joseph (born in Ohio in 1857), Matilda (born in Kansas in 1861), Eugenia (born in Colorado in 1865), Antoinette (born in 1868), Henry (born in 1870), and Ernest (born in 1874). Marie, Louis, and Joseph were all listed as stock ranchers. The household also included Manuel Gurduns from New Mexico who herded cattle for Marie, and English ranch hand Samuel Wilso. May Gwillim, a school teacher from England (likely teaching at the Garo school) also boarded at the Guiraud ranch.

The success of the Guiraud Ranch and Garo was reflective of the overall success of ranching in South Park at that time. According to a promotional publication of the Union Pacific Railroad from 1891:

> With a soil that is unrivaled in richness, with easy facilities for irrigation, with quick and convenient access to the markets, and, withal, a fast-increasing population of industrious people, the grassy plains of South Park were soon converted into fields of grain. It has become wonderfully productive of the smaller cereals, of potatoes, hay and nearly all farm products. Here all varieties of grasses grow in the greatest luxuriance, and it is the most abundant hay-producing section of the State. Thus, South Park, in great part, has become an important self-sustaining industrial section, among other things producing cattle and sheep in great numbers, and of the finest quality (Union Pacific Railroad 1891, 128).

Most open range ranching in Colorado came to an end in the 1890s as the amount of available grazing land declined. There was increasing competition for grazing land, leading to overgrazing and overstocking. The depletion of pasturage led cattlemen to dump their livestock on the market, quickly depleting prices. Additionally, the Panic of 1893 drove the price of beef down and drove up the cost of producing it. These challenges could be seen in a decline in the number of livestock in Park County, with cattle falling from 26,377 in 1890 to 20,579 in 1900 and sheep from 28,211 in 1890 to 23,189 in 1900. The 1890s were an important decade for the development of Colorado's ranching industry as it transitioned from open range into more closely managed herds. Cowboys and cattle barons were replaced by stockmen and farmers. With the amount of open range decreasing, ranchers began enclosing cattle during the winter and providing supplementary feed. The trend was towards smaller herds and improved breeding. Longhorns were replaced by Herefords, Shorthorns, and Polled Angus. Herefords became the

most popular range breed, praised for their hardiness and ability to mature and put on weight quickly. Some ranchers specialized with purebred herds that could be sold as breeding stock, while others just worked to improve the quality of their range stock through interbreeding. With the water provided from the South Platte River, the Guiraud ranch was well-suited to the evolution of ranching from open range to more carefully managed herds kept in fenced pastures and supplied with supplementary feed grown in irrigated fields.

By the 1900 census, Marie's children had all left home. She lived alone at the ranch except for one ranch hand, Nelson Eller of Oklahoma. Marie had extended her holdings significantly, owning several nearby ranches (including the Prince Ranch, 5PA.2008) operated by her children. In 1906, the *Park County Bulletin* reported the destruction of Marie's 13-room house in a fire. According to the article, damages were estimated at $10,000 with no insurance to cover the expense, but "rumor states that the claims agent of the C. & S. [Colorado & Southern] has offered her $3,500 in settlement of damages alleged on claim that the fire caught from sparks or cinders from engines on their road, which passes within a few feet of where the burned dwelling stood" (*Park County Bulletin*, January 19, 1906). Marie hired Gus Carlberg to construct a new house which the *Fairplay Flume* described as "a fine ten-room, one-story building" costing more than $3,000 (May 4, 1906). Carlberg appears to have been a local contractor with other articles in the *Fairplay Flume* mentioning his work making repairs on the Wilkin Ranch, painting the interior of the new post office, papering the interior of the Senate saloon, and building a new town hall at Garo. Carlberg does not appear to have lived in Park County for long; he does not appear in census records and the only mentions of him in the newspaper are from 1905 and 1906.

The Next Generation Takes Over (1909-1943)

The Guiraud Ranch was 5,000 acres at the time of Marie's death in 1909. Her obituary in the *Fairplay Flume* praised her perseverance and management of the ranch after her husband's death: "with a large family of little children and heavy financial reverses she struggled on and not only kept their property together but prospered well, added to their possessions and accumulated an estate very nearly as great, if not the equal, of the largest estate ever built up in Park County" (June 11, 1909). Ernest Guiraud took over the ranch after his mother's death. The ranch operations appear to have continued much the same under his ownership, though he did attempt to introduce a few changes. On March 24, 1916, the *Fairplay Flume* reported that Ernest had purchased a Ford Runabout and that he had chosen a little car so that he could use it to herd cows. On April 9, 1926, the *Fairplay Flume* reported that:

> A new industry will be established in Park County this fall when Ernest C. Guiraud will install two pair of Silver Foxes on his ranch near Garo. The animals have already been selected and purchased to be delivered in November. Mr. Guiraud is now getting

> the material ready for the pens. The Division of Economic Investigation, of the Department of Agriculture have, after some years of investigation, selected the mountainous sections of Colorado, Wyoming, Washington and Northern California as the most suitable places in the United States for Fox Farming. The conditions being practically the same as in the natural habitat of the animals in certain portions of Alaska and Canada. There are at present in the United States over 600 established fox farms. Many of them have proved so profitable that a recital of the profits returned seems almost unbelievable, but the figures given are undoubtedly authentic. The experiment of Mr. Guiraud will be watched with much interest, and if successful many others will engage in the business.

Foxes were farmed for their fur. The fox farming industry became well-established in some areas, such as Prince Edward Island in Canada, but does not appear to have taken off in Park County. No evidence of the fox operation remains at the ranch.

During the 1930s Colorado was hit with the combined impact of severe drought and economic depression. The severe drought intensified problems of overgrazing and brought increased attention to the need for improved range management methods. The federal government created a variety of programs to assist ranchers and farmers, including trying to control the price of agricultural products and change land use methods. This was the beginning of an increased government role in agriculture that would continue through the rest of the twentieth century. Livestock prices collapsed at the beginning of the Great Depression, making it difficult to make a living even for those who were able to bring cattle to market. Beef prices fell fifty-three percent between 1929 and 1932 (Schlebecker 1963, 119). Many farmers and ranchers went bankrupt due to the decline in prices and farms and ranches were sold at auction due to delinquent taxes. Banks were also struggling and stopped lending money. To reduce the oversupply of agricultural products and provide financial assistance for producers, the government signed contracts with farmers and ranchers to pay them to reduce production. In 1934 and 1935, Ernest served on the county committee of the Agricultural Adjustment Act (AAA) to oversee the local cattle and sheep buying program.

