

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

historic name Baca Land Grant No. 4 / Baca Ranch Rural Historic Landscape

other names/site number Baca National Wildlife Refuge/ 5SH.3336, .3339, .3340, .3341, .3342, .4263, .4264, .4404, .4405, .4407, .4408, .4409.

## 2. Location

street & number County Road T

city or town Crestone

state Colorado county Saguache zip code \_\_\_\_\_

n/a	not for publication
X	vicinity

## 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide X local

\_\_\_\_\_  
Signature of certifying official/Title State Historic Preservation Officer Date \_\_\_\_\_

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

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

[Signature]  
Signature of commenting official Patrick A. Eidman Date 5/31/23

Deputy SHPO - Colorado  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

**Category of Property**

(Check only **one** box.)

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
30	9	buildings
8	0	sites
29	1	structures
0	0	objects
66	10	<b>Total</b>

**Name of related multiple property listing**

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

N/A

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

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding
- AGRICULTURE/storage
- AGRICULTURE/irrigation facility
- DOMESTIC/single dwelling
- LANDSCAPE/unoccupied land

**Current Functions**

(Enter categories from instructions.)

- AGRICULTURE/agricultural field
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding
- AGRICULTURE/storage
- AGRICULTURE/irrigation facility
- GOVERNMENT/government office
- LANDSCAPE/conservation area

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

NO STYLE

**Materials**

(Enter categories from instructions.)

foundation: CONCRETE

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walls: WOOD/weatherboard  
ADOBE  
METAL  
roof: METAL; WOOD; ASPHALT  
other: \_\_\_\_\_

**Narrative Description**

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

**Summary**

The Baca Ranch Rural Historic Landscape District (Baca Ranch RHL) is comprised of over 44,500 acres of what was once the original 100,000-acre Baca Land Grant No. 4 awarded in 1862 to the Luis Maria Baca family.<sup>1</sup> Located in the northern San Luis Valley, a broad, high-elevation valley in south-central Colorado, the land grant extended from the valley floor into the western reaches of the Sangre de Cristo Mountains. Most of the grant's acreage consisted of gently sloping flatlands with numerous mountain-fed creeks flowing through, making it prime land for cattle and hay raising beginning in the early 1870s.<sup>2</sup> Over the ensuing century, the Baca Grant continued to be used as one contiguous cattle ranch, leading to its description in 1950 as "the smallest big ranch in America."<sup>3</sup> The grant's acreage remained intact until 1971, when its western half at the base of the mountains began to be subdivided into residential lots, while ranching operations continued on the remaining flatlands through the 2000s. Due to its maintained water rights access, an increasing rarity in the Valley, the lush Baca Ranch land supports a diversity of wildlife habitats, which drew the attention of conservationists in the 1980s as owners announced plans to sell off the ranch's water rights. Eventually, what remained of the Baca land grant, with additional lands to the east and south, was acquired by the U.S. Fish and Wildlife Service (USFWS) to form the Baca National Wildlife Refuge (NWR) in 2004.

The Baca Ranch RHL encompasses what remains of Baca Land Grant No. 4 under ownership of the Baca NWR. The rural historic district consists of the land grant's historic agricultural lands and its landscape characteristics, including seven clusters (or sites) of buildings and structures. These clusters include two headquarter complexes along the north boundary of the RHL, and five cattle camps that dot the landscape near its western edge. The district includes seventy-six counted resources, sixty-six of which are considered contributing to the ranch's historic significance. The entire RHL maintains a high degree of historic integrity associated with the ranch's historic ranching operations, excellent examples of ranch architecture, and important rural historic landscape features, all dating to the period of significance of ca. 1870 to 1973, from when ranching was first established on the land grant to a date fifty years in the past due to the continued ranching activities through the turn of the twenty-first century.

**Narrative Description**

*Land Uses and Activities and Vegetation Related to Land Use*

<sup>1</sup> Luis Maria Baca's original land grant, awarded in 1823 by the Mexican government, was actually five times bigger and located in what is today the vicinity of Las Vegas, New Mexico. In the early 1860s, having lost the original grant, Baca's heirs were awarded five separate grants in compensation, with Land Grant No. 4 the subject of this nomination. See Section 8 for further background information.

<sup>2</sup> The land grant's holdings in the foothills and mountains, outside the boundary of the Baca Ranch RHL, also encompassed scattered mining claims and the mining settlements of Cottonwood and Duncan.

<sup>3</sup> *Baca Grant: Fabulous Home of History, Nationally Known Commercial and Registered Herefords*. San Luis Valley Land and Cattle Company, 1950, 7.

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The natural landscape of the Baca Ranch, including its gently downward-sloping topography westward from the Sangre de Cristo Mountains and its plentiful water supply from creeks and an alluvial basin, directly influenced the land uses and activities that were established, expanded, and altered over its long history. Too arid and alkaline for raising most crops, the ranch's flatlands were ideal for cattle grazing and hay raising, as established beginning ca. 1870. Although cattle raising enterprises in other areas of Colorado's high country often contended with narrow creek bottomlands confined by steep mountain slopes, necessitating cattle grazing beyond the boundaries of the ranch, Baca Ranch's vast acreage and numerous drainages were able to support rotational feeding within its own confines, helped in large part by a complex system of irrigation ditches fed by the ranch's several creeks. Fencing divided the ranch up into areas devoted to specific uses, such as hay raising, pasture, and open rangeland, allowing ranch management to determine where and when cattle had access. Stock tanks fed by continuously-flowing artesian wells were often installed at fencing intersections to allow livestock's access to water regardless of which fenced section they occupied.

Scattered among the open rangeland, pastures, and hay meadows were cattle camps that supported various cattle raising activities, such as breeding, calving, branding, feeding, and shipping. Some of these camps were used year-round and were more extensive than those used seasonally, particularly in the number of buildings and corrals they employed. As the ranch operations shifted their approach, the number of camps in use at any one time also shifted, resulting in first an expansion in the early twentieth century, followed by a diminishment of some complexes by the 1960s, while leaving others vacant for several years only to put them back in use later on. Meanwhile, the ranch's two headquarters complexes, the Home Ranch and Pure Bred Place, at the north end of the ranch, remained the foci of business operations, cattle breeding, and year-round housing for ranch workers. Due to the ranch's integrated uses and interdependent activities conducted in both its open spaces and developed clusters, the entire RHL is considered a contributing site to the district that comprises this nomination.

Vegetation in the Baca Ranch RHL corresponds to the diverse habitats formed by the type of water access. Along the creeks and flowing ditches, riparian vegetation such as willows, red-osier dogwood, and narrowleaf cottonwood trees predominate. At the wetter areas of land created by seepage from the creeks and flood-irrigated meadows grow grasses of various species, dependent on soil types. In areas where water is not controlled or accessible, grow shrubland of rabbit brush and greasewood. Seasonal wetland vegetation grow within numerous playas, round shallow depressions of clay soils, found at the southern reaches of the ranch.

*Patterns of Spatial Organization*

Water proved the deciding factor in the ranch's landscape patterns of spatial organization, with the east-to-west flow of natural waterways dictating that hay meadows would largely be established on the north and south edges of a creek's seepage, supplemented by a growing network of ditches that flood-irrigated additional hay meadows. Open rangeland would make up the interstitial areas between these watered lands. Most camps for cattle rounding were established toward the west edge of the land grant, where access to both transportation networks at the west and lush hay meadows within the interior of the ranch could be easily maintained. Similarly, the public-facing headquarter complexes at the north were established among the riparian vegetation of Crestone Creek and its north and south branches, enjoying the advantages of the outer cattle camps' access while also providing a more bucolic ambience for year-round residents and important visitors on business. Due to a lack of surface water and prevalence of clay-heavy soils at the south third of the grant, this area consisted largely of open rangeland, with cattle-rounding clusters spread further out from one another. Smaller fenced areas dotted throughout the ranch were used to store hay among open rangeland.

Now a wildlife refuge, the Baca Ranch RHL still accommodates cattle raising by lessees and depends on traditional ranching techniques such as irrigation, haying, and grazing to maintain the habitats the landscape provides for migrating wildlife. These land management practices, along with the ranch's intact waterways, historic cattle camps, and rangeland, maintain the historic patterns of organization.

*Response to the Natural Environment*

The RHL encompasses five major creeks fed by the snow pack of the Sangre de Cristos that flow in a general west-southwestward pattern into the San Luis Valley. From north to south, these creeks are named Crestone (formed by North and South Crestone creeks at the western edge of the Home Ranch complex), Willow, Spanish, Cottonwood, and

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Deadman.<sup>4</sup> The creeks' meandering courses and associated seepage create large expanses of riparian areas, grasslands, and wet meadows set among dry shrubland in the northern two-thirds of the Baca Ranch. At the southern third, playa wetlands created by impermeable clay soils are fed by seasonal rains and runoff.

In addition to this relatively abundant water from natural waterways, the Baca Ranch maintains water access through a network of historic irrigation ditches, with associated laterals, headgates, dikes, and drainage ditches, fed by the creeks and used to flood-irrigate hay meadows. Water rights for dozens of major ditches, particularly in the north and central sections of the land grant, were appropriated in 1870, followed by an intensive campaign of extensions in the 1880s.<sup>5</sup> All told, at least twenty-nine hand-dug ditches were established by 1914. In the 1930s, another campaign of ditch development through extensions occurred under the management of Major Alfred M. Collins. By 1950, the ditches totaled 150 miles in length.<sup>6</sup> Today, the State Engineer's office documents that twenty of these ditches remain, nine of which are active. Some ditch segments have been previously recorded due to various federal undertakings; site numbers are provided in the table below as relevant. Note that "year built" accounts for the year water was first appropriated for the ditch and does not include the numerous extensions that occurred in the 1880s and 1930s.

**Table of Extant Ditches in Baca Ranch RHL**

Resource Name (prefixed by Baca Grant No. 4)	Site #	Ditch Use Status	Type	Year Built	Contributing Status
Ditch No. 4		Active	Structure	ca. 1870	Contributing
Ditch No. 8		Active	Structure	ca. 1870	Contributing
Ditch No. 9 (also known as North Crestone Ditch)		Active	Structure	ca. 1870	Contributing
Ditch No. 10 (also known as South Crestone Ditch)		Active	Structure	ca. 1870	Contributing
Ditch No. 11		Active	Structure	ca. 1870	Contributing
Ditch No. 12		Active	Structure	ca. 1870	Contributing
Ditch No. 13		Active	Structure	ca. 1870	Contributing
Willow Creek Ditch	5SH.3336	Active	Structure	ca. 1914	Contributing
Ditch No. 15	5SH.3339	Historical	Structure	ca. 1870	Contributing
Ditch No. 16	5SH.3340	Historical	Structure	ca. 1870	Contributing
Ditch No. 17	5SH.3341	Historical	Structure	ca. 1870	Contributing
Ditch No. 18	5SH.3342	Historical	Structure	ca. 1870	Contributing
Ditch No. 20		Historical	Structure	ca. 1870	Contributing
Ditch No. 21		Historical	Structure	ca. 1870	Contributing
Ditch No. 22		Historical	Structure	ca. 1870	Contributing
Ditch No. 23		Historical	Structure	ca. 1870	Contributing
Ditch No. 24		Historical	Structure	ca. 1870	Contributing
Ditch No. 24-28		Active	Structure	ca. 1870	Contributing
Ditch No. 25		Historical	Structure	ca. 1870	Contributing
Ditch No. 26		Historical	Structure	ca. 1870	Contributing

Another important source of water within the Baca Ranch RHL are the numerous artesian wells that dot the landscape, fed by the San Luis Valley's aquifer sandwiched between impermeable clay layers. Sometimes labeled "flowing well" on historic maps, artesian wells continuously flow due to the pressure created by the flow of water into the aquifer at higher elevations. Thus, they do not require pumps and rarely have associated well houses. The wells supplement the flood

<sup>4</sup> The original land grant also encompassed the much smaller Pole and Sand creeks at its extreme southeast corner, an area that was never fully developed or managed for ranching.

<sup>5</sup> Sixth Judicial District Court of Colorado, "Adjudication of Water Rights Priorities in Water District No. 25, March 18, 1890," <https://dnrweblink.state.co.us/dwr/DocView.aspx?id=2589229&dbid=0&cr=1>.

<sup>6</sup> *Baca Grant: Fabulous Home of History...*, 7.

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irrigation from the ditches and provide water at the outer camps and scattered stock tanks, often placed at intersections of fencing to allow cattle watering from adjacent ranges. In 1950, Baca Ranch reportedly had 150 artesian wells.<sup>7</sup>

With lessening snow pack and water runoff over the last several decades, the amount of water available through the ranch's creeks and ditches has been reduced dramatically over time, a fact easily seen in black and white aerial photographs of the ranch and greater San Luis Valley that show less and less dark areas of vegetation over the years. The reduction in water has also impacted the ranch through the construction of the Bureau of Reclamation's Closed Basin Project, the purpose of which is to deliver water to the Rio Grande River so that the State of Colorado can meet its delivery requirements under the Rio Grande Compact of 1939 and the Rio Grande Convention of 1906, among other priorities.<sup>8</sup> Beginning in the 1970s-80s, salvage wells were drilled to a level below the Valley's confined aquifer, and in ca. 1998, low-pressure pipeline laterals were installed throughout the upper Valley to transport the salvaged water to a 42-mile-long north/south conveyance channel that runs just west of the Baca Land Grant. A few of these pipeline laterals extend into the southwest corner of the Baca Ranch RHL, one of which necessitated the near total removal of the January cattle camp near the south boundary. Today, only debris, some fencing, and a stock tank fed by an artesian well remain of the camp, which is not counted as a contributing site due to its lack of integrity.

### *Cultural Traditions*

Although ranch management in the mid-twentieth century played up romantic associations of the land grant with the long-ago Baca family as a marketing tool, the Baca Ranch RHL retains no known physical ties to Spanish or Hispano cultural traditions other than the ca. 1881 adobe Main House at the Home Ranch headquarters complex. Adobe is a prominent building material used throughout the San Luis Valley and retains important associations with Hispano building traditions. However, the Home Ranch's Main House was constructed when the ranch was securely in the hands of white businessmen; its adobe construction is presumably owed to a need for readily available building materials, rather than cultural associations. However, traditions associated with open range cattle ranching are prevalent at the ranch, as seen in the utilitarian frame ranch buildings at the headquarter complexes and outer camps. Furthermore, the frugal ranch tradition of moving and reusing these buildings as ranch operations evolved is readily evoked at the various outer camps, where buildings were constructed, used, and then removed and likely moved to other camps as needed.

### *Circulation Networks and Boundary Demarcations*

The main transportation modes through the ranch have been horseback and trucking on trails and primitive roads developed over time through use. Other than the straight east/west County Road T at the north boundary of the grant, these roads were typically established in non-orthogonal patterns, utilizing the best routes through a varied landscape by skirting obstacles. Many of these primitive roads remain, though some have faded due to lack of use, especially at the more remote camps at the southern third of the grant. In ca. 1971, an airfield was built within the interior of the ranch, just east of the Sheds and Calving camps, to allow convenient access for wealthy homeowners of the Baca Grande residential development that was being built to the north and east of the ranch at the same time. The built-up air strip remains and slightly impacts the integrity of the historic circulation networks due to its lack of association with the ranch's agricultural significance.

Two main access gates, dating to ca. 1940, demarcate the points along County Road T on the north boundary of the ranch where visitors can access the public-facing headquarter complexes of the Home Ranch and Pure Bred Place. Constructed of large natural log posts and rails, the access gates each feature scrolled decorative iron work that spell "LUIS MARIA BACA GRANT." Beyond these gates, barbed wire fencing is the predominate type of demarcation both at the exterior boundaries of the ranch and at interior sections, such as for controlling cattle grazing patterns. In the 1880s, 90 miles of barbed wire fencing had been established within the ranch, and by 1950, the fencing totaled 150 miles.<sup>9</sup>

The ranch's current use as a wildlife refuge has necessitated some alterations to the barbed wire fencing in order to allow for seasonal wildlife migration, especially elk, through the landscape. However, this need has been successfully balanced with retaining historic character by removing the obstructive wire but keeping the historic cedar posts in place, thereby allowing historic interior boundaries to remain readily visible. Due to destructive foraging by the Refuge's elk population, some riparian areas have had electric protective fencing installed.

<sup>7</sup> *Baca Grant: Fabulous Home of History...*, 7.

<sup>8</sup> Rio Grande Water Conservation District, "Closed Basin Project," <https://rgwcd.org/closed-basin-project>.

<sup>9</sup> *Baca Grant: Fabulous Home of History...*, 7.

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*Archaeological Sites*

Although prehistoric archaeological sites are known to be abundant within the Baca Ranch RHL boundaries, only some have been recorded, mostly due to previous federal undertakings. Most of these sites are isolated finds of prehistoric lithic, groundstone, or heat-altered rock remains, while others are historic trash scatters.<sup>10</sup> Other archaeological site types, such as privy pits, have not been located to date. Since no archaeological sites of significance have been recorded to date, archaeological significance is not attributed to the Baca Ranch RHL; however, care should be taken during any ground-disturbing activity to ensure previously unknown archaeological finds are properly recorded and assessed.

*Small-scale Elements*

Small-scale agricultural features scattered throughout the Baca Ranch RHL include fences, artesian wells, stock tanks, culverts, cattle feeders, and troughs. While many of these are located within the general vicinity of clusters of buildings and structures, they can also be found throughout the larger landscape. At the headquarter complexes, small-scale domestic features include clotheslines, decorative fencing, fencing curbs, and concrete walks. Along Country Road T, two interpretive pull-off areas have been established by USFWS, which include interpretive signs and panels on concrete pads and gravel parking areas.

*Clusters: Buildings, Structures, and Objects*

Clusters of buildings, structures, and objects consist of the two headquarters complexes of the Home Ranch and Pure Bred Place, where ranch management, year-round housing, cattle sales, and registered herd breeding occurred, along with five extant outer cattle camps along the western edge of the RHL. From north to south, these camps are named Calving, Sheds/Shipping Corrals, Willow, Cottonwood, and Deadman camps. Historically, at least two other camps were known to have existed. January Camp, located near the southwest corner of the RHL, was destroyed ca. 1998 by the Closed Basin Project. The Alpine (or Center) Camp is referenced on an 1888 map of the land grant and described in a 1938 student paper on the ranch. The exact location of Alpine has not been determined to date; it may have been outside the boundary of the RHL in what is now part of the Baca Grande residential development, and therefore completely erased sometime after 1971.

The Baca Ranch RHL was first recorded in 2013 by the University of Colorado, Denver (UCD). UCD's documentation intensively surveyed the two main building complexes, Home Ranch and Pure Bred Place, and noted the general locations of the extant outer camps, assigning each of them site numbers in the process. This nomination uses the 2013 documentation as a baseline, providing additional or corrected information as needed, and reconsiders each resource's contributing status bearing in mind the established period of significance of ca. 1870-1973. The intact and extant clusters and their respective resources are described in detail below.



**Home Ranch (5SH.4263)  
Contributing Site, ca. 1870s-1970s, photos 8-34**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
A-1	Main House	Building	ca. 1881-1920s	Contributing
A-2	Bunkhouse/Office	Building	ca. 1881	Contributing
A-3	Bunkhouse/Garage	Building	ca. 1895-1947	Contributing
A-4	Pump House	Building	ca. 1966	Contributing
A-5	Foreman's House	Building	ca. 1910	Non-contributing
A-6	Feed and Seed Storage Building	Building	ca. 1870s	Contributing
A-7	Butler Building	Building	ca. 1948-54	Contributing
A-8	Equipment Garage and Tack Barn	Building	ca. 1930-42	Contributing
A-9	Barn	Building	ca. 1930-42	Contributing
A-10	USFWS Headquarters	Building	ca. 2013	Non-contributing
A-11	South House	Building	ca. 1925	Contributing

<sup>10</sup> Christman, Abbey and Melanie Short. *Intensive Level Cultural Resources Survey: Baca National Wildlife Refuge Headquarters and Cattle Headquarters Complexes*, University of Colorado Denver Center of Preservation Research, Winter 2013, 75-78.

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A-12	Lambing Shed	Building	ca. 1920	Contributing
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Situated at an elevation of 7,705', the Home Ranch occupies a roughly fifty-acre area of flat irrigated land 0.65 miles south of the primary access gate to the Luis Baca Grant No. 4 at County Road T. The cluster of buildings that comprise the historic ranch headquarters is reached via a north/south gravel road. A small ca. 2013 bridge with thick metal pipe guardrails carries the road over North Crestone Creek, which flows east/west through the north section of the site. The creek's path is marked by mature cottonwood trees. North of the creek is the former location of a ca. 1950s house demolished ca. 2013, which delineates the north edge of the site.<sup>11</sup> South of the creek, the north/south gravel road leads to a circular gravel drive where the majority of historic ranch buildings are concentrated. What appears to be two historic culverts are found between North Crestone Creek and the circular drive.

Ten buildings, ranging in age from ca. 1870s to ca. 2013, are clustered within and around the circular drive. The drive encircles an approximately 0.75-acre grass lawn containing the ca. 1881 Main House (A-1), ca. 1881 Office/Bunkhouse (A-2), and ca. 1895 Bunkhouse/Garage (A-3), grouped at the lawn's south edge, and the ca. 1966 Pump House (A-4) situated at the lawn's west edge. A concrete walk leads northeast from the gravel drive to the front door of the Main House. Additional concrete walks lead away from the south (rear) sides of the Main House, Bunkhouse/Garage, and Bunkhouse/Office. The walks are presumably historic. Large trees, mostly mature cottonwood trees, ring the lawn, and additional mature cottonwoods and a few large conifer trees are concentrated around the buildings. A rudimentary horseshoe pit sits south of the Main House.

Six buildings stand along the outside edge of the circular drive: the ca. 1910 Foreman's House (A-5) to the east; the ca. 1870s Feed & Seed Building (A-6) to the south; the ca. 1948-54 Butler Building (A-7) to the southwest; the ca. 1930-42 Equipment Garage and Tack Barn (A-8) and the ca. 1930-42 Barn (A-9) to the west; and the ca. 2016 U.S. Fish and Wildlife Service Headquarters building (A-10) and associated non-historic gravel parking lot and concrete walks to the northwest. The ca. 2019 Baca Nature and Heritage Trail, an approximately 0.1-mile raised gravel walking trail, curls around the northeast corner of the USFW Headquarters and ends at South Crestone Creek to the south.

West of this cluster of buildings, North and South Crestone creeks converge to form Crestone Creek. South of the building cluster, South Crestone Creek is paralleled by irrigation Ditch No. 4 to the south. A two-track gravel road leaves the circular drive and extends south, passing through a stand of willows at South Crestone Creek and connecting the ca. 1925 South House (A-11), which sits between South Crestone Creek and Ditch No. 4, and the ca. 1920 Lambing Shed (A-12) 0.20 miles south of the main headquarters area. Ditch No. 8 runs just north of the Lambing Shed. Cottonwood trees of varying age and health mark the location of Crestone Creek and the ditches. The trees are particularly dense north and east of the Lambing Shed. A large pile of bundled barbed wire and refuse sits south of the shed. A cattle gate at the north/south road marks the south edge of the site.

A variety of fence types are found throughout the site including non-historic electrified fencing, designed to keep elk from entering the site, a non-historic post-and-rail wood fence partially enclosing the main headquarters area, remnants of historic barbed wire, woven wire, and garden loop wood post fencing, and T-post and barbed wire fencing.

*Alterations:* A 1966 aerial photograph documents four areas where buildings have been removed. What appears to be a loafing shed historically stood north of the Butler Building, where a large pile of gravel sits today, and a small building once stood west of the Barn. The loafing shed was removed ca. 1970s and the small building ca. 1999. North of the North Crestone Ditch, two home sites are visible in the 1966 photo; both have been removed. Google Earth aerial images indicate the small non-historic bridge was constructed between 2011 and 2013. The 2016 USFWS Headquarters is the only non-historic building added to the site.

**Resource A-1, Main House, ca. 1881-1920s, contributing building (photos 9-10, 19-20)**

The Main House, built ca. 1881 and remodeled multiple times over the years, stands facing north at the south edge of the grass lawn within the circular gravel drive. The 80' x 37' irregular-plan building appears to have begun as a one-and-one-half-story, rectangular plan, side-gable adobe residence, later expanded by a shed-roof addition to the north (front), and a succession of gable-roof additions to the south (rear). The foundation appears to be a mix of adobe and concrete and the walls are constructed of adobe finished with stucco. The composition shingle roof has overhanging boxed eaves, and two

<sup>11</sup> The house, described as the "North House," is documented in the 2013 survey.

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front-gable dormers sit on the east and west slopes of the first rear addition. The house appears to retain its historic doors, including a distinctive wood entry door with vertical lights and sidelights.

The oldest section of the house is distinguishable by its historic two-over-two and four-over-four wood windows, and historic hip-roof bay window on the east side. The additions feature a variety of historic windows, primarily paired single-light wood casement windows, one-over-one wood windows, and four-light wood windows. As rear additions were successively built, window openings were added or altered on the south side of the previous addition. A partially enclosed pergola supported by square stucco piers extends along the building's west side, and a large stucco-clad exterior chimney sits on the east side of the north addition. A ca. 1920s photograph of the residence (see Figure 7) documents the partially-enclosed pergola, large chimney, and the majority of additions, confirming that the building's existing form was essentially complete by that time.

Clad with horizontal wood siding, the small southernmost wood-frame addition was added after the 1920s but is presumed to be historic based on design and materials. A small stucco-clad shed-roof addition constructed on the west side after the 1920s, possibly to accommodate a heating or plumbing upgrade, also appears to be historic.<sup>12</sup>

*Alterations:* No significant alterations appear to have been made to the Main House outside the district's period of significance. The existing dormers were added between 1930 and 1945 based on historic photographs. Chimneys on the oldest section of the house and the first rear addition were removed after 1945, likely during a heating system upgrade while the building was still in active use as a residence. The projecting front-gable entry to the north addition was enclosed sometime after 1950 based on historic photographs. Based on its design, the flush wood door with diamond light on the east side of the first rear addition was installed in the mid-twentieth century. A small number of windows appear to be historic replacements installed within existing openings, and a few sashes have been covered over. Metal storm windows and storm doors were added at unknown dates. The only significant loss of historic material outside the period of significance appears to be the collapse or removal of the majority of the open pergola's wood roof structure.

**Resource A-2, Bunkhouse/Office, ca. 1881, contributing building (photos 9, 15, 21)**

Constructed ca. 1881, the 36' x 14', one-story, rectangular-plan, adobe Office/Bunkhouse stands facing north directly south and west of the Main House. The side-gable composition shingle roof has exposed rafter tails and a large exterior brick chimney clad with stucco rises on the building's south side. The adobe walls are clad with stucco and a full-width shed-roof porch with concrete floor stretches along the building's north (front) side. The porch roof has exposed rafter tails and is supported by tapered square piers clad with stucco. The north (front) side is asymmetrical in design and features two entrances—a primary entry marked by a two-light paneled wood door flanked by two-over-two wood windows and a secondary five-panel wood door to the east. All doors and windows are historic, including the one-by-one wood slider window and single light wood windows on the west and south sides, and the wood panel door at the rear (south) entrance. A flat decorative plaque in the shape of a steer's head sits near the top of the west wall. Inside the building, "LUIS MARIA BACA GRANT № 4 / 1823" appears in raised letters on the fireplace mantel. A ca. 1920s photograph of the building (see Figure 7) documents the porch, confirming that the building's existing form was essentially complete by that time.

*Alterations:* No alterations appear to have been made to the Bunkhouse/Office outside the district's period of significance.

**Resource A-3, Bunkhouse/Garage, ca. 1895-1947, contributing building (photos 10, 14, 22)**

The 44' x 40', one-story, irregular-plan Bunkhouse/Garage stands directly south and east of the Main House. The building appears to have begun as a ca. 1895 west-facing, one-story, rectangular plan, side-gable residential building, and successively expanded to the east (rear) by a ca. 1910s gable-roof addition and a wood-frame, front-gable, north-facing double garage constructed in 1947.<sup>13</sup> The oldest section of the building sits on a raised foundation and features a partial cellar. The walls and foundation are clad with stucco. The west side features two matching four-panel entry doors accessed via concrete stoops. A small front-gable addition at the north end of the west side provides access to the cellar.

