

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Schmid Ranch

Other Names Wells-Champlin Ranch

Address of Property

address not for publication

Street Address 4553 County Road 60M

City vicinity of Sawpit County San Miguel Zip

Present Owner of Property

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

Name Schmid Family Ranch, LLC

Address P. O. Box 431 Phone 970-728-8070

City Placerville State Colorado Zip 81430

Owner Consent for Nomination

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

Preparer of Nomination

Name April Montgomery Date 3/2002

Organization April Montgomery Consulting

Address P. O. Box 302 Phone 970-865-2536

City Naturita State Colorado Zip 81422

FOR OFFICIAL USE:

Site Number 5SM2770

Nomination Received

Senate # 6 House # 58

8/2/2002 Review Board Recommendation
 Approval Denial

8/14/2002 CHS Board State Register Listing
 Approved Denied

Certification of Listing: President, Colorado Historical Society

Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Schmid 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 8/17/2000

Designated by San Miguel County (Name of municipality or county)

Use of Property

Historic AGRICULTURE/animal facility, agricultural outbuilding ; DOMESTIC/single dwelling

Current AGRICULTURE/animal facility, agricultural outbuilding ; DOMESTIC/single dwelling

Original Owner James Wells; Walter Champlin; Fred Fortier; Charles Shadduck; Olof Nelson

Source of Information homestead patents and deeds of sale

Year of Construction ca.1885 - 1970

Source of Information family interviews

Architect, Builder, Engineer, Artist or Designer unknown

Source of Information _____

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move 2 buildings moved from Upper Place to Lower Place in the 1930s

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 Schmid 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 checked="" 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 Addition

USGS Topographic Quad Maps Gray Head; Little Cone

Verbal Boundary Description of Nominated Property

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

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Schmid Ranch

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: _____

Period of Significance: 1885 - 1958

Level of Significance: Local State National

Acreage 780 acres

P.M. N.M. Township 42 N Range 10 W Section portions of 8, 9, 17 & 18 Quarter Sections

SEE CONTINUATION SHEET

UTM Reference: Zone _____ Easting _____ Northing _____

SEE CONTINUATION SHEET

Site Elevation: 9100 - 9900 feet

Property Name Schmid Ranch

DESCRIPTION and ALTERATIONS

The approximately 780-acre Schmid Ranch is comprised of two discontinuous parcels of land located 12 miles southwest of Telluride along County Roads 60M and 59H. At an elevation that varies between 9,100 and 9,900 feet, the ranch is situated on Wilson Mesa below three 14,000-foot peaks within the Wilson Mountain Range. Providing a buffer to the U.S. Forest Service Lizard Head Wilderness Area, the ranch contains diverse vegetation types ranging from open meadows to heavily used pasture lands. There are blue spruce and quaking aspen forests in the upper elevations. Big Bear Creek, Muddy Creek and several other unnamed creeks flow through the property providing riparian and wetland habitat before reaching the San Miguel River, one of the last relatively free flowing tributaries of the Colorado River. Wetland and riparian areas constitute at least 20 acres of the ranch. The ranch also protects critical elk and mule deer migration routes.

Today, the Schmid family continues to operate the ranch as their ancestors traditionally did, running a 130 head cow/calf operation. The Schmid's use eight-saddle horse and four draft horses to assist in working the ranch. Approximately 240 acres are irrigated pasture, 60 acres of which are cut and baled as winter-feed.

The Schmid Ranch is a designated San Miguel County Landmark District and a Colorado Centennial Farm (under the same family ownership for 100 years). The Schmid Ranch is one of the last working ranches on Wilson Mesa and portions of it have been operated continuously by the same family since 1882. Due to increasing development pressures, the Schmid family placed a conservation easement on the approximately 800 acres, and sold all of its development rights to the San Miguel County Open Space Commission, the San Miguel County Conservation Foundation, and The Nature Conservancy.

The nominated property is comprised of three distinct ranchsteads—referred to as the Upper Place, Middle Place, and Lower Place. There are 28 buildings on the property, which include three main ranch houses, various barns, mill buildings, woodsheds, shops, brooderies and other agricultural buildings. Although many of the buildings suffer from varying degrees of deterioration, they retain enough integrity to convey the property's significance.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 2
Section III**

Property Name Schmid Ranch

General Site Plan

Property Name Schmid Ranch

Upper Place

New House (U1)

This 1,500 square foot, 1-1/2 story building was built in the 1970s. The most northern building at the Upper Place, it sits approximately 150 feet from the historic ranch buildings. The front gable building has a metal roof, and vertical, rough-cut, board siding of spruce. A metal, hipped roof, full-width porch on the front extends to a deck on the south and east sides. There is a beveled bay window on the south side. There is no foundation; the house sits on wooden posts. A brick chimney serves the wood cooking and heating stove.

“Original” Residence (U2)

Constructed in the 1970s, this one-story approximately 340 square foot house has a gable roof clad in metal sheeting and walls clad in vertical, rough-cut board siding of aspen. The house sits on the stone foundation walls of the original ranch house which was built in the early 1920s and destroyed in a fire that occurred in the 1970s. The foundation walls consist of local stone and Portland cement.. A glazed (three vertical lights) and paneled door provides entry on the south side with a small stoop supported by concrete block masonry units.

