

Colorado Preservationist

the colorado preservation journal

Surveying Colorado's Ranchland | Preservation & Working Landscapes | *Hayden Ranch*



Colorado Preservation, Inc.

From the Director's Desk



Protecting our heritage, our economy and our quality of life is at the heart of preservation. That is why this issue is devoted to ranching – a key industry, which like mining and skiing, is synonymous with Colorado. No matter where you live in the region, you are never far from a ranch, and from my perspective, keeping ranching families and their communities viable is the most important preservation battle we face in our state. I use the word 'battle' because fighting is just what ranchers in two regions, the lower San Luis Valley and the southeastern corner of Colorado, have had to do to protect their property rights, their heritage and their livelihood. Of course, ranchers are no strangers to adversity; their never-ending struggle with the elements is just part of the job description. Unfortunately, the contest with Mother Nature pales in comparison to the force of the judicial aggressions Colorado's ranchers must face.

Both battles have gone on for decades; in San Luis the struggle began in 1960 when a North Carolina lumber baron usurped the communal grazing rights of Hispanic ranchers and farmers established in 1848. In 1982, but on the other side of the Sangre de Cristo Mountains, the battle for ranch families began when our government condemned 245,000 acres of range in order to establish the Army's Piñon Canyon Maneuver Site – the largest condemnation action in United States history.

Through perseverance, yet at extraordinary cost to the descendants of the original ranchers in Colorado, the conflict in San Luis is finally moving toward a victorious conclusion for them. The outcome in our southeastern counties, I am sad to relate, is far from being decided. The Department of Defense continues to move quietly, but relentlessly, to seize an additional 6.5 million acres of the most productive cattle land in the nation through a process of inverse condemnation. That's an area the size of Connecticut; essentially the entire corner of Colorado from I-25 east to the Kansas border and from La Junta south to the New Mexico and Oklahoma state lines! It is crucial to note that in the short time since the expansion plans became public knowledge, land values have decreased and investments in ranch and farm infrastructure have dropped to nearly nothing. That's how inverse condemnation works – the threat of seizure becomes condemnation no matter what the Department of Defense chooses to call it. If you were a banker, would you make loans to ranchers in a region that has this phantom haunting its future?

On Our Cover There is a poignant beauty in abandonment, as Gifford Ewing's cover photo from the Pawnee National Grassland clearly demonstrates, but I hope you agree that a historic building in active use is a preferable muse. The fate of the homestead pictured could very well be the same for hundreds of houses in the southeastern corner of Colorado if the vital ranching industry and the businesses, schools and churches supported by it are forced into failure by the proposed expansion of the Piñon Canyon Maneuver Site.

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And, as if that weren't enough to contend with, a letter has just arrived from the Air Force seeking public comment on a proposal out of Cannon Air Force Base and its 27th Special Operations Wing to convert all of southern Colorado and northern New Mexico into a low altitude tactical navigation (LATN) area for various types of C-130 aircraft and the CV-22 Osprey. Imagine a rectangle stretching south from Aspen to Albuquerque and east from

prosperity for the region has never materialized?

Until the November mid-term elections the only thing that was keeping this congressionally authorized, multi-million acre land grabs from happening was the determination of Rep. John Salazar, who held a crucial seat on the Senate Appropriations Committee, and the determination of Colorado's embattled ranch families. We just lost the first of these two key components.

In the short time since the expansion plans became public knowledge, land values have decreased and investments in ranch and farm infrastructure have dropped to nearly nothing. That's how inverse condemnation works."

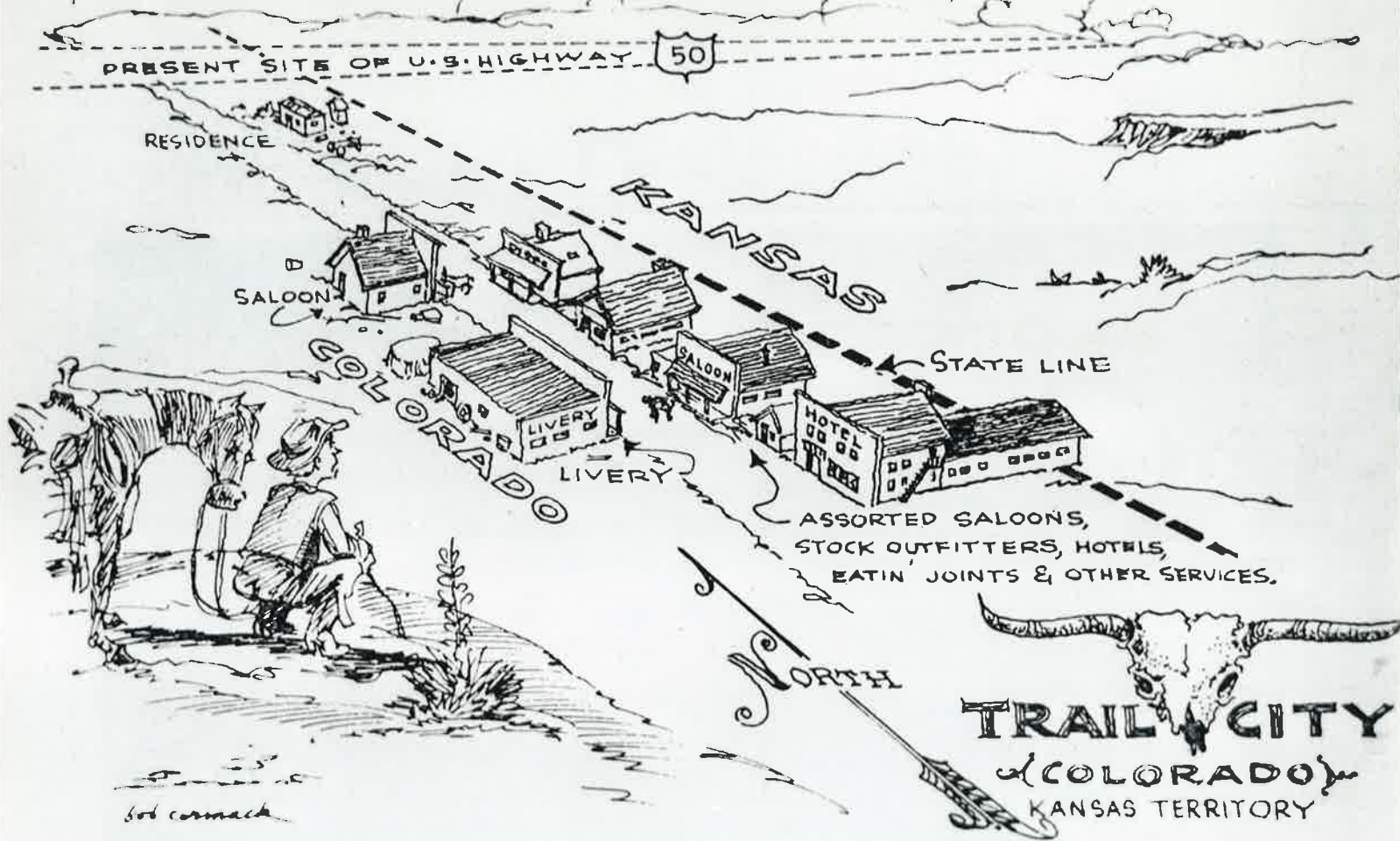
Telluride to Tucumcari and you will get an idea of the vast scale of this plan. Not such a big deal you think? Just ask a rancher who has had his herd stampeded through barbed wire by a hotshot pilot? What will leaders of Colorado's multi-million dollar ski industry say when "approximately 688 annual" sorties flying at "airspeeds of 250 knots" and "as low as 200 feet above ground level" close roads and slopes due to the threat of aircraft-induced avalanches?