The cross-gable composition shingle roof has overhanging boxed eaves; the roof over the oldest section of the building has boxed eave returns. A stucco-clad chimney rises from the north slope of the east addition. Five-panel wood doors on the south side and north sides provide access to the east (rear) addition. The south door is reached via a concrete stoop and has a historic wood screen door. What appears to be a transom covered with corrugated metal sits above the north

<sup>12</sup> 2013 Intensive Survey Form.

<sup>13</sup> 2013 Intensive Survey Form.

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door. Access to the cellar is through a vertical board wood door with strap hinges. Windows are a mix of one-over-one, single-light, and two-light wood windows. All doors and windows appear to be historic. The wood-frame garage is open on the south side; the north side holds a pair of historic wood garage doors with six-light windows.<sup>14</sup> The inoperable doors are fixed in place. A ca. 1920s photograph of the building (see Figure 7) documents a small portion of the west side and the chimney, indicating the ca. 1895 section and east addition were in place by that time. The presence of one-over-one windows suggests a construction date similar to that of the first addition to the Main House. USFW records indicate that the garage was constructed ca. 1947.

*Alterations:* Other than the installation of a metal screen door on the west side, no other alterations appear to have been made to the Bunkhouse/Garage outside the district's period of significance.

**Resource A-4, Pump House, ca. 1966, contributing building (photos 11, 16)**

Constructed ca. 1966, the 10' x 16' rectangular-plan, shed-roof Pump House is located northwest of the Main House at the west edge of the grass lawn.<sup>15</sup> The utilitarian outbuilding sits on a raised concrete foundation and the walls are clad with vertical wood siding. The roof is covered with asphalt composition shingles, with a short chimney or hatch near its center. A flush door on the south side provides interior access.

*Alterations:* The pump house appears to have little to no alterations outside the period of significance.

**Resource A-5, Foreman's House, ca. 1910, non-contributing building (photos 13, 23-24)**

Constructed ca. 1910 and remodeled several times over the years, the 33' x 31' Foreman's House stands facing north, east of the circular gravel drive. A concrete sidewalk leads from the gravel drive to the one-and-one-half story, irregular plan, wood-frame residential building clad with horizontal wood drop siding. The foundation is concrete. The steeply pitched composition shingle side-gable roof extends to cover a full-width wood porch on the north (front) side. The roof over the porch is supported by square wood posts. A wood floor has been installed on top of the porch's older concrete floor. The north (front) wall inside the porch has a projecting rectangular bay at its center and a six-panel wood entry door to the west. The bay holds a pair of non-historic six-over-six bronze metal windows.

A rubble stone chimney rises from the south roof slope near the ridge. A large front-gable dormer sits on the north (front) roof slope. The dormer is clad with horizontal wood drop siding and has a large single-light picture window with two small single-light wood awning windows below. A second front-gable dormer on the south roof slope retains its original size and features three single-light wood casement windows, which appear to be replacements. The roof extends to the south to cover an enclosed porch occupying the west half of the south side. A small wood pergola supported by wood columns sits at the west side of the porch, sheltering what appears to be a non-historic nine-light cross-paneled door. A one-story gable-roof addition occupies the east half of the south side. The addition is clad with horizontal wood drop siding and has wood shingles at the gable end.

Narrow one-over-one wood windows flanking the large picture window at the east gable end appear to be the only windows dating from the original construction period. Large single-light wood picture windows and metal one-by-one slider windows were introduced on the east side and a metal garden window installed on the west side of the south (rear) porch. The windows are a mix of one-by-one metal slider replacement windows and non-historic multi-light bronze metal replacement windows.

*Alterations:* Existing documentation does not indicate the exact dates of the changes, but historic photographs and existing materials suggest that significant changes occurred after 1950 and later, including alterations to the north and south dormers, window openings, and windows. In 1938, Evelyn D. Mayer described the Foreman's House as a "shingled bungalow" suggesting that the siding was replaced after 1950 as well. The metal slider windows, multi-light bronze metal windows, and side entry door were likely installed later. Due to its numerous alterations that cannot be adequately dated but appear to date after the period of significance, the building is considered non-contributing to the district.

**Resource A-6, Feed and Seed Storage Building, ca. 1870s, contributing building (photos 14-15, 17, 25)**

<sup>14</sup> The 2013 intensive survey form for the property notes that similar doors may have been in place on the south side and may be "on site in storage at the lambing sheds."

<sup>15</sup> The Pump House appears on a 1966 aerial photograph of the site.

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Constructed ca. 1870s, the 40' x 20' Feed and Seed Storage Building stands facing west, on the south side of the circular gravel drive. The one-and-one-half story, rectangular plan agricultural building stands on a log foundation. The hand-hewn square logs with dovetail joints are exposed at the lower level, while the upper walls are clad with horizontal wood drop siding. The siding is the same profile as that on the Foreman's House and may have been added ca. 1940s. Small rectangular openings in the log walls, boarded over from the inside, are visible on the north side. Similar openings are found on the south side, covered over from the outside. A brick chimney rises from the ridgeline of the front-gable wood-shingle roof. The roof's rafters are exposed at the overhanging eaves. A raised wood platform stretches across the west (front) wall. A wide board-and-batten wood door provides interior access from the platform. A wood staircase leads from the platform to a second entry at the upper level that holds a four-panel wood door. A board-and-batten wood door sits at the east end of the south side. Windows are primarily square two-light wood windows and square single-light windows, with a horizontal four-light wood window at the east gable end. All of the windows and doors appear to be historic, though some windows may be historic replacements. On the south side, a concrete foundation marks the former location of a greenhouse constructed at an unknown date.

*Alterations:* The drop siding is believed to have been added ca. 1940s, and remnants of a greenhouse that once stood on the south side were removed after 2013. No other alterations appear to have been made to the Feed and Seed Storage Building outside the district's period of significance.

**Resource A-7, Butler Building, ca. 1948-54, contributing building (photos 14-15, 17, 26-27)**

Constructed between 1948 and 1954 based on manufacturing details and historic aerial photographs, the 40' x 100' Butler Building stands facing east, opposite the Feed and Seed Storage Building.<sup>16</sup> The tall one-story, rectangular-plan, pre-engineered steel agricultural building stands on a concrete foundation. The walls are clad with vertically oriented Butler BRI steel panels.<sup>17</sup> The metal panels, manufactured between 1948 and 1959, are stamped with the Butler Manufacturing Company logo. The front gable roof is covered with Butler BRI steel panels, painted red. A replacement overhead garage door sits at the center of the east (front) wall. On the west side, a concrete ramp leads up to tall historic sliding doors clad with Butler steel panels. Historic metal-clad pedestrian doors are found on the north side and south sides. Most of the building's historic six-light steel windows are covered by metal grills.

*Alterations:* The replacement overhead garage door on the east (front) side appears to be non-historic. No other alterations appear to have been made to the Butler Building outside the district's period of significance.

**Resource A-8, Equipment Garage and Tack Barn, ca. 1930-42, contributing building (photos 16-17, 28-30)**

Constructed ca. 1930-42, the Equipment Garage and Tack Barn stands facing east, north of the Butler Building at the west edge of the circular gravel drive. It consists of two connected agricultural buildings, a 40' x 20' gable-roof barn to the north and a 48' x 24' shed-roof equipment garage to the south. The gravel drive widens in front of the building, creating a gravel work yard. The one-and-one-half-story, rectangular-plan, wood-frame tack barn is clad with board-and-batten siding. The side-gable roof with exposed rafter tails is covered with corrugated metal. A partial-width pent roof on the east (front) side shelters a flush pedestrian door and a large single-light wood window. Historic wood crossbuck pedestrian doors with strap hinges and small square single-light wood windows are found on the east and west sides. Above the east door, a small historic crossbuck wood door provides access to the loft area.

The one-story, rectangular-plan, wood-frame equipment garage is clad with board-and-batten siding, and the shed-roof is covered with corrugated metal. Five historic sliding board-and-batten garage doors with cross-bracing extend along the east (front) side. A historic board-and-batten pedestrian door on the west side opens into a corral that connects the Equipment Garage and Tack Barn and the Barn to the north.

*Alterations:* No alterations appear to have been made to the Equipment Garage and Tack Barn outside the district's period of significance.

**Resource A-9, Barn, ca. 1930-42, contributing building (photos 11, 29-30)**

<sup>16</sup> Butler Manufacturing Company, "So You Think You Have a Butler Building," <https://butlerpartsonline.com/so-you-think-you-have-a-butler-building>. The 2013 survey erroneously attributed a construction date of ca. 1975 to the building.

<sup>17</sup> <https://butlerpartsonline.com/wp-content/uploads/BRI-profile.pdf>

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Constructed ca. 1930-42, the 27' x 43' Barn stands facing east, north of the Equipment Garage and Tack Barn and west of the circular gravel drive. The two-story, rectangular-plan agricultural building is clad with board-and-batten siding, and the front gable roof with exposed rafter tails is covered with corrugated metal. A partial-width shed-roof addition sits on the north end of the west side. The addition is clad with board-and-batten siding and the roof sheathing is exposed. A wood pedestrian door sits on the addition's south side and a window opening with no sash is found on the west side.

Double crossbuck wood barn doors at the center of east (front) side provide access to the barn interior. A smaller set of double crossbuck barn doors above provide access to the hay loft. Board-and-batten double doors with strap hinges sit at the center of the west side. The double doors appear to have been cut in after the Barn's initial construction and the doors fashioned from the existing siding. A crossbuck wood pedestrian door is found on the north side and the south side.

Framed openings on the north and south sides sit just below the eaves. The openings have been partially or fully boarded up from the interior. A smaller opening on the north side is covered by a wood panel, a second opening to the east holds a small wood crossbuck shutter with strap hinges. The barn's historic four-over-four wood windows are concentrated on the east (front) side. A cow skull sits below the gable peak on the east side.

*Alterations:* No alterations appear to have been made to the Barn outside the district's period of significance.

**Resource A-10, USFWS Headquarters, ca. 2013, non-contributing building (photos 12, 31)**

Constructed ca. 2013, the 95' x 45' USFWS Headquarters stand facing west approximately 140' northeast of the Foreman's House. The one-story, rectangular-plan government building is clad with stucco and incorporates design details from the oldest residential buildings within the Home Ranch site, including a full-width shed-roof front porch with stucco piers, inset two-over-two windows, eave returns, and a bay window. A short gable-roof extension extends from east side near the southeast corner. The cross-gable roof is covered with composition shingles. The main (west) entry holds a paneled wood door with two vertical lights and side lights, the rear (east) entry holds a four-panel wood door. A concrete patio sits outside the rear entry, and concrete walkways connects the main entry to a circular patio and the gravel parking lot. Due to its construction outside the district's period of significance, the building is considered non-contributing.

**Resource A-11, South House, ca. 1925, contributing building (photo 32)**

Constructed ca. 1925, the 21' x 42' South House stands facing east approximately 180' south of the Butler Building, south of South Crestone Creek and west of the two-track gravel road extending south from the circular gravel drive. The one-story, rectangular-plan, wood-frame residential building is clad with asphalt siding embossed to mimic the appearance of brick. The front-gable composition shingle roof has exposed rafter tails. Board-and-batten siding fills the gable ends. A small shed-roof wood porch shelters the east (front) entry, which holds a single-light paneled wood door. The majority of the windows are historic six-light wood windows, with a historic four-light wood window on the south side, and a six-by-six wood slider window on the north side. One-over-one wood windows flank a single-light paneled wood door on the west (rear) side. All windows and doors appear to be historic, if not original. Historic clothesline posts sit north of the house.

*Alterations:* No alterations appear to have been made to the South House outside the district's period of significance.

**Resource A-12, Lambing Shed, ca. 1920, contributing building (photos 18, 33)**

Constructed ca. 1920, the 90' x 28' Lambing Shed stands facing south approximately 0.15 miles southeast of the South House, south of South Crestone Creek and east of the two-track gravel road extending south from the circular gravel drive. The rectangular-plan, post-and-beam agricultural building is deteriorated, but its historic form remains readily apparent. The roof sheathing is exposed throughout the building, portions of the roof are partially collapsed, and pieces of the vertical wood siding are missing in some areas. The shed roof over the main section of the building slopes away to the north, a shorter shed-roof extension sits on the south side. Both roofs have exposed rafter tails. The south side of the extension is mostly open, with regularly spaced posts supporting the roof. At the west end of the extension, the roofline was raised at an unknown date. The original roofline is visible on the building's west side. Large openings without doors are found on the west and east sides.

*Alterations:* The date of the roofline change is unknown, but presumed to have taken place during the district's period of significance based on the appearance and condition of the existing materials.



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**Pure Bred Place (5SH.4264)  
Contributing Site, ca. 1930-1970s, photos 35-60**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
B-1	House #1	Building	ca. 1930	Contributing
B-2	Garage	Building	ca. 1930	Contributing
B-3	Horse Barn	Building	ca. 1940-45	Contributing
B-4	Barn/Loafing Shed	Building	ca. 1940-45	Contributing
B-5	Auction Barn	Building	ca. 1930	Contributing
B-6	Corrals and Cattle Chutes	Structure	ca. 1930	Contributing
B-7	Grain Bin	Structure	ca. 1940-45	Contributing
B-8	Meat Storage Shed	Building	ca. 1930	Contributing
B-9	House #2	Building	ca. 1978	Non-contributing
B-10	Trailer #1	Building	ca. 2006	Non-contributing
B-11	Trailer #2	Building	ca. 2006	Non-contributing
B-12	Pigeon Coop/Barn/Storage Building	Building	ca. 1940-45	Contributing
B-13	Metal Building	Building	ca. 1985	Non-contributing
B-14	Pump House	Building	ca. 2010	Non-contributing
B-15	Gas Pumps	Structure	ca. 2010	Non-contributing

The Pure Bred Place, also known as the Cattle Headquarters, is located approximately 2.0 miles west of the Home Ranch complex along the meandering course of Crestone Creek. The roughly sixteen-acre complex is accessed from County Road T at the north by a 0.25-mile-long north/south gravel access road and is generally contained by Ditch No.9 (North Crestone Ditch) and Ditch No. 10 (South Crestone Ditch), with the creek running through the middle. A small ca. 2018 bridge consisting of thick metal pipe barriers carries the access road from County Road T over North Crestone Ditch just north and east of the complex's main residence (B-1). As the access road approaches the complex, a two-track dirt road veers off it heading east through a gate, beyond which is a ca. 1930s wood-plank cattle feeder and a ca. 2000s fifth-wheel camping trailer. Riparian vegetation consisting of cottonwood trees and willows densely border the creek and North Crestone Ditch. Between North Crestone Ditch at the north and the creek at the south, the complex consists of resources dating to ca. 1930 to mid-1940s, namely a house (B-1) facing the access road that turns into a circular gravel drive leading to the garage (B-2), two barns (B-3, B-5), loafing shed (B-4), grain bin (B-7), and corrals (B-6) to the west of the house. A two-track dirt drive aisle bisects the corrals and leads further west out of the complex. On the north bank of the creek is a meat storage shed (B-8). South of the creek the gravel access road terminates in a wide gravel work yard. Standing resources at the edges of the work yard include a ca. 1940-45 barn/pigeon coop (B-12) as well as later, non-contributing resources (B-9-11, B-13-15) dating to the late 1970s through early 2000s.

*Alterations:* The Pure Bred Place remains much as it did when substantially developed ca. 1930-1945. The earliest available historic aerial from 1966 shows the current layout, with some additional resources added since then along the periphery of the south work yard.

**Resource B-1, House #1, ca. 1930, contributing building (photos 36, 39-41)**

The one-story frame house dates to ca. 1930 with later additions from ca. 1950s-60s, resulting in an irregular footprint that measures approximately 33' x 46' overall. The main portion of the house consists of an east-facing side-gable volume on a concrete foundation with wood drop siding, corner boards, and irregular wood shingles at the gable ends. The west (rear) side of the house has a ca. 1950s shed-roof addition with drop siding and a half-light wood-paneled door and concrete stoop. A cross-gable addition at the north end of the east side has horizontal wood lap siding and a shed-roof front entrance bay on its south side with a flush wood door. The entire roof is clad in composition asphalt shingles, with rafter ends visible at the east side's cross-gable and shed-roof eaves. Most windows on the house are one-by-one aluminum sliders of varying sizes with no trim, except for those on the east and south sides of the original side-gable portion of the house, which are wood one-over-one hung windows with wood trim.

The house is surrounded by a low concrete fence curb with regularly-spaced metal fence posts on the east, south, and west sides; the fencing between the posts was removed at an unknown date. To the north of the house is a wood plank fence with woven wire fencing that abuts the east side of the garage at the west side of the rear yard; a woven-wire gate allows access down to the South Crestone Ditch. Large cottonwood trees dominate the east front yard, and overgrown

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ornamental shrubs line the south and west fence curbs. Other volunteer trees and vegetation obscure other possible yard features such as walks or gardens. A metal clothesline post sits at the northwest corner of the yard next to the garage.

*Alterations:* Based on historic photos and extant materials, the west shed-roof addition is believed to be an expansion of an earlier enclosed porch dating to the 1950s, while the north cross-gable addition at the east side is thought to date to the ca. 1960s. The aluminum slider windows, many of which replaced original wood windows on the earlier sections, are also thought to date to the 1960s.

#### **Resource B-3, Garage, ca. 1930, contributing building (photo 41)**

Sitting immediately west of the ca. 1930 house, the one-story frame garage is clad in wood drop siding with corner boards and measures approximately 24' x 24' with a shallow, shorter entrance projection on the south side looking out over the gravel drive that wraps around the house. The main portion of the building has a shed roof that slopes down to the north and is clad in composition shingles with exposed rafter ends; the south entrance projection has a lower shed roof that slopes down to the south, also with composition shingles and rafter ends. The vehicular garage doors are missing. At the east side of the building is a doorway, also with a missing door. The garage's south side to the east of the entrance projection has a square window opening infilled with wood boards. The east side of the south projection has a wood paneled personnel door. A metal pressurized canister is mounted at the building's southeast corner.

*Alterations:* The garage appears to have had little to no alterations outside the period of significance.

#### **Resource B-4, Horse Barn, ca. 1940-45, contributing building (photos 42-43)**

The two-story wood frame horse barn sits to the west of the garage at the eastern edge of the complex's corrals. Measuring approximately 26' x 26', the front-gable building faces east and west and features a concrete foundation, board-and-batten siding, and an asphalt shingle roof with overhanging eaves and exposed rafter ends. A top-hung sliding wood-plank barn door with cross bracing is centered on the east side's first floor, with a hinged board-and-batten hay loft door above it. To either side of the east barn door is a multi-light wood slider window; the north and south sides of the barn each have a similar window, although some are missing glazing and framing elements. The west side of the barn opens into the corrals and has a similar configuration as the east side, except that it lacks a hay loft door at the upper level, and the windows that flank the barn door are two-over-two square hinged wood.

*Alterations:* The barn appears to have had little to no alterations outside the period of significance.

#### **Resource B-5, Shed-Roof Barn/Loafing Shed, ca. 1940-45, contributing building (photo 44)**

This single-story building sits to the west of the Horse Barn at the north edge of the complex's corrals. It is comprised of an enclosed, shed-roof barn section clad in wood drop-siding with corner boards, and a loafing shed abutting it on the west; the loafing shed has vertical wood plank walls on the north and west sides and is open on the south where it overlooks the corrals. The corrugated-metal shed roof of the loafing shed is lower than the barn section's asphalt shingle roof, which has overhanging eaves and exposed rafter ends. Together, the two sections measure approximately 138' x 18'. The enclosed barn section features two doors on the south side; the westernmost door is a single hinged leaf of vertical planks with cross bracing, whereas the eastern door consisted of double-leaves of the same type as late as 2013, but which has since been infilled with horizontal wood planking. Near the upper portion of the south wall are four square inset window openings with wood trim, all of which appear to have had their sills raised at an unknown date, as seen by drop-siding infilling below each window. The easternmost window still retains some framing elements suggesting a multi-light glazing pattern, which presumably was used in the other windows as well. The east side of the barn has another single-leaf plank door with cross-bracing, with a square window opening infilled with horizontal planking to its north.

*Alterations:* The barn appears to have had little to no alterations except for the raised sill heights of the south windows, an alteration presumed to have occurred by the 1950s (during the period of significance) based on materials used, and the replacement of the double-door on the south side sometime after 2013.

#### **Resource B-6, Auction Barn, ca. 1930, contributing building (photos 36, 45-47)**

The two-story frame auction barn features wood drop siding with corner boards, measures approximately 48' x 56', and sits at the east edge of the corrals, directly south of the Horse Barn across the bisecting drive aisle. The barn has a monitor roof clad in composition asphalt shingles with overhanging eaves and exposed rafter ends. The north and south

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long sides of the monitor roof each have four regularly-spaced pairs of windows consisting of six-light wood sashes set in wood trim. The east and west short ends of the monitor each have the same window pair configuration. The east side of the barn has two entrances, one at each of the north and south sections defined by the lower monitor roof. These entrances each consist of a double-leaf hinged door with vertical planks and cross bracing. Above each door is a vertical-plank hay loft door with cross bracing. To either side of the doorways are a six-light wood window surrounded by wood trim, resulting in four windows on this side overall. The north and south sides of the barn each feature four of these same windows. The west side, which opens into the corrals, has the same door and window configuration as the east, except the south door does not have a hay loft door above it.

*Alterations:* The barn appears to have had little to no alterations, save for the infilling or covering over of some window and hay loft door openings with wood boards. A historic photo used in ca. 1937 advertisements show lettering across the east side reading "BACA GRANT/No. 4/Registered Herefords;" however, based on other historic photos and the lack of depth seen in this photo, the lettering is believed to have been applied to the photo rather than the barn itself.

**Resource B-7, Corrals and Cattle Chutes, ca. 1930, contributing structure (photos 36, 38, 48-51)**

To the west of the Horse and Auction barns is a system of corrals that make up the western portion of the complex, overall measuring approximately 290' x 175'. A two-track dirt drive aisle bisects the corrals from east to west. The corrals feature wood plank fencing, natural log corner and gate posts, and gates of wood plank or metal pipe. The southern half of the corrals consist of three approximately equal-sized rectangular pens accessed from the Auction Barn. The northern half of the corrals accessing the Shed-roof Barn/Loafing Shed and Horse Barn includes a loading chute along the center drive aisle and a circular horse training pen with raised plank walkway at its side. Wood plank corral fencing with gates connect to the three barn buildings to form a secure enclosure as needed. Several site features evoking the cattle raising function of the complex are found within the area of the corrals, including a metal stock tank in the south corrals, another stock tank just outside the corrals to the west, and a metal cattle feeder just south of the south corrals.

*Alterations:* The circular training pen at the north half of the corrals was added sometime between 1966 and 1984, according to historic aerials. Between the same years, the southwestern portion of the corrals were reduced in size from a trapezoidal shape extending further south to the current rectangular configuration.

**Resource B-8, Grain Bin, ca. 1940-45, contributing structure (photo 52)**

To the southeast of the Auction Barn is a circular grain bin measuring approximately 15' in diameter. The bin is a Red Top model manufactured by the Columbian Steel Tank Co. of Kansas City, Missouri, featuring vertically corrugated metal walls, horizontal ribbing, conical ribbed roof, and steel door facing north. "COLUMBIAN" is painted on the side of the bin, and the steel door is embossed with the words "COLUMBIAN/521/RED TOP BIN/COLUMBIAN STEEL TANK CO./TANKS FOR THE WORLD/ KANSAS CITY MO." Immediately adjacent to the bin is a portable wheeled grain chute.

*Alterations:* The grain bin appears to have had no alterations. The 2013 survey surmises that it may have been originally painted red, but the extant painted lettering that remains on the metal side suggests otherwise.

**Resource B-9, Meat Storage Shed, ca. 1930, contributing building (photos 53-54)**

This shed partially juts out over Crestone Creek on its north bank to the southeast of the barn and corrals area of the complex. It is believed to have been used for storing processed meat cuts, taking advantage of the natural cooling effects of the creek. The one-story building measures approximately 18' x 16' and has a shed roof with exposed rafter ends. The north side provides access to the interior by a hinged wood plank door with cross bracing; flanking the door are two square window openings with missing sashes. A similar window opening is centered on the east and west sides; both are covered over. The south side has three square window openings, with the middle opening featuring wood louvers. The interior of the shed features horse shoes hanging from wires affixed to the ceiling, which have been speculated to have served as meat hooks. Due to its position over the creek, the shed is partially collapsing and has creek bed deposits on its interior.

*Alterations:* The meat storage shed appears to have had no alterations.

**Resource B-10, House #2/Modular Residence, ca. 1978, non-contributing building (photo 55)**

This cross-gable residence is sited to the south of the creek at the east side of the Cattle HQ complex's southern gravel work yard. The house has an L-shaped footprint incorporating an attached garage that measures approximately 62' x 75'

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overall. The house is surrounded by mature trees such as aspen, cottonwood, evergreens, and volunteer shrubs, and with a large fenced yard at the east (rear) side, with several small animal pens along the south edge. The house has vertical plank siding and aluminum slider windows. The house's driveway is currently used for parking by USFWS vehicles. Due to its construction date outside the period of significance, it is considered non-contributing.

**Resource B-11 & B-12, Trailers 1 & 2, non-contributing buildings (2), ca. 2006 (photo 56)**

Two identical modular trailer buildings are set at right angles to one another south of the creek and to the west of the House #2 across the gravel work yard. The trailers each measure 60' x 12' and have vertical metal siding, barrel metal roofs, and metal framed doors and windows. They sit on concrete block foundations and have wood decks at their entrances. Due to their installation date outside the period of significance, the trailers are considered non-contributing.

**Resource B-13, Pigeon Coop/Barn, ca. 1940-45, contributing building (photos 57-59)**

The two-story wood frame Pigeon Coop/Barn measures approximately 73' x 33' and sits just south of the modular trailers on the west side of the work yard. The building is clad in horizontal wood drop siding with corner boards. The front-gable roof has overhanging eaves, exposed rafter ends, and is clad in corrugated metal. On the east side is a double-leaf top-hung sliding barn door of vertical wood planks with cross bracing. On either side of the door is a pair of square window openings which have now been covered with painted plywood. Centered above the barn door is a top-hung sliding hay loft door, also of vertical planks and cross bracing. On either side of the hay loft door is a six-light square window. The west side of the barn has the same configuration as the east, except that the first-floor pairs of windows retain their historic six-light sashes. The north and south sides have these same windows regularly spaced along their lengths, though some openings are missing their sashes.

*Alterations:* The building appears to have had little to no alterations except for the removal of a coop from the east side at an unknown date and the installation of the corrugated metal roofing sometime after 2013.

**Resource B-14, Metal Storage Building, ca. 1985, non-contributing building (photo 59-60)**

The front-gable building is a Butler-brand metal frame building with ribbed metal panels comprising the walls and roof. It appears in its current location on a 1985 aerial photo. The building faces east at the west side of the work yard, south of the Pigeon Coop/Barn. The east side features two full-height overhead garage doors. The south side has metal slider windows and the north side has a metal flush personnel door. A large array of solar panels is mounted on the south roof slope. Due to its construction date outside the period of significance, the building is considered non-contributing.

**Resource B-15, Pump House, ca. 2010, non-contributing building (photo 60)**

At the south end of the gravel work yard is a small side-gable modular pump house measuring approximately 9' x 9'; this building is believed to house the controls for the gas pumps at the south center of the work yard. Due to its construction date outside the period of significance, it is considered non-contributing.

**Resource B-16, Gas Tanks, ca. 2010, non-contributing structure (photos 59-60)**

Just north of the Pump House within the work yard are two above-ground rectangular gas tanks with pumps. These tanks provide fuel for USWFS vehicles and are surrounded by metal bollards. An electric utility pole is also located within the bollards. Due to their construction date outside the period of significance, the pumps and tanks are considered non-contributing.