Chicken Coop (U3)

Constructed in the 1970s, this 64 square foot building has vertical, board on board, siding of spruce and a metal shed roof. There is a door and window on the southeast side. The southwest side has a window above a small hinged entrance for the chickens.

New Privy (U4)

Built in the 1970s, this 60 square foot privy is clad with vertical, board on board, siding of spruce and a metal pitched roof. Three six-light windows, each with its own curtain, fill the east side. There is another six-light, curtained window on the north end; entry is from the south side.

Old Privy (U5)

Built in approximately 1915, this 25 square foot privy has a corrugated metal gabled roof with walls of vertical board, spruce siding. On the south side is a door of vertical boards with large metal hinges. There are no windows.

Bath House (U6)

Built in the 1970s, this 128 square foot front gable building serves as a bath house. The front gable roof is covered with corrugated metal sheeting and the walls are vertical, board on board, spruce siding. The building has two rooms, one room for the wood stove and other for the bath tub; both rooms have wooden floors. There is a door and a window on the south side and a window on the east side.

Property Name Schmid Ranch

Mill Building (U7)

Built in 1915, this building was approximately 300 square feet. The upper portion of the mill building has completely collapsed. The standing portion has original lower log walls; the upper frame walls and the south-sloping metal shed roof are recent additions, done in the 1970s. The log walls are unpeeled aspen (10' to 12' in diameter) and have saddle notching with extending crowns. These walls extend from grade to approximately 8 feet in height and are chinked with split timber, lumber scraps, and red clay. The building has a compacted dirt floor. Creek water was piped into this building which turned a water wheel to power a saw, grinder and washing machine

Milk House/Coal Shed (U8)

Constructed in 1915, this is two separate, gable roof buildings joined by a connecting gable roof section. Historically the two buildings were the original houses of the Upper Place. Only the coal shed portion is original. The milk house portion is a recent (1970s) reconstruction of the original structure, which collapsed. No original materials were used in the rebuilding of the milk house, with the possible exception of some corrugated metal roofing. The connecting, gable portion of the building is also recent construction.

The 109 square foot coal shed is located on the east side of the building. Its spruce and aspen log walls are saddle notched with extending crowns. Vertical boards covers the wood frame gable ends. There is no foundation. The low-pitched roof is clad with corrugated metal. The south side has a window located in the gable end. The north side, also a gable end, has a framed door opening located off-center, but no door exists. The west slope of the roof is intersected by the gable of the connecting roof. The east elevation has a centrally located square window opening with a wood frame, single sash, four-pane window. The compacted dirt floor of the coal shed is covered with traces of coal dust

The connecting portion has a low-pitched, gable roof clad with corrugated metal. The entire north elevation of the connecting portion is an opening; no door exists. The south elevation is covered with horizontal wide wooden boards. The west elevation intersects with the east gable of the milk house.

The 121 square foot milk house comprises the west portion of the building. Its aspen log walls are joined by hog troughing (i.e., the corners have wooden boards nailed to the two sawed log ends forming an L-shape). Chinking consists of Portland cement. Vertical boards cover the west gable end. The building has no apparent foundation. The low-pitched gable roof is clad with corrugated metal. A gabled roof dormer extends from the south slope. This dormer contains a non-original, single sash 6-light window. The south wall has no window or door openings. The west elevation (gable end) of the milk house has a centrally located door opening with a paneled wood door. There are no openings on the north elevation. The milk house has a rough flagstone floor partially mortared with Portland cement that is failing in places. The flagstones rest on compacted dirt. The floor of the milk house has a depression on the south side where a portion of a nearby stream was diverted for the purpose of cooling milk. The milk house walls are already showing early signs of deterioration.

Property Name Schmid Ranch

Horse Barn (U9)

Built in the early 1920s, the walls of this rectangular 600 square foot barn consist of unpeeled aspen logs. The corners are saddle notched with extending crowns. A series of saddle and steeple notches (the exposed floor beam tails) intersect the east and west log walls at mid-point. Vertical boards sheath the gable ends. The logs were chinked with sawdust and cow manure. The gable roof is clad with corrugated metal. A field stone foundation exists in some areas. The south elevation has a centrally located, framed opening. Rafter ends are exposed on the east slope of the gable roof. There are no window openings on the north elevation. The east elevation has a series of four openings at grade level. These openings have been covered with vertical or horizontal wood boards. The west elevation has a centrally located opening near grade level. The horse barn is surrounded by wood pole corrals.

The first story floor is compacted dirt. The loft floor is framed by unpeeled aspen logs, alternating 8" and 4" in diameter on 24" centers. An 8" central beam runs the length of the barn and supports the joists on center. Interior posts may have supported this central beam. The 1" x 6" floorboards run lengthwise. Overall building subsidence has caused the loft floor to slope and twist significantly. The interior animal pens and mangers are made from hand-hewed 2" by 6" boards.

Cow Barn (U10)

Built in the early 1920s, the cow barn is a one-and-one-half story, rectangular 612 square foot building. Walls consist of unpeeled aspen and spruce logs with saddle notching and extended crowns. The logs are chinked with boards, sawdust, and cow manure. Vertical board sheathing covers the gable ends. The gable roof is clad with corrugated metal. A 144 square foot chicken shed roof lean to is attached to the south side of the barn. The cow barn is surrounded by wooden pole corrals.