You don't have to be a rancher to be affected by these conflicts. The ranching industry is so intimately interwoven throughout our identity and our economy that expansion of the Piñon Canyon Maneuver Site is sure to affect the entire state. Job creation is the excuse the Army, the defense contractors and a few of our elected officials are using to justify the impending land grab in Otero, Las Animas, Bent, Prowers and Baca counties. While there is the possibility that expansion might assist Colorado Springs, one has to consider the impact it would have on Pueblo's economy. Ask business owners in that city how many of their customers drive from Southeastern Colorado to access its essential services and you will have your answer. How can it possibly make sense to trade the economic vitality of one part of our state for that of another, especially when the promise the Army made back in 1982 of increased

Colorado Preservation has been providing support the best way it knows how, by continuing to survey the area for cultural resources. Our initiative has documented hundreds of sites, many of which will be eligible for inclusion in the National Register of Historic Places, and our work has been embraced by ranchers as crucial. The requirements of Section 106 of the National Historic Preservation Act requires the Army, as it does all federal agencies, to comply with its provisions for the protection of resources listed in or eligible for listing in the National Register. Formerly hesitant to permit survey crews on their lands, ranchers in southeastern Colorado are learning how to use the information they provides to fend off future federal acquisition of their land. Most ranchers, however, are rich in land, cattle and heritage, but not money. They are going to need much more support from Coloradans of every walk of life to be able to afford this fight.

To learn more, please visit the websites of the Piñon Canyon Expansion Opposition Coalition, the Land Rights Council of San Luis, Colorado, and of course www.coloradopreservation.org. Then please let your voice be heard. These are preservation battles that Colorado cannot afford to lose.

James Hare, *Executive Director*



TRAIL CITY AS IT MIGHT HAVE LOOKED IN 1886

1966 caricature map of Trail City, Prowers County, CO. Photo courtesy of Denver Public Library, Western History Department

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ON DECEMBER 8, HELP MAKE HISTORY

Visit Colorado Preservation on **GivingFirst.org**, on December 8 to help raise \$1 million in 24 hours one the first ever Colorado Gives Day. Colorado Preservation is devoting its participation on Colorado Gives Day to *Share in the Care Colorado*, our signature initiative to restore the dome on the Colorado State Capitol dome *while* safeguarding the capacity of the State Historical Fund. Also check out www.shareinthecarecolorado.org, our dedicated website for information about the dome fundraising effort and much more. Every donation received during the 24 hour period beginning at 12 am on December 8 will be increased in value by an incentive fund established by FirstBank with a \$250,000 lead gift. 100% of your donation goes to the Dome restoration effort.



Colorado Gives Day is made possible by Community First Foundation, a Denver-based nonprofit. As part of its mission to encourage philanthropy in our communities, the Foundation covers all credit card processing fees on donations made through GivingFirst.org



**REBECCA
GOODWIN**



**LINDSAY
JOYNER**



**LESLEY
WISCHMANN**

Rebecca Goodwin is a native Coloradoan, and the fourth generation of a six generation Colorado Centennial Farm/Ranch Family. She has a B.A. in Valuation Sciences-Material Cultural from Regis University, and has worked with museums around the country. She serves as chairman of the Otero County Historic Preservation Board, and on the board of Colorado Preservation Inc. She helped organize landowners for CPI's Rural Resources Survey of southern Otero and Eastern Las Animas Counties. Currently she is involved in a project to document an African-American homestead community in Otero County.

Lindsay Joyner, Preservation Programs Assistant, wears many hats at Colorado Preservation, working with both the survey team and HistoriCorps. Through her work with CPI's cultural resource survey of southeastern Colorado, she has acquired extensive knowledge of the region's historical development and cultural landscape. In addition, Lindsay presented a well received thesis to the graduate faculty at the University of Georgia in 2009 entitled "The Culture of Architecture in the Santa Fe Trail Region of Southeastern Colorado"; her research focused on the remaining homestead architecture and how such features contribute to the larger cultural landscape. Although a Georgia-native at heart, Lindsay is proud to call Colorado home. A few of Lindsay's favorite activities include taking her wild pup to the park, cheering on the Rockies and the Braves, and, as the office knows, staking out the best cupcake in Denver.

Lesley Wischmann is a writer and historian who specializes in the historic emigrant trails and the Upper Missouri fur trade. She is a founding member of the Alliance for Historic Wyoming and currently serves on their Board of Directors as secretary. She lives in Laramie, WY.



CARING ABOUT OUR WORKING LANDSCAPES

By Rebecca Goodwin

Colorado's working landscapes face ongoing threats of sub-urban development, military encroachment, agricultural policy reform, and globalization. The loss of rural lands results in more than a loss in agricultural production. It also means the loss of a way of life upon which these regions were founded. Remarkable historic resources, our western heritage, the natural environment, the homes and businesses of generations of ranchers, and the once vital economies of rural towns are disappearing at a rate so rapid that there is often little or no time to record, let alone preserve, the history of these places. A reevaluation of this country and state's working landscapes is critical to their viability and way of life. Preservationists are crucial to the process.

For individual agricultural producers to remain economically viable there must be a sufficient volume of production in a geographic region to meet the demands of food manufacturers and packagers. The alternative is importation from other countries of adequate quantities of safe, reasonably priced food. Between 1997 and 2002 Colorado lost 1.26 million acres of agricultural land, averaging 690 acres per day. Economically, why does this matter? Agriculture is the third largest economic provider in Colorado, and beef production accounts for 58% of the total. In recently released figures, 24% of Colorado's trade with Japan is generated by the cattle industry.

The loss of working landscapes not only

negatively impacts individual landowners and families, it also devastates the towns whose history and economies are intertwined with these landscapes. Preservationists often talk about the future of rural towns. We employ Main Street Programs; worry about rehabilitation and restoration of historic buildings; and talk about adaptive re-use of historic buildings. Yet, we often forget that rural towns exist because of nearby ranches and farms. These towns, and surrounding agriculture communities, are the backbone of western history and heritage and their survival and our economic vitality are intertwined. While these rural towns may not enjoy the economic "booms" associated with energy development, defense spending, or large scale development of suburban neighborhoods they also do not suffer the economic busts associated with these industries.

Although most don't understand how they work, many people are familiar with the farms along our highways. They are less familiar with the cattle ranches which are the backbone of Colorado's agricultural production. Travel the highways of Colorado's rangelands and you may glimpse barb wire fences, an occasional windmill, and distant views of houses, barns, corrals and grazing cattle. It seems easy to say "there is nothing down there" or to wonder why anyone would want to live in an 80 or 100 year old house miles away from a shopping mall and restaurants.

What many don't understand is that these

people do not live here because they have to, but because they choose to. For many ranchers, the land and the way-of-life is something that has been passed down for generations. Youth leave to attend college and experience the cities, and then many return home to continue the family business. For others a visit to a ranch as a child, or a summer job in college, has introduced them to a world of natural beauty, a strong sense of community, and daily exposure to the historic resources which share the land. In these "communities" deep multi-generational knowledge of local heritage and history, land and natural resource management, livestock management and agri-business is openly shared. Yes the days are long, the work is hard, and Mother Nature is unpredictable. But the people of these communities don't just live on the land, they live with the land.

They are the stewards of the cultural resources and natural environment. They know the stories of those who came before them, and

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Passing the tradition of working landscapes



Log cabin during construction

Hayden Ranch

Adapting to a Changing Economy

By Townsend Anderson

If you squint your eyes when you look at the ranch land south of the corrals at the Hayden Ranch, ten miles south of Leadville, it is not hard to imagine horses, cowboys, buck wagons and cattle enjoined in a bustle of activity. Cowboys prod cattle through the chutes to the slaughter house. Horses are being saddled up for work on the range spreading west of the ranch into the foothills of mounts Elbert and Massive. The leather belts driving the sawmill are slapping noisily just to the east of you, and the saw blade screams as it rips through logs that are queued up to the carriage by men with peaveys and cant hooks.

