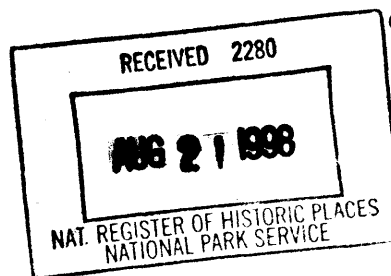


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McGraw Ranch

other names/site number =Y (Double Bar Y) Ranch/5LR1131/Indian Head Ranch

2. Location

street & number McGraw Ranch Road [N/A] not for publication

city or town Estes Park [X] vicinity

state Colorado code CO county Larimer code 069 zip code 80517

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

8/21/98
Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [X] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

8-21-98
Date

National Park Service
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

Signature of the Keeper

Date

Beth Boland

9/22/98

McGraw Ranch
Name of Property

Larimer / Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☐ private
☐ public-local
☐ public-State
☒ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

11	5	buildings
0	0	sites
3	2	structures
0	0	objects
14	7	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

Rocky Mountain National Park

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

RECREATION AND CULTURE/outdoor
recreation
DOMESTIC/camp
AGRICULTURE/SUBSISTENCE/animal facility

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER/rustic style

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD/log veneer siding
WOOD/log
roof WOOD/shingles
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

McGraw Ranch
Name of Property

Larimer / Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☒ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ENTERTAINMENT/RECREATION

AGRICULTURE

ARCHITECTURE

Periods of Significance

1884-1948

Significant Dates

1936

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government

☐ University

☐ Other:

Name of repository:

Estes Park Museum and Estes Park Library

McGraw Ranch
Name of Property

Larimer / Colorado
County/State

10. Geographical Data

Acreage of Property 6.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 457450 Northing 4475580

B. Zone 13 Easting 457230 Northing 4475510

C. Zone Easting Northing

D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date 7 August 1998

street & number 3635 West 46th Avenue telephone (303) 477-7597

city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Rocky Mountain National Park

street & number _____ telephone (970) 586-1399

city or town Estes Park state CO zip code 80517-8397

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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McGraw Ranch, Larimer County, Colorado
(Rocky Mountain National Park MRA)

Physical Description

The McGraw Ranch is an historic agricultural and recreational complex which falls under the Multiple Property Documentation Form "Multiple Resource Nomination for Rocky Mountain National Park." The ranch is associated with the context "Pioneer Settlement and the Development of the Resort Industry." There are a total of twenty-one resources within the district, including fourteen contributing resources (67 percent), which represent the evolution of the cattle ranch into a dude ranch and are affiliated with this context. The contributing resources include principal historic buildings of the ranch such as the main ranch house/lodge, the barn, the bunkhouse, and several guest cabins. Seven noncontributing resources (33 percent) are present. Contributing resources include eleven buildings and three structures, while noncontributing resources include five buildings and two structures. The setting of the ranch has experienced very little change and the layout of the property and buildings of the district display historic integrity. The district boundary was drawn to exclude a group of 1980s buildings (resources V, W, X, and Y), a heavily modified chicken house (Resource Z), and a late 1960s chlorinator house (Resource AA). Among the criteria utilized for evaluating contributing resources were historic associations, date of construction, and integrity of materials, design, workmanship, feeling, and 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 (Photographs 1 and 2).

The developed area of the ranch lies on the north side of Cow Creek (See Sketch Map). 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 (Photograph 3). 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.

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Contributing Resources

Contributing resources include buildings and structures erected within the district's period of significance which have historic associations with the ranch and which retain historic integrity. These buildings represent the evolution of the property from its early settlement and use as a cattle ranch to a successful dude ranch.

Main Ranch House/Lodge (c. 1884, Resource A, LCS Number 1000¹). The main ranch house/lodge was the home of early owners of the ranch and of the McGraws 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.² During the dude ranch era, the large ranch house was expanded and became the focus of activity and the gathering place for guests. 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."³ 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.

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 wood 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 (Photograph 4). 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 (Photograph 5). 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

¹The "LCS" number refers to "List of Classified Structures" forms used by the National Park Service.

²Henry F. Pedersen, Jr. 'Rough It With Ease: The Story of the McGraw Ranch (Estes Park, Colo.: Henry J. Pedersen, 1990), 60.

³Pedersen, 59.

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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 veneer siding, a wood 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.