**Calving Camp (5SH.4407)**

**Contributing Site, ca. 1940s-1970s, photos 61-71**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
C-1	Corral Complex	Structure	ca. 1940s-ca. 1960s	Contributing
C-2	Shotgun House	Building	ca. 1910s, moved ca. 1970	Contributing
C-3	Calving Shed #1	Building	ca. 1940s	Contributing

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C-4	Loafing Shed	Building	ca. 1940s	Contributing
C-5	Calving Shed #2	Building	ca. 1960	Contributing
C-6	Calving Shed #3	Building	ca. 1960	Contributing

Situated at an elevation of 7,612', the Calving Camp occupies a roughly two-acre area of irrigated flat land, 1.75 miles west-southwest of the Cattle Headquarters and 350' south of North Crestone Ditch. The cluster of buildings that comprise the Calving Camp is reached via an east/west two-track road roughly paralleling North Crestone Ditch and a secondary irrigation ditch that extends southwest from North Crestone Ditch. About 0.5 miles east of the camp, the two-track road connects with County Road 66T, a gravel road extending north/south from County Road T, which continues south to the Sheds Camp-Shipping Corrals site. The Calving Camp is not documented on the 1888 survey map of the Baca Grant, but appears on historic aerials by 1955 and is presumed to have been a substantial component of the ranch operations from at least the 1940s through the 2000s and continues to be utilized by lessees for cattle handling. During the mid-twentieth century the site apparently housed the ranch's calving operations.

Five buildings, ranging in age from ca. 1910s to ca. 1960s, are clustered around historic Corral Complex (C-1) that include access alleys, corrals, chutes, pens, and gates. A ca. 1910s Shotgun House (C-2), relocated to the site ca. 1970, stands north of the historic cattle alley used to direct cattle into the site from the east. A ca. 1940s calving shed (C-3) and ca. 1940s loafing shed (C-4) sit west of the house and north of the corral complex. A ca. 1960 calving shed (C-5) stands to the west, and another ca. 1960 calving shed (C-6) stands west of the corral complex. Historic wood post and barbed wire fencing directs cattle to a secondary access alley at the site's southeast corner. Historic fencing is also found extending from the northwest corner of the west calving shed (C-6). A non-historic fifth wheel recreational vehicle sits between the Shotgun House and the ca. 1940s sheds. The RV is not included in the resource count. A non-historic 5'-diameter metal stock tank is found south of the primary access alley.

*Alterations:* A historic aerial photograph from 1955 documents the primary access alley and the two older cattle sheds (C-3 and C-4), with corrals situated to the west, north, and south. A historic aerial photograph from 1966 documents the construction of two calving sheds (C-5 and C-6), reconfiguration of the south corral to its present size and plan, and construction of an additional large corral to the south, presumably after the Arizona-Colorado Land and Cattle Company acquired the property in 1962. Based on available historic aerial imagery, the north corral and the southernmost corral was removed and the Shotgun House (C-2) moved to the site sometime between 1966 and 1984. These changes likely took place ca. 1970 as the Arizona-Colorado Land and Cattle Company developed its cattle operations, but documentation confirming the date of these alterations has not been uncovered to date. In ca. 2000 the fifth wheel RV was brought to the site.

**Resource C-1, Corral Complex, ca. 1940s-ca. 1960s, contributing structure (photos 61-64)**

The Corral Complex consists of a 15'-wide x 125'-long east/west cattle alley, a 65' x 175' corral area, a 10'-wide x 40'-long north/south cattle alley at the corral's southeast corner, and various gates, pens, and chutes designed to aid in the control and movement of cattle. Tall wood post-and-rail structures mark the location of several gates. The ca. 1940s east/west alley funnels cattle into the facility from the east and is marked by multiple tall wood post-and-rail structures. A loading chute sits on the north side of the alley. West of the loading chute, an approximately 40'-long narrow chute extends along the alley's south side. The ca. 1960 corral area is divided in roughly in half by a wood fence, gate, and small holding pen. The ca. 1960 north/south alley funnels cattle into the facility from south. Additional alleys, fencing, and gates allowed cattle to be moved between the cattle sheds, corrals, and surrounding range land. The Corral Complex is constructed of a variety of materials with small repairs and modifications evidenced by changes in material. The alleys, chutes, and corrals are constructed of wood posts and rails. Gates are typically constructed of milled boards. The loading chute is constructed of log posts and milled lumber. Vertical boards have been added to the fence line along the east/west alley in the area adjacent to the Shotgun House and to the fence line north of Calving Shed #3.

*Alterations:* The Corrals Complex does not appear to have had any major alterations outside the period of significance.

**Resource C-2, Shotgun House, ca. 1910s, moved to site ca. 1970, contributing building (photo 65)**

Constructed ca. 1910s and moved to its present location ca. 1970, the 15' x 40' Shotgun House stands facing west directly north of the primary cattle alley.<sup>18</sup> The one-story, rectangular-plan, wood-frame residential building is clad with horizontal

<sup>18</sup> The previous location of the Shotgun House has not been determined to date.

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wood drop siding. The front-gable wood shingle roof has exposed rafter tails. On the west side, the main entry sits off-center to the north, with a four-over-four wood window to the south. The entry appears to hold a flush wood replacement door. A partial-width, shed-roof canopy shelters the east (rear) entrance, which sits off-center to the south. Four-over-four wood windows are found on the north and south sides. All of the windows are missing glazing; some are missing muntins.

*Alterations:* Other than its relocation to the Calving Camp ca. 1970 and the replacement of the entry door at an unknown date, the building appears to have had little to no alterations.

**Resource C-3, Calving Shed #1, ca. 1940s, contributing building (photo 66)**

Constructed ca. 1940s, the 70' x 12' Calving Shed #1 stands facing south at the north edge of the of corral area. The wood post-and-beam agricultural building consists of six stalls and an enclosed bay at the west end. The shed roof is supported by round log posts and slopes away to the north. The roof has exposed rafter tails and is covered with corrugated metal. On the south side, the six stalls are enclosed by wood gates, the westernmost bay is enclosed by vertical wood siding and has a board-and-batten door with strap hinges. The north, east, and west sides are enclosed by vertical wood siding.

*Alterations:* The building appears to have had little to no alterations outside the period of significance.

**Resource C-4, Loafing Shed, ca. 1940s, contributing building (photo 67)**

Constructed ca. 1940s, the 70' x 12' Loafing Shed stands facing north directly north of Calving Shed #1 (C-3). The loafing shed historically opened into the north corral that is no longer extant. The wood post-and-beam agricultural building consists of a four-bay area partially enclosed by horizontal rails and a two-bay area to the west. The two areas are separated internally by a board fence. The two-bay area is enclosed on the north and west side by horizontal rails and vertical board siding. The vertical board siding appears to have been added later, presumably within the district's period of significance. The south side of the two-bay area is partially enclosed by horizontal rails. The shed roof is supported by round log posts and slopes away to the south. The roof has exposed rafter tails and is covered with corrugated metal.

*Alterations:* The building appears to have had little to no alterations outside the period of significance.

**Resource C-5, Calving Shed #2, ca. 1960, contributing building (photo 68)**

Constructed ca. 1960, the 95' x 12' Calving Shed #2 stands facing north directly west of Calving Shed #1 (C-3), separated by a gated alley. The wood post-and-beam agricultural building is divided into seven stalls of equal size and a larger stall at the east end. The shed roof is supported by round log posts and slopes away to the south. The roof has exposed rafter tails and is covered with corrugated metal. Portions of the metal roofing are missing and part of the roof has collapsed. The stalls are enclosed by wood gates. The east and north sides are enclosed by board-and-batten siding, whereas the west side is enclosed by vertical board siding.

*Alterations:* The building appears to have had little to no alterations outside the period of significance.

**Resource C-6, Calving Shed #3, ca. 1960, contributing building (photo 69)**

Constructed ca. 1960, the 95' x 18' Calving Shed #3 stands facing east at the western edge of the corral area. The wood post-and-beam agricultural building consists of eight stalls. The side-gable roof has exposed rafter tails and is covered with corrugated metal. Some of the stalls have board gates, others open onto the corral area. The west side is enclosed by board-and-batten siding, whereas the north and south sides are enclosed by vertical board siding.

*Alterations:* The building appears to have had little to no alterations outside the period of significance.



**Sheds Camp-Shipping Corrals (5SH.4409)  
Contributing Site, ca. 1890s-1970s, photos 72-88**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
D-1	Corral Complex	Structure	ca. 1970	Contributing

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D-2	Scale House	Building	ca. 1930-40s, relocated ca. 1970	Contributing
D-3	Barn	Building	ca. 1930-40s	Contributing
D-4	Equipment Shed	Building	ca. 1930-40s	Contributing
D-5	Loafing Shed	Building	ca. 1970	Contributing
D-6	Baca Grande Airport Terminal	Building	ca. 1971, moved to site ca. 1990s	Non-contributing
D-7	Cattle Dipping Vat	Structure	ca. 1930-40s	Contributing

Situated at an elevation of 7,593', the Sheds Camp-Shipping Corrals occupies a roughly thirteen-acre area of irrigated flat land, 1.35 miles south-southwest of the Calving Camp and 0.15 miles south of Crestone Creek. The Sheds Camp-Shipping Corrals is reached via a gravel two-track road extending southwest from County Road 66T. The Sheds Camp-Shipping Corrals is not documented on the 1888 survey map of the Baca Grant, but is referenced in a 1938 history of the ranch and appears as a site on the 1954 USGS topo map. Due to its closest proximity among all of the Baca Ranch's camps to the railway shipping point in Moffat, the site served as the principal winter camp and was a substantial component of the ranch operations from at least the 1890s. It continues to be utilized by lessees for cattle handling.

The site's primary feature is the Corral Complex (D-1), which include an access alley, corrals, chutes, pens, and gates, and incorporates a ca. 1930s Scale House (D-2) and livestock scale. Based on historic aerial images from 1955, 1966, and 1984, the Scale House was relocated to its present site within the Corral Complex when the corrals were extensively reconfigured between 1966 and 1984.<sup>19</sup> Two ca. 1930-40s buildings, the Barn (D-3) and Equipment Shed (D-4), stand in the location they occupied in 1955, the date of the earliest available aerial image of the site. The ca. 1970 Loafing Shed (D-5) was added after the Corral Complex was reconfigured. Small site features in the area of the buildings include a ca. 1970 5' x 5' shed-roof shed clad with rolled asphalt and enclosed by a wood and woven wire fence, a ca. 1970 oval stock tank and hydrant, ca. 1930s-40s metal feed trough, wood post and rail fencing, and a circular corral. Approximately 245' east of the Equipment Shed is the ca. 1971 Baca Grande Airport Terminal (D-6), relocated to the site ca. 1990s. About 50' northwest of the terminal is what appears to be the remnants of a ca. 1970 trailer foundation and the site of an earlier residence visible on the 1955 historic aerial photograph of the site.

A ca. 1930-40s concrete Cattle Dipping Vat (D-7) sits 160' west of the southwest corner of the Corral Complex. The dipping vat marks what was the west edge of the site until after 1966. A ca. 1960 20'-diameter metal stock tank is found 175' south of the dipping vat. A concrete feature similar to the dipping vat sits at grade 105' from the south edge of the complex. The feature stands within what was formerly the south extent of the Sheds Camp-Shipping Corrals complex.

*Alterations:* The 1938 ranch history references a two-room brick house and a one-room log cabin, both of which appear to have been removed by 1955. Around 1970, the Corral Complex at the Sheds Camp-Shipping Corrals was extensively adapted to meet the needs of the evolving cattle operation. The only significant change since that time is the installation of the ca. 1971 Baca Grande Airport Terminal and removal of what appears to have been a ca. 1970 residential trailer from the site, both in the ca. 1990s.

**Resource D-1, Corral Complex, ca. 1970, contributing structure (photos 72, 74-80)**

The Corral Complex occupies a 2-acre area. An access alley at the northwest corner funnels cattle into the complex and along its west edge to a roughly 140' x 140' corral at the southwest corner. A smaller 140' x 60' corral sits to the north, accessed by a gate off the alley. The larger corral is connected to a roughly 130' x 200' corral to the east. Within the east corral are two curved working chutes with catwalks. On the east side, a loading chute funnels cattle into a 270' alley north of the pens and through the scale area. The platform scale is defined by a metal superstructure enclosed by horizontal boards. A bypass to the south of the platform scale allows cattle to travel past the scale and continue through the alley to the west alley. The Scale House stands on the north side of the east/west alley, within an open area flanked by two sets of 60' x 60' pens. Various gates throughout the complex aid in the control and movement of cattle. Tall wood post-and-rail structures mark the location of several gates. Before entering the complex, animals can be moved into a 25' diameter octagonal corral and a parallel alley leading to the south. The interior of the corral is lined with vertical boards. The horizontal rails have been removed from the south alley. The Corral Complex is constructed of a variety of materials with small repairs and modifications evidenced by changes in material. The majority of alleys, chutes, and corrals are constructed of wood posts and rails. Gates are typically constructed of milled boards or round metal pipe. The curved

<sup>19</sup> The exact previous location of the Scale House has not been determined to date, but its presence at the camp is noted in a ca. 1938 student paper.

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working chutes are built from log posts and milled wood boards. The chutes incorporate a metal gate and cattle control feature. The loading chute appears to be constructed of repurposed utility poles, wood rails, and milled boards.

*Alterations:* The corrals have contracted in size and been reconfigured over the decades due to changing ranch operational needs. However, no major alterations have occurred outside the period of significance.

**Resource D-2, Scale House, ca. 1930-40s, relocated within site ca. 1970, contributing building (photos 81-82)**

Constructed ca. 1930s-40s based on design and materials, the 15' x 10' Scale House was moved to its present location between 1966 and 1984 and stands facing east, directly north of its associated platform scale. The one-story, rectangular-plan, wood-frame agricultural building is clad with horizontal wood drop siding. The front-gable roof has exposed rafter tails and is covered with corrugated metal. On the east side, the central main entry holds a four-panel wood door. A rear (west) entry sits at the off-center to the south. A four-by-four wood slider window looks onto the scale platform. A two-light sash sits in the window opening on the north side and appears to be a historic replacement. A "FAIRBANKS MORSE SCALES" metal sign is found on this side. The historic scale mechanism manufactured by the Fairbanks-Morse company stands inside the building, along with a historic wood stove.

*Alterations:* The scale house appears to have had little to no alterations outside the period of significance.

**Resource D-3, Barn, ca. 1930-40s, contributing building (photos 83-85)**

Constructed prior to 1955, the 44' x 18' Barn stands facing west, east of the Corrals and Cattle Handling Complex. The one-story, rectangular-plan, wood-frame agricultural building is clad with vertical board siding. The side-gable roof has exposed rafter tails and is covered with corrugated metal. Two board-and-batten doors with strap hinges are found on the west side. Smaller openings are found on the west side at the north and south gable ends; most have been boarded up. Four openings on the east side are filled at the top by hinged board-and-batten panels with handles at the top. Below the panels are small board-and-batten doors.

*Alterations:* Other than the boarding up of openings, the barn appears to have little to no alterations.

**Resource D-4, Equipment Shed, ca. 1930-40s, contributing building (photos 83-85)**

Constructed prior to 1955, the 13' x 25' Equipment Shed stands facing south, southeast of the Barn. The one-story, rectangular-plan, wood-frame agricultural building is clad with board-and-batten siding. The front-gable roof has exposed rafter tails and is covered with standing seam metal. Large board-and-batten double doors with strap hinges are found on the south side; one leaf is lying on the ground. A door opening on the north side appears to have been partially infilled with vertical boards and a board-and-batten panel with strap hinges. Square openings are found on the north and south sides. Some openings in the Equipment Shed have been historically infilled or boarded up.

*Alterations:* The shed appears to have had little to no alterations outside the period of significance.

**Resource D-5, Loafing Shed, ca. 1970, contributing building (photo 86)**

Constructed ca. 1970, the 30' x 17' Loafing Shed stands facing east, west of the Barn. The one-story, rectangular-plan, three-bay agricultural building is clad with horizontal boards on the north and south sides; the east and west sides are open. The shed roof has exposed rafter tails and is covered with standing-seam metal, much of which is missing. The roof is supported by square wood posts that appear to be salvaged railroad ties. Wood rails have been used to configure the interior space.

*Alterations:* The building appears to have had little to no alterations outside the period of significance.

**Resource D-6, Baca Grande Airport Terminal, ca. 1971, moved to site ca. 1990s, non-contributing building (photo 87)**

Constructed ca. 1971 at the Baca Grande Airfield to serve as a terminal, the 18' x 18' Baca Grande Airport Terminal stands facing west, east of the Barn and Equipment Shed. The one-story, square-plan, wood-frame building is clad with stucco. There is a large hole in the stucco on the north side. The shed roof has exposed rafter tails and purlins. A sliding glass door is on the west side. Wood vigas extend from the wall above. Above the vigas a wood sign reads "BACA GRANDE AIRPORT / ELEVATION 7600 FT." A one-by-one metal slider window is on the east side. Due to its lack of

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association with the Baca Ranch RHL's areas of significance and its relocation ca. 1990s, the building is considered non-contributing.

**Resource D-7, Cattle Dipping Vat, ca. 1930-40s, contributing structure (photo 88)**

Constructed ca. 1930-40s, the Cattle Dipping Vat sits mostly below grade, west of the Corral Complex. Dipping vats or plunge dips were historically used to submerge animals in a solution formulated to kill ticks and other external parasites. About 14' wide at the south end, the 88'-long structure narrows to about 3'-wide near its mid-point. An associated 8' x 8' square concrete tank and hydrant sits directly northwest of the linear structure. The vat has been infilled with dirt/gravel, presumably ca. 1970 or before.

*Alterations:* The dipping vat appears to have had little to no alterations outside the period of significance.



**Willow Camp (5SH.4408)**

**Contributing Site, ca. 1880s-1970s, photos 89-99**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
E-1	Corral Complex	Structure	ca. 1880s-1970s	Contributing
E-2	Loafing Shed	Building	ca. 1930s-40s	Contributing
E-3	Feed Storage Bin	Structure	ca. 1970	Contributing
E-4	Tank House	Building	ca. 1970	Contributing
E-5	Shed	Building	ca. 1950, moved ca. 1990s	Non-contributing

Situated at an elevation of 7,578', Willow Camp occupies a roughly ten-acre area of irrigated flat land on Willow Creek, 2.0 miles south-southeast of the Sheds Camp-Shipping Corrals. Willow Camp is reached via County Road 66T extending south from County Road T. Willow Creek flows southwest through the northwest corner of the site. Willow Camp is documented on the 1888 survey map of the Baca Grant and is presumed to have been a substantial component of the ranch operations from the 1880s through the 2000s, and continues to be utilized by lessees for cattle handling.

The site's primary feature is the Corral Complex (E-1), which includes alleys, corrals, working chute, loading chute, gates, and two large circular water tanks. A ca. 1930s-40s Loafing Shed (E-2) sits at the complex's northwest corner. A 2.5-acre pasture enclosed by a historic wood post fence with a mix of woven wire and barbed wire extends north of the Corral Complex. A ca. 1970 metal Feed Storage Bin (E-3), small shed-roof ca. 1970 Tank House (E-4), and a ca. 1950 metal-clad Shed (E-5), relocated to the site ca. 1990s, stand east of County Road 66T, opposite the Corral Complex, in an area previously occupied by a number of earlier buildings, which in 1938 included a barn and two-room frame house.

*Alterations:* Based on historic aerial images from 1966 and 1984, all buildings at the camp, with the exception of the Loafing Shed, were removed from the site around 1970. Prior to that time, a number of buildings stood east of County Road 66T. Also ca. 1970, the Corral Complex was moderately reconfigured, the Feed Storage Bin and Tank House constructed, and a residential trailer home installed near the Tank House. The only change since that time has been the removal of the trailer home ca. 1990s and relocation of the ca. 1950 Shed to the site.

**Resource E-1, Corral Complex, ca. 1880s-1970s, contributing structure (photos 89-97)**

The Corral Complex occupies a two-acre area. The primary entry point is on the east side, marked by a loading chute that sits north of the entry gate. An alley leads north from the gate to an octagonal juncture point with gates at the south, north, and west sides. The east side of the octagon has been modified and closed off with non-functioning metal-pipe cattle gates. The west gate opens into a 250'-long, 16'-wide alley that leads to the approximately 250' x 160' south corral. Near the midpoint, a fence divides the corral into east and west sections. An opening at the fence's south end allows cattle to move between the two areas. A 20'-diameter metal stock tank is incorporated at the southeast corner of the corral. From the octagonal juncture point, the north gate leads to an approximately 50'-long working chute. Cattle exit the chute into an approximately 120' x 150' corral. A diagonal fence divides the corral into two sections. An opening in the north end of the fence allows cattle to move between the areas. At the northwest corner, cattle can be funneled into an east/west alley that extends along the south side of the Loafing Shed. A second 20'-diameter metal stock tank stands on the west side of the

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Loafing Shed. South of the Loafing Shed and alley is a 145' x 120' corral. Various gates throughout the complex aid in the control and movement of cattle. Tall wood post-and-rail structures mark the location of several gates. The Corral Complex is constructed of a variety of materials, with small repairs and modifications evidenced by changes in material. The majority of alleys, chutes, and corrals are constructed of wood posts and rails. Gates are typically constructed of milled boards or round metal pipe. The working chute is built from log posts and horizontal wood boards. The loading chute is constructed of log posts, square timbers, and milled boards. Changes to the complex ca. 1970 were largely limited to reconfiguration of the circulation pattern within the complex, which included construction of the central east/west alley, and replacing a north/south alley with the existing working chute.

*Alterations:* The corral complex appears to have had no major alterations outside the period of significance.

**Resource E-2, Loafing Shed, ca. 1930-40s, contributing building (photos 92-93)**

Constructed ca. 1930s-40s, perhaps earlier, the 100' x 12' Loafing Shed stands facing south at the north edge of the Corral Complex. The one-story, rectangular-plan, ten-bay agricultural building is clad with board-and-batten siding on the north side. Horizontal rails define the east and west ends; the south side is open to the alley that runs along its length. The shed roof has exposed rafter tails; the roof sheathing is exposed.

*Alterations:* The shed appears to have had little to no alterations.

**Resource E-3, Feed Storage Bin, ca. 1970, contributing structure (photo 98)**

Installed ca. 1970, the 20' x 10' elevated hopper-style Feed Storage Bin stands opposite the Corral Complex on the east side of County Road 66T. The structure is composed of two large metal bins supported by a metal superstructure.

*Alterations:* The structure appears to have had no alterations outside the period of significance.

**Resource E-4, Tank House, ca. 1970, contributing building (photo 99)**

Constructed ca. 1970, the 5' x 6' Tank House stands facing north about 200' from the southeast corner of the Corral Complex, on the east side of County Road 66T. The one-story, rectangular-plan, wood-frame utility building is clad with MDF panels covered with rolled asphalt siding, much of which is missing, and there are holes in the wall sheathing. The shed roof has boxed eaves and is covered with composition shingles. A tank of undetermined type stands within the building.

*Alterations:* The tank house appears to have had no major alterations outside the period of significance.

**Resource E-5, Shed, ca. 1950, moved to site ca. 1990s, non-contributing building (photo 99)**

Constructed ca. 1950, the 12' x 10' Shed stands facing north about 35' south of the Tank House, on the east side of County Road 66T. The one-story, rectangular-plan, wood-frame building is clad with horizontal sheets of corrugated metal. The side-gable roof has boxed eaves and is covered with composition shingles. A door opening sits off center to the west on the north side. The door was removed at an unknown date. Due to its relocation to the site after the period of significance, the shed is considered non-contributing.



**Cottonwood Camp (5SH.4405)**

**Contributing Site, ca. 1880s-1970s, photos 100-105**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
F-1	House	Building	ca. 1920s/70s	Contributing
F-2	Outbuilding	Building	ca. 1970s	Contributing
F-3	Cistern	Structure	ca. 1920s	Contributing

Cottonwood Camp is just under 3 miles south of Willow Camp along the western seepage of Cottonwood Creek. Access to the roughly 3.5-acre site is provided by a north/south gravel road that turns east and runs east/west at the north edge of the site before turning south again. Labeled on the 1888 survey map as "Cotton Wood Hay Camp," and referenced in 1938

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as the ranch's "oldest summer camp," today the site consists of a House (F-1) and Outbuilding (F-2) set back approximately 130' south of the road, with an east/west fence running just south of the buildings. The fence consists of wood planks and natural log posts and rails, with some sections using barbed wire strung up on log posts. A smaller barbed wire fence with metal and log posts defines a yard at the north and west of the buildings which is now overgrown with rabbitbrush and greasewood. Grass comprises the rest of the surrounding vegetation. South of the House at the east/west fence line is a concrete pad with protruding pipes that is believed to be a Cistern (F-3) associated with an artesian well. West of the camp at the fence line are two circular stock tanks fed by pipes from the well; the closest, about 87' west, measures approximately 13' in diameter, and the second, about 210' west of camp, measures approximately 19' in diameter.

*Alterations:* The earliest available aerial photo of the camp, from 1966, shows Cottonwood Camp in its current configuration, but with a large L-shaped building at the northwest corner of the site along the east/west road and fencing leading south to the westernmost stock tank. In the ca. 1970s, a historic building was added as a south wing to the House, resulting in its current L-shaped plan. Layout and resources of the site prior to 1966 are unknown. By 2005, the L-shaped building at the northwest corner and its associated fencing had been removed.

**Resource F-1, House, ca. 1920s, contributing building (photos 102-103)**

The House is a one-story cross-gable building with an L-shaped footprint measuring approximately 38' x 28' overall. The north section is oriented east/west, has a wood-shingle roof with overhanging eaves and exposed rafter ends, and is clad in horizontal wood drop siding with corner boards. An entrance at the west end has a concrete stoop and is sheltered by a shed-roof overhang. The door is missing. The north and south sides feature window openings, most of which contain remnants of the historic windows, which appear to have been two-over-one hung sashes. The east end of this section also has an entrance, with remnants of a wood paneled door and possibly another shed-roof overhang based on the remaining flashing. To the north of this door is another two-over-one window. The south wing of the house, which was added ca. 1970 and believed to be a ca. 1910s building, has an asphalt shingle roof with minimal overhang. The walls are clad in historic metal sheets stamped to look like brick. This wing features only one small square window opening on the east and west sides, each of which contain remnants of a four-light window sash.

*Alterations:* A 1966 aerial shows only the north drop-siding section of the house; the stamped-metal south wing is believed to have been added ca. 1970.<sup>20</sup> The House appears to have had little to no alterations outside the period of significance.

**Resource F-2, Outbuilding, ca. 1970, contributing building (photo 104)**

The one-story shed-roof Outbuilding measures approximately 26' x 13' and sits just west of the house. The building features vertical wood-plank walls and a double-leaf vertical wood-plank hinged door at the east side. The south side has a horizontal window opening that appears to have consisted of a pair of square multi-light windows based on the extant sash remnants. The roof slopes downward from east to west and has exposed rafter ends. It appears to have once been clad in corrugated metal which has since blown off and is scattered on the ground around the building.

*Alterations:* The building appears to have had little to no alterations.

**Resource F-3, Cistern, ca. 1920s, contributing structure (photo 105)**

The concrete cistern is associated with an artesian well and consists of a pad measuring approximately 6' x 4' with a large concrete block atop it. Metal well pipes protrude out of it and run west toward the stock tanks.

*Alterations:* The cistern appears to have had little to no alterations.

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<sup>20</sup> Although the south wing's original location and use have not been verified through research to date, the timing of its relocation to the site corresponds to the removal of buildings from Willow Camp, suggesting it may have been moved from there. A 2018 site description of Cottonwood by volunteers states that the house was moved to the site from the "Orient Mining" site, without supporting documentation or date.