There is no sound of an electric or diesel motor, though. The sawmill is powered by an ingenious tub turbine sunk eleven feet below the floor of the east addition of the Main Barn, and turned by water diverted from the Arkansas over half a mile upstream. A series of line shafts hung from the collar beams and fitted with pulleys and belts transfer the energy generated from the turbine. Other ranch hands stack the

sawn lumber onto buck wagons for transport across the road (State Highway 24) to the railroad siding where it will be shipped out of the Arkansas Valley.

Still squinting, we can see men with pitch forks feeding loose hay into a stationary baler, also powered by the tub turbine, its rotating tongs pulling the hay into its belly where massive knives chop the hay and compress it

into flakes which the knotter ties into bales. Each of these individual operations melds into a rhythmic, cacophonous clatter. Other ranch employees grab the bales, some to be transported to the rail siding, others to be shipped up to the mines above Leadville, still others stacked in the main barn for winter feeding. The vast expanse of the Upper Arkansas Valley dampens the noises, but the air is heavy with the smells of leather harnesses, bawling cows, sweating horses, the ranch cookhouse, sawdust, freshly mown hay and the ever present manure.

These activities didn't happen altogether on any given day, but this imagined diorama captures the multiple adaptations of the ranch to the changing economics that is the essence of the history of Leadville. From providing fuel for the animals that supplied the horsepower to the mines, to cattle grazing, to hay and lumber exporter, Hayden Ranch survived and thrived through times that sunk other area ranches.

The Hayden Ranch, a National Register Historic District, was transferred from Colorado Preservation to Colorado Mountain College on April 2, 2008, culminating twelve years of planning spearheaded by the Lake County Open Space Initiative, a collaborative effort of multiple federal and state agencies and organizations and local governments. During its ownership tenure, Colorado Preservation secured funding through the State Historical Fund and the Gates Family Foundation to undertake emergency repairs and stabilization in two phases, the second phase being completed this fall. This work literally saved the slaughterhouse, log cabin, cow barn and main barn from collapse. It also completed structural and roof repairs and addressed drainage issues on the bunkhouse and ranch owner's home.

Continued on Page 20



Cow barn after work



Service Learning Project in Dinosaur National Monument



Students in Utah Field Museum

Our Mission

In Action

ON THE ROAD IN THE CRADLE OF COLORADO

NICOLE MOORE



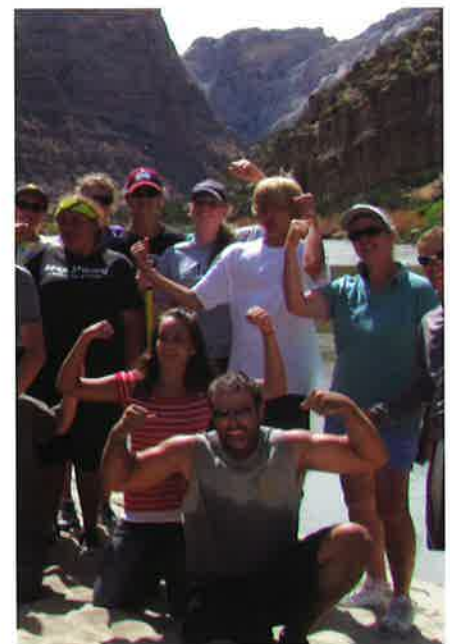
Our Lady Of Guadalupe Church

On The Road headed to southern Colorado to explore the incredible offerings of the newly minted Sangre de Cristo National Heritage Area in the lower San Luis Valley -- “the

Cradle of Colorado.” This exciting weekend trip explored Colorado’s first European settlements and churches, sacred public art, farms and farmers’ markets, the stunning landscapes of Los Caminos Antiguos and the Great Sand Dunes National Park & Preserve. On foot, by car, by bus and by train, participants sampled the wide array of local culture, history, foods, architecture, and landscapes. Our hosts in San Luis explained the People’s Ditch, an irrigation system established by Colorado’s longest held water right and the Vega, a communal grazing area – both of which have shaped the history and culture of the valley. Aaron Abeyta, a local football coach, long-time San Luis Valley resident and poet, shared several of his nationally acclaimed works with us, bringing many in the San Rafael sanctuary to tears. On Saturday evening, we enjoyed dinner at the Bistro Rialto in Alamosa, a Colorado’s Most Endangered Places site that has been transformed from a burned out shell to a thriving Italian eatery. Colorado Preservation wishes to thank our gracious hosts, sponsors, and participants for being a part of this wonderful weekend AND we encourage those who were unable to attend to consider *On The Road* next year!

A FLOAT THROUGH TIME – A COLORADO PRESERVE AMERICA YOUTH SUMMIT

ANN PRITZLAFF



After Tamarisk removal on the Yampa River



Vernal, UT

Cow Camp, Rio Grande National Forest, Del Norte



Restoration work at Cobble Shelter, AK

The final Youth Summit of 2010, A Float Through Time, was held August 3-6, 2010 at Dinosaur National Monument in northeast Colorado. Presented by the National Park Service, the History Channel, Dinosaur National Monument, and Colorado Preservation, the program also included input from History Colorado, the Bureau of Land Management and Northwest Colorado Community College. Twenty-nine students and seven teachers joined to examine the many issues facing the region, including the difficult challenge of balancing tens of thousands of years of history, beginning with dinosaurs, with the modern needs of ranchers, outdoor recreation, tourism, and the oil and gas industry.

The Summit program opened with an orientation by Ute elders who shared the connection to the land of the region's indigenous people which provided a catalyst to considering the importance of the environmental landscape including night sky, water, wildlife and vistas. The program provided numerous interactive experiences providing in-depth exposure to the region's resources. These included: learning about the Night Sky program; commenting on interpretative programs at the new park

visitor's center; understanding the significance Native American rock art; petroglyphs and pictographs; and the threats to these resources from vandalism. Participants also undertook a service project to remove tamarisk, an invasive plant species. The highlight to most was a raft trip down the historic Yampa River, Colorado's only undammed river which for some was truly an "in-depth" immersing activity!

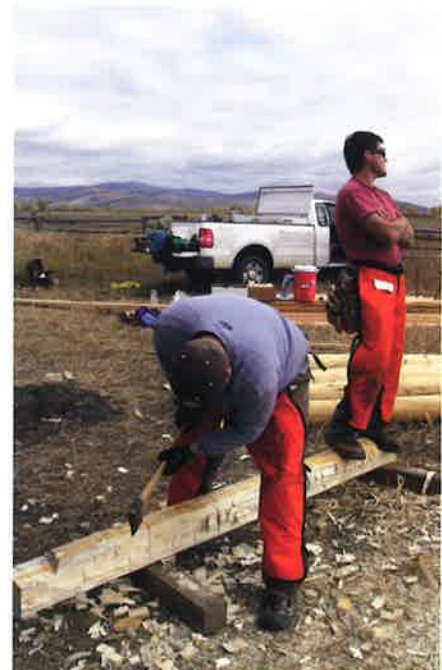
Colorado Preserve America Youth Summit will be accepting applications for the 2011 summits. Please contact Colorado Preservation if you or someone you know is interested in participating.

HISTORICORPS WRAPS UP FIRST FIELD SEASON!