A fieldstone foundation is evident in some areas, notably the west side of the south elevation. A large, centrally located door opening exists on the north elevation. The gabled end of the south elevation has a single sash 4-light window opening with no glazing. The full-width, one-story addition has vertical board siding and a corrugated metal shed roof. The east elevation has the remnants of a door opening in the shed roof addition. The west elevation has no openings. Significant subsidence has occurred on the log portion of the west elevation. The north wall is sloping to the east to an alarming degree. Lower logs have rotted, causing the remaining logs to shift.

Gas House (U11)

Built in the 1920s, this one-story, 10 square foot building was used to store barrels of fuel. Corrugated metal covers the wood frame walls and the shed roof. There is no foundation. A wooden door is on the north side, and the west side has a window opening covered with a hinged wooden panel. The building has a wood floor.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 6
Section III**

Property Name Schmid Ranch

Upper Place Site Plan

Property Name Schmid Ranch

Middle Place

Ranch House (M1)

This circa 1885, one-and-one-half story, 850 square foot building consists of the original gabled “L” log house and two balloon-frame additions—one on the east side of the north elevation and the other on the east side of the south elevation. Fred Fortier, who originally homesteaded this portion of the ranch, is reported to have built the home.

Original Portion: This portion of the house has walls of square hewn spruce logs with half-dovetail notching. The foundation of the original portion is dry-laid fieldstone. The gable roof is clad with corrugated metal. A metal stove pipe projects from the roof’s slope. The west gable portion of the original house has a second story. The north (front) elevation has one offset, wood frame, double-hung, four-over-four window in the first story’s hewn log wall. The gable, faced with board and batten siding, has a pair of single sash, 4-light windows. One of these windows is centrally located while the other is positioned immediately east. A raised porch that protects the main entrances runs the length of the “L” portion on the north side and is supported by square wooden posts. The south elevation’s gable end has a square bay window capped with a half-hipped, corrugated metal roof. The projecting bay has four (two on the front and one on each side) tall, narrow, double hung, wood frame windows with 2/2 vertical lights. Centered above the bay window in the gabled end that is faced with board and batten siding is a small square window (a single sash, wood frame with four lights).

The hardwood floor on the first floor varies in height most likely to accommodate later plumbing. The second floor framing system consists of 2” x 10” joists on 24” centers. A wood stove, used for cooking and heating, is located in the kitchen and another wood stove is located in the living room.

South Addition: The first addition to the original house was built as a pantry in the 1930s and later remodeled as a bathroom. This addition is located on the south elevation (rear). This one-story, shed roof addition to the “L” portion of the original log house is clad in a board and batten siding. There is a double hung window and a door opening containing a wood door with a fixed window and a screen door on the south side of this addition.

East Addition: The second addition was constructed onto the east side of the “L” portion of the original house in the 1990s. It has a shed roof and board and batten siding. A door opening is centrally located in this addition on the north side. The gable east end has no window openings and is clad with board and batten siding. The east addition and the front porch are supported by concrete piers with 2” x 6” rough-cut joists on 24” centers.

Wood Shed (M2)

Believed to have been built in the late 1800s by Fred Fortier, this one-story, elongated, 600 square foot building has a front gabled roof clad with corrugated metal and appears to have been built in three sections. The walls consist of wide horizontal wood boards with six-inch diameter, vertical log posts positioned every four feet on the outside of the building. The gable ends are faced with vertical board siding, and there is no foundation. An offset framed door opening exists in the west elevation. There is a wood floor in part

Property Name Schmid Ranch

of the building. This building also called the generator building because it contained the kerosene engine that ran a 32 volt generator. In the 1930s or 1940s, a well was located in the building.

Privy (M3)

Built in the 1950s, the one-story, 25 square foot privy is located southeast of the wood shed. The shed roof is clad with corrugated metal, and the walls are sheathed in vertical boards. A vertical board door is located on the west side. The building sits on a concrete slab.

Garage/Shop (M4)

This one-story, T-shaped building consists of two distinct components—a 265 square foot garage built in 1945 and a 648 square foot shop. The shop, a recent addition constructed in approximately 1996, more than doubled the size of the original building.

The garage portion has a front gable roof of corrugated metal and walls clad with vertical board siding. There is no foundation. Double garage doors are located in the north elevation. There is one window opening located on the east side, and a compacted dirt floor.

The shop is connected to the south side of the garage with an asymmetrical gable roof clad with corrugated, galvanized metal. A metal stove pipe from the east slope of the roof. Walls are 1" x 24" spruce wood panels. The west side has two door openings, hinged double doors and a single door. The south side has four, regularly-spaced, coupled windows. (The windows are wood frame with six lights.) There is a door opening and a similar coupled window on the east side. The shop sits on a concrete slab.

Broodery (M5)

Built in the 1940s by Orville, Paul and Everett Schmid, this one-story, rectangular frame building has a front gable roof of corrugated metal. The walls, originally vertical wood siding, were covered with asphalt shingles. In 1996, the asphalt shingles were covered with vertical boards. No foundation is evident. There is a centered batten door on the north side, and a wood frame, single sash 6-light window on the south side. Corrals surround the building. The broodery served an important function on the ranch. The Schmids raised chickens in the building using a "brooder stove," a wood stove with a hood around it, which the new chicks would gather beneath to stay warm.

