

MCGRAW RANCH  
(Indian Head Ranch)  
Rocky Mountain National Park  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

SCANNED

8/2/2002

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# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

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Photographer: Roger Whitacre, 1998  
Images 1, 2  
Images 6 and 7 only - 2½x3 negatives enlarged to 5x7 print  
  
Alan Bucknam, July 1992  
Images 3, 4, 5

- CO-175-1 VIEW LOOKING NORTH FROM MCGRAW RANCH ROAD.
- CO-175-2 VIEW LOOKING NORTHWEST FROM MCGRAW RANCH ROAD.
- CO-175-3 VIEW LOOKING NORTHWEST FROM THE SOUTH SIDE OF POND. BUILDINGS IN FOREGROUND FROM RIGHT TO LEFT, BUILDING NOS. 1004 (CHEYENNE DOUBLE ), 1005 (TWIN OWLS), 1008 (BEAVER), 1006 (ARAPAHOE), 1010 (LAUNDRY), 1007 (OSAGE/COLUMBINE) AND 1009 (BIGHORN).
- CO-175-4 VIEW LOOKING SOUTHEAST. BUILDINGS IN FOREGROUND FROM RIGHT TO LEFT, BUILDING NOS. 1009 (BIGHORN), 1007 (OSAGE/COLUMBINE), 1006 (ARAPAHOE) AND 1010 (LAUNDRY).
- CO-175-5 OVERVIEW LOOKING SOUTHWEST SHOWING BACK OF BUILDING NO. 1016 (BARN) AND CORRAL AREA.
- CO-175-6 OVERVIEW LOOKING NORTHEAST FROM ROUSE PEAK
- CO-175-7 OVERVIEW LOOKING NORTHEAST FROM ROUSE PEAK



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HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-2

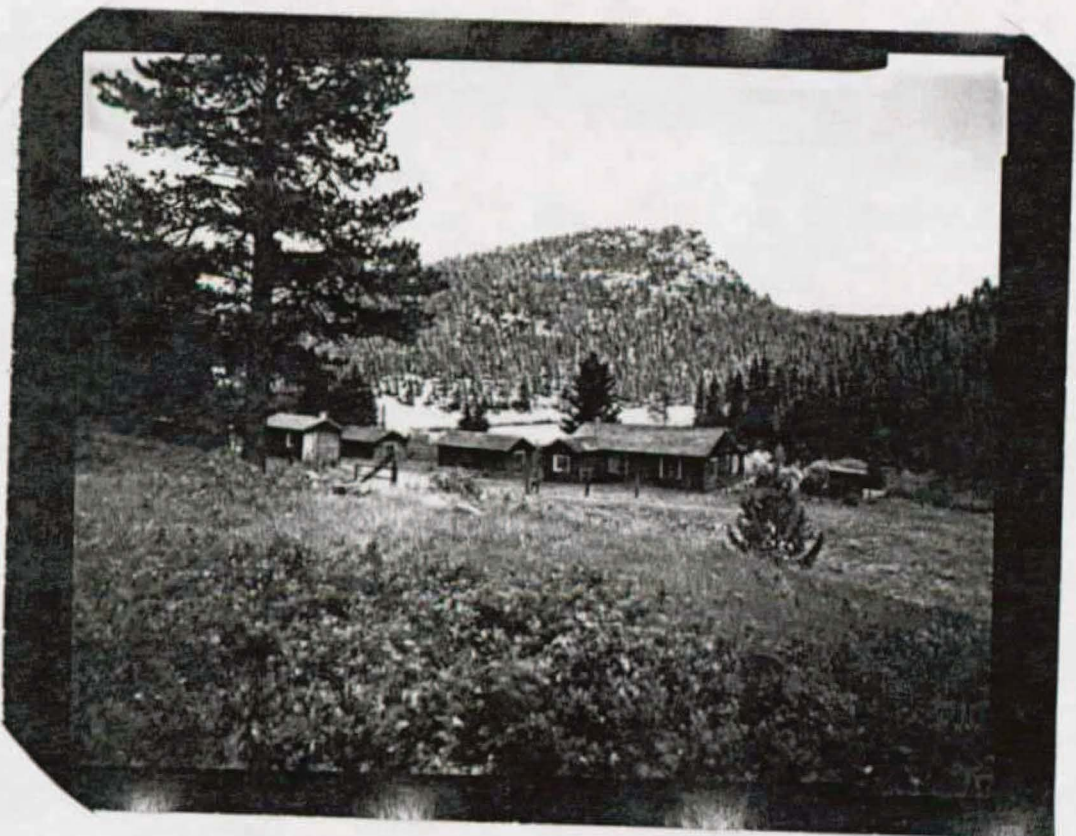




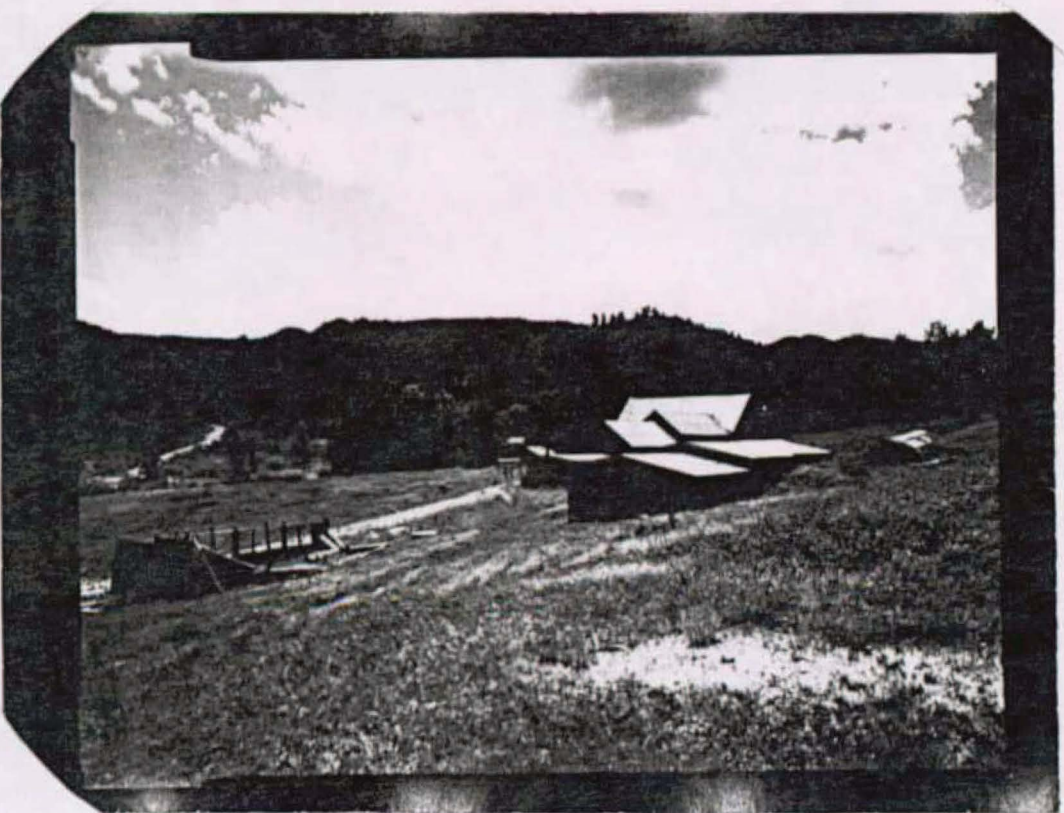
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## HISTORIC AMERICAN BUILDINGS SURVEY

McGRAW RANCH  
(Indian Head Ranch)

HABS No. CO-175

For information about other structures at the McGraw Ranch, see:

HABS No. CO-175-A Main House  
HABS No. CO-175-B Eagle's Nest Cabin  
HABS No. CO-175-C Prospector Cabin  
HABS No. CO-175-D Arapahoe Cabin  
HABS No. CO-175-E Osage/Columbine Cabin  
HABS No. CO-175-F Beaver Cabin  
HABS No. CO-175-G Bighorn Cabin  
HABS No. CO-175-H Phone Booth  
HABS No. CO-175-I Barn  
HABS No. CO-175-J Laundry  
HABS No. CO-175-K Twin Owls Cabin  
HABS No. CO-175-L Cheyenne Double Cabin  
HABS No. CO-175-M Rustler's Roost Cabin  
HABS No. CO-175-N Female Worker Residence  
HABS No. CO-175-Q Ice House/Storage Shed

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Date of Construction: 1884, 1935-36, 1945, 1959, 1966, 1980s.

Builder: Henry Farrar, Peter Pauley, McGraw family.

Present Owner: U. S. National Park Service (Rocky Mountain National Park).

Present Use: Undergoing rehabilitation for use as a park research center.

Significance: The McGraw Ranch is the only intact guest ranch within Rocky Mountain National Park. It reflects the evolution of cattle ranching in the Estes Park area as the industry progressed from large operations covering thousands of acres of deeded and public lands to more diversified businesses accommodating tourists seeking a western experience. The layout and design of the ranch embodies many aspects typical of dude ranches in the West, including a row of small guest cabins, a large central lodge, support



buildings, and an area for maintaining animals. The unchanged setting of the ranch is significant for its embodiment of many of the elements considered vital for a successful dude ranch, including beautiful scenery and a seemingly isolated, yet accessible location. The most famous guest to visit the McGraw Ranch was Kansas Governor Alf Landon, who made the ranch his summer campaign headquarters during his unsuccessful bid for the presidency in 1936. The McGraw Ranch was acquired by the National Park Service in 1988 and became the focus of a major historic preservation controversy in 1994, when plans were announced to demolish the ranch structures. Work began to convert the McGraw Ranch to a new park research center in 1999.

## PART I. HISTORICAL INFORMATION

The McGraw Ranch is the only surviving dude ranch in Rocky Mountain National Park. Its historic significance includes three periods: the homesteading and cattle ranching era from 1884 to 1936, the dude ranching era from 1936 to 1988, and the recent period of National Park Service management, from 1988 to the present.

### **Homesteading Era**

The first resident of the land which would become the McGraw Ranch was Henry (also known as "Hank" and "Buckskin") Farrar, one of the earliest guides for the big game hunting parties which frequented the vicinity of Estes Park in the 1870s. Nearly all of the early day hunters were English friends of the Earl of Dunraven, Windham Thomas Wyndham Quinn, who had plans to acquire all of Estes Park. Farrar was in great demand as a guide, having hunted since boyhood. Wherever he went, the guide was accompanied by his greyhound dog, "The Old Man," who "knew more about the habits and haunts of game than Hank or any other hunter." Farrar was a friend of the Joel Estes family, the first settlers in the area, and he is credited by pioneer Estes Park resident Abner Sprague with having built in 1875 the first house on the land which became the town of Estes Park.<sup>1</sup>

Dunraven's manager, Theodore Whyte, asserted that Farrar's cabin was on the Earl's land and demanded that he leave. Farrar responded that he was aware of the questionable legality of Dunraven's claims and stated he just wanted a place to live. Eventually, Dunraven's company deeded to Farrar forty acres on the western boundary of their land where he then moved his cabin. As the area began to attract increasing numbers of settlers, Farrar applied to the General Land Office to purchase 160-acres on 9 February 1884. Farrar's claim was the first in that part of the Cow Creek Valley. Shortly after filing his claim, and two years before receiving his patent, Farrar sold the land to Peter J. Pauley, Jr. By that time, the herds of big game had dwindled in Colorado, and Farrar moved to Wyoming which had become an outfitting point for hunters.<sup>2</sup>

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<sup>1</sup>Abner Sprague, "Henry (Hank) Farrar," *Estes Park Trail*, 21 September 1934, 5; Pedersen, 7.

<sup>2</sup>Barb Boyer, "The McGraw Legacy," *Estes Park Trail Gazette*, 27 March 1998, 3; Pedersen, 7; Sprague, 5.

## **Cattle Ranching Era**

Peter J. Pauley, Jr., who had come to Colorado from St. Louis for his health, operated an extensive cattle business, with more than 2,500 head of cattle, which extended from Glen Haven into what is now Rocky Mountain National Park. At the site purchased from Farrar, Pauley established his headquarters, to be known as the =Y (Double Bar Y) Ranch. In the summer and early fall of 1884, a large barn was erected on the land.<sup>3</sup>

In 1897, the Pauley family sold the original 160-acre homestead to Hugo S. Miller. Miller, in collaboration with a relative, Henry C. Rouse of Cleveland, Ohio, purchased extensive lands adjoining the ranch in the 1880s. Rouse eventually accumulated more than one thousand acres which later became the McGraw Ranch. Henry C. Rouse died in 1907 and Hugo S. Miller inherited his lands. Hugo and Mary Hugo Miller lived at the ranch until Mrs. Miller's failing health forced the sale of the property.<sup>4</sup>

## **The McGraws Arrive in Estes Park**

Philadelphians John J. and Irene McGlathery McGraw were on their honeymoon in 1907 when they first visited Estes Park. John McGraw was a wealthy contractor in business with his father. The couple stopped at the Brown Palace Hotel in Denver and planned to travel south to Colorado Springs, a resort town favored by English tourists and well known in the East. John McGraw was a fine horseman and had an avid interest in polo, which was a popular activity in Colorado Springs. The desk clerk at the Brown Palace suggested an alternative trip to the small scenic village of Estes Park, about seventy-six miles from Denver. The couple boarded a train for Longmont and then traveled by stage from Lyons to Estes Park. Since the 1870s, the natural beauty of Estes Park had attracted hunters, mountain climbers, and tourists. The McGraws rented a log house near the town and proceeded to spend the summer exploring the charms of the area.<sup>5</sup>

During their stay, the McGraws met Hugo and Mary Miller at the Hupp Hotel in Estes Park and were invited to visit the =Y Ranch. Arriving at the ranch, the McGraws found not a simple log cabin typical of the area, but a dwelling which "bordered on quiet elegance, built in the tradition of comfort, security and beauty, not often found in the ruggedness of a remote mountain valley at this early time." The house was constructed of lumber and stone obtained from the site. At the time the Millers owned the property, the ranch included the main residence, a large barn, two cabins for

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<sup>3</sup>Pauley later recovered his health enough to return to St. Louis, where he lived until his death in 1937. In St. Louis, he started the Pauley Jail Works, the only facility which exclusively manufactured jail products in the United States. Frank McGraw, Estes Park, Colorado. Interviewed by Elaine Hostmark, 11 August 1974, in Estes Park Museum files, hereinafter cited as "Frank McGraw Interview;" Pedersen, 8-9; Drake Home Demonstration Club under the direction of Mrs. Carmon Johnson, compiled by Marguerite Lindsey, *History of the Big Thompson Canyon* (Larimer County Educational Aids W.P.A. Project, 1940), 18.

<sup>4</sup>Pedersen, 10-11, 13; Boyer, 3; Frank McGraw Interview.