LINDSEY JOYNER

HistoriCorps is excited to report the successful completion of our first field season. Over the past year, the HistoriCorps team has rehabilitated 23 structures across Colorado, Wyoming, South Dakota and Alaska. These accomplishments could not have been possible

without the hard work of a fantastic field staff, many partnering organizations and dedicated volunteers who contributed over 7,700 hours toward saving historic places. Cheers to a phenomenal first season! Learn more about HistoriCorps' completed projects and ways to get involved in 2011 in the next issue of *Colorado Preservationist*.



Volunteers shaping logs, Grand Teton National Park

DISCOVERIES *from the Field*

by Abbey Christman



Wheat field with farmstead in the distance, Phillips County

SURVEYING RURAL RESOURCES OF EASTERN COLORADO

A dirt road stretching into the distance, a field of wheat on one side, a herd of cows grazing on the other, a grain elevator rising in the distance

This could describe almost anywhere in eastern Colorado. But when you look more closely, eastern Colorado is much more diverse than it initially appears. Each county has a unique story to tell. In 2008, with funding from the State Historic Fund and Preserve America, Colorado Preservation began a new survey initiative to conduct county-wide rural surveys in eastern Colorado. Baca and Phillips counties were selected as the first targets. During the surveys of these counties, approximately 1,000 previously undocumented historic resources have been identified. With farmsteads and ranching complexes representing the majority of surveyed resources, the actual number of buildings surveyed is close to 5,000.

For the survey in Baca and Phillips counties, the survey team began a reconnaissance, or windshield survey, driving every road in the county, and identifying and photographing all complexes that included buildings more than 50 years old. From the reconnaissance survey we are able to get a big picture view of the county including the number of historic buildings, as well as the styles, types and construction techniques. We then enter into the intensive survey where we research the development of the county in order to place the buildings in an historic context. We selected twenty sites in each county for more in-depth survey. During the intensive survey we explore the history of individual sites to see how the larger trends apply to specific places.

The following sections illustrate this process and highlight some of the major findings from the Phillips and Baca surveys.

Looking Around: Reconnaissance Survey

At first glance, the economies of Baca and Phillips counties are similar; both are predominantly agricultural with grain crops and livestock sales of nearly equal importance. In Phillips County, however, the average market value per farm is roughly three times that of a farm in Baca County. The higher value of farmland in Phillips has been evident since settlement. With its fine farmland, most of the land in Phillips County was homesteaded or purchased by 1900. Phillips County continued to attract new residents in the early 20th century, including large communities of German and Swedish emigrants, but the new arrivals were primarily buying established farms rather than breaking sod for the first time. Homesteaders arrived in Baca County in the late 1880s, but most abandoned their claims in the early 1890s after a severe drought. Baca County remained very sparsely occupied until the 1910s, when homesteading legislation expanding the number of acres allowed in dry farming areas brought a new wave of homesteaders. As one of the few areas in Colorado that still had large amounts of unclaimed land, Baca County provided an opportunity for those without means to achieve the American dream of land ownership. The delayed settlement of Baca County meant its frontier period extended into the 20th century. Because the railroad did not arrive in Baca County until 1927, isolation also contributed to its frontier character. While the railroad was delivering catalog homes and barns to Phillips County farmers, Baca County farmers were still living in dugouts and quarrying local stone for their buildings.



Above is an example of typical Baca County houses from the 1910s and 1920s. The small, hipped roof box was a common housing type found in the Baca County survey. Examples found were constructed from sandstone, concrete and frame. Below is a early 20th century house in Phillips County. They tended to be larger and more tied to national housing trends of the period than those found in Baca County.



The barns in Baca County (this page bottom left) are generally single-story without haylofts while the barns in Phillips County (this page bottom right) tend to be much larger and more elaborate.



Digging Deeper: Intensive Survey

After we identify the historic resources in the county, we read historic newspapers, interviewed long time residents, and searched county records for additional information. We were able to find out who originally homesteaded a site through the records of the General Land Office (available at www.glorerecords.blm.gov/) and then learn more about them through the census records available online. Below are just a few of the rich stories we have uncovered.

The Preston Homestead, Pritchett vicinity, Baca County



Claude E. Preston was part of the homesteading boom of the 1910s. Preston filed his land claim around 1915 and received the patent to 320 acres in 1920. Born in Michigan around 1888, Preston moved to Baca County with his wife Pearl, who was from Kansas. Their daughter, May, was born in 1919. Preston constructed his stone house with its distinctive barrel roof in the vicinity of the Lewisville School. Preston is believed to have assisted other homesteaders in the northwestern section of the county in constructing their dwellings, all with this distinctive barrel roof design. However, in the 1920s the Prestons decided to abandon farm life for the boom town of Pritchett, established on the new railroad route through the county. Preston got a job as a salesman in a hardware store.



Seger Farm, Haxtun vicinity, Phillips County

As an infant, David Seger emigrated from Sweden to the U.S. with his parents. The Segers settled in Nebraska. David and some of his siblings later moved west to Colorado. In 1916, David Seger purchased this farm and moved there with his wife Amanda, also a Swedish immigrant. The barn was built first, and they lived in the lean-to. Their first child was born while they lived in the barn. In 1917, they purchased a mail-order house from Montgomery Ward. The Segers grew wheat and corn, a farming operation that has been passed down through the family and is today operated by their grandson.



Dugout home on Nickell-Glasgow Homestead, Stonington vicinity, Baca County

Lillie D. Nickell, born in Missouri in 1887, was one of many settlers drawn to Baca County in the 1910s for the opportunity to homestead. Lands in states further east had filled up, leading those still seeking land west to Colorado. Lillie Nickell established her homestead c.1910, when she was only 23. Under the Homesteading acts, the homestead applicant had to be head of a household. Women were allowed to homestead, but only if they were single or widowed. While homesteading, Lillie Nickell met Bert Glasgow. Born in Kansas in 1888, he was living in Stonington and operated a barber shop. Lillie and Bert were married before she received her homestead patent in 1915, and both Lillie's maiden name and married name appear on the patent. According to homestead law, "where a married woman made improvements and resided on the lands applied for before her marriage, she may enter them after marriage if her husband is not holding other lands under an unperfected homestead entry at the time of the marriage." The above dugout form with a full-height entry section containing a staircase that leads down into the main dugout appears to have been common in Baca County.