After the death of Ernest Guiraud in 1936, the ranch passed to his daughter Mildred and her husband Harry Johns. Little seems to have changed at the ranch during this period of ownership. The ranch no longer appeared to be the family's primary residence, instead run by a ranch manager or possibly leased out. The 1940 census recorded Mildred and her husband Harry Johns as living in Denver, though Harry's occupation was listed as rancher/cattle business. Harry Johns had previously served as a member of the Colorado State Legislature from 1931-1936 as a representative of Eagle County. Mildred passed away in 1943. Harry declared bankruptcy and

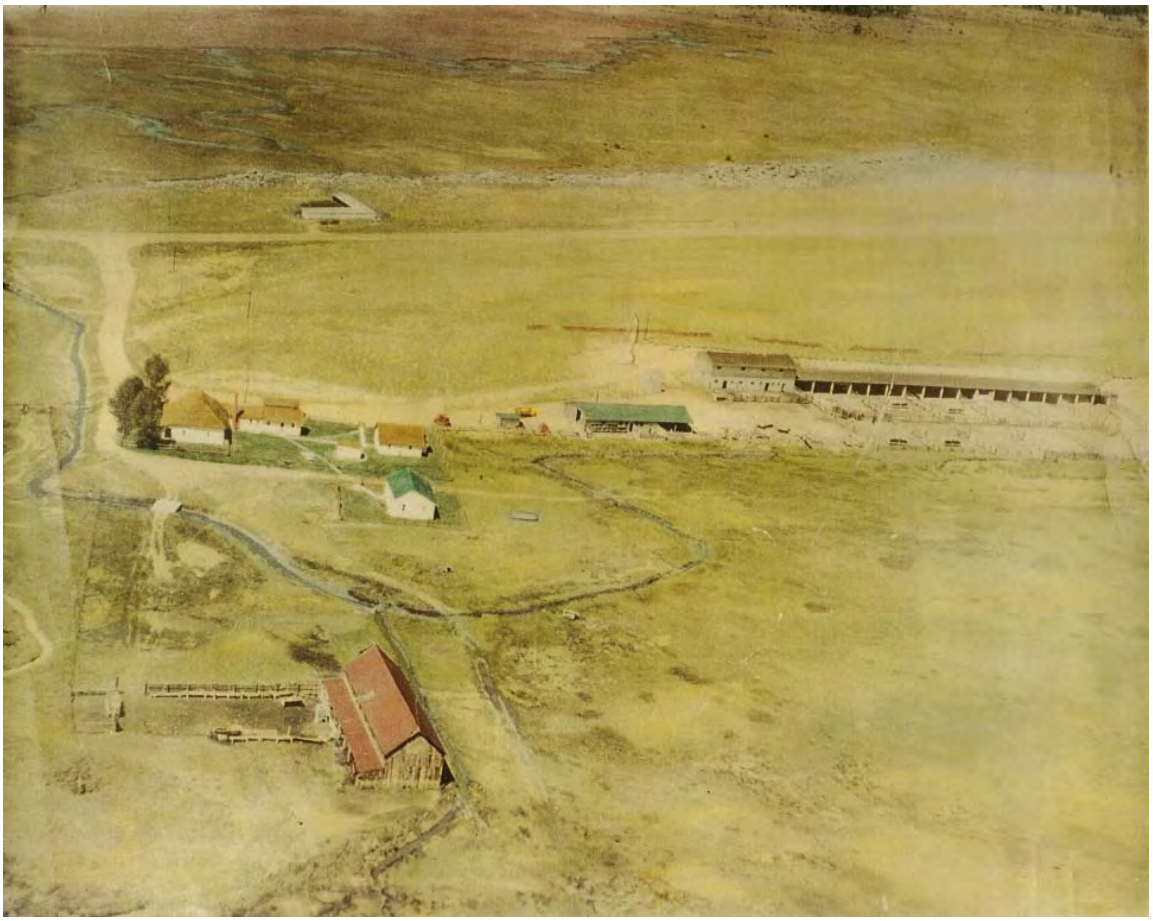
the ranch went into foreclosure. James McDowell, Sr. purchased the ranch from a bank in Denver for $50,000 ca. 1943 (Kindquist 1996, 220).

Photograph of the Guiraud Ranch ca.1930s. Image courtesy of the Park County Office of Historic Preservation.

Modernizing and Rebuilding the Ranch (1943-1976)

The ranch as it appears today is primarily the work of J.T. McDowell & Sons who remade a pioneer-era ranch into a modern, mid-twentieth century ranching operation. J.T. McDowell, Sr. was born in Texas in 1891. He moved with his wife Gladys to Denver around 1920, where directories list him as an engineer and contractor specializing in mills and elevators. His son, J.T. McDowell, Jr. was born in Denver in 1921. He graduated as valedictorian of St. John's Military School in Kansas in 1939 and then enrolled at Colorado State University, studying agriculture. He was drafted into the Army after the U.S. entered World War II and served in Europe. When J.T. McDowell, Jr. returned from service in 1946, he took over management of the ranch. He married Marjorie Howey of Fairplay in 1949 and together they operated the ranch until their divorce in 1969. J.T. McDowell, Jr. was an active member of the South Park community serving on the Park County School Board and as a Park County Commissioner (*Greeley Tribune*, May 18, 2005).

The McDowells made major investments in improving and updating the ranch during the 1940s (including constructing new buildings), spending $34,569 in improvements by 1949 ("McDowell v. McDowell" 1972). They removed most of the Guirauds' ranch buildings, keeping only the house, which they renovated. The condition of the ranch when the McDowells purchased it is unknown, but it may have deteriorated during the 1930s while Mildred and John were living in Denver. Undoubtedly financial challenges during the Great Depression likely meant there were limited funds for maintenance and repairs. The decision to rebuild the ranch headquarters, rather than reusing the existing buildings, was also likely influenced by J.T. McDowell, Sr.'s experience as an engineer and contractor, since he could manage the project himself rather than needing to hire an architect and contractor for the project. Certainly the Guiraud-era buildings were unlikely to have met mid-twentieth century conceptions of a modern, efficient, and sanitary ranch headquarters. The previous collection of frame and log barns and sheds were replaced by a new cattle and shop cluster of concrete and metal. The location of the buildings was also moved, shifting into a protected location against Red Hill.



Photograph of the McDowell Ranch ca.1960. Image courtesy of the Park County Office of Historic Preservation.