<sup>5</sup>Pedersen, 14-16; Frank McGraw Interview.



guests, a chicken house, and other buildings related to their cattle operations. When the McGraws left for Philadelphia in the fall, they told the Millers to let them know if the ranch was ever for sale.<sup>6</sup>

When the McGraws returned to Estes Park the following summer, the Millers inquired whether the couple would be interested in leasing their property. A twenty-five year lease between the Millers and the McGraws was executed on 17 August 1908, with the lease period to begin on 1 January 1909. By the following year, the Millers were anxious to sell the property because the altitude of Estes Park was considered detrimental to Mrs. Miller's health. On 5 May 1909, the McGraws purchased the ranch. Under the McGraws, the ranch would be known as the =X (Double Bar X) as they could not acquire the =Y brand.<sup>7</sup>

The McGraw family continued the cattle operations of the ranch and utilized the property for their summer home. The house was furnished with many items shipped from Philadelphia, including a grand piano. In 1911, John McGraw purchased forty acres of public lands on the northern boundary of the ranch to bring the total acreage to 1,200. It was reported that McGraw may have hoped to establish a polo club in Colorado and he also invested in a golf course in Estes Park. The McGraw family grew to encompass four children: John; James; Irene "Dolly;" and Frank, who was born at the ranch on 9 July 1913.<sup>8</sup>

In 1917, John McGraw died suddenly in Philadelphia. The Estes Park ranch was inherited by John McGraw's widow, Irene McGraw, and her four children, who originally planned to sell the property. The family returned to Estes Park in 1919 to prepare the ranch for sale, but "fell in love with the place again." Mrs. McGraw decided that Estes Park would be the best place to raise her children. With the help of Spotswood Stone, a talented Philadelphian, Irene McGraw determined to continue the operation of the ranch.<sup>9</sup>

Ranch life for a widow with four young children in Estes Park was challenging. During the winter, the family moved into town and rented a house so that the children would be able to attend school despite heavy snows. Some winters were even spent in Denver. In the 1920s, as cattle prices began to fall, the family needed a supplementary income and began selling wood cut on the ranch to people in Estes Park. In addition, the family raised dairy cows and sold milk.<sup>10</sup>

### **The Dude Ranch Era**

Until 1936, the property was strictly a working ranch which produced cattle, wood, and dairy products. As soon as the McGraws moved to the ranch, friends began visiting and planning trips to explore the surrounding area. Irene McGraw has been described as having been a very "sociable" woman, who loved having visitors and treating them well. The family realized it was spending substantial time and effort entertaining friends who found tremendous enjoyment at the ranch. As

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<sup>6</sup>Frank McGraw Interview; Pedersen, 18-19.

<sup>7</sup>Pedersen, 20-21; Boyer, 3; Frank McGraw Interview.

<sup>8</sup>Pedersen, 25, 28.

<sup>9</sup>Pedersen, 29; Boyer, 3.

<sup>10</sup>Pedersen, 32-33.

agricultural prices continued to decline, it was a logical and economically prudent decision to convert the operation to a guest ranch in 1936.

By the early twentieth century, many cattlemen had realized that only limited cattle raising was possible in Estes Park and some turned to the operation of summer cabins and camps for tourists to supplement their incomes. The dedication of Rocky Mountain National Park in 1915 brought increasing numbers of visitors to the area. Dude ranching expanded tremendously in the United States during the 1920s and continued to provide an alternative to stockraising. The McGraw Ranch and its environs included all of the necessary components for a successful dude ranch, including an attractive setting, facilities for maintaining horses and miles of horseback riding paths, room for several individual cabins and a large main building, and opportunities for recreational activities such as hunting and fishing.<sup>11</sup>

In 1935-1936, the McGraws built several single and double cabins for guests and converted the main ranch house to a lodge. Like other dude ranches throughout the West, the ranch featured small cabins aligned to take advantage of the scenic qualities of the site. The main house became the lodge and served as the focal point of the operation, with a large welcoming porch and the interior divided into a living room and three dining rooms to serve the needs of the guests. The cabins were similar to other dude ranches in the West, being simple wood frame structures clad with log puncheon siding, with stone foundations, small porches, and standard sized windows and doors.<sup>12</sup>

As the McGraws began conversion of their operation to a guest ranch, word came that Kansas governor and presidential candidate Alf Landon wished to rent the property as his summer campaign headquarters. Landon had heard about the ranch from journalist William Allen White who had a summer home in Estes Park. The Kansan believed that the McGraw's property would provide a good place to rest from the rigors of the campaign trail. Mrs. Landon arranged to rent the entire ranch, site unseen. The Landon family stayed in the main ranch house and reporters and other visitors stayed in the cabins. Governor Landon established a study in the enclosed porch off of the living room. Newspaper reports described the main house as "entirely modern, contains two bathrooms, a central heating plant, six bedrooms, a living room, dining room, sun porch, kitchen, and library."<sup>13</sup>

The Landon family came to the ranch with their three children, two dogs, a rabbit, a hen, and a Shetland pony. In June 1936, the **Chicago Daily Tribune** reported that "Governor Alf Landon of Kansas, here for a vacation, received callers in the living room of the main house." The **Denver Post** reported that "once at the ranch you feel as though you are thousands of miles away from any settlement."<sup>14</sup> According to Frank McGraw:

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<sup>11</sup>C.W. Buchholtz, **Rocky Mountain National Park: A History** (Boulder: Colorado Associated University Press, 1983), 105-106; John Daugherty, **A Place Called Jackson Hole**, Draft Manuscript in the files of the National Park Service, Intermountain Support Office, Denver, Colorado, 1998.

<sup>12</sup>Daugherty.

<sup>13</sup>Pedersen, 53; **Denver Post**, 11 June 1932.

<sup>14</sup>Pedersen, 51-54.



We put in the summer avoiding the secret service and watching poor old Alf out trying to catch a fish in the pond. Somebody would run down and get one of these big fish and they'd put it in the little pond for him--put it on the hook and then they'd put it out in the pond to catch it.<sup>15</sup>

Landon's stay brought the ranch much publicity, although the Republican candidate was soundly defeated by Franklin Roosevelt in the fall election.

The following summer, the McGraws began accepting guests from around the country. Frank McGraw recalled that Landon was the only famous guest to stay at the ranch, the others being just "down to earth, good people." Ruth McGraw judges that the ranch "provided an authentic, western dude ranch experience, with lots of hospitality for everyone." The McGraws maintained a pleasant family atmosphere for guests, many of whom came back year after year. Visitors paid on what was known as the "American Plan" in the dude industry, which included food, lodging, and horseback riding at one price. One banker and his wife visited the ranch every summer for thirty-two years. Some families stayed the entire summer, while others were guests for a week or a month.<sup>16</sup>

In the beginning, the ranch obtained the names of potential guests from the local Chamber of Commerce and the Colorado Dude and Guest Ranch Association. Later, the ranch's reputation spread by word of mouth. Guests arrived from Memorial Day weekend to Labor Day, with the ranch remaining open until after hunting season in some years. Thirty to forty guests were generally accommodated at a time, and the ranch usually operated at maximum capacity. The Colorado Dude and Guest Ranch considered the McGraw Ranch one of its top facilities and often recommended it. By the 1960s, the demand for accommodations at the ranch outstripped its capacity.<sup>17</sup>

Irene McGraw believed that visitors to the ranch were not "dudes" but "guests." She rose early each morning to insure that every detail provided for guests was "just right." Life for visitors at the ranch was filled with recreational and social activities. The McGraws believed that for the guests "every day was Sunday. Everybody was on vacation and having a good time." No scheduled itinerary or entertainment was provided. Guests were free to plan and request activities they wished to pursue. Horseback riding was the main activity of each day, with rides planned to meet the needs of individuals and groups. More than sixty horses were kept at the ranch and more than 250 miles of good pack trails were located nearby. Rides were of varying length and difficulty according to the ability of the guests. Other activities included fishing, hiking, swimming, square dancing, badminton, pool, ping pong, horseshoes, card playing, story telling, and steak fries.<sup>18</sup>

A tourist publication produced by the Union Pacific described the ranch as combining features which reflected the McGraw's motto "Rough It With Ease:"

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<sup>15</sup>Frank McGraw Interview.

<sup>16</sup>Frank McGraw Interview; Pedersen, 79 and 81.

<sup>17</sup>Pedersen, 81.

<sup>18</sup>Pedersen, 83, 30-31.

Accommodations for thirty-two guests in the big modern ranch house and comfortable furnished private cabins. All modern conveniences, including electric lights, private baths, hot and cold water and inner spring mattresses. Pure wholesome food, with fresh vegetables, finest meats, and pure pasteurized milk served at the ranch.<sup>19</sup>

During World War II, restrictions on gasoline and labor shortages made operation of guest ranches difficult and cattle operations achieved greater importance until normal recreational activities could resume. Frank McGraw served as a director of the Colorado Dude Ranch Association in 1942. Frank, John, James, and Dolly all enlisted for military service during the war.<sup>20</sup>

After the war, tourism in Colorado increased and the dude ranch industry flourished. Frank McGraw returned to Estes Park after his military service and married Ruth Hodson in 1946. In 1944, Ruth Hodson McGraw moved from Washington, D.C., where she had attended George Washington University, to Estes Park, where her father was employed at Rocky Mountain National Park. The McGraws were parents of five daughters. Frank built the family home west of the dude cabins and the family assisted Irene McGraw in the operation of the ranch until her retirement to Arizona in 1950. Ruth and Frank McGraw operated the ranch after Irene McGraw's retirement. Frank also maintained a small scale cattle business with about fifty Herefords.<sup>21</sup>

Frank McGraw was a leader in the dude ranching industry in Colorado and was a prominent civic leader in Estes Park. A local newspaper noted that "he worked for the promotion of tourism in the Estes Valley, the growth and development of Larimer County, and for fairness toward his fellow man." He served as president of the Colorado Dude and Guest Ranch Association for several terms beginning in 1964. McGraw was also president of the Estes Park Hotel Association and treasurer of the Estes Park Rodeo Association. He also served on the local school board, the Colorado Judiciary Committee, and the Larimer County Planning Commission, of which he was chairman. McGraw participated in the creation of the Estes Park rodeo grounds and the town's eighteen-hole golf course. He also helped build Our Lady of the Mountains Catholic Church and donated wood and stone from the ranch for its construction.<sup>22</sup>

Frank McGraw passed away in 1983. His wife Ruth summarized his contribution to the guest ranch industry: "He provided such wholesome and enjoyable ranch vacations to guests in all professions and walks of life. What further contribution to the dude ranch industry could a man make? He was a rancher in the true sense of the word, buying, shoeing, and breaking his horses. He irrigated his pastures, cut hay, in addition to providing warm, genuine Western hospitality and complete care to his guests."<sup>23</sup>

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<sup>19</sup>Union Pacific, Dude Ranches, n.d., 45.

<sup>20</sup>Rocky Mountain News, 2 November 1942 and 3 November 1942; Boyer, 4.

<sup>21</sup>Estes Park Trail Gazette, 3 March 1972.

<sup>22</sup>Estes Park Museum, Newspaper Clippings, McGraw, 24 August 1983; Pedersen, 87; Boyer, 6.

<sup>23</sup>Pedersen, 58.



## **National Park Service Management**

In 1966, the National Park Service purchased part of the ranch. The selling of this land eliminated the ranch's ability to raise cattle, so it then operated strictly as a guest ranch. The remaining portion of the ranch, exclusive of land kept by Frank and Ruth McGraw for their home, was sold in 1973 to New York Mountain Properties, who changed the name to Indian Head Ranch. The McGraws continued to manage the ranch for the new owners until their retirement in 1979. New York Mountain Properties sold 220 acres of the ranch including the buildings to Jim Economos. In 1979, Economos sold the property to Catherine Katona, who continued the dude ranch operations. Katona sold the ranch to the National Park Service in 1988. The National Park Service acquired the land to provide a winter wildlife habitat and provide reliable public access to hiking trails.

In 1994, the National Park Service announced a plan to demolish the ranch structures and restore the site to its "natural" state. Opposition to this plan from local citizens and national and state preservation organizations convinced the National Park Service to preserve the buildings as representative of the area's history and the ranch where guests came to "Rough It With Ease."<sup>24</sup> In 1999, work began to stabilize the historic structures at the ranch in preparation for the rehabilitation of the entire site to create The McGraw Ranch Research Center, which is planned to serve the park.

## PART II. ARCHITECTURAL INFORMATION

The McGraw Ranch is representative of the architecture and construction techniques employed for buildings of nineteenth-century cattle ranches and twentieth-century dude ranches throughout the West. The buildings of the ranch are representative in construction, design, materials, and variety of function of historic cattle ranches which evolved into dude ranches. The site includes a complete dude ranch facility with an intact setting and buildings with historic integrity. The buildings are significant for the use of native materials in their construction, including locally harvested logs and stone. The layout and design of the ranch embodies many aspects typical of dude ranches in the West, including a row of small guest cabins, a large central lodge, support buildings, and an area for maintaining animals. The unchanged setting of the ranch is significant for its embodiment of many of the elements considered vital for a successful dude ranch, including beautiful scenery and a seemingly isolated, yet accessible and convenient location.

There are fourteen historic resources at the ranch, which represent the evolution of the property from a cattle ranch into a dude ranch. The historic ranch resources include principal historic buildings of the ranch such as the main ranch house/lodge, the barn, the bunkhouse, and several guest cabins. The setting of the ranch has experienced very little change and the layout of the property and buildings of the district display historic integrity, illustrating the history and evolution of the site from 1884 to the present.

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<sup>24</sup>Pedersen, 49; *Estes Park Trail Gazette*, 29 December 1993; and *Denver Post*, 13 February 1994.

## Physical Setting

The McGraw Ranch lies at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado, and seventy-six miles northwest of Denver. The ranch is located in the beautiful and tranquil valley of Cow Creek, at an elevation of about 7,880 feet. The Roosevelt National Forest extends to the north of the ranch and forested hills and rock formations surround the property. Ponderosa Pine, willow trees, Douglas Fir, and Lodgepole Pine dot the landscape. Pulpit Rock rises to the northeast, providing a dramatic backdrop for the buildings of the ranch. Other prominent landmarks include Old Woman Rock (or Indian Head) to the southeast, Rouses's Peak to the southwest, and Sheep Mountain and Dark Mountain further west along the Cow Creek drainage. Cow Creek winds along the south edge of the property and provides water for a small pond south of the buildings.

The developed area of the ranch lies on the north side of Cow Creek. A gravel access road extends from McGraw Ranch Road into the ranch complex and then splits near the barn, with an eastern branch extending past the corral area and a western branch leading through the principal buildings. The main ranch house/lodge and most guest cabins lie in a shallow arc between the western segment of the road and Cow Creek, facing a pond fed by a ditch from Cow Creek. Most utility and support buildings are located north of the main ranch house/lodge and include the barn, worker housing, a generator/ice house, a shed, and an outhouse/telephone booth.

An unlined natural pond existed when the ranch was originally established. Covering less than half an acre, the pond has been periodically dug out over the years. Ice was cut from the pond and stored in the ranch ice house. Children skated on the pond in winter and during the summer it was stocked with trout for the fishing guests.<sup>25</sup>

A ditch extends from Cow Creek west of the ranch building complex and does not have a headgate. The unlined, earthen ditch flows from west to east and supplies water to the pond. The ditch is heavily overgrown with vegetation. Irrigation ditches from Cow Creek were built during the early days of the cattle ranch to irrigate the pasture below the ranch and the hay fields above the ranch. In the early days, eight hundred bales of hay were raised to feed the ranch's twenty to thirty horses. Later, the ranch was home to up to sixty horses, and hay was purchased. Ruth McGraw believes that the ditches were never officially registered with water rights.<sup>26</sup>

## PART III. SOURCES OF INFORMATION

Boyer, Barb. "The McGraw Legacy." **Estes Park Trail Gazette**, 27 March 1998.

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<sup>25</sup>Pedersen, 63.

<sup>26</sup>Pedersen, 68.



- Buchholtz, C.W. **Rocky Mountain National Park: A History.** Boulder, Colo.: Associated University Press, 1983.
- Daugherty, John. **A Place Called Jackson Hole.** Draft manuscript in the files of the National Park Service, Intermountain Support Office, Denver, Colorado. 1998.
- Estes Park Museum. Estes Park, Colorado. McGraw Ranch files.
- McGraw, Frank. Interview by Elaine Hostmark. 11 August 1974. In the files of the Estes Park Museum, Estes Park, Colorado.
- McGraw, Ruth. Interview by Thomas H. Simmons. 5 August 1974.
- Pedersen, Henry F., Jr. **'Rough It With Ease:' The Story of the McGraw Ranch** (Estes Park, Colo.: Henry F. Pedersen, Jr., 1990.
- Rocky Mountain National Park. McGraw Ranch files.
- Sprague, Abner. "Henry (Hank) Farrar." **Estes Park Trail.** 21 September 1934.

