

# HISTORY COLORADO

## COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

### SECTION I

#### Name of Property

Historic Name Irving/Fletcher/Switzer Farm Barn

Other Names Roberts/Arrowpoint Ranch Barn

#### Address of Property

[ ] address not for publication

Street Address 21900 County Road 196

City Nathrop vicinity County Chaffee Zip 81236

#### Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Arrowpoint Cattle Company LLC

Address 21900 County Road 196 Phone 303-618-3135

City Nathrop State Colorado Zip 81236

#### Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)


#### Preparer of Nomination

Name Thomas H. Simmons and R. Laurie Simmons Date April 29, 2020 (revised Aug. 11, 2020)

Organization Front Range Research Associates, Inc.

Address 3635 West 46<sup>th</sup> Avenue Phone 303-477-7597 frraden@msn.com

City Denver State Colorado Zip 80211

<b>FOR OFFICIAL USE:</b>		Site Number <u>5CF.3327</u>
<u>4/30/2020</u> Nomination Received		
<u>9/18/2020</u> Review Board Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<u>9/23/2020</u> HC Board State Register Listing <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
	Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
 Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		<u>10/1/2020</u> Date

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**SECTION II**

**Local Historic Designation**

Has the property received local historic designation?

no

yes ---  individually designated  designated as part of a historic district

Date designated \_\_\_\_\_

Designated by \_\_\_\_\_ (Name of municipality or county)

**Use of Property**

Historic AGRICULTURE/Agricultural Outbuilding

Current AGRICULTURE/Agricultural Outbuilding

**Original Owner** James C. Irving

Source of Information Irving, US General Land Office casefile

**Year of Construction** ca. 1886-88

Source of Information Irving, US General Land Office casefile

**Architect, Builder, Engineer, Artist or Designer** Unknown

Source of Information \_\_\_\_\_

**Locational Status**

Original location of resource(s)

Resource(s) moved to current location

Date of move \_\_\_\_\_

**For Office Use Only**

Property Type:  building(s)  district  site  structure  object  area

Architectural Style/Engineering Type: English Barn

Period of Significance: ca. 1886-88 to ca. 1930

Level of Significance:  Local  State  National

Multiple Property Submission: N/A

Acreage Less than 1

P.M. 6th Township 15 S Range 78 W Section 23 Quarter Sections SE NW NE SE

UTM Reference: Zone 13 Easting 406574 Northing 4287296 NAD83

Site Elevation: 7,695 feet

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## SECTION III

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### DESCRIPTION AND ALTERATIONS

(describe the current and original appearance of the property followed by a discussion of all alterations)

#### Setting and Location

The Irving/Fletcher/Switzer Farm, Roberts Ranch Barn is located within a late nineteenth century farm headquarters on a 160-acre agricultural parcel in central Chaffee County, Colorado (see Ranch Headquarters Overview Map). The barn stands at 7,695' in elevation, 1.1 miles south-southeast of Nathrop and 0.6 miles west of the Arkansas River. The Sawatch (Collegiate) Range looms across the valley to the west. The parcel extends a mile north-south and a quarter-mile east-west, with the land slightly sloping from west to east. The western and southern areas of the ranch include pastures irrigated by a lateral of the Link and Irving Ditch. The northeast consists of unirrigated grazing land, featuring short clumps of grass, exposed surface stones, cacti, yucca, anthills, and wildflowers.

The farm headquarters is located slightly south of the center of the parcel, with the barn at the northwestern corner of the cluster of buildings and corrals (Photograph 1). A long gravel road accesses the headquarters from County Road 196. Leaving the headquarters, the gravel road continues southeasterly and exits the east parcel boundary. The access road bisects the headquarters, with the main house, equipment/cattle shed, cattle shed, loading ramp, and equipment shed west or south of the road. The barn and remaining buildings and corral complex lie to its east or north. The roughly T-shaped corral complex measures about 285' east-west by 250 north-south.<sup>1</sup>

#### Description

The ca. 1886-88 south-facing barn is one-and-a-half stories with an upper-story hayloft. The west, main gable roof part of the barn is rectangular (46' east-west by 20' north-south). The building has an L-shaped one-story historic addition on the east measuring 30' north-south and 12' east-west. No foundation is visible.

#### *West One-and-a-Half-Story Main Section*

The front (south wall) of the west one-and-a-half-story original barn has vertical board cladding with cut (square) nails (Photographs 2, 3, and 10). The first story contains a slightly off-center wide vertical board door with a small single light and metal strap hinges. A two-light wood window is located to the east. A rectangular opening (no glazing or door) into the hayloft is farther east. A pedestrian vertical board door with strap hinges is located near the west end of the wall.