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**Deadman Camp (5SH.4404)  
Contributing Site, ca. 1880s-1970s, photos 106-113**

Resource Number	Resource Name	Resource Type	Year Built	Contributing Status
G-1	Corrals and Chutes	Structure	ca. 1880s	Contributing

Deadman Camp, which is noted on the 1888 map, is located approximately 3 miles southeast of Cottonwood Camp on the southeast side of Deadman Creek, just north of a large playa wetland. Access to the approximately 1.75-acre site is provided by various two-track dirt roads that crisscross this remote area of the Baca Ranch; the camp is at the southeast intersection of a road from the east and another road running roughly north/south and which continues through the west side of camp through the southwest corner. The site is bordered by barbed-wire on metal- and wood-post fencing that creates a rectangular area measuring approximately 325' east/west x 217' north/south. The rectangle is bisected by another north/south fence of natural wood posts and rails, at the middle of which is another rectangular area (18' x 57') created by natural wood post and rail fencing with wood planks at the bottom half. Tall log posts, some with cross rails, help distinguish gates from a distance across the flat expanse of the site. At the south edge near the road's exit out of the site is a metal stock tank fed by a pipe, which is presumably connected to an artesian well. At the north end of the site is a system of corrals and chutes. Vegetation throughout the site consists of grasses, greasewood, and rabbit brush, much of which has grown up among the corrals.

*Alteration:* A 1955 historic aerial of Deadman Camp shows a more extensive site of approximately 3.0 acres, with a row of three or four small buildings along the western edge of the current half of the camp, as well as a long rectangular building to the north of the corrals and chutes. The corrals themselves appear to have the same configuration as today. In addition, the surrounding road system is much more elaborate, consisting of numerous two-track dirt roads to the north, west, and southwest. By 1966, the large building to the north had been removed, and by 1984, the row of buildings at the west were removed.

**Resource G-1, Corrals and Chutes, ca. 1920s, contributing structure (photos 106-113)**

Constructed of varying finished lumber and natural wood posts, beams, and planks, the corrals are located at the north edge of the camp at the east side of the bisecting north-south fence. Altogether, the corrals and chutes measure approximately 102' x 27'. At the northwest corner, concrete pads distinguish a main entrance into the corrals, which accesses the open pens to the south and a chute to the east. A loading dock is located nearby to the east. Elevated wood plank walkways parallel the chutes, while iron tie rods run through log posts provide lateral structural strength. Entrances at the east end of the corral access the large eastern open pen of the camp just south of the corrals.

*Alterations:* The corrals appear to have had no major alterations outside the period of significance.

**Integrity**

The Baca Ranch RHL retains a high level of historic integrity dating to its period of significance from ca. 1870-1973. Due to federal ownership and the conservation purpose of the NWR's establishment, there are no known threats to the historic integrity of the ranch's rural landscape and historic resources.

*Location and Setting*

Though the land grant's original acreage is reduced and its immediate surroundings now include residential development, the Baca Ranch RHL's location and setting at the foot of the Sangre de Cristo Mountains is the same as it was historically and retains its historic rural characteristics, such as natural waterways, irrigation structures, vegetation, and small manmade features. Historic vistas of the Sangre de Cristo Mountains to the east and the interior ranch lands remain intact and evocative of the ranch's period of significance.

*Materials, Design, and Workmanship*

In addition to the RHL retaining a high degree of rural landscape characteristics that reflect vernacular and utilitarian design evolution over time, the Baca Ranch's individual buildings and structures largely retain their materials, design, and workmanship associated with their original construction dates, which range from ca. 1870s to ca. 1970. Subsequent

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alterations to these resources largely date to the period of significance and convey their continued use in the ranching operations of the historic landscape. Furthermore, some of the ranch's individual resources exhibit design, materials, and workmanship that convey their architectural significance, such as the ca. 1930-45 Pure Bred Place buildings and structures that comprised the public-facing business operations of the ranch and which share a cohesive design meant to reflect a professional, well-run ranching and cattle-breeding enterprise.

*Feeling and Association*

The Baca Ranch RHL is able to convey a strong sense of feeling and association with high-altitude cattle ranching from the late-nineteenth to late-twentieth centuries. The overall landscape possesses small-scale features, clusters of standing resources, circulation networks, boundary demarcations, vegetation, irrigation systems, and other features that convey the historic processes and uses which shaped the ranch over its long history as a successful cattle-raising operation.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

**Period of Significance**

ca. 1870-1973

**Significant Dates**

1878

1930

1951

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Baca Ranch Rural Historic Landscape is locally significant under Criterion A for Agriculture for its long-standing association with the growth and evolution of cattle raising in Colorado's high-altitude San Luis Valley. The district is further locally significant under Criterion C for its Architecture, which reflects materials, design, construction techniques, varieties of building types, and physical evolution over time representative of historic ranch complexes. The buildings and structures of the ranch exemplify the functional uses and construction methods employing utilitarian materials found in nineteenth- and twentieth-century ranch complexes throughout Colorado.

The period of significance for the district extends from ca. 1870, when the Baca Land Grant began to be cultivated for haying and cattle raising, to 1973, a time fifty years from the present when no other specific date appropriately ends the period. Significant dates include: 1878, the year ranch manager George H. Adams introduced Hereford Cattle to the grant and the ranch's first intensive period of development began; 1930, the year Alfred M. Collins moved to the ranch and began a decades-long second period of growth focused on intensive herd and ranch management; and 1951, the year the ranch transitioned from Collins' personally managed high-quality cattle breeding operation to one owned and run by a multi-state corporation.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

*Criterion A*

The Baca Ranch Rural Historic Landscape is locally significant under Criterion A for Agriculture for its direct association and exemplification of cattle ranching development, growth, and maturation in Colorado over the course of the twentieth century. While interest in the Baca Land Grant by early owners and investors focused on the potential mineral wealth of the grant's mountainous western holdings, ranching proved to be the more profitable, long-lasting venture, a common trend in Colorado's historical development. Ranching began on the grant ca. 1870; while the land changed hands multiple times over the ensuing years, continuity was found under the supervision of George H. Adams, who managed the ranching operations for thirty years before retiring in 1902. Adams' introduction of Hereford cattle to the Baca Ranch in 1878 was followed by a period of extensive improvements on the ranch, with Adams overseeing the establishment of the Home Ranch headquarters, erection of 140 miles of barbed wire fencing, and the development of an extensive system of irrigation ditches, associated laterals, headgates, dikes, and drainage ditches. The result was a successfully managed herd of several thousand head of cattle, many of which were award-winning Herefords, capable of being fed by the ranch's self-sustaining hay crop.

After Adams' departure, the Baca Ranch was managed by several rounds of experienced ranch men under the ownership of various companies, but the grant did not experience another period of growth until the arrival of Alfred M. Collins in 1930. Though an avid outdoorsman, Collins' had no previous experience or interest in ranching until his visit to the grant in 1929. Having inherited a majority stake in the San Luis Valley Land and Cattle Company, the grant's owner since 1910, Collins set about implementing an intensive style of ranch management focused on efficiently improving the grant's hay production and cattle breeding. Under Collins' control, the ranch flourished into a highly respected purebred Hereford enterprise that attracted numerous press write-ups, especially when record-breaking sale auctions of the ranch's Hereford herd were held in 1945 and 1950. In addition to extending and improving the irrigation system, Collins also oversaw the establishment of the Pure Bred Place headquarters, where interested buyers could visit the registered Hereford herd's breeding facilities.

In the early 1950s, the ranch's transfer to a California firm marked yet another transition from Collins' personal oversight to one that relegated the ranch to just one aspect of a much larger multi-state cattle corporation. In the late 1960s under the ownership of the Arizona-Colorado Land & Cattle Company, which claimed itself as "one of the nation's largest holders of natural resources," the ranch became part of a vertically-integrated operation that included feedlots and meatpacking plants in addition to ranches across the American Southwest. Despite subsequent plans by owners to sell off its water, the ranch was able to retain its long-held water rights, eventually resulting in its transformation into the Baca National Wildlife

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Refuge in 2004, which, through traditional ranching practices, strikes the balance of maintaining wildlife habitats while preserving the ranch's unique rural landscape characteristics.

*Criterion C*

The Baca Ranch RHL is significant under Criterion C in the area of Architecture for its representation of a wide range of ranch building types. The district contains two headquarter complexes and several outer cattle camps, illustrating a broad range of historic resource types, from the bucolic ambience of the public-facing Pure Bred Complex, which employs a cohesive design meant to reflect a professional, well-run ranching and cattle-breeding enterprise, to the remote corrals of Deadman Camp. Historic resource subtypes present within the district include: residential buildings (main ranch houses, secondary houses, and bunkhouses); animal care and crop storage facilities (barns, corrals, and loafing sheds); ranch support resources (garages, offices, outbuildings, and scale houses); and ranch landscape features (domestic areas adjacent to ranch houses, irrigation ditches, fences, hayfields, pastures, grazing land, trails and ranch roads, and a variety of small-scale features). Many of the ranch buildings reflect changes in the availability and production of construction materials over time. Although few ranch buildings feature the details of a particular architectural style, most reflect traditional construction techniques employed to support specific functions efficiently and frugally.

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**Developmental history/additional historic context information** (if appropriate)

Averaging more than 7,660' in elevation, the San Luis Valley in south central Colorado is the state's largest valley and one of North America's highest and most expansive mountain deserts, encompassing nearly 8,000 square miles. Bounded by Poncha Pass to the north, the Sangre de Cristo Mountains to the east, the San Juan Mountains to the west, and extending south into northern New Mexico, the broad grassland is more than 120 miles long and 70 miles wide. Archaeological evidence suggests that nomadic indigenous people visited the area as early as 8,000 B.C.E. to hunt game and gather edible plants and other resources. After about 1400 C.E., members of the Tabeguache (Uncompahgre) band of Ute people occupied the valley seasonally, retreating to warmer locales during the winter.<sup>21</sup> The area's natural resources attracted other groups as well, including Apache, Navajo, Tiwa, Tewa, Comanche, Kiowa, Cheyenne and Arapaho, but the Tabeguache people remained the region's primary inhabitants though 1863, when their leaders ceded control of the San Luis Valley to the U.S. federal government.<sup>22</sup>

Exploring the northern reaches of New Spain on behalf of King Phillip II, Don Juan de Oñate claimed the Rio Grande River region for Spain in 1598. Nearly one hundred years later, Diego de Vargas, the governor of Santa Fe de Nuevo México, led the first documented Spanish expedition to reach San Luis Valley, though other explorers, herders, and hunters from the south likely preceded him.<sup>23</sup> Although claimed by Spain and administered as part of the Nuevo México province, the San Luis Valley remained largely under indigenous control for centuries, with Spanish settlement concentrated further south in present-day New Mexico. In 1807, Zebulon Pike became the first recorded American to reach the valley, describing what he saw in his journal:

[W]e ascended a high hill which lay south of our camp, from whence we had a view of all the prairie and rivers to the north of us. It was at the same time one of the most beautiful and sublime inland prospects ever presented to the eyes of man....The main river, bursting out of the western mountains, and meeting from the northeast a large branch [San Luis Creek] which divides the chain of mountains, proceeds down the prairie, making many large and beautiful islands, one of which I judged contains 100,000 acres of land, all meadow ground, covered with innumerable herds of deer.... In short, this view combined the sublime

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<sup>21</sup> Encyclopedia Staff, "San Luis Valley," *Colorado Encyclopedia*, <https://coloradoencyclopedia.org/article/san-luis-valley>; Sangre de Cristo National Heritage Area, [sangreheritage.org](http://sangreheritage.org).

<sup>22</sup> Southern Ute Indian Tribe, "Chronology," <https://www.southernute-nsn.gov/history/chronology/>.

<sup>23</sup> National Park Service, "Sangre de Cristo National Heritage Area Colorado," [https://www.nps.gov/nr/travel/american\\_latino\\_heritage/sangre\\_de\\_cristo\\_national\\_heritage\\_area.html](https://www.nps.gov/nr/travel/american_latino_heritage/sangre_de_cristo_national_heritage_area.html).

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and the beautiful. The great and lofty mountains, covered with eternal snows, seemed to surround the luxuriant vale, crowned with perennial flowers, like a terrestrial paradise, shut out from the view of man.<sup>24</sup>

After Mexico won independence from Spain in 1821, the fledgling nation endeavored to solidify its hold on outlying territories by issuing land grants to Mexican citizens. By encouraging permanent Mexican settlements in its northern borderlands, the government hoped to establish a bulwark against America's growing influence in what would become the American Southwest. Beginning in 1832, the Mexican government awarded petitioners seven land grants in present-day Colorado's southern border region totaling more than 8 million acres. Three lay within the San Luis Valley, including the 2.5 million-acre Conejos Grant near present-day Alamosa, awarded in 1833, and to the east, the more than 1 million-acre Sangre de Cristo Grant awarded to Narciso Beaubien and Stephen Luis Lee in 1843 (see Figure 2).<sup>25</sup>

The third land grant within the valley, the 100,000-acre Luis Maria Baca Grant No. 4, resulted not from a land grant petition submitted by a Mexican citizen, but from a legal settlement. In 1823, Luis Maria Cabeza de Baca received a 500,000-acre land grant near present-day Las Vegas, New Mexico. He and his family were reportedly forced to flee the land soon afterward due to conflicts with the native Navajo people and the Mexican government subsequently awarded the grant to Juan de Dios Maiese and 27 other individuals in 1835. The Baca family disputed the later claim, seeking relief from the Mexican government, and after the 1846 Treaty of Guadalupe Hidalgo ceded control of New Mexico to the United States, from the U.S. federal government.

Congress responded in June 1860, establishing the town of Las Vegas, New Mexico, on behalf of the existing settlers, and offering Luis Maria Cabeza de Baca's descendants five 100,000-acre parcels of land in New Mexico, Arizona, and Colorado in compensation. The family accepted the offer, selecting as one of the five parcels a tract of land on the eastern edge of the San Luis Valley, north of the valley's sand dune region.<sup>26</sup> Tucked against the Sangre de Cristo Mountains, the Luis Maria Cabeza de Baca Grant No. 4 was described by surveyor Albinus Z. Sheldon in 1863 as containing "every grade of land, from the most productive to the most sterile" encompassing rich bottom lands and "almost unbroken savannah, thickly covered with grass, red-top and other varieties, some of which is five feet in height."<sup>27</sup> Except for about six square miles of sand dunes at the southeast corner and about ten square miles of mountainous terrain along the eastern edge, the grant offered more than 80,000 acres of high-quality land for grazing cattle.

The Baca family apparently did not intend to occupy Baca Grant No. 4 and began making plans to sell the property as surveyors and government officials worked to finalize the details of the grant. Sources indicate that in early 1862, the lawyer representing the Baca family, John S. Watts, negotiated sale of the property to Colorado's Territorial Governor, William Gilpin, for thirty cents an acre, to be paid in five annual installments.<sup>28</sup> At the time, Gilpin held a 1/6 share in the Sangre de Cristo Grant to the south and was interested in expanding his holdings in the area, primarily for mining purposes. The deal to acquire the Baca Grant No. 4 fell through, however.<sup>29</sup>

In 1864, the Baca family transferred ownership of Grant No. 4 to Watts as compensation for his legal services and he continued to try to make a deal with Gilpin, to no avail.<sup>30</sup> Around this time, Denver cattlemen John G. Lilley and William D. Coberly began grazing cattle on the grant during the early years of Colorado's open range era, which extended from the 1860s to the early 1890s.<sup>31</sup> During this period "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."<sup>32</sup> Ranchers could acquire land, ideally containing a reliable water source, via the 1862 Homestead Act or from a private property owner, and then augment the size of their holdings by grazing their cattle on unclaimed public land. It was not uncommon for stock from different

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<sup>24</sup> Zebulon Montgomery Pike, *The Expeditions of Zebulon Montgomery Pike: To Headwaters of the Mississippi River, Through Louisiana Territory, and in New Spain, During the Years 1805-6-7*, ed. Elliott Coues (New York: Francis P. Harper, 1895), 496-7.

<sup>25</sup> Ricardo Simmonds, "Mexican Land Grants in Colorado," *Colorado Encyclopedia*, <https://coloradoencyclopedia.org/article/mexican-land-grants-colorado>.

<sup>26</sup> Ralph Carr, "Private Land Claims in Colorado," *Colorado Magazine* 25, no. 1 (January 1948).

<sup>27</sup> *Shaw v. Kellogg*, 170 U. S. 312, 18 Sup. Ct. 632, 42 L. Ed. 1050 (May 2, 1898).

<sup>28</sup> *Ibid.*; Abbey Christman and Melanie Short, *Intensive Level Cultural Resources Survey: Baca National Wildlife Refuge Headquarters and Cattle Headquarters Complexes*, University of Colorado Denver Center of Preservation Research, Winter 2013, 32.

<sup>29</sup> Christman and Short, 33.

<sup>30</sup> Mary Abdo, "Baca Grande History," <https://bacapoa.org/history/>.

<sup>31</sup> *Baca Grant: Fabulous Home of History, Nationally Known Commercial and Registered Herefords* (San Luis Valley Land and Cattle Company, 1950), 6; *Saguache Chronicle*, February 17, 1877.

<sup>32</sup> Christman and Short, 24.

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ranches to intermingle on the unfenced open range lands and local cattlemen established a system of brands to identify their animals. Cattle owned by Lilley and Coberly were identified by the LC brand. The two men later sold the mark to S. Kelley, who recorded the brand with Saguache County in 1871.<sup>33</sup>

After treaties with the Ute people opened the San Luis Valley to white settlement, population in the northern reaches of the valley increased. In 1866, Saguache County was separated from Costilla County to the south. Mining activity in the surrounding mountains promoted investment in the valley as land speculators took notice and the growing number of prospectors and mining camps provided a market for businesses, farmers, and ranchers for grain, meat, wool, and other supplies. Given the area's arid climate, early agricultural settlement remained focused along the valley's creeks, lakes, and streams.<sup>34</sup> In 1871, *The Rocky Mountain Directory and Colorado Gazetteer* described Saguache County in glowing terms:

The population of Saguache, chiefly adventurous Americans, with their herds of cattle and flocks of sheep, numbers between 300 and 400. A few are engaged in cultivating vegetables and the cereals, and find ready market for their produce in the mining settlements along the upper Arkansas, etc. It is a beautiful county, and cannot fail to be densely populated at no distant day.... It is a fertile and finely watered region, and offers inducements for stock raisers and farmers, elsewhere unequalled. Its valleys are great natural meadows, covered with the richest vegetation, and its table lands afford the finest natural pasture lands in the world. The mountain scenery, hemming it in on three sides, is grand in the extreme.<sup>35</sup>

In 1870, a group of investors led by Alexander Cameron Hunt, the recently replaced territorial governor of Colorado, purchased Baca Grant No. 4.<sup>36</sup> The grant lands were not listed in the 1870 U.S. agricultural census of Saguache County, suggesting that no agricultural operation was headquartered there immediately prior to its acquisition. At the time Hunt and others acquired the Baca Grant, he and General William Jackson Palmer were developing plans for a new railroad connecting Colorado and the Pacific Ocean via Mexico—the Denver & Rio Grande Railway.<sup>37</sup> The group led by Hunt failed to pay property taxes on the parcel, however, and in June 1870 a tax sale was conducted. The property eventually made its way into the hands of Wilson Waddingham, a wealthy rancher, investor, and real estate speculator with extensive holdings in New Mexico.<sup>38</sup> In 1875, Waddingham, George H. Adams, and Otto Mears, one of Saguache County's earliest white settlers, purchased a large herd of California-bred horses with plans to graze the herd on the Baca Grant, which would also be stocked with cattle. Adams, who had been working as a foreman on the Baca Grant since about 1871, was tapped to supervise the operation and more than \$800 in improvements were made to the land.<sup>39</sup> In 1875, Adams acquired the LC brand, which he would use throughout the rest of his career.<sup>40</sup>

Born in Milwaukee, Wisconsin, on January 21, 1845, George H. Adams enlisted in the Union Army at age seventeen, serving until 1865. After his discharge, Adams worked for the United States Express Company in Kansas and the Goodrich Express Company in Milwaukee, before relocating to Colorado in 1869. Adams prospected in the Leadville area for a short time before arriving in the San Luis Valley, where he acquired a 160-acre parcel on Rito Alto Creek and embarked in the stock raising business.<sup>41</sup>

In December 1877, Saguache County announced that the Baca Grant No. 4 would once again be sold for taxes.<sup>42</sup> By this time, prospectors had developed an interest in the Sangre de Cristo Mountains at the eastern edge of the grant. Squatter's

<sup>33</sup> *Baca Grant*, 6.

<sup>34</sup> Christman and Short, 30.

<sup>35</sup> Samuel S. Wallihan, *The Rocky Mountain Directory and Colorado Gazetteer* (Denver: S.S. Wallihan & Company, 1871), 58.

<sup>36</sup> Christman and Short, 33.

<sup>37</sup> Clayton B. Fraser and Jennifer H. Strand, *Railroads in Colorado 1858-1948*, National Register of Historic Places Multiple Property Documentation Form, August 1997, 16-17.

<sup>38</sup> *Colorado Transcript*, November 30, 1870.

<sup>39</sup> "A Prodigious Stock Ranch," *Rocky Mountain News*, October 2, 1875; "A Choice Corner For Stock Men," *Rocky Mountain News*, November 24, 1875; *Saguache Chronicle*, May 6, 1876; *Portrait and Biographical Record of Denver and Vicinity* (Chicago: Chapman Publishing Company, 1898), 531; Frank Hall, *History of the State of Colorado*, Vol. IV (Chicago: The Blakely Printing Company, 1895), 364.

<sup>40</sup> *Baca Grant*, 6.

<sup>41</sup> *Portrait and Biographical Record of Denver and Vicinity*, 531; George H. Adams, Saguache County, CO, Agricultural Scrip Patent, September 5, 1874, AGS-0368-153, <https://gloreCORDS.blm.gov>; 1870 U.S. Census Records, accessed via Ancestry.com.

<sup>42</sup> *Rocky Mountain News*, December 2, 1877.

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camps developed within the boundaries of the grant, of which Cottonwood was the largest. The mining activity presumably renewed William Gilpin's interest in the grant, which he acquired in 1878.<sup>43</sup> Uninterested in ranching, he promptly leased the acreage to Adams for ten years, with the provision that the grant be fenced within three years.<sup>44</sup> Adams and business partner Isaac Gotthelf erected 140 miles of fencing, the first extensive use of barbed wire in the valley.<sup>45</sup>

The Denver & Rio Grande Railway arrived in the valley in 1877, extending west from Fort Garland, 40 miles southeast of the Baca Grant No. 4, to Alamosa and Antonito before branching and continuing to New Mexico and Durango, Colorado. The railroad spurred agricultural growth in the region, easing transportation of cattle, crops, and supplies and connecting area ranchers and farmers with new markets.<sup>46</sup>

Reputedly responsible for bringing the first thoroughbred Shorthorn bulls to the San Luis Valley, Adams introduced Hereford cattle to the Baca Grant in 1878.<sup>47</sup> First established in Herefordshire, England, in the mid-1700s, Hereford cattle were imported to the U.S. by Kentuckian Henry Clay beginning in 1817. In the late 1870s, the breed began making its way west. Western ranchers raised purebred Herefords and experimented with crossbreeding to produce commercial, also known as grade, cattle. In 1881, the American Hereford Cattle Breeders Association organized for the purpose of registering purebred Hereford cattle, later becoming the American Hereford Association.<sup>48</sup>

The agricultural economy in Saguache County evolved significantly between 1870 and 1880. In 1870, nearly all of the fifty-four farms and ranches in the county were 160-acre parcels, likely established under the 1862 Homestead Act, and nearly 40 percent were owned by individuals with Hispanic surnames.<sup>49</sup> The number of farms and ranches increased significantly during the next ten years, as did their size in terms of acreage. Of the eighty-three agricultural operations recorded in the 1880 census, 52 percent encompassed 300 acres or less, 40 percent occupied parcels between 320 and 960 acres, and seven operations, or 8 percent, exceeded 1,000 acres. The 100,000-acre Baca Grant was by far the largest of the seven, with E. B. Clayton's 4,600-acre cattle ranch ranking a distant second. The size of a ranch, however, did not necessarily correlate with the size of its cattle herd during the open range era and a number of comparatively small ranches managed large herds of 500 or more cattle. Ownership patterns evolved as well during the 1870s. By 1880 the number of farms and ranches owned or operated by individuals with Hispanic last names dropped to less than 10 percent, and a number of livestock operations were managed as partnership like the one established by Adams and Gotthelf.<sup>50</sup>

Agricultural operations in Saguache County varied from what appears to have been subsistence farms to large cattle raising operations, and included a number of sheep raising ventures. About 35 percent of the area ranches and farms reported herds of 100 or more cattle, just under 20 percent managed herds of 500 or more, and just four, or 5 percent, claimed herds of more than 1,000. E. B. Clayton's ranch was the largest, reporting 1,600 head of cattle on site in June 1880. At the Baca Grant, Adams and Gotthelf managed the third largest cattle operation in the county, with a herd of 1,200. In addition, the partners owned a significant number of horses, nearly 250, and 150 chickens. Five hundred bushels of hay were harvested on the grant land in 1879, and 200 bushels of potatoes.<sup>51</sup>

<sup>43</sup> Christman and Short, 33-4.

<sup>44</sup> *Colorado Daily Chieftain*, November 19, 1878.

<sup>45</sup> Christman and Short, 35; Evelyn D. Mayer, "The Baca Grant of the San Luis Valley," term paper, Adams State Normal College, ca. 1938, 3. According to Mayer, the barbed wire was sourced from Fort Garland and hauled in by George Clark.

<sup>46</sup> Christman and Short, 31.

<sup>47</sup> *Portrait and Biographical Record of Denver and Vicinity*, 531-2.

<sup>48</sup> Art Leatherwood, "Hereford Cattle," *Handbook of Texas Online*, <https://www.tshaonline.org/handbook/entries/hereford-cattle>. The term "registered" is reserved for pure-bred bulls and cows whose pedigree is officially registered with a breed association. Only the offspring of registered cattle can be registered. Within a typical breeding herd, lower quality calves are culled and sold as steers or market heifers, while the remaining stock are registered and raised as replacements for aging animals or sold as breeding stock. Registered bulls are sold to both purebred and commercial cattlemen seeking to improve their herds. "Grade" or "commercial" cattle do not have registration papers. They may be purebred or crossbred and are generally managed less intensively. Commercial heifer calves can be sold either as commercial breeding stock or as market heifers. Commercial bull calves are usually castrated and sold after weaning or finished (fattened) and sold for beef.

<sup>49</sup> 1870 U.S. Census Non-Population Schedules, Saguache County, Colorado, Schedule 3, 1-4, David M. Rubenstein Rare Book & Manuscript Library, Duke University.

<sup>50</sup> 1890 U.S. Census Non-Population Schedules, Saguache County, Colorado, Schedule 1, 1-11, David M. Rubenstein Rare Book & Manuscript Library, Duke University.

<sup>51</sup> 1890 U.S. Census Non-Population Schedules, Saguache County, Colorado, Schedule 1, 1-11, David M. Rubenstein Rare Book & Manuscript Library, Duke University.

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In August 1882, Adams and Gotthelf purchased more than 2,200 head of cattle from Montrose ranchers Pumphrey & Loutsenhizer with plans to fatten the cattle over the winter on native hay harvested from the grant.<sup>52</sup> By 1885, the grant was producing more than 1,500 tons of hay for feed purposes.<sup>53</sup> At the same time, Gilpin allowed mining to continue in the grant's eastern section, receiving royalties on the extracted minerals.<sup>54</sup> The mining operations were apparently not as lucrative as expected, however, and in late 1885, Gilpin sold the Baca Grant to Adams for \$250,000.<sup>55</sup> The purchase was "generally understood" to have been made on behalf of "Eastern parties," namely Quincy A. Shaw, a prominent Boston financier and copper mine investor.<sup>56</sup>

By the time of the sale, the grant was entirely enclosed by fences and contained "some comfortable farm buildings, some cultivated fields and a large amount of good hay land."<sup>57</sup> The "comfortable farm buildings" presumably included the Home Ranch, where Adams situated the operation's headquarters.<sup>58</sup> The ranch's native grasses were said to "alone furnish food for fully 10,000 head of cattle" and ample water was supplied by "six streams of considerable importance" able to "furnish water sufficient to irrigate 30,000 acres of land," and half a dozen lesser streams.<sup>59</sup> The herd included several thousand cattle at the time, a large number of which were Hereford.<sup>60</sup> After the sale, Adams and Gotthelf dissolved their partnership, and in 1887, Adams transferred the property to Shaw for \$100,000. Adams continued to operate his cattle business on the grant.<sup>61</sup>

In 1888, the U.S. Surveyor General for Colorado issued a map of the Luis Maria Baca Grant No. 4 (see Figure 4). On the map, ranchlands are delineated using the Public Land Survey System, and separated from the grant's eastern mountainous region where the mining activity was centered. The agricultural operation's extensive network of irrigation ditches is depicted, as well as the location of the Home Ranch and six satellite camps located near major creeks within the grant—"Horse Camp" (no longer extant) situated on Crestone Creek; "Willow Creek Camp" on Willow Creek; "Center Camp" (believed to be no longer extant) and "Cotton Wood Hay Camp" both situated on Cottonwood Creek; "Dead Man Camp" on Dead Man Creek, and a camp in the present-day location of the January Camp whose name is partially obscured by later notations.