Chicken Coop (M6)

This 192 square foot, one-story, rectangular plan building has a foundation of dry-laid fieldstone and a metal shed roof that was replaced in 2001. The saddle and steeple notched log walls are chinked with sawdust, cow manure and Portland cement. There is a door on the east side and a pair of windows on the south side. Each single sash window originally had six lights, but only the east window retains its glazing. Wood fences and pens surround the chicken coop.

Property Name Schmid Ranch

Granary (M7)

Built in the late 1800s, the 426 square foot, one-story, rectangular plan, building has log walls of spruce and aspen. The saddle notched logs were re-chinked with 4" diameter wood poles on the north elevation in 1996. The gable ends are faced with vertical boards. The side gable roof is clad with rough-cut wood sheathing and salvaged metal (flattened carbide fuel barrels). There is no foundation. The east side has a centrally located wood door with a single window opening to the south of the door. Inside the building has a wood floor and three wood-lined grain bins. This building is located adjacent the gravel drive and was used to store wheat and bald barley.

Barn (M8)

This is the most recognized building on the ranch. Oral history indicates that Fred Fortier constructed the barn in 1885 using pegged beams. In the early 19th century, the barn would hold as many as 100 sheep, milk cows, draft horses, and 20-30 head of cattle. Hay and grain were also stored in the barn lofts. Today, the barn is still used for horses and cattle and to store hay.

The approximately 3,000 square foot, 75 x 40 foot, post and beam construction has a gable roof clad with corrugated metal. Two louvered ventilators project from the ridgeline. The walls are clad with vertical wood boards. The original dry-laid fieldstone foundation is mostly buried. Recently, concrete footings have been poured along the base of a portion of the south wall and mortared stone piers have been set under the barn's northeast corner. The southwest (main) elevation has a large, centrally located door opening. On the northeast side (rear) is a smaller, centrally located door opening with a hinged wood plank door. Two additional door openings accessed by wood ramps are on the west side. The east elevation has a centrally located window opening and two door openings. The barn is surrounded by a series of fences and corrals.

A compact dirt floor exists in the barn's central corridor and pens. The stall floors are dirt covered with wooden planks. Square nails secure the flooring on top of 2" x 10" joists in the west loft. These joints run the length of the building. The east loft, used primarily for storage, has an irregular floor of unpeeled aspen poles.

Gas House (M9)

This one-story, 10 square foot building is the southern most building of the Middle Place and was built in the 1960s to store barrels of gasoline for vehicles and ranch equipment. The gas house has a metal shed roof and walls clad with vertical boards. There is no foundation. Double leaf doors comprised of vertical boards with large hinges are on the northeast side. The building has a wood floor.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 10
Section III**

Property Name Schmid Ranch

Middle Place Site Plan

Property Name Schmid Ranch

Lower Place

Ranch House (L1)

The 884 square foot ranch house was built in three distinct phases: an 1887 1-1/2-story, front gable, log house; an early 1930s 1-1/2 story, gabled roof, frame addition off the southeast side; and a circa 1947 one-story, shed roof addition off the northeast side of the earlier addition.

The Original House: This portion of the house has walls of square hewn aspen logs, 8" to 10" in diameter with half-dovetail notching. Logs are chinked with split wood covered with Portland cement and sawdust. Gable ends are clad with vertical boards. The original, dry-laid fieldstone foundation has been strengthened with concrete and cinder block. The roof is clad with narrow corrugated, galvanized steel roofing. The northeast elevation has a full-width shed roof porch and the main entrance to the house—a glazed (six-light) and paneled door that is not original. The porch roof is covered with wood shingles and is supported by square wooden posts. In the gabled end above the centrally positioned door is small, single sash, four-light window. The southwest side of the house has three windows—two on the main level and one in the gabled end. A tall, narrow, double hung window with 2-over-2 vertical lights is centered on the log wall. Adjacent to it is a small, square, single sash 4-light window. Above the large window, centered in the gabled end is a single sash, four-light window. Utility meters are attached to the log wall. The northwest elevation has an offset tall, narrow, double hung window with 2/2 vertical lights. The upper level floor joists are evident on this elevation. A non-original shed roof dormer with coupled slider windows projects from the northwest slope.

Southeast Addition: This wood frame addition, clad with wavy-edged asphalt shingles, has an intersecting gable roof covered with corrugated metal, and a foundation of fieldstone mortared with Portland cement. The southeast gabled end contains a glazed and paneled door with a single sash 6-light window above in the gabled end. A large steel frame, multi-light, casement window is centrally located on the southwest wall.

Northeast Addition: A corrugated metal shed roof with a brick chimney extends from the northeast elevation of the addition. The walls of this addition are clad with a similar wavy-edged asphalt shingles, but darker gray in color. This addition has a foundation of poured concrete and fieldstone mortared with Portland cement. Three wood frame, multi-light casement windows (two are coupled) are located on the northeast wall.

Broodery (L2)

This one-story, rectangular, wood frame building has walls clad with vertical board and batten siding, and a gable roof covered with two kinds of corrugated metal roofing. A 196 square foot portion was built in the 1940s, and a 112 square foot addition was constructed onto the northeast side in 1998. No foundation exists. What may have been a window opening is now boarded over with horizontal siding on the southeast side of the original broodery. There is a door into the original portion of the broodery which is now accessed from within the new addition.

Property Name Schmid Ranch

The addition on the northeast side extends the length of the building by approximately one-third and has a centrally located door opening on the northeast side. There is no wall at the southeast elevation of the addition.