The west wall is clad with horizontal boards, employs wire (round) nails, and contains a vertical board loft door with strap hinges (Photographs 3 through 5). The wall below the door is clad with boards the width of the loft door, producing a filled-in appearance. The gable face is clad with vertical boards. The north wall has horizontal board cladding in various lengths (Photographs 5 through 7). Near the west end are what appear to be two horizontal board hatches with wood latches at the top; the wall is otherwise unfenestrated.

The east wall above the one-story addition displays vertical board cladding (with some boards 1-½' to 2' in width) and has a wood louvered panel at the apex (Photographs 7 and 10). The roof has overhanging eaves and is clad with corrugated metal panels. On the ridge at the center is a gable-roof cupola with wood louvers on its north and south walls that provided ventilation to the hayloft. The cupola also features corrugated metal roofing.

*Interior.* The first story of the interior contains stalls to the east for horses; the stall doors are nonhistoric (Photograph 8). A smaller area to the west area is a work/tack room. Two rows of dimensional wood posts define three east-west bays. The loft is accessed by a vertical wood ladder attached to the south wall. The roof framing consists of dimensional wood with collar ties. Bales of hay are still stored inside the loft (Photograph 9).

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<sup>1</sup> Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. There are no water structures within the nominated area.

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### ***East One-Story Component***

A one-story L-shaped shed-roofed addition is attached on the east; it displays overhanging eaves and exposed rafter tails and corrugated metal roofing. The wider south section of the addition contains a sliding garage door with an overhead track on its front (south wall); the door consists of four plywood panels in a board framework (Photograph 10). East of that door is a pedestrian door of the same materials with metal strap hinges. The east wall is unfenestrated and is clad with drop siding with cornerboards. The short north wall is clad with horizontal boards. The east wall of the narrower north section of the L is clad with drop siding and holds a central wood door (Photograph 11). To the north is a fixed single-light window flanked by metal casements. The north and west walls are clad with vertical boards and are unfenestrated.

### **ALTERATIONS**

The one-story addition on the east appears to date to the early twentieth century. The different wall cladding on the west and north walls (horizontal boards with a patchy appearance added at an unknown date) suggest they replaced the original vertical boards still present on the south and east walls. Given prevailing winter winds and weather at the location, the north and west walls likely sustained considerable wear over the years, necessitating replacement. The opening on the front wall into the loft once held a three-light wood window and appears to have been added at an unknown date.

### **INTEGRITY**

The barn retains its historic integrity. The building possesses excellent integrity of *location*, having remained in its original place of construction. The *setting* of the barn still includes grazing fields to the north and irrigated pastures to the west, and the building continues to anchor the north edge of the ranch headquarters. Several buildings within the headquarters are of more recent construction, but the building types and functional arrangement maintain the general sense of a ranch headquarters. The building retains integrity of *design* from the period of significance, with the east addition constructed in the early twentieth century. The barn still displays its cupola. The front opening into the loft appears to be the only design alteration. The building largely retains its original *materials* (some sections of cladding have been replaced at an unknown date with like materials), including its wide vertical board wall cladding and cut (square) nails. While utilitarian in character, the building displays integrity of *workmanship* as reflected in its application of wall cladding, the crafting of the louvered cupola, and its solid, square frame construction that still stands after more than 130 years. The barn maintains excellent integrity of *association*, still serving as a barn for an agricultural purpose, a cattle and hay ranch. The barn also possesses integrity of *feeling*, comprising the largest building at the ranch headquarters and clearly reflecting its original use, through its combination of materials, workmanship, and design conveying its historic appearance.

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## SECTION IV

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### Significance of Property

#### Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

#### Areas of Significance

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Agriculture                              | <input type="checkbox"/> Economics                        | <input type="checkbox"/> Landscape               |
| <input checked="" type="checkbox"/> Architecture                  | <input type="checkbox"/> Education                        | Architecture                                     |
| <input type="checkbox"/> Archaeology –<br>prehistoric             | <input type="checkbox"/> Engineering                      | <input type="checkbox"/> Law                     |
| <input type="checkbox"/> Archaeology –<br>historic                | <input type="checkbox"/> Entertainment/<br>Recreation     | <input type="checkbox"/> Literature              |
| <input type="checkbox"/> Art                                      | <input type="checkbox"/> Ethnic Heritage                  | <input type="checkbox"/> Military                |
| <input type="checkbox"/> Commerce                                 | <input type="checkbox"/> Exploration/<br>Settlement       | <input type="checkbox"/> Performing Arts         |
| <input type="checkbox"/> Communications                           | <input type="checkbox"/> Geography/<br>Community Identity | <input type="checkbox"/> Politics/<br>Government |
| <input type="checkbox"/> Community<br>Planning and<br>Development | <input type="checkbox"/> Health/Medicine                  | <input type="checkbox"/> Religion                |
| <input type="checkbox"/> Conservation                             | <input type="checkbox"/> Industry                         | <input type="checkbox"/> Science                 |
|   | <input type="checkbox"/> Invention                        | <input type="checkbox"/> Social History          |
|   |   | <input type="checkbox"/> Transportation          |

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### SIGNIFICANCE STATEMENT

(Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, and justification for the period of significance.)

The ca. 1886-88 frame barn is locally significant under Criterion C in the area of Architecture as an example of an English frame barn in central Chaffee County, as reflected in its original rectangular shape, side-gable roof, board walls, upper story loft, and entrance on the wall of its long axis. James C. and Margaret S. Irving settled on the farm in 1886, and erected the barn. Mr. Irving became one of the most prosperous farmers in this section of Chaffee County, raising vegetables and livestock and adding more land to his holdings. The east addition illustrates the custom of adding onto an early barn to meet new needs. In this case the new space may have housed a vehicle, farm machinery, or storage space. The period of significance extends from ca. 1886-88 (initial construction) through ca. 1930 (completion of the east addition).<sup>2</sup>

### DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION

#### Settlement of the Property and Construction of the Barn by James C. Irving

James C. Irving established this farm in 1886 (see Figure 1). Irving was a merchant in Buena Vista prior to taking up farming. The 1880 census enumerated Irving, his wife, Margaret S., four daughters, and a son in Buena Vista. James Irving was born in Illinois in 1840, and Margaret was a Missouri native, born there in about 1852. He settled on this land in the spring of 1886 and filed a pre-emption claim on 160 acres that year. The claim consisted of a long rectangular piece of land, extending one-mile north-south and a quarter-mile east-west.<sup>3</sup> A December 1885 *Buena Vista Democrat* article reported Irving was “taking his house on Market street to the ranch.”<sup>4</sup>

This barn dates to the earliest years of Irving’s tenure, reflecting its importance in the farm’s operations. In his testimony supporting the Cash Entry claim Irving stated in May 1888 that improvements on the farm totaled about \$5,500, including: a one- and one-and-half-story house, shingled and clap-boarded (valued at \$2,500); a barn (\$150); cellars (\$800); outbuildings (\$100); fencing (\$1,000); and ditch (\$500). Proof witnesses Volney C. Gunnell and Thomas Morgan also mentioned stables and wells among the improvements. Irving listed an array of farm equipment: a harvester, two, two-horse wagons, two breaking plows, three harrows and drags, two cultivators, and hand tools. Livestock on the ranch included three mules, one horse, six hogs, four cows, and about 150 chickens. Irving reported cultivating about 100 acres of land each season, raising potatoes (150,000 pounds), wheat (250 bushels), and oats (250 bushels), as well as turnips, beets, peas, and garden vegetables. Living with him on the farm were his wife and seven children.<sup>5</sup>

#### English Barns

Various authorities have discussed this type of barn. In their 1995 *The Old Barn Book* geographers Allen G. Noble and Richard K. Creek described the characteristics of an English barn: one-story with hay loft, steeply pitched side-gable roof, three interior bays, and walls clad with boards.<sup>6</sup> In the East such barns were

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<sup>2</sup> The ranch on which the barn is located (5CF.3243) is assessed as not eligible as a historic district due to lack of historic integrity. While the present ranch area is equivalent to James C. Irving’s original patent and outlying ditches and fields appear intact, the headquarters area does not retain integrity, with only three of twelve resources therein assessed as contributing, primarily due to construction occurring after the period of significance. The original Irving house was demolished and replaced with a large dwelling in 2014. The corral complex also has experienced changes and expansions after the period of significance.

<sup>3</sup> John C. Irving, casefile, Cash Entry, patent number 1296, East half of the Southeast Quarter, East half of the Northeast Quarter, Section 23, Township 15 South, Range 78 West, 6<sup>th</sup> Principal Meridian, April 23, 1891, General Land Office records, National archives, Washington; US Bureau of the Census, Census of Population, manuscript returns, 1880.

