



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD
BOULDER COUNTY, COLORADO
AGENDA**

Thursday, November 2, 2023, 6:00 p.m.

Virtual HPAB Meeting

Please note: this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage approximately one week prior to the hearing at www.boco.org/HPAB. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Meeting ID: 160 109 1333.

This agenda is subject to change. Please call ahead (303-441-3930) or check the Historic Preservation Advisory Board webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to historic@bouldercounty.org. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**
4. **APPROVAL OF MINUTES**
 - 4.1 **Approval of meeting minutes from September 7, 2023.**
5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**
6. **LANDMARKS**
 - 6.1 **HP-23-0004: Walker Ranch Historic District**

Public testimony will be taken.

Request: Boulder County Historic Landmark Designation of a district

Location: 7701 Flagstaff Road, in Section 22, T1S, R71W of the 6th Principal Meridian

Zoning: Forestry (F) Zoning District

Owners/Applicants: Boulder County Parks and Open Space

Website: <https://www.boco.org/HP-23-0004>

Action Requested: Recommendation to BOCC
7. **OTHER BUSINESS**
8. **ADJOURNMENT**



MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

Regular Meeting Minutes

September 7, 2023, 6:00 p.m.
Virtual HPAB Meeting

Board Members Present: Chuck Gray
Don Burd
Jason Emery
Elizabeth Gehring
David Hawes
Rachel Gart

Board Members Marissa Ferreira
Excused:
Caitlin McKenna

1. **CALL TO ORDER**

The meeting was called to order at approximately 6:00 p.m. by Vice Chair Chuck Gray.

2. **ROLL CALL**

3. **CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**

4. **APPROVAL OF MINUTES**

4.1 Approval of meeting minutes from June 1, 2023

MOTION: David Hawes MOVED that the Boulder County Historic Preservation Advisory Board APPROVE the meeting minutes from June 1, 2023.

VOTE: Motion PASSED {5:0}

Don Burd joined the meeting at approximately 6:03 p.m.

5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**

6. OTHER BUSINESS

6.1 Bill Meyer will give an update on the Arapahoe Pillars

Bill Meyer of the Rotary Club gave an update on the pillars at Nine Mile Corner located at the intersection of Arapahoe Road and Highway 287. Bill provided historical context of the subject stating that in 2021, a new right turn lane was built with a raised pork-chop island, which caused the south pillar to be partially buried and greatly impacted the integrity of the pillar. As a result, CDOT created a working group comprised of various groups in the area to make a recommendation to mitigate the adverse impacts to the pillars. The working group recommended that the gateway pillars be relocated to the northwest corner. Work began on the relocation project this past spring, however, land owners of the property where the south pillar is located informed the working group that they were not willing to participate in the project. Without their participation, the relocation project isn't feasible, and a new plan for the pillars must be developed. Bill stated that there is an upcoming meeting with CDOT to discuss the next steps in the process, however, all alternatives that were previously considered are now being considered again. It is expected that this project will take years to complete.

Bill also stated that CDOT recently posted a sign in the area identifying the monument. CDOT is also planning to have landscaping work completed in the area to help rehabilitate the visual impact of the pillars. The Board discussed whether it would be an option to move the south pillar further south toward the retention pond. Bill stated that the working group is continuing to work on the project and he will continue to update the Board moving forward.

PUBLIC COMMENT

Richard Binzel - Lafayette, CO

6.2 Presentation by Carol Beam with Parks and Open Space - Riverside Ranch cultural resource survey project overview

Carol Beam with Boulder County Parks and Open Space gave a presentation on the Cultural Resource Survey Project that is being completed at Riverside Ranch and Hansen Open Space. She stated that this project is being completed now because Parks and Open Space will be completing a fuels reduction project on both properties in 2024, which will reduce the potential of a catastrophic wild fire that would greatly impact the community.

The Board discussed the work being done on the properties to cut trees down and inquired about whether the trees they cut down can be used for fence posts and logs.