Oltjenbruns Farm, Amherst vicinity, Phillips County

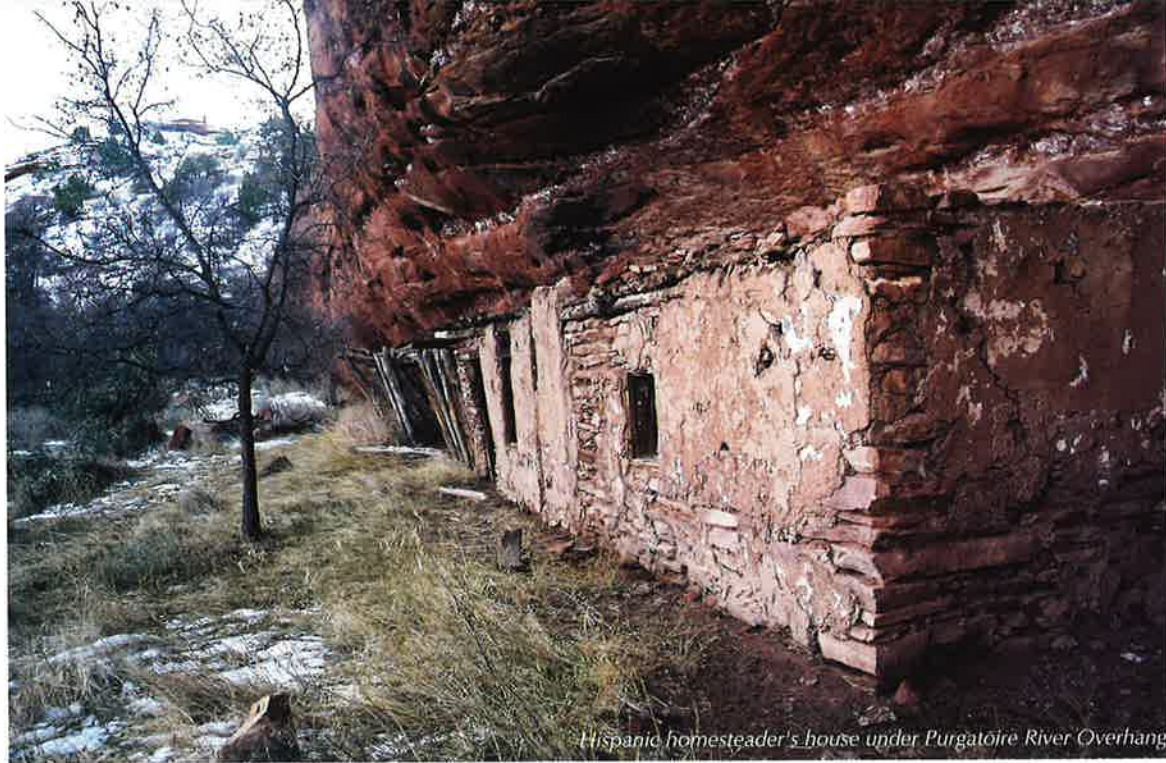
The Oltjenbruns and Welper families both emigrated from Germany to Nebraska in the 1880s. The families were joined in 1917 when Harry Oltjenbruns married Amelia Welper. The same year, the Welpers moved to Phillips County and purchased the above farm near Amherst, an area with a large German immigrant population. Harry and Amelia Oltjenbruns followed them to Phillips County in 1919, farming south of Holyoke. They moved to this farm in the late 1930s. The farmstead today provides an excellent illustration of the evolution of agriculture in the county over the last century including a house (c.1915), summer kitchen/wash house (c.1917), chicken coop (c.1920), barn (c.1922), WPA outhouse (c. 1940), brooder house (c.1939), workshop (c.1943), granary (c.1945), cattle feeder (c.1950), grain elevator (c.1953), and machine shed (c.1960).

Drawing Conclusions: Lessons from Surveying

In addition to revealing much about the history of these counties, the survey has also illuminated the threats to rural resources. The issues here are very different from the Front Range where new development has pushed out many farmers. Roughly fifty percent of the resources surveyed in Baca County were abandoned, most of which have sat empty for decades. Baca County has never recovered the population lost during the Great Depression and the population continues to shrink. While most homesteaders farmed 320 acres, today's average farm is more than five times that size leaving many historic farm complexes redundant. Some have been demolished to make way for additional crop or grazing land, others simply left to the elements. Phillips County is more densely populated than Baca County and has maintained a relatively steady population, with many of its farms passed down through several generations. The primary threat to Phillips County's historic farmsteads is changing farm operations that have made many buildings obsolete. The barns, grain elevators, tank houses, and chicken coops constructed in the 1920s are rarely used in today's farming operations. Barns designed for horses are not scaled to hold the huge farm machinery needed for modern farming operations. While farmers appreciate the heritage their barns represent, it can be difficult to put money into their upkeep when they have little use beyond general storage; the large metals sheds replacing them are much cheaper and easier to maintain.

Abandoned farmsteads in Phillips and Baca Counties. Complexes like these can be found across eastern Colorado, but they are rapidly disappearing.





Hispanic homesteader's house under Purgatoire River Overhang

WORKING RURAL LANDSCAPES SUSTAINABILITY AND STEWARDSHIP IN ACTION

By Rebecca Goodwin

Sustainability has become one of our generation's key catchwords. Historic preservationists, environmentalists and others have made great strides to understand and promote concepts of sustainability. Unfortunately, the varied backgrounds and focuses of these groups often mean that each pursues sustainability in isolation. Working rural landscapes require a broader, multi-disciplinary approach.

Working agricultural landscapes are the ultimate examples of sustainable environments and stewardship. The Purgatoire River Region of southeast Colorado demonstrates the inter-connectivity of all of the themes found in working landscapes. While many people mistakenly believe that ranching is not compatible with sustainability and stewardship, the cattle ranchers of the Purgatoire River Region have proven that family-owned ranches are among the best stewards of both the land and the built environment.

In the early 1980s, the United States Army at Fort Carson in Colorado Springs decided to create a maneuver site in southeast Colorado. The process was nearly complete before the landowners knew what was happening. Nearly 250,000 acres of prime short-grass

prairie, on largely multi-generational ranches, was taken from the middle of one of the top beef producing regions in the country. The establishment of the Piñon Canyon Maneuver Site (PCMS) was the largest condemnation action in United States history.

In 2006, when the people in southeastern Colorado heard about Department of Defense efforts to expand the PCMS, they knew that the only way to fight those plans was through a strong grassroots effort and documentation of the important resources of the region. While the decision to support independent studies of the region carried some risk, the landowners had confidence in their stewardship practices, and believed that independent biological and historical studies would support that belief.

Individual landowners were given the option of participating in the biological and historic resources surveys. Private landowners, who encompass close to two million acres, participated. In 2007 the Colorado National Heritage Program (CNHP) at Colorado State University began an unprecedented biological survey, while Colorado Preservation conducted a historic resources survey.

These two surveys have conclusively documented that the ranchers have been remarkable stewards of the natural and historic

resources. This makes sense if you consider that the only way cattle ranches can continue to be economically viable working landscapes is through the active protection of all of the resources. The exemplary environmental stewardship of these ranchers is evidenced by statements from CNHP:

"In addition to finding new locations of rare species, we have discovered several new-to-Colorado species. These findings all point to the high quality stewardship practices of the ranching community."

"It is just like being in a wilderness area. It is the best kept secret in Colorado that the biggest wilderness area we have is in private hands."

The cultural resources survey conducted by Colorado Preservation has documented an extensive number of historic resources.

Continued on page 15



CNHP Biologists document natural environment

Preservation Education

Pioneering the Future Study of Rural Preservation

By Ingrid Borreson & Michael L. Nulty



Photos clockwise: Students study on a working ranch, Escalante Pueblo ruins, and Point cloud view of Post Hospital ruin, Ft. Laramie, WY

The Center of Preservation Research (CoPR) is an interdisciplinary and collaborative organization within the College of Architecture and Planning at the University of Colorado Denver. Faculty and students investigate and participate in the preservation of built environments, cultural landscapes, cultural heritage, and natural landscapes. Integral to its core values, CoPR emphasizes the value of the history of built environments as a resource for shaping the future, and seeks to engage a wide constituency to enhance the understanding and appreciation of culture through the investigation of material heritage.

By contributing to the development of curricula for the College of Architecture and Planning and the documentation and dissemination of new developments in historic preservation through education, publication and symposiums, CoPR has situated itself at the leading edge of scholarship, technologies and, theoretical and applied research. Recently, CoPR has implemented LiDAR (Light Detection And Ranging) scanning technologies to document and preserve rural historic sites and large cultural landscapes in Colorado and Wyoming. This technology involves the use of a high-accuracy laser radar scanner to generate highly detailed 3D models.

Additionally, this fall the College of Architecture and Planning expanded its commitment to furthering education in historic preservation by announcing its new Master of Science in Historic Preservation (MSHP). This program seeks to provide training for graduate students in this forward-looking, design-based field and provide cultural continuity while seeking sustainable and creative solutions for our cultural resources and the built environment.

