

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Riedel's Ranch Bunkhouse

Other Names Circle S Ranch Bunkhouse

Address of Property

[] address not for publication

Street Address 18500 County Road 306

City Buena Vista vicinity County Chaffee Zip 81211

Present Owner of Property

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

Name Milam Family R and R Trust, c/o Bank of Oklahoma

Address 9520 N. May, Suite 200 Phone 719-221-1340

City Oklahoma City State Oklahoma Zip 73120

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 (rev. Aug. 2020)

Organization Front Range Research Associates, Inc.

Address 3635 West 46th Avenue Phone 303-477-7597

City Denver State Colorado Zip 80211

FOR OFFICIAL USE:		Site Number <u>5CF.2875</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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
	Listing Criteria <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
<i>Dr. Holly K. Norton</i> Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		<u>10/1/20</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 DOMESTIC/Multiple Dwelling, Recreation and Culture

Current DOMESTIC/Multiple Dwelling

Original Owner John W. and Harriet R. Riedel

Source of Information Ownership history and Riedel Ranch brochure

Year of Construction ca. early to mid-1930s

Source of Information Ownership history and Riedel Ranch brochure

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: Late 19th and Early 20th Century American Movements/Rustic

Period of Significance: ca. 1930s (architecture), ca. 1930s-1940s (entertainment/recreation)

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage Less than 1

P.M. 6th Township 14 S Range 79 W Section 22 Quarter Sections SE NE SW SE

UTM Reference: Zone 13 Easting 395104 Northing 4296632 NAD83

Site Elevation: 8,467 feet

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SECTION III

DESCRIPTION AND ALTERATIONS

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

Setting and Location

The Riedel's/Circle S Ranch bunkhouse is located in the headquarters area of the Circle S Ranch, 4.7 miles west of Buena Vista in central Chaffee County, Colorado (see Ranch Headquarters Overview Map). The building stands in a high mountain valley at an elevation of 8,467'. Cottonwood Creek flows 0.1 miles to the north and the foothills of the Sawatch Range of the Rocky Mountains and the San Isabel National Forest lie to the west. The headquarters is on the south side of County Road 306, accessed by a gravel driveway. The bunkhouse is located on the west side of the access drive, immediately north of the main ranch house and east of a garage. A caretaker's house, hay shed, and small nonhistoric shed lie farther south. The Cottonwood and Maxwell Creek Ditch flows past the headquarters on the west. The land surrounding the bunkhouse is planted in grass and enclosed with a woven wire fence to the north and east. There is a large willow tree near the southwest corner of the building, a shrub near its southeast corner, and a pile of small boulders to its east. A concrete sidewalk passes between the bunkhouse and the main house.¹

Description

This long, east-facing, rectangular, one-story building (Resource 1) is composed of two originally separate but now connected Pioneer Log buildings with a center breezeway and a continuous front porch (see Sketch Map).² The larger wing to the south (31' x 27') with three doors was originally a bunkhouse, while the smaller wing to the north (22' x 27') with two doors was a cabin (Photograph 1). The original dates of construction for the buildings are not known. Mildred Burleson Hicks, who grew up in Buena Vista and is related to Sanford Gillette, an early owner of the property, recalls the buildings at the ranch in the early 1920s.³ The present configuration dates to the early to mid-1930s and constitutes a 57' x 27' building. The assessor reports an estimated year built of 1935. The land drops slightly from west to east and a stone rubble foundation is visible below the porch and at the northeast corner. The walls principally are composed of round logs with daubing. Some of the corners have unnotched stacked logs, while others exhibit vertical boards forming so-called hog-trough corners. All windows and doors are wood and nearly all are historic. The side-gable roof is clad with standing seam metal roofing and has fascia boards.

Front

The front (east wall) features a full-width shed roof porch under the building's extended front eave. The porch has vertical log supports with diagonal braces tied to a log cross-beam (Photographs 2 and 3). Between the supports is a horizontal log railing with some short vertical post supports. The railing was used to tether guests' horses. The porch has a wood board floor and there are wood steps at the north end with a metal pipe railing and concrete steps at the south end (Photograph 4). The wing south of the breezeway displays the following fenestration on the front wall: a nine-light wood awning window with wide wood surround; an adjacent entrance with an unpeeled half-log surround containing a Dutch vertical wood door with two leaves, and a wood screen door; a nine-light wood awning window; an entrance with a Dutch vertical wood door and wood screen door; paired nine-light wood sliding windows; and a third entrance with a Dutch vertical wood door and wood screen door.

The breezeway farther north is open and has a concrete floor (Photograph 5). The east part of the breezeway has log walls, with the south wall containing a covered up window (type unknown). The north wall is

¹ 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.

² The long axis of the building is oriented north-northwest/south-southeast.

³ Mildred Burleson Hicks, Boise, Idaho, interview by Melanie Milam Roth, March 4, 2013.

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unfenestrated and some of its logs show signs of being burned. Both walls feature projecting log purlins. The west part of the breezeway is clad with horizontal boards. Its north and south walls each contain a four-panel wood door with a rectangular light; the north door also has a wood screen door.