Shop (L3)

This 357 square foot, one-and-one-half story was built in the 1930s. This building has a rectangular plan, a gabled roof clad with corrugated metal, and walls of 8" to 10" diameter unpeeled aspen logs with saddle notching and crown ends. The logs are chinked with wood, Portland cement, cow manure and sawdust. The gable ends are clad with vertical boards. Although there is no exposed foundation, a buried fieldstone foundation exists in some areas. A metal stove pipe extends from the southwest slope. The southwest side may have had a centrally located opening, now covered over with vertical boards. A framed door opening is located on the southeast end. The northwest elevation originally had a centrally located, double door opening. This opening has been in filled with horizontal wood siding; however, a small wood plank door does exist in the former opening. An opening of the loft level has been covered with vertical boards.

Granary (L4)

The 210 square foot, one-story, building has a rectangular plan, and a gabled roof clad with corrugated metal. Walls consist of 10" to 12" diameter, unpeeled, saddle-notched aspen logs. the logs are chinked with spruce wood slabs. The gable ends are faced with vertical wood boards. The foundation is dry-laid fieldstone. A framed door opening is centrally located on the northeast elevation. The southwest elevation has a wood frame, single sash, 6-light window in the gable end.

This building was originally located at the Upper Place, which William Schmid homestead in the 1920s. It was moved to the Lower Place in the late 1930s.

Pig House (L5)

Built in the in the late 1800s, this building was the original homestead house on the property, and is also sometimes referred to as the blacksmith shop. This 280 square foot building is in a deteriorated condition. The one-and-one-half story, rectangular plan building has a corrugated metal gable roof, which is now partially collapsed. Although the metal roof was replaced in the 1980s, it now only covers a portion of the southeast side, and is completely missing from the northeast slope. Walls consist of saddle and steeple notched fir logs. Gable ends were clad with vertical boards. No foundation exists. A framed door opening is located in the northeast elevation and there is a large door opening on the northwest elevation. The southeast gable has completely collapsed and the log wall has partially collapsed.

Wood Shed (L6)

The 225 square foot, one-story, building has a rectangular plan, a corrugated metal gabled roof, and walls of board-on-board siding. There is no foundation; only a dirt floor with poles sunk directly into the ground. A wooden double door opening is located on the northwest side. The southwest side has a

Property Name Schmid Ranch

centrally located window opening in-filled with a corrugated metal panel.

This building was originally located at the Upper Place and believed to have been built by William Schmid in the late 1920s. It was placed on a wagon bed and moved to the Lower Place in the late 1930s.

Northern Privy (L7)

This approximately 20 square foot privy was built in the 1940s and is located near the wood shed. It has a corrugated metal shed roof, board-on-board siding, and a door on the northeast side. There is no foundation.

Southern Privy (L8)

This approximately 16 square foot privy was built in the early 1900s and is located south of the other privy. It has a shed roof clad with corrugated metal, walls of board and batten siding, a door on the northwest side. There is no foundation.

Ruins of Chicken House, Horse Barn, Cow Shed (L9)

Located north of the main house are the remains of three buildings which have completely collapsed, leaving only clusters of logs. The chicken house was built in the early 1900s at the Upper Place and moved to this portion of the ranch in the 1930s. The horse barn was built in 1936 with vertical board and batten wood siding. The cow shed was a lean-to with vertical wood siding and a tin roof that was connected to the horse barn.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 14
Section III**

Property Name Schmid Ranch

Lower Place Site Plan

Property Name Schmid Ranch

SIGNIFICANCE STATEMENT

The Schmid Ranch is eligible for inclusion in the Colorado State Register of Historic Properties under Criterion A in the area of Agriculture. It is the best surviving resource to convey the history of ranching on Wilson Mesa, and one of a few remaining high mesa working ranches in San Miguel County. The Schmid Ranch also is eligible under Criterion C for its Architecture as an example of a type and method of construction. The Schmid Ranch is an intact example of a high country agricultural operation. The collection of ranch buildings represent the vernacular nature of agricultural buildings, their evolution and growth through continued use, and their relocation to accommodate changing family needs. A large percentage of the buildings on the ranch are of log construction. Most of these buildings illustrate a variety of log construction techniques, including dovetailing, hog trough and saddle notching. Another construction feature is a succession of alterations and additions to an original, single pen log structure. The Schmid Ranch is the last intact example of the agricultural operations and buildings that once covered the mesa. Today, much of Wilson Mesa has been carved into 35 acre parcels for large homes; other homesteads and agricultural buildings have been destroyed or fallen into disrepair. Despite historic alterations to some of the buildings and the 1970s construction at the Upper Place, the ranch exhibits a good degree of integrity in terms of location, setting, design, materials, workmanship, feeling, and association.

A portion of the Schmid Ranch has been owned by the same family since it was homesteaded in 1882. Five generations of Wells, Champlins and Schmids have worked the land through the Telluride mining boom and bust, the Depression, and a century of droughts and storms. The approximately 800-acre Schmid Ranch today is comprised of 5 original 160-acre homesteads: The Wells Homestead settled in 1882, the Champlin Homestead purchased in 1915, the Shadduck Homestead purchased in 1923, the Nelson Homestead purchased in 1930, and the Fortier Homestead purchased in 1937.