<sup>4</sup> *Buena Vista Democrat*, December 23, 1885.

<sup>5</sup> Irving, casefile, Cash Entry, patent number 1296.

<sup>6</sup> Allen G. Noble and Richard K. Creek, *The Old Barn Book: A Field Guide to North American Barns and Other Structures* (New Brunswick, New Jersey: Rutgers University Press, 1995), 77.

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traditionally timber-frame, but western and plains examples are more likely to be balloon frame. The English barn was described in the *Agricultural Resources of Boulder County* Multiple Property Documentation Form as “a small rectangular barn with a central floor runway flanked by two roughly equal sized spaces on either side with a loft above for hay. The passage doors are on the side, rather than the gable ends.”<sup>7</sup> Geographer Richard V. Francaviglia deems this general building form an “intermontane barn... a rectangular structure with simple gable roof and no hay hood, the hay trolley projecting outward on the uncovered ridge pole. Some variants have no hay loft door. This type is found throughout the intermontane west and is truly dominant in Utah. This is one of the oldest general purpose barn types in the west.”<sup>8</sup>

The Irving barn is a good example of the English Barn type, displaying original rectangular form, side-gable roof, interior bays defined by posts, cupola, hayloft, an entrance on its long south side, vertical and horizontal board walls, and balloon frame construction. The use of dimensional lumber, rather than timber-frame or logs, was facilitated by the presence of a sawmill in nearby Nathrop. Charles Nachtrieb established a sawmill there in the 1860s, and one still operated there in 1885.<sup>9</sup>

Intact barns in Colorado’s high country are becoming increasingly rare. Barns in general long have been recognized as a threatened resource type. A 1989 National Park Service Preservation Brief noted that “Unfortunately, historic barns are threatened by many factors. ... Barn raisings have given way to barn razings.”<sup>10</sup> Factors leading to barn demolitions include conversion of farm and ranch land to urban uses, dismantling barns for siding and timbers, changes in farm technology requiring larger machinery that historic barns cannot accommodate, and increasing farm size and dwindling rural populations.

### Expansion and Development of the Farm under the Irvings

Irving utilized a Homestead Entry patent to acquire another 160 acres to the west.<sup>11</sup> By 1891 a listing of farmers in the Nathrop vicinity showed him with 360 acres of land, of which 170 acres were cultivated. His products included 105 acres of grain (3,455 bushels threshed); fifty acres of peas; ten acres of potatoes; and two acres of other vegetables. The farm encompassed five miles of ditches and housed five horses, ten cattle, and one hundred hogs. A January 1891 *Buena Vista Herald* article described Irving as one of the larger producers of grain in the Nathrop area, with 480 acres under cultivation and “well fenced.”<sup>12</sup> The newspaper reported Irving “has erected a good farm house, graneries [sic], stables and barns. He located this land five years ago, and this year his crops will yield him, at the present market price, not less than seven thousand dollars. He had 116 acres of wheat that yielded him thirty bushels to the acre, ...” An 1892 newspaper account

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<sup>7</sup> Deon Wolfenbarger, *Agricultural Resources of Boulder County*, National Register Multiple Property Documentation Form, May 20, 2008, 56, on file at History Colorado, Denver, Colorado. A Kansas barn survey simply referred to this type of building as “gable-roof barns.” See, Brenda R. Spencer, *Kansas Historic Barns Survey* (Wamego, Kansas: Preservation Planning and Design, December 2007), 10.

<sup>8</sup> Richard V. Francaviglia, “Western American Barns: Architectural Form and Climatic Considerations.” *Yearbook of the Association of Pacific Coast Geographers* 34 (1972): 154.

<sup>9</sup> E.R. Emerson, “History of Chaffee County,” in *History of the Arkansas Valley, Colorado*, ed. O.L. Baskin and Company (Chicago: O.L. Baskin, 1881), 528; George A. Crofutt, *Crofutt’s Grip-Sack Guide of Colorado: A Complete Encyclopedia of the State*, 1885 ed. (Boulder, Colorado: Johnson Books, 1981), 123; Glenn A. Harper and Steve Gordon, “The Modern Midwestern Barn: 1900-Present,” in *Barns of the Midwest*, eds. Allen G. Noble and Hubert G.H. Wilhelm (Athens, Ohio: Ohio University Press, 1995), 222. Harper and Gordon noted that “a standard 36’ by 48’ barn constructed of plank framing could be put up faster than, and required only half the lumber of, a conventional braced-frame [timber frame] barn.”