Barn (1884, Resource U, LCS Number 1016). The largest resource 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 huge hay loft, with a separate room used for square dancing.⁴ The horses at the ranch spent the night in the pasture and their days on trail rides. 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.

⁴Pedersen, 74.

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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 (Photograph 6). 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 wood 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 (Photograph 7).

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

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covered up windows.

Bunkhouse/House (c. 1884, Resource D, LCS Number 1001). Located immediately west of the main ranch house/lodge, this resource 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 McGraws in winter, as the main ranch house/lodge was closed after the summer season. After Frank McGraw married, this building was the home of Irene McGraw until her retirement.

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 (Photograph 8). 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 wood 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 eastern 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 wood 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.

Log Cabin (c. 1884, Resource F, LCS Number 1002). 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

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in 1884.⁵ The one-story cabin has a side gable roof with overhanging eaves, wood shingle roofing, and a tall brick chimney with concrete cap (Photograph 9). 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.

Duplex Guest Cabins (1935-36, Resources H, J, and K, LCS Numbers 1004, 1006, and 1007). These cabins were 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.⁶ Three duplex guest cabins were constructed using similar materials and plans and in design are typical of guest cabins on western dude ranches.

Photographs 10 and 11 illustrate these double cabins. The one-story buildings have side gable roofs, overhanging eaves, wood shingle roofing, and exposed rafters. The walls are clad with log veneer 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.

Single Guest Cabin (1935-36, Resource I, LCS Numbers 1005). This single unit guest cabin was also erected in 1935-36 upon conversion of the property to a guest ranch. Irene, Frank, John, and

⁵Pedersen, 65.

⁶Pedersen, 67.

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James McGraw worked on construction of the cabin,⁷ using similar materials and plans as for the duplex units. The one-story, side gable roof building faces south toward the pond and has overhanging eaves, exposed rafters, wood shingle roofing, and a central stone chimney. The walls of the cabin are clad with log veneer 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.

Frank and Ruth McGraw Residence (1945, Resource L, LCS Number 1009). 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.⁸ The one-story house has a side gable, wood shingle clad roof with projecting front gable toward the south and projecting rear gable toward the north. (Photograph 12) The walls of the house are clad with log veneer 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 gabled projection 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 gabled projection 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.

Laundry (ca. 1936, Resource P, LCS Number 1010). This building was constructed in about 1936 as a laundry for the dude ranch operation. The one-story gable roof building is clad in log veneer siding with corner boards and has wood 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.

⁷Pedersen, 67.

⁸Pedersen, 69.

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Outhouse/Telephone Booth/"Chic-sale" (ca. 1884, Resource R, LCS Number 1011). This Rustic style outhouse reportedly dates to the early period of the ranch in the 1880s (Photograph 13). It was converted to a telephone booth for guests in the 1980s. The one-story, pyramidal roofed building faces north and has wood 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.

Ice House/Generator Building/Storage Shed (ca. 1884, Resource B, LCS Number 1015). 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.⁹ The 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 wood 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.

Pond (natural pond, Resource O, LCS Number 1016a). This 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.¹⁰

Ditch (1880s, Resource N, LCS Number 1016b). This 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 (Photograph 14). 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

⁹Pedersen, 62.

¹⁰Pedersen, 63.

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(Rocky Mountain National Park MRA)

home to up to sixty horses, and hay was purchased. Ruth McGraw believes that the ditches were never officially registered with water rights.¹¹

Noncontributing Resources

Noncontributing resources include buildings and structures erected outside of the district's period of significance or older resources that have been so altered that their original appearance and function is no longer apparent.

Guest Cabin (1959, Resource G, LCS Number 1003). This single unit guest cabin (Photograph 15) was built in 1959 in a style and with materials compatible with the 1930s-era guest cabins. The one-story, side gable roof building faces south toward the pond and has overhanging eaves, exposed rafters, and wood shingle roofing with a metal ridge cap. The walls of the cabin are clad with log veneer 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.

Guest Cabin (1966, Resource Q, LCS Number 1008). 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. The one-story side gable roof cabin has overhanging eaves with triangular braces at the corners, exposed rafters, wood shingle roofing, and a full-height tapered stone chimney at the east end. The walls are clad with log veneer 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.