Located in Colorado, a confluence of preservation activity in the

American West, CoPR has had the unique opportunity to be involved in multiple rural preservation projects. Examples of these projects include: Historic American Buildings Survey (HABS) and Historic American Landscape Survey (HALS) documentation for twelfth-century Anasazi Pueblo ruin, Cannonball Pueblo; Irrigation Ditch Study that provided a context for evaluating the significance of individual ditches and outlined registration standards for survey documentation; A condition assessment, restoration design, and cost estimates for the restoration of surviving buildings at Heart Mountain Japanese-American Relocation Camp in Cody, Wyoming and reconnaissance survey of grain elevators from Interstate-25 to the Colorado eastern border. Through CoPR, as well as the MSHP and design disciplines, graduate classes examine preservation issues for working landscapes, primarily historic ranches, across Colorado including the Hayden, Medano-Zapata, Buffalo Peaks and Cherokee Ranches. Graduate students develop interpretative materials and investigate the stories of families who live off of the land as well as devise design and preservation options to mitigate the future of these threatened resources.

CoPR has also been working with the National Park Service (NPS) to document and manage park resources over the last year. Fort Laramie, Wyoming was used as a model to develop new ways to organize and manage an extensive library of data including historic maps, photographs, written reports and HABS documentation. Not available to the public, CoPR pulled all of the data types together to produce 3D models that included material, scale and vegetation information. Models of four different time periods were

Continued on Page 15



Students at Youth Summit, Cortez CO in 2009

“It is essential to actively involve more American youths in natural and cultural preservation educational efforts, and the Colorado Youth Summits, joined with the ACHP’s initiative to encourage service learning partnerships with local schools and preservation organizations nationwide, create models for others to emulate in filling this need.”

- M. Wayne Donaldson, ACHP Chairman

Advisory Council on Historic Preservation Honors Colorado Youth Summit

The Advisory Council on Historic Preservation, presented the National Park Service, the U.S. Forest Service, and the Bureau of Land Management the prestigious Award for Federal Preserve America Accomplishment early this September for their contributions to the Colorado Preserve America Youth Summits. Colorado Preservation and History Colorado were presented with partnership commendations for their key roles in creating and supporting the Colorado Preserve America Youth Summits. The award ceremony took place in Washington D.C. on September 16th. Secretary of the Interior, Ken Salazar and Undersecretary for Natural Resources and Environment, Harris Sherman accepted the awards on behalf of the land managing agencies. Ann Pritzlaff, the Youth Summit Program Director attended the ceremony to accept the honor on behalf of Colorado Preservation, Inc. and History Colorado.

“Through efforts such as the Colorado Youth Summits, the federal government is finding new and better strategies to bring authentic experience of place and heritage to emerging generations for the benefit of the nation,” said Milford Wayne Donaldson, ACHP chairman. “It is essential to actively involve more American youths in natural and cultural preservation educational efforts, and the Colorado Youth Summits, joined with the ACHP’s initiative to encourage service learning partnerships with local schools and preservation organizations nationwide, create models for others to emulate in filling this need.”

Youth Summit programs began in 2007 in southeastern Colorado to bring students, grades 7-12, and teachers from across Colorado together to participate in hands-on, interactive, historic preservation activities. Program Director, Ann Pritzlaff, launched Youth Summit with the belief that in a field largely dominated by the adult population, it was increasingly important to engage youth in the practice of historic preservation and archaeology. “As the future stewards of historic places, it is essential that this demographic be offered the opportunity

to explore and better understand the physical places that shaped our history,” says Pritzlaff.

After the tremendous success of the inaugural year, the Youth Summit expanded in 2009 with a Summit in Cortez, Colorado. An urban Summit was held in conjunction with the 2010 *Saving Places Conference* in February at the Denver Hyatt Regency. The summer Summits were held in June 2010 in the San Luis Valley and the August 2010 in Dinosaur National Monument. More than 500 young people have participated in the Colorado Youth Summits. The program recently has been funded through a \$250,000 matching grant by the Colorado State Historical Fund for two more years with a focus on “Colorado at Work,” encouraging students to study diverse industries that have shaped the state’s history.



(From left to right) Harris Sherman, Ken Salazar, Ann Pritzlaff and Milford Wayne Donaldson at the Advisory Council on Historic Preservation award ceremony in Washington, D.C.

Working Rural Landscapes Continued

Prehistoric and historic archaeologists, along with architectural historians, have documented nearly 500 individual resources ranging from Apishipa Era sites, rock art, and early Hispanic placitas, to sheep and cattle ranches. Fifty sites were selected for intensive level survey, and at least 48 of those sites have been determined eligible for the National Register. This does not include many historic homestead era houses, barns, corrals and outbuildings which have been adapted and continue to be used by generations of ranching families.

The sheer geographic scope of these surveys, combined with the unique situation of scientific and historic surveys being concurrently conducted, has resulted in remarkable documentation of the relationship between the people, historic use, cultural heritage, sense of community, and the natural environment. Sustainability, stewardship, conservation, adaptive use, and preservation are all words which are part of the everyday lives of ranchers in the Purgatoire River Region.

If we fail to recognize these relationships, and learn from the everyday actions of those who live with and protect these working landscapes, we really don't understand sustainability or stewardship.



Ranchers teach younger generations about sustainability

Preservation Education Continued



Point cloud view of Post Hospital ruin, Ft. Laramie, WY

produced to show varied uses and states of decay and how the site has changed over time. These analyses efforts led to a second phase in which LiDAR - 3D lasescanning record of the state of the site today. Dozens of structures and several acres have now been scanned and recorded for use by park staff as well as for interpretive material for visitors.

CoPR staff also participated in documenting two sites within the Canyons of the Ancients National Monument. With the help of the National Parks Service, Bureau of Land Management and three pack horses, these two at-risk sites have now been scanned to create highly accurate cloud point data sets. The use of this new technology minimized the project team's impact on the delicate sites. CoPR now looks forward to the post processing and data management that will produce materials such as panoramic imagery, 3D models and perspective views of the site.

Ingrid Borreson, *Research Assistant*

Ingrid is currently completing her final year at the University of Colorado Denver where she is a Master candidate for both Urban and Regional Planning and Historic Preservation. As a Research Assistant for CoPR, her tasks are varied and primarily include developing partnership opportunities for students that encourage engagement with civil preservation efforts.

Michael L. Nulty, *March, Technical Coordinator CoPR, LEED A.P.*

As CoPR's Technical Coordinator, Michael manages the Center's state-of-the-art digital technology, including interactive website construction, SketchUp 3-D site maps, virtual tours, and other similar tools. His private sector work has involved historic and adaptive reuse projects, most recently LoDo's historic Saddlery Building and Washington Park's International School Lofts. Michael's research interests lie in examining how the applications of digital technology can enhance our understanding, appreciation, and investigation of historic cultural landscapes.

NORTH OF THE BORDER

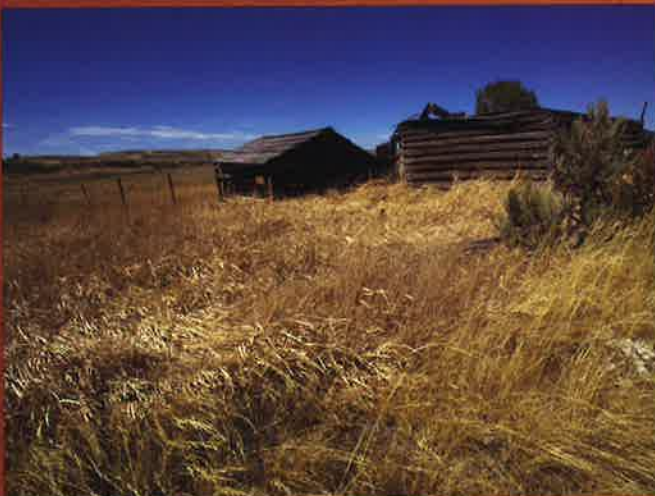
ALLIANCE FOR HISTORIC WYOMING:

Who we are, What We Do

By Lesley Wischmann

Colorado Preservation feels it is important to think about preservation not only in Colorado, but regionally as well; therefore, we are happy to introduce Colorado Preservationist's newest section featuring the efforts of our sister organization just North of the Border. North of the Border will highlight the growth of Wyoming's recently established statewide preservation organization, and help us learn more about the preservation efforts of our northerly neighbors.