The mid-twentieth century was a time of rapid change in agriculture. Many people were leaving rural areas for cities and towns, and farming was no longer the predominant occupation in the United States. Those remaining in agriculture sought ways to make their farms and ranches more productive and less labor intensive. Modern innovations in machinery cut harvest time while chemical fertilizers increased crop yield. New medications were developed to enhance livestock health. Though the traditional ranching practices in Park County were slower to change than other areas of Colorado's agricultural economy, by midcentury ranchers in Park County were using fertilizers to dramatically increase hay yields and new haying machinery to reduce the labor needed to harvest it (Schattinger 2015).

Like many other areas of the U.S. economy, the agricultural industry boomed with the country's entrance into World War II. Cattle prices rose with increased demand for beef. Higher employment levels and better wages resulted in more people eating beef. The government was also buying beef for the military. The government began meat rationing and introduced price controls to halt inflation when the demand for beef rose above the supply (Schlebecker 1963, 169-172). Government controls ended in 1946, followed by a steep rise in cattle prices. When the war ended cattle were selling for $14.66 per hundred pounds and by 1948 the price had risen to $23.29. The boom in cattle prices was fueled by high employment, high wage levels, and a rise in the popularity of beef (Schlebecker 1993, 186-187). The rise in prices also provided funds to enable many to expand their ranch operations. Between 1940 and 1959, the average ranch size in Park County grew from 1,840 acres to 4,924. During the 1950s meat consumption continued to rise. While Americans had eaten an average of 53.3 pounds of beef per year per person in the early 1930s, by 1955 they were averaging 91.4 pounds of beef per year (Schlebecker 1963, 119).

The McDowells had a cow/calf operation, with cattle kept on the ranch year-round and calves as the primary ranch product. While ranchers with cow/calf operations in eastern Colorado could graze their cattle year round, in the harsher climate of South Park, ranchers had to feed their cattle through the winter. Thus, irrigated hay fields were an essential part of the McDowells' operation, providing feed to get their cattle through the winter. The McDowells did not sell hay, using everything they produced to feed their own livestock. When Marjorie Bratzler arrived on the ranch in 1949, there were around 350 Hereford cattle on the ranch as well as a small herd of registered pure-bred Herefords (Bratzler 2015). Emery Schattinger, whose family ranched near Jefferson and ran a trucking business, recalled that one time the business was hired to transport pure breed heifers from the McDowell ranch to the Stapleton International Airport to be flown to Japan (Schattinger 2015). The McDowells also had horses for driving the cattle between pastures and a few dairy cows to provide milk for the ranch (Bratzler 2015).

The ranch's busy months would begin in April with calving. In early May the hay fields would be prepared and in late May or June irrigation would start. The fields were flood irrigated and water was allowed to flow over the fields until early July. The hay would grow and mature during August and then harvesting and baling would begin, a process that could extend into October. The year's crop of calves would be shipped by truck to Denver to be sold at the Denver Union Stock Yards. Permanent staff on the ranch included a foreman and a cook. Both lived on the ranch with their families. The McDowells also hired seasonal labor to assist with haying, calving, and lambing. The bunkhouse was used to house these laborors. During haying season, a crew of ten was average (Bratzler 2015).

James McDowell, Jr. sought ways to improve upon traditional ranching methods working and participated in the Mountain Meadows Research Project during the 1950s. This cooperative effort between Colorado State University's Agricultural Experiment Station and the U.S. Department of Agriculture's Soil and Water Research Division conducted studies including high altitude hay production and cattle growing. McDowell tested fertilization of hay meadows and improvements to pastures, including redistributing some of his water rights (Kindquist 1996, 220).

The McDowells also raised sheep on the ranch though the exact dates of the sheep operation are unknown. They were not initially part of the operation. The sheep cluster was built ca. 1961 so sheep may have been added then (Bratzler 2015). Like cattle, the sheep industry had boomed during the war in response to the United States military's demand for wool and meat to clothe and feed the troops. Following the war, however, a confluence of events led to the decline of the sheep industry over the next few decades including shifting consumer trends and preferences, increased competition from foreign wool production, and changes in subsidy and incentive payment programs. In Park County, census data shows fluctuations in the sheep industry. Sheep raising initially took off in the 1880s, with 28,211 sheep in the county by 1890. This fell to just 16,890 in 1910, but rose dramatically to 39,194 by 1920. The number of sheep reached a peak in 1930 with 53,807 but fell off to 18,052 by 1945. The industry then remained steady through the mid-1960s. According to Emery Schattinger, most of the mid-century sheep production was focused in the Garo area, with few sheep in the northern part of the county (Schattinger 2015). The McDowells had grazing permits on U.S. Forest Service land above Grant on Guanella Pass (Bratzler 2015).

By the 1960s, the ranching industry in South Park was under pressure from a variety of competing interests. South Park's central location in the state made it attractive to those in the Front Range. Colorado's mountain parks were drawing an increasing number of sportsmen and

other recreational users as well as development for second homes. As the Denver metropolitan area experienced explosive growth in the mid-twentieth century, commuter developments spread west and the eastern edge of Park County around Bailey experienced dramatic growth. Front Range growth also created increased demand for municipal water. Denver had looked to Park County as a potential source of water since the early-twentieth century. But as development pressures increased in the 1960s, Thornton and Aurora began looking to Park County for water as well. Colorado water law allowed for the sale and transfer of water rights separate from the land, and municipalities began looking for ranchers willing to sell their water. Since the Platte River flows through the Denver Metropolitan area, municipalities could purchase rights to Platte River water initially acquired in Park County that could then be accessed in Denver or Adams Counties.

Ranching in Park County was a precarious occupation that rarely saw large profits and unpredictable weather and price fluctuations could sometimes wipe out a year's profits. This created a strong motivation to sell out. According to Kindquist's study of water transfers:

> High country ranching had always been an economically marginal proposition. It entailed back-breaking labor and substantial investment in land, water, machines, and livestock. It involved a certain amount of risk. Cattle prices fluctuated considerably, making profits hard to predict and rely upon. As the industry became more technologically sophisticated overhead costs increased. Ranchers were caught in a cost-price squeeze. In South Park other factors complicated the picture. In the high country hard winters could reduce herds. Losses occurred from exposure, and if winter feed ran short, an entire operation could be jeopardized. Water-short years, lower hay yields, diseases—all could have the effect of pushing an economically marginal operation to the brink of bankruptcy. The precariousness of the livestock industry created an environment in which the sale of ranch water rights and land could be quite attractive. Many ranchers and their heirs chose to sell. Often ranchers could make a greater profit by selling land and water rights to cities and speculators than they could be remaining in ranching or by selling to ranchers. Like ranchers elsewhere, those in South Park were interested in maximizing profits (Kindquist 1996, 249-252).

