

PARK COUNTY BOARD OF COMMISSIONERS
AGENDA
856 CASTELLO AVE.
FAIRPLAY, COLORADO
Thursday, November 14, 2019

9:30 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

APPROVAL OF VOUCHERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY BLUE MOUNTAIN RANCH LOCAL LANDMARK DESIGNATION

Documents:

[BMR Local Landmark Nomination.docx](#)

PUBLIC HEARING(S)

.I. 2020 COUNTY BUDGET

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED
SESSION)

ADJOURN

ADMINISTRATIVE SESSION (OPEN)

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN
ABOVE.

NOTE: Items May Be Added To These Agendas Up To 24 Hours Before The Scheduled Time.
Items May Be Deleted Or Cancelled At Any Time. Please Check Website "[Parkco.Us](#)" for most
Updated Agendas. If You Need Further Information, Please Contact The BOCC (Board of County
Commissioners) Office At: 719-836-4201.



Park County Local Historic Landmark Nomination Form

The information provided below will be used by the Park County Historic Preservation Advisory Commission to determine if a resource will be designated as a Park County Local Historic Landmark. Continuation sheets may be used if additional space is needed. For each continuation sheet used, clearly identify the section of this form to which the sheet applies. If you have any questions about how to fill out this form, please contact Park County Office of Historic Preservation, at 719-836-4292.

Name of Resource:

Historic name: Blue Mountain Ranch Smithsonian Number: _____

Current/common name(s): Blue Mountain Ranch Youth Camp

Location & Use

Address (not for publication): 11227 County Road 98 (Site 1) and 700 Alpine Meadows Lane (Site 2) AKA Tract 48

Town or Vicinity: Florissant (Site 1) Lake George (Site 2)

State: Colorado County: Park

Zip Code: 80816 Legal Description: SW ¼ of SE ¼ of Section 9 and NW ¼ of NE ¼ of Section 16: Commercial Tract (Site 1) S ½ of SE ¼ of Section 35 and S ½ of SW ¼ of Section 36 (Site 2)

Schedule Number: 42361 and 20719

Location Status: Original Location Moved Date of Move: N/A

Present Use: Youth Camp Historic Use(s): Dairy Farm, Potato Farm, Youth Camp

Geographic Data

P.M.: 6 Township: 13 Range: 71 & 72 Section(s): 9, 16 (Site 1) and 35, 36 (Site 2)

UTM Reference Zone: 13 S Easting: 471195.38 m E (Site 1) and 465025.98 m E (Site 2) Northing: 4308775.28 m N (Site 1) and 4302705.64 m N (Site 2)

Quadrangle Map Name: Lake George, CO

Year: 2016 Map scale: 7.5' X 15' _____

Attach photocopy of appropriate map section with location of property indicated.

Resource Owner

Name(s): Allen Family Real Estate LP _____

Mailing Address: PO Box 146 _____ Telephone: _____

City or Town: Florissant _____ State: CO _____ Zip code: 80816-0146 _____

A Park County Local Historic Landmark Nomination Owner Consent Form must be submitted with this application.

Preparer of Nomination (if not the owner)

Name(s): Jon Grams

Mailing Address: PO Box 1373, 418 Main Street Telephone: 719-836-4237

City or Town: Fairplay State: CO Zip code: 80440

Classification of Property

Property Ownership: Public	Private <input checked="" type="checkbox"/>	Other
Category of Property: Building	Structure	Site
<input checked="" type="checkbox"/>	Object District	Landscape
	Cemetery/Burial	

Number of Resources within the Property: 65 total: 56 (Site 1) and 9 (Site 2)

Contributing: 39 Non-Contributing: 26

1. Property Significance

Park County Historic Landmark Nomination Criteria

Please check all that apply and justify your conclusions in the Statement of Significance.

In order to qualify for designation as a Park County Historic Landmark pursuant to Section 9-402 of the Park County Land Use Regulations, the historic building, structure, object, historic cemetery or burial, landscape or site, must demonstrate sufficient integrity and be determined by PCHPAC to have historic significance based on one or more of the following criteria:

- a. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Park County, State of Colorado, or the United States;
- b. Its location as the site of a significant local, county, state, or national event;
- c. Its identification with a person(s) or group(s) who significantly contributed to the culture, history or development of a local community, Park County, State of Colorado, or the United States;
- d. Its exemplification of the cultural, economic, social, or historic heritage of a local community, Park County, State of Colorado, or the United States;
- e. Its embodiment of distinguishing characteristics of an architectural style, type, or form valuable for the study of a group of people, period, method of construction, or use of indigenous materials and craftsmanship;
- f. Its historical, architectural, or cultural value as a particularly fine or

unique example of a utilitarian structure including, but not limited to, bridges, barns, sheds, bunkhouses, water towers, windmills, arrastras, and flumes;

- g. Its identification as the work of an architect, landscape architect, designer, or master builder whose individual work has influenced the development of a local community, Park County, State of Colorado, or the United States;
- h. Its embodiment of elements of design, detail, materials or craftsmanship that represent a significant architectural achievement or innovation;
- i. Its unique location or singular physical characteristics that make it an established or familiar visual feature of a neighborhood, community, landscape, or Park County;
- j. It has yielded, or may be likely to yield, information important in prehistory or history;
- k. It is listed on the Colorado State Register of Historic Properties or National Register of Historic Places.