Guest Cabin (1980s, Resource E, LCS Number 1014). The older northwest section of this building originally served as quarters for the ranch cook. Two major expansions in the 1980s converted it into a much larger duplex unit (Photograph 16). The northwest section of this one-story building consists of an older gable roof building with board-and-batten walls, overhanging eaves with exposed rafters, wood shingle roofing with a metal ridge cap, and four-light windows on the west and south elevations. Large 1980s additions have largely obscured the older building. The shed

¹¹Pedersen, 68.

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roof addition to the south is clad with sheet panels vertically sawn to resemble boards. A slab door on the east opens onto a wooden stoop and stairs. The roof is covered with rolled roofing. Windows include a narrow vertical single light window adjacent to the door and a band of horizontal windows under the eave on the south elevation. A shallow gable roof addition to the east has the same wall and roof coverings with a slab door on the south opening onto a wooden stoop and stairs. A pair of sliding glass windows with plain wood surrounds is on the east elevation.

Female Worker Accommodations (1958, Resource S, LCS Number 1012). 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. The long, side gable roof building faces south toward the internal ranch road and has overhanging eaves, exposed rafters, and 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.

Male Worker Accommodations (1960s, Resource T, LCS Number 1013). This building was erected to provide living quarters for male ranch workers in the 1960s. The one-story side gable roofed building faces east and has widely overhanging eaves, rafter ends covered with fascia boards, and rolled roofing. The walls of the main part of the building are clad with plywood with corner boards. The raised foundation is composed of narrow pours of concrete and concrete blocks. The facade has a boarded over door opening with a plain wood surround opening onto concrete steps; a small single-light window is located north of the door. The south elevation has two square windows with plain wood surrounds, one single light and one four-light. The west elevation features a narrow flush plywood opening with strap hinges. The north elevation has a lower, shed roofed addition with exposed rafters and rolled roofing. The east and north walls of the addition are clad with wide, horizontal, plank siding, while the west side is clad with sheet paneling sawn to resemble boards. The east elevation has a narrow six-light window and the north side has sliding glass windows in a plain wood surround.

Trash Storage Shed (1980s, Resource C, LCS Number 1017). Trash from ranch operations was stored in this shed built in the 1980s. The shed roof, one-story building faces northwest toward

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the ranch road and has a widely overhanging eave on the front with exposed rafters and fascia boards. The roof is covered with rolled roofing. The lower portions of the walls are clad with thin, unpeeled, half logs applied horizontally and chinked. The upper part of the walls on the front and sides is covered with window screen and wire mesh. The facade features a wide, central door composed of vertical boards with a wooden handle and strap hinges. The upper part of the door has the same screening as the walls.

Storage Shed (1980s, Resource M, LCS Number 1024). This small, one-story storage shed was erected in the extreme western part of the complex in the 1980s. The structure features a flat roof with overhanging eaves and exposed rafters, vertical grooved paneling on the walls, and an off-center door on the east.

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Significance

The McGraw Ranch is significant under Criterion A, in the area of agriculture, for its association with the history of cattle and dude ranching in the vicinity of Estes Park, Colorado. The ranch is representative of changes in land use in Estes Park during the past century, reflecting the evolution of cattle ranching 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 ranch is significant in the area of entertainment/recreation, as it is associated with a vital segment of the tourist industry of twentieth century Colorado. The ranch is representative of the numerous dude ranches which operated in the vicinity of Estes Park during the twentieth century and is the only intact dude ranch within Rocky Mountain National Park. The McGraw Ranch provided a western experience filled with horseback riding, wholesome food, and outdoor enjoyment for hundreds of guests. The most famous guest to visit the McGraw Ranch was Alf Landon, who made the ranch his summer campaign headquarters during his unsuccessful bid for the presidency in 1936. The McGraw family were prominent leaders in the Colorado Dude and Guest Ranch Association and in civic affairs in Estes Park for several decades.

The McGraw Ranch is also significant under Criterion C, for its representation of the architecture and construction techniques employed for buildings of nineteenth century cattle ranches and twentieth century dude ranches in 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 nominated district 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 convenient location.

History of the McGraw Ranch

Early Owners of the Ranch

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

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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.¹²

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 filed on a 160-acre homestead 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.¹³

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. Pauley 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.¹⁴

In 1897, the Pauley family sold the original 160-acre homestead to Hugo S. Miller. Miller was associated with a relative, Henry C. Rouse of Cleveland, Ohio, in purchasing extensive lands adjoining the ranch in the 1880s. A number of men filed on 160-acre homestead claims and then immediately transferred their acreage to Rouse. This method of amassing land had been utilized earlier in Estes Park by the Earl of Dunraven. In this manner and through traditional purchases, Rouse 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.¹⁵

¹²Abner Sprague, "Henry (Hank) Farrar," *Estes Park Trail*, 21 September 1934, 5; Pedersen, 7.