Historical Background

When gold was discovered in Telluride in 1875, a flood of miners came to find their fortunes. The Town of Telluride (then called Columbia) was founded in 1878 and by 1890 was flourishing with a population of 5,000 people. With the miners and their heavy reliance on pack mules and horses, came a great need for hay. The ranchers followed the miners to the Telluride region to supply much-needed hay, milk and beef. Many ranchers settled on Wilson Mesa and in the early 1900s, there were 62 families living on the mesa farming, ranching and occasionally working in the nearby Silverpick and Bingham Basin Mines at the base of Wilson Peak, as well as the Telluride mines. The ranch functioned as an important hay producing, cattle and dairy operation that provided feed for livestock and beef and milk for human consumption. Although the winters on Wilson Mesa were long and cold, the Schmids wintered their animals on the Mesa until 1958, when they brought them to lower elevation in Colona for the winter.

In 1882, Will Wells discovered that there was prime ranching land available on Wilson Mesa close to several booming mining towns. Wells sent for his father James Wells, who traveled from Kansas, across the Great Plains and Continental Divide in a covered wagon with his wife and daughter Mary. The Champlin family from Illinois also traveled west and the Champlins and Wells homesteaded together on adjacent 160-acre parcels. Nearby on the Mesa, Fred Fortier [Middle Place], Charles

Property Name Schmid Ranch

Shadduck and Olof Nelson [Lower Place] also homesteaded 160-acre parcels.

James Wells and his family cleared fields and planted hay and barley, which they harvested and brought into Telluride by wagon to sell to miners as feed for mining stock. James Well's daughter Mary married the Champlin's son Walter Champlin, and they had seven children. Mary and Walter took over the Wells and Champlin ranches during the summer months, and in the winter they moved their animals and household via wagons approximately 70 miles to a lower elevation in Olathe, Colorado. One of Mary and Walter's daughters Jennie married William Schmid. Jennie and William acquired the Wells homestead from Jennie's parents by trading 40 acres that William owned in Olathe, Colorado. Soon thereafter in 1915, Jennie and William Schmid also purchased the neighboring Champlin homestead from their parents.

Jennie and William Schmid had three sons, Paul, Charles Everett, and Orville, born from 1914 to 1918. William Schmid is responsible for building many of the ranch structures and for acquiring the three neighboring homesteads (Shadduck, Nelson and Fortier Homesteads) as families were forced to move off of Wilson Mesa due to hard times. Although, the Schmids did not have much more money than their Mesa neighbors, William Schmid was business savvy, and he had three hard-working sons that contributed to the family income. All three sons lived and worked on the ranch in different capacities. While Charles Everett and Orville never had children, Paul married Clarice Campbell and had four children: Jane, Clifford, Marvin, and Sydney. Today the ranch is owned and operated by these four siblings.

Life and Work on the Mesa

When the trains arrived in Telluride in 1890, the bottom fell out of the local hay market, and the family began raising cattle and sheep on the mesa. To supplement their income, the family provided supplies and support services to the nearby mines of Silverpick, Cession and Bingham Basin, as well as to the mines in Telluride. The family cut timber and hauled it to Bingham Basin, where it was used for building mines and tunnels. Jennie Schmid did laundry for the miners. During the Depression, the Schmids made a living selling eggs and cream. They would bring a 5- gallon can of thick cream to the train depot at Vanadium each week where it would travel to the dairies in Montrose by train, and they would receive back 10 to 15 dollars per can. The brooderies built in the 1930s, were equipped with "brooder stoves" to keep the chicks warm.

The family relied on the town of Vanadium (originally called Newmire), approximately 5 miles down County Road 60M from the ranch, which was a prosperous mill town during the early 1900s. Vanadium had a post office, general store and several other business buildings where the Schmids purchased supplies as well as traded and sold their chickens, eggs and cream. The narrow-gauge Rio Grande Southern Railroad, which operated from between 1890 and 1951, stopped at Vanadium, and the family used the train to travel to Telluride and Montrose. In the winter, the roads to the Mesa were not maintained, and Vanadium was reached only by horseback or sled.

Silver prices crashed in 1893, and the mining boom ended at the start of World War I in 1917. One by one the mines closed. One of the last to close was the Bingham Basin mine in 1937 located near the Schmid Ranch. From that time until the present, the Schmid family has been resourceful at making a

Property Name Schmid Ranch

living without the mines by raising cattle, cutting timber, building roads for the county, and mining uranium in the west end of the county. A tree nursery was planted in the 1950s and is still in operation. The Schmids, as well as the other families on the Mesa were self sufficient, raising their own vegetables and slaughtering their own meat.

The three Schmid brothers Charles Everett, Paul and Orville had a strong devotion to their family and their land and worked the ranch from the 1930s until the last brother Orville died in 1994. After serving in World War II, Charles Everett bought property in Colona, Colorado (about 50 miles northeast of the ranch), where he raised hay to use on the ranch. Everett also managed the ranch business accounts. Paul was skilled at repairing and working with the machinery and Orville was in charge of the animals. In the 1950s and 60s, the brothers would move the livestock to a lower elevation in Colona during the winter. Also during this time, Orville and his parents, Jennie and William Schmid, lived at the Fortier (Middle Place) homestead, Paul and his wife Clarice lived at the Nelson homestead (Lower Place) and the Champlin (Upper Place) homestead was occupied by either Clarice's parents or friends of the family.