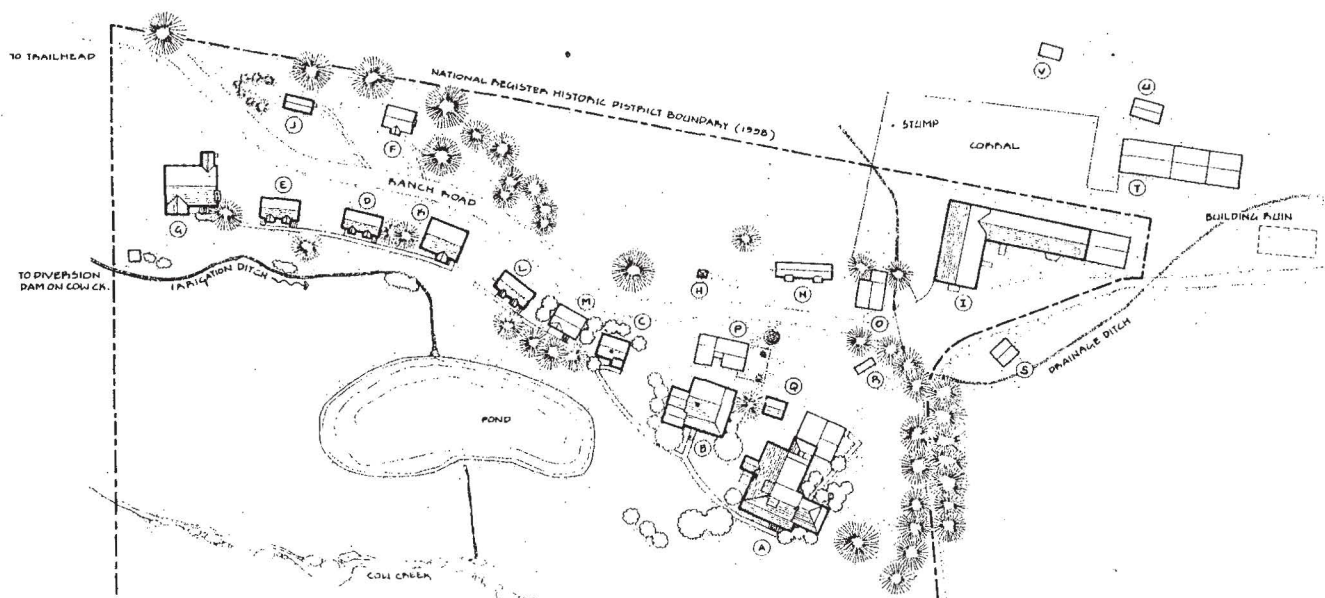
#### PART IV. PROJECT INFORMATION

The documentation of the McGraw Ranch was undertaken for the Historic American Buildings Survey (HABS) by the Mountains/Plains Office of the National Trust for Historic Preservation, represented by James Lindberg, Assistant Director under contract with Rocky Mountain National Park. The project was supervised for Rocky Mountain National Park by Greg Kendrick of the Intermountain Region Support Office.

The historical report was edited by Jim Lindberg, based on historical research completed in 1998 by Tom and Laurie Simmons of Front Range Research, Inc. An axonometric drawing and a rendering of the McGraw Ranch were prepared by Clay Fraser, principal of FraserDesign in 1999. Large format black and white photographs of the ranch and its setting were taken by Roger Whitacre in 1998.

# McGRAW RANCH

LARIMER COUNTY COLORADO



## BUILDING KEY (HABS No. CO-175- )

- \*A OFFICE / RESIDENCE (ca. 1884)
- \*B EAGLE'S NEST CABIN (ca. 1884)
- \*C PROSPECTOR CABIN (ca. 1884)
- \*D ARAPAHOE CABIN (1935-1936)
- \*E OSAGE / COLUMBINE CABIN (1935-36)
- \*F BEAVER CABIN (1966)
- \*G BIGHORN CABIN (1945)
- \*H PHONE BOOTH (ca. 1884)
- \*I BARN (1884)
- \*J LAUNDRY BUILDING (1936)
- \*K TWIN OWLS CABIN (1935-1936)
- \*L CHEYENNE DOUBLE CABIN (1935-1936)
- \*M RUSTLER'S ROOST CABIN (1959)
- \*N FEMALE WORKER RESIDENCE (1960)
- \*O MALE WORKER RESIDENCE (1960s)
- \*P GUEST CABIN (1960s)
- \*Q ICE HOUSE / STORAGE SHED (ca. 1884)
- \*R TRASH STORAGE SHED (1960s)
- \*S STORAGE SHED (1960s)
- \*T STABLE (1960s)
- \*U SMALL STABLE (1960s)
- \*V SMALL SHED (1960s)

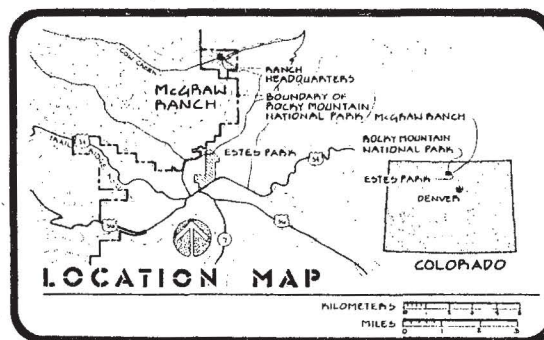
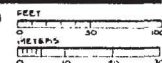
\* INDICATES CONTRIBUTING BUILDING

## SITE PLAN

TAKEN FROM 1995 SITE PLAN BY ROCKY MOUNTAIN CONSULTANTS

SCALE: 1" = 40'-0"

1:400



HENRY FARFAR HOMESTEADED THIS 160-ACRE TRACT OF LAND OUTSIDE ESTES PARK IN 1884. THAT YEAR HE SOLD IT TO PETER PAULEY, WHO USED THE PROPERTY AS HEADQUARTERS FOR AN EXTENSIVE CATTLE OPERATION. PAULEY BUILT THE MAIN HOUSE, BARN AND OTHER BUILDINGS ON A MEADOW ABOVE COW CREEK. IN 1909 JOHN AND IRENE MCGRAW OF PHILADELPHIA BOUGHT THE RANCH, USING IT FOR A SUMMER HOME AND RUNNING CATTLE ON IT. AFTER JOHN DIED IN 1917, IRENE MOVED HERE FULL-TIME WITH THE CHILDREN.

IN 1936 THE MCGRAWS CONVERTED THE PLACE INTO A GUEST RANCH, BUILDING CABINS AND CONVERTING THE MAIN HOUSE INTO A LODGE. THAT YEAR KANSAS GOVERNOR ALF LANDON USED THE RANCH AS A SUMMER HEADQUARTERS FOR HIS PRESIDENTIAL CAMPAIGN. THE PUBLICITY GAINED BY HIS STAY HELPED TO FUEL THE RANCH'S LONG-TERM SUCCESS. USING THE SLOGAN, "BOUGH IT WITH EASE," THE MCGRAW FAMILY ENTERTAINED GUESTS HERE UNTIL RETIRING IN 1979. IN 1986 THE NATIONAL PARK SERVICE PURCHASED THE PROPERTY AS PART OF ROCKY MOUNTAIN NATIONAL PARK. NPS CURRENTLY PLANS TO RESTORE THE RANCH COMPLEX FOR USE AS A RESEARCH CENTER.

DOCUMENTARY DELINEATION OF THE MCGRAW RANCH WAS UNDERTAKEN FOR THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS) BY FRASERDESIGN OF LOVELAND, COLORADO, UNDER CONTRACT WITH THE NATIONAL TRUST FOR HISTORIC PRESERVATION. RECONSTRUCTION WAS CARRIED OUT UNDER THE SUPERVISION OF GREG KENDRICK, HISTORIAN FOR THE NPS INTERMOUNTAIN SUPPORT OFFICE, IN BEHALF OF THE MOUNTAINS/PLAINS OFFICE OF THE NATIONAL TRUST, REPRESENTED BY JAMES LINDBERGH. THIS TWO-SHEET SET OF MEASURED DRAWINGS FOR THE MCGRAW RANCH WAS PRODUCED IN APRIL 1995 BY CLAYTON FRASER, PRINCIPAL OF FRASERDESIGN.





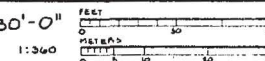
# AXONOMETRIC

## BUILDING KEY (HABS No. CO-175-)

- |                          |                          |                           |                                   |
|--------------------------|--------------------------|---------------------------|-----------------------------------|
| *A OFFICE/RESIDENCE      | *G BIGHORN CABIN         | M RUSTLER'S HOOST CABIN   | S STORAGE SHED                    |
| *B EAGLE'S NEST CABIN    | *H PHONE BOOTH           | N FEMALE WORKER RESIDENCE | T STABLE                          |
| *C PROSPECTOR CABIN      | *I BARN                  | O MALE WORKER RESIDENCE   | U SMALL STABLE                    |
| *D ARAPAHOE CABIN        | *J LAUNDRY BUILDING      | P GUEST CABIN             | V SMALL SHED                      |
| *E OSAGE/COLUMBINE CABIN | *K TWIN OWLS CABIN       | *Q ICE HOUSE/STORAGE SHED |                                   |
| *F BEAVER CABIN          | *L CHEYENNE DOUBLE CABIN | R TRASH STORAGE SHED      | * INDICATES CONTRIBUTING BUILDING |

BASED UPON 1955 SITE PLAN BY  
ROCKY MOUNTAIN CONSULTANTS

SCALE: 1" = 30'-0"



HISTORIC AMERICAN  
BUILDINGS SURVEY  
SERIES 2 OF 2

Survey No.  
CO-175

NAME AND LOCATION OF BUILDING  
McGraw Ranch  
1955  
Larimer County Colorado

Survey No.  
CO-175

REPRODUCED FROM THE ORIGINAL SITE PLAN BY ROCKY MOUNTAIN CONSULTANTS

MCGRAW RANCH, OFFICE/RESIDENCE  
(McGraw Ranch, HS-1000)  
(McGraw Ranch, Main House)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

MCGRAW RANCH, OFFICE/RESIDENCE  
(McGraw Ranch, HS-1000)  
(McGraw Ranch, Main House)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-A

Photographer: Roger Whitacre, 1998  
Images 1, 4, 5, 6

Alan Bucknam, July 1992  
Images 2, 3

CO-175-A-1	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST FACADE.
CO-175-A-2	VIEW LOOKING EAST SHOWING NORTHWEST FACADE.
CO-175-A-3	VIEW LOOKING SOUTHWEST SHOWING NORTHEAST FACADE.
CO-175-A-4	VIEW LOOKING NORTHWEST SHOWING CORNER INCLUDING THE PORCH.
CO-175-A-5	VIEW LOOKING SOUTHEAST SHOWING NORTHWEST FACADE.
CO-175-A-6	VIEW LOOKING SOUTHEAST FROM INSIDE ENCLOSED PORCH.



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-A-1





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-A-2





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-A-3





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-A-4

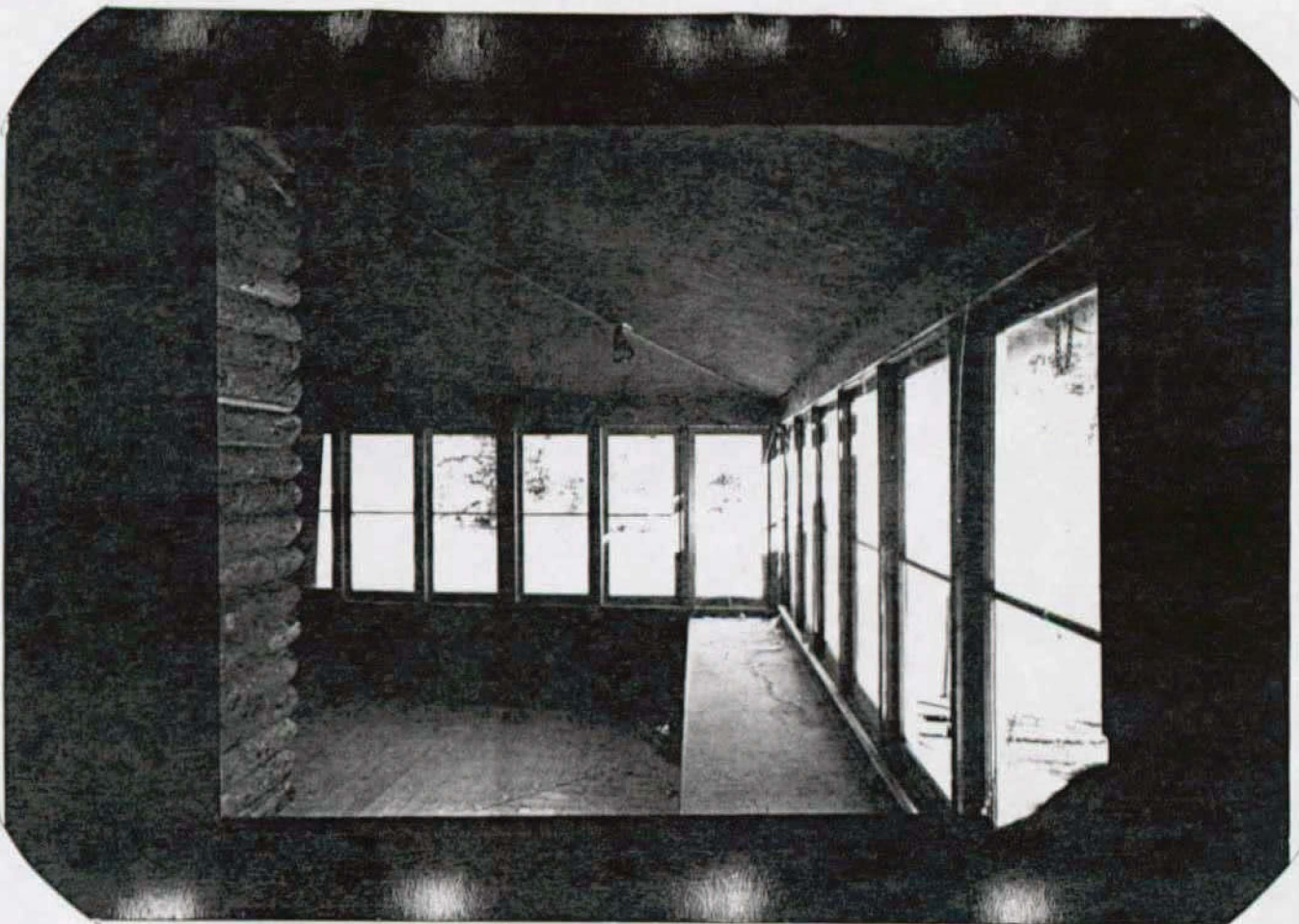


HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-A-5



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. CO-175-A-6



## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, OFFICE/RESIDENCE

(McGraw Ranch, HS-1000)

(McGraw Ranch, Main House)

HABS No. CO-175-A

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Main House of the McGraw Ranch is an original homestead-era structure.
- Description: The lodge is a large one-and-a-half-story frame building with irregular plan composed of the original central section of the house and several later small additions. The building has a complex roofline with central, steeply pitched gable; gabled and hipped projections on the west, east, and north; and two shed roof shingled dormers (south and west) with exposed rafters. The roof is clad with green composite shingles and has overhanging eaves and exposed rafters. The wall of the front of the house is composed of split, unpeeled logs. The raised foundation of the building is composed of native stone. The doors and the windows of the house are currently covered with plywood.
- A full-width open porch extends across the front of the building. The porch has wood post supports, a wood board floor laid perpendicular to the house, and a raised stone foundation capped by a layer of concrete. Central concrete steps to the entrance area are flanked by angled concrete stair walls. The house has an off-center entrance, with three windows to the west and one window to the east. The porch features views of the entrance road to the ranch, the rock formation known as Old Woman or Indian Head Mountain, and meandering Cow Creek.
- The eastern gable face is clad with variegated decorative shingles and is split by a tapered, full-height, stone chimney covered with concrete. On the east wall is a hipped roof, enclosed porch with walls of painted drop siding, a paneled and glazed door, and multiple windows. In front of the porch is an uncovered porch extension with board balustrade atop a stone and concrete base. A rear entrance to the east porch has a shed hood with triangular braces facing a concrete stoop. The entrance has a paneled and glazed door and a screen with spindled trim. The rear entrance has a sign reading



"office." The east porch was enclosed before 1936, as visiting presidential candidate Alf Landon used the area as a den where he wrote speeches.