In 1890, the Denver & Rio Grande Western Railroad completed the Valley Line traversing Saguache County from Poncha Pass to Alamosa. The line included a stop at the town of Moffat, five miles west of the Baca Grant, which became the primary shipping point for stock raised on the grant.<sup>62</sup> Agricultural production in Saguache County boomed between 1883 and 1893. The number of acres under irrigation increased from just over 32,000 to nearly 132,980, and the amount of pastureland increased from just over 125,000 acres to nearly 300,000 acres. Hay production more than doubled and the number of cattle increased by more than 150 percent.<sup>63</sup>

Squatters continued to be a problem on the Baca Grant and Adams and Shaw issued stern warnings in the local Saguache newspaper stating that persons cutting timber or prospecting on the grant illegally would be prosecuted to the full extent of the law.<sup>64</sup> Disputes over mining claims and property ownership continued, however, resulting in protracted legal battles, most notably involving the Independence Mine, located within the mountainous edge of the Baca Grant. The issue over who rightfully owned the full extent of the Baca Grant and its mineral wealth would eventually be resolved by the U.S. Supreme Court in 1898, with a ruling in favor of Shaw.<sup>65</sup>

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<sup>52</sup> "Large Cattle Sale," *Saguache Advance*, August 31, 1882.

<sup>53</sup> *Saguache Advance*, September 3, 1885.

<sup>54</sup> Christman and Short, 33-4. In 1883, Gilpin mortgaged the grant to Charles B. Kountze, a Denver banker, for \$50,000 and borrowed an additional \$30,000 from him in 1884 suggesting that the mineral operations on the Baca Grant were not particularly lucrative.

<sup>55</sup> The Luis Maria Baca Grant, *Saguache Advance*, January 7, 1886; Christman and Short, 34.

<sup>56</sup> Ibid.

<sup>57</sup> *Saguache Advance*, January 7, 1886.

<sup>58</sup> Christman and Short, 35.

<sup>59</sup> *Saguache Advance*, January 7, 1886.

<sup>60</sup> Ibid.

<sup>61</sup> *Saguache Democrat*, January 7, 1886; Christman and Short, 35.

<sup>62</sup> Christman and Short, 31.

<sup>63</sup> Christman and Short, 32.

<sup>64</sup> *Saguache Crescent*, February 2, 1893.

<sup>65</sup> Shaw v. Kellog; "Baca Land Grant No. 4 is Sold For \$1,400,000," *Rocky Mountain News*, March 2, 1900.

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By 1895, the ranch interior was divided into eight separate fenced enclosures. At the Home Ranch there was “a dwelling house, a large stable, with outhouses used for shops, herders’ houses, cattlesheds, corrals, scales, etc.”<sup>66</sup> The 1895 account of the grant mentions three camps within the property, the Center Camp (later the Alpine Camp, believed to be no longer extant) and two others described only as the “southwest and northwest camps.” All three were said to include a “good house, corrals, stables, etc.”<sup>67</sup> About sixty miles of irrigation canals had been constructed by the mid-1890s, and by 1898 the irrigation network had expanded to 140 miles.<sup>68</sup>

Adams remained a champion of the Hereford breed, serving for a time as a director in the American Hereford Association, and became a respected leader in the Colorado cattle industry. A member of the Colorado Cattle Growers Association and National Stock Breeders Association, he served for eight years on the state cattle inspection and round-up boards.<sup>69</sup> In the late 1890s, the Baca Grant herd comprised at least 4,000 head of pure-bred and high-grade Hereford cattle. Cattle raised on the grant were sold and shipped to Mexico, Arizona, Texas, Oregon, Montana, Wyoming, New Mexico, Idaho, Kansas, and Nebraska for breeding purposes.<sup>70</sup> Though Adams arrived in Colorado with no experience in the cattle business, by “dint of industry, executive ability and determination” he had risen to rank among the foremost cattle breeders of the state and earned the title of “the ‘Hereford king’ of the west.”<sup>71</sup>

Sale of the Baca Grant to east coast investors made headlines across the state in March 1900. Incorporated in 1900 by a syndicate of wealthy Philadelphians with the intent to develop mines and land in Colorado, the San Luis Valley Land and Mining Company reportedly paid Quincy Shaw \$1,400,000 for the 99,289-acre grant.<sup>72</sup> Adams helped negotiate the deal, and sold 400 acres of land that he owned within the Crestone townsite, just north of the grant, as part of the transaction.<sup>73</sup> Samuel Bodine, vice president of the United Gas Improvement Company, was named company president with Henry B. Davis of Colorado Springs slated to oversee local operations as general manager.<sup>74</sup> Chiefly interested in exploiting the grant’s mineral resources, the company quickly moved to evict squatters from the grant’s mining region.<sup>75</sup> By December 1900, the new owners had contracted with the Denver & Rio Grande Railway to build a spur from Moffat, to facilitate mining operations, and began issuing five-year leases to prospectors.<sup>76</sup>

Adams retained possession of his prized Hereford herd, which had been reduced to about 2,500 head, and continued to lease the agricultural portion of the grant.<sup>77</sup> After running cattle on the Baca Grant for nearly 30 years, Adams left the San Luis Valley and permanently relocated to Denver. His health failing, Adams retired in 1902 after opening the Adams Hotel in Denver (northeast corner of 18th and Welton, demolished ca. 1969) and died of heart disease in 1904.<sup>78</sup>

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<sup>66</sup> Hall, 307.

<sup>67</sup> Ibid.

<sup>68</sup> Hall, 307; *Portrait and Biographical Record of Denver and Vicinity*, 531.

<sup>69</sup> “Death Claims Builder of Adams Hotel and Prominent Cattleman,” *Rocky Mountain News*, June 16, 1904.

<sup>70</sup> *Portrait and Biographical Record of Denver and Vicinity*, 531.

<sup>71</sup> *Portrait and Biographical Record of Denver and Vicinity*, 531.

<sup>72</sup> “A Company to Help Develop Colorado,” *Colorado Daily Chieftain*, January 13, 1900; “New Incorporations,” *Rocky Mountain News*, February 1, 1900; “Sale Of The Baca Grant,” *San Juan Prospector*, March 3, 1900; “Baca Land Grant No. 4 is Sold For \$1,400,000,” *Rocky Mountain News*, March 2, 1900.

<sup>73</sup> “Sale Of The Baca Grant,” *San Juan Prospector*, March 3, 1900; “For \$1,400,000,” *Salida Record*, March 2, 1900. It was also reported at the time that Adams retained ownership of the Durkee Ranch south of the grant near the town of Hooper, which he acquired in 1898. Christman and Short put forward an alternate account of the sale, stating that Shaw transferred the Baca Grant to Adams via quit claim deed in 1899 and Adams subsequently sold a 40 percent interest in the property to the San Luis Valley Land and Mining Company, with the company purchasing the remainder of the property for \$1,400,000 after Adams’s death in 1904. The source of much of this information appears to be Mayer, who cites Adams’s widow. It is possible that Adam’s acquired an ownership stake in the grant prior to 1900, and retained some level of ownership after the sale, however, research to date did not reveal definitive evidence corroborating Mayer’s account.

<sup>74</sup> “Baca Land Grant No. 4 is Sold For \$1,400,000,” *Rocky Mountain News*, March 2, 1900; “For \$1,400,000,” *Salida Record*, March 2, 1900.

<sup>75</sup> “Settlers Must Move Away,” *Rocky Mountain News*, June 19, 1900.

<sup>76</sup> “Baca Land Grant The Scene of Great Activity,” *Rocky Mountain News*, December 18, 1900.

<sup>77</sup> “Sale Of The Baca Grant,” *San Juan Prospector*, March 3, 1900; Colorado Wills and Probate Records, 1875-1974, accessed via Ancestry.com; Christman and Short, 38.

<sup>78</sup> “Death Claims Builder of Adams Hotel and Prominent Cattleman,” *Rocky Mountain News*, June 16, 1904; “George H. Adams, Hotel Proprietor, Died Today,” *Denver Post*, June 15, 1906.

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In 1909, Jay. B. Lippincott and Joseph Harrison established a subsidiary company—the Baca Grant Development Company—to facilitate subdivision of the grant and the sale of land to small investors under an “auction plan,” a controversial real estate scheme that raised alarm bells across the state and spurred articles condemning the plan. Critics led by the *Rocky Mountain News* accused the developers of over-selling the potential of the land, especially with regards to orchards and farming, denouncing the plan as fraudulent wildcatting. Faced with the storm of negative press, the Baca Grant Development Company abandoned its plans.<sup>79</sup>

After Adams’s death, Texas ranchers John J. Rhodes, Alonzo Millett, and W.W. Sloan purchased the award-winning Adams Hereford herd, reportedly for \$75,000, and leased the Baca Grant grazing land for a five-year period. Rhodes, “one of the best known and most successful cattle men in Texas” and Millett, “whose fame as a cattle raiser and dealer extend[ed] throughout the west and southwest,” relocated to Colorado to oversee operations.<sup>80</sup> After Millett was thrown from his horse and killed in 1907, the operation shut down and the herd was sold to the Tomkins Cattle Company in 1908.<sup>81</sup> Henry H. Tomkins continued to graze the cattle on the Baca Grant, with plans to maintain and improve the herd.<sup>82</sup>

Beginning around 1910, Bazzel F. Tipton, a well-known Cripple Creek, Colorado, mine manager, took over management of the Baca Grant on behalf of the San Luis Valley Land and Mining Company.<sup>83</sup> Six years later, Tomkins and his ranch manager, Ed Sherlock, announced plans to relocate the bulk of the Hereford herd to Pueblo.<sup>84</sup> With the mining operation proving less successful than hoped, the San Luis Valley Land and Mining Company endeavored to build its own herd of pure bred and high-grade cattle. While developing its herd, the company sold surplus hay and feed and leased the January Ranch to Ed Sherlock for raising his own pure-bred Herefords descended from the Adams line.<sup>85</sup> In 1924, Sherlock sold his 1,000 Hereford breeding cows to the San Luis Valley Land and Mining Company, now known as the San Luis Valley Land and Cattle Company (SLVLC), signaling the venture’s shift in focus from mining to cattle raising.<sup>86</sup> After B.F. Tipton’s death in 1928, son Harry Tipton took over his role managing operations on behalf of the SLVLC.

**Table 1: Agricultural Statistics for Saguache County, 1883-1974**

Year	1883	1893	1919	1924	1935	1945	1954	1964	1974
<b>Number of Farms and Ranches</b>	N/A	N/A	341	346	697	359	302	237	207
<b>Cattle</b>	13,404	22,207	34,526	32,473	35,173	24,957	32,400	38,053	38,163
<b>Horses</b>	1,953	5,024	4,138	2,935	3,452	2,425	1,115	N/A	735
<b>Sheep</b>	19,739	31,792	93,821	39,585	67,802	65,283	61,181	33,619	14,101
<b>Tons of Hay Harvested</b>	9,860	22,230	N/A	N/A	N/A	67,215	49,088	50,751	65,130

Source: *Intensive Level Cultural Resources Survey: Baca National Wildlife Refuge Headquarters and Cattle Headquarters Complexes*, University of Colorado Denver Center of Preservation Research, Winter 2013.

In 1930 Major Alfred M. Collins arrived to take the reins of the company’s cattle operation.<sup>87</sup> Born in Philadelphia, Pennsylvania, on May 3, 1876, Alfred Morris Collins inherited a majority stake in the SLVLC after the death of his father,

<sup>79</sup> Christman and Short, 37; Baca Grant Development Co. advertisement, *Rocky Mountain News*, April 23, 1909. “Roseate Dreams Painted To Unload Lilliputian Farms Upon The Gullible,” *Rocky Mountain News*, May 5, 1909; “Baca Auction Promoter To Explain,” *Rocky Mountain News*, May 6, 1909; “Visitors Only See Show Spots On the Baca Grant Lands,” *Rocky Mountain News*, June 13, 1909; The Baca Grant Development Co. advertisement, *La Jara Chronicle*, June 4, 1909.

<sup>80</sup> “Famous Herd Is Bought,” *Salida Mail*, September 26, 1905.

<sup>81</sup> “Capt Alonzo Millett,” <https://www.findagrave.com/memorial/59095011/alonzo-millett>; “Colonel John J. Rhodes,” *Record Journal of Douglas County*, December 21, 1923; Tomkins Cattle Company Purchases Famous Herd,” *West Mountain Tribune*, February 13, 1909.

<sup>82</sup> *West Mountain Tribune*, February 13, 1909; “Baca Grant Lessee Repudiates Alleged Statement In Post,” *Rocky Mountain News*, May 27, 1909.

<sup>83</sup> *Salida Record*, December 20, 1912; Christman and Short, 38. Tipton’s older son, Royce, served as the company’s chief civil engineer from 1919 to 1922.

<sup>84</sup> “World’s Best Hereford To Be Maintained in San Luis Valley At Crestone,” *Alamosa Courier*, July 29, 1916.

<sup>85</sup> Mayer, 4, 8.

<sup>86</sup> *Aurora Democrat*, February 29, 1924; Christman and Short, 36.

<sup>87</sup> Christman and Short, 38.

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successful paper product manufacturer Henry Hill Collins, in 1930.<sup>88</sup> A big game hunter, world traveler, polo player, and sportsman, Collins reportedly became enamored with the ranching business after visiting the Baca Grant in 1929.<sup>89</sup> At age fifty-four, Collins had no training in management of a western cattle ranch, but hoped to make the ranch a profitable business by reducing losses and increasing efficiency.<sup>90</sup> Moving to the Home Ranch with wife Helen Wilson Glenn, Collins spent the next decade improving the ranch and the SLVLC's registered and commercial Hereford herd and overseeing construction of irrigation ditches, head gates, and artesian wells.<sup>91</sup> Around this time, the SLVLC constructed an auction barn at what became known as the Pure Bred Place, a complex situated about 2 miles west of the Home Ranch. In 1933, the SLVLC acquired the LC brand, after the Tomkins Cattle Company ceased operations.<sup>92</sup>

Around 1938, Adams State Normal School student Evelyn D. Mayer wrote a term paper on the Baca Grant, in which she described the Home Ranch, Pure Bred Place, and eight outlying camps on the Baca Grant. At the Home Ranch, the Collins family resided in a nine-room adobe home, presumably built by Adams ca. 1870s and expanded and upgraded over the years. A "long bunkhouse" for the ranch hands stood adjacent to the adobe house, presumably to the east. Further east stood the Foreman's House, "a six room shingled bungalow, well finished, with hardwood floors." A five-room house occupied by a farmer and his family (no longer extant) stood at the north end of the headquarters. The farmer was responsible for the subsistence farming operation on the property, managing a dairy herd and truck garden.<sup>93</sup>

In the mid-1930s, the Pure Bred Place comprised the auction barn, corrals, and a four-room house. According to Mayer, "the registered herd, bearing the old LC brand, with each individual [animal] registered, named, numbered and tattooed for positive identification is kept in a tier of pastures along the north side of the Grant; and the man who cares for them lives at this 'ranch'."<sup>94</sup>

Approximately 2.5 miles west from the Pure Bred Place, the Sheds Camp, established during George Adams's tenure sometime after 1888, comprised a two-room brick house, a one-room log cabin, and an extensive corral complex large enough to hold 1,000 head of cattle. An artesian well supplied the complex with water. The closest camp to the railroad depot at Moffat, the Sheds Camp was the principal site for shipping cattle from the ranch. Cattle were shipped during winter and the complex included a branding chute, dipping vat, scales, corrals equipped for sorting cattle, and other necessities for preparing cattle for shipment. Mayer describes the Sheds Camp as a permanent camp, and the ranch hand who lived there as responsible for the surrounding section of the grant.<sup>95</sup>

The Willow Creek Camp, part of the ranch since before 1888, is described as a winter feeding camp with a barn, corrals, and a two-room frame house where the "principal meadow irrigator" was housed during the summer. Another winter feeding camp, the Gas Well Camp is described as located 2.5 miles south of Willow Creek Camp where the present day Cottonwood Camp is sited. Identified as the "Cotton Wood Hay Camp" in 1888, the camp's name presumably evolved after ranch workers digging an artesian well hit natural gas in 1913.<sup>96</sup> South of Gas Well Camp, Dead Man Camp functioned as a hay camp during the summer and a feeding camp in the winter. The January Camp at the extreme southwest corner of the grant, formerly occupied by Ed Sherlock, served as a hay camp with a ranch hand living on site year-round.<sup>97</sup>

Mayer describes three additional sites on the Baca Grant—the Alpine Camp, Duncan, and Cottonwood Corrals Camp. The Alpine Camp (no longer extant) at "the exact center of the Grant, five miles northeast of 'Dead Man'" presumably refers to the Center Camp established prior to 1888. Mayer notes a two-room building at the site, used only in the summer to house "summer riders." The camp served as the primary branding camp and included "big corrals and a working alley." Duncan, five miles southeast of the Alpine Camp, was also used by summer hands.<sup>98</sup> Duncan, a former mining camp established in

<sup>88</sup> "Father Of Explorer Dies," *Plain Speaker*, July 9, 1930.

<sup>89</sup> "Big Game Hunter to Wed in September," *Times Leader* (Wilkes-Barre, Pennsylvania), July 28, 1928; Christman and Short, 38.

<sup>90</sup> Christman and Short, 38; Mayer, 4.

<sup>91</sup> Christman and Short, 38; Forrest Bassford, *They Call It Baca Grant* (San Luis Valley Land and Cattle Company, 1945), 5.

<sup>92</sup> Mayer, 8.

<sup>93</sup> Ibid.

<sup>94</sup> Ibid.

<sup>95</sup> Mayer, 8.

<sup>96</sup> "Gas Well Flowing In San Luis Valley," *Salida Mail*, December 2, 1913.

<sup>97</sup> Mayer, 8.

<sup>98</sup> Ibid.

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1890 at the grant's eastern edge, was dismantled after the grant was acquired by the San Luis Valley Land and Mining Company in 1900. The only surviving building, the John Duncan Cabin, situated outside the grant within the Rio Grande National Forest, was converted for use by the ranch.<sup>99</sup> No longer in use by the 1930s, the Cottonwood Corrals Camp (no longer extant), also known as the Lovsy Camp, likely referred to a site about 1.25 miles north-northeast of the present-day Cottonwood Camp marked "Corral" on historic topo maps from the 1950s.<sup>100</sup>

By the mid-1930s, the Baca Grant functioned as "one big ranch" able to produce all the feed necessary to support 4,000 head of cattle and 2,000 sheep. Miles of fencing divided the ranch into twenty-six separate enclosures. Nearly 7,000 acres of meadows produced 5,000 tons of hay annually. Harvesting hay on the grant required sixty men and forty-two teams of horses working for six weeks in three crews, one working the north fields, another the "center strip," and a third harvesting the south fields.

About 1,600 calves were born on the grant each year, and the herd's numbers reduced in the fall by selling and shipping surplus cattle. During the summer, the sheep were allowed to graze in the mountainous region of the grant and returned to ranchland during the winter months. According to Mayer, shearing and lambing activities took place at the Sheds Camp, though the large Lambing Shed at Home Ranch presumably supported these activities as well.<sup>101</sup>

During the 1930s and '40s, Collins developed one of the finest cattle operations in the United States through careful management of the grant's water resources and grasslands. Collins' methods allowed him to increase the size of his herd while maintaining the ranch's self-sufficiency.<sup>102</sup> By the mid-1940s, the ranch included as much as 20,000 acres of irrigated grazing land, was producing over 6,000 tons of hay annually, and could support a commercial herd of approximately 6,000 pure-bred grade Herefords and 750 registered Herefords.<sup>103</sup>

Beginning around 1936, auctions were held annually at the Pure Bred Place, offering registered Hereford breeding stock as well as commercial "range bulls."<sup>104</sup> Respected cattleman Ralph Murdock was brought in to consult on breeding strategy and improve the quality of the registered herd, and by the mid-1940s Baca Grant Herefords were winning major awards.<sup>105</sup> In marketing his Herefords, Collins touted the herd's stellar pedigree and the excellent stock raising conditions on the Baca Grant, but also presented a romanticized view of the ranch's history that emphasized the grant's connection to Luis Maria Baca, and, by extension, Spanish and Mexican heritage.<sup>106</sup>

In 1945, Collins sold his registered Herefords with plans to focus solely on commercial cattle raising. The world-record breaking auction attracted buyers from fifteen states and Canada. A record price of \$12,500 was paid for a five-month-old calf, Baca Duke Fifth, sired by Baca Royal Domino. Baca Royal Domino himself fetched \$27,700 and total proceeds from the auction were estimated at \$500,000.<sup>107</sup> Records were broken again in 1948 when the SLVLC and Collins offered 1,160 grade Herefords for sale.<sup>108</sup> In 1949, Colorado's *The Record Stockman* named Alfred Collins "Cattlemen of the Year."

By 1950, Collins had developed a new registered herd comprising 500 animals in addition to a 6,000-head grade Hereford herd. The SLVLC expanded its land holdings as well, acquiring 105,00-acres of summer grazing land at the northern end of the San Luis Valley, and an irrigated farm in the Fort Collins area that served as a feedlot.<sup>109</sup>

Collins, now 74, had been in ill health for several years, and in 1950, SLVLC sold the Baca Grant and the company's other landholdings in the San Luis Valley to the Newhall Land and Farming Company of Arizona and California. Best known for the development of the town of Valencia, California, the Newhall Company paid just under \$2 million for the land and

<sup>99</sup> Christman and Short, 35; HistoriCorps, Duncan Cabin Preservation Plan, April 2011, [https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb5308140.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5308140.pdf).

<sup>100</sup> Mayer, 8.

<sup>101</sup> Mayer, 8.

<sup>102</sup> Bassford, 8-9,

<sup>103</sup> Bassford, 7.

<sup>104</sup> *American Cattle Producer*, October 1, 1936.

<sup>105</sup> Bassford, 15.

<sup>106</sup> Bassford, 1-3.

<sup>107</sup> "Ranchers Of County Buy Hereford Bulls At Baca Grant Sale," *Colorado Transcript*, September 27, 1945; *Baca Grant*, 7.

<sup>108</sup> "World Records Are Set For Cattle Prices at Auction On Sullivan Ranch Monday," *Wray Gazette*, September 23, 1948.

<sup>109</sup> *Baca Grant*, 7.

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cattle.<sup>110</sup> Real estate experts opined at the time that “the transaction represented what was probably the largest sum of money ever involved the sale of a single ranch.”<sup>111</sup> The Newhall Company expressed plans to transfer its California cattle-raising operations to Colorado, stating that it was no longer economically feasible to raise cattle on the west coast. The firm owned six ranches in California totaling about 120,000 acres and planned to build up a herd of about 6,000 cattle in Colorado.<sup>112</sup> After the sale, Alfred Collins retired to Fort Collins, where he died in May 1951.<sup>113</sup> The Valley Line ceased operations in 1951 and later that year, the Newhall Company sold 350 Baca Grant purebred Herefords in Gunnison. The sale set new world records when a California rancher and implement dealer paid \$87,500 for the 5-year-old bull Baca Prime Domino 20th and the total proceeds exceeded \$1.2 million.<sup>114</sup> The sale effectively signaled the start of the ranch’s transition from a highly personal high-quality cattle breeding operation to one facet of a large-scale multi-state corporate cattle venture.

In 1962, Lawrence and Stegall Ranches of Phoenix, Arizona, paid the Newhall firm more than \$3 million for 180,000 acres that included the Baca Grant and 3,000 head of cattle indicating that operations on the Baca Grant continued under the Newell Company’s ownership, but on a smaller scale.<sup>115</sup> News of the sale was widely reported throughout the West, and in 1965, Taylor Lawrence Jr. and Arthur J. Stegall sold their extensive cattle, real estate, and banking operation to a corporate venture led by New Yorker Dan W. Lufkin and Peter G. Wray of Phoenix. At the time, Lawrence and Stegall held more than 2 million acres of land, operated ten cattle ranches in Arizona, New Mexico, Colorado, Nevada, and Utah, and owned the Alamosa National Bank. The ranching operation at the Baca Grant continued under the company’s new name, the Arizona-Colorado Cattle Company, later the Arizona-Colorado Land & Cattle Company.<sup>116</sup>

By 1968, the Arizona-Colorado Land & Cattle Company owned or leased more than 1.2 million acres of ranchland over five states. In addition to the nearly 100,000-acre Baca Grant and almost 64,000 acres of associated ranchland outside the grant boundary, Colorado holdings included the more than 144,000-acre Box T Ranch near Pueblo, the 83,000-acre Butler Ranch in southeast Colorado, and nearly 50,000-acre Mays Ranch in central Colorado. On April 30, 1968, the corporation managed 28,722 head of cattle, including breeding herds of 5,859 cows and 445 bulls.<sup>117</sup> In managing its cattle operations, the Arizona-Colorado Land & Cattle Company adopted a strategy of vertical integration, developing feedlots and meatpacking plants in addition to ranches. By the early 1970s, the company billed itself as “one of the nation’s largest holders of natural resources” with major operations in ranching, cattle feeding, meatpacking, engineering, agriculture, banking, and manufacturing.<sup>118</sup>

In an effort that echoed the San Luis Valley Land and Mining Company’s failed plan to subdivide the Baca Grant in 1909, the Arizona-Colorado Land & Cattle Company formed the Baca Grande Corporation in 1971 (BGC) to bolster profits through land sales. BGC hired Coe & Van Loo Consulting Engineers to develop the master plan for Baca Grande, a 10,000-acre recreational and leisure living community situated in the northeast corner of the Baca Grant at the base of the Sangre de Cristo Mountains. Lots were offered in phases and between 1971 and 1973, underground utilities were installed, paved roads built, and a 7,000’ airstrip constructed southwest of the Pure Bred Place. As part of the project, a \$1 million motel and resort, designed by Arizona architect Bennie Gonzales and completed by 1973, was built north of County Road T.<sup>119</sup> Located outside the Baca Grant’s historical agricultural lands, development of the Baca Grande community does not appear to have significantly disrupted the ongoing ranch operations.

<sup>110</sup> Christman and Short, 39; “Californian Buys Baca Grant Ranch Of 200,000 Acres,” *Steamboat Pilot*, August 17, 1950.

<sup>111</sup> “Californian Buys Baca Grant Ranch Of 200,000 Acres,” *Steamboat Pilot*, August 17, 1950.

<sup>112</sup> *Ibid.*

<sup>113</sup> Christman and Short, 39. “Alfred M. Collins, Ex-Rancher, Dies,” *Philadelphia Inquirer*, May 19, 1951.

<sup>114</sup> “Baca Grant Dispersal To Offer 350 Herefords,” *Palisade Tribune*, August 17, 1951; “World Record Price, \$87,500 Paid For Bull,” *Steamboat Pilot*, September 27, 1951; *Steamboat Pilot*, September 27, 1951.

<sup>115</sup> “Historic Baca Ranch Purchased,” *Arizona Republic*, December 13, 1962. “Historic Baca Grant Ranch in Colorado Sold,” *The Gazette* (Cedar Rapids, Iowa), December 24, 1962.

<sup>116</sup> “Multimillion Ranch Firm Purchased,” *Arizona Republic*, March 14, 1965.