Carol stated that she is currently working on writing another grant and inquired about whether the Board would write her a letter of support. The project is for the rehabilitation of Tucker Cabin, which is a cabin located on Caribou Road in Nederland. She stated that letters of support are critical for the the application process. The total cost of the project is estimated to be about \$65,000.00.

MOTION: Jason Emery MOVED that the Boulder County Historic Preservation Advisory Board APPROVE writing a letter in support of the project. SECOND: Chuck Gray VOTE: Motion PASSED {6:0}

7. ADJOURNMENT

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:28 p.m.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, November 2, 2023 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNERS: Denise Grimm and Scott Mueller

STAFF RECOMMENDATION RE:

Docket HP-23-0004: Walker Ranch Historic District

Request: Boulder County Historic Landmark Designation of a district
Location: 7701 Flagstaff Road, in Section 22, Township 1S, Range 71W of
the 6th Principal Meridian Parcels 157900000021 and
157900000032
Zoning: Forestry (F) Zoning District
Owner/
Agency: Boulder County Park and Open Space

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the Walker Ranch Historic District has been submitted by Boulder County Parks and Open Space. The proposed district has 13 contributing buildings and the three non-contributing buildings.

- Contributing Buildings:
 - Garage/Log House
 - Gas House
 - Granary/ Tack House/ Root Cellar
 - Livestock Barn/Hay Barn
 - Lower Barn
 - Miller House
 - Scale House
 - Shed/Brooder House
 - Spring House

- Storage Shed
 - Turkey House
 - Wagon Barn
 - Wheat Barn/Pig Barn
- Non-contributing buildings:
 - Blacksmith Shop
 - Caretaker's House
 - Garage

The Walker Ranch was started in 1876 with a lease of 80 acres near the current property by James Walker. James purchased the current property in 1882 from Uriah Osborn. All the buildings at Walker Ranch have a vernacular architecture style, and most of the buildings were built by the Walker family in the 85 years they owned the property.

James Walker arrived in the City of Boulder in 1869 from Missouri, hoping the altitude and dry climate of the Rocky Mountains could help him with his sickness. His health improved, and in 1876, he married Phoebe Skinner, a schoolteacher. In 1877, William Walker was born, and he was James and Phoebe's only child. James Walker raised the Galloway breed of cattle imported from Scotland, which could handle the cold winters of Colorado. Later, the Walker family had to switch to Herefords when the Galloway breed became more challenging to sell. James Walker would drive the cattle to Denver stockyards to be sold. In later years, William Walker would have trucks take the cattle to Denver.

After William was born, Phoebe's health worsened, and she needed a caretaker. The Walkers hired Veronica Kossler, a neighbor's young daughter. Years later, William and Veronica married in 1902. After James retired, William and Veronica took over the farm and raised their six children. They had five daughters who eventually married and moved off the farm. Jim, the youngest child, stayed on the farm until it was sold off starting in 1950. At the peak, the ranch had 3,000 acres and 500 cattle.

In 1977, Parks and Opens Space bought 2,556 acres of Walker Ranch and the original homestead. In the mid-1980s, Parks and Open Space started restoration efforts to the homestead and acquired another 800 acres of land from the Bureau of Land Management, bringing the total to 3,616 acres. The Walker Ranch property is already on the National and State Register of Historic Places.

DESIGN CHARACTERISTICS

The following materials are suggested for **CONTRIBUTING** and **NON-CONTRIBUTING** buildings. A variety of materials are acceptable and property owners are not limited to the following list, provided the HPAB approves the material through the Certificate of Appropriateness process. Please note that materials will also need to be approved by the Building Division to meet Wildfire Mitigation standards with some flexibility for contributing structures and will be looked at on a case-by-case basis.