In the early 1970s, the J.T. McDowell & Sons Ranch was valued at $421,841 ("McDowell v. McDowell" 1972). The McDowells owned some of the oldest water rights in Park County, with priority rights in the 1860s. According to James McDowell, Jr., despite efforts to modernize and improve the ranch, the operation was still barely breaking even. He decided to sell out and try ranching elsewhere. McDowell put both the land and the water up for sale. Negotiations for the

sale of the water rights took several years, but the land sold quickly, purchased by a Minneapolis-based development company in 1971. Much of the water rights were sold to the City of Thornton in 1976, and the transfer decree was finalized in 1979 (Kindquist 1996, 221-224). The sale included rights to water in the Middle Fork of the South Platte River for municipal use, including water from the Guiraud Ditch No.1 and No. 2 and the Fehringer Ditch No.1 and No. 2. (Ordinance 774, City of Thornton).[5] James McDowell, Jr. purchased the Helzer Farm near Milliken, where he ranched from 1978 to 1998 (he passed away in 2005) (*Greeley Tribune*, May 18, 2005).

Speculation (1976-1985)

The ranch passed through several owners during this period with land speculators attracted by potential development opportunities active in the area. The ranch was purchased by a Dutch company, Beleggingsmaatschappij, or "Industriebank" and then in 1976 by a Swiss company, Oecofintra A.G. During the 1970s and early 1980s, the speculators leased the ranch. Beginning in the 1960s, land companies had been purchasing ranchland and subdividing it into smaller parcels for recreational use (Young 1975, 35). The precarious nature of ranching in South Park made ranching unappealing for many in the younger generation and many family ranches came up for sale as ranchers reached retirement age. According to Herb Williams, the president of the Huron Investment Company which was buying land in South Park, the area was “not really profitable for cattle ranching anymore. Too many acres are required to support cattle. Ranching has not been profitable there since the 1940s or 1950s” (Young 1975, 103-104). Williams said his company was offering what the American public wanted, an opportunity to buy land, claiming a “vanishing resource” for investment or recreation (Young 1975, 104). Advertisements for the company’s High Chaparral Ranches proclaimed “You Always Wanted to Own Land in Colorado Now! Your Own Live Buffalo with purchase” (Young 1975, 107). Most of the land companies continued to lease the land for grazing while their projects were under development so that the land use could qualify as agricultural rather than residential for tax purposes, greatly reducing the amount of tax owed (Young 1975, 114-115). Lessees of the Guiraud-McDowell Ranch during this period included Hershel and Edith Leonard and Tom and Sharon Shaw.

Hershel and Edith Leonard leased the ranch during the 1970s, before the water rights were transferred. The Leonards also leased along with several other ranches, working cattle all the way down to the Hartsel area. At the height of their operation, the Leonards grazed around 10,000 head of cattle on around 300,000 acres. They employed ten ranch hands, with some living in the bunkhouse and cookhouse on the Guiraud-McDowell Ranch and the rest at the Leonards’

[5] No active water rights are located within the nomination boundary. Ditches are either outside of the nomination boundary or abandoned.

other ranches. The Leonards lived year round on the Guiraud-McDowell Ranch, which became locally known as the "Leonard Place." Kenny Gibbs, the Leonards' grandson, grew up on the ranch with his grandparents. The Leonards were originally from the Grand Junction area, working in the Salida area before moving to Park County. Hershel Leonard had been a ranch hand until leasing the Guiraud-McDowell Ranch.

The Leonards had a feeding operation with cattle on the property for about six months each year, from late spring until September. This was a transition from the McDowells cow/calf operations and likely implemented because of the reduced financial risk. The Leonards were associated with a feedlot in Kansas which trucked the cattle out to Colorado to be fattened. Most cattle arrived at the Guiraud-McDowell Ranch for doctoring and sorting before being sent on to various pastures. The cattle were then shipped back to the feedlot in September. The Leonards also kept their own small herd of around thirty Simmental cattle as well as around thirty horses which they used for ranch work. Hay production was a key part of the Leonards' operation. They used irrigation water to create lush hay meadows to the south and east of the headquarters complex. The Leonards initially raised hay just to feed their own stock, but they had so much hay that they started to sell it as well. They did most of the veterinary work themselves, including hiring a ranch hand trained in C-sections and sending Kenny for training on artificial insemination. The Leonards did not raise any sheep on the ranch. They used the cluster of sheep buildings to quarantine sick cattle and for calving.

The sale of the water rights completely transformed ranching on the Guiraud-McDowell Ranch and across South Park. Without irrigated hay meadows, year-round livestock operations were impossible. Remaining ranch operations in South Park switched from the cow/calf operations of the Guirauds and McDowells to yearling operations. In a yearling operation, the rancher purchased weaned calves in the spring, grazed them during the summer and then sold heavier weight calves in the fall. Yearling operations were riskier financially since market prices could shift radically. Some ranchers also developed operations similar to the Leonards, leasing out their land to provide summer grazing for cattle shipped in from other ranches, without the risk of buying and selling cattle. However, bringing in cattle from other areas could be risky since cattle brought in from lower elevations could develop brisket, an altitude-related illness.

Tom and Sharon Shaw were leasing the ranch and had a yearling operation in 1985 when it was purchased by the City of Aurora. The Shaws operated the ranch by themselves with only occasional help from neighbors with branding or gathering cattle. Tom Shaw described his ranch operation in a letter to the City of Aurora, illustrating the decline of ranching in South Park and the challenges faced by those who continued to ranch:

> I have found that a cow/calf operation for the most part not lucrative in South Park due to the harsh weather conditions and the altitude. Also, since Buffalo Peaks does not have water rights to irrigate the hay meadows, all winter feed has to be bought. Therefore, we have gone to a 'yearling' operation. This is where were have yearlings on pasture May thru October, being sure to sell when the market is right. This way the only livestock to fee through the winter is a few select cattle and saddle horses. . . . We basically tend to cattle 6-7 months of the year, having to bring home other income during the winter. I do carpentry and some horse drawn sleigh rides while Sharon will do secretarial work. . . . I feel Buffalo Peaks Ranch being a beautiful and historic place, I would like to get it back to being an economically successful ranch. . . . Although my 1984 tax return shows a negative income, ranching is a way of life and we wish to continue living this way (Shaw 1985).