North of the breezeway the east wall features an entrance with a Dutch door with an unpeeled half-log surround, a wood screen door; a wood sliding window with single-light sash (nonhistoric); and a second entrance with wood a door and wood screen door. The upper leaves of the wood doors are inscribed with a diamond-shaped pattern, while the lower leaves are vertical board (Photograph 6). The northmost door features a small house decoration on its upper leaf. Melanie Roth, granddaughter of former owner Marie Skogsberg, states the doors have original hardware. Austrian-born John W. "Jack" Riedel, who established a guest ranch operation along with his wife Harriet here in the 1930s, was a wood carver by trade. It is not known if he fabricated or decorated any of the exterior doors.

North Wall

The north wall of the building near its east end has a large, central, plate glass window. The gable face projects and is clad with board and batten siding and shelters the log wall below (Photograph 7).

West Wall

There is a projecting gabled bay at the north end of the west wall that displays square logs with daubing; projecting log ends are stacked at the corners without notching (Photograph 8). The north wall of the bay has a two-part wood sliding window. The west wall of the bay contains a central two-part wood sliding window. The gable face projects outward to shelter the wall below and is clad with board and batten siding. The central bay of the west wall, between the gabled bays at each end, is sheltered by a shed roof and has walls clad with wide, horizontal lap board siding (Photograph 9). The section of wall north of the breezeway contains a two-part wood sliding window, while the somewhat wider section to the south holds paired nine-light wood sliding windows. At the south end of the west wall is a projecting gabled bay like that on the north end, but with paired four-light wood sliding windows on its west wall. The south wall of the projecting gabled roof bay is unfenestrated and is set back from the south wall of the main wing.

South Wall

The south wall is unfenestrated. The projecting gable face is clad with board and batten and shelters the log wall below (Photograph 10).

Interior

The south wing of the building contains three bedrooms on the east wall and a kitchen and bathroom to the west (Photographs 11 and 12). The north wing has one large bedroom/sitting room to the east and a kitchen and bathroom to the west. The interior of the building displays historic features such as rooms with painted log and knotty pine walls, paneled wood doors, and wide wood plank and linoleum floors. The building is not winterized and is only used in summer.

Alterations

Melanie Roth states the building originally was two separate buildings, a bunkhouse and a cabin. They were connected by a full roof circa early to mid-1930s to create this building. A mid- to late-1930s brochure for the guest ranch also shows the buildings connected. Roth indicates the bunkhouse (the south wing) is the older building. An old assessor's photograph from the 1980s shows the front as it is today. Roth states her grandmother (Marie Rita Skogsberg) enclosed the area between the two projecting gabled bays on the rear (west side) of the facility ca. 1949-55. A kitchen and bathroom were added to each wing at this time. A two-part wood sliding window was added to the front between the two north doors between the 1970s and 1980s (see Figures 3 through 5). The porch roof was extended during the same period to shelter this part of the east wall; the two doors earlier had separate hoods. The porch floor, originally composed of tongue and groove boards, was replaced with board

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flooring, and the building has metal roofing (present in the 1980s). The gable faces at each end of the main wing are clad with board-and-batten siding.

INTEGRITY

The building maintains a high level of integrity from the period of significance. The building has not been moved since it was formed in the 1930s and therefore retains excellent integrity of *location*.⁴ The *setting* still largely conveys its rural, ranching character. To the east is grazing land and scattered, low density residential development, while the foothills of the Sawatch Range rise immediately west of the ranch headquarters. The building displays integrity of *design*, with the west enclosure and a window on the front added during the period of significance. The building maintains integrity of *materials*, with original log and horizontal board walls still intact and historic wood windows and doors retained. Integrity of *workmanship* is exhibited in the log work, daubing, and ornamentation of a number of front doors. The building maintains integrity of *materials*, with original log and vertical board walls still intact and wood windows and doors retained. The building is still *associated* with a working cattle ranch and supplies accommodations to family members and guests. The integrity of *feeling* is high and reflects the building's lodging purpose, first for dude ranch guests and later for family and guests at a post-World War II working cattle ranch. This special use is reflected in the multiple entrances on the front, the breezeway, and full-width front porch with log posts and railing.

⁴ One or both buildings were moved from locations on the ranch to form the current building.

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SECTION IV

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 –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input checked="" type="checkbox"/> Entertainment/
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/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
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 Riedel's/Circle S Ranch bunkhouse is locally significant under Criterion A for history in the area of Entertainment/Recreation for its association with dude ranching from ca. early 1930s to the ca. early 1940s. The building represents the growing popularity of dude ranching in Colorado, as it was formed by joining two existing buildings together, a ranch hand bunkhouse and a log cabin to provide accommodations for ranch guests. Jack W. and Harriet R. Riedel purchased the existing ranch property in 1930 and began dude/guest ranch activities during the summers. Welcoming guests to the western setting, which ranchers had done for decades, took on added importance in the 1930s as a way to add an additional source of income during difficult financial times.

This building is locally significant under Criterion C in the area of Architecture as an example of a Rustic-style dude ranch guesthouse/bunkhouse. The Rustic style was often employed in mountain settings for lodges, vacation homes, and other resort facilities. This building's Rustic architecture displays log walls; a gable roof; a full-width porch with log posts, bracing, and railing facing a scenic view; and multiple entrances on the front, some featuring ornamented Dutch wood doors. The bunkhouse reflects the common practice of ranch owners reusing existing buildings for new purposes. In this case, a cabin and an old bunkhouse were connected to form a new building ca. 1930s. Ranch outbuildings, including bunkhouses, frequently were removed from headquarters areas as their usefulness waned in the post-World War II era when hired hands usually lived at their own homes with their families and drove to work. The building's multiple entrances and long railing to which guests tethered their horses exemplify its dude ranch use. The period of significance for Architecture is ca. early 1930s.

DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION

The Beginnings of the Ranch

DeLaunay. As early as 1891 Marshall G. DeLaunay lived on this land.⁵ A report of Chaffee County agricultural activity showed DeLaunay with fifty-one cultivated acres, consisting of forty in grain, ten in potatoes, and one in vegetables. His property included two miles of ditch, and he owned two horses, five cattle, and ten hogs.⁶ In 1894 he received a patent for the 160 acres of land on which this building sits.⁷ DeLaunay was born in Galena, Illinois, in 1845. During the Civil War he served as a private in the 140th Regiment of Illinois Infantry (100-day enlistment) in 1864. DeLaunay married Ann K. Swift, an Irish immigrant; the couple divorced in 1898. The 1900 US Census indicated DeLaunay lived on the ranch with his two sons: Walter (13) and Ora (20), who worked as a miner. DeLaunay continued to own this property during the early twentieth century. His name is shown in this location on a ca. 1900-10 ranch and farm map of northern Chaffee County, and he was listed as a Buena Vista area rancher in 1911 and 1913 directories.⁸ By 1914, he was recorded as a resident of the US National Home for Disabled Volunteer Soldiers in Sawtelle, California. DeLaunay died in 1919 and is buried at Grand Junction, Colorado.⁹

Walter DeLaunay owned the property after his father's death. He married Mary Agnes Turner, known as May, in 1908, and the couple lived on the ranch with his father. Walter and May divorced in 1916, but, when he left

⁵ His name sometimes appears as Delaunay, Delannay, or other variants in source documents.

⁶ June Shaputis and Suzanne Kelly, *A History of Chaffee County*, 2nd ed. (Buena Vista, Colorado: Buena Vista Heritage, 2015), 277-78.

⁷ Marshall G. DeLaunay, Homestead Patent, number 336, November 16, 1894, US General Land Office records, on file US Bureau of Land Management, www.glorecords.blm.gov; Hicks, interview, 2013. Mildred Burleson Hicks, born in 1914, believed that DeLaunay bought the land with some improvements present from an earlier settler.

⁸ 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).

⁹ US Census of Population, manuscript returns, 1880-1910, Database of Illinois Veterans, and US National Homes for Disabled Volunteer Soldiers, 1866-1938, on Ancestry.com.

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for a year of military service during World War I, May lived in the house and took care of the property.¹⁰ May became owner of the ranch ca. 1917-18.

Burleson/Gillette. In 1919, May DeLaunay sold the ranch to her brother-in-law, Sidney E. Burleson, who lived northeast of the property.¹¹ In 1924 Burleson transferred the ranch to Frederic Sanford Gillette (1903-46). An October 1925 article in the *Chaffee County Republican* described the property as “a valuable poultry farm” west of Buena Vista.¹² The paper noted Sanford was “the son of Dr. Gillette of this city and is a very promising young man.” Dr. J. Frederick Gillette visited the Buena Vista vicinity in 1923 and settled there, marrying Mrs. Eugene B. Bonney and purchasing a farm.¹³

Sanford Gillette had followed his father to the Buena Vista area from New York. He married Sidney Burleson's daughter, Ethel, in 1925, and the couple resided at his recently purchased poultry farm. She was attending high school at the time of her marriage and was described by the *Chaffee County Republican* as “a resident of Buena Vista since early childhood and was a very charming little Miss whom everyone liked and loved.”¹⁴ Mildred Burleson Hicks recalled that Sanford Gillette's poultry farm included one thousand White Leghorn chickens, which she believed he sold locally. The Gillettes also had a large garden. Mrs. Hicks remembers the cabins on the ranch in the early 1920s.¹⁵ The Gillettes later divorced, and, in 1930 Mr. Gillette sold the property to Jack W. and Harriet R. (Fleming) Riedel.

The Riedel's Dude Ranch and the Development of Dude Ranching

Establishment of Riedel's Ranch. After acquiring the property in 1930, Chicagoans Jack W. and Harriet R. (Fleming) Riedel established a dude ranch here. Johann W. “Jack” Riedel was born in Vienna, Austria, in 1893, and came to the United States in 1912. By 1917 he worked at the Fred Harvey lunch counter in Slaton, Texas, sixteen miles southeast of Lubbock and on the route of the Atchison, Topeka and Santa Fe Railway.¹⁶ The 1920 census showed him living in San Francisco and employed as a steward for a railroad dining car service. This food service experience may have formed the basis for Mr. Riedel's interest in operating a guest ranch. In July 1920 he married Harriet, a Chicago public school teacher, born in Illinois in 1895. Jack Riedel became a naturalized citizen in 1925.¹⁷

During the 1930s, the Riedels apparently maintained a residence and worked in Chicago most of the year, while operating the dude ranch in the summers. Jack was identified in Chicago as a sales representative in 1935 and then as a wood carver in 1937 and 1941. The 1940 census described his occupation as a salesman for a retail gift manufacturing company. His company throughout the 1937-42 period was known as “Jack Riedel the Wood Carver,” while Harriet continued to work as a public school teacher.¹⁸

The couple operated their Colorado property as Riedel's Ranch in the 1930s and possibly into the early 1940s, welcoming vacationers from June 1st through September 15th annually.¹⁹ The Riedels combined an existing log bunkhouse and cabin to create the current building for guest accommodations. The precise motivation for the couple to operate a Colorado dude ranch is unknown.