Materials appropriate for **CONTRIBUTING** buildings only:

- Log construction
- Mill-waste or half-log siding
- Vertically oriented wood siding with board, or board and batten
- Horizontal-wood siding
- Window and door frames made of wood
- Wood shingles

- Non-reflective metal roofing products such as corrugated or 5-V
- Stone facing concrete, or concrete piers for foundations
- Existing unpainted buildings remain unpainted

Materials appropriate for **NON-CONTRIBUTING** buildings only:

- Window and door frames made of other material provided it is non-reflective
- Horizontally-oriented siding that is not of an historically-accurate scale up to 7 inches in width in the materials noted above
- Non-reflective metal roofing products such as corrugated
- Hardy board for siding
- Caretaker House keeps its colors of white siding and green trim and windows or historic colors
- Existing unpainted buildings remain unpainted

The following materials are **inappropriate** for use within the historic district:

- Brick
- Stucco
- Shiny metallic window and door frames
- Tinted or mirrored glass
- Embellished architectural details
- Vinyl windows or siding

Other District Characteristics

The boundaries to the north and west are to protect the viewshed of the historic buildings of the main complex and the hay barn/ lower barn from future building obstructions. Boundaries are shown in the map of Walker Ranch Landmark Boundary.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1, 3, and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The Walker Ranch District is significant for its association with the development of early agriculture in Boulder County.

Criterion 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The property is significant for its association with James and Phoebe Walker, being some of the first white settlers, and prominent cattle ranchers of the county.

Criterion 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The Walker Ranch District is significant for the various types of agricultural buildings keeping their physical integrity to the vernacular architectural style.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-23-0004: Walker Ranch Historic District** under Criteria 1, 3, and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the buildings within the district, both contributing and non-contributing, as well as new construction will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



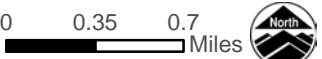
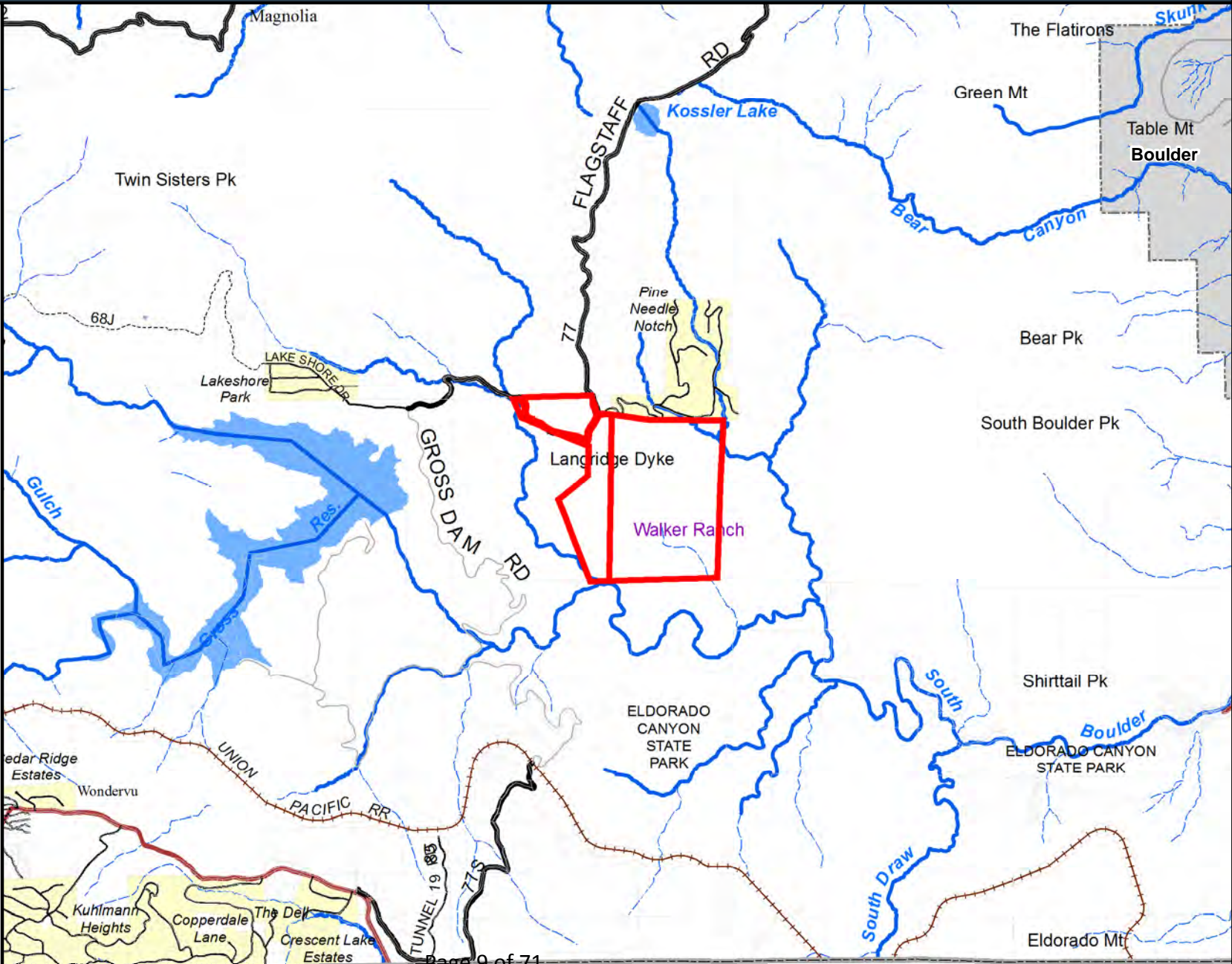
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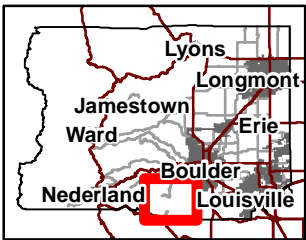
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7701 FLAGSTAFF RD

