

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Boor Ranch/Boor Homestead

Other Names Redmond Ranch District

Address of Property

[] address not for publication

Street Address 22190 Routt County Road 13

City Yampa County Routt Zip 80483

Present Owner of Property

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

Name James T. & Wanda G. Redmond

Address P.O. Box 207 Phone (970) 638-4662

City Yampa State Colorado Zip 80483

Owner Consent for Nomination

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

Preparer of Nomination

Name Laureen Schaffer Date May 17, 2004

Organization Historic Routt County!

Address P.O. Box 775717 Phone (970) 871-8278

City Steamboat Springs State Colorado Zip 80477

FOR OFFICIAL USE:

Site Number 5RT.1401

6/1/2004 Nomination Received

Senate # 8 House # 57

8/13/2004 Review Board Recommendation
 Approval Denial

9/8/2004 CHS Board State Register Listing
 Approved Denied

Certification of Listing: President, Colorado Historical Society

Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Boor Ranch

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 December 11, 2000

Designated by Routt County (Name of municipality or county)

Use of Property

Historic Agriculture

Current Agriculture

Original Owner Emma Boor (Sections 2,3 & 11) and William Boor (Section 2)

Source of Information BLM GLO records; Routt County Assessor's Land Transfer books, Wanda Redmond conversation, May 28, 2004.

Year of Construction Ca. 1890-1975

Source of Information Wanda Redmond, owner

Architect, Builder, Engineer, Artist or Designer Boor Family (Main house, barn, homestead house);

James & James T. (Jack) Redmond (all remaining buildings/structures)

Source of Information Wanda Redmond, owner

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move 1920s, 1965

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Boor Ranch

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 checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input 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 |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) N/A Block N/A Addition N/A

USGS Topographic Quad Map Sand Point, Yampa

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Slides

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

For Office Use Only

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

Architectural Style/Engineering Type: No Style

Period of Significance: 1890-1975

Level of Significance: Local State National

Acreage 387.5 **See Page 4, Section V for Locational Information.**

P.M. Township Range Section Quarter Sections

UTM Reference: Zone Easting Northing

Site Elevation: 8147 feet

Property Name Boor Ranch

DESCRIPTION and ALTERATIONS

Located between the towns of Yampa and Phippsburg and a few miles from the Rio Blanco County line, the Boor Ranch, also known as the Redmond Ranch District, is comprised of various buildings and structures situated between two ridges in south Routt County. A stream, Bull Creek, flows near the ranching complex to the north. The Redmond Ranch District is a complex consisting of the homestead house, a machine shed, granary, barn, storage shed, hay storage shed, feed storage/granary shed, garage, outhouse, ice house, chicken coop, main house, household storage shed, and features such as fencing, a hay stacker and corral. The district represents the early ranching heritage of Routt County and the evolution of a working ranch over time.

Located in south Routt County on approximately 387 acres, the Redmond Ranch consists of a variety of buildings and structures in a variety of construction styles, from the early Pioneer Log style homestead house to the relatively recent garage. Some of the buildings have been borrowed from the original homestead while others have been constructed on site, reflecting the changing needs of a working ranch through its one hundred-year history. Located at the terminus of Routt County Road 13, the ranch is nestled between two ridges and sits on a small rise with Bull Creek, used for irrigation, running along the northern edge of the building and outbuilding area. The Boors, and subsequently the Redmonds, have taken advantage of their topography: the protective ridges, heavily forested surroundings, sunny hay meadow, and the availability of water all serve in their favor. Most of the buildings face east or south, sheltering the inhabitants (whether ranchers or livestock) from the elements. A gravel road passes the outbuildings and leads to the main house, providing access to the complex. The house is formally delineated from the rest of the complex by a wooden fence and is more formal in style. In the front yard, one of the original lamps from Yampa's Main Street is present. Aspen and pine trees abound on the neighboring hills and lend a sense of beauty and tranquility.

The district contains thirteen buildings and structures of varying dates and methods of construction. The descriptions are as follows:

The Homestead House- #1, Date of Construction- ca. early 1890s, moved 1920s. Currently used as a blacksmith shop, the Pioneer Log style building was initially the homestead house for the William Boor family until about 1920. It was originally located further down the valley in the hay meadow and was moved to its present location in the 1920s by James Redmond. The rectangular plan homestead house, measuring 23' X 17', is a hand-hewn log building with square-notched corners stacked 11 tiers high. It has a side-gabled roof with exposed rafters. The building has chinking and daubing and is placed on a rock foundation. The roof features asphalt shingles on its north (front) side and metal on its south (rear) side. Vertically placed boards, without battens, are present in the gable ends. The entry to the building features wide, wood plank double doors with metal hinges placed in a wood frame. The facade features one window, a four-over-four, double-hung window with a wooden frame. Two of the panes, one in the upper sash and one in the lower sash, are missing. The south elevation features two windows: one four-light fixed window and one four-over-four, double-hung window with several missing panes. Both windows are set in wood frames.

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Machine Shed- #2, Date of Construction- 1970.