Development and Growth of Dude Ranching. Many cattle ranchers, seeking new sources of income during the

¹⁰ Hicks, interview, 2013; US Census Bureau, Census of Population, 1910 and 1920 and Colorado Divorce Records .

¹¹ Curiously, the 1920 census showed Walter DeLaunay working as a hired man for the Burlesons.

¹² *Chaffee County Republican* (Buena Vista), October 9, 1925, 1.

¹³ *Chaffee County Republican* (Buena Vista), December 12, 1924, 1.

¹⁴ *Chaffee County Republican* (Buena Vista), October 9, 1925, 1.

¹⁵ Hicks, interview, 2013.

¹⁶ The Harvey House in Slaton operated from 1912 to 1942.

¹⁷ Cook County, Illinois, Marriages Index, 1871-1920, US Census manuscript returns, 1920, World War I draft registration cards, and US Naturalization Record Indexes, 1791-1992, Ancestry.com.

¹⁸ *Chicago Daily Times*, February 13, 1935, 5, February 27, 1937, 26, and May 3, 1941, 29.

¹⁹ Riedel's Ranch, “Colorado Summer ... A Vacation Suggestion,” brochure (Chicago, Illinois and Buena Vista, Colorado: Riedel's Ranch, undated, ca. 1930s), in the collection of Melanie Milam Roth, Alpine, Colorado.

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Great Depression, turned to guest ranching. As the western part of the country became settled in the nineteenth century, a custom of providing overnight accommodations to travelers developed along roads and trails in sparsely settled areas. Peripatetic Englishwoman Isabella Bird, traveling along Tarryall Creek in Park County in 1873, recounted spending a night in a small cabin: "I was obliged to sleep with the mother and children, and the pedlars [sic] occupied a room within ours. It was hot and airless."²⁰ The amount of compensation for the lodging, if any, was not mentioned. As visitors seeking recreational and western ranch experiences on extended vacations became more numerous, farmers and ranchers came to adopt more organized approaches to accommodate longer stays. A settler in an area with good prospects for fishing, hiking, horseback riding, or hunting, for example, might devote a cabin in a farm or ranch headquarters for longer-term visitors.

Although from the beginning of settlement many Colorado farms and ranches welcomed travelers, Howard Eaton's 1879 Custer Trail Ranch near Medora, North Dakota, is generally recognized as the first western ranch established to welcome eastern visitors, or "dudes": "Eaton's friends from the East enjoyed visiting him and dabbling in cowboy activities. Not wanting to be a financial burden on his host, Bert Rumsey, a guest from Buffalo, New York, insisted on paying the Eatons for his room, board and use of a horse in 1882 and 'dude ranching' was created." To entertain guests Eaton added activities and trips and in 1904 moved the operation to the foothills of the Big Horn Mountains in Wyoming "to be closer to the sights that his guests enjoyed."²¹ A study of Wyoming dude ranches near Yellowstone National Park concluded the guest ranch industry "grew haphazardly," with the number of facilities increasing to more than two dozen by 1929.²²

The Colorado Dude and Guest Ranch Association (CDGRA) organized in 1933 and produced brochures promoting dude ranch vacations. The Union Pacific Railroad encouraged the creation of the group as a means of increasing passenger rail travel to the state. The CDGRA's first brochure produced in 1936 listed eleven member ranches. By 1950 Colorado had more than a hundred dude ranches, most with a capacity from fifteen to forty-five guests. More than fifteen thousand visitors enjoyed dude ranch vacations in the state during the 1949 season.²³

Operation of Riedel's Ranch. The Riedel ranch was well-suited for dude ranching. The lands of the Leadville (now San Isabel) National Forest abutted the ranch on the west. Buena Vista, less than five miles east, was accessible via US Highway 24 and by passenger rail service provided by the Denver and Rio Grande Western Railway. A ca. 1930s brochure for the ranch also boasted that "Buena Vista has the highest Airport in the World" for visitors with access to private planes. The Riedel facility was described as "A typical Western home with the friendly hospitality for which the West is famous. Situated in the heart of the Rockies at the foot of Mount Princeton in the Upper Arkansas Valley." Photographs in the brochure show the main ranch house, the bunkhouse, and typical visitor activities (see Figures 1 and 2).²⁴

Entertainment at the ranch included hiking trips, horseback riding, auto trips, fishing, bridge games, and songs around the campfire. The hosts even offered to arrange charter flights over the Royal Gorge from the Buena Vista airport. Guest activities included fishing in lakes and streams "where the famed mountain trout abound"; hiking on "Old Indian Trails ... through some of the most rugged and inspiring Mountain Scenery"; visiting old and forgotten gold and silver mining towns to thrill "those with the prospector's spirit"; and taking safe and sure-footed Western horses for mountain rides. Riedel's Ranch promised comfort and convenience even while "roughing it," with plenty

²⁰ Isabella, *A Lady's Life in the Rocky Mountains*, 4th ed. (London: John Murray, 1881), 198.