In the early 2000s, Wyoming had the dubious distinction of being among a handful of states without a statewide historic preservation nonprofit. Around then, a public lands controversy helped to change Wyoming's preservation consciousness. As the Bureau of Land Management (BLM) discussed



Betrem Homestead



Alliance Members

NORTH OF THE BORDER

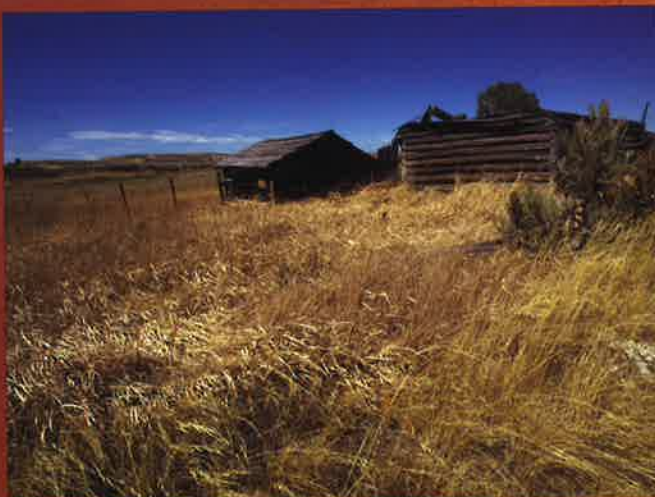
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Betram Homestead



Alliance Members

selling a National Register-listed property to a private entity, outraged citizens united in protest. This caused the BLM to shelve its controversial plan and helped to launch the Alliance for Historic Wyoming (AHW).

Two women who met while opposing the proposed BLM sale established AHW in 2005 to protect Wyoming's unique cultural and historical resources. Mary Humstone, a University of Wyoming historic preservation professor, soon joined Barbara Dobos, a public lands advocate, and Lesley Wischmann, an emigrant trails historian.

Before long, AHW had incorporated and attained nonprofit status. With grants, we revamped our website and worked on permanent protections for the Greater South Pass Historic Landscape (see SouthPass.org). With some strategic planning, we doubled the size of our board. Now, a grant from the Wyoming Cultural Trust Fund will allow us to hire a part-time Executive Director.

Early on, AHW realized that Wyoming's preservation needs were somewhat unique. While most historic preservation groups focus on the built environment, AHW realized that Wyoming's iconic open spaces defined its history. While we do work to protect architectural gems, much of our focus is on protecting our cultural landscapes, including historic trail ruts and wagon roads, open space historic ranches, the grand vistas that frame our geological

landmarks and the crumbling remnants of long abandoned towns.

Oil and gas development, combined with recent proposals for multiple industrial-scale wind farms, threaten those landscapes. To effectively protect them, AHW must follow proposed development from start to finish, from leasing through mitigation. We have protested leases, commented on environmental planning documents from scoping through records of decision and regularly participate in mitigation consultations mandated by the National Historic Preservation Act (NHPA).

NHPA requires federal agencies to avoid damage to National Register-eligible sites

◆◆◆◆◆

Wyoming's preservation needs were somewhat unique. While most historic preservation groups focus on the built environment, Wyoming's iconic open spaces defined its history.

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whenever possible. When not possible, adverse affects must be minimized or mitigated. Mitigation discussions involve a wide range of interested parties, including the project proponents. Having a preservation voice like AHW's at the table can result in more creative, proactive and long-lasting mitigation.

Wyoming's most often mitigated resource is our hundreds of miles of National Historic Trails (Oregon, California, Mormon Pioneer, and Pony Express) along with the nationally significant Overland and Cherokee Trails. Wyoming possesses the best extant trail remnants in the country but protecting these

linear resources presents a uniquely difficult preservation challenge.

Websites, brochures, interactive maps, traveling exhibits, school programs, documentaries, wayside exhibits, interpretive kiosks and internships have all been employed as mitigation for projects. But replacing actual trail with virtual trail is always disappointing. One recent mitigation response may suggest a pathway to more rewarding solutions in the future.

Ninety-two miles of the Lander Trail, the first federally funded road project west of the Mississippi River, cross Sublette County, Wyoming. Surveyed specifically to avoid expensive bridges and ferries, the Lander Road utilized naturally occurring islands to facilitate

the fording of rivers. As a California Trail cut-off, the Lander Road is a National Historic Trail.

With a majority of Sublette County's Lander Trail on federal land, the public has

plenty of opportunities to explore its desert landscape. Fifteen years ago, this stretch of trail remained as pristine as what the emigrants experienced. But then came the Pinedale Anticline natural gas development. Although the trail's surface remains undisturbed, the viewshed changed dramatically. Drilling equipment and holding tanks punctuate the skyline while noise and dust are virtually inescapable.

With a 2008 proposal to expand production, meaningful mitigation seemed unlikely. But a cultural resources working group quickly identified a missing link in the federal trails inventory. Because our ancestors settled



Wagon



North Fork Crossing

along the rivers, the BLM owned few Lander Trail river crossings, the distinguishing feature of that trail. Acquiring a river crossing would offer a unique opportunity for interpretation. And, as luck would have it, a New Fork River ranch was for sale.

Lander Road diaries confirmed the ranch was home to a Lander Road ford and campsite, providing emigrants a much-needed rest stop after crossing eighteen miles of desert. Although everyone expected the river would have reclaimed the trail remnants, this turned out to be overly pessimistic.

Field research revealed three remaining trail segments that still possessed significant integrity along with numerous artifacts, including one directly tied to the 1850s when the Lander Road was constructed. Suddenly, meaningful mitigation seemed possible if some practical hurdles could be overcome.

After consulting with the Green River Valley Land Trust, the Sublette County Historical Society, a major participant in the mitigation discussions, offered to take legal ownership of the property. The BLM could manage it for public access. But where would the dollars come from to make the purchase? The preservation partners suggested that the near million-dollar price tag be evenly split among the three corporations whose proposed projects would impact the trail: Shell and Ultra, major players in the Anticline, and Rocky Mountain Power which wanted to upgrade existing power lines. When Shell, Ultra and Rocky Mountain Power agreed, the deal was sealed.

This successful mitigation effort means that, next spring, the public can enjoy a beautiful new interpretive area nestled against the gentle New Fork River. Willows and large cottonwoods will keep the industrialized Anticline at bay while people picnic, camp and discover the history of the Lander Road and its river crossings.

Working together, the Alliance for Historic Wyoming, the Pinedale BLM, Wyoming SHPO, the Advisory Council for Historic Preservation, the Oregon-California Trails Association, Sublette County Historical Society, the Lander Trail Foundation, the National Park Service National Trails Office and, of course, Shell, Ultra, and Rocky Mountain Power were able to preserve this piece of our collective history for future generations.

To learn more about AHW and its work, visit HistoricWyoming.org or follow us on Facebook or on Twitter.

A NEW STAFF ADDITION



The Board of Directors of the Alliance for Historic Wyoming (AHW) is delighted to announce that, beginning Monday, November 1, 2010, Hilery Walker will be joining us as our first-ever employee, a part-time Executive Director.