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 10/24/2023



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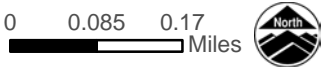
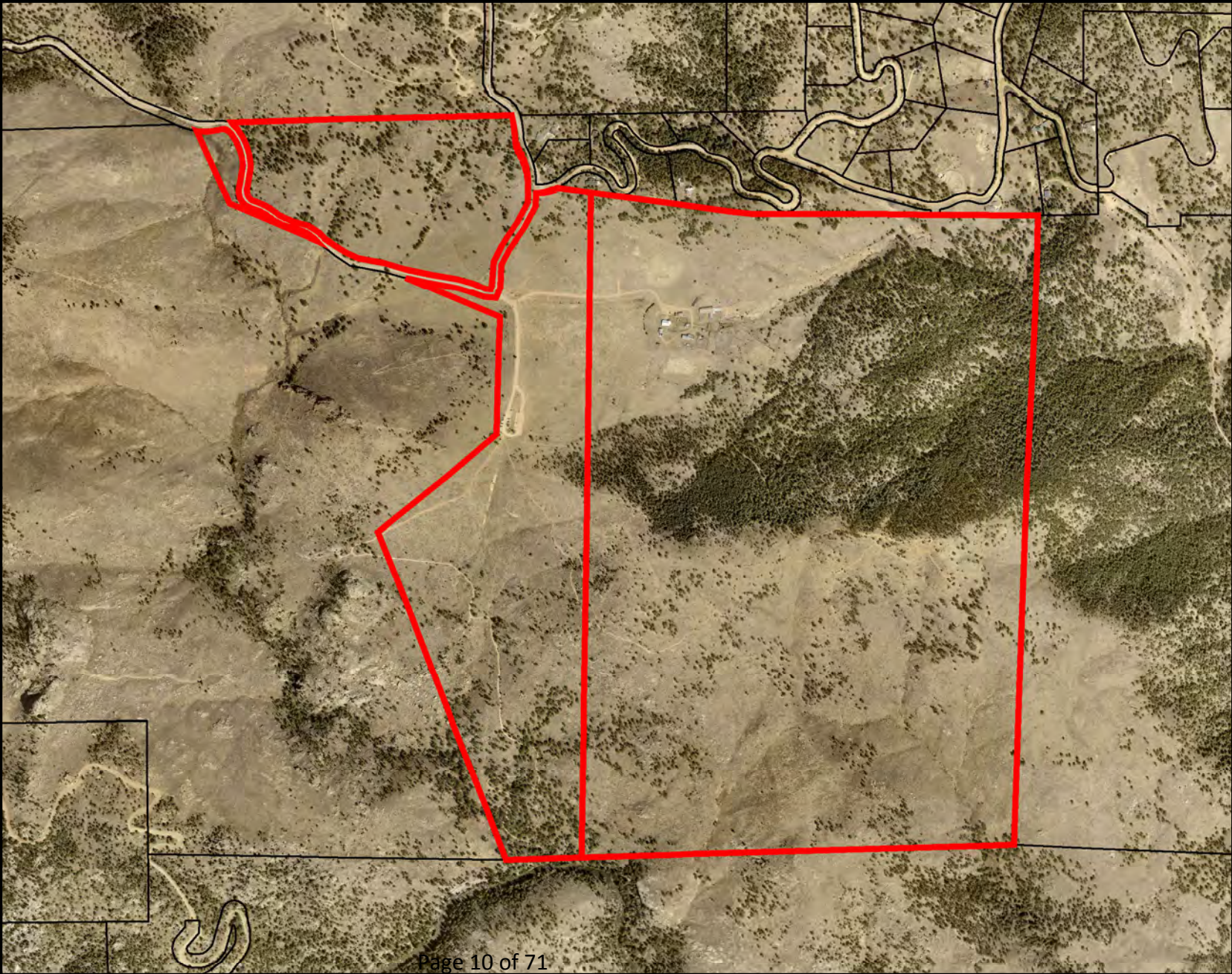
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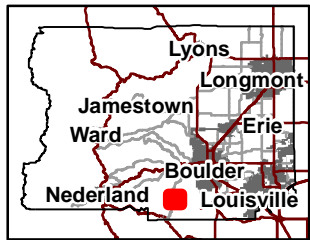
Aerial