²¹ Jeannie Cook and Joanita Monteith, *Dude Ranches Along the Yellowstone Highway (U.S. 14-16-20) in the Shoshone National Forest*, National Register Multiple Property Documentation Form, NRIS.64500846, July 1, 2002, 9.

²² Cook and Monteith, *Dude Ranches*, 11.

²³ Lawrence R. Borne, *Dude Ranching: A Complete History* (Albuquerque: University of New Mexico Press, ca.1983), 166-67; "Stories of Colorado Dude and Guest Ranches," History Colorado, June 29, 2019, www.historycolorado.org; Colorado State Planning Commission, *Year Book of the State of Colorado, 1948-1950* (Denver: Colorado State Planning Commission, 1950), 322.

²⁴ Riedel's Ranch, "Colorado Summer."

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of wholesome home-cooked meals, including poultry raised on the ranch.²⁵

It is not known how long the Riedel's operated the guest ranch. The 1940 US Census recorded the couple at their rented home on North Paulina Street in Chicago. At that time, Mr. Riedel still worked at wood carving and Mrs. Riedel served as a teacher. When Jack Riedel registered for the draft in 1942, he indicated his employer was "Jack Riedel the Wood Carver."²⁶ The World War II period, with rationing of gasoline and tires, proved to be a difficult time for the travel and recreation industry, as its customer base was forced to stay home. The Riedels lost the property in a tax sale ca. 1947. Harriet died in 1959 in Chicago, and Jack in Vienna in 1967.

The Post-Dude Ranch Era

Fink. Following the war, the land resumed its historic cattle ranching role throughout the post-World War II period. Chaffee County records indicate John Fink (1874-1969) acquired the property in 1947 through the purchase of a treasurer's deed after it was foreclosed. Rose Determan states Fink, her grandfather, bought the ranch and owned it for a brief time as an investment. Fink was a native of Yugoslavia who moved to Leadville to work in the mines and smelters in 1897. After living in Denver and operating a saloon, Fink moved his family to Leadville and then to a Buena Vista ranch in 1919. After selling their main ranch property, the Finks lived in Buena Vista and operated a gas station and later a clothing store. The Finks never lived on this property and sold it in 1947 to Sam Montgomery, who held it briefly.²⁷

Skogsberg/Milam. Later in 1947, Carl Willard Skogsberg (1894-1949) and Marie Rita (Mullen) Skogsberg bought this ranch, which they called the Circle S. The property has remained in the family since that date, with the Skogsbergs operating a cattle ranch. Born in Iowa, the couple moved to Oklahoma City and became successful in the city's business and civic communities. In 1917, while they still lived in Iowa, Carl worked as a salesman for the Campbell Bread Company. He was well known in Oklahoma City for starting the successful Colonial Baking Company (later Rainbow) in 1928. The Skogsbergs continued living in Oklahoma City with Carl serving as president of the Colonial Baking Company until his death at the age of fifty-five in 1949.²⁸

Marie Skogsberg stayed active in the business world and kept ownership of the Circle S Ranch after her husband's death. In 1964 she owned and supervised the ranch, a small hotel, rental properties in Colorado and Oklahoma, farms in Oklahoma, and oil interests in Oklahoma, Nebraska, and Texas. She also served as vice president of a bank in Buena Vista.²⁹ Marie Skogsberg died in 1978 and is buried in Oklahoma City. Carl and Marie Skogsberg's daughter, Virginia Mae "Betty" Skogsberg, owned the ranch after her parents' deaths and continued it as a cattle operation.

Born in Wichita, Kansas, Betty Skogsberg grew up in Oklahoma City. In June 1943 she married William Thomas Milam (1918-2007), a member of the Cherokee nation, graduate of the University of Oklahoma, and a mechanical engineer. During World War II he was a test engineer for the "Enola Gay," the B-29 aircraft that later dropped the first atomic bomb on Hiroshima, Japan. After the war he served as a principal in Braniff Engineering, a heating and air conditioning business in Oklahoma City. He later became owner of Milam Engineering, a family business where he worked until retirement. Betty Milam was active in Oklahoma City civic organizations, including the Red Cross, Girl Scouts, and Rotary Club. Betty and William Milam were parents of eight children. Betty Milam's obituary notes that she also "had a deep commitment to the

²⁵ Riedel's Ranch, "Colorado Summer."

²⁶ US Census Bureau, Census of Population, manuscript returns, 1940 and World War II draft registration cards, Ancestry.com.

²⁷ Rose Determan, Nathrop, Colorado, telephone interview by R. Laurie Simmons, February 19, 2014; Shaputis and Kelly, *A History of Chaffee County*, 2nd ed., 419-20.

²⁸ Carl Willard Skogsberg (1894-1949), memorial number 6973974, Find A Grave, www.findagrave.com.

²⁹ *McDonnell v. Campbell-Taggart Associated Bakeries*, 376 S.W. 2nd 915 (1964), Court of Civil Appeals of Texas, March 6, 1964.

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preservation of the historic town of St. Elmo, Colorado.” She died in Oklahoma City in June 1995.³⁰

During the Skogsberg/Milam era the bunkhouse was used for lodging for family members and guests (see Figures 3 through 5). Melanie Milam Roth, daughter of Betty and William Milam, recalled that younger children stayed in the southern section of the bunkhouse. The northern section of the building was referred to as the Guest Cabin and was offered “for guests that normally stayed a week at a time. These included many Catholic priests who were close friends and would take a fishing vacation based at the Circle S.”³¹ The Milam Family R and R Trust, currently owns the property and continues to raise cattle.