The west wall of the house is composed of peeled logs, except for a top unpeeled log. The west has a one-story gabled projection with walls clad with log puncheon siding, a green composite shingle roof, and a raised stone foundation with concrete trim. A paneled door is on the south wall of the projection, and a newer, full height brick chimney is located on the west wall of the house adjacent to the projection.

The rear of the building has an intersecting one-and-a-half-story gable with decorative shingles on the gable face and paired, six-light sliding windows. A small, concrete-covered chimney is in the center of the rear gable. The rear wall is clad with log veneer siding with corner boards and has a raised stone foundation with concrete trim. Several additions of various eras have been made to the rear of the building. A one-story rear hipped roof projection has log veneer siding and a shed roof extension with drop siding. On the northeast side of the rear is a newer (1980s) gabled addition clad with wide lap siding. The addition has a triangular window on the west and a slab wood door and sliding window on the east. Adjacent to this addition is an older shed roof section with walls of unpeeled split logs and wood shingles. The shed roof section is cantilevered outward and has triangular braces and four-light windows.

The front door of the main house leads from the south porch into a central living room. A brick fireplace with a simple wood mantel is centered on the east wall of the living room, with a horizontal window opening to the south which provides light and air from the enclosed portion of the porch. The living room ceiling has exposed, squared beams that are finished with painted wood panels. The living room opens north into a dining room which has windows on the east side of the house. North of the dining room is small pantry area with built-in cabinets. Stairs lead west from this pantry to the upstairs bedrooms. North of the pantry is the kitchen. On the west side of the house are two rooms that connect to the dining room and living room respectively. Each of the west rooms includes a closet, and there is a connecting hall between the two rooms that includes built-in storage closets with rounded corners. A small wing was added to the west of this hall area that includes a men's and women's bathroom, as well as a doorway out to the southwest side of the house. To the east of the living room is the office and enclosed porch. All downstairs areas have plaster walls, wood floors, wood doors, floor moldings and picture rails. Heat comes from cast iron radiators.

The stairway to the second floor leads to a small landing area on the west side, which wraps around to a central hallway that leads south to the four

bedrooms, two on each side of the hall. The bedrooms have small dormer windows and wood floors.

History: Built in 1884, the main ranch house/lodge was the home of early owners of the ranch and of the McGraw's until they converted the property to a dude ranch in 1936. The original portion of the house was built utilizing logs harvested on the ranch. A small sawmill was located about a mile west of the house in the Cow Creek Valley in the 1880s. During the dude ranch era, the large ranch house was expanded and became the focus of activity and the gathering place for guests.

The second floor was undivided and used as an occasional dormitory-style sleeping area until 1936, when the McGraws created four separate upstairs bedrooms. These were used by the McGraw family during the summer months. The two original downstairs bedrooms were converted to the second and third dining rooms for guests. Music was piped into each dining room during the dinner hour. The porch on the east was enclosed and made into an office. In the summer of 1936, Republican Presidential nominee Alf Landon used the enclosed porch as a quiet place to write his speeches.<sup>27</sup>

Ruth McGraw described the building as "the lodge, a warm hospitable place where guests, family, and staff gathered before meals and in the evening to plan for the following day." Guests rocked on the large front porch and the dining room always had coffee, lemonade, or ice tea ready for guests, visitors, and hikers. Three dining rooms served ranch guests, with music piped into each dining room at meal times. The living room contained a piano and organ used for nightly singing.

Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

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<sup>27</sup> Pedersen. 60.



MCGRAW RANCH, EAGLE'S NEST CABIN  
(McGraw Ranch, HS-1001)  
(McGraw Ranch, Bunk House)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-B

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

MCGRAW RANCH, EAGLE'S NEST CABIN  
(McGraw Ranch, HS-1001)  
(McGraw Ranch, Bunk House)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-B

Photographer: Roger Whitacre, 1998  
Images 1, 2, 3  
  
Alan Bucknam, July 1992  
Images 4, 5

CO-175-B-1	VIEW LOOKING SOUTHEAST SHOWING NORTHWEST CORNER.
CO-175-B-2	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST FACADE.
CO-175-B-3	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST FACADE.
CO-175-B-4	VIEW LOOKING SOUTHWEST SHOWING NORTHEAST CORNER, WITH NORTHWEST CORNER OF BUILDING NO. 1015 (ICE HOUSE/STORAGE SHED) SHOWING AT THE LEFT.
CO-175-B-5	VIEW LOOKING SOUTHWEST SHOWING CLOSE UP OF NORTHEAST CORNER.





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-B-1

HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-B-2





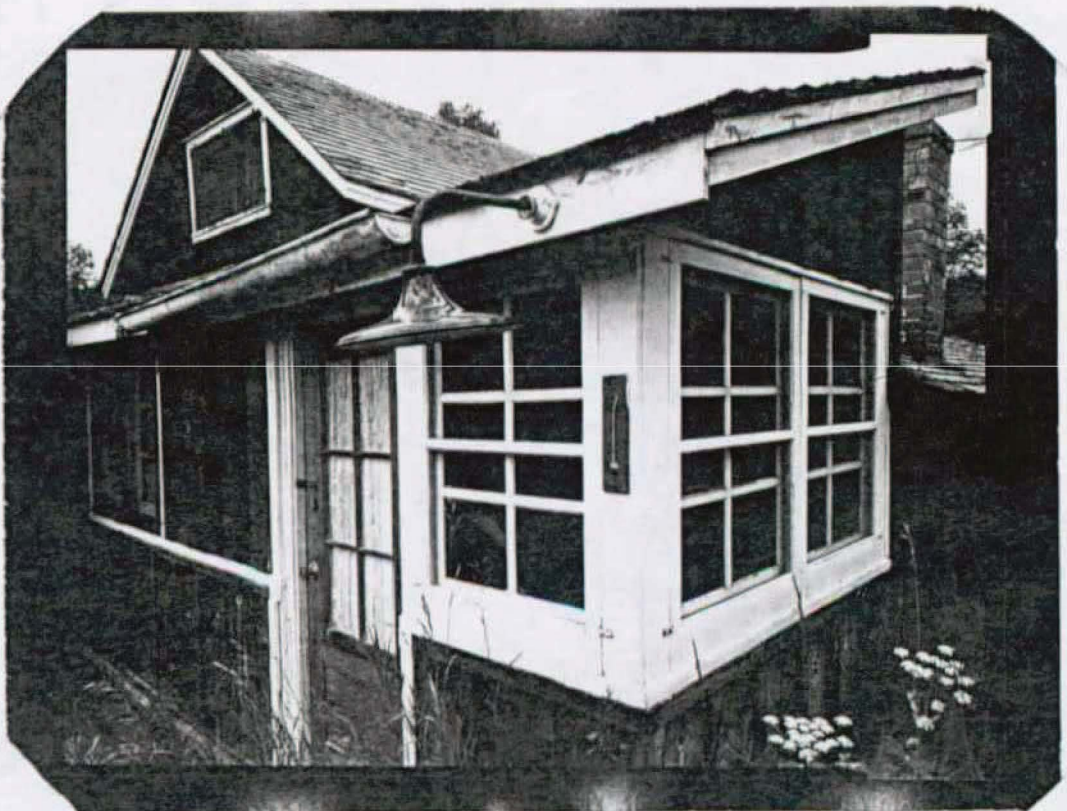
HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-B-3





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-B-4





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-B-5

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, EAGLE'S NEST CABIN

(McGraw Ranch, HS-1001)

(McGraw Ranch, Bunk House)

HABS No. CO-175-B

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Eagles Nest Cabin (bunkhouse) of the McGraw Ranch is an original homestead-era structure.

Description: This one-and-a-half-story frame building is composed of three principal sections: the original, central gabled section, an enclosed porch, and a gabled projection to the west. The alterations were made at the time the property was converted to dude ranching about 1936. The original portion of the building has a side gable roof with overhanging eaves, exposed rafters, and green composite shingle roofing. The walls of the building are clad with board and batten siding, with wood shingles on the upper gable faces. The foundation is composed of native stone.

An enclosed porch extends across the southern section of the front of house and wraps around on the east. The porch has walls clad with board and batten siding and a stone foundation. The off-center door with multiple lights faces a small stone and concrete stoop and is flanked by multiple paired eight-light windows with wood frames. A single small window is located near the southeast corner of the porch.

The western gabled projection has green composite shingle roofing, board and batten siding, and a raised stone foundation. A four-over-four-light double-hung sash window with board surround is on the south wall. On the west are double gables, with walls clad with board and batten siding and three four-over-four-light double-hung sash windows. The north wall has a six-over-six-light double-hung sash window.

The rear of the building is set into the hillside. A small extension from the rear on the northwest has a shed roof. The rear walls are clad with board and batten siding. At the northeast corner is an enclosed porch with a paneled and glazed door and six-light windows.



The main entrance to the building is on the south, opening onto the glass-enclosed porch. The west end of the porch leads to a small bedroom, which has unpainted horizontal wood paneling covering both the walls and ceiling. At the east end of the porch is a small closet/storage area. The main entrance leads straight through the porch to the original log structure, which functions as the central living area. This room has exposed, finished ceiling beams running east and west. The hand-hewn timber walls of the original log cabin were exposed when the park service removed damaged drywall in this section of the building. A bathroom with sink and toilet are located off the east side of this original section. To the north is another addition, with a back entrance located in the far northeast corner. A shower stall is tucked into the southeast corner of this back entrance area. Stairs to a single upper story bedroom are located at the northwest corner of the building and are accessed from the west end of the north addition.

History:

Originally constructed in 1884, this cabin is located immediately west of the main ranch house/lodge and was one of the buildings associated with the original cattle ranch operations, when it was used as a bunkhouse for hired ranch hands. When the ranch began taking in guests, the building became the home of the McGraw family in the winter, as the main ranch house/lodge was closed after the summer season. After Frank McGraw married, this building was the home of his mother, Irene McGraw, until her retirement.

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Eagles Nest Cabin has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.

Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, PROSPECTOR CABIN  
(McGraw Ranch, HS-1002)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-C

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287



# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

MCGRAW RANCH, PROSPECTOR CABIN  
(McGraw Ranch, HS-1002)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-C

Photographer: Roger Whitacre, 1998

CO-175-C-1 VIEW LOOKING NORTHWEST SHOWING SOUTHEAST CORNER.

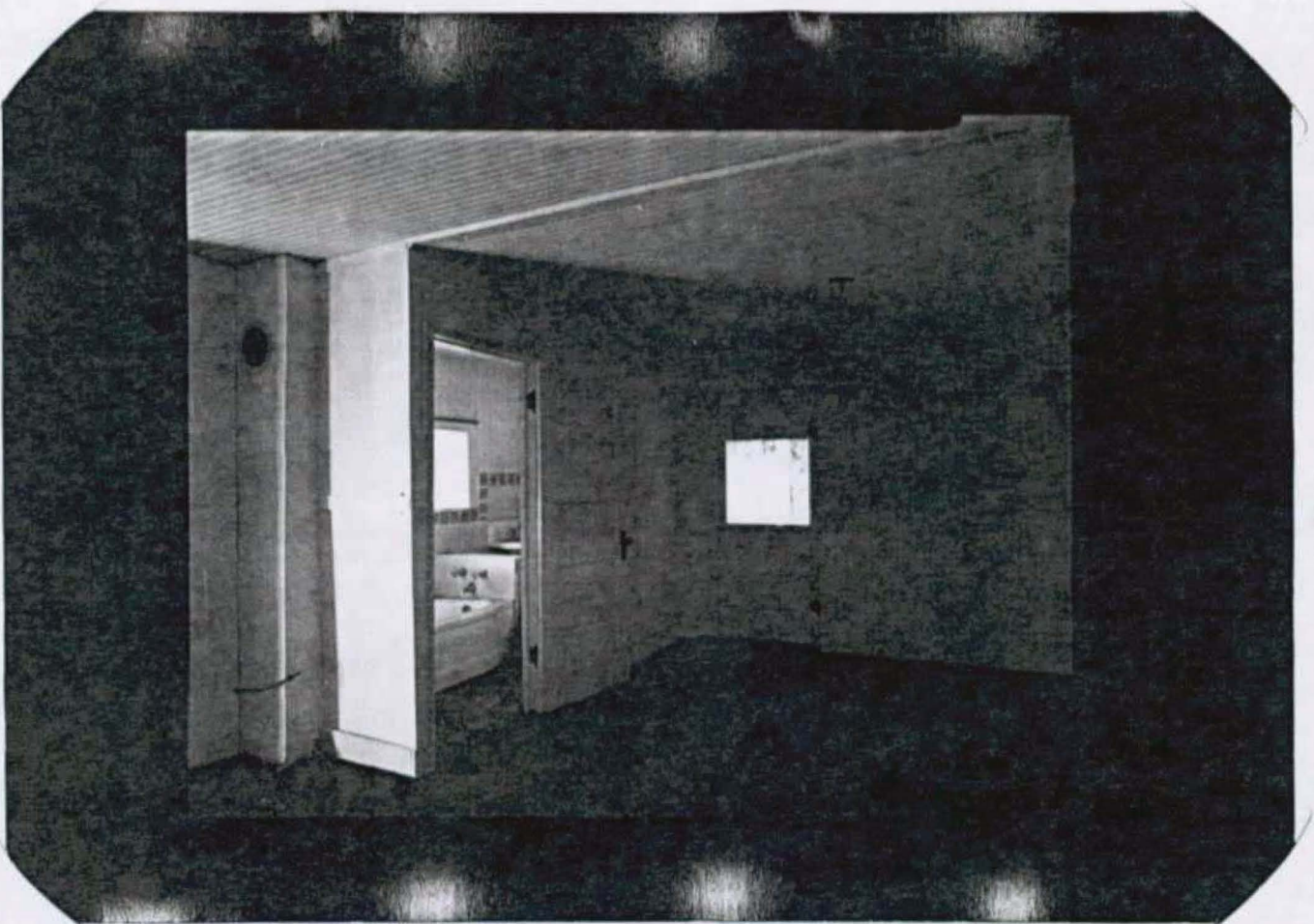
CO-175-C-2 VIEW LOOKING SOUTHWEST SHOWING INTERIOR.



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-C-1



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-C-2





## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, PROSPECTOR CABIN (McGraw Ranch, HS-1002)

HABS No. CO-175-C

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Prospector Cabin is an original homestead-era structure.

Description: This one-story cabin has a side gable roof with overhanging eaves, green composite shingle roofing, and a tall brick chimney with concrete cap. Plain fascia boards cover the ends of exposed rafters. The walls are constructed of logs cut off straight at the ends and covered with vertical boards. The walls are now chinked with concrete. The upper gable faces are clad with board and batten siding. The foundation is stone, with portions replaced with concrete.