¹³Barb Boyer, "The McGraw Legacy," *Estes Park Trail Gazette*, 27 March 1998, 3; Pedersen, 7; Sprague, 5.

¹⁴Frank 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.

¹⁵Pedersen, 10-11, 13; Boyer, 3; Frank McGraw Interview.

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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.¹⁶

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 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.¹⁷

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.¹⁸

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. John McGraw purchased forty acres 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

¹⁶Pedersen, 14-16; Frank McGraw Interview.

¹⁷Frank McGraw Interview; Pedersen, 18-19.

¹⁸Pedersen, 20-21; Boyer, 3; Frank McGraw Interview.

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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 1913.¹⁹

In 1917, John McGraw died suddenly in Philadelphia. The Estes Park ranch was inherited by 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.²⁰

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.²¹

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 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

¹⁹Pedersen, 25, 28.

²⁰Pedersen, 29; Boyer, 3.

²¹Pedersen, 32-33.

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activities such as hunting and fishing.²²

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 of a simple log veneer design, with stone foundations, small porches, and standard sized windows and doors.²³

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, sight 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 livingroom, diningroom, sun porch, kitchen, and library."²⁴

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."²⁵ According to Frank McGraw:

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.²⁶

²²C.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.

²³Daugherty.

²⁴Pedersen, 53; **Denver Post**, 11 June 1932.

²⁵Pedersen, 51-54.

²⁶Frank McGraw Interview.

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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.²⁷

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.²⁸

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 were 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.²⁹

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

²⁷Frank McGraw Interview; Pedersen, 79 and 81.

²⁸Pedersen, 81.

²⁹Pedersen, 83, 30-31.

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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.³⁰

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.³¹

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 had moved with her parents from Kansas 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.³²

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.³³

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.

³⁰Union Pacific, Dude Ranches, n.d., 45.

³¹Rocky Mountain News, 2 November 1942 and 3 November 1942; Boyer, 4.

³²Estes Park Trail Gazette, 3 March 1972.

³³Estes Park Museum, Newspaper Clippings, McGraw, 24 August 1983; Pedersen, 87; Boyer, 6.

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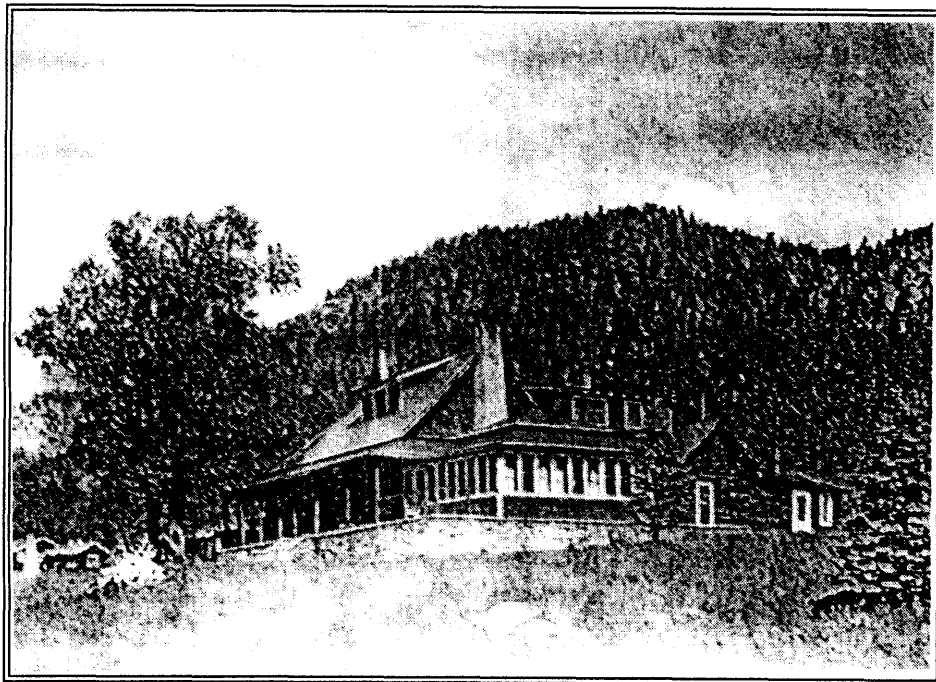
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He irrigated his pastures, cut hay, in addition to providing warm, genuine Western hospitality and complete care to his guests."³⁴

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. Preservationists 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."³⁵



Main House/Lodge (view northwest), c. 1945. SOURCE: *Estes Park Trail*, 1952.