The machine shed is a long, rectangular structure supported by posts placed directly in the ground. Constructed of vertical wood planks, it is covered by a metal shed roof, and features four stalls, or bays, open to the east. Wood plank flooring is present.

Granary- #3, Date of Construction-1970.

The granary is a round, galvanized steel feed storage structure located next to the machine shed. The granary is placed on wood planks that are supported by railroad ties. A metal door faces the east and features the name and location of the manufacturer: Columbian Steel Tank Co., Kansas City, Missouri. The granary is topped with a flattened conical metal roof.

Barn- #4, Date of Construction- Circa 1890, relocated 1920s.

Constructed by the William Boor family, the barn was dismantled by James Redmond circa 1920 and rebuilt on its current location. The barn is a two-story, rectangular log building with a steeply pitched, side-gambrel roof. Logs are both peeled round and squared hewn, with most of the hewn logs appearing in the lower portion of the barn and serving as sills. Vertical boards are present on the upper story, with the west side featuring board and batten in the upper portions. Wood flooring is present in the interior. Chinking and daubing is present between the original logs. The building sits atop a rock foundation. A Dutch door, located on the south facade, is set in a wooden frame attached by metal hinges. Hay doors are located on the second story on the east and west sides. A hay hood shelters the loft entrance of the east. Metal roofing covers the flared roof eaves. The roof originally was gabled and converted to a gambrel about 1920, when James Redmond moved the barn. Redmond was from the Midwest and believed the barn should have a gambrel roof in order "to look as though a barn should look" (Wanda Redmond interview). Asphalt shingles replaced the original wood shingles on the roof in the 1950s, and a metal roof was installed in 1980. The barn is used to store tack and house livestock.

Storage Shed- #5, Date of Construction- 1940s.

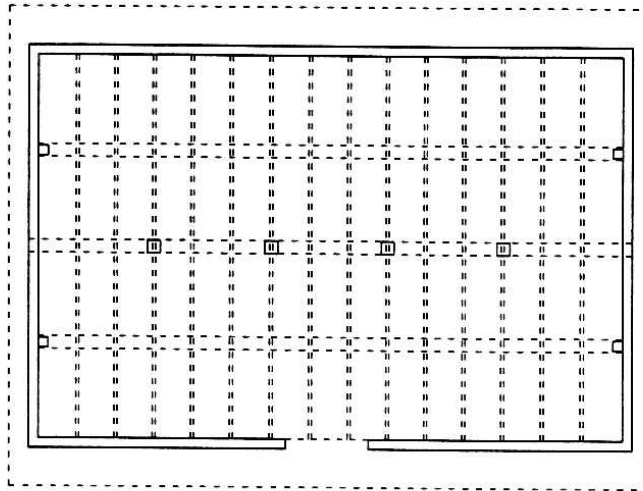
Built during the 1940s by James Redmond to house cattle and hay, the storage shed is a single-story log building measuring approximately 16 feet by 14 feet with an asymmetrical side-gabled roof. The building features asphalt shingles on the front portion of the roof and metal on the back. Overhanging eaves shelter exposed log purlins on the sides. Large round logs with squared corners feature predominantly, with hand-hewn squared-off logs on the lower portion. The approximately eight-foot wide opening faces east. Some chinking and daubing is present. The building rests on a rock foundation.

Hay Storage Shed- #6, Date of Construction- 1970.

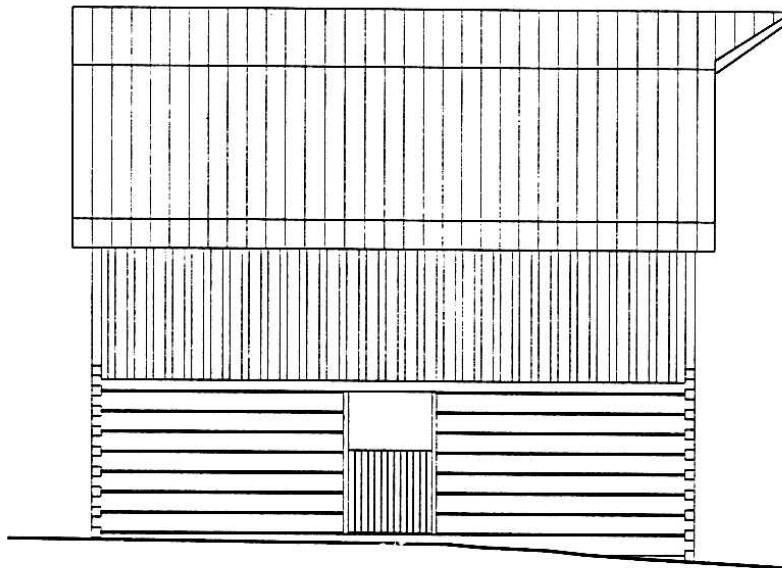
Constructed by Jack Redmond this shed was also used as a calving shed. A one-story, rectangular structure with vertical board construction, it is covered with a metal shed roof, measures approximately 24 feet by 14 feet, and opens to the east. The east facade features an approximately five foot wide door to accommodate livestock and a divided four-light fixed

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Barn Elevation



Barn Plan
1/8" = 1'-0"



South Elevation - Barn
1/8" = 1'-0"

WESTELEVATION Architecture, Interior Architecture & Design P.O. Box 774665 737 Lincoln Avenue Steamboat Springs, CO 80477 970.879.7026	Project: REDMOND RANCH HISTORIC STRUCTURES ASSESSMENT		<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto; display: flex; flex-direction: column; justify-content: center; align-items: center;"> 5 <hr style="width: 80%;"/> A.1 </div>
	Job No.: 1014	Issued: 05/25/02	

Property Name Boor Ranch

window. A Dutch door is present on the south side of the east wall. The shed is placed on the ground with no foundation and is painted.