Extending across a portion of the front of the cabin is a projecting shed roof porch with log supports atop a deck composed of wood boards. Facing the porch are a paneled door and screen door with wood frame. West of the porch is a horizontal opening with sliding four-light windows. The east wall has a similar window, and each has a plain board surround. The north wall has no openings, while the west wall has an entrance with a shed roof hood clad with wood shingles and braced with diagonal boards above a wood stoop. The door is paneled and glazed with a large rectangular light. A galvanized metal pipe extends from the roof to the foundation at the southwest corner.

The interior of the Prospector Cabin consists of one main room, with a small bathroom that was inserted into the southwest corner in the 1936. The interior walls and ceiling of the main room are covered in beaded board paneling, painted white.

History: This is believed to be the oldest of the ranch buildings, dating to Henry Farrar's occupation of the land. It was among the buildings in existence in 1884.

Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Prospector Cabin has

been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.

Jim Lindberg, National Trust for Historic Preservation, 2000.



MCGRAW RANCH, ARAPAHOE CABIN  
(McGraw Ranch, HS-1006)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-D

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

MCGRAW RANCH, ARAPAHOE CABIN  
(McGraw Ranch, HS-1006)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-D

Photographer: Roger Whitacre, 1998  
Image 2

Alan Bucknam, July 1992  
Images 1, 3, 4, 5

- |            |   |
|------------|---|
| CO-175-D-1 | VIEW LOOKING NORTH SHOWING SOUTH FACADE WITH BUILDING NO. 1010 (LAUNDRY) AT THE FAR LEFT. |
| CO-175-D-2 | VIEW LOOKING NORTH SHOWING SOUTH FACADE WITH BUILDING NO. 1010 (LAUNDRY) AT THE FAR LEFT. |
| CO-175-D-3 | VIEW LOOKING EAST SHOWING SOUTHEAST CORNER.   |
| CO-175-D-4 | VIEW LOOKING SOUTHWEST SHOWING NORTHEAST CORNER.  |
| CO-175-D-5 | VIEW LOOKING SOUTH SHOWING DETAIL OF WINDOW ON THE NORTH FACADE.                          |





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-D-1

HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-D-2





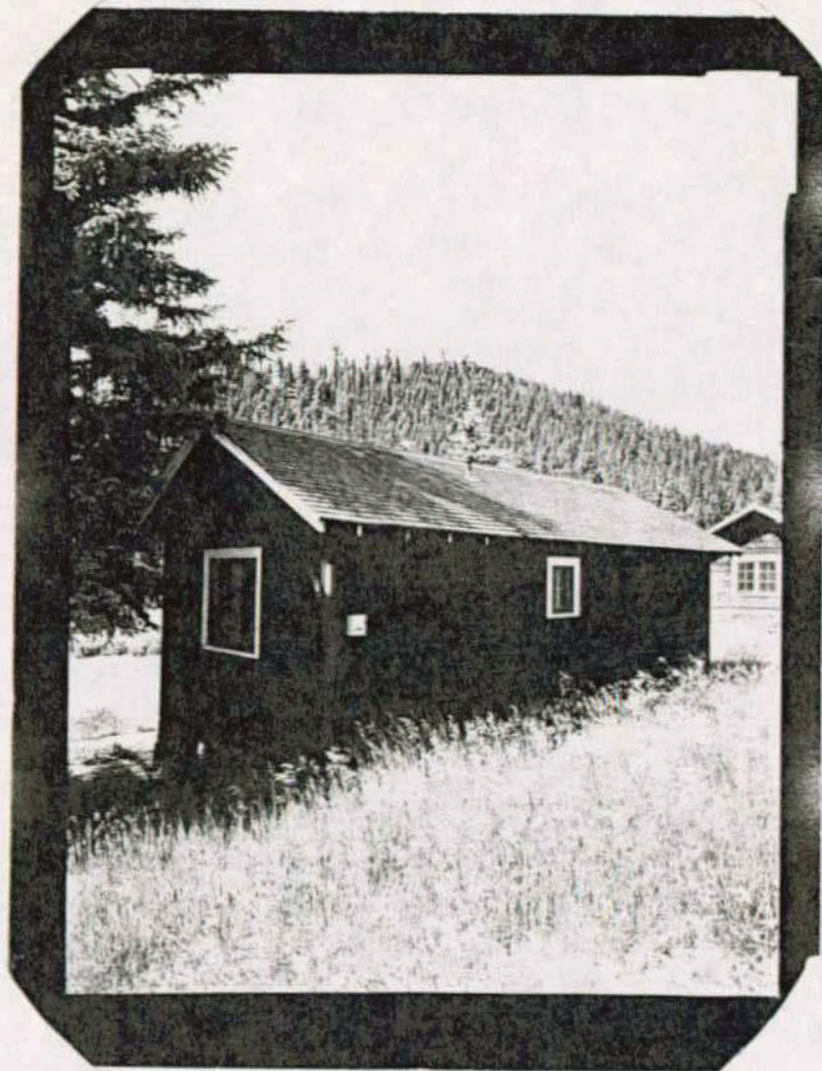
HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-D-3





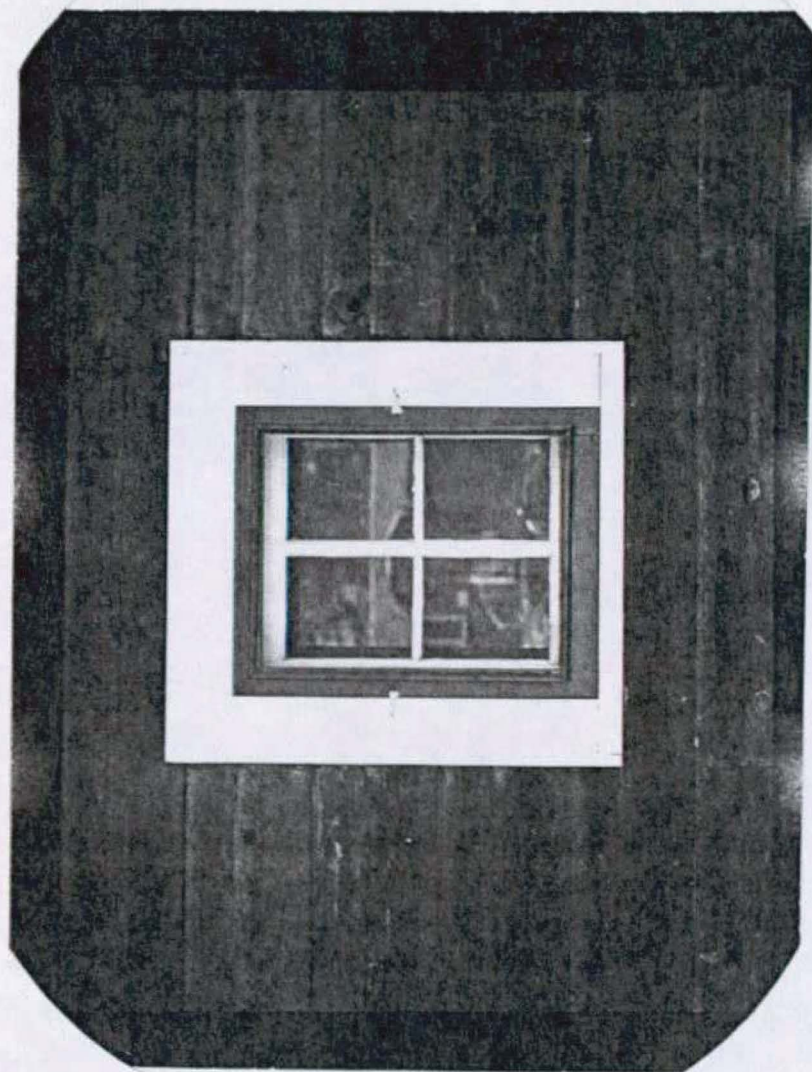
HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. CO-175-D-4



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. CO-175-D-5





## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, ARAPAHOE CABIN (McGraw Ranch, HS-1006)

HABS No. CO-175-D

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Arapahoe Cabin is one of the five cabins built in 1936, when the McGraw Ranch was converted to a guest ranch operation. The log puncheon siding and stone veneer foundation give the structure a rustic appearance that is compatible with the log structures that were built on the property in the 1870s and 1880s.

Description: Three duplex guest cabins were constructed using similar materials and plans and in design are typical of guest cabins on western dude ranches.

The one-story buildings have side gable roofs, overhanging eaves, green composite shingle roofing, and exposed rafters. The walls are clad with log puncheon siding, with vertical boards placed at the corners. The raised, battered foundations are constructed of native stone set in polygonal shapes with recessed mortar. The front of each cabin has two central entrances sheltered by small gabled hoods with triangular braces. The entrances have paneled doors and wood frame screens facing raised stoops composed of native stone and concrete with metal pipe railings. Stone and concrete steps are located on each side of the stoop. Six-light casement windows are adjacent to the entrances, as well as on the east and west walls. The rear walls have a single four-light window.

The interior of the Arapahoe Cabin consists of two sleeping rooms on the east and west sides, each with their own separate entrance from the south porch. A hallway links the two sleeping rooms, with a small closet and space for a hot water heater on the south side of the hall and a shared bath to the north side of the hall. The interior walls and ceilings are plywood veneer, painted white. Floors are pine.

History: This cabin was among five cabins erected when the McGraw family decided to convert the property to a guest ranch in 1935-36. Irene, Frank, John, and James McGraw worked on construction of the cabins.



Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Arapahoe Cabin has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, OSAGE/COLUMBINE CABIN  
(McGraw Ranch, HS-1007)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-E

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287



HISTORIC AMERICAN BUILDINGS SURVEY

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MCGRAW RANCH, OSAGE/COLUMBINE CABIN  
(McGraw Ranch, HS-1007)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-E

Photographer: Roger Whitacre, 1998  
Images 1, 3  
  
Alan Bucknam, July 1992  
Image 2

CO-175-E-1	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.
CO-175-E-2	VIEW LOOKING WEST SHOWING NORTHEAST CORNER ON THE LEFT AND EAST FACADE OF BUILDING NO. 1009 (BIGHORN) ON THE RIGHT.
CO-175-E-3	VIEW LOOKING SOUTHEAST SHOWING NORTHWEST CORNER.

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HABS No. CO-175-E-3

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, OSAGE/COLUMBINE CABIN (McGraw Ranch, HS-1007)

HABS No. CO-175-E

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Osage/Columbine Cabin is one of the five cabins built in 1936, when the McGraw Ranch was converted to a guest ranch operation. The log puncheon siding and stone veneer foundation give the structure a rustic appearance that is compatible with the log structures that were built on the property in the 1870s and 1880s.

Description: Three duplex guest cabins were constructed using similar materials and plans and in design are typical of guest cabins on western dude ranches.

The one-story buildings have side gable roofs, overhanging eaves, green composite shingle roofing, and exposed rafters. The walls are clad with log puncheon siding, with vertical boards placed at the corners. The raised, battered foundations are constructed of native stone set in polygonal shapes with recessed mortar. The front of each cabin has two central entrances sheltered by small gabled hoods with triangular braces. The entrances have paneled doors and wood frame screens facing raised stoops composed of native stone and concrete with metal pipe railings. Stone and concrete steps are located on each side of the stoop. Six-light casement windows are adjacent to the entrances, as well as on the east and west walls. The rear walls have a single four-light window.

The interior of the Osage/Columbine Cabin consists of two sleeping rooms on the east and west sides, each with their own separate entrance from the south porch. A hallway links the two sleeping rooms, with a small closet and space for a hot water heater on the south side of the hall and a shared bath to the north side of the hall. The interior walls and ceilings are plywood veneer, painted white. Floors are pine.

History: This cabin was among five cabins erected when the McGraw family decided to convert the property to a guest ranch in 1935-36. Irene, Frank, John, and James McGraw worked on construction of the cabins.

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Osage/Columbine has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.



MCGRAW RANCH, BEAVER CABIN  
(McGraw Ranch, HS-1008)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-F

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

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MCGRAW RANCH, BEAVER CABIN  
(McGraw Ranch, HS-1008)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-F

Photographer: Roger Whitacre, 1998

CO-175-F-1      VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.

HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-F-1





## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, BEAVER CABIN (McGraw Ranch, HS-1008)

HABS No. CO-175-F

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: Constructed in 1966, the Beaver Cabin is the last of the guest cabins built by the McGraw family.
- Description: The one-story side gable roof cabin has overhanging eaves with triangular braces at the corners, exposed rafters, green composite shingle roofing, and a full-height tapered stone chimney at the east end. The walls are clad with log puncheon siding atop a raised stone foundation. The central paneled and glazed door on the front is covered by a gabled hood with wooden braces over a wooden stoop with a wood railing. Cabin windows include: a tripartite window (a single fixed light flanked by casements) on the front; horizontal two-light window on west; and a small casement window on the rear. The interior consists of one main sleeping room, with a bathroom in the northwest corner. Walls and ceiling are covered with drywall. The floor is carpeted in the main room, with linoleum in the bathroom.
- History: This building, built in 1966 in a style similar to the earlier cabins, faces south and was the only building erected as a guest cabin on the north side of the ranch road.
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Beaver Cabin was determined to be a non-contributing structure in the McGraw Ranch National Register Historic District.
- Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).
- Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, BIGHORN CABIN

HABS No. CO-175-G

(McGraw Ranch, HS-1009)

(McGraw Ranch, Frank and Ruth McGraw Residence)

McGraw Ranch Road

Estes Park Vicinity

Larimer County

Colorado

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

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MCGRAW RANCH, BIGHORN CABIN

HABS No. CO-175-G

(McGraw Ranch, HS-1009)

(McGraw Ranch, Frank and Ruth McGraw Residence)

McGraw Ranch Road

Estes Park Vicinity

Larimer County

Colorado

Photographer: Roger Whitacre, 1998  
Images 1, 2

Alan Bucknam, July 1992  
Image 3

CO-175-G-1	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.
CO-175-G-2	VIEW LOOKING NORTHWEST SHOWING SOUTH FACADE.
CO-175-G-3	VIEW LOOKING NORTHEAST SHOWING WEST FACADE AND PORTION OF SOUTH FACADE.



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HABS No. CO-175-G-2





HISTORIC AMERICAN BUILDINGS SURVEY  
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HABS No. CO-175-G-3



## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, BIGHORN CABIN

(McGraw Ranch, HS-1009)

(McGraw Ranch, Frank and Ruth McGraw Residence)

HABS No. CO-175-G

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Bighorn Cabin was built in 1945 by Frank McGraw. He married Ruth Hodson the following year and the Bighorn Cabin became the family home for the McGraws and their five daughters. The Bighorn Cabin is the largest of the buildings constructed during the guest ranch period of operation.

Description: The one-story house has a side gable, green composite shingle roof with projecting front gable toward the south and projecting rear gable toward the north. The walls of the house are clad with log puncheon siding and the foundation, which follows the slope of the land, is battered and constructed of native stone. The front of the house has an off-center entrance with paneled wood door adjacent to the projecting gable. A tripartite window with center section of plate glass is flanked by eight-light casement windows. Facing the door is a raised stone and cement stoop with stairs. The front gable end has eight-light casement windows and its foundation has a door and two boarded up windows. On the east wall is a full-height, tapered, stone and concrete chimney and two six-light windows. The rear gable end has a paneled and glazed door on the east wall. The rear wall of the house has two sets of eight-light casement windows. The west wall has one set of eight-light casement windows toward the rear, a six-light window, and a covered up window.

The interior of the Bighorn Cabin consists of an unfinished entrance vestibule on the northeast corner, which leads to a full kitchen. The cabin also includes a dining room, living room with stone fireplace, and two corner bedrooms on the west side with a bath between. All interior walls, kitchen cabinets and built-in living room cabinets and shelves are clad in "knotty pine" wood paneling.

History: This dwelling housed Frank and Ruth McGraw and their family of five children. The house was erected by Frank McGraw in 1945 prior to his 1946

marriage and McGraw planted the large Blue Spruce tree which grows next to the house.