2. Narrative Description of Condition and Alterations

Please describe the original and current appearance of the property, noting any alterations that have occurred. See attachment 1

3. Historical Background

Please provide historical background information for the property.

Agricultural Context

The earliest ranch and farm operations in Park county were founded in the late 1850's. The majority of the land proved to be excellent for cattle ranching as well as hay production and dairy farming. Typical crops were not well suited to the region although in some areas wheat, oats, barley, potatoes and garden vegetables were successfully grown. Extreme weather and economic events towards the end of the late 19th century forced Park County ranch and farm operations to become smaller, leaner and more efficient. The beginning of the 20th century saw a continuation of this trend with cattle raising shifting from a range to a ranch basis and with the breakup of many large operators. These trends favored smaller operations, which flourished at the time. The Allen family and contemporary sources suggest Site 1 was a potato farm at some point prior to their purchase of the property. Contemporary sources also suggest that Site 2 was at some point prior to its purchase part of a large dairy operation in the Florissant area. The land comprising Site 1 was patented by William Byrd in 1882. The land comprising Site 2 was patented by George Bird in 1879.

Recreation Context

Tourism and recreation developed gradually in Park County. Local population growth resulting from mining and ranching in the second half of the 19th century created the necessary infrastructure for exploration of the unique landscape and resources offered by the area. The tourism industry in Park county was first enabled by passenger trains which facilitated the development of lodging and resorts. This was accelerated by the introduction of the automobile in the beginning of the 20th century which subsequently camping and exploration of more remote and rugged areas.

A significant part of this growth of tourism and recreation in Park county centered on the establishment and development of youth camps. The concept of youth summer camps had been around since the 1861 establishment of the gunnery camp in Washington, Connecticut. The first known summer youth camp in Colorado was the E.M. Byer's Home for Boys camp located between Shawnee and Grant. The camp was formally established around 1920 but Elizabeth Byer had been facilitating youth camping trips to the area as early as 1896. The Presbyterian Church established a summer camp at Insmont in 1920 and in 1930 John L. and Mary Dower established Camp Santa Maria for underprivileged children one mile east of Grant.

After World War II, the Lake George/Florissant area saw the establishment of its first summer youth camps with the establishment of Blue Mountain Ranch in 1946 followed closely by Camp Alexander, located southwest of Lake George later that year and Sanborn Western Camp, just east of Blue Mountain Ranch, in 1948.

Blue Mountain Ranch was founded by Bill and Dorothy Allen in 1946. Bill Allen was the athletic director and football coach for Paschal High School in Fort Worth Texas and had previously been associated with Camp Stewart in Kerr County, TX.

The Allen's purchased an 80-acre potato farm southwest of Florissant (Site 1) for 20 dollars an acre from the Moore family in 1946. Mr. Allen purchased the property to create a football training camp. At that time the only building on the site was the John Barr homestead cabin, which per the sale agreement was moved approximately 300 yards NW from its original location. Next, Mr. Allen purchased an old school bus and began transporting youth from the Dallas/Fort Worth area, Wichita Falls, and Amarillo up to the Colorado property for two weeks of athletic training. The football training camp evolved rapidly into a youth recreation program that spanned the entire summer, initially called the Blue Mountain Ranch for Boys.

The first new building at the ranch was the Beaver Lodge, built by Bill Allen and his football players. The lodge contained sleeping quarters, a kitchen and a dining area. The lodge was soon followed by a bath house, nurse's cabin and three boy's cabins. A reservoir was constructed by the Snare family for the ranch on fish creek in 1950 creating further recreation opportunities for campers. In 1953, a second parcel (Site 2) 7 miles southwest of the camp and encompassing 160 acres was purchased from Robert E Danielson of Pueblo, CO for horse grazing purposes. As the camp continued to grow a number of new buildings and facilities were added, the last major addition being the construction of a rec center in 1998. However, the majority of the structures currently on site were built in the 1946-1980 timeframe.

In 1972 Blue Mountain Ranch became coed when Camp Wanaka, a girl's camp in Woodland Park was closed and their girls transferred to BMR. The first of the dedicated women's cabins was built the following year.

Over the years, the large grazing property doubled as a backcountry wilderness camping spot and a simple cabin shelter was built there in 1970. The bus used by Allen to transport youth for so many years was "retired" to this spot in 1970 and is still sometimes used as sleeping quarters for adventurous youth.