Feed Storage/Granary Shed- #7, Date of Construction- 1950s.

Jack Redmond built this shed that measures 10 feet by 15 feet. The one-story structure has horizontal board siding with vertical exterior framing supports (studs-out construction). The medium sloped, front-gabled roof is covered with asphalt shingles; overhanging eaves shelter exposed rafter tails. The front two-panel door faces south and was probably a four-panel door originally. A four-light fixed window on the rear is backed by plywood. The shed rests on rocks and wood.

Garage- #8, Date of Construction- 1975.

Constructed by Jack Redmond, the garage is a front-gabled, rectangular shaped, one-story building. Board and batten is placed on the south facade and east side, while sawn logs are on the north and west elevations. The pre-dominantly concrete block foundation also features concrete and rock. Two large garage doors are situated on the facade. Two, four-light windows appear on the east elevation while a wood-paneled door and fixed windows are on the west. The north, rear, elevation features a centrally placed fixed four-light window. All windows are set in wood frames. Asphalt shingles cover the roof.

Outhouse- #9, Date of Construction- circa 1920.

The outhouse is a small, side-gabled building with vertical board construction and an asphalt shingle roof. A vertical wood plank door opens outward on the east. Thought to have been constructed circa 1920 when the Redmonds came into ownership of the property, it is in poor condition and no longer in use.

Ice House- #10, Date of Construction- 1938-1939.

Built by James and Jack Redmond, the front-gabled, peeled log structure measures approximately 9 by 11 feet. The roof is covered only with plank boards (no shingle or metal roofing) with log purlins at the gable peaks and eaves. Walls are constructed of 11 tiers of round logs, including sills, and features hog trough corners. Daubing is absent; however, scraps of wood placed in between logs serve as chinking. The south façade has a door of horizontal plank construction set in wooden door surrounds. There are no windows. After the family acquired a refrigerator, the ice house was converted to coal storage.

Chicken Coop- #11, Date of Construction- 1965.

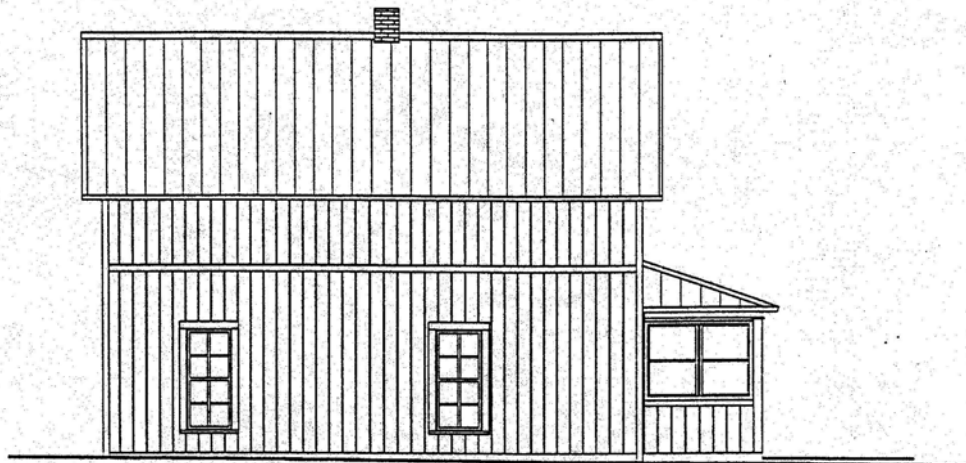
Jack Redmond constructed the 8 by 18 foot chicken coop. The rectangular one-story, shed-roofed structure features board and batten siding and a metal roof. Paired 3/3 fixed windows appear in wooden frames towards the south end, adjacent to the door. Two doors of board and batten material are present; one on the southeast façade and one on the northeast side. A divided light window is placed close to the south corner on the southwest wall. The chicken coop sits on a rock and concrete foundation.

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Main House Elevation

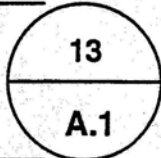


East Elevation - Redmond House



South Elevation - Redmond House

WESTELEVATION <i>Architecture, Interior Architecture & Design</i> P.O. Box 774665 737 Lincoln Avenue Steamboat Springs, CO 80477 970.879.7026	Project: REDMOND RANCH HISTORIC STRUCTURES ASSESSMENT		13
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Main House- #12, Date of Construction- circa 1890.