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, PHONE BOOTH  
(McGraw Ranch, HS-1011)  
(McGraw Ranch, Outhouse)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-H

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
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P.O. Box 25287  
Denver, Colorado 80225-0287



# HISTORIC AMERICAN BUILDINGS SURVEY

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(McGraw Ranch, HS-1011)  
(McGraw Ranch, Outhouse)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-H

Photographer: Roger Whitacre, 1998  
Image 3  
  
Alan Bucknam, July 1992  
Images 1, 2

CO-175-H-1	VIEW LOOKING SOUTH SHOWING NORTH FACADE.
CO-175-H-2	VIEW LOOKING NORTH SHOWING DETAIL OF SOUTH FACADE.
CO-175-H-3	VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.

HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

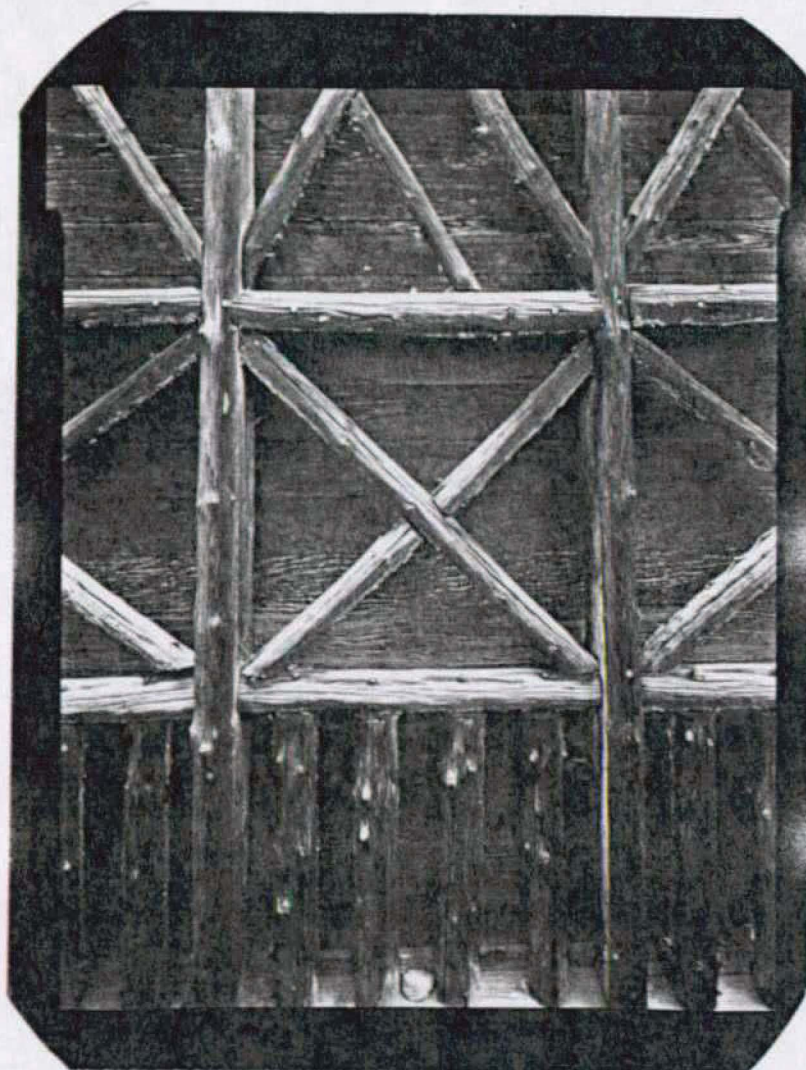
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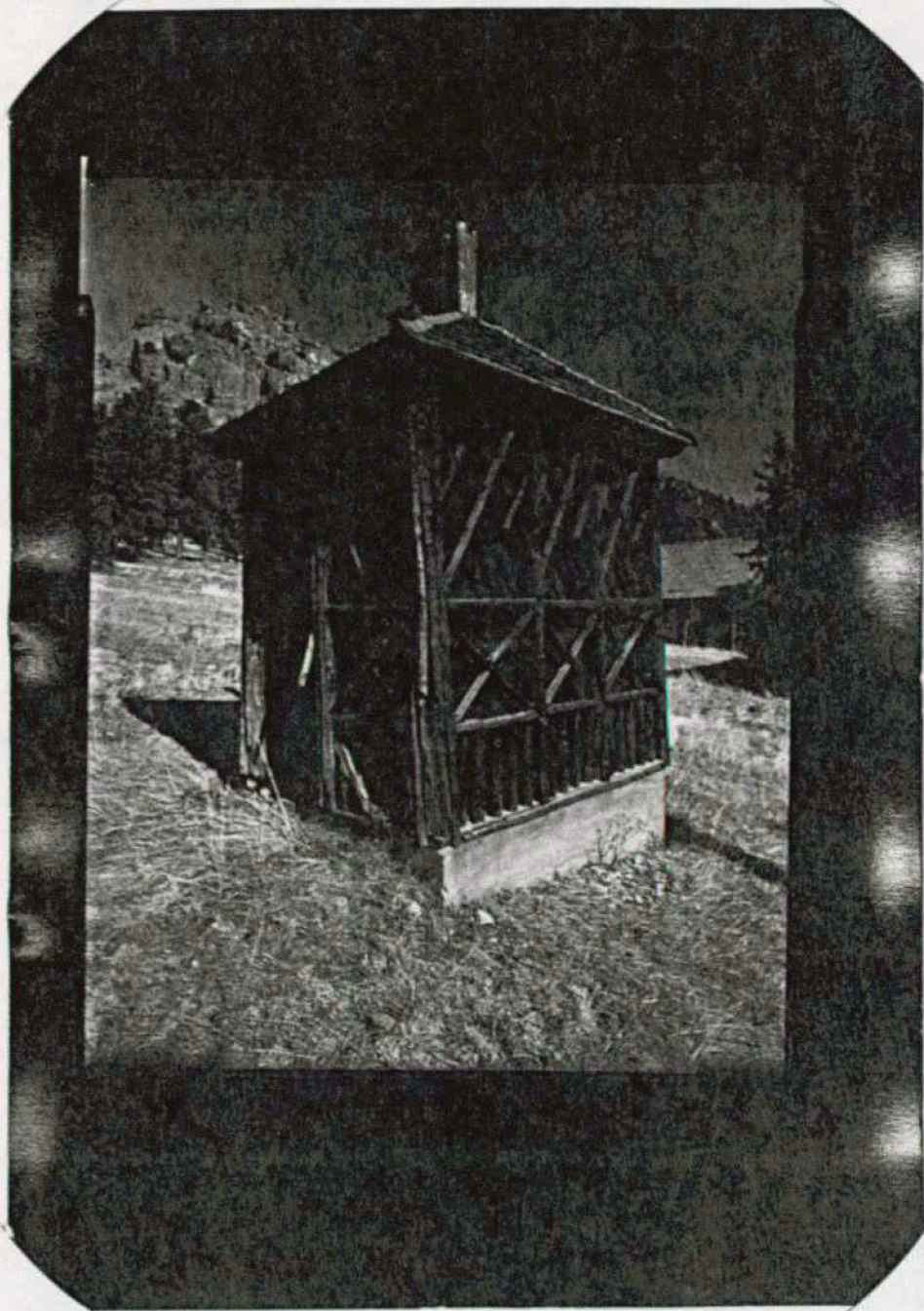
HABS No. C0-175-H-2





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HABS No. CO-175-H-3



## HISTORIC AMERICAN BUILDINGS SURVEY

McGRAW RANCH, PHONE BOOTH  
(McGraw Ranch, HS-1011)  
(McGraw Ranch, Outhouse)

HABS No. CO-175-H

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Outhouse/Phone Booth dates to the original homestead era and is a small, but excellent example of "Rocky Mountain Rustic" architecture.
- Description: The one-story, pyramidal roofed building faces north and has green composite shingle roofing and metal ridge coverings, with a central metal vent pipe enclosed in wood. Fascia boards are applied at an angle beneath the eaves and are beveled at the corners. The walls of the building are composed of tongue and groove wood boards applied horizontally, with a decorative exterior rustic "screen" composed of narrow tree branches (mostly with unpeeled bark) applied in geometric patterns. The front features a central, vertical board door; there is a small screened opening on the east. The building has a concrete foundation and a single interior seat.
- History: This Rustic style outhouse reportedly dates to the early period of the ranch in the 1880s. It was converted to a telephone booth for guests in the 1980s.
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.
- Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).
- Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, BARN  
(McGraw Ranch, HS-1016)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-I

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287



# HISTORIC AMERICAN BUILDINGS SURVEY

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MCGRAW RANCH, BARN  
(McGraw Ranch, HS-1016)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-I

Photographer: Roger Whitacre, 1998  
Images 1, 2, 3, 4, 7, 8, 9  
  
Alan Bucknam, July 1992  
Images 5, 6, 10

- |            |   |
|------------|---|
| CO-175-I-1 | VIEW LOOKING NORTHWEST.   |
| CO-175-I-2 | VIEW LOOKING SOUTHEAST SHOWING NORTHWEST CORNER.  |
| CO-175-I-3 | VIEW LOOKING NORTH SHOWING SOUTH FACADE.  |
| CO-175-I-4 | VIEW LOOKING NORTHEAST SHOWING CORRAL FENCE AND<br>PORTION OF WEST FACADE AT FAR RIGHT.   |
| CO-175-I-5 | VIEW LOOKING SOUTHEAST, FROM RIGHT TO LEFT, BUILDING<br>NOS. 1012 (FEMALE RESIDENCE), NORTHWEST CORNER OF 1013<br>(MALE RESIDENCE), AND WEST FACADE OF 1016 (BARN).                                 |
| CO-175-I-6 | VIEW LOOKING SOUTHWEST, FROM RIGHT TO LEFT,<br>NORTHEAST CORNER OF BUILDING NO. 1020 (SMALL SHED),<br>NORTH FACADE OF 1016 (BARN), ROOFS OF BUILDING NOS.<br>1021 (QUONSET SHED) AND 1019 (STABLE). |
| CO-175-I-7 | VIEW LOOKING SOUTHEAST OF FIRST FLOOR OF MAIN BARN.   |
| CO-175-I-8 | VIEW LOOKING SOUTHEAST SHOWING INTERIOR OF GROUND<br>FLOOR.   |

McGraw Ranch, Barn  
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CO-175-I-9	VIEW LOOKING SOUTH SHOWING INTERIOR OF HAY LOFT.
CO-175-I-10	VIEW LOOKING NORTH SHOWING PORTION OF SOUTH FACADE OF EAST ADDITION TO BUILDING NO. 1016 (BARN).

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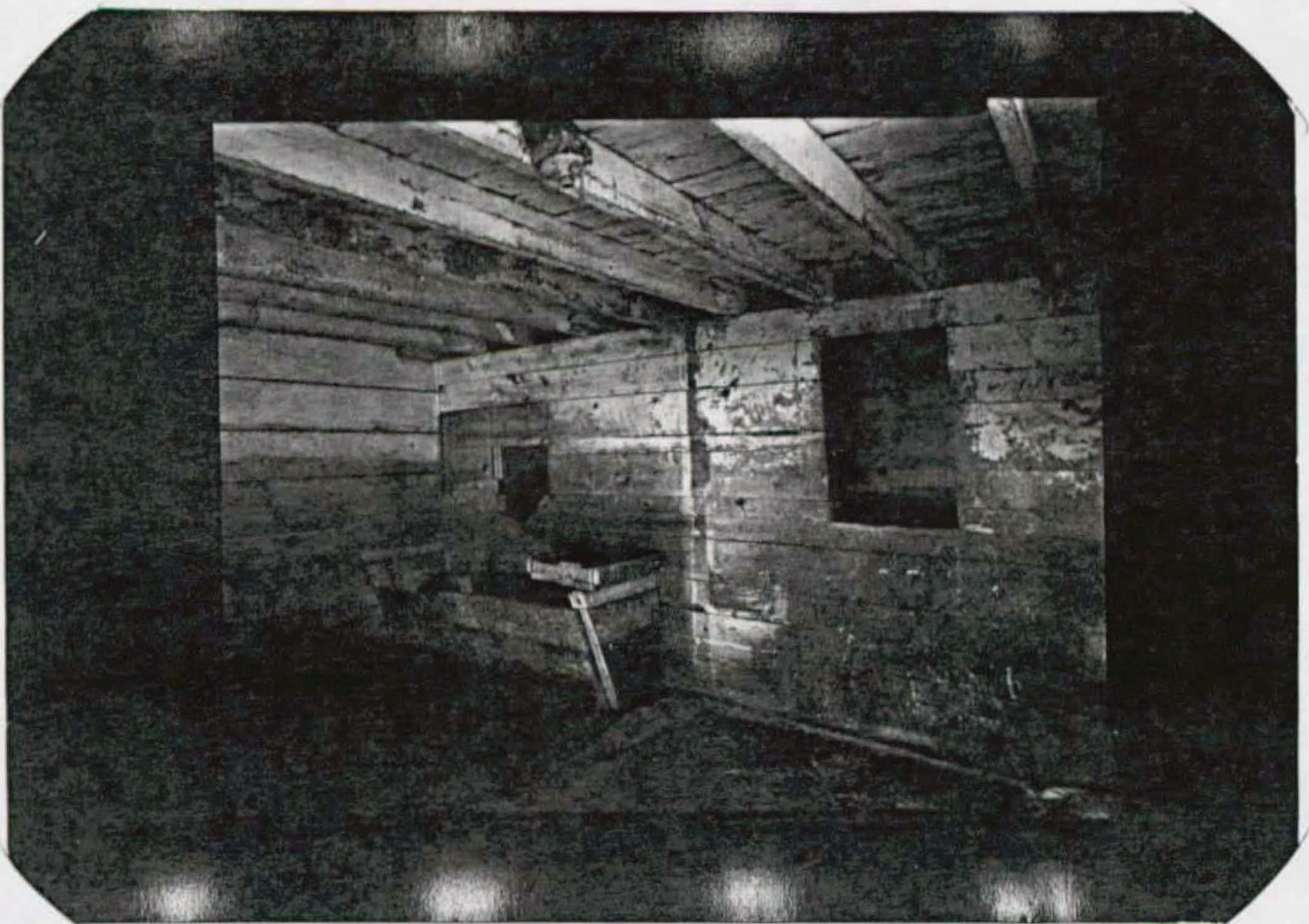
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HABS No. CO-175-I-6