Aurora Acquisition (1985-present)

In 1985, the City of Aurora purchased the ranch (1,840 acres) from Oecofintra A.G. for its access to the Middle Fork of the South Platte River. In 1981, the city had completed the construction of Spinney Mountain Reservoir. With a dam that can impound up to 53,651 acre feet of water, the reservoir is the primary storage facility for Aurora's Colorado and Arkansas River water rights. The construction resulted in a loss of river access for fishing. As part of the mitigation for the project, the city was required to replace the public river access lost with river access elsewhere. The Guiraud-McDowell Ranch was acquired so that the city could provide public access to a waterway comparable to the one lost. The city renamed the property Buffalo Peaks Ranch. The area south of the headquarters became a public stream-fishing area and the remainder of the ranch was rented to local ranchers for grazing.

In 2005, the city began discussing potential ideas for reuse of the ranch headquarters with Park County. Ideas discussed included a meat packing facility, a mushroom farm, a wind farm, a shooting range, and a brewery. The County preferred a use related to education and heritage tourism. The Rocky Mountain Land Library was identified as the ideal tenant. Founded by Jeff Lee and Anne Marie Martin, the library holds a collection of more than 30,000 books on natural history topics including water, mining, agriculture, botany, and conservation but lacked a permanent facility to hold the collection. In 2014, the library signed a long term lease with the City of Aurora for the use of the ranch headquarters. The Rocky Mountain Land Library plans to use the existing buildings and structures at Buffalo Peaks Ranch to establish a residential library/learning center focused on the natural and cultural heritage of the American West. Planning is currently underway for the adaptive reuse of the buildings. Initial concepts include using the house as the welcome center as well as kitchen and dining facilities. The cookhouse will become the caretaker's residence, and the bunkhouse will be used as lodging for group stays.

The shop will hold a library room as well as event space. Most of the library's book collection will be installed in the hayloft of the barn while the first floor stalls are converted to studio/work space. Loafing sheds may also be converted to artist studios and residences. The sheep cluster will be used as an indoor/outdoor event space. Stabilization of the buildings began with the replacement of the roofs on the bunkhouse and cookhouse by Historicorps in summer 2015.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:
_X___ State Historic Preservation Office
____ Other State agency
____ Federal agency
__X__ Local government
____ University
____ Other
Name of repository: __History Colorado; Park County Local History Archives_____

Historic Resources Survey Number (if assigned): 5PA.2013

10. Geographical Data

Acreage of Property 38 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 39.112904 Longitude: -105.890551
2. Latitude: 39.114965 Longitude: -105.891220
3. Latitude: 39.113341 Longitude: -105.890626
4. Latitude: 39.113159 Longitude: -105.889419
5. Latitude: 39.112778 Longitude: -105.888812
6. Latitude: 39.112836 Longitude: -105.888454
7. Latitude: 39.112396 Longitude: -105.888311
8. Latitude: 39.112334 Longitude: -105.888651
9. Latitude: 39.110866 Longitude: -105.887994
10. Latitude: 39.110512 Longitude: -105.888408
11. Latitude: 39.110524 Longitude: -105.888886
12. Latitude: 39.110041 Longitude: -105.889587
13. Latitude: 39.109883 Longitude: -105.889654
14. Latitude: 39.109797 Longitude: -105.891068
15. Latitude: 39.111915 Longitude: -105.892083
16. Latitude: 39.111810 Longitude: -105.892130
17. Latitude: 39.112007 Longitude: -105.892227

18. Latitude: 39.111975 Longitude: -105.892110

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

Verbal Boundary Description

The boundary encompasses the historic ranch headquarters and immediately surrounding land associated with the headquarters.

Boundary Justification

The boundary includes all of the manmade facilities associated with the headquarters complex during the Guiraud and McDowell management of the ranch. An additional loafing shed is located on the opposite side of Hwy 9, roughly 640' southwest of the barn. This was constructed sometime before 1960 and is located on land that at one point was part of the McDowell operation. However, it was not part of the headquarters complex, since it was separated from the primary ranch buildings by a highway. The nomination boundary follows the lease boundary of the land the City of Aurora is leasing to the Rocky Mountain Land Library.

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11. Form Prepared By

name/title: Abigail Christman, Survey Coordinator (for the Rocky Mountain Land Library and property owner)
organization: Center of Preservation Research/ College of Architecture and Planning / University of Colorado - Denver
street & number: Campus Box 126, PO Box 173364
city or town: Denver state: CO zip code: 80202
e-mail Abigail.christman@ucdenver.edu
telephone: 303-315-5323
date: October 2015

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Photo Log

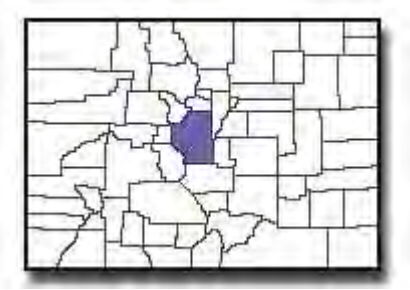
Name of Property: Guiraud-McDowell Ranch
City or Vicinity: Garo
County: Park State: CO
Photographer: Abigail Christman
Date Photographed: July 17, 2014 except for photos 4-6 which were taken August 27, 2015
Digital photo TIFF files on file with Office of Archaeology and Historic Preservation.