³⁴Pedersen, 58.

³⁵Pedersen, 49; *Estes Park Trail Gazette*, 29 December 1993; and *Denver Post*, 13 February 1994.

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Boundary Description

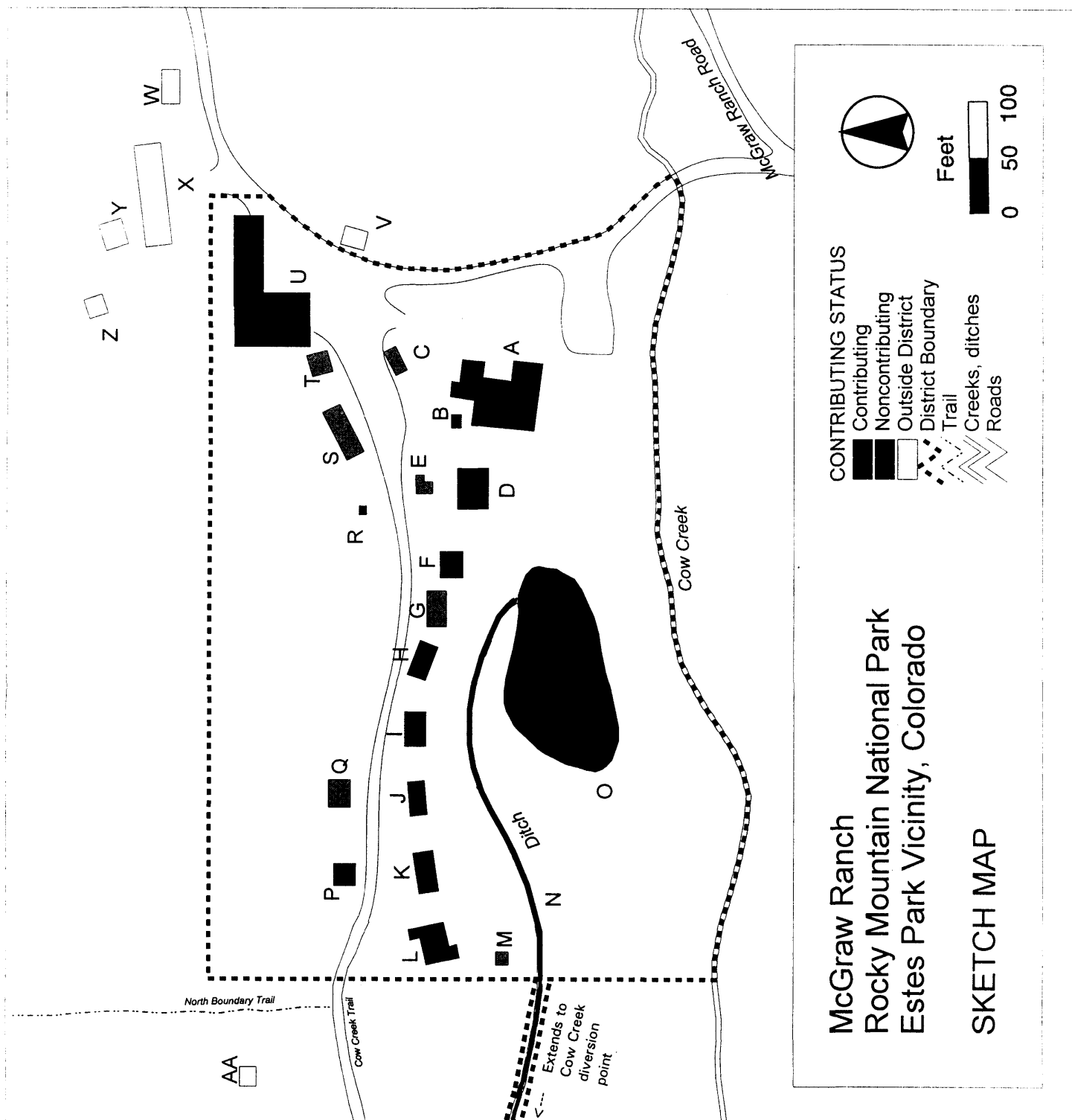
The boundary of the nominated property consists of a polygon whose southern boundary is Cow Creek. Beginning at the eastern edge of the McGraw Ranch access road over the center of Cow Creek the boundary extends westward approximately 715 feet along Cow Creek; thence due north approximately 148 feet to 3 feet south of the centerline of the irrigation ditch; thence westerly paralleling the centerline of the irrigation ditch along its south side approximately 600 feet to its diversion point with Cow Creek (UTM coordinate B); thence north approximately 6 feet; thence easterly paralleling the centerline of the irrigation ditch approximately 600 feet along its north side; thence due north approximately 296 feet (passing approximately ten feet west of the westernmost cabin of the property, Resource L on the Sketch map); thence due east approximately 700 feet (passing approximately ten feet north of the barn, Resource U on the map); thence due south approximately 50 feet to the eastern edge of the eastern branch of the ranch access road; thence south along the eastern edge of the access road to the center of Cow Creek and the point of beginning.