The current owner and director of the camp is Susie Allen Graf, Bill and Dorothy Allen's daughter. Mrs. Graf's two sons, Tim and David Graf co-manage the camp alongside their mother and maintain all the camp facilities. Offering activities as diverse as swimming, horseback riding, tennis, and rock climbing, this family-run operation continues as the third generation of the Allen family gradually takes on management of the camp. Blue Mountain Ranch is the oldest continuously operating private camp in Park county (camp IdRaHaJe, near Bailey has been operating since 1948) and one of the oldest in the state.

BMR Water Rights information : See attachment 2

4. Statement of Significance

Please explain the significance of the property in relation to the criteria selected in Section 1.

Blue Mountain Ranch is significant under criterion A and D in that it is associated with and representative of the nation-wide youth summer camp movement which began in the mid-19th century and peaked in the mid-20th century. BMR serves as an outstanding example, being family owned and operated since 1946 and incorporating a wide variety of the features typical of such camps including but not limited to pool facilities, boating facilities, horse riding facilities, boating facilities, a shooting range and on-site rock climbing access. BMR's remains as one of the primary and more well-known youth recreation summer camps in Park county during the heyday of the camp movement in Colorado. To a lesser extent, BMR is also connected to the broader agricultural and pioneer heritage of Park county in that it originally was used for agricultural purposes and includes the remains of two separate homesteads.

Blue mountain Ranch is significant under criterion F in that it contains a significant number of unique buildings that represent a specific type, period, and method of construction. These include the ca. 1912 John Barr cabin, the Beaver lodge and bathhouse, original nurse's cabin and three boys bunk houses. With the exception of the Barr cabin, these structures were all designed and built by the Bill Allen between 1946 and 1954 and include rustic style design features such as rough-cut unfinished wood siding, exposed rafter tails, low to moderate pitch roofs and multi-light, fixed wood windows.

The period of significance for the ranch extends from ca. 1912 to 1989

5. Verbal Boundary Description

Please describe the boundaries of the property being nominated.

Site 1: The boundaries of the 80-acre parcel which constitutes site 1 compose the boundaries of site 1. Site 1 is bounded on the north by the north end of the Parker Lake Reservoir; on the south by a grazing meadow and forested hill rising southward; on the east by the athletic field and forested hills rising eastward; and on the west by forested hills rising westward. (Site 1 is in a valley)

Site 2: The boundaries of the 160-acre parcel which constitutes site 2 compose the boundaries of site 2. Site 2 is bounded on the north by forested hills, rock outcroppings and draws rising northward; on the south by forested hills, rock outcroppings and draws rising southward; on the east by the terminus of Alpine Meadows Lane and grazing meadow; and on the west by forested hills rising westward. (Site 2 is in a valley)

6. Bibliography

Please cite any books, articles, or other sources used in the preparation of this form.

Allen family archives

BLM General Land Office records

Dodd, Beth. Blue Mountain Ranch celebrates 70 Years , The Mountain Jackpot News, May 24 2016. [www.mountainjackpot .com/2016/05/24/blue-mountain-ranch-celebrates-70-years-by-beth-dodd/](http://www.mountainjackpot.com/2016/05/24/blue-mountain-ranch-celebrates-70-years-by-beth-dodd/)

Sanborn Western Camps , Our History <https://www.sanbornwesterncamps.com/about-us/our-history> accessed 8.20.2019

American Camp Association, Timeline. <http://www.acacamp.org/anniversary/timeline/> accessed 8.20.2019

Simmons, Laurie R. and Thomas H. with contributions by James F. Muhn. Park County Colorado Historic Contexts: Townbuilding Transportation Mining Ranching, Water Storage and Diversion, Tourism and Recreation . Front Range Research Associates, Inc. Denver, CO. December 2002.

Title abstract for Blue Mountain Ranch Site 1

Title abstract for Blue Mountain Ranch Grazing Meadow (Site 2)

7. Photographs

Please include an aerial photograph of the site, photographs of each building elevation and the surrounding context, details of significant features, and any available historical photographs of the property. Photographs may be printed or submitted in a digital format, but each must include the name of the nominated property, the date the photo was taken, and a description of the image. Photographs will not be returned. Please contact Amy Unger, Preservation Planner for more

information on photographic requirements. **See attachment 3**

8. Maps

This application for nomination will be considered incomplete unless a map(s) clearly identifying the location of the nominated property is included. In the case of multiple buildings or structures, please provide a map indicating the physical relationship of the buildings to one another. A directional arrow indicating "North" should be included on each map. **See attachment 4**

FOR OFFICIAL USE ONLY

Date received at PCOHP: _____

Planner's Recommendation:

Approval

Denial

Denial

Director's Recommendation:

Approval

Denial

Date reviewed by PCHPAC: _____

PCHPAC's Recommendation: Approval

Denial

Date presented to BOCC: _____

Date Approved or Denied: Approved

Denied

Date of appeal: _____

Details of appeal: _____