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HABS No. CO-175-I-7



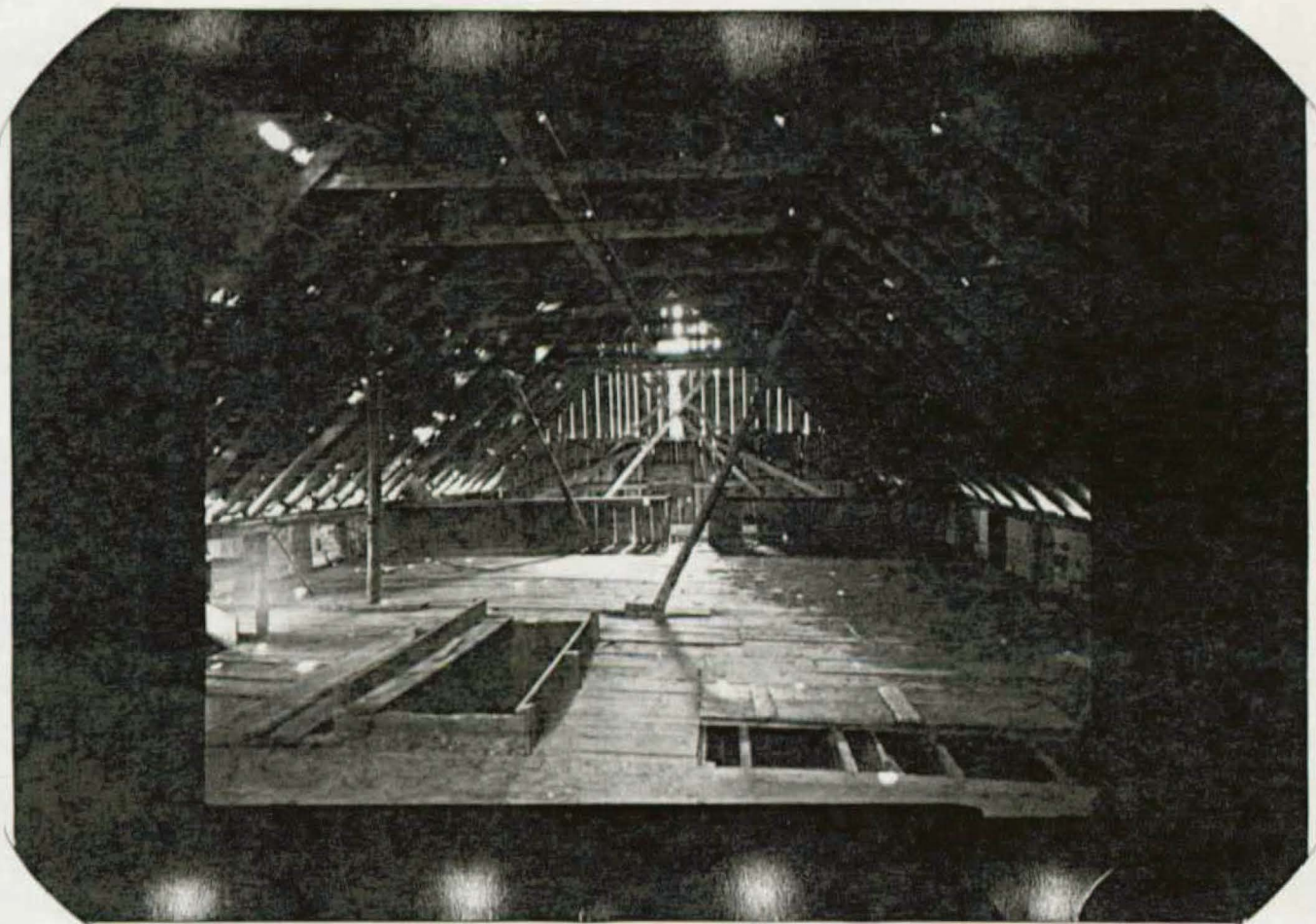


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HABS No. CO-175-I-8



HISTORIC AMERICAN BUILDINGS SURVEY  
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HABS No. CO-175-I-9





HISTORIC AMERICAN BUILDINGS SURVEY  
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HABS No. CO-175-I-10





MCGRAW RANCH, LAUNDRY BUILDING  
(McGraw Ranch, HS-1010)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-J

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, BARN (McGraw Ranch, HS-1016)

HABS No. CO-175-I

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The large, original section of the barn was built during the homestead era period. The largest and most visible structure on the property, the barn was central to both the cattle ranch and guest ranch operations.
- Description: The barn is a large, L-shaped building consisting of four sections: the original 1884 barn on the west, two historic gabled additions east of the original portion of the barn, and a newer (1980s) addition on the east. The barn faces south toward the main ranch house/lodge and lies northeast of the housing facilities. The original section of the tall two-story barn has a steeply pitched gable roof with overhanging eaves, exposed rafters, and green composite shingle roofing. The walls of the building are clad with board and batten and vertical board siding atop a stone foundation. The barn has a center front door composed of vertical boards with metal hinges and a plain board surround. A small concrete apron embedded with two horseshoes lies in front of the entrance. To the west of the entrance are two square four-light windows and to the east is a boarded up window. Above the entrance on the second story is a square opening, now boarded up. At the apex of the gable face is a small opening. The first and second stories are clad with board and batten siding, while the upper gable face has vertical board siding.
- The west wall of the barn has two entrances and four windows, all of these openings are boarded up. The west wall is clad with board and batten siding; some boards have been patched on the lower part. Extending from the west and rear of the barn is a corral of tree limbs and logs, peeled and unpeeled.
- The east side of the original section of the barn has board and batten siding, a stone foundation, and a boarded up door with concrete ramp. Two windows and one small opening are covered up on the east wall. Adjacent to the east wall of the barn is a bench constructed of tree stumps and logs. East of the barn is a paddock with log fences which looks out into the valley.

The rear wall of the original section of the barn is clad with vertical boards with some battens and has concrete on the foundation. The upper story has a rectangular opening to the hay loft with a vertical board door with metal hinges. Above this opening is a projecting beam with chain used to hoist hay bales.

Attached to the barn on the east is a one-story gabled addition with corrugated metal roofing and overhanging eaves. The front wall of the addition has a hinged vertical board door with plain wood surround facing a concrete ramp/sidewalk. The horizontal windows are covered up on the front and the rear has four covered windows and an opening with horizontal boards and metal hinges facing a concrete pad and metal pipes. A second addition to the east has a slightly lower gabled roof with overhanging eaves and corrugated metal roofing. The walls are clad with board and batten siding. The front of the addition has two large hinged doors composed of vertical boards facing a concrete ramp. A small, newer addition on the extreme east has a low side gable roof with overhanging eaves and walls of unpeeled logs with concrete chinking atop a concrete foundation. The addition has two vertical board doors and a garage door entrance, as well as four covered up windows.

History:

The largest structure within the district is the 1884 barn. The barn was one of the original ranch buildings and received two additions during the period of significance; the third small addition on the east dates to the 1980s. The first floor of the barn contained horse stalls and a tack room. The second story contained a large hay loft, with a separate room used for square dancing.<sup>28</sup> The barn was used for feeding the horses three times a day and hitching racks in front of the barn were used for grooming, saddling, and shoeing the horses. The McGraws generally kept 20 to 30 horses in the barn, and at one time had a total herd of about 60. Hay was grown in the pasture east of the barn to feed the horses.<sup>29</sup> The horses at the ranch spent the night in the pasture and their days on trail rides. During the guest ranch era, male workers stayed in a room under the main floor of the barn that was referred to as "the Palace."<sup>30</sup>

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

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<sup>28</sup> Pedersen, 74.

<sup>29</sup> Pedersen, 68.

<sup>30</sup> Pedersen, 99.



Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.  
Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, LAUNDRY BUILDING  
(McGraw Ranch, HS-1010)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-J

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
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HABS No. CO-175-J

Photographer: Roger Whitacre, 1998

CO-175-J-1      VIEW LOOKING NORTHWEST SHOWING SOUTHEAST CORNER  
OF FACADE.





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-J-1

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, LAUNDRY BUILDING (McGraw Ranch, HS-1010)

HABS No. CO-175-J

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Laundry was among five structures erected when the McGraw family decided to convert the property to a guest ranch in 1935-36 and served as the laundry facility during the summer season. Irene, Frank, John, and James McGraw worked on construction of the Laundry.
- Description: The one-story frame building has a gable roof and is clad in log puncheon siding with corner boards. The structure has green composite shingle roofing, overhanging eaves, and exposed rafters. A short, deteriorating brick chimney is located at the west end of the roof ridge. Two off-center, paneled doors are located on the east and west ends of the building facing concrete steps; the west door is boarded up. The north and south elevations have off-center, paired six-light windows. The raised, slightly battered foundation is composed of native stone set in a polygonal pattern with inscribed mortar joints.
- The interior of the Laundry is a simple, single room with drywall covering the ceiling and walls and a concrete floor.
- History: This building was constructed in about 1936 as a laundry for the dude ranch operation.
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.
- Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).
- Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, TWIN OWLS CABIN  
(McGraw Ranch, HS-1005)  
(McGraw Ranch, Ranger Cabin)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-K

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287



# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

MCGRAW RANCH, TWIN OWLS CABIN  
(McGraw Ranch, HS-1005)  
(McGraw Ranch, Ranger Cabin)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-K

Photographer: Roger Whitacre, 1998

- |            |   |
|------------|---|
| CO-175-K-1 | VIEW LOOKING NORTHEAST SHOWING SOUTHWEST FACADE.        |
| CO-175-K-2 | VIEW LOOKING NORTHWEST SHOWING SOUTHEAST CORNER.        |
| CO-175-K-3 | VIEW LOOKING NORTHWEST SHOWING INTERIOR OF LIVING AREA. |
| CO-175-K-4 | VIEW LOOKING AT KITCHEN AREA.                           |



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-K-1

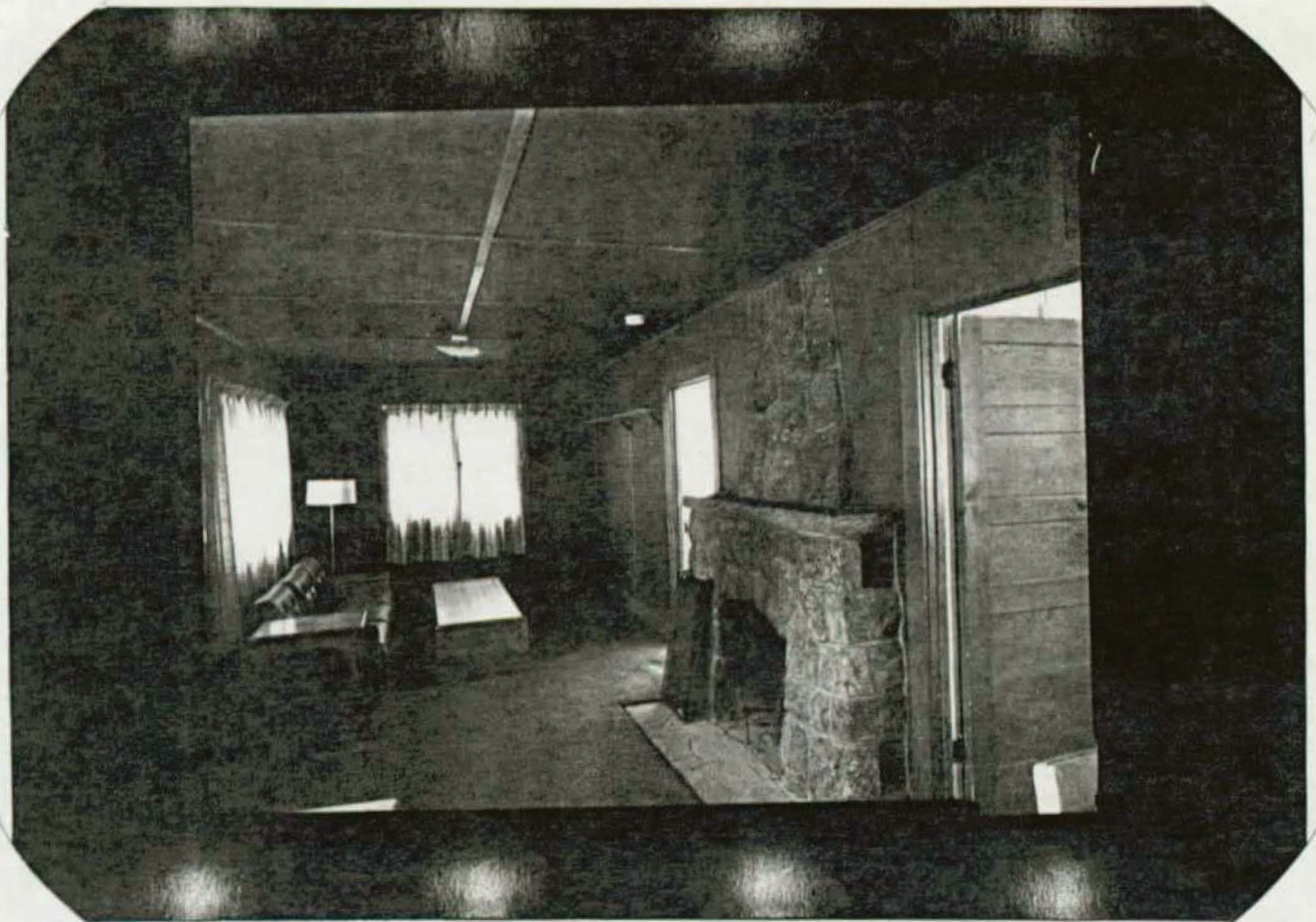


HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-K-2



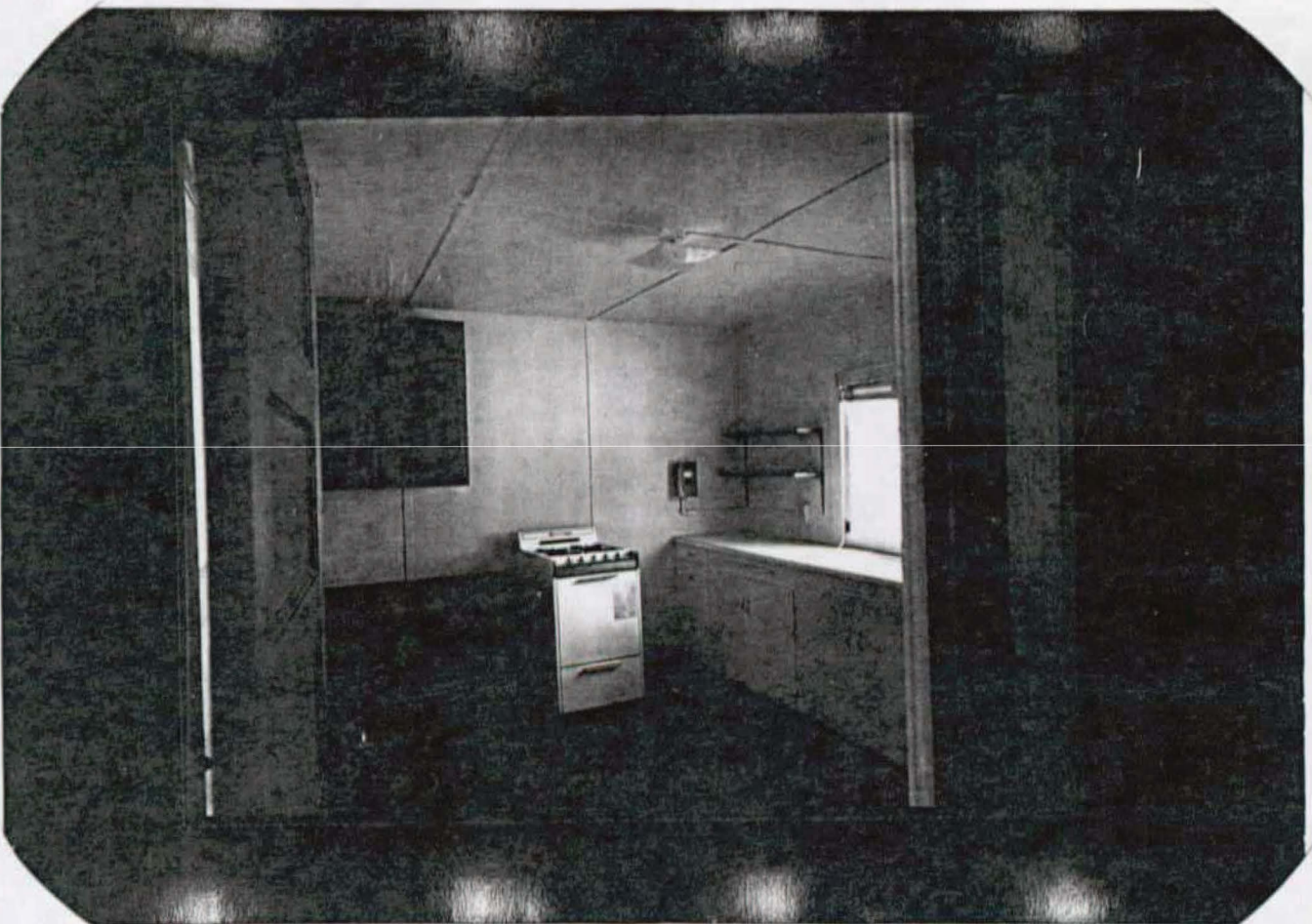


HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-K-3



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. 00-175-K-4





## HISTORIC AMERICAN BUILDINGS SURVEY

McGRAW RANCH, TWIN OWLS CABIN  
(McGraw Ranch, HS-1005)  
(McGraw Ranch, Ranger Cabin)

HABS No. CO-175-K

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Twin Owls Cabin was among five cabins erected when the McGraw family decided to convert the property to a guest ranch in 1935-36. It is the largest of the guest cabins built in that year and is the only guest cabin that includes a fireplace and a kitchen. Irene, Frank, John, and James McGraw worked on construction of the cabin.