Boundary Justification

The nominated property encompasses all of the intact buildings and structures historically associated with the McGraw Ranch. The district boundary was drawn to include all of the length of the irrigation ditch (westerly to its point of diversion from Cow Creek, i.e., UTM coordinate B) and to exclude a group of later 1980s buildings (resources V, W, X, and Y), a heavily modified chicken house (Resource Z), and a late 1960s chlorinator house (Resource AA).

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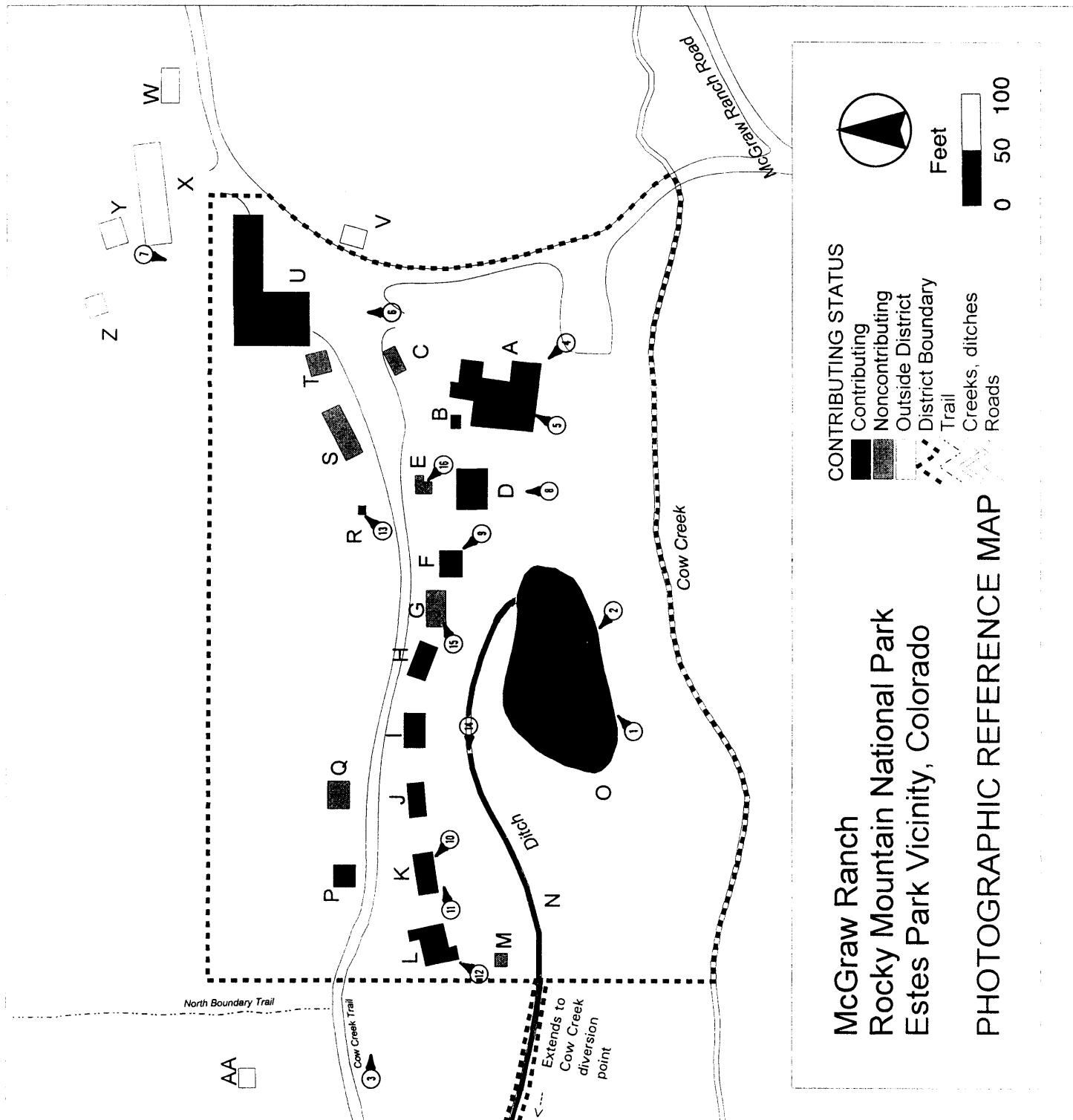
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Section number Photo Reference Map Page 22 McGraw Ranch, Estes Park, Colorado