<sup>10</sup> Michael J. Auer, *The Preservation of Historic Barns*, Preservation Briefs, Number 20 (Washington: National Park Service, October 1989), 1.

<sup>11</sup> John C. Irving, Homestead Entry, patent number 273, West half of the Southeast Quarter, Northeast Quarter of the Southwest Quarter, and Southeast Quarter of the Northwest Quarter, Section 23, Township 15 South, Range 78 West, 6<sup>th</sup> Principal Meridian, October 18, 1892, General Land Office records, [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov)

<sup>12</sup> *Buena Vista Herald*, January 2, 1891.

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reported Irving raised 2,000 bushels of barley on 125 acres and 125 bushels of wheat on fifteen acres, as well as five acres of potatoes and sixty head of hogs.

As one of the larger farmers in the Nathrop area, Irving drew a number of mentions in newspaper accounts. He was active in the Farmers' Club in March 1892, when he served on a committee to determine how much wheat would be grown in the area if a good mill were erected by harvest time.<sup>13</sup> He had forty acres in potatoes that year and in December shipped a carload to Leadville.<sup>14</sup> In December 1894 the *Salida Mail* described Irving as "one of the most pushing and enterprising ranchmen in the vicinity of Nathrop."<sup>15</sup> The article reported he raised 3,000 bushels of oats, 700 bushels of wheat, seventy tons of straw, and 100 head of hogs. In March 1896 he offered "choice seed peas" for sale.<sup>16</sup>

It appears that Irving was not entirely content with his situation near Nathrop. In June 1896 the *Salida Mail* reported Irving had offered to sell his ranch to Missouri parties for \$16,000, but the deal was not consummated.<sup>17</sup> In 1900 the *Salida Record* described a hailstorm that destroyed nearly the entire crop of Irving and several other area farmers.<sup>18</sup> In 1900 he sold the farm to W.W. and Franec [sic] H. Woodbridge.<sup>19</sup>

By 1907 Irving and his family were living in Granada in Prowers County, Colorado. The 1910 and 1920 censuses showed him operating a grocery store in Prowers County. The latter enumeration showed him in Hartman, near the Kansas state line. His descendants believe Irving felt southeast Colorado with its sugar beet industry and melon growing would prove more rewarding.<sup>20</sup> Irving died in Alhambra, California, in 1929.<sup>21</sup>

### Early and Mid-Twentieth Century Property Operations

*Fletcher.* V.E. Fletcher acquired the farm from the Woodbridges in 1907. The transaction included half-interest in the Link and Irving Ditch. The ca. 1900-10 Chaffee County farm and ranch ownership map by Isaac C. Terry shows Fletcher as the owner of this property.<sup>22</sup> Fletcher, born in Iowa in 1864, lived with his family in Chaffee County by 1885; his father was a farmer. By the 1890s Vinton Fletcher had a 160-acre farm in the Centerville area that he was advertising for sale. The 1900 and 1910 censuses show him and his wife, Mary E., living the Nathrop area, where they farmed. She was born in Kansas in 1868. By 1920 Vinton was working as a laborer for a railroad in Nathrop.<sup>23</sup>

*Switzer.* Fletcher sold the property to Claud R. and Margaret Cantonwine in 1915. They held the farm for a few years and then sold it to Omer Switzer. In February 1919 the *Chaffee County Democrat* reported that Switzer and family had moved onto the old Irving farm.<sup>24</sup> Clarence Omer Switzer was born in Kansas in 1877 and married Minnie E. Routledge in 1897 in Missouri. The couple resided in Missouri until about 1905 before moving to Colorado. Minnie died in 1911, and in 1915 Clarence married Maud Nellie Ragan Toohey. In 1920 Switzer lived on the ranch with his wife, six children, two step-children, and his father-in-law, Theodore H.

<sup>13</sup> *Buena Vista Herald*, March 12, 1892.

<sup>14</sup> *Salida Mail*, November 18, 1892.

<sup>15</sup> *Salida Mail*, December 25, 1894.

<sup>16</sup> *Salida Mail*, March 10, 1896.

<sup>17</sup> *Salida Mail*, June 19, 1896.

<sup>18</sup> *Salida Record*. August 24, 1900.

<sup>19</sup> Chaffee County Clerk and Recorder, land books, Salida, Colorado. The books were used to trace ownership transactions for the property as discussed herein.

<sup>20</sup> Tom Ryan, Denver, Colorado, email to Thomas H. Simmons, April 13, 2020.