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

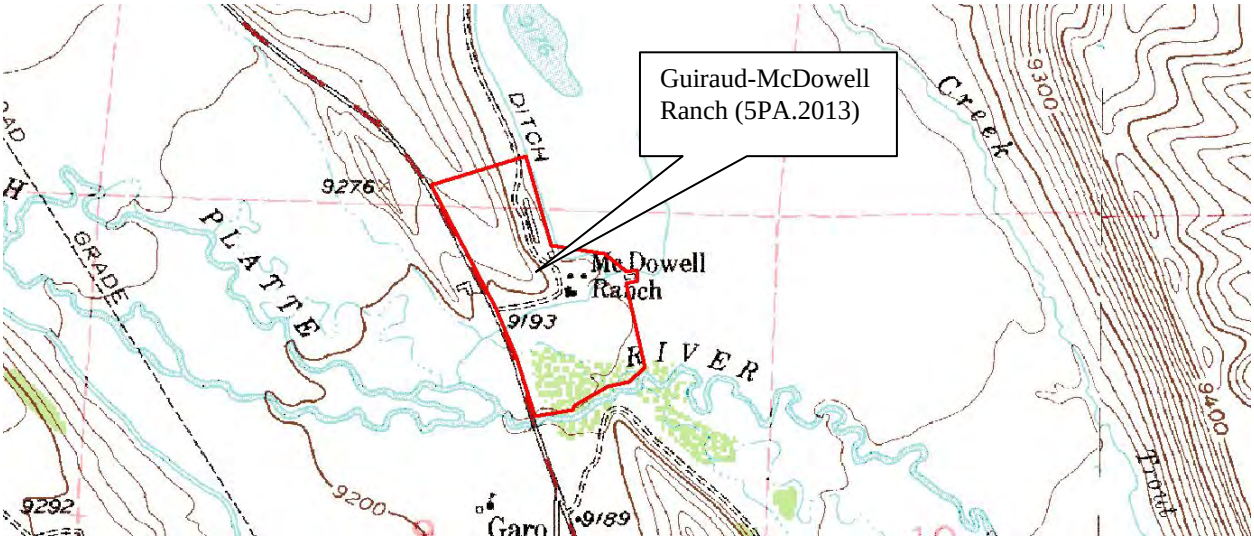
1. View of Barn from Red Hill with rest of headquarters in distance. View to southeast.
2. View of house. View to northeast.
3. View of house. View to east.
4. View of Bunkhouse and House. View to southeast.
5. View of Bunkhouse (foreground) and Cookhouse. View to northeast.
6. View of Cookhouse (foreground) and Bunkhouse. View to northwest.
7. View of abandoned irrigation ditch. View to east.
8. View of Lambing Barn and Sheep Sheds. View to east.
9. View of Lambing Barn. View to north.
10. View of Lambing Barn and sheep pens. View to west.
11. View of abandoned irrigation ditch with residential cluster in distance. View to west.
12. View of Garage. View to north.
13. View of Scale House (Truck). View to south.
14. View of Loading Dock. View to southwest.
15. View of Shop. View to northeast.
16. View of Grain Bins and Barn. View to north.
17. View of Shop. View to southeast.
18. View of Grain Bins. View to southwest.
19. View of Barn and Corrals. View to northwest.

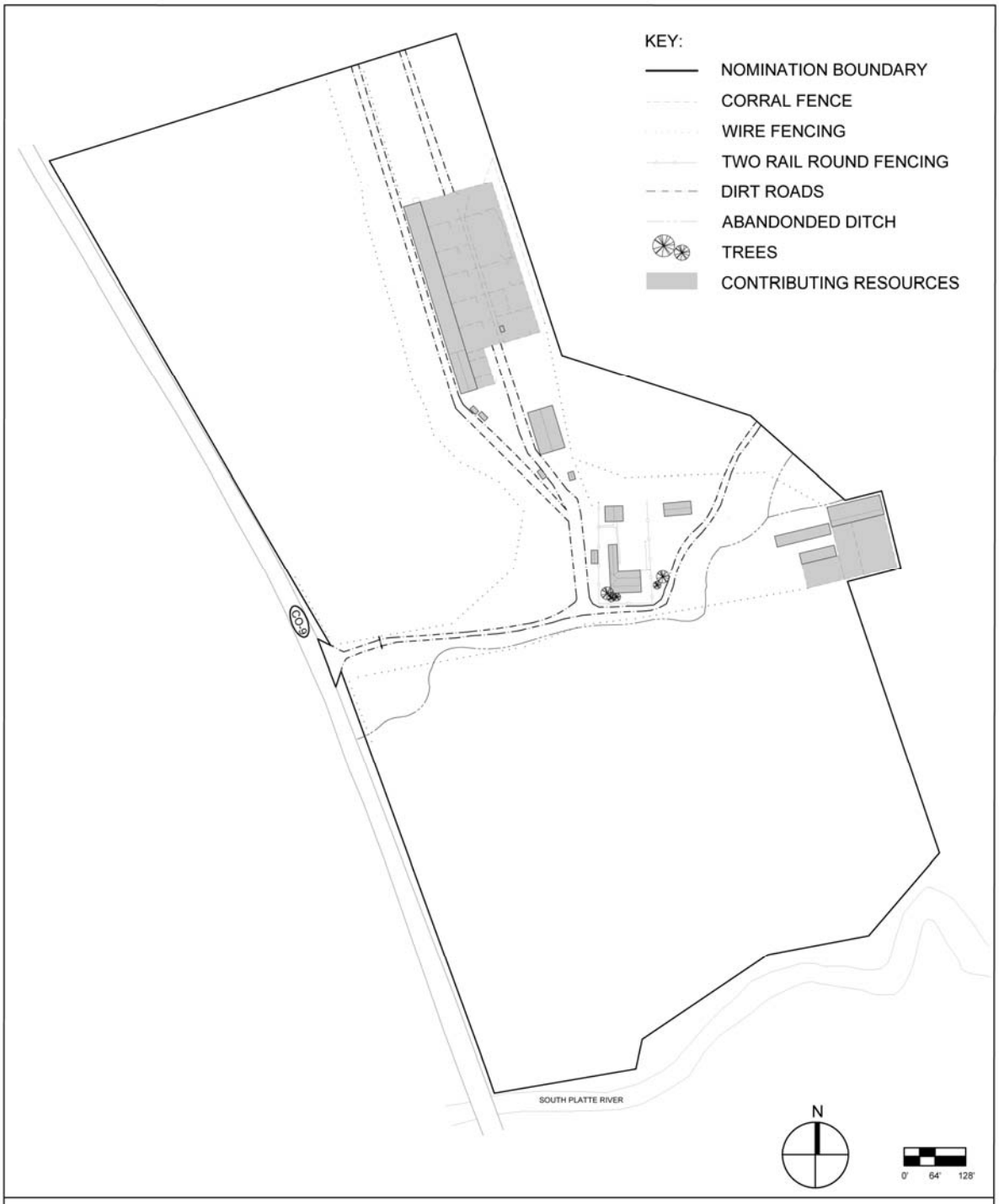
20. View of Shop and domestic cluster from Red Hill. View to southeast.
21. View of Barn. View to north.
22. View of Loafing Sheds and Corrals. View to northeast.
23. View of Loafing Sheds and Corrals. View to north.
24. View of Scale House, Loading Chute, and Corrals. View to south.
25. View of Scale, Scale House, and Loading Chute. View to southeast.
26. View of Barn and Corrals. View to southwest.
27. View of Loafing Sheds and Corrals. View to southwest.
28. View of Corrals and Cattle Squeeze. View to northeast.
29. View of Corrals. View to south.
30. View of Corrals. View to north.
31. View of Corrals. View to south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC



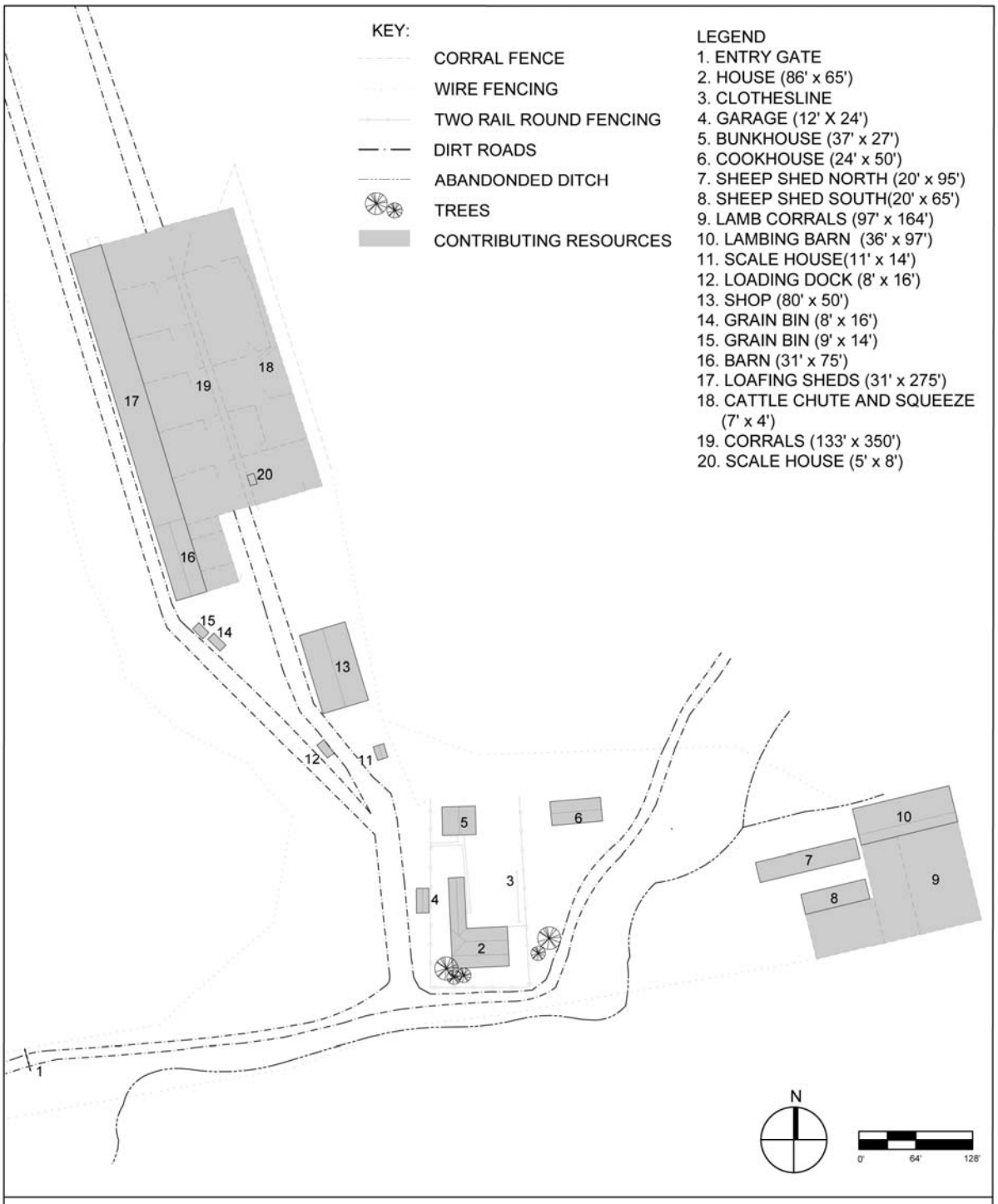
Location: Park County





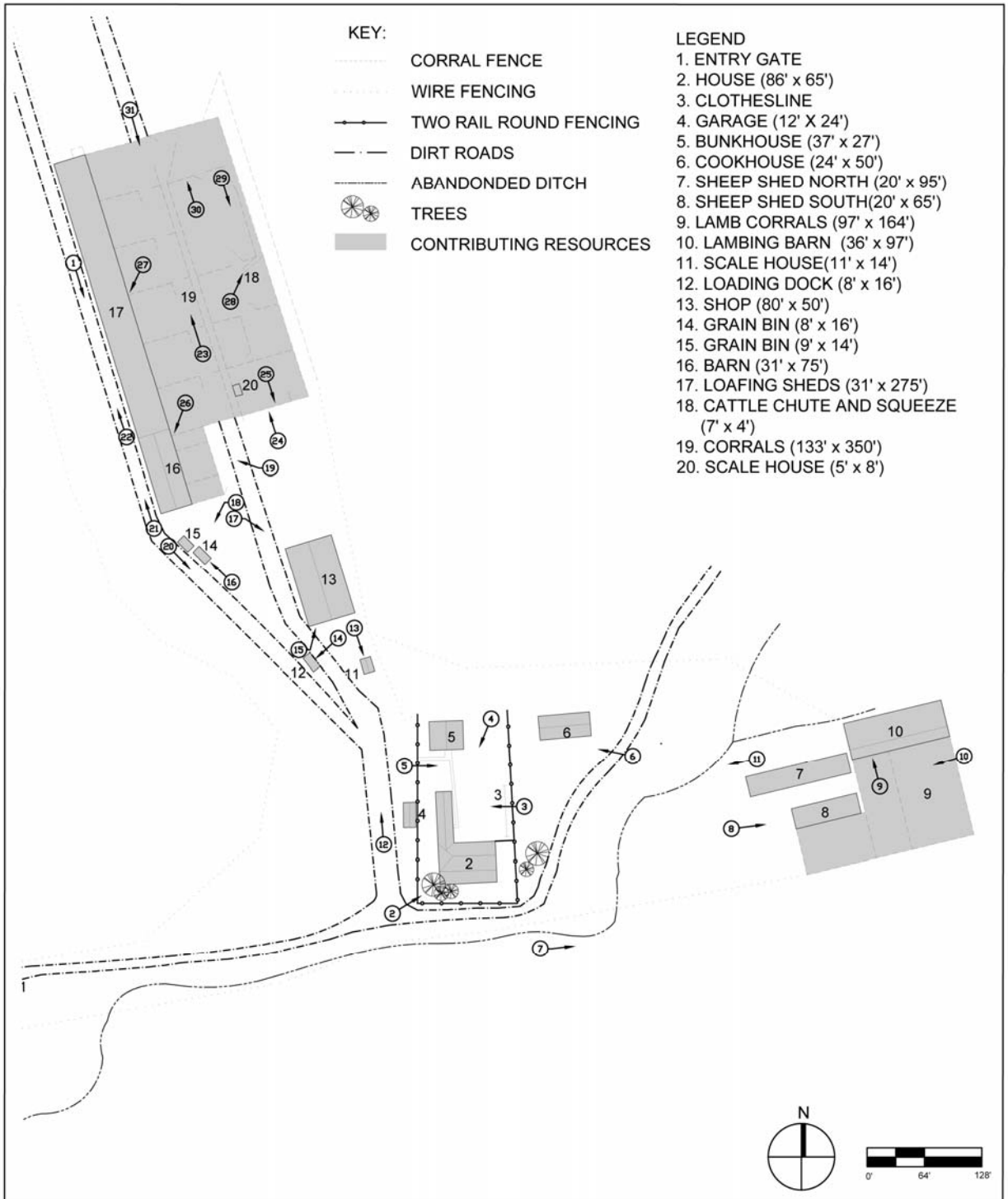
GUIRAUD RANCH
(J.T. MCDOWELL & SONS RANCH)
(BUFFALO PEAKS RANCH)