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³⁰ Virginia Mae “Betty” Skogsberg Milam (1917-1995), memorial number 6973994 and William Thomas Milam, Sr. (1918-2007), memorial number 22308613, Find A Grave, www.findagrave.com; Virginia Mae “Betty” (Skogsberg) Milam, *NewsOK*, June 28, 1995, <http://newsok.com/article/2506795> (accessed June 22, 2012).

³¹ Melanie Milam Roth, Alpine, Colorado, email to Thomas H. Simmons, April 22, 2020.

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SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property)

The nominated area consists of the footprint of the bunkhouse plus 8' to the north, west, and east, and 2' to the south. A narrower offset on the south is necessary due to proximity of the main ranch house. Only the bunkhouse is being nominated, as the remainder of the headquarters area contains mostly altered buildings and nonhistoric construction. The Chaffee County Assessor website describes this as part of parcel number 326922400156.

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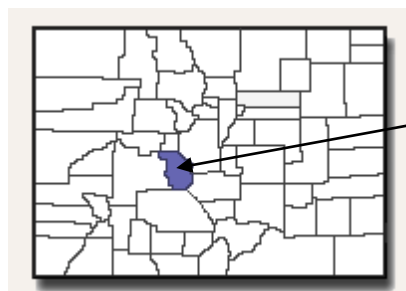
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Official Map (show location of property on map)



The white bullseye symbol indicates the location of the nominated property. Google Earth imagery, October 14, 2017.



State Perspective:
Riedel/Circle S
Bunkhouse

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SECTION VI

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1 through 13, except as noted:

Name of Property: Riedel's Ranch Bunkhouse, Circle S Ranch Bunkhouse
Location: Buena Vista vicinity
Photographer: Thomas H. Simmons
Negatives: N/A (TIFF images provided to History Colorado)

No. Photographic Information

- 1 Overview of the bunkhouse. Date: July 2020. View west-southwest.
- 2 Front (east wall) from south end. Date: July 2020. View northwest.
- 3 Front (east wall) and north wall from north end. Date: July 2020. View southwest.
- 4 Front porch from south end. Date: July 2020. View north-northwest.
- 5 Breezeway from east end. Date: July 2020. View west.
- 6 Detail of Dutch door opening onto front porch in the north section of the building. Date: August 2012. View west-northwest.
- 7 North wall and part of the west wall. Date: July 2020. View southeast.
- 8 West (rear) wall. Date: July 2020. View southeast.
- 9 West (rear) wall and partial view of south wall. Date: July 2020. View northeast.
- 10 South wall of the gabled roof projection with south wall beyond. Date: July 2020. View north-northeast.
- 11 Interior, bedroom in south part of building looking toward kitchen through doorway. Date: August 2012. View northwest.
- 12 Interior, kitchen in south part of building from breezeway. Date: July 2020. View southeast.

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HISTORIC PHOTOGRAPHS & FIGURES

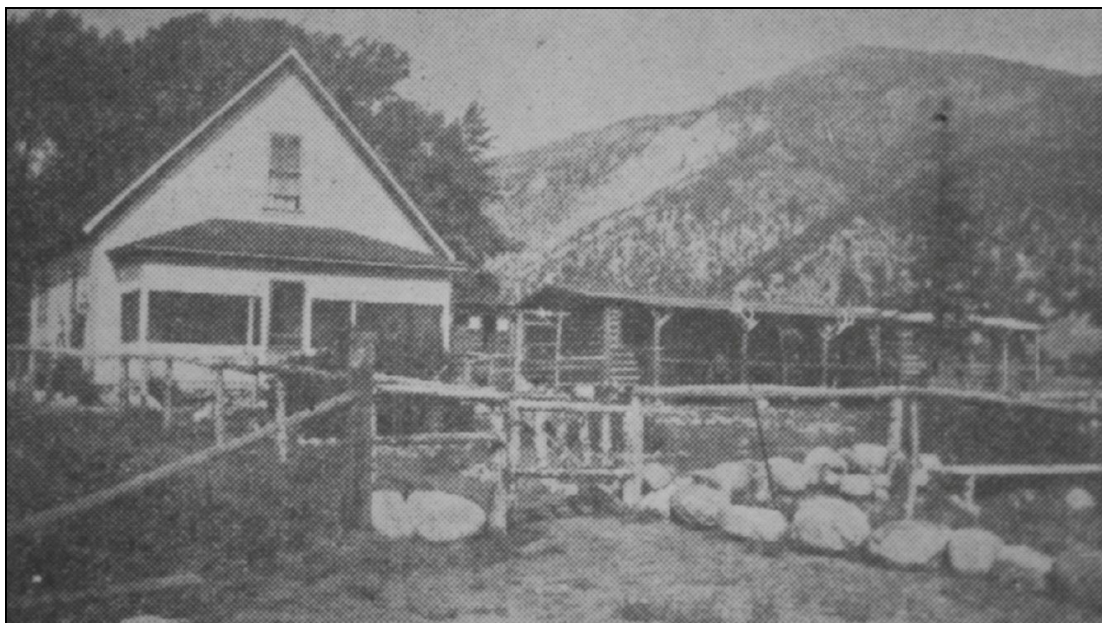


Figure 1. This ca. 1930s view west-northwest shows the bunkhouse at the right when it functioned as part of Riedel's guest ranch. The main house is to the left. SOURCE: Riedel's Ranch, brochure, Melanie Roth collection, Alpine, Colorado.