Constructed circa 1890 for Emma Boor, the house is a two-story, vernacular style residence with an irregular floor plan and asymmetrical massing. The current house consists of the original two-story log cabin, encase in later siding, the shed roof addition on the north, an enclosed porch on the east facade, and a newly constructed wood deck. The main cabin was originally a two-story, hand-hewn log building, measuring approximately 28 feet by 20 feet. The initial entrance was located on the south side and has been replaced with a window. The cabin had a side-gabled, wood shingled roof at this time, with a centrally positioned brick chimney. The residence was constructed low to the ground in order to provide easy access for Emma Boor, who was handicapped and required crutches. The shed roof addition was attached to the north elevation and the enclosed porch added to the east side at around the same time that the Redmond family came into ownership of the property, approximately 1920. The additions were made of frame and board construction. At this time, the main entry was reoriented to the east and the entire house was covered with a variety of wood sidings. The east facade features horizontal wood siding, the north side features a combination of vertical, horizontal, and shingle wood siding, while the south and west sides are covered in vertical wood siding. With the reorientation of the building, the house became front-gabled house with a hipped roof porch and shed roof addition. The entire house is currently covered with a metal roof installed in 1990; originally it was wood shingle replaced by asphalt shingle in about 1952. Windows are primarily four-over-four, double-hung set in wooden frames; however, the north elevation features a small slider window, indicating where the bathroom was created in the shed roof section in 1954. Under the shed roof overhang, just to the east of the bathroom window, is a door that has been closed off since the 1920s. Horizontal boards cover the bottom half of the door, causing only the 4 light window portion of the door to be visible. Two six-over-one, double-hung windows appear on the west elevation of the addition. The house rests on a rock foundation.

Household Storage Shed- #13, Date of Construction- ca. 1930s-1940s, moved 1965.

Constructed at sometime in the 1930s or 1940s, the front-gabled structure has board and batten siding and exposed rafter tails under the overhanging eaves of the asphalt shingled roof. The front entrance faces south and has a battened door. The north side has one fixed four-light window. The shed rests on the ground with no foundation and was moved in from another Redmond property nearby atop Heart Mountain circa 1965. It originally served as a pump house and is now used for storage purposes.

Boor House and Hay Stacker- #14, Date of Construction- unknown.

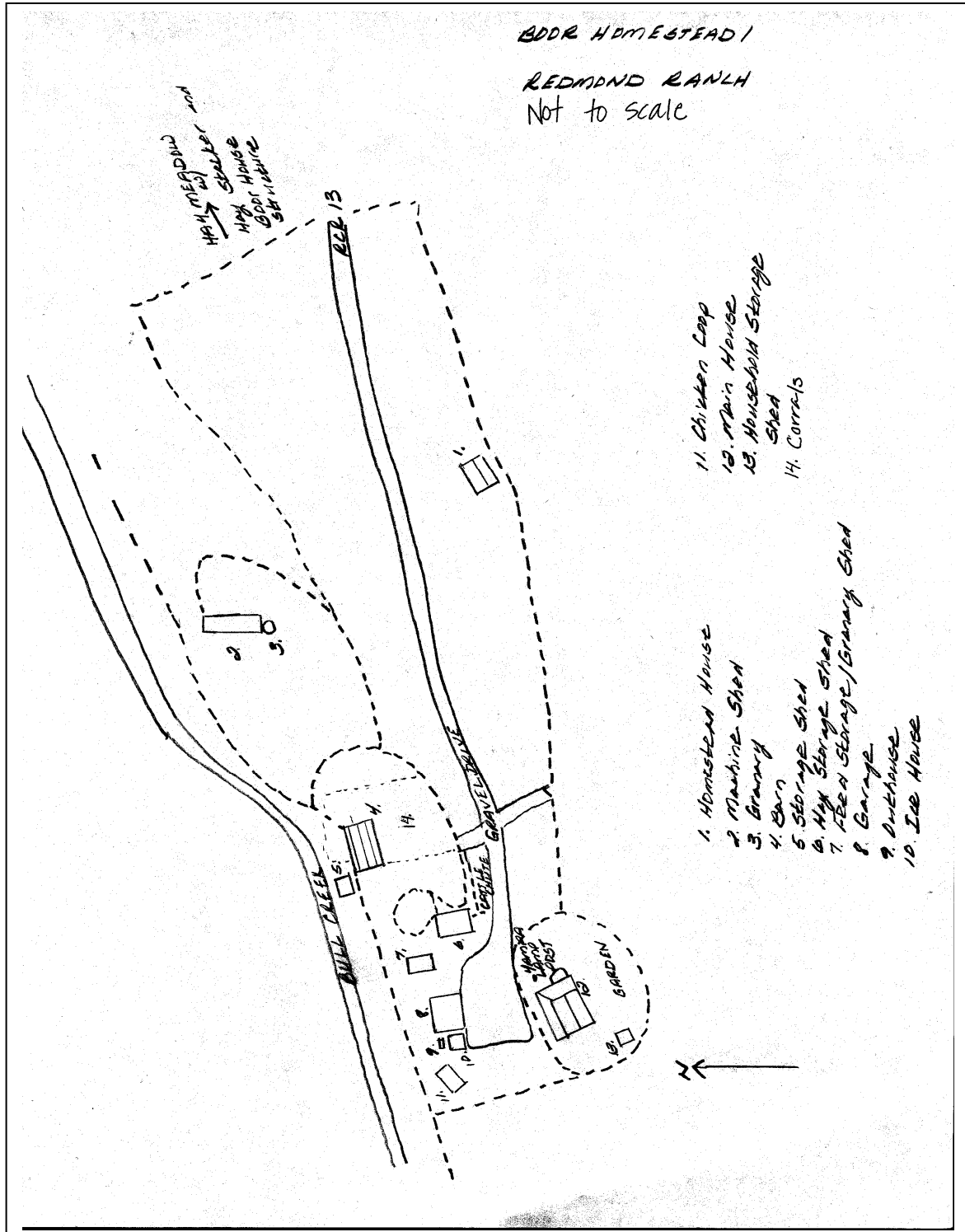
Remnants of the William Boor House, constructed after the original William Boor Homestead House (Building #1), and a wooden hay stacker are located in the hay meadow. The Boor Ranch building complex was located in the irrigated hay meadow. James Redmond moved the Barn (Building #4) and Homestead House (Building #1) up the small valley to the original Emma Boor parcel. (Photos 48 & 50).