Hilery is a Casper native and a third generation Wyomingite. Hilery got her first degree from the University of Wyoming in English. In 2006, she returned to UW to continue after working briefly in England and Germany, to get a Master's Degree in American Studies (specializing in historic preservation) and a second bachelor's in art. She finished her Master's last May and will receive her BFA next month. While working on her Master's, Hilery contributed to National Register nominations for the Laramie University Neighborhood Historic District as well as Grand Teton's Jenny Lake Lodge. She also did some contract work for AHW, designing a logo and brochure for us. In September 2010, her Bachelors of Fine Arts show, *Redeeming Casper*, which explores the current state of several of Casper's historic buildings through black and white photographs, debuted at the University of Wyoming. The show was also recently displayed at Casper College's Western History Center.

We are confident that Hilery will be a wonderful addition to our team and will help us move AHW forward. We thank the Wyoming Cultural Trust Fund for providing the grant that funds most of Hilery's salary.

If you want to drop Hilery a welcome note, email her at ExecDirector@HistoricWyoming.org or make a tax-deductible donation as a vote of confidence in Hilery's new leadership!



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A dog relaxing under a wagon

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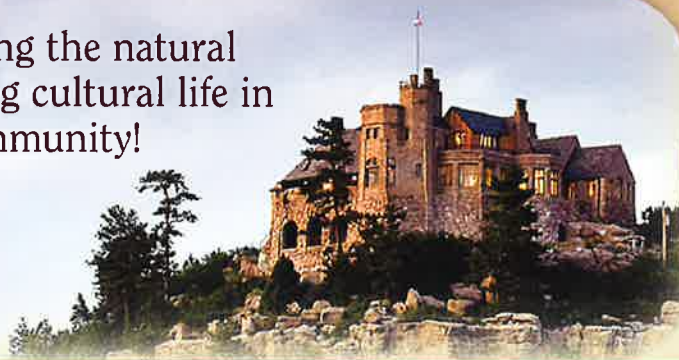


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environment & enhancing cultural life in
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At the heart of Cherokee Ranch and Castle is a Scottish-style 1450s Castle built in the 1920s. The Castle is home to collections of art, antiques, period furniture and rare books. Various species of wildlife, along with about forty head of Santa Gertrudis cattle, thrive on the ranch's 3,100 acres of pristine acre protected by a Conservation Easement with Douglas County.

Cherokee Ranch and Castle presents an Annual Performing Arts Series with the Colorado Symphony Orchestra Chamber Music, the University of Denver's Lamont School of Music, The Denver Brass, and the Denver Centre Theatre Company. It also hosts community performances with a variety of other well-known and popular local groups. The Foundation also hosts the public for educational teas, tours, and brunches, and a variety of K-12 and adult educational programs focusing on science and the environment, western heritage, the various collections, land and wildlife, and ranching.

Located adjacent to the communities of Castle Pines Village, City of Castle Pines North and Sedalia, Cherokee Ranch and Castle offers guests a quick getaway, spectacular views, charming elegance, and surprises around every corner. Your visit to Cherokee Ranch will be an experience you'll treasure for years.

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Caring About Our Working Landscapes Continued



Heritage tourism in action

Hayden Ranch Continued



Log Cabin on ranch

In addition, Colorado Preservation negotiated a Deed of Conservation Easement with the Colorado Historical Foundation, ensuring that the ranch will be preserved in perpetuity. A third phase of stabilization work, proposed by CMC and funded by the State Historical Fund, will commence Spring 2011 upon approval of the contract.

Over the past six months, Mike Conlin, Conlin Associates, has been developing and drafting a Master Plan for the ranch at the request of CMC. This plan establishes goals and objectives for rehabilitation of the ranch and suggested uses for the sixteen contributing and two noncontributing structures. Once approved by the college trustees, it will become the guiding document for future activities at the ranch.

Squint again. Imagine an experiential education center teeming with

the locations of rock art, teepee rings and homesteads. They care for the rural cemeteries where people they never knew are buried, and protect rock art and archaeological sites from vandalism. They live in the homes built by their grandparents or early homesteaders and embrace the experience of two or more generations living and working together.

If we don't commit to preserving these working landscapes we risk losing our rural towns, the economic viability of our state, and the rich heritage which helped build Colorado and now drives heritage tourism. Perhaps Richard Moe, the former president of the National Trust for Historic Preservation, said it best: "Colorado's farms, ranchlands and historic places are among the state's most valuable assets. The loss of this pristine, scenic open space threatens those who make their living here and those who love this state and the unspoiled natural and cultural resources that make it one of a kind. We must take action to protect Colorado's working landscapes or risk the agricultural, environmental and economic consequences of a decision that can't be undone."



students who are engaged in multiple disciplines concentrated on historic, natural, and cultural resource management. Historic preservation students are working on the ranch's numerous historic structures, restoring the water turbine for demonstration purposes, and running a workshop in the main barn that is producing and restoring architectural elements for rehabilitations around the region. Natural resource students are managing the greenhouse powered by the sun. They are propagating trees for reforestation of the millions of beetle-killed acres in Colorado, Wyoming and Montana. Agronomy students are growing sedges to re-establish wetlands in high elevation climates. Horses and cattle are being cared for and high altitude experimental gardens are being tended. Students are being trained in outdoor recreation leadership and using the ranch as a staging ground for skills development on the Arkansas River across the road. A new classroom and conference center has been constructed between the main barn and manger, once connected, but currently separated by the collapse of this portion of the barn twenty years ago. Each evening after dinner and during class instruction, students retire to the bunkhouse for a well-earned night's sleep.

You have just imagined the next adaptive use of the Hayden Ranch-Hayden Ranch is positioned to be a driver of Leadville's emerging economy, anchored by the cultural heritage tourism borne from its remarkable assets – its multiple 14,000 foot peaks, the Arkansas River, and its unparalleled mining history, as manifested in its National Historic District and numerous National Register properties, industrial artifacts, and indomitable people. This isn't just your imagination, though. This next adaptive use is in the Master Plan, and it fulfills Colorado Mountain College's overarching goal to have the Hayden Ranch support and enhance its educational mission and service to the regional community.

At Second Glance



"It was big and quiet. An unaltered wilderness of pinon and spruce forest lay on the great mountains that rose out of the alfalfa fields across the meadow and stream, half buried by silent snow in the winter and filled with the music of running water in the summer."

- Joseph Hutchinson on his ranch, c. 1914



Homesteaded in the early 1870s by Civil War veteran Major Joseph Hutchinson and his wife Annabelle McPherson, the Hutchinson Ranch between Salida and Poncha Springs was one of the earliest large cattle operations in the Arkansas River Valley. The main farm house was one of the first buildings to be constructed of milled lumber in the region (hailed by ox team from Canon City!), and features ornately scrolled bargeboard and other carpenter gothic details. The Hutchinson family made major contributions to the livestock industry, and Joseph is widely regarded as one of the storied "cattle kings" of early Colorado.

Descendents of Joseph and Annabelle still own the ranch, and donated the historic home and associated barns, corrals, and outbuildings which had been vacant for many years to the City of Poncha Springs. Listed on the National Register of Historic Places in 1973, the ranching headquarters have undergone a significant restoration effort since being listed as one of Colorado's Most Endangered Places in 2003. The project has been made possible by significant support from the State Historical Fund, Salida Parks Open Space and Trails (SPOT), the Hutchinson Family, and many other individuals and organizations. Ultimately, the Homestead will be utilized as an interpretive learning center and a heritage ranching museum.



Colorado Preservation, Inc.

2100 Downing St., Suite 300, Denver, Colorado 80205
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