7701 FLAGSTAFF RD

 Subject Parcel



Area of Detail Date: 10/24/2023



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

7701 FLAGSTAFF RD

 Subject Parcel

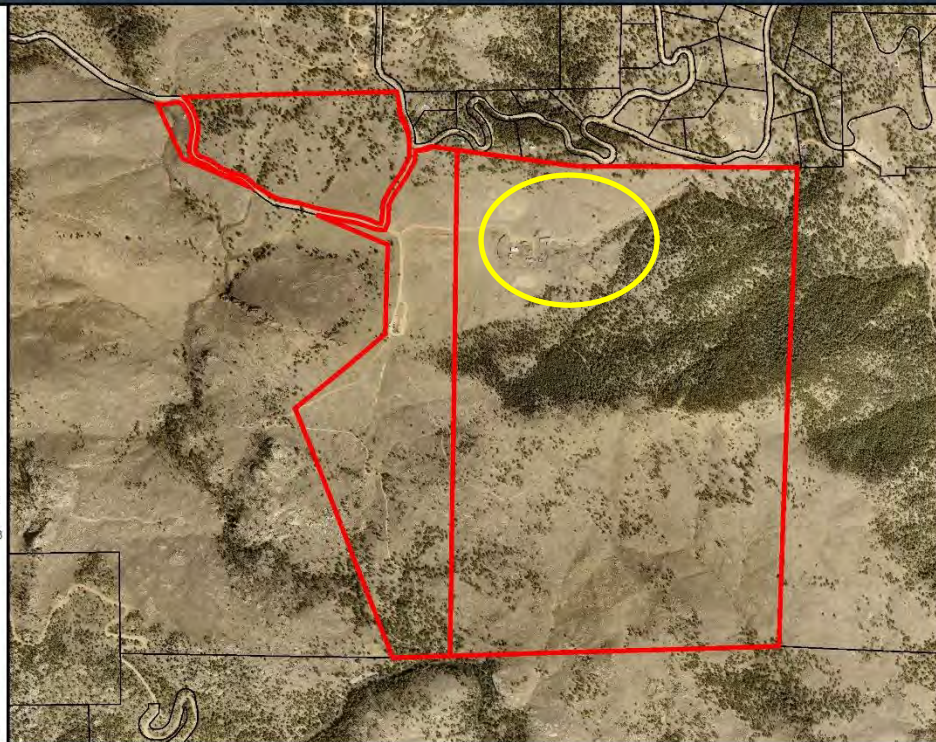
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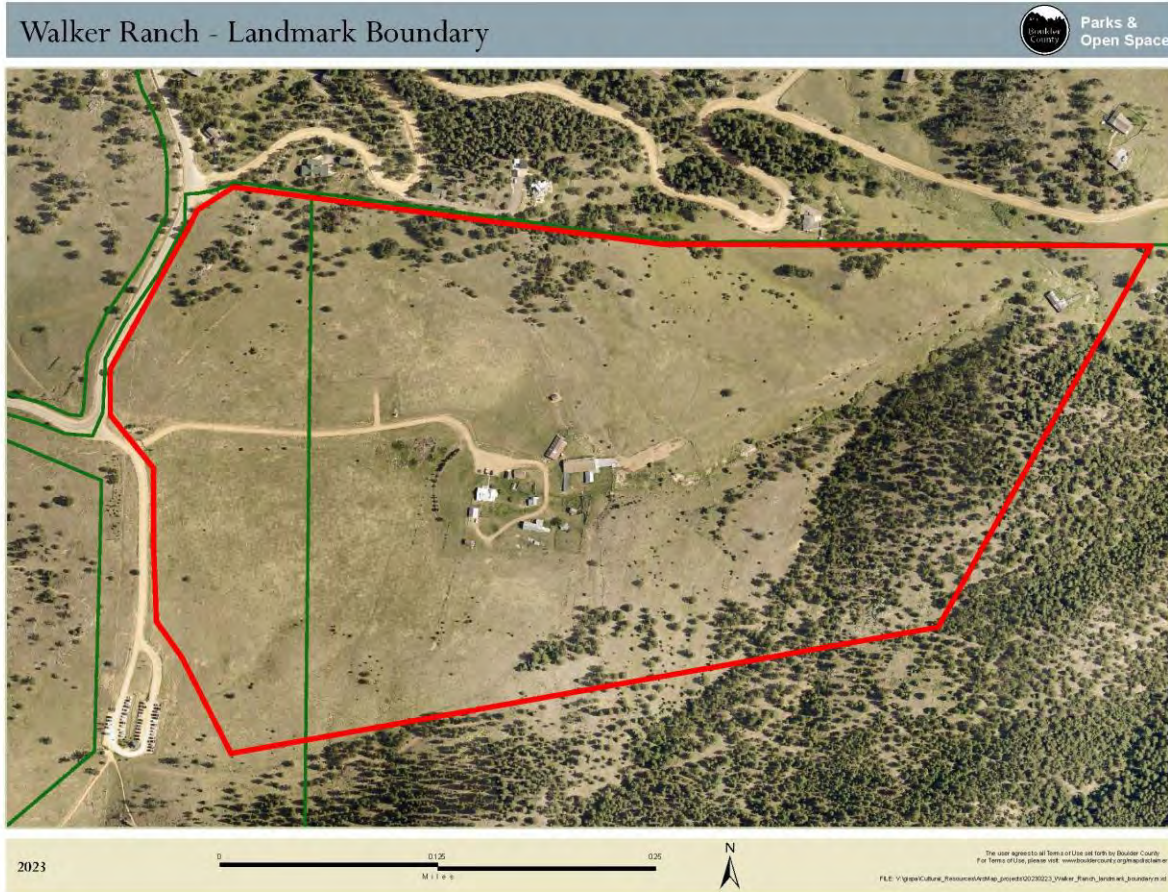


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Walker Ranch District and Landmark Boundary