Description: The one-story, wood frame, side gable roof building faces south toward the pond and has overhanging eaves, exposed rafters, green composite shingle roofing, and a central stone chimney. The walls of the cabin are clad with log puncheon siding with corner boards atop a raised, slightly battered foundation composed of native stone. The facade of the cabin features a center paneled and glazed door sheltered by a gabled hood with braces; the door opens onto a stone and concrete stoop with stairs with metal pipe railings. Windows of the cabin include: single-light flanked by six-light windows flanking the front entrance; two sets of sliding windows on east and west walls; and a small single-light window on the rear.

This is the largest cabin constructed in 1936, and includes a kitchen, bath, bedroom and combination living/dining area. A stone fireplace is located in the center of the cabin, facing south in the middle of the living/dining area, which occupies the entire south half of the structure. The door to the bedroom is located immediately to the left of the fireplace and the door to the kitchen is immediately to the right of the fireplace. The bedroom, located in the northwest corner, includes two closets along the east wall. The kitchen is located in the northeast corner and includes a closet on the west wall. The bathroom is entered from the kitchen. The walls and ceilings throughout the cabin are paneled in a stained plywood veneer.

History: This single unit guest cabin was also erected in 1935-36 upon conversion of the property to a guest ranch. Irene, Frank, John, and James McGraw



worked on construction of the cabin,<sup>31</sup> using similar materials and plans as for the duplex units

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

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<sup>31</sup>Pedersen, 67.

MCGRAW RANCH, CHEYENNE DOUBLE CABIN  
(McGraw Ranch, HS-1004)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-L

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

MCGRAW RANCH, CHEYENNE DOUBLE CABIN  
(McGraw Ranch, HS-1004)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-L

Photographer: Roger Whitacre, 1998

CO-175-L-1 VIEW LOOKING EAST SHOWING WEST CORNER.





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-L-1

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, CHEYENNE DOUBLE CABIN (McGraw Ranch, HS-1004)

HABS No. CO-175-L

Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.

Significance: The Cheyenne Double Cabin was among five cabins erected when the McGraw family decided to convert the property to a guest ranch in 1935-36. Irene, Frank, John, and James McGraw worked on construction of the cabins.

Description: Three duplex guest cabins were constructed using similar materials and plans and in design are typical of guest cabins on western dude ranches.

The one-story frame buildings have side gable roofs, overhanging eaves, green composite shingle roofing, and exposed rafters. The walls are clad with log puncheon siding, with vertical boards placed at the corners. The raised, battered foundations are constructed of native stone set in polygonal shapes with recessed mortar. The front of each cabin has two central entrances sheltered by small gabled hoods with triangular braces. The entrances have paneled doors and wood frame screens facing raised stoops composed of native stone and concrete with metal pipe railings. Stone and concrete steps are located on each side of the stoop. Six-light casement windows are adjacent to the entrances, as well as on the east and west walls. The rear walls have a single four-light window.

The interior of the Cheyenne Double Cabin consists of two sleeping rooms on the east and west sides, each with their own separate entrance from the south porch. A hallway links the two sleeping rooms, with a small closet and space for a hot water heater on the south side of the hall and a shared bath to the north side of the hall. The interior walls and ceilings are plywood veneer, painted white. Floors are pine.

History: This cabin was among five cabins erected when the McGraw family decided to convert the property to a guest ranch in 1935-36. Irene, Frank, John, and James McGraw worked on construction of the cabins.

Sources:

Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

Henry F. Pedersen, Jr. "'Rough It With Ease:' The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.

Jim Lindberg, National Trust for Historic Preservation, 2000.



MCGRAW RANCH, RUSTLER'S ROOST CABIN  
(McGraw Ranch, HS-1003)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-M

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

MCGRAW RANCH, RUSTLER'S ROOST CABIN  
(McGraw Ranch, HS-1003)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-M

Photographer: Roger Whitacre, 1998

CO-175-M-1 VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.

HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-M-1





## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, RUSTLER'S ROOST CABIN (McGraw Ranch, HS-1003)

HABS No. CO-175-M

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Rustler's Roost Cabin was built in 1959 to accommodate additional guests and is similar to the other guest cabins on the property in design, materials and construction.
- Description: The one-story, wood frame, side gable roof building faces south toward the pond and has overhanging eaves, exposed rafters, and green composite shingle roofing with a metal ridge cap. The walls of the cabin are clad with log puncheon siding with corner boards. The raised, slightly battered foundation is composed of native stone set in a polygonal pattern. The front of the cabin features an off-center paneled and glazed door. A plate glass window to the east of the door is flanked by casement windows. Narrow horizontal wood sliding windows are located on the west and north sides of the building; there are no windows on the east elevation. The cabin has a projecting porch with gable roof, concrete deck and steps, stone walls, and a metal tube railing.
- The interior of the Rustler's Roost Cabin consists of an L-shaped main sleeping/living area, with a bathroom in the northwest corner. Walls and ceiling are covered with drywall and the floor is carpeted.
- History: This single unit guest cabin was built in 1959 in a style and with materials compatible with the 1930s-era guest cabins.
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.
- Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen. 1990).

Historian: Tom and Laurie Simmons, Front Range Research, 1998.  
Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, FEMALE WORKER RESIDENCE  
(McGraw Ranch, HS-1012)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-N

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287



HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

MCGRAW RANCH, FEMALE WORKER RESIDENCE  
(McGraw Ranch, HS-1012)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-N

Photographer: Roger Whitacre, 1998

CO-175-N-1      VIEW LOOKING NORTHEAST SHOWING SOUTHWEST CORNER.



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-N-1

## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, FEMALE WORKER RESIDENCE (McGraw Ranch, HS-1012)

HABS No. CO-175-N

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Female Worker's Residence was moved from a nearby camp to the McGraw Ranch in 1958 to provide summer housing for female workers at the ranch.
- Description: The long, wood frame, side gable roof building faces south toward the internal ranch road and has overhanging eaves, exposed rafters, and green rolled roofing. Walls are clad with drop siding with corner boards atop a slightly raised native stone foundation. The facade and north elevation are divided into three sections by vertical boards. The east and west sections of the facade have a central paneled and glazed door with a shed roof hood with knee braces and a small stone stoop; each door is flanked by narrow eight-light windows with plain wood surrounds. The central section of the facade has a square four-light window with a shed roof hood. The rear (north elevation) is also divided into three sections by vertical boards: the east and west sections each feature a narrow eight-light window, while the center section has an off-center slab door with a plain wood surround. The east and west elevations have no windows. The interior of the Female Worker's Residence consists of two sleeping rooms on the east and west ends, connected by a shared bathroom.
- History: This duplex cabin was assembled as lodging for female workers at the ranch in 1958. The one-story building is composed of two cabins moved to the ranch from the Jack Woods Camp and joined with a bathroom section in the middle.
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.
- Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).



Historian:

Tom and Laurie Simmons, Front Range Research, 1998.

Jim Lindberg, National Trust for Historic Preservation, 2000.

MCGRAW RANCH, ICE HOUSE/STORAGE SHED  
(McGraw Ranch, HS-1015)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado

HABS No. CO-175-Q

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Intermountain Support Office - Denver  
National Park Service  
P.O. Box 25287  
Denver, Colorado 80225-0287

# HISTORIC AMERICAN BUILDINGS SURVEY

## INDEX TO PHOTOGRAPHS

MCGRAW RANCH, ICE HOUSE/STORAGE SHED  
(McGraw Ranch, HS-1015)  
McGraw Ranch Road  
Estes Park Vicinity  
Larimer County  
Colorado.

HABS No. CO-175-Q

Photographer: Roger Whitacre, 1998

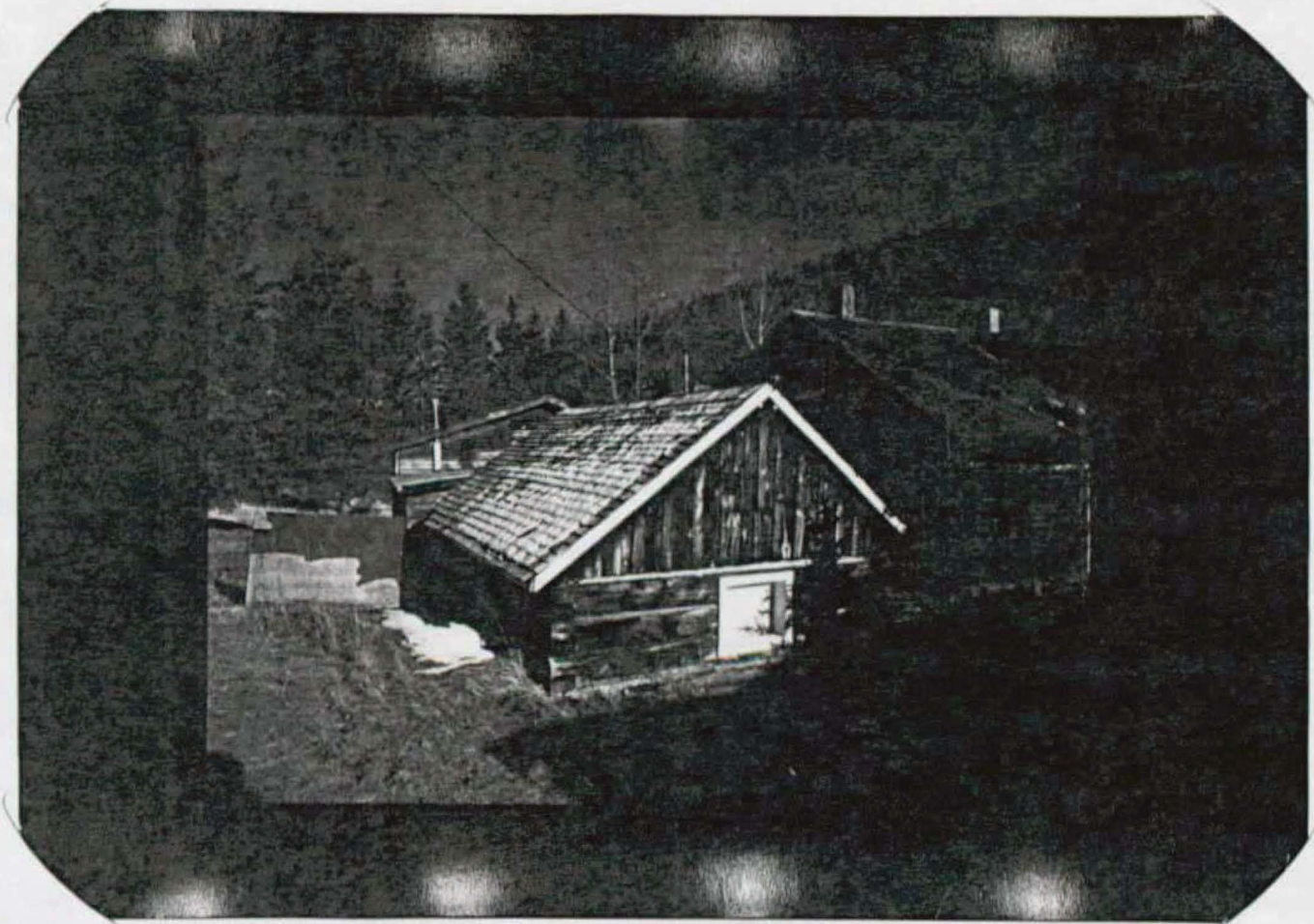
CO-175-Q-1 VIEW LOOKING NORTHWEST SHOWING SOUTHEAST CORNER.

CO-175-Q-2 VIEW LOOKING SOUTHEAST SHOWING NORTHWEST CORNER.





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-Q-1



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. CO-175-Q-2



## HISTORIC AMERICAN BUILDINGS SURVEY

### McGRAW RANCH, ICE HOUSE/ STORAGE SHED (McGraw Ranch, HS-1015)

HABS No. CO-175-Q

- Location: In Larimer County, Colorado, at the eastern edge of Rocky Mountain National Park, six miles northeast of Estes Park, Colorado and seventy-six miles northwest of Denver. The developed area of the McGraw Ranch is on the north side of Cow Creek on McGraw Ranch Road, approximately two miles off Dry Gulch Road.
- Significance: The Ice House/Storage Shed was built in 1884 and is one of the original homestead-era structures.
- Description: The log structure was later converted to a generator house, producing coal-fired electricity for the ranch operations; in more recent times it served as a storage shed. The low, front gable roof structure faces east and has overhanging eaves, rafters covered with fascia boards, and green composite shingle roofing with metal ridge covering. The walls are composed of squared logs bearing adze marks, with half-lap notching and chinking; gable faces are clad with wood shingles on the east and board and batten siding on the west. The front features an off-center door (boarded over) with plain wood surround and a narrow, horizontal, single-light window. The rear (west elevation) has a square window opening near the ground that is covered with wood; the south elevation has a three-light window with a plain wood surround.
- The interior of the Ice House/Storage Shed is divided into two sections connected by a low open doorway. The larger east room has exposed sawed log walls, beaded board ceiling panels and shelves on the north side. The west room has exposed sawed log walls and a plank paneled ceiling. The floors are dirt throughout.
- History: This low, one-story, squared log structure was built in about 1884 as an ice house for ice harvested from the pond to the south. The structure reportedly had a small stream running through it and milk and butter were stored within.<sup>32</sup>
- Sources: Tom and Laurie Simmons, "National Register nomination: McGraw Ranch Historic District," National Park Service, 1998. The Main House has been declared a contributing structure in the McGraw Ranch National Register Historic District.

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<sup>32</sup>Pedersen, 62.



Henry F. Pedersen, Jr. "Rough It With Ease: The Story of the McGraw Ranch" (Estes Park, Colo.: Henry J. Pedersen, 1990).

Historian:

Tom and Laurie Simmons, Front Range Research, 1998.

Jim Lindberg, National Trust for Historic Preservation, 2000.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
National Park Service

HISTORIC AMERICAN BUILDINGS SURVEY  
FIELD NOTEBOOK

Building MCGRAW RANCH, OFFICE/RESIDENCE  
(MCGRAW RANCH, HS-1000)  
(MCGRAW RANCH, MAIN HOUSE)  
Address MCGRAW RANCH ROAD

City or Vicinity ESTES PARK VICINITY  
County and State LARIMER COUNTY, COLORADO

Chief of Party:

JAMES LINDBERG, MOUNTAINS/PLAINS Office of  
the National Trust for Historic Preservation

Measured By:

ROGER WHITAKER, PHOTOGRAPHER  
TOM and LAURIE SIMMONS, HISTORIANS

Dates Measured 1998

HABS Survey No. CD-175-A

# National Park Service

## Photo Identification Sheet

PHOTOGRAPHER

Date

1998

HABS #

CO-175-1

Field Film #

HAER #

Location

Building

Elevation/View

ROMO, MCGRAW RANCH

OFFICE/RESIDENCE

VIEW LOOKING NORTHWEST,  
SHOWING SOUTHEAST FACADE.