Mill Creek Ditch- #15, Date of Construction- 1895.

The Mill Creek Ditch was constructed in 1895 and appropriated in 1902. This was the main source of irrigation water until the new JHR Ditch was constructed. This ditch always has a

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SITE PLAN



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flow of water, with a high flow during the spring run-off. Both ditches have head gates that are not located within the Redmond Ranch boundary. Additionally, both ditches are dug into the ground and do not feature any stone or concrete wall.

Jones, Hinman, Redmond (JHR) Ditch- #16, Date of Construction- 1958.

Two neighboring families and Jack Redmond built the ditch in 1958. Allen Basin Reservoir in Rio Blanco County is the source and the amount of water received by the Redmonds is dependent upon availability (snowfall).

Corrals- #17, Date of Construction- ca. 1920s.

Stacked log corral fencing and metal gates stand to the south and east of the barn. They were constructed using local materials and construction methods and have been in continuous use since the relocation of the barn from the hay meadow area of the ranch.

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SIGNIFICANCE STATEMENT

The Redmond Ranch is a significant property for the ranching community as well as for Routt County in general. This family-owned ranch is a reflection of the early agricultural development of south Routt County, and is eligible for designation to the State Register of Historic Properties under Criterion A in the area of Agriculture. Overall, the ranch district displays a high degree of integrity and physically serves as a representation of the significant role that high country farming and ranching played in the development of Routt County. The Redmond Ranch individually serves as a metaphor for and exemplifies agriculture in Routt County through the homesteading and settlement period, during the agricultural activity in the 1920s, and the continuation of the ranching lifestyle in the area. The Redmond Ranch, more than any other community ranch, tells the story of agriculture in south Routt County and the varied range of activities that occurred on the site.

The Redmond Ranch exemplifies the development of the agricultural sector of a relatively late settlement area in Colorado and is a physical manifestation of the economic means associated with the development of a moderately sized, family-operated ranch. By circa 1920, what began as a pioneer homestead for the Boor family in the late 1890s turned into a viable working ranch with permanent buildings, both domestic and agricultural. The changes occurring on the ranch in the 1920s and the introduction of newer buildings reflect the broader economic forces at play and the changing roles and needs on a ranch due to technological advances. With the exception of the upgrades circa 1920, little has been done to alter the exterior of the buildings or structures and the Redmond Ranch remains in excellent condition to this day.

The Redmond Ranch in south Routt County reflects the growth of agriculture in the region. It is associated with major themes in the history of Routt County through the stewardship of the Redmond family; however, the ranch remains an established visual feature of the community and serves as a source identity for the agricultural community. The ranch complex is a familiar feature and source of pride to many in the community. Although located in a remote section of the county, it continues to lend a sense of permanence, as well as serving as a visual reminder of the area's agricultural roots.

Historical Background

The agricultural history of Routt County, and the people who lived it, has been strongly influenced by the climate and topography. Considered isolated and rugged well into the twentieth century, Routt County is dominated by its geography. Mostly mountainous to the east, north, and extreme south and more temperate to the west and southwest of the county, agricultural areas are limited by climate and arable terrain. Fertile mountain valleys and parks contribute to the agricultural capacity. Other than the Ute Indians and other Native American tribes that used Routt County as a traditional hunting ground and summer quartering, few ventured into the area before the late 1800s. While used by cattle operations for summer pasturing, heavy permanent settlement did not begin until circa 1905-1910 in anticipation of the railroad and other speculation.

By the 1870s, pioneers were moving into the region, placing claims and 'proving up' on their land, and providing crops and meat to the mining camps and each other. Many of these people became both farmers and ranchers by growing crops and hay, and by taking advantage of the public grazing areas, keeping herds on a larger scale than those of the typical farmer. This mixed operation of farming and ranching became necessarily typical in the county and continued throughout several time periods until the close of World War II. This system of diversification was dependent on market and weather

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conditions, like all agricultural operations, yet provided enough flexibility to prevent complete dependence on one crop or market.