From the 1890s until 1952, the mesa had its own school located across from the ranch. Because of the harsh winters, the school operated from March until November each year. Prior to closing, Jane, Clifford, Marvin and Sydney were it's only students. Their father Paul Schmid was the school board president. After the school closed, Paul and Clarice Schmid temporarily lived in Telluride so that the children could finish school.

The family also attended lots of social gatherings at the one-room schoolhouse on Wilson Mesa, including square dances. People came from all over the Mesa, and even as far as Telluride, to attend the dances. Although the dances were held year round, they were most common in the winter when families needed social events to break the monotony of the long cold winters. Families would travel to the school on wagons and sleds and keep their feet warm with heated stones and blankets. The Williams family, who lived on the Fortier Homestead prior to the Schmids purchasing it during the early 1930s, were a musical family and often performed for the dances at the school house. The Williams father played the fiddle, the mother played the pump organ, and an uncle played the accordion.

In the winter sledding and skiing parties were common, and the young people would make skis out of hardwood flooring, placing the ends in hot water to make them turn upward. They used leather straps to attach the skis to their shoes and sheep tallow to make them slick. Skis were often used to travel around the Mesa. A handwritten newspaper, "The Wilson Mesa Uplift," kept residents informed of news and social events on the Mesa. Manila papers were passed around from ranch to ranch, where each neighbor would contribute some news or information.

The Schmids were close to their neighbors on the Mesa, and they all relied on one another to get all their work done, watch the children, and help in time of need. The Schmid family used the neighboring homesteads for hay production and ranching even prior to purchasing them. The Champlins were never known to stay in one place for very long and many family members worked the mines in Telluride. Even when the Champlins owned their 160-acre parcel, they often moved to different houses on the Mesa. The Shadducks built a small log cabin and corrals on their homestead close to where County Road 60 M is located today. It is likely that the Shadducks were not year round farmers due to the

Property Name Schmid Ranch

severe winters and the rustic cabin, which is now destroyed.

The Fortier (known today as the “Middle Place”) and Nelson (known today as the “Lower Place”) homesteads had several owners until the Schmid's purchased the land in the 1930s and the land was often rented to families who farmed and raised cattle and sheep. The Nelson Homestead had eight different owners, and the Fortier Homestead had three owners prior to being bought by the Schmid's. The Williams and the Rosses were well-known Mesa families, who rented the Fortier homestead at different times and farmed hay. Fred Fortier was responsible for building the barn and cabin located at the “Middle Place.” The Carrier Family, originally from Montreal, Canada, was another family that homesteaded next to the Schmid Ranch and owned the Nelson Homestead from 1897 to 1900. A primary irrigation ditch that carries water down from the Wilson Peaks through the Schmid Ranch is named after the Carrier family.

Today, the four Schmid siblings continue to operate the ranch as their ancestors traditionally did, running a 130 head cow/calf operation. The Schmid's use eight saddle horses and four draft horses to assist in working the ranch. Approximately 240 acres are irrigated pasture, 60 acres of which are cut and baled as winter-feed. Wood stoves are still used for cooking and heating in the three existing homes. The ranch got electricity in 1952 and its first phone in 1994.

The Schmid Ranch is widely photographed and has been featured in calendars, jigsaw puzzles and magazines. The ranch was one of the primary settings for the 1981 western movie “The Avenging.” Numerous national and international corporations have used scenes from the ranch in their advertising campaigns, including Marlboro, Coors, Folgers, Ralph Lauren, Tony Lama, Neiman Marcus, and Tenson. The ranch continues to be the setting for many community events, including weddings, hayrides, sleigh rides and square dances.

(ed. hlw)

Property Name Schmid Ranch

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Interviews

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Pera, Davine. Telephone interview by April Montgomery. 21 September 2001.

Schmid, Clarice. Interview at Schmid Ranch by April Montgomery. 30 August, 13 September 2001; 9 January 2002.

Schmid, Marvin. Interview at Schmid Ranch by April Montgomery. 30 August 2001; 9 January 2002.

Schmid, Sydney. Interview at Schmid Ranch by April Montgomery. 30 August 2001; 9 January 2002

Westgaard, Jane Schmid. Interview at Schmid Ranch by April Montgomery. 30 August 2001; 9 January 2002

Property Name Schmid Ranch

GEOGRAPHICAL DATA

LOCATIONAL INFORMATION

The discontinuous parcels are located in the following sections:

Parcel A

- Section 8 -- the SE1/4 of the SW1/4
- Section 18 -- the NE1/4 of the SE1/4
- Section 17 -- the N1/2 of the NE1/4; the NW1/4 of the SE1/4; the entire SW1/4; and the NE1/4, the SE1/4 and the SW1/4 of the NW1/4

Parcel B

- Section 9 -- the S1/2 of NE1/4; the SE1/4; and the E1/2 of the SW1/4

UTM REFERENCES

Each parcel is delineated by a polygon whose vertices are marked by the UTM reference points noted below:

	Zone	Easting	Northing
<i>Parcel A</i>			
1.	13	236447	4200233
2.	13	236818	4200192
3.	13	237569	4199746
4.	13	237528	4199355
5.	13	237097	4198589
6.	13	236701	4198218
7.	12	763571	4198280
8.	12	763180	4198681
9.	12	763169	4199072
<i>Parcel B</i>			
10.	13	238426	4200892
11.	13	239177	4200903
12.	13	239121	4199725
13.	13	237990	4199797
14.	13	238020	4200487
15.	13	238396	4200497

VERBAL BOUNDARY DESCRIPTION

The nomination consists of two discontinuous parcels of land whose boundaries are indicated on the Little Cone and Gray Head USGS quadrangle maps. Excluded from the nomination is County Road 60M (a 60-foot right-of-way, 30 feet on either side of center line) that runs through Parcel B [containing the Middle and Lower Places]. The nomination includes the entire Schmid Ranch minus an approximately 20-acre strip of land that was purchased from the U.S. Forest Service in the 1990s that connects the two parcels.