SITE NOMINATION BOUNDARY MAP
JULY 18, 2014
LAUREN RASMUSSEN



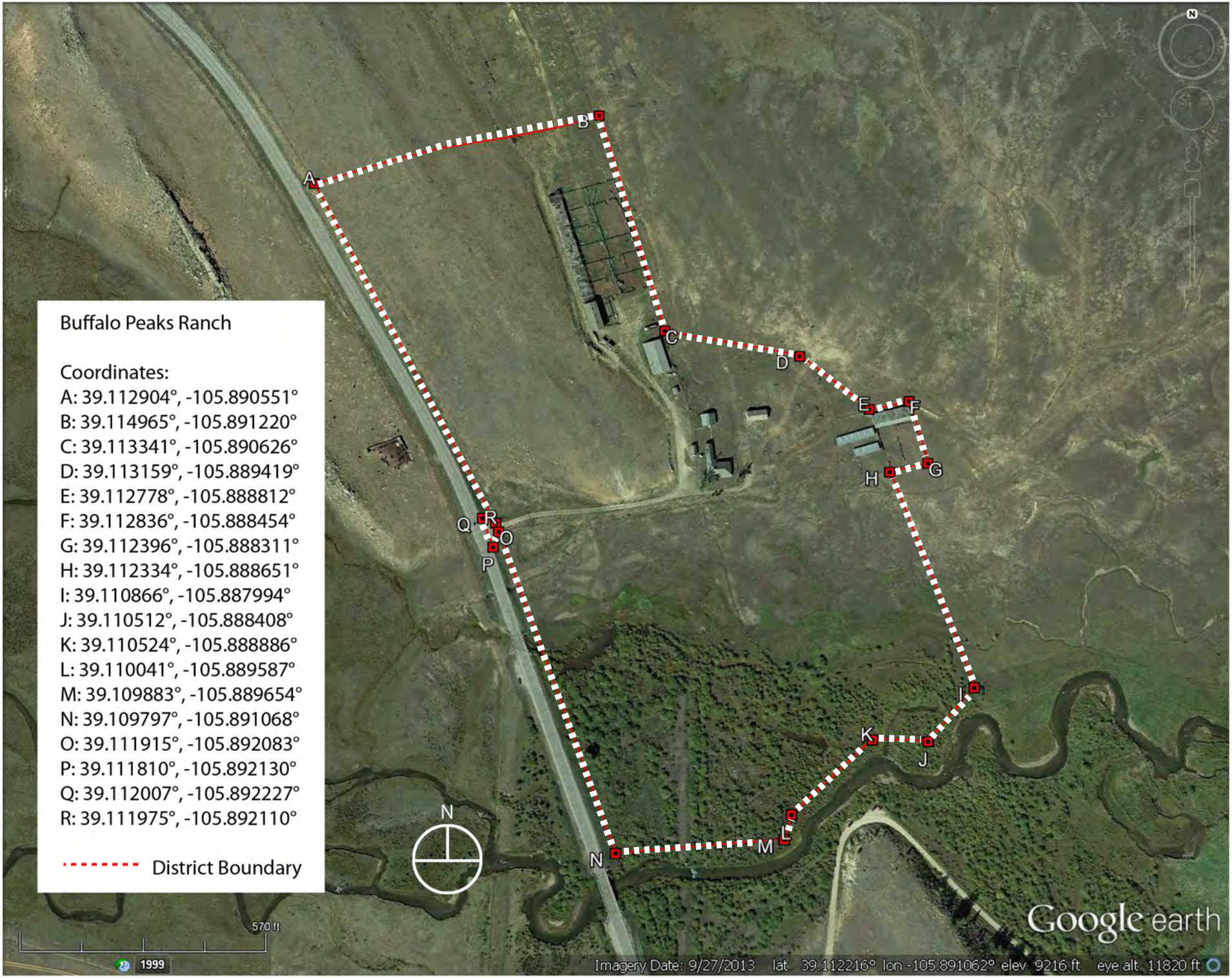
GUIRAUD RANCH
(J.T. MCDOWELL & SONS RANCH)
(BUFFALO PEAKS RANCH)

DETAILED SITE MAP
JULY 18, 2014
LAUREN RASMUSSEN



GUIRAUD RANCH
(J.T. MCDOWELL & SONS RANCH)
(BUFFALO PEAKS RANCH)

PHOTO LOCATION MAP
JULY 18, 2014
LAUREN RASMUSSEN


Buffalo Peaks Ranch
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B: 39.114965°, -105.891220°
C: 39.113341°, -105.890626°
D: 39.113159°, -105.889419°
E: 39.112778°, -105.888812°
F: 39.112836°, -105.888454°
G: 39.112396°, -105.888311°
H: 39.112334°, -105.888651°
I: 39.110866°, -105.887994°
J: 39.110512°, -105.888408°
K: 39.110524°, -105.888886°
L: 39.110041°, -105.889587°
M: 39.109883°, -105.889654°
N: 39.109797°, -105.891068°
O: 39.111915°, -105.892083°
P: 39.111810°, -105.892130°
Q: 39.112007°, -105.892227°
R: 39.111975°, -105.892110°
District Boundary
N
570 ft
1999
Google earth
Imagery Date: 9/27/2013 lat 39.112216° lon -105.891062° elev 9216 ft eye alt 11820 ft