The earliest settlers to the area proved the agricultural viability of the county through successes in hay production and ranching. The growth of cattle ranching and sheep ranching could not have occurred in the area without winter pasturelands or hay. When open pasture and grazing lands diminished, ranchers became increasingly dependent on hay for winter feeding. Good quality hay was available in Routt County from the earliest days. The two principal producers in the county developed and maintained a symbiotic relationship.

With the permanent removal of the Ute Indians from Routt County after the Meeker Massacre in 1879, large amounts of land were available for settlement and purchase. The General Pre-emption Act and the Homestead Act of 1862 had a dramatic effect in the county. Combined, these federal acts shaped what became the physical boundaries, through fencing and other forms of individual demarcation, in Routt County and established a system through which settlers became land owners. The agricultural heritage of Routt County began with land ownership, which can be traced to these land distribution methods.

Another wave of settlers appeared in the county after viability of the land was established. In acquiring land, it was customary to file on or purchase pasture lands on quarter sections of land fronting water, such as a river or a stream. In such cases, actual ownership extended about a quarter mile, but the grasses and homestead had water for use in irrigation if necessary. Once having acquired water frontage and the guarantee of quality hay, the adjacent open areas could be utilized for stock grazing.

Ranching proved important in Routt County from the earliest settlement period. An 1861 territorial map of Colorado displays Brown's Park, a major cattle grazing and wintering area, and the Colorado State Business Directory for 1879 reported an assessed valuation of cattle in Routt County at \$35,660 (no sheep were reported). Livestock and ranchers came to the county and followed practices already exercised in other regions; these early ranchers allowed their herds to graze and roam free in the fertile valleys and parks on an open range system. Most operations had a ranch base that served as a headquarters, while the stock ranged on open lands. Most adopted the practice of moving the herds to the alpine meadows in the summer (known as "shove up") and moving the herds back down to the valleys and lower elevations along the stock trails for the winter (known as "shove down"). This system helped keep forage available, but as the number of stock on the open range increased demand, the use of hay made from the abundant and lush natural grasses of the valley floors not only supported individual ranchers' stock, but also proved valuable for sale to those at mining camps and others with more cattle than grass. Eventually, cultivation of hay became a major part of the local economy and continues to this day.

Although ranching in Routt County was originally synonymous with cattle raising, sheep tending developed in the county as well. Much of the county's natural environment was favorable for lamb production, but as the number of settlers increased and with them, an increase in the number of cattle and sheep, competition rose for land with prime grazing grounds and watering areas. This led to conflicts between cattle owners, sheep ranchers, and homesteaders. Even in the face of opposition, sheep ranching continued and endures to this day along side cattle ranching.

Because many agrarians were involved in both farming and ranching, farming figured in the county's economic production. The major obstacle for those involved in farming was finding crops that could be cultivated successfully given Routt County's limited growing season and precipitation patterns. In an

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effort to control the lack of precipitation in summer in some areas, irrigation systems were built. However, Routt County farmers and ranchers were never as dependent on irrigated water as the farmers on the eastern Colorado Plains were. After initial experimentation, local farmers found they could successfully and profitably raise hay, grains (barley, wheat, and oats), and small, cool weather vegetables (lettuce and spinach). As farming technology and market access improved, these crops could be produced on a larger scale in the early twentieth century.

Following the initial settlement period and economic hardships of the 1890s, a slow agricultural expansion occurred. In Routt County, 1900 to 1920 were the peak years for agriculture. At the same time, other areas in the west were coming under successful cultivation and market gluts combined with high transportation costs prevented the continued spread and success of farming. Instead, hay and small grains continued in the central valleys and western sections of the county. After World War I, when the agricultural markets fell nationwide and remained depressed throughout the 1920s and 1930s, Routt County farmers and ranchers shared little profits. Their problems were furthered in that the mining towns, the farmers' traditional consumers, declined and regional and national markets shrank even further.

In the wake of the Meeker Massacre and the subsequent removal of Utes from northwestern Colorado, successful mining, real towns and settlements forming, and the various land acts well-established, ranching became a viable operation. The first increases in the countywide general population ran from about 1880 to 1900, with many settlers placing claims and taking up ranching. As the early settlers staked claims, either in groups or somewhat close proximity to each other, towns began to form. A group of ranches developed into present day Yampa.

The town of Yampa was not planned; it simply grew at the gateway to Routt County. The town dates to the 1880s when lower Egeria Park was first settled. A close-knit community formed among the many families who established homestead claims. In 1883 a post office opened at the Watson Ranch and the following year a school opened in a cabin on the Henry Crawford Ranch. The first store was constructed by 1886. Also that year the town started calling itself Yampa instead of Egeria. Two economic booms contributed to the growth of Yampa: the first reflected the prosperity of the cattle ranches in the 1880s and 1890s, the second was attributable to the success of cool weather crops (lettuce and spinach) farming in the 1920s (Stanko, Jim, et al., p. 77).