LEGAL DESCRIPTION

The legal description for the property follows on the next two pages.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 21
Section V**

Property Name Schmid Ranch

Schmid Ranch Legal Description

(Schmid Ranch Legal Description, page 1 of 2)

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 22
Section V**

Property Name Schmid Ranch

(Schmid Ranch Legal Description, page 2 of 2)

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 23
Section V**

Property Name Schmid Ranch

(map w/ UTM vertices)

Property Name Schmid Ranch

PHOTOGRAPH LOG

The following information pertains to all photographs except as noted:

Name of Property: Schmid Family Ranch
Location: San Miguel County, Colorado
Photographer: April Montgomery
Date of Photographs: 4 September 2001, unless noted
Location of Negatives: On file at the San Miguel County Open Space and Recreation Office

Photo No. Description of View; Direction of Camera

Upper Place Photographs

- #1 Overall View of Upper Place; North
- #2 Overall View of Upper Place; East
- #3 New House (U1); North; January 9, 2002
- #4 New House; South; January 9, 2002
- #5 New House; East; January 9, 2002
- #6 "Original" Residence (U2); West; January 9, 2002
- #7 "Original" Residence; East
- #8 "Original" Residence; North
- #9 Outbuildings and privies, overall view; South
- #10 Chicken Coop (U3); West; January 9, 2002
- #11 Chicken Coop; North; January 9, 2002
- #12 New Privy (U4); West; January 9, 2002
- #13 New Privy; South; January 9, 2002
- #14 Old Privy (U5); North; January 9, 2002
- #15 Old Privy; East; January 9, 2002
- #16 Bath House (U6); Northeast; January 9, 2002
- #17 Bath House; Northwest; January 9, 2002
- #18 Bath House, interior; January 9, 2002
- #19 Bath House, interior; January 9, 2002
- #20 Mill Building (U7); North
- #21 Mill Building; Northwest
- #22 Mill Building; South; January 9, 2002
- #23 Milk House/Coal Shed (U8); South
- #24 Milk House; East
- #25 Milk House; Southeast
- #26 Milk House/Coal Shed; North
- #27 Horse Barn (U9); North
- #28 Horse Barn; South
- #29 Horse Barn; Southeast
- #30 Horse Barn, saddle notching; East
- #31 Horse Barn, V-notching; East
- #32 Horse Barn, interior log walls

Property Name Schmid Ranch

- #33 Horse Barn, interior log walls
- #34 Cow Barn (U10); Southwest
- #35 Cow Barn; Northeast
- #36 Cow Barn; Northwest
- #37 Cow Barn; Southeast
- #38 Gas House (U11); South
- #39 Gas House; Southeast

Middle Place Photographs

- #40 Overall View of the Middle Place; South
- #41 Ranch House (M1); South
- #42 Ranch House, close perspective; Southwest
- #43 Ranch House; East
- #44 Ranch House; North
- #45 Ranch House interior, kitchen wood stove
- #46 Ranch House interior, living room stove
- #47 Wood Shed (M2); South
- #48 Wood Shed; East
- #49 Privy (M3); East
- #50 Broodery (M5); South
- #51 Chicken Coop (M6); East
- #52 Chicken Coop; North
- #53 Granary (M7); Northeast
- #54 Barn (M8); Northeast
- #55 Barn; North
- #56 Barn; Southwest
- #57 Barn; West
- #58 Barn, interior
- #59 Barn, interior
- #60 Gas House (M9); South
- #61 Garage (M4); South
- #62 Shop; East

Lower Place Photographs

- #63 Overall View Lower Place from County Road 60M; Southeast
- #64 Ranch House (L1); Southwest
- #65 Ranch House; South east
- #66 Ranch House; Northeast
- #67 Ranch House; Southwest
- #68 Ranch House close perspective; North
- #69 Broodery (L2); Southwest
- #70 Broodery; West
- #71 Shop (L3); Northeast
- #72 Shop; Southwest

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 26
Section VI**

Property Name Schmid Ranch

- #73 Shop; West
- #74 Shop; Southeast
- #75 Granary (L4); Southwest
- #76 Granary; North
- #77 Pig House (L5); North
- #78 Pig House; South
- #79 Pig House; Northeast
- #80 Wood Shed and Privies (L6, L7, L8); Southeast
- #81 Ruins (L9); West; January 9, 2002

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 27
Section VI**

Property Name Schmid Ranch

Photograph Locator Map -- Upper Place

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 28
Section VI**

Property Name Schmid Ranch

Photograph Locator Map -- Middle Place

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 29
Section VI**

Property Name Schmid Ranch

Photograph Locator -- Lower Place

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 30
Section VII**

Property Name Schmid Ranch

USGS TOPOGRAPHIC MAP

Little Cone Quadrangle & Gray Head Quadrangle, Colorado