<sup>117</sup> United States Congress Senate Committee on Labor and Public Welfare, *Farmworkers in Rural America, 1971-1972: Who Owns the Land?* (Washington, D.C.: U.S. Government Printing Office, 1972), 518; “Developer buys ranch near Pueblo for \$8.2 million,” *Daily Sentinel* (Grand Junction, Colorado), January 8, 1983.

<sup>118</sup> Jon Lauck, *American Agriculture and the Problem of Monopoly: The Political Economy of Grain Belt Farming* (Lincoln, Nebraska: University of Nebraska Press, 2000), 34;

<sup>119</sup> *Colorado Spring Gazette-Telegraph*, April 22, 1973. The Baca Grande Corporation launched a similar venture in Angel Fire, New Mexico, during the early 1970s.

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In 1977, a group of investors led by Canadian oil developer and diplomat Maurice Strong purchased AZL Resources, the parent company of the Arizona-Colorado Land & Cattle Company and Baca Grande Corporation. After completing the acquisition, Strong was advised to sell the Baca Grant ranch and the Baca Grande development, which was reportedly costing the company millions in revenue.<sup>120</sup> Strong and wife Hanne (Marstrand) Strong, visited the property and Hanne instantly felt a deep connection to the land. In 1978, she moved onto the Home Ranch with her daughters and mother. After a visit from a local mystic, Hanne Strong envisioned the property as a spiritual center and began working toward that goal.<sup>121</sup> In 1986, Maurice Strong and a group of investors formed American Water Development Inc. (AWDI) with plans to drill 97 new wells on the Baca Grant and pump up to 200,000 acre-feet of water annually from the underground aquifer to supply Front Range cities. The plan faced strong opposition from area residents, state and federal agencies, and environmental organizations, including the Nature Conservancy. A protracted legal battle ensued, and in 1994 the Colorado Supreme Court ruled against AWDI.<sup>122</sup> The following year, Strong's syndicate rejected efforts by the Nature Conservancy to acquire the Baca Grant and sold the property to local entrepreneur Gary Boyce and the Cabeza de Vaca Land & Cattle Company LLC (CdV) for \$13 million.<sup>123</sup> Boyce and his partners continued to explore options for monetizing the water resources beneath the Baca Grant, and like the AWDI, faced stiff opposition on several fronts and lengthy legal battles.

In 2004, the Nature Conservancy succeeded in acquiring the majority of the original Baca Grant No. 4, with plans to transfer the land to the federal government.<sup>124</sup> The Great Sand Dunes National Park and Preserve Act, passed by congress in 2000, paved the way for federal ownership of the Baca Grant and creation of the Great Sand Dunes National Park and Baca National Wildlife Refuge. Portions of the 97,000-acre parcel were incorporated into the Rio Grande National Forest and the newly formed Great Sand Dunes National Park. More than 44,500 acres containing historic ranch resources and agricultural land is now part of the Baca National Wildlife Refuge.

Managed by the U.S. Fish & Wildlife Service (USFWS), the property is now conserved as a haven for migratory birds and resident wildlife, and as part of a broader effort to protect the wildlife, habitat, and water of the north and eastern portions of the San Luis Valley. As part of the USFWS's natural resource conservation and management efforts, traditional ranching techniques such as irrigation, haying, and cattle grazing are used to maintain the Refuge habitats. As part of these efforts, local ranchers are allowed to graze cattle and sheep within prescribed areas and utilize existing historic corral complexes on a permitted basis. In 2013, the USFWS completed a new visitor's center at the Home Ranch site, offering interactive displays and interpretive information. Most of the Refuge is currently closed to the general public.

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<sup>120</sup> Hanne Strong, "History of the Manitou Foundation," <https://www.manitou.org/foundation/history>.

<sup>121</sup> Ibid. Strong does not specify which house within the Home Ranch the family occupied, though it seems likely that they occupied the Foreman's House given that the most recent alterations to the house appear to date to this period.

<sup>122</sup> "Battle brewing over aquifer," *Daily Sentinel* (Grand Junction, Colorado), June 16, 1989; *American Water Development, Inc. v. City of Alamosa*, 874 P.2d 352, 367-368 (Colo. 1994).

<sup>123</sup> "New ranch owner vows not to touch groundwater," *Daily Sentinel*, June 4, 1995; "Nature Conservancy stays in fight," *Daily Sentinel*, June 2, 1996.

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<sup>124</sup> Ranch sale moves Sand Dunes closer to national park status," *Fort Collins Coloradoan*, March 13, 2004; "Court rejects claim on Baca Ranch," *Fort Collins Coloradoan*, December 25, 2004.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 44,588  
(Do not include previously listed resource acreage.)

**UTM References**

Datum:

**NAD 1927** \_\_\_\_\_ or **NAD 1983**  \_\_\_\_\_

(Insert additional UTM references as needed.)

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	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>13</u>	<u>435840</u>	<u>4184552</u>	10	<u>13</u>	<u>437640</u>	<u>4203485</u>
	Zone	Easting	Northing		Zone	Easting	Northing
4	<u>13</u>	<u>435995</u>	<u>4196928</u>	11	<u>13</u>	<u>437516</u>	<u>4203439</u>
	Zone	Easting	Northing		Zone	Easting	Northing
5	<u>13</u>	<u>435598</u>	<u>4198135</u>	12	<u>13</u>	<u>437310</u>	<u>4203825</u>
	Zone	Easting	Northing		Zone	Easting	Northing
6	<u>13</u>	<u>435498</u>	<u>4200097</u>	13	<u>13</u>	<u>437424</u>	<u>4203885</u>
	Zone	Easting	Northing		Zone	Easting	Northing
7	<u>13</u>	<u>439398</u>	<u>4202153</u>	14	<u>13</u>	<u>437001</u>	<u>4204711</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the Baca Ranch Rural Historic Landscape is an irregular polygon (shown on Map 3) that encompasses all the associated extant resources of the historic ranching operations of the Baca Land Grant No. 4. The west, north, and south boundaries follow the original rectangular boundary of the land grant, while the eastern irregular boundary line follows the ownership parcel of the Baca National Wildlife Refuge, thereby skirting non-historic residential developments and utility facilities.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Baca Ranch RHL was drawn to include the extant historic landscape that comprised the historic ranching operations from ca. 1870 to 1973. Residential development and supporting utility facilities at the east are excluded due to their lack of integrity associated with the agricultural significance of the district, while Baca National Wildlife Refuge lands to the west and south are excluded due to their lack of association with the historic ranch. Although the Baca Ranch RHL is significantly reduced from the original size of the Baca Land Grant No. 4 that formed the ranch, the landscape retains a high degree of historic integrity and strongly conveys its historic significance as a large historic cattle ranch in the San Luis Valley.

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### 11. Form Prepared By

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name/title Erika Warzel and Amy Unger

organization Clerestory Preservation, a joint venture of Clerestory  
Preservation LLC (Denver, CO) and Pine Street  
Preservation LLC (Alma, CO) date February 3, 2023

street & number 1822 S. Ivanhoe St. telephone 303.847.5108

city or town Denver state CO zip code 80224

e-mail erika@clerepres.com

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### Additional Documentation

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Submit the following items with the completed form:

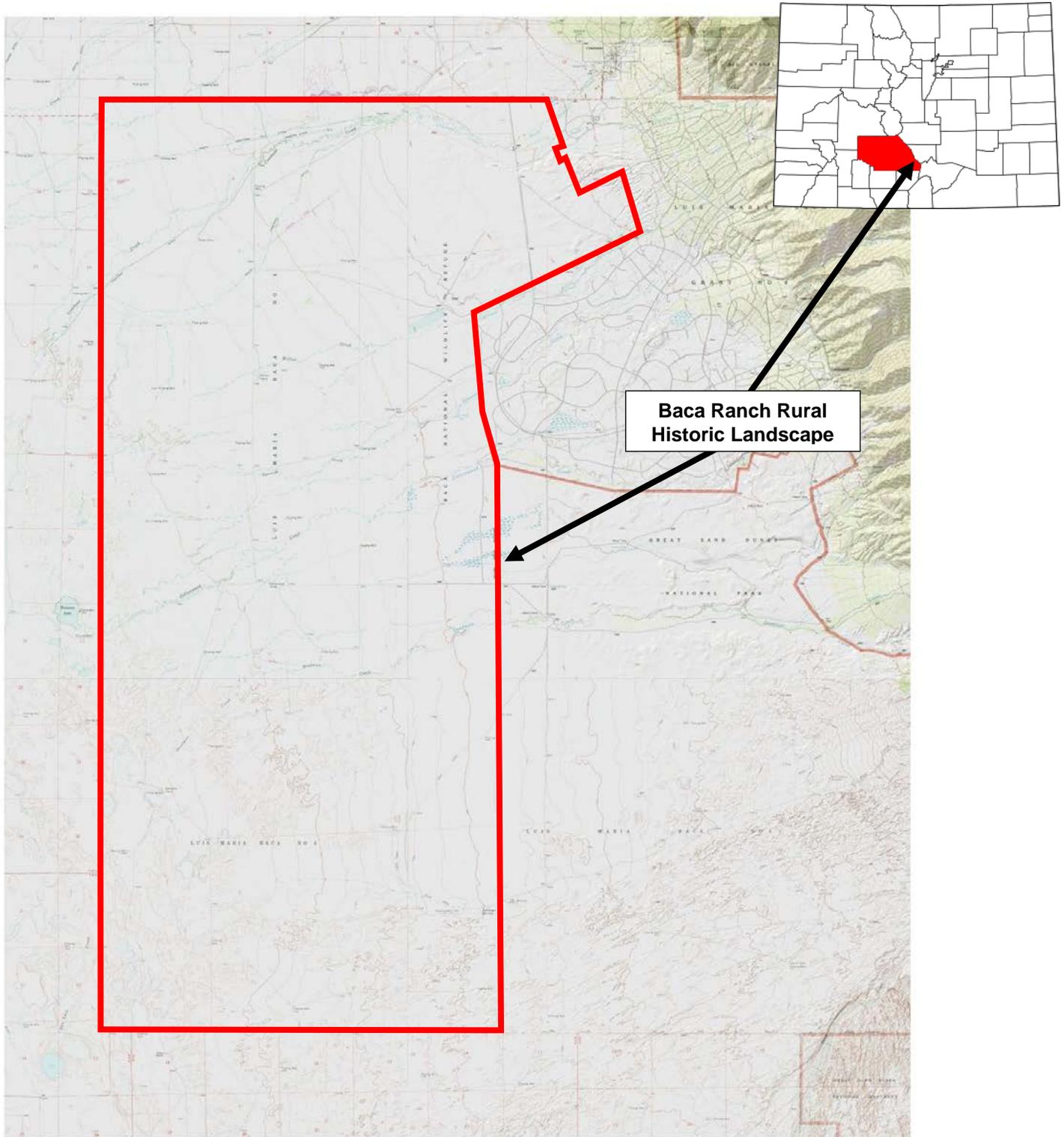
- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

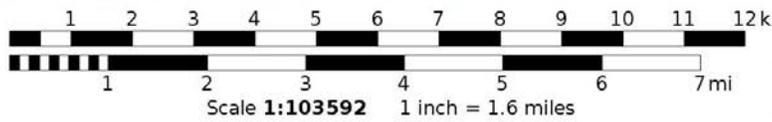
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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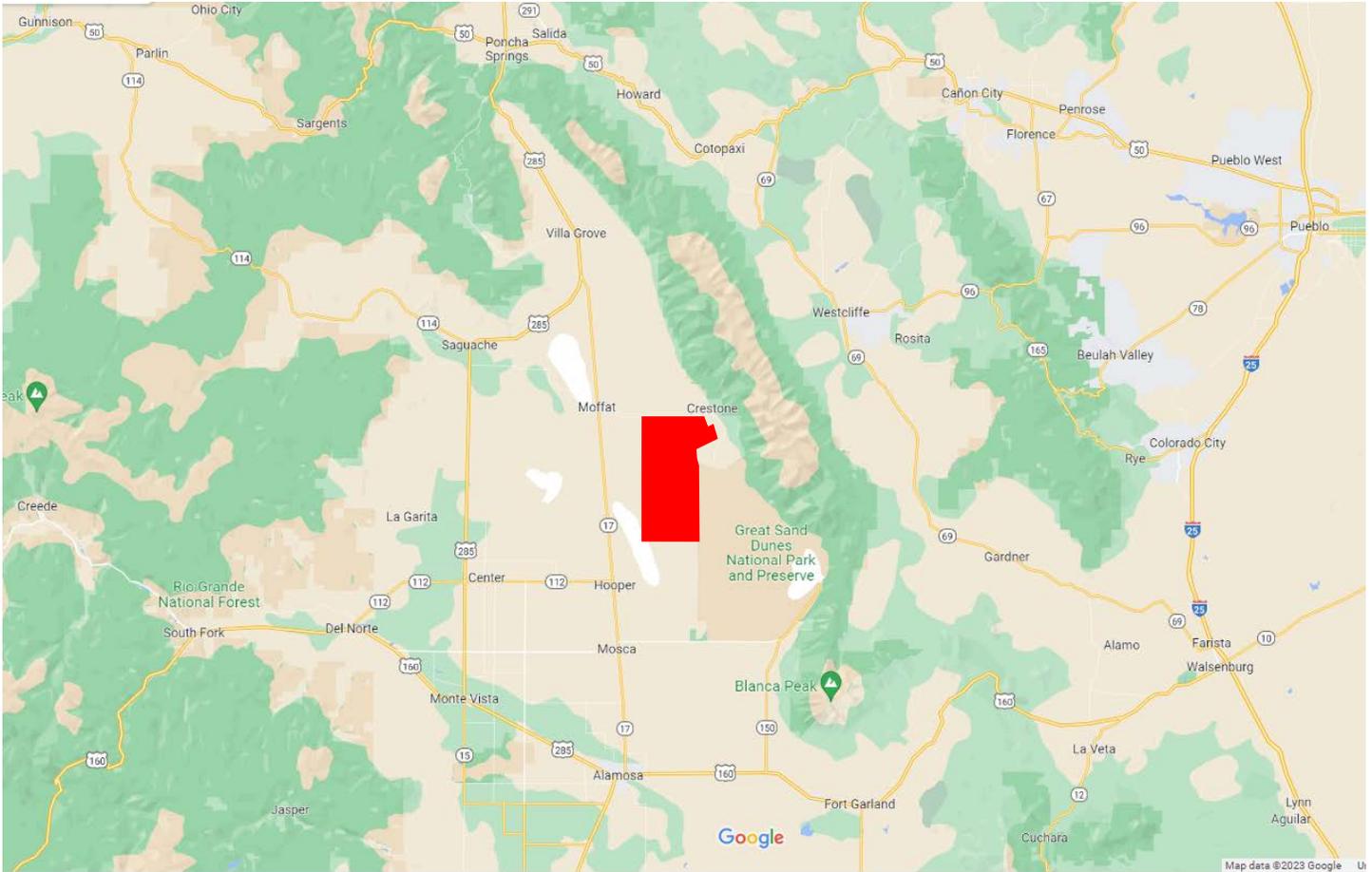
Mercator Projection  
WGS84  
UTM Zone 13S  

Map 1: Topographic Map.

Baca Ranch Rural Historic Landscape  
Name of Property

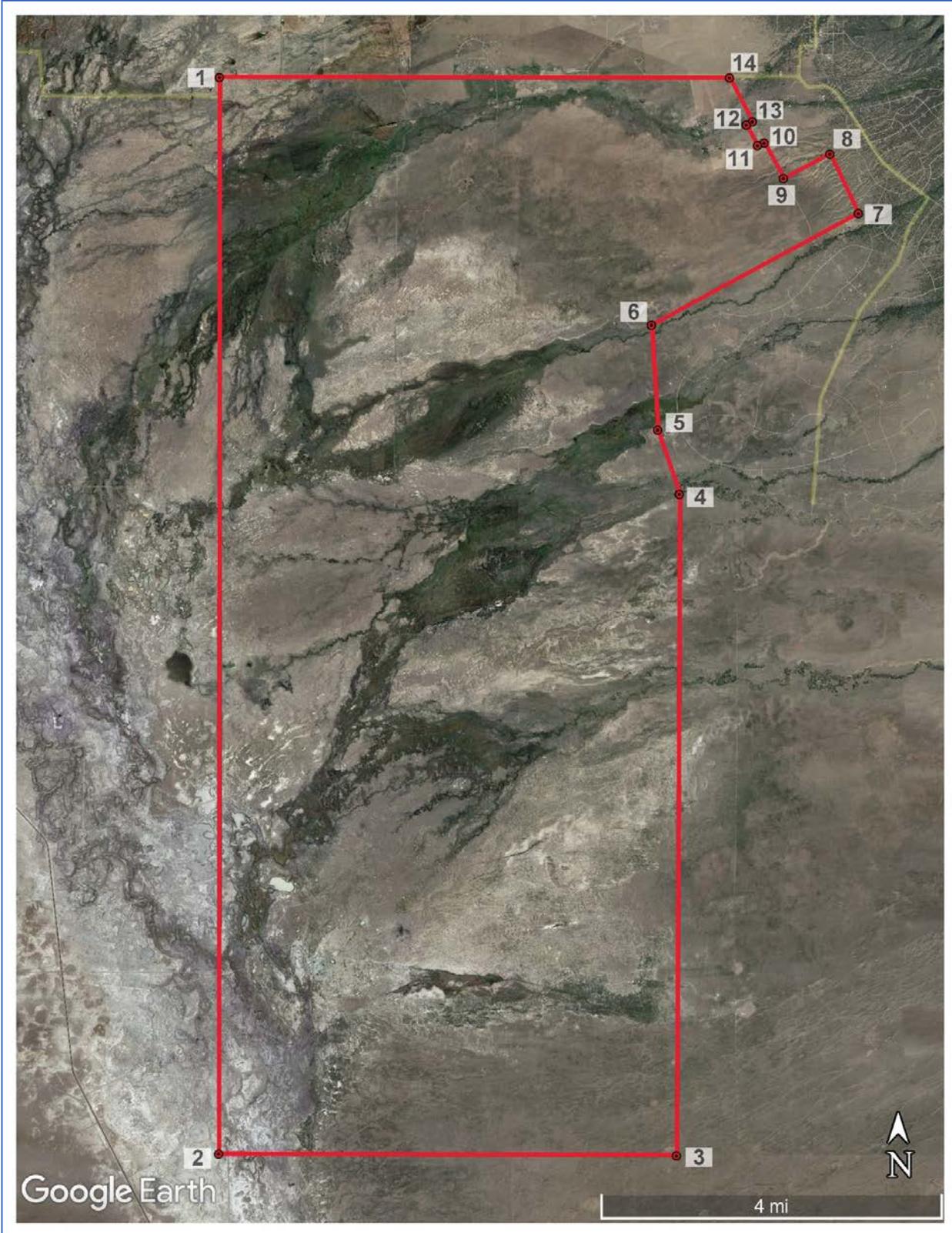
Saguache County, Colorado  
County and State



Map 2: Location Map

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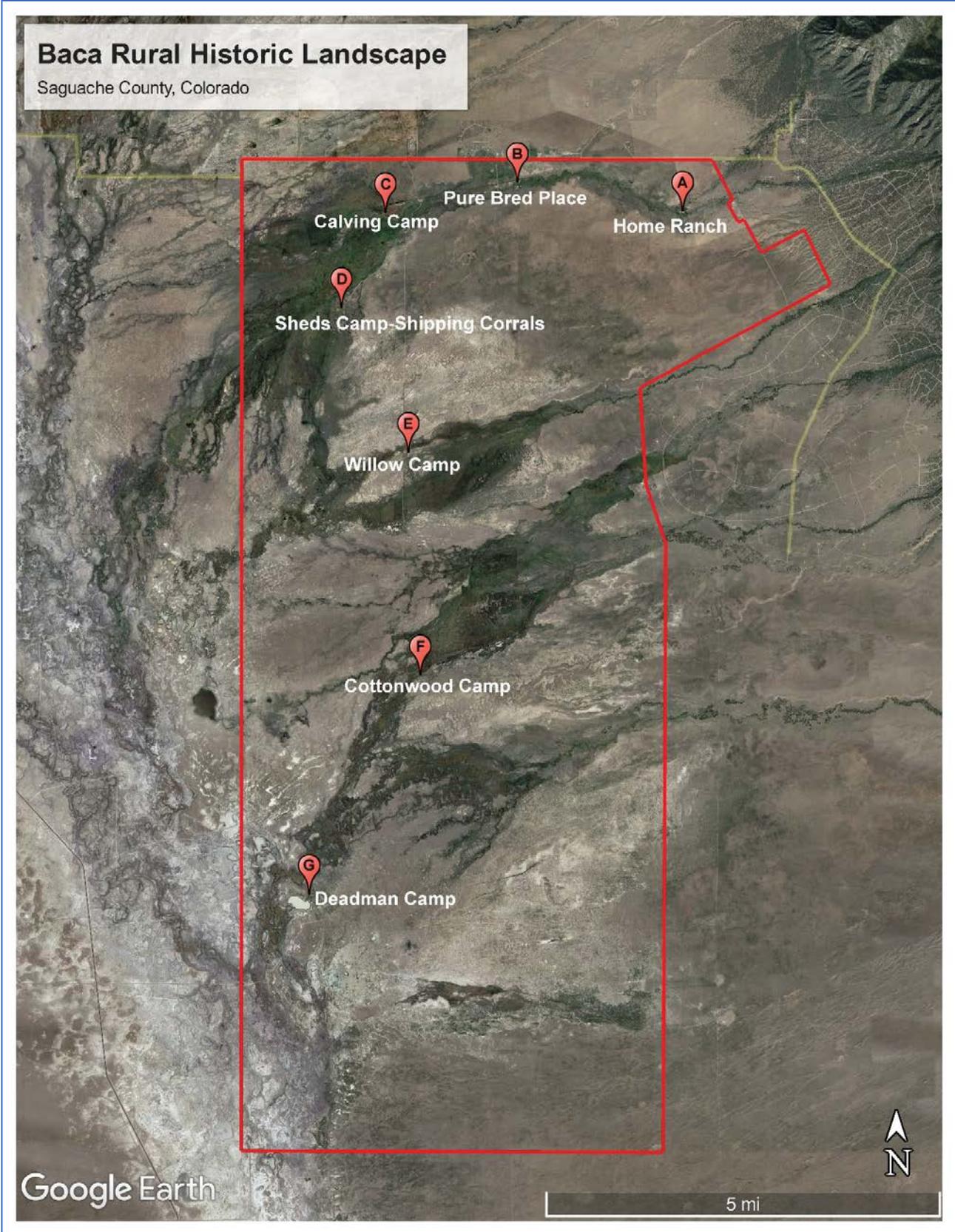
Saguache County, Colorado  
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Map 3: Boundary Map

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Map 4: Site Map

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**Sketch Maps**



Map 5: Home Ranch – Headquarters Area

A1	Main House
A2	Bunkhouse/Office
A3	Bunkhouse/Garage
A4	Pump House
A5	Foreman's House
A6	Feed and Seed Storage Building
A7	Butler Building
A8	Equipment Garage and Tack Barn
A9	Barn
A10	USFW Headquarters
A11	South House

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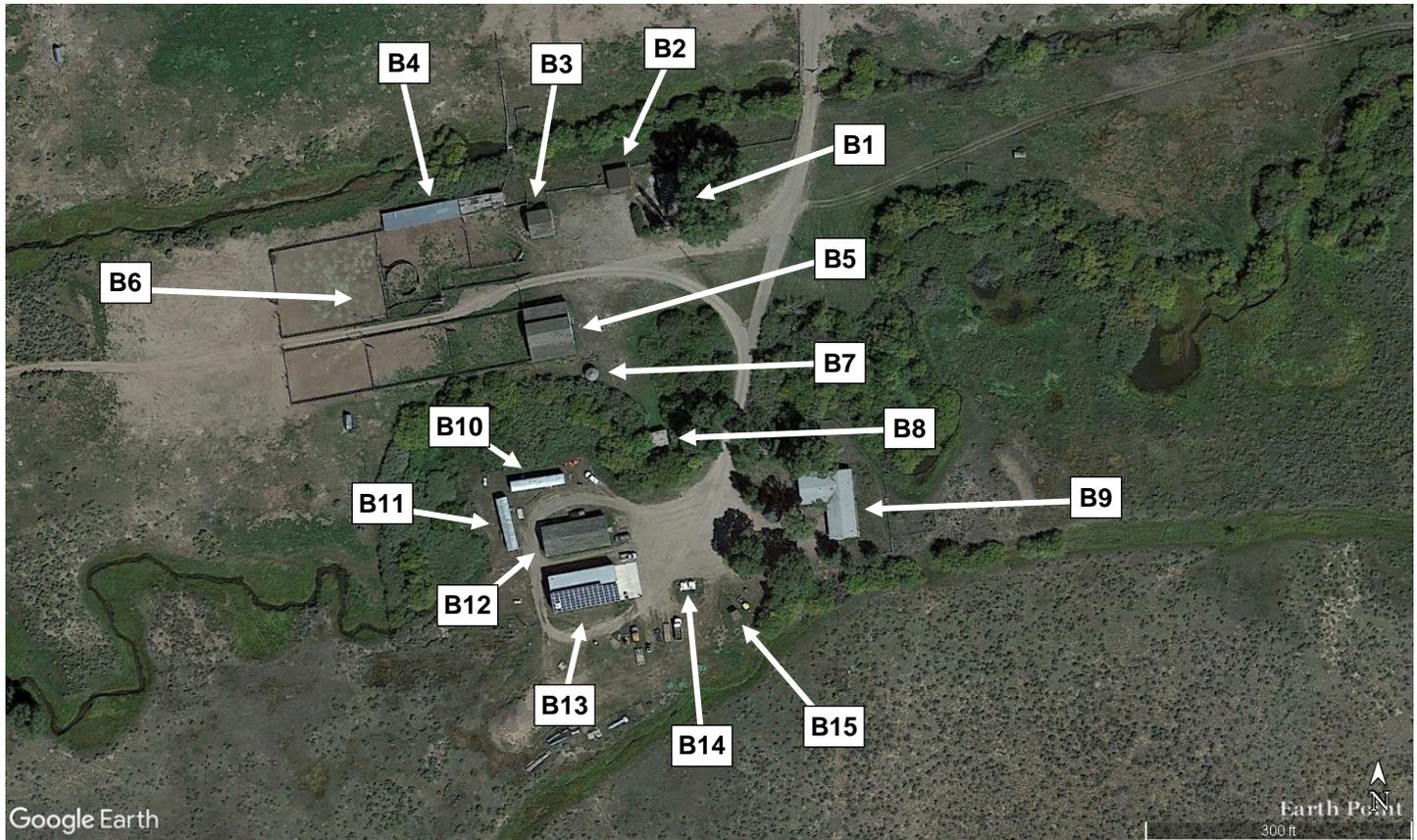


Map 6: Home Ranch – Lambing Shed

A12	Lambing Shed
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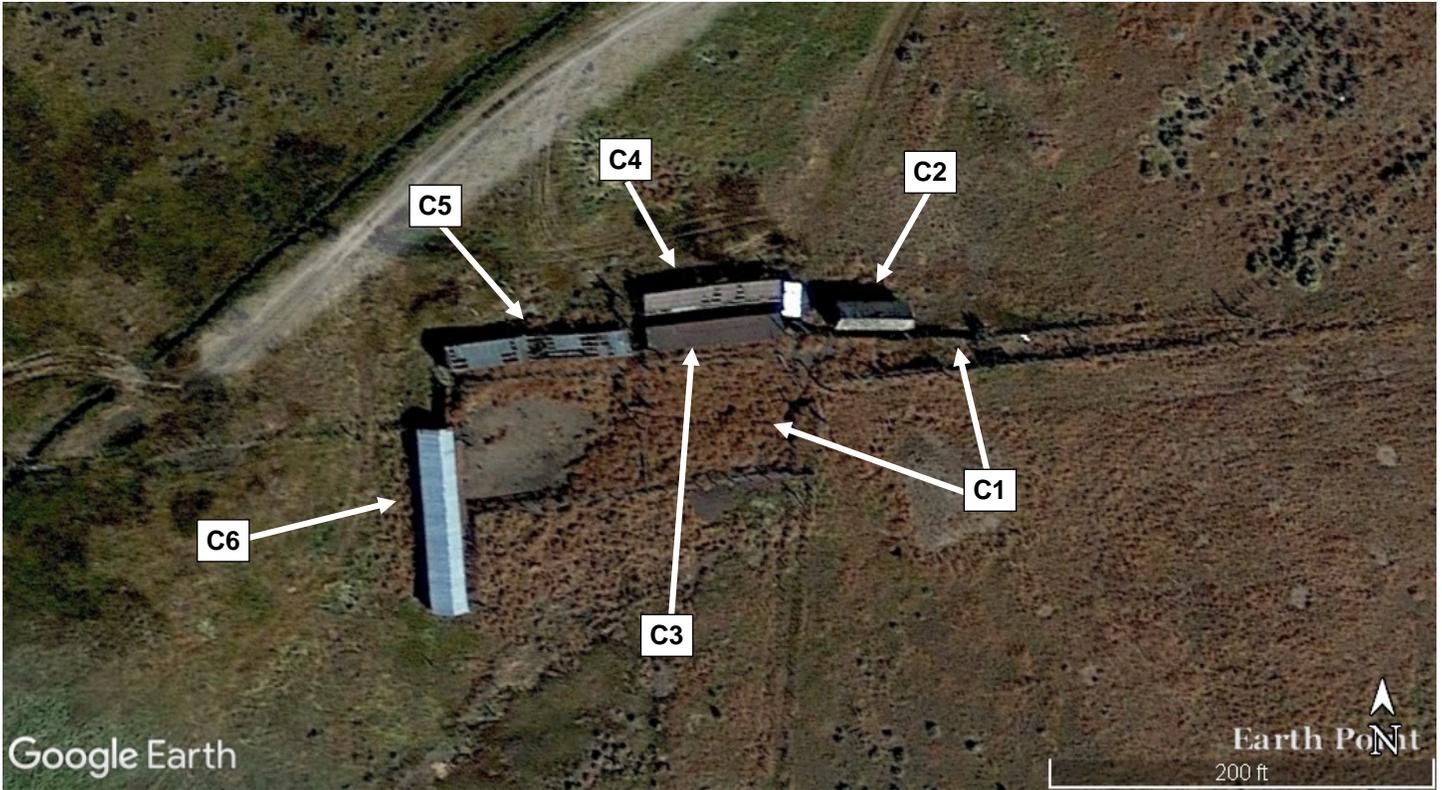


Map 7: Pure Bred Place.