Yampa flourished during the heyday of the large cattle ranches in the last two decades of the nineteenth century. The stage began stopping in 1888 and the Antlers Hotel (State Register) had become a major stage and freight stop. Settlers were attracted to the area in increasing numbers at the turn of the 20th century. Additionally, vast forests of spruce and pine stimulated a timber industry. By the time Yampa incorporated in 1906, the town included two banks, a hospital, a newspaper, two drug stores, two mills, a creamery, a town hall, an opera house, a bowling alley, and nine saloons. A new two-story school was the pride of the community (Stanko, Jim, et. al., page 78). In 1907, the Colorado Telephone Company launched service into the town and by 1909 the public water system was completed. Of major importance, the railroad reached Yampa and Steamboat Springs in 1908. Due to financial difficulties, the railroad terminus remained at Steamboat Springs for five years, until it reached Hayden in 1913.

The railroad exerted a tremendous influence on the development of agriculture in Routt County, both by opening new markets and by ferrying in homesteaders to farm and ranch. The railroad increased availability to markets for agriculture and thus insured export potential. It created centers for production and shipment. The nearby town of Phippsburg developed into a major rail and service center.

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Seeking opportunity and land ownership, several early homesteaders came into the Egeria Park area. Among the several people who eventually settled in the area were the Boors. The Boor family acquired land in Routt County through a Homestead entry. Their building complex was located in what is now primarily hay meadows on the Redmond Ranch. Emma Boor homesteaded her own property through a Homestead entry in Sections 2, 3, and 11. The existing Main House (#12) on the current Redmond Ranch was the only known building on her property. It is believed that Emma Boor moved here in the 1890s in order to be near her parents' homestead. She gained official title to the property in the spring of 1913 and lived there until 1917, when James Redmond purchased the land. James Redmond purchased both Boor parcels (the William Boor parcel in Section 2 received a patent in 1910) and also acquired the water rights to the property. An irrigation ditch, still in use, was constructed in 1895 and travels to the hay meadow from two miles back into the "high country" (Redmond, Wanda, May 28, 2004).

After purchasing the property, James Redmond relocated the William Boor Homestead House and barn up the valley to the Emma Boor parcel in approximately 1920. He felt the valley location was wet and swampy and wanted a better site for the ranch operations. The reuse and recycling of buildings is an important characteristic of the agricultural legacy in Routt County as well as the West. Since agrarians tend to not tolerate waste, moved buildings reflect common practices and further reveal a social value. A few years before, when he purchased the property, he redesigned the Emma Boor cabin (Main House) to make it a more permanent residence reflective of the times. The log cabin was updated and redesigned. The building was sided with materials available after the arrival of the train and reflects the influences brought by the railroad. Now the Main House was more reflective of an established ranch. The early portion of the twentieth century were the peak years for Routt County agriculture and the newly redesigned and appointed house marked the means of a more successful and established family ranch. The redesigned barn roof also is reflective of this change in economics. What had been the Boor Homestead was now an established family ranch and reflective of the growth in agriculture and the nearby communities.

Buildings were constructed on site as needed through the years and are excellent examples of construction methods employed by ranchers. The resources found throughout the Redmond Ranch District reflect the skills, technology, and lifestyle needed for agricultural viability in the area and the evolution of these needs over time. The buildings were constructed of locally available materials with designs that utilized construction techniques of the builders' heritage. The terrain and climate limited the size of many ranches in the area, yet through diversification they were able to establish themselves and sustain through the hard economic times they followed. Like most Routt County ranches, changing economies continue to threaten the Redmond Ranch, yet it survives through its period of significance to remain an excellent example of a cultural landscape and to convey the history of homesteaders' and ranchers' attempts to utilize and modify their environment for a viable use.

The history of the Redmond Ranch is the history of agriculture in Routt County. The major themes in the county's history are present in this ranch: the homestead movement; water acquisition; hay, cattle, and sheep; the influence of the railroad; and, the impact of changing and evolving technologies. As a microcosm for these pivotal themes, the Redmond Ranch is the ideal moderately sized, family ranch. From its origins as a remote family homestead, to the Redmond purchase and early 20th century expansion, and continuing through the hard economic times of the Depression and continuing on to the present day, the ranch typifies agriculture in this portion of Colorado. The resources found on the Redmond Ranch exemplify a classic working ranch and its evolution over time. The Redmond Ranch further demonstrates the operations of family-owned ranches, ranches that are the backbone of Routt County agriculture. The Redmond Ranch District has been a working ranch since the outset and

Property Name Boor Ranch

continues to this day in this capacity. The Redmonds raise cattle and sheep on a family operated ranch. The ranch exemplifies the ranching heritage of the county and the continuing role of this heritage in the community.

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Property Name Boor Ranch

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The district is defined by the legal description of the portion of the Redmond Ranch/Boor Homestead most closely associated with the families and historic use described in the nomination.