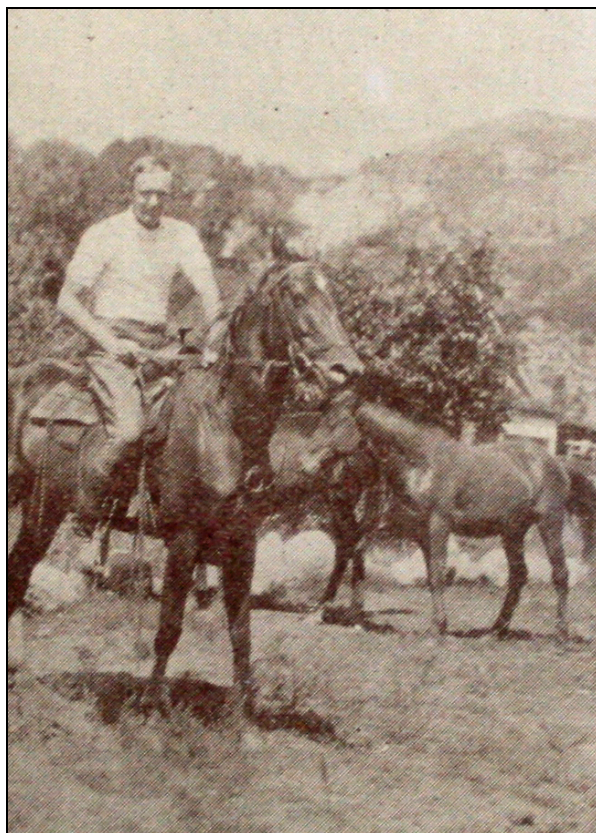


Figure 2. The Riedels offered horseback riding on "gentle cow ponies." SOURCE: Riedel's Ranch, brochure, Melanie Roth collection, Alpine, Colorado.

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Figure 3. The east wall of the bunkhouse is pictured in this ca. 1970s assessor appraisal card image (view west). SOURCE: Buena Vista Heritage Museum, Buena Vista, Colorado.



Figure 4. The east wall of the bunkhouse is pictured in this ca. 1980s assessor appraisal card image (view west). SOURCE: Chaffee County Assessor, Salida, Colorado.

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Figure 5. The east and north walls of the bunkhouse are shown in this image (view southwest), with the main house in the background to the left. SOURCE: Chaffee County Assessor, Salida, Colorado, appraisal card photograph, April 14, 1992.

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.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

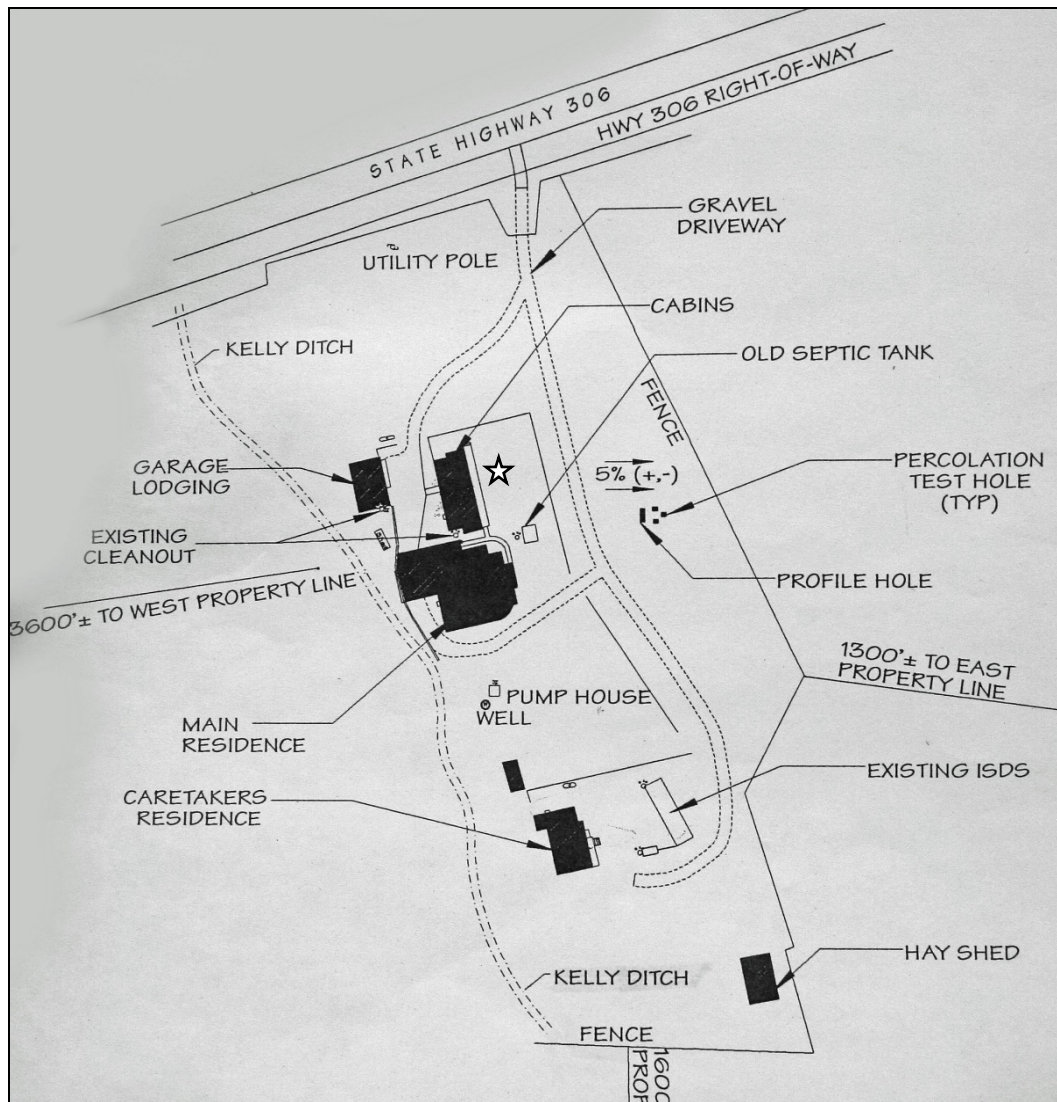
Riedel's Ranch Bunkhouse/Circle S Ranch Bunkhouse