<sup>21</sup> US Census Bureau, Census of Population, manuscript returns, 1910 and 1920; James Charles Irving, 1840-1929, findagrave.com.

<sup>22</sup> Isaac Cook Terry, "Some Land Owners and Old Roads in Northern Chaffee County, Colorado," map, ca. 1900-10, in June Shaputis, *Where the Bodies Are in Central Chaffee County, Colorado* (Salida, Colorado: Arkansas Valley Publishing Company, 1995).

<sup>23</sup> Colorado State Census, 1885; US Census Bureau, Census of Population, manuscript returns, 1900-1920.

<sup>24</sup> *Chaffee County Democrat* (Buena Vista), February 15, 1919.



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Ragan, seventy years old, who worked on the farm. Edgar Switzer became owner in 1928, and by 1930, Omer and Maud lived in Parajo, California, where they continued to farm.<sup>25</sup>

*Later Owners.* The farm had a great many owners during the mid-twentieth century. M.V. Shonyo became owner in 1930. Hattie C. Shonyo sold the land to Elmo and Louise Temple in 1944. In 1947 the Temples sold it to Bill and June P. Bloesser, followed by Roy A. and Flora Godwyn (1951), Bernard E. and Opal N. Roberson of Hereford, Texas (1959), Garland B. and Ita R. Brown of Dimmitt, Texas (1959), and Melvin R. and Patricia J. Winters of Bent County, Colorado (1970). At some point in the early to mid-twentieth century the property evolved from a farm to a ranch.<sup>26</sup>

### Later Ranching Activities

C.J. and Lois M. Roberts of Boulder County acquired the ranch in 1972 (see Figure 2). In 1992 they transferred ownership to the Arrowpoint Cattle Company, which they owned. Arrowpoint was established in 1992 with Clarence J. Roberts and Lois M. Roberts as partners. Clarence withdrew as a general partner in 1995, and Jeffrey J. Roberts was added in 1996. In 1999 the partnership converted to a limited liability company: Arrowpoint Cattle Company LLC, with Nancy Roberts Sahr as the manager.<sup>27</sup> Jeffrey and Lois Roberts (the general partners of Arrowpoint Cattle Company LLC) transferred the farm to Nancy Roberts and Leslie Trexler by a personal representative's deed in 2004. Roberts and Trexler passed the ownership to the Arrowpoint Cattle Company in 2005, which transferred the farm to Nancy Roberts in 2016. The same year she transferred ownership to the Arrowpoint Cattle Company LLC. The property is still a cattle and hay ranch.

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<sup>25</sup> US Census Bureau, Census of Population, manuscript returns, 1900-1930. Edgar Switzer's relationship to the couple is not known; he was not their son.

<sup>26</sup> Chaffee County Clerk and Recorder, land books, Salida, Colorado.

<sup>27</sup> Arrowpoint Cattle Company and Arrowpoint Cattle Company LLC, business filings and reports, on file Colorado Secretary of State, Denver, Colorado.

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Irving, John C. Homestead Entry, patent number 273, West half of the Southeast Quarter, Northeast Quarter of the Southwest Quarter, and Southeast Quarter of the Northwest Quarter, Section 23, Township 15 South, Range 78 West, 6<sup>th</sup> Principal Meridian. Homestead casefile. October 18, 1892. General Land Office records, National Archives, Washington, DC.

*Salida Mail*. January 12, 1892, August 9, 1892, November 18, 1892, December 25, 1894, March 10, 1896, June 19, 1896, and July 2, 1907.

*Salida Record*. August 24, 1900.

Shaputis, June. *Where the Bodies Are in Central Chaffee County, Colorado*. Salida, Colorado: Arkansas Valley Publishing Company, 1995.

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Simmons, Thomas H. and R. Laurie Simmons, Historians, and Marilyn A. Martorano, Archaeologist. Irving/Fletcher/Switzer Farm, Roberts Ranch, 5CF.3243. Architectural Inventory Form (Form 1403). Front Range Research Associates, Inc., Denver, Colorado and Martorano Consultants LLC, Longmont,

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Irving/Fletcher/Switzer Farm Barn

Name of Property

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US Census, Census of Population. Manuscript returns, 1880-1940.

US Geological Survey. Historic aerial photographs. Image numbers 1YZ0000010066, September 24, 1953 and 1VDWZ00030252, August 30, 1975.

Wolfenbarger, Deon. *Agricultural Resources of Boulder County*. National Register Multiple Property Documentation Form. May 20, 2008. On file History Colorado, Denver, Colorado.