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Section number Photographs Page 23 McGraw Ranch, Estes Park, Colorado

Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: McGraw Ranch
City and State: Estes Park vicinity, Colorado
Photographer: Roger Whitacre
Date: July 1998
Location of Original Negatives:

National Park Service
Intermountain Support Office
12795 West Alameda Parkway
Denver, Colorado 80225

Photograph Number	Camera Direction	Description of View
1	Northeast	Bunkhouse on right, guest cabins on left, with pond in foreground and Pulpit Rock in the background
2	Northwest	Frank and Ruth McGraw house on far left with guest cabins on right with pond in foreground
3	East	View down ranch road with Frank and Ruth McGraw house on the right and the laundry building on the left
4	Northwest	Facade (south) and east sides of the Main House/Lodge
5	North	Facade of Main House/Lodge showing front porch, steps, and shed dormer
6	North	Front of Barn
7	Southwest	Rear of Barn
8	North	Facade of Bunkhouse
9	Northwest	Facade and east elevation of Log Cabin
10	Northwest	Duplex Guest Cabin

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 24 McGraw Ranch, Estes Park, Colorado

Photograph Number	Camera Direction	Description of View
11	East- Northeast	Duplex Guest Cabins
12	Northeast	Frank and Ruth McGraw house, west elevation and projecting gabled wing on facade
13	Northeast	Outhouse/Telephone Booth, west and south elevations
14	West	Ditch overgrown with vegetation with shed in background
15	East- Northeast	Single Guest Cabin
16	Northwest	Duplex living quarters