The Redmond Ranch District includes: East ½ southeast ¼ southwest ¼ southeast ¼ south ½ northwest ¼ southeast ¼ south ½ north ½ northwest ¼ southeast ¼ northeast ¼ northeast ¼ northwest ¼ southeast ¼ northwest ¼ northeast ¼ northwest ¼ southeast ¼ northeast ¼ northwest ¼ northwest ¼ southeast ¼ southeast ¼ southwest ¼ southwest ¼ southwest ¼ south ½ northeast ¼ southwest ¼ southeast ¼ northwest ¼ southwest ¼ of Section 2, Township 2N, Range 86W

Southeast ¼ southeast ¼ southeast ¼ southwest ¼ northeast ¼ southwest ¼ southeast ¼ southeast ¼ southwest ¼ southeast ¼ northeast ¼ southeast ¼ southeast ¼ southeast ¼ northwest ¼ southeast ¼ southeast ¼ southwest ¼ southeast ¼ southeast ¼ Section 3, Township 2N, Range 86W

Northeast ¼ northeast ¼ northeast ¼ Section 10, Township 2N, Range 86W

North ½ northwest ¼ northeast ¼ north ½ southwest ¼ northwest ¼ northeast ¼ north ½ north ½ northwest ¼ north ½ northwest ¼ northeast ¼ north ½ southwest ¼ northwest ¼ northeast ¼ north ½ north ½ northwest ¼ Section 11, Township 2N, Section 86W

Total 387.5 acres

Locational Information

6th PM, T2N, R86W S2 S½, SW; SE, NW SW; S½, NE, SW; SE

6th PM, T2N, R86W, S3 E½, SE, SE; SW, SE, SE; SE, NW, SE, SE; SE, SW, SE

6th PM, T2N, R86W, S10 NE, NE, NE

6th PM, T2N, R86W, S11, N½, NW, NW; N½, NE, NW; N½, NW, NE; N½, SW, NW, NE

UTMS

1- 13 327516E 4447886N	2- 13 327516E 4448182N
3- 13 327946E 4448265N	4- 13 328379E 4448439N
5- 13 329097E 4448646N	6- 13 329806E 4448646N
7- 13 329779E 4447816N	8- 13 329378E 4447822N
9- 13 328965E 4447509N	10- 13 328970E 4447629N
11- 13 327930E 4447673N	12- 13 327936E 4447872N

Property Name Boor Ranch

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-52 except as noted:

Name of Property: Boor Ranch/ Redmond Ranch District
Location: Routt County
Photographer: Jim Goossens
Date of Photographs: June 2004
Negatives: Historic Routt County!

Photo No. Photographic Information

- 1 Homestead House, north facade, camera facing south.
- 2 Homestead House, east side, camera facing west.
- 3 Homestead House, south side, camera facing north.
- 4 Homestead House, west side, camera facing east.
- 5 Machine shed, east facade, camera facing west.
- 6 Machine shed, north side, camera facing south.
- 7 Machine shed, west side, camera facing east.
- 8 Granary, west side, camera facing east.
- 9 Granary, east facade, camera facing west.
- 10 Barn, east side, camera facing west.
- 11 Barn, south facade, camera facing north.
- 12 Barn, west side, camera facing east.
- 13 Barn, north side, camera facing south.
- 14 Storage shed, east facade, camera facing west.
- 15 Storage shed, south side, camera facing north.
- 16 Storage shed, north side, camera facing south.
- 17 Storage shed, west side, camera facing east.
- 18 Hay storage shed, east facade, camera facing west.
- 19 Hay storage shed, north side, camera facing south.
- 20 Hay storage shed, south side, camera facing north.
- 21 Hay storage shed, west side, camera facing east.
- 22 Corral and fencing, camera facing east.
- 23 Feed storage/Granary, south facade, camera facing north.
- 24 Feed storage/ Granary, east side, camera facing west.
- 25 Feed storage/Granary, north side, camera facing south.
- 26 Feed storage/Granary, west side, camera facing east.
- 27 Garage, east side, camera facing west.
- 28 Garage, south facade, camera facing north.
- 29 Garage, west side, camera facing east.
- 30 Garage, north side, camera facing south.
- 31 Outhouse, north side, camera facing south.
- 32 Outhouse, north side and east facade, camera facing southwest.
- 33 Outhouse, west side, camera facing east.

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- 34 Ice house, north side, camera facing south.
- 35 Ice house, southeast side, camera facing northwest.
- 36 Chicken coop, northeast side, camera facing southwest.
- 37 Chicken coop, northwest side, camera facing southeast.
- 38 Chicken coop, southwest side, camera facing northeast.
- 39 Main house, north side, camera facing south.
- 40 Main house, east façade, camera facing west.
- 41 Main house, south side, camera facing north.
- 42 Main house, west side, camera facing east.
- 43 Household storage shed, west side, camera facing east.
- 44 Household storage shed, south façade, camera facing north.
- 45 Household storage shed, east side, camera facing west.
- 46 Ice House, hog trough corner detail.
- 47 Feed storage/Granary, front door detail.
- 48 Hay stacker in the hay meadow, camera facing north.
- 49 Redmond Ranch view from hay meadow, camera facing southwest.
- 50 Boor house in hay meadow, camera facing east.
- 51 Mill Creek Ditch, camera facing southwest.
- 52 Mill Creek Ditch, camera facing northeast.

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USGS TOPOGRAPHIC MAP

Sand Point & Yampa Quadrangles, Colorado
7.5 Minute Series