B1	House #1
B2	Garage
B3	Horse Barn
B4	Barn/Loafing Shed
B5	Auction Barn
B6	Corrals and Cattle Chutes
B7	Grain Bin
B8	Meat Storage Shed
B9	House #2
B10	Trailer #1
B11	Trailer #2
B12	Pigeon Coop/Barn/Storage Building
B13	Metal Building
B14	Pump House
B15	Gas Pumps

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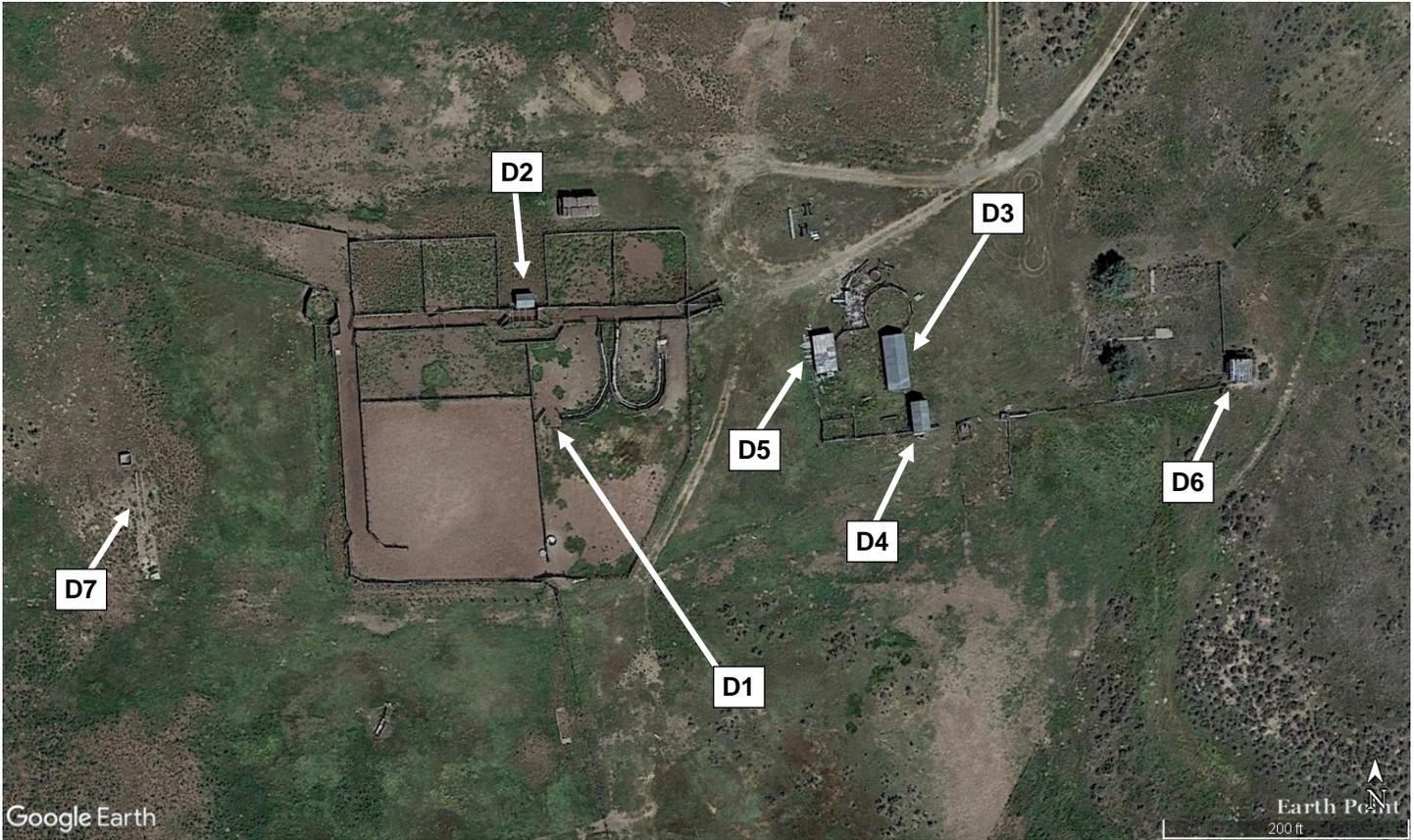


Map 8: Calving Camp.

C1	Corral Complex
C2	Shotgun House
C3	Calving Shed #1
C4	Loafing Shed
C5	Calving Shed #2
C6	Calving Shed #3

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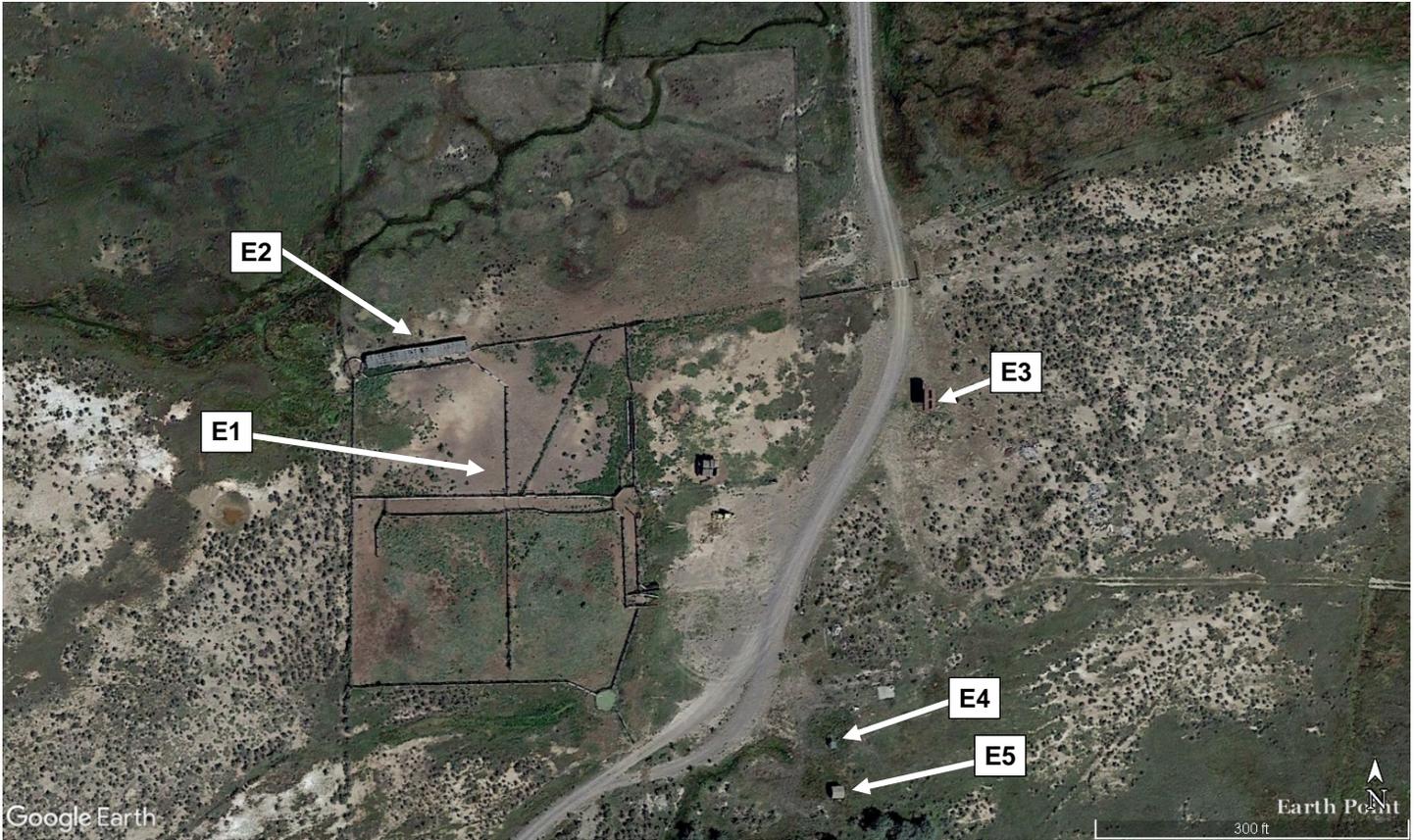


Map 9: Sheds Camp-Shipping Corrals.

D-1	Corral Complex
D-2	Scale House
D-3	Barn
D-4	Equipment Shed
D-5	Loafing Shed
D-6	Baca Grande Airport Terminal
D-7	Cattle Dipping Vat

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Map 10: Willow Camp.

E-1	Corral Complex
E-2	Loafing Shed
E-3	Feed Storage Bin
E-4	Tank House
E-5	Shed

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Map 11: Cottonwood Camp.

F-1	House
F-2	Outbuilding
F-3	Cistern

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Map 12: Deadman Camp.

G-1	Corrals and Chutes
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**Historic Figures and Photographs**



Figure 1: Detail from map of the San Luis Valley, 1870. (Denver Public Library Special Collections, CG4312.S35 1870).

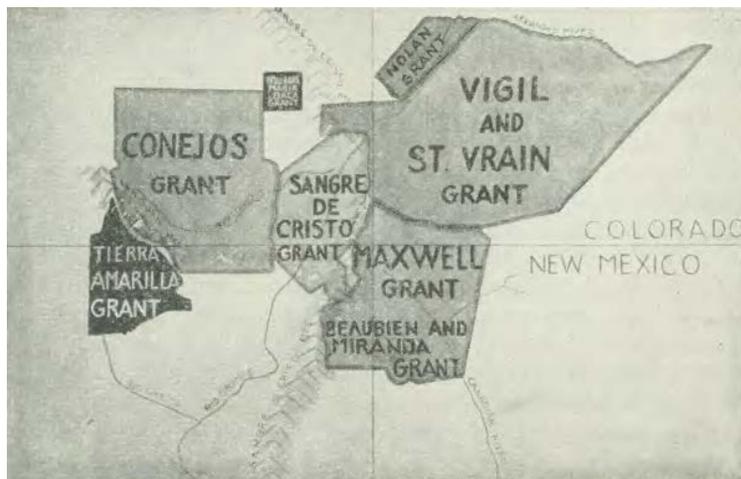


Figure 2: Mexican and private land grants in the Colorado-New Mexico border region. (Reprinted from *Colorado Magazine*, Vol. 25, No. 1, January 1948)

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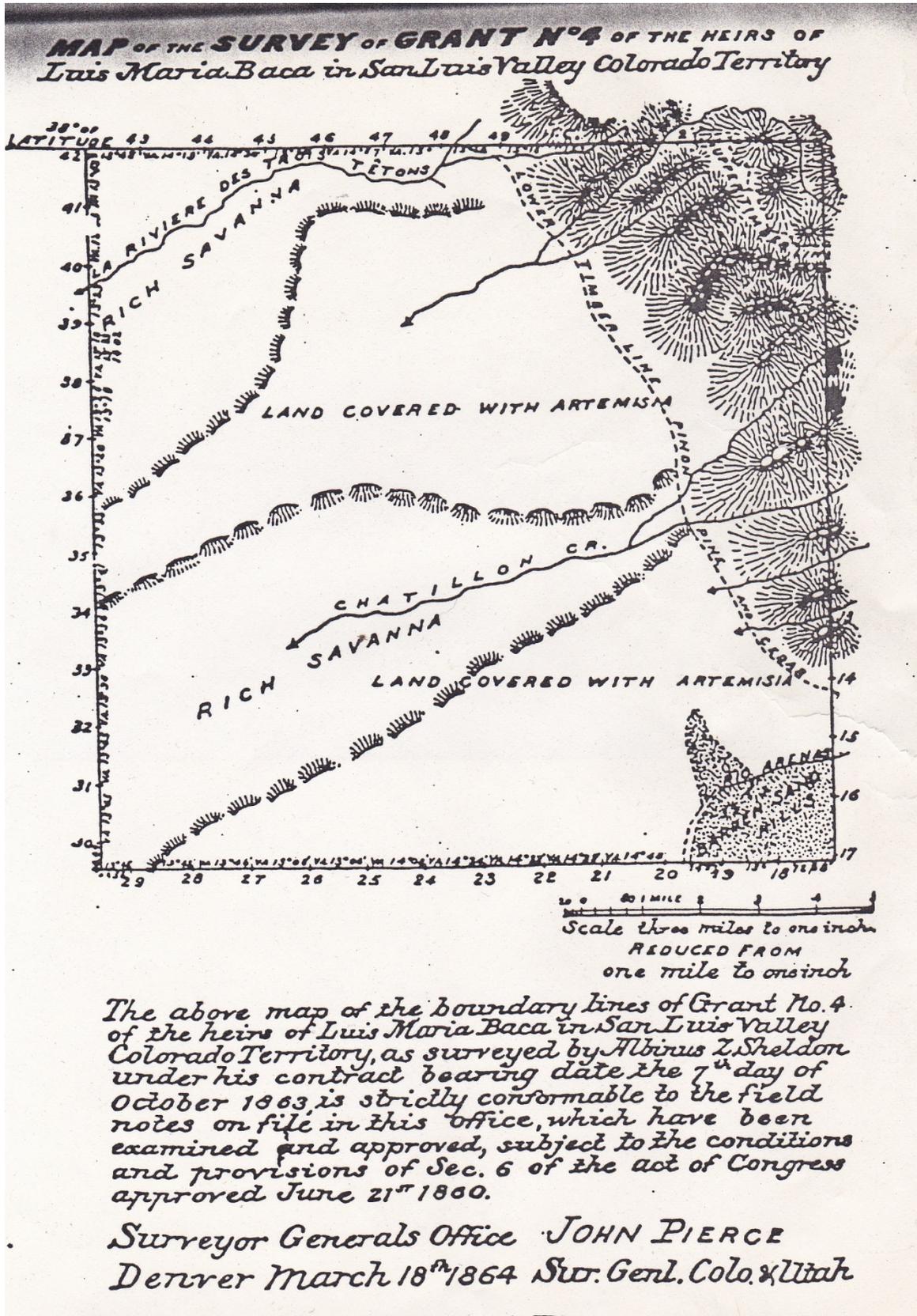


Figure 3: 1864 survey map of the Luis Maria Baca Grant No. 4. (Wikipedia)

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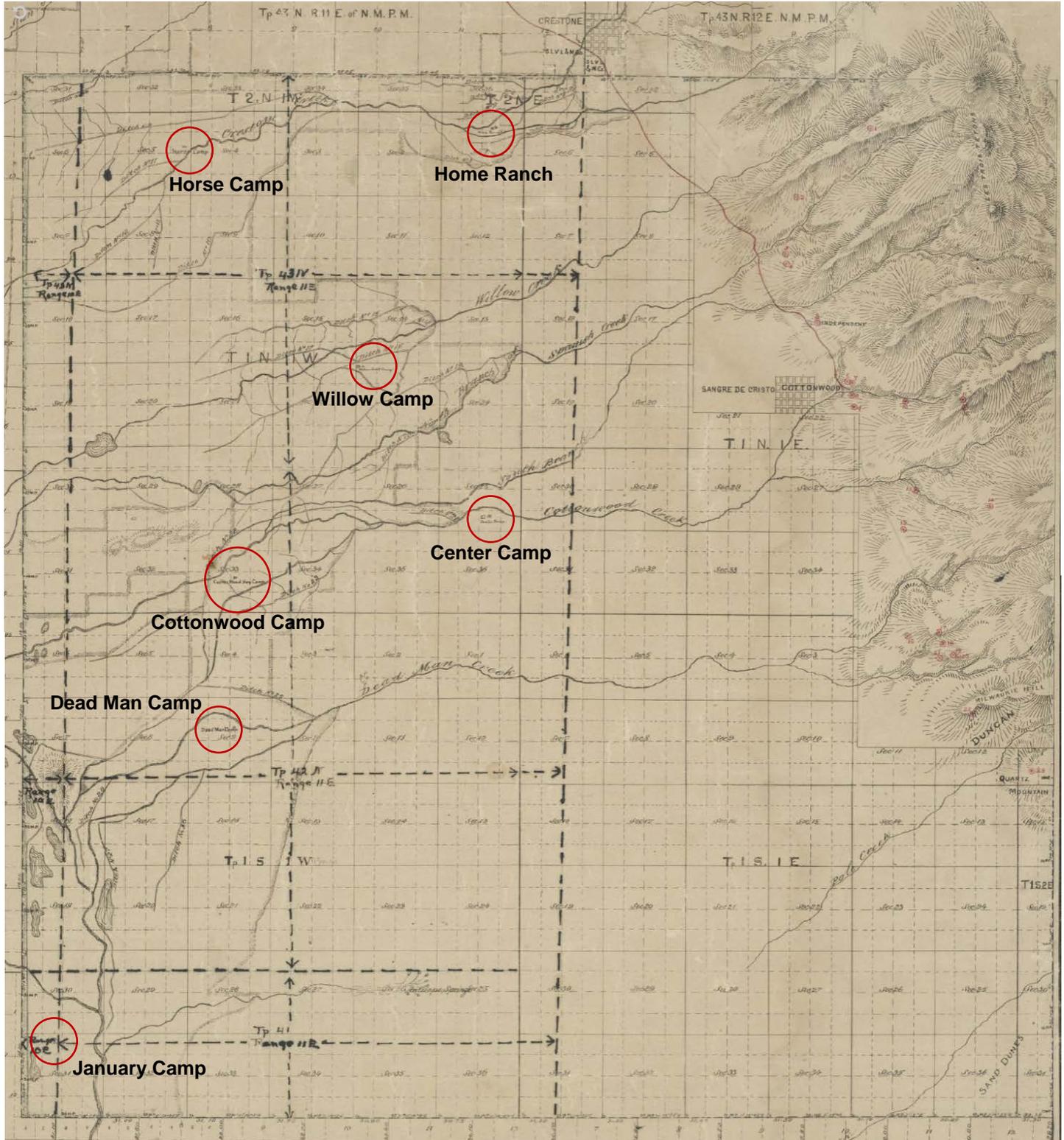


Figure 4: Luis Maria Baca Grant No. 4, 1888. Locations of Home Ranch and six satellite camps constructed before 1888 highlighted. The Horse Camp and Center Camp (Alpine Camp) are believed no longer be extant, and scant evidence of the January Camp remains intact today. (Denver Public Library Special Collections, CG4312.G465 1888.R3).



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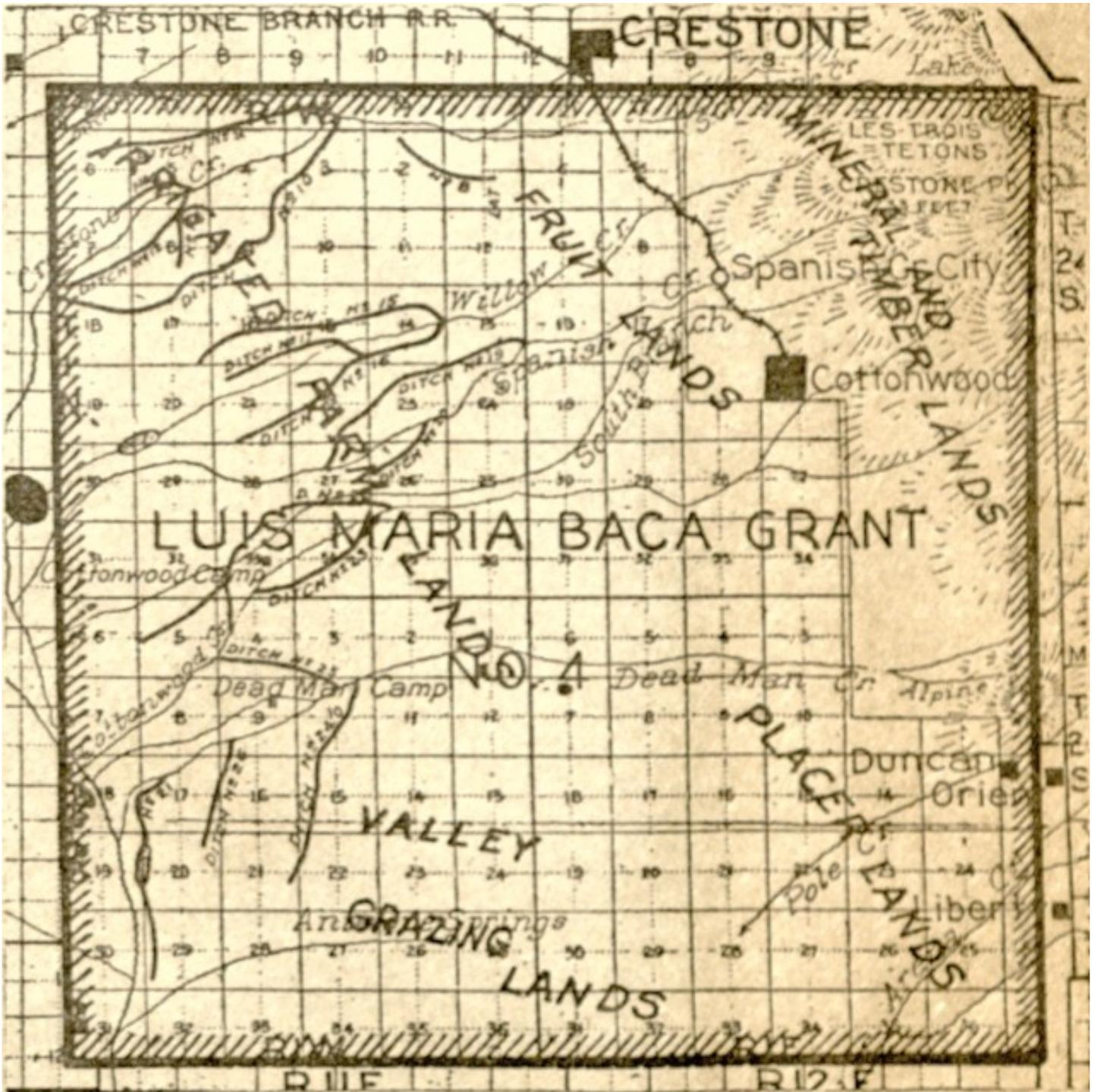


Figure 6: Baca Grant Development Company map of the Luis Maria Baca Grant No. 4, reproduced in the *Rocky Mountain News*, June 13, 1909.

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Figure 7: A ca. 1920-30 photograph of the Home Ranch documents the Main House, Bunkhouse/Office, and Bunkhouse/Garage. The Foreman's House is visible in the background. (Denver Public Library Special Collections, MCC-4154)

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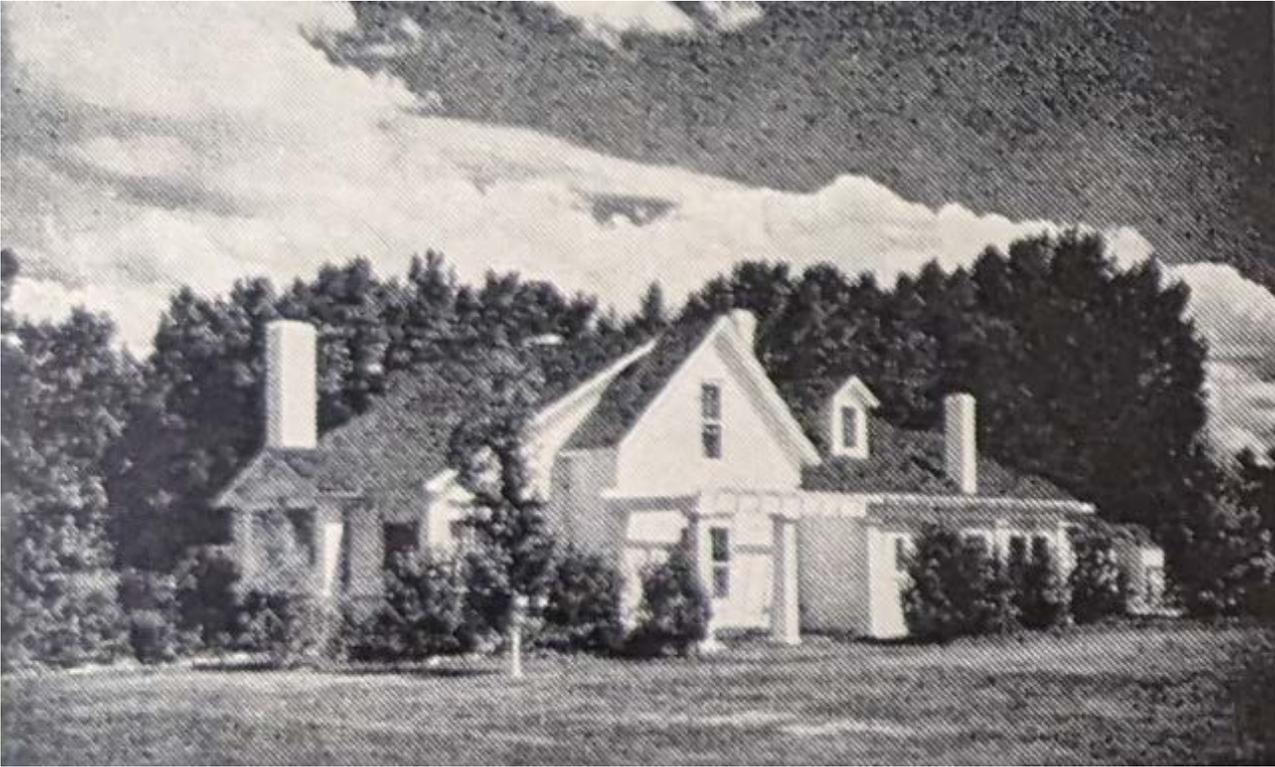


Figure 8: Main House at the Home Ranch, ca 1945. Note presence of dormers. Main House entry not yet enclosed. (Reprinted from Bassford, *They Call It Baca Grant*, 1945).