1 Mc GRAW RANCH
Rocky Mountain NATIONAL PARK
ESTES PARK VICINITY, LARIMER COUNTY, CO



2 McGRAW RANCH

Rocky Mountain National Park

ESTES PARK VICINITY, LARIMER COUNTY, CO



3 McGRAW RANCH

Rocky Mountain NATIONAL PARK

ESTES PARK VICINITY, LARIMER COUNTY, CO



4 Mc GRAW RANCH
Rocky Mountain NATIONAL PARK
ESTES PARK VICINITY, LARIMER COUNTY, CO



5 McGRAW RANCH

Rocky Mountain NATIONAL PARK

ESTES PARK VICINITY, LARIMER COUNTY, CO



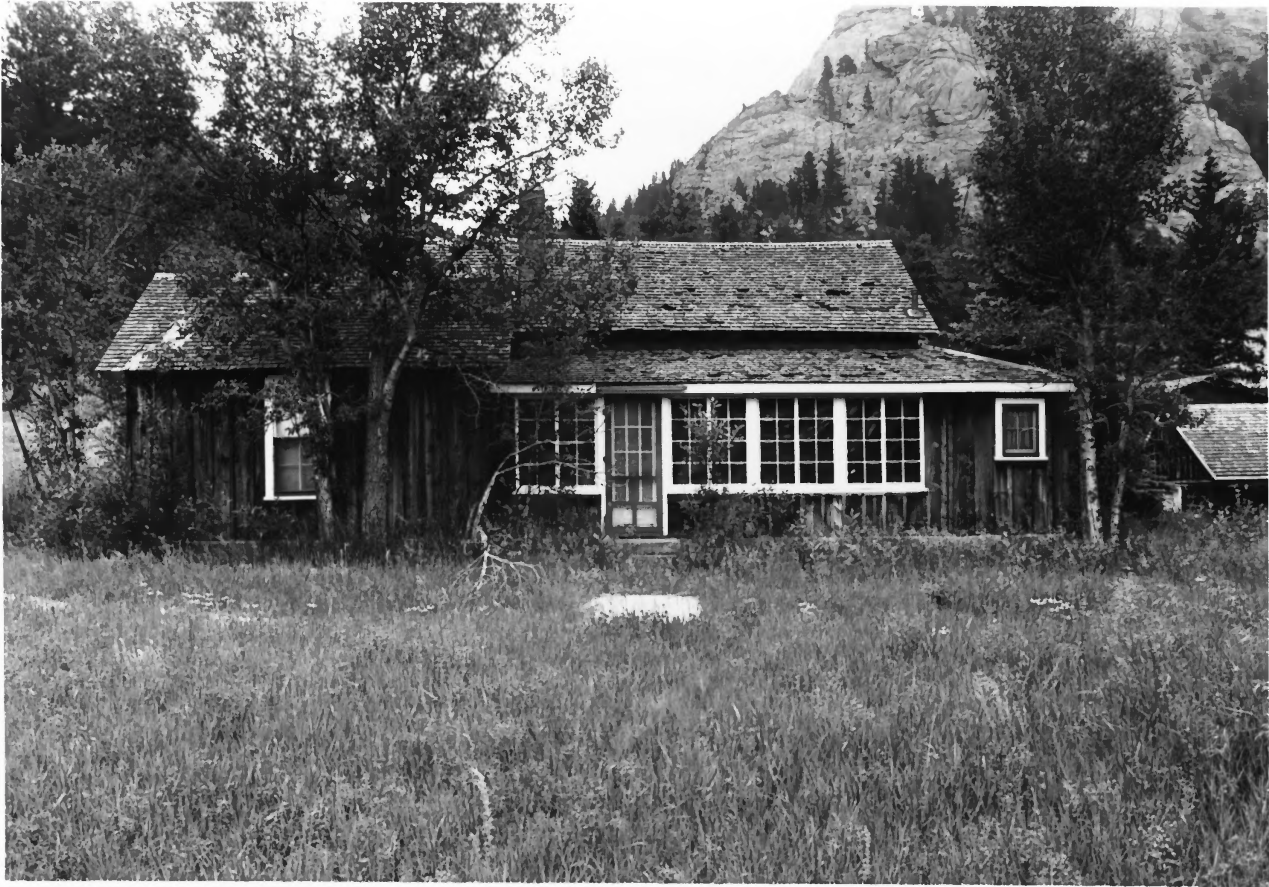
6 McGRAW RANCH
Rocky Mountain NATIONAL PARK
ESTES PARK VICINITY, LARIMER COUNTY, CO



7 Mc GRAW RANCH

Rocky Mountain NATIONAL PARK

ESTES PARK VICINITY, LARIMER County, CO



8 McGRAW RANCH

Rocky MOUNTAIN NATIONAL PARK

ESTES PARK VICINITY, LARIMER COUNTY, CO



9 Mc Graw Ranch
Rocky Mountain National Park
Estes Park vicinity, Larimer County, CO



10 Mc Graw RANCH
Rocky Mountain NATIONAL PARK
ESTES PARK VICINITY, LARIMER County, CO



11 McGRAW RANCH
ROCKY MOUNTAIN NATIONAL PARK
ESTES PARK, LARIMER COUNTY, CO



12

McGraw Ranch

Rocky Mountain National Park

Estes Park vicinity, Larimer County, CO



13 Mc Graw RANCH

Rocky Mountain NATIONAL PARK

ESTES PARK VICINITY, LARIMER County, CO



14 MCGRAW RANCH
ROCKY MOUNTAIN NATIONAL PARK
ESTES PARK VICINITY, LARIMER COUNTY, CO



15 Mc Graw Ranch
Rocky Mountain National Park
Estes Park vicinity, Larimer County, CO



16 McGRAW RANCH
Rocky MOUNTAIN NATIONAL PARK
ESTES PARK VICINITY, LARIMER COUNTY, CO