### **SECTION V**

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#### **GEOGRAPHICAL DATA**

##### **Verbal Boundary Description of Nominated Property**

(describe the boundaries of the nominated property)

The nominated area consists of the footprint of the barn plus 10' on the north, west, and south and 5' on the east (from the farthest point of each wall) as shown on the included sketch map. The narrower offset on the east is necessary to avoid including a post-2015 shed. The Chaffee County Assessor website describes the nominated area as part of parcel number 342123100139.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

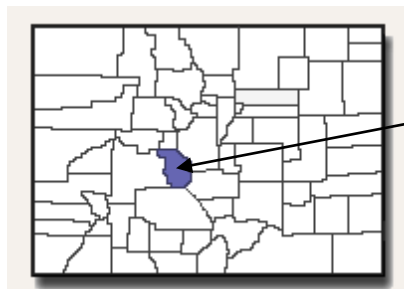
Irving/Fletcher/Switzer Farm Barn  
Name of Property

Chaffee  
County

**Official Map** (show location of property on map)



The white bullseye indicates the location of the nominated property. Google Earth imagery, October 13, 2015.



State Perspective:  
Irving Barn

# COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Irving/Fletcher/Switzer Farm Barn

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## SECTION VI

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### PHOTOGRAPH LOG

The following information pertains to all photographs, except as noted:

Name of Property: Irving/Fletcher/Switzer Farm Barn, Roberts Ranch Barn

Location: Nathrop vicinity

Photographer: Thomas H. Simmons

Date of Photographs: July 2020

#### No.      Photographic Information

- 1      Overview of the barn (large building to the left of the trees) and the ranch headquarters from the access road from County Road 196. View south.
- 2      Front (south wall) of the barn. View north.
- 3      Front (south wall) and west wall of the barn. View northeast
- 4      West wall of the barn with later addition to left. View east
- 5      West and north walls of the barn with later addition to left. View southeast.
- 6      North wall of the barn with the later addition to the left. View south.
- 7      North and east walls of the barn with the later one-story addition in the foreground. View southwest.
- 8      Interior, first story, east area. View east.
- 9      Interior, loft. View east.
- 10     South and east walls of the one-story addition with the south and east walls of the one-and-half-story section beyond. View northwest.
- 11     East wall of the one-story addition with east and north walls of the one-and-half-story section beyond. View southwest



## COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Irving/Fletcher/Switzer Farm Barn

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### HISTORIC PHOTOGRAPHS AND FIGURES

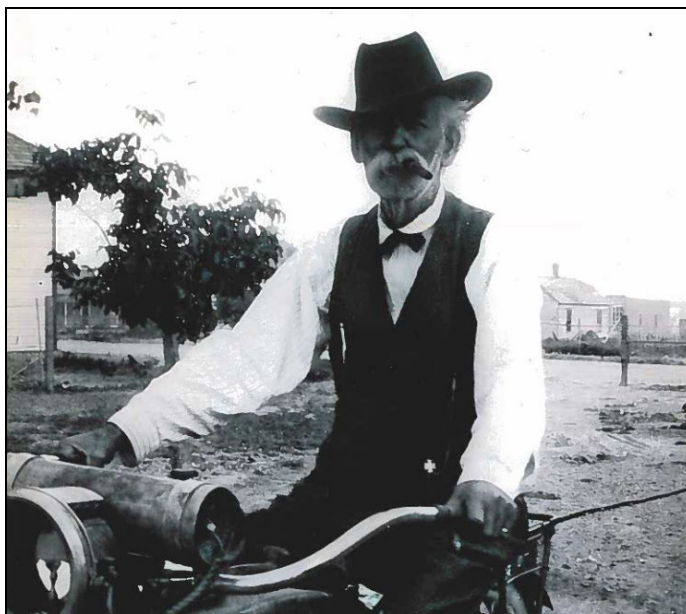


Figure 1. James C. Irving had moved to Hartman in southeast Colorado when this ca. 1920s photograph of him on a motorcycle was taken. SOURCE: Suzy Porth, Burke, Virginia.



Figure 2. The front and west walls of the barn are visible in this ca. 1980s photograph (view northeast) taken from the pasture to the southwest. SOURCE: Nancy Roberts, Nathrop, Colorado.



# COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Irving/Fletcher/Switzer Farm Barn

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## SECTION VII

### ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map(s)

Digital Images (separate files)

PDF of Current photos (see check-off list)

Owner Consent Form (Section VIII)

### Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

### Ranch Headquarters Overview Map



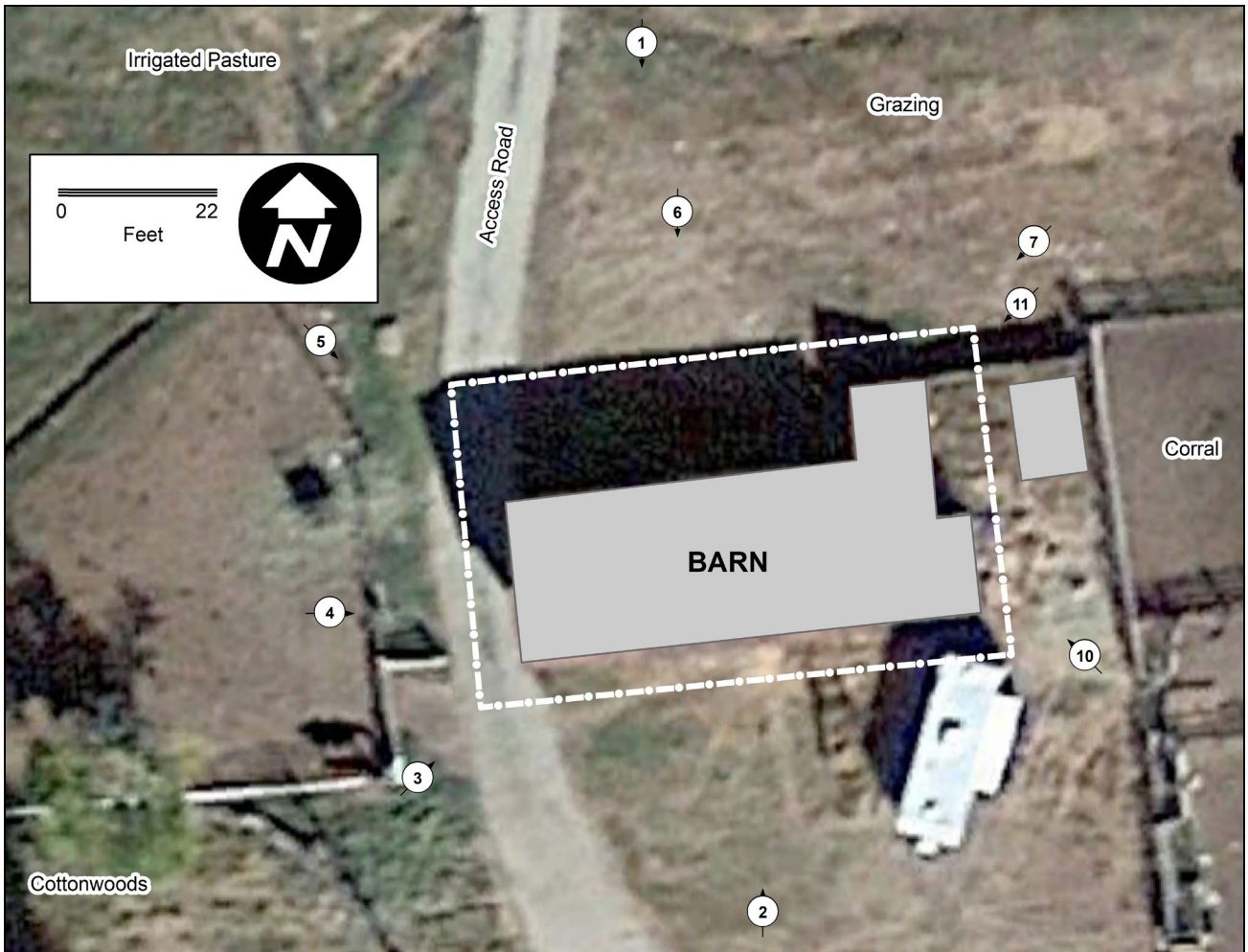
This map shows the barn within the context of the Irving Farm headquarters. The nominated resource is identified by the number 1 in a circle. SOURCE: Thomas H. Simmons and R. Laurie Simmons, Historians and Marilyn A. Martorano, Archaeologist, Irving/Fletcher/Switzer Farm, Roberts Ranch, 5CF.3243, Architectural Inventory Form (Form 1403), Front Range Research Associates, Inc., Denver, Colorado and Martorano Consultants LLC, Longmont, Colorado, November 2018.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**Sketch Map**



The white dashed and dotted line indicates the nominated area boundary. Numbers in circles show photograph locations and camera directions.