Figure 9: Home Ranch, ca. 1950. Foreman's House (left) and Main House (right). Note fenestration pattern on west wall of Foreman's House. Main House entry not yet enclosed. (Reprinted from *Baca Grant*, 1950.)

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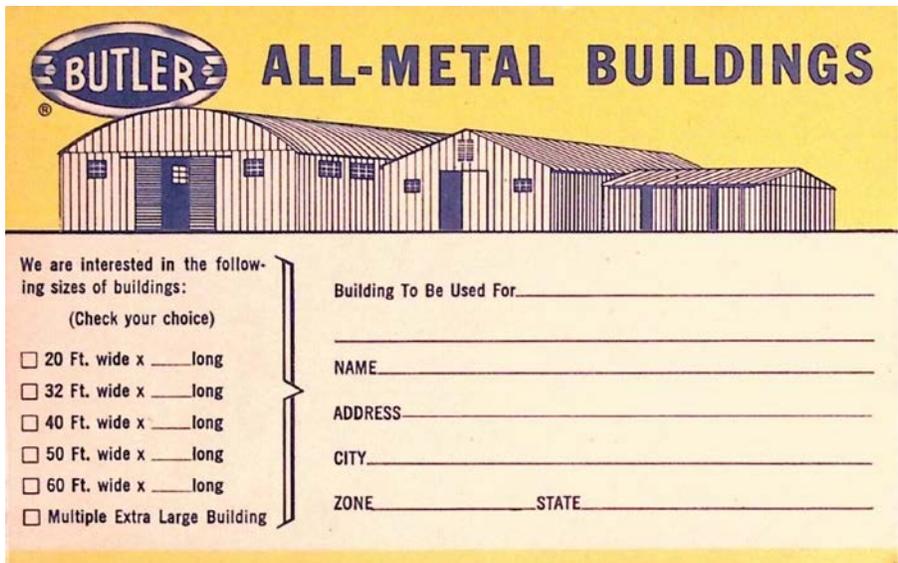


Figure 10: A ca. 1950 postcard produced by the Butler Manufacturing Company includes a building that closely resembles the Butler Building at the Home Ranch. (Ebay)

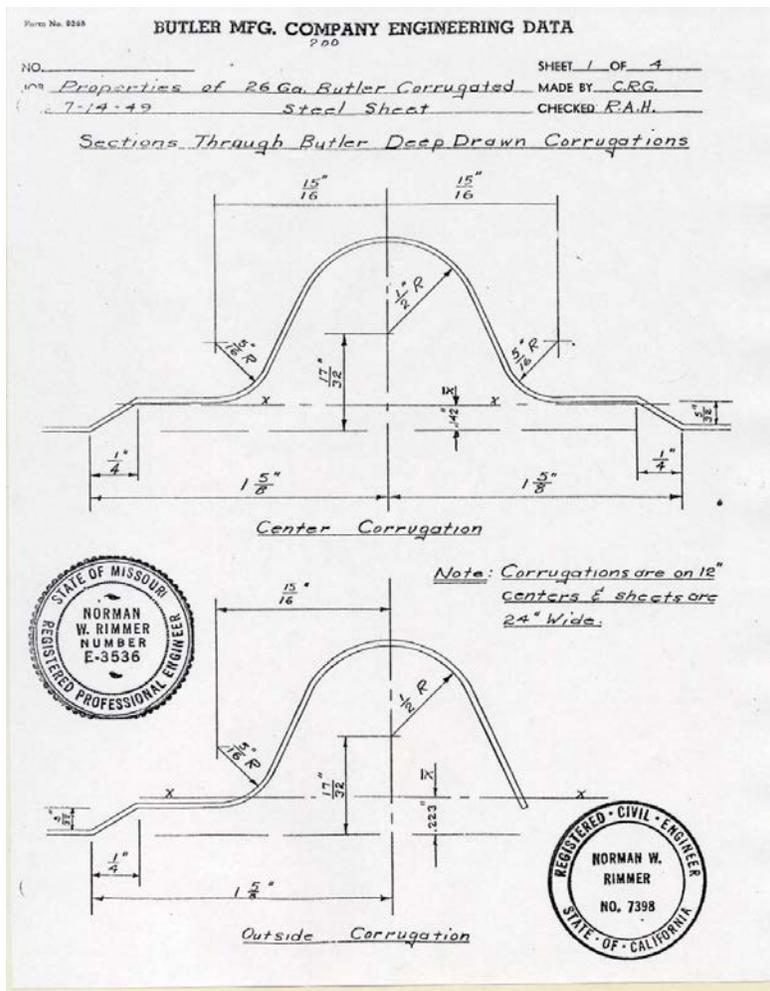


Figure 11: The profile of the steel panels used on the Butler Building match the profile of the Butler BRI Panel manufactured between 1948 and 1959. (butlerpartsonline.com)

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Figure 12: Bunkhouse/Office porch at Home Ranch, 1940-50. (Denver Public Library Special Collection, X-5539)



Figure 13: Entrance to the Luis Maria Baca Grant No. 4, 1940-50. (Denver Public Library Special Collection, X-5540)

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Figure 14: Corral complex on the Luis Baca Grant No. 4, ca. 1920-30, exact location unidentified, likely Willow Camp. (Denver Public Library Special Collection, MCC-4152)

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Figure 15: Corral complex on the Luis Baca Grant No. 4, ca. 1920-30, exact location unidentified, likely Willow Camp. (Denver Public Library Special Collection, MCC-4153)

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Figure 16: Cattle surround a shed on the Luis Baca Grant No. 4, ca. 1920-30, exact location unidentified. (Denver Public Library Special Collection, MCC-3107)

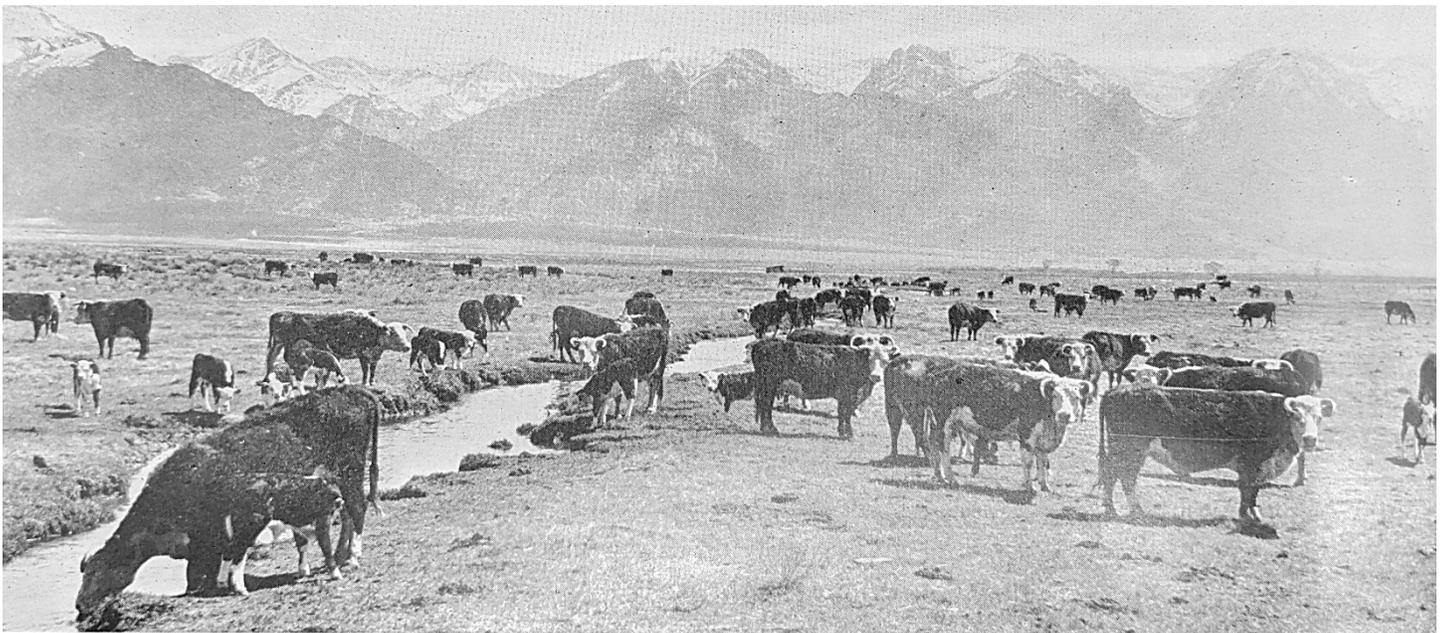


Figure 17: Cattle drink from an irrigation ditch on the Baca Grant, ca. 1945. Sangre de Cristo Mountains in the background. (Reprinted from *Bassford*, 1945)



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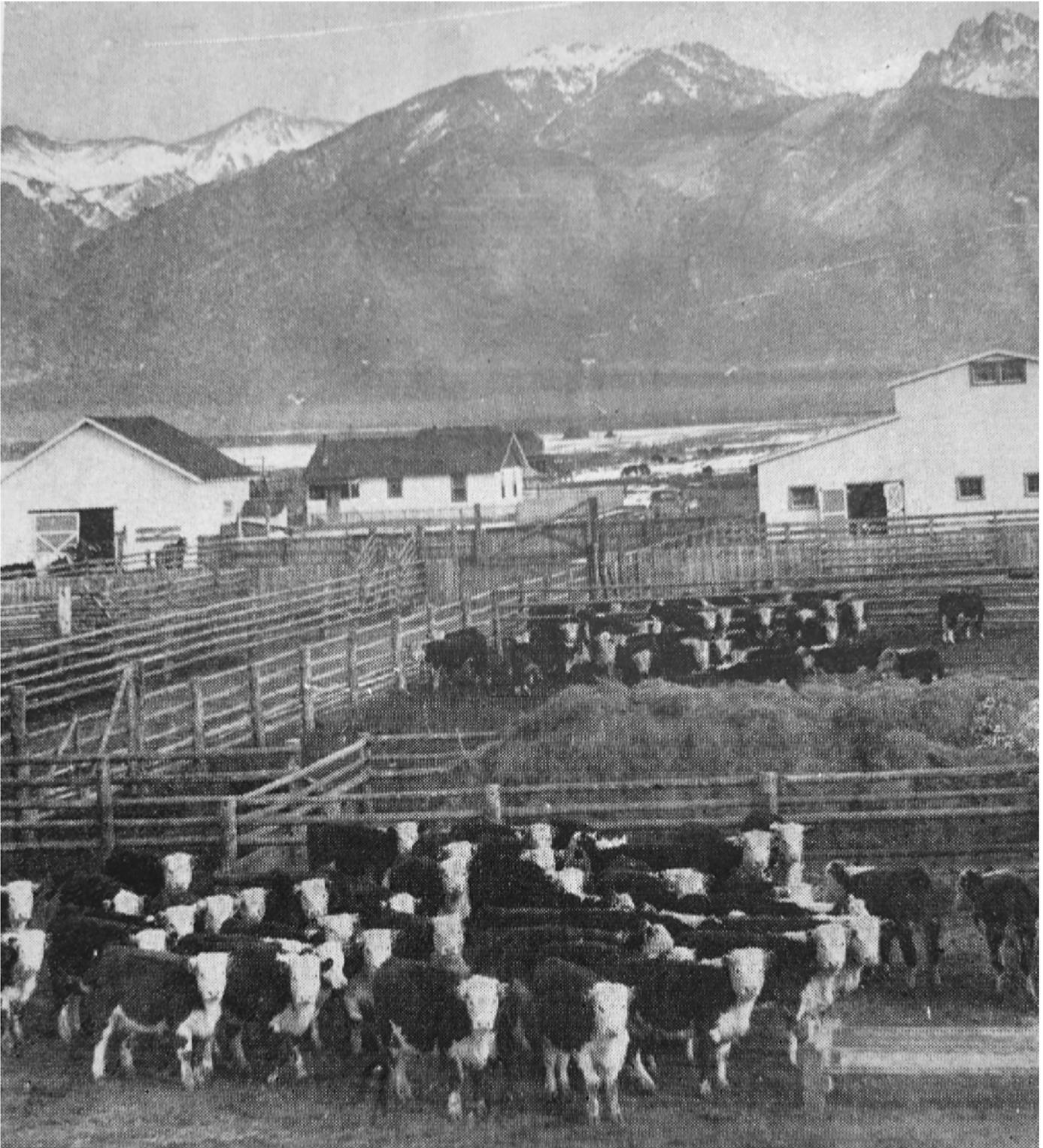


Figure 19: Pure Bred Place, ca. 1950. (Reprinted from *Baca Grant*, 1950)

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Figure 20: Alfred Collins and Hereford calf, ca. 1950. Reprinted from *Baca Grant*, 1950)

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Figure 21: Irrigation head gate on the Baca Grant ca. 1950. (Reprinted from *Baca Grant*, 1950)



Figure 22: Baca Grant pasture, ca. 1950. (Reprinted from *Baca Grant*, 1950)

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Figure 23: Cowboys on the Baca Grant take a break for lunch while moving Hereford cattle to spring pasture, March 1949. (Denver Post via Getty Images)

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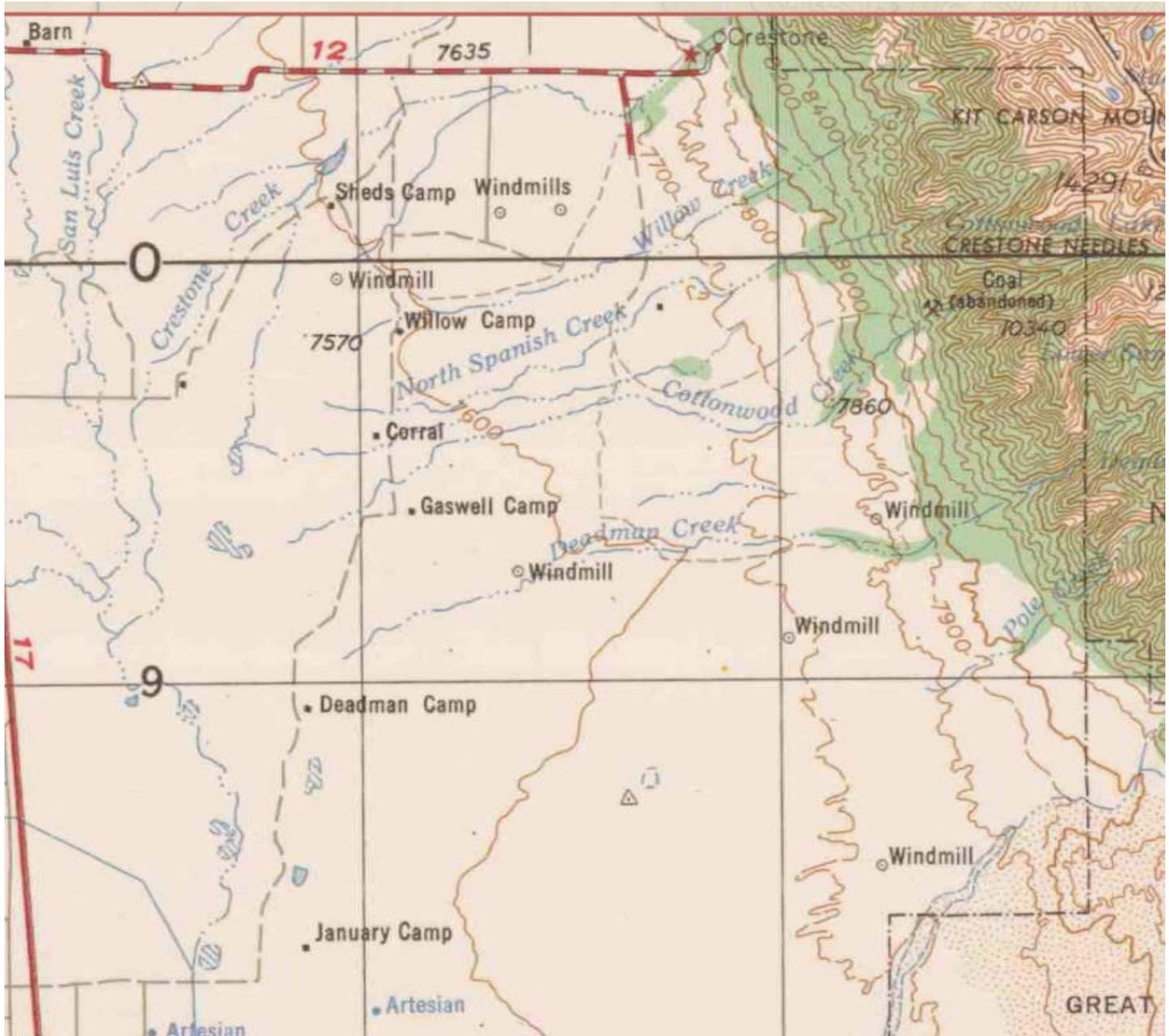


Figure 24: 1958 USGS Topographic Map indicating locations of the various camps on the Baca Grant. The Cottonwood Camp was known as the Gaswell Camp for a time after natural gas was discovered at the site in 1913. (USGS)

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Figure 25: Home Ranch, 1966. (historicaerials.com)

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Figure 26: Pure Bred Place, 1966. (historicaerials.com)

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Figure 27: Calving Camp, 1966. (historicaerials.com)

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Figure 28: Sheds Camp-Shipping Corrals, 1966. (historicaerials.com)

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Figure 29: Willow Creek Camp, 1966. (historicaerials.com)

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Figure 30: Cottonwood Camp, 1966. (historicaerials.com)

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Figure 31: Dead Man Camp, 1966. (historicaerials.com)

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Figure 32: January Camp, 1966. (historicaerials.com)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Baca Ranch RHL / Baca Land Grant No. 4

City or Vicinity: Crestone

County: Saguache State: Colorado

Photographer: Amy Unger and Erika Warzel

Date Photographed: October 4 & 5, 2022

Description of Photograph(s) and number:

1. Entry gate to Baca Ranch at access road to Home Ranch headquarters. Camera facing south.
2. Overview of Baca Ranch with Home Ranch headquarters and Sangre de Cristo mountains in distance. Camera facing east-southeast.
3. Example of interior fencing with barbed wire removed from cedar posts to allow wildlife migration. Camera facing south.
4. Example of irrigation system of ditches and headgates. Camera facing east.
5. Example of stock tank at intersection of fencing. Camera facing west.
6. Baca Grande airstrip, built ca. 1971. Camera facing southwest.
7. Closed Basin pipeline lateral at location of former January Camp, installed ca. 1998. Camera facing west.
8. Home Ranch. Camera facing southwest.
9. Home Ranch Main House (left) and Office/Bunkhouse (right). Camera facing south.
10. Home Ranch Bunkhouse/Garage (left) and Main House (right). Camera facing southwest.
11. Home Ranch: Grass lawn within circular gravel drive. Pump House and Barn at left. Camera facing northwest.
12. USFWS Headquarters. Gravel access road at left, North side of circular gravel drive, center. Camera facing east.
13. Home Ranch: East side of circular drive and Foreman's House. Camera facing southeast.
14. Home Ranch: South side of circular drive. From left, Feed and Grain Storage Building, Butler Building, and east side of Bunkhouse/Garage. Camera facing southwest.
15. Home Ranch: West side of circular drive. From left, Office/Bunkhouse, Feed and Grain Storage Building, Butler Building. Camera facing south.
16. Home Ranch: West side of circular drive and work yard. From left, Equipment Garage and Tack Barn (Barn roof visible behind) and Pump House. Camera facing north.
17. North/south two-track road. From left, South Bunkhouse and Butler Building. Feed and Grain Storage Building partially visible at right. Camera facing north.
18. Home Ranch: North/south two-track road. Lambing Shed in background. Camera facing south.
19. Home Ranch: Main House. Camera facing south.
20. Home Ranch: Main House. Camera facing east.
21. Home Ranch: Bunkhouse/Office. Camera facing south.
22. Home Ranch: Bunkhouse/Garage (left), east side of Main House additions (left). Camera facing southwest.
23. Home Ranch: Foreman's House. Camera facing southwest.
24. Home Ranch: Foreman's House. Camera facing northeast.

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25. Home Ranch: Feed and Grain Storage Building. Camera facing southeast.
26. Home Ranch: Butler Building. Camera facing northwest.
27. Home Ranch: Detail of Butler Building steel siding.
28. Home Ranch: Equipment Garage and Tack Barn. Camera facing west.
29. Home Ranch: Equipment Garage and Tack Barn (left) and Barn (right). Camera facing southwest.
30. Home Ranch: Barn (left) and Equipment Garage and Tack Barn (right). Camera facing northeast.
31. Home Ranch: USFWS Headquarters. Camera facing northeast.
32. Home Ranch: South House. Camera facing northwest.
33. Home Ranch: Lambing Shed. Camera facing northeast.
34. Home Ranch: Culvert. Barn visible at top left. Camera facing west.
35. Pure Bred Place: Access road with non-historic bridge and two-track road to east. Camera facing northeast.
36. Pure Bred Place: Grain bin (left), Auction Sales Barn, corrals entrance, and House #1 (right). Camera facing west.
37. Pure Bred Place: Access road leading to south work yard. Grain bin at right. Camera facing south.
38. Pure Bred Place: overview of complex from west with two-track drive aisle out of corrals in foreground. Camera facing east.
39. Pure Bred Place: Front of House #1. Camera facing northwest.
40. Pure Bred Place: Rear of House #1. Camera facing southeast.
41. Pure Bred Place: Garage, with rear of House #1 at right. Camera facing northeast.
42. Pure Bred Place: East and north sides of Horse Barn, camera facing west-southwest.
43. Pure Bred Place: west and south sides of Horse Barn, camera facing northeast.
44. Pure Bred Place: Barn/Loafing Shed facing corrals, camera facing northwest.
45. Pure Bred Place: Auction Barn with grain bin at left. Camera facing southwest.
46. Pure Bred Place: Auction Barn, south and east sides. Camera facing northwest.
47. Pure Bred Place: Auction Barn, west side facing corrals. Camera facing east.
48. Pure Bred Place: East entrance into corrals. Barn/Loafing Shed at right. Camera facing west.
50. Pure Bred Place: Center drive aisle of corrals. Loading dock at left in distant foreground. Camera facing east.
51. Pure Bred Place: Metal cattle feeder at south side of corrals. Camera facing north-northeast.
52. Pure Bred Place: Grain Bin with portable grain chute. Camera facing southwest.
53. Pure Bred Place: Meat Storage Shed at north bank of Crestone Creek. Camera facing southeast.
54. Pure Bred Place: interior of Meat Storage Shed with hanging horseshoes. Camera facing south.
55. Pure Bred Place: House #2. Camera facing northeast.
56. Pure Bred Place: Trailers #1 and 2. Pigeon Coop/Barn at right. Camera facing north.
57. Pure Bred Place: Pigeon Coop/Barn, east and south sides. Camera facing northwest.
58. Pure Bred Place: Pigeon Coop/Barn, west and south sides. Camera facing northeast

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59. Pure Bred Place: South work yard with Metal Building (left) and Pigeon Coop/Barn (right, with gas pumps in foreground. Camera facing west-northwest.
60. Pure Bred Place: South Work yard with Pump House, Gas Pumps and corner of Metal Building at right. Camera facing southwest.
61. Calving Camp. Camera facing northeast.
62. Calving Camp. From left, Calving Shed #3, Calving Shed #2, Calving Shed #1, Fifth Wheel RV, Shotgun House. Corral Complex in foreground. Camera facing northwest.
63. Calving Camp. East/west access alley, Corral Complex. Shotgun House at left. Camera facing east.
64. Calving Camp. Loading chute at access alley, Corral Complex. Camera facing north.
65. Calving Camp. Shotgun House. Camera facing south.
66. Calving Camp. Calving Shed #1. Camera facing north.
67. Calving Camp. Loafing Shed. Camera facing southwest.
68. Calving Camp. Calving Shed #2. Camera facing northeast.
69. Calving Camp. Calving Shed #3. Camera facing southwest.
70. Calving Camp: Fifth wheel trailer. Camera facing southeast.
71. Calving Camp: Irrigation ditch and gravel road north of Calving Camp. Camera facing northeast.
72. Sheds Camp-Shipping Corrals. Dipping Vat in left foreground, Scale House in center background, Barn and Equipment Shed to left. Camera facing east.
73. Sheds Camp/Shipping Corral. Building cluster at east side of site. Loafing Shed, Barn and corral (center), Baca Grande Airport Terminal in background (left), loading chute at Corral Complex (right). Camera facing southeast.
74. Sheds Camp/Shipping Corrals. Northeast corner of Corral Complex. Camera facing southeast.
75. Sheds Camp/Shipping Corrals, northwest corner of Corral Complex. Camera facing southwest.
76. Sheds Camp/Shipping Corral. Loading chute at east side of complex. Camera facing north.
77. Sheds Camp/Shipping Corral. View of east/west alley looking toward platform scale and Scale House. Camera facing west.
78. Sheds Camp/Shipping Corral. Working Chutes, south side. Camera facing northeast.
79. Sheds Camp/Shipping Corral. North side of east working chute. Camera facing southwest.
80. Sheds Camp/Shipping Corral. Octagonal corral at northwest corner of Corral Complex. Camera facing south.
81. Sheds Camp/Shipping Corrals. Scale House. Camera facing southwest.
82. Sheds Camp/Shipping Corral. Fairbanks Morse Scale mechanism inside Scale House. Camera facing southwest.
83. Sheds Camp/Shipping Corral. Loafing Shed (left), Barn (center), and Equipment Shed (right). Camera facing northeast.
84. Sheds Camp/Shipping Corral. Barn (left), Equipment Shed (right), and historic feed trough (foreground, right). Camera facing northeast.
85. Sheds Camp/Shipping Corral. Barn (left), Equipment Shed (center), Shed and stock tank (right). Camera facing northeast.
86. Sheds Camp/Shipping Corral. Loafing Shed. Camera facing southwest.

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87. Sheds Camp/Shipping Corral. Baca Grande Airport Terminal. Camera facing southeast.
88. Sheds Camp/Shipping Corral. Dipping Vat. Camera facing southwest.
89. Willow Camp. East side of Corral Complex. Camera facing northwest.
90. Willow Camp. Stock tank at southeast corner of Corral Complex. Camera facing northwest.
91. Willow Camp. Willow Creek and north pasture fence. Camera facing east.
92. Willow Camp. View of north pasture toward loafing shed. Feed Storage Bin in background at left. Camera facing southeast.
93. Willow Camp. Loafing shed at northwest corner of Corral Complex. Camera facing northeast.
94. Willow Camp. Loading chute and entrance to east side of Corral Complex. Camera facing west.
95. Willow Camp. Octagonal juncture at intersection of north/south and east/west alleys. Camera facing west.
96. Willow Camp. Working chute, east side of Corral Complex. Camera facing northwest.
97. Willow Camp. View of east/west alley from west side of Corral Complex. Camera facing east.
98. Willow Camp. Feed Storage Bin. Camera facing northeast.
99. Willow Camp. Tank House (left) and Shed (right) at Willow Camp. Camera facing south
100. Cottonwood Camp: overview of House and Outbuilding. Camera facing southeast.
101. Cottonwood Camp: South fence with stock tanks. Camera facing southwest.
102. Cottonwood Camp: North and west sides of House. Camera facing southeast.
103. Cottonwood Camp: East and south sides of House. Camera facing northwest.
104. Cottonwood Camp: South and east sides of Outbuilding. Camera facing north-northwest.
105. Cottonwood Camp: Cistern fed by artesian well at south fence. Camera facing east-southeast.
106. Deadman Camp: overview of Corrals and Chutes. Camera facing northeast.
107. Deadman Camp: enclosure at center north/south fence. Camera facing northeast.
108. Deadman Camp: two-track dirt road leading out of camp with gate at southwest corner. Camera facing southwest.
109. Deadman Camp: Stock tank at fence near southwest corner. Camera facing south.
110. Deadman Camp: west side of Corrals and Chutes. Camera facing east.
111. Deadman Camp: squeeze chute with raised walkway at right. Camera facing east.
112. Deadman Camp: loading chute at north side. Camera facing southeast.
113. Deadman Camp: east side of Corrals and Chutes. Camera facing west.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.