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Ranch Headquarters Overview Map



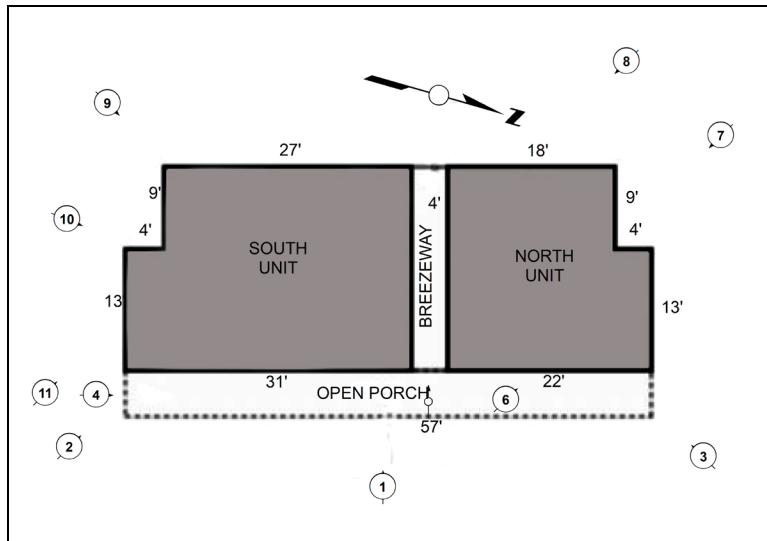
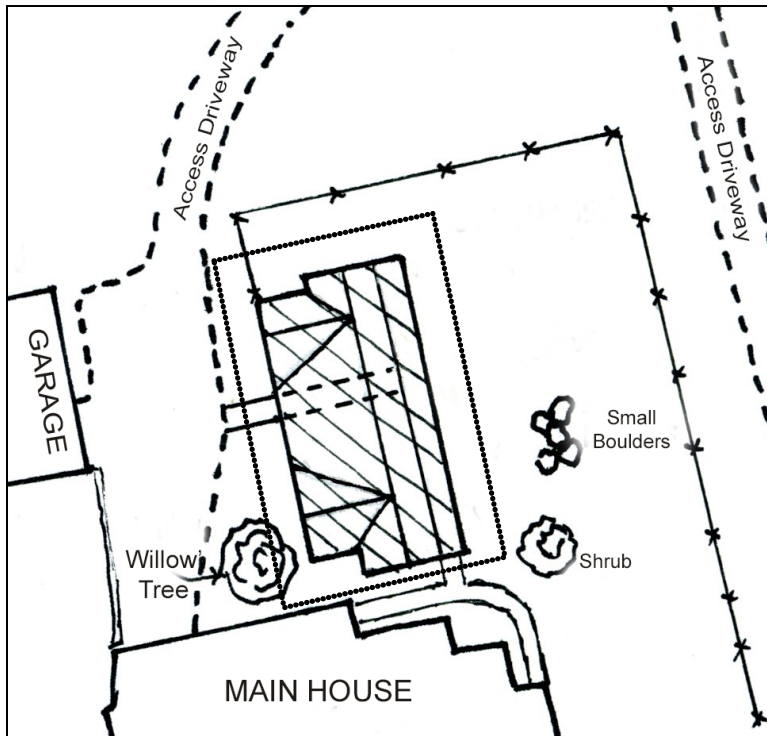
The headquarters area of the Circle S is shown in this map. The nominated resource is identified by the white star labeled "Cabins" on the map. The formal name of the "Kelly Ditch" is the Cottonwood and Maxwell Creek Ditch. North is to the top. The road at the top is actually Chaffee County Road 306. SOURCE: Circle S Ranch Headquarters Map, May 2003, Melanie Roth collection, Alpine, Colorado.

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Sketch Map



Top Map: The dotted line indicates the nominated area boundary.
Bottom Map: Numbers in circles show photograph locations and camera directions.