Walker Ranch - Site Map



Parks &
Open Space



2023

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Feet



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Walker Ranch - Site Map 2



Parks &
Open Space

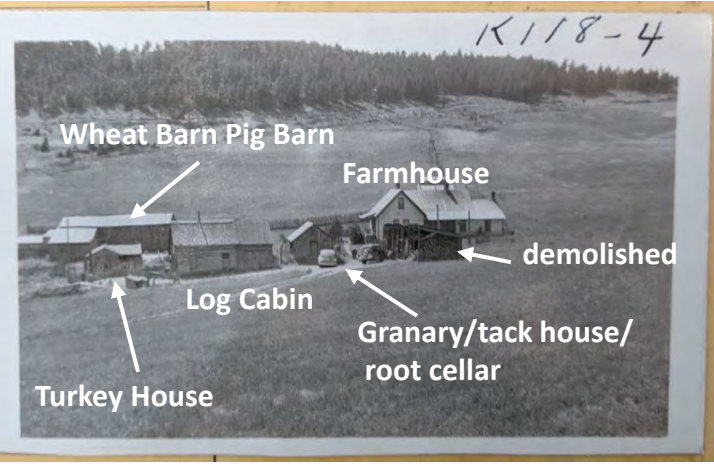
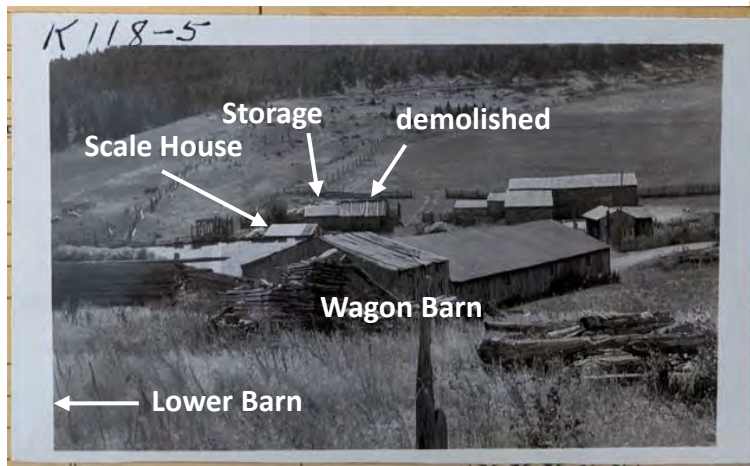




Walker Ranch Looking Northwest 2016



The Walker Ranch Looking Northwest Sturtevant, J.B. Glass Plate Negative S-411 Circa 1885-1910 Carnegie Library Call Number: BHS S-411 Photo



Assessor's Photo of Walker Ranch Looking South Circa 1949 Carnegie Library



Assessor's Looking Northwest Photo of Walker Ranch Circa 1978 Carnegie Library



Livestock Barn

Stella Rogers Photo Collection Unknown Date





Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, CO 80306
(303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: Walker Ranch

Other Names: Unknown

Site Number: 5BL.235

2. Historical Narrative

INDIGENOUS PEOPLE AND THEIR LAND

The state of Colorado was the homeland of up to 50 different Native American tribes traveling in and out. The Front Range of Colorado was frequented by several Native American groups, mainly the Núuchiu (Ute), Tsistsistas (Cheyenne), and Hinono'ei (Arapaho). The two tribes of Boulder County are the Ute and Arapaho. The Ute's territory was the mountains, and the Arapaho's territory was the plains.¹

By the 1600s, Spain had several expeditions into Colorado and wanted control of the area to trade with the Native Americans. France competed with Spain for this trade route until the Louisiana Purchase of 1803, which relinquished any control France had in the United States. By 1821, Mexico became independent from Spain and took control of the territory. Then in 1848, the Treaty of Guadalupe Hidalgo ended the war between the United States and Mexico. Mexico ceased control of the present-day states of California, Nevada, Utah, New Mexico, most of Colorado and Arizona. They also ceased control parts of the states of Oklahoma, Kansas, and Wyoming.²

In January of 1859, gold was discovered near Boulder, Colorado. After this discovery, whites started settling near Boulder Canyon. At the time, Southern Arapaho bands were settled in

¹Sean O'Meara, "Indigenous Connections: Native American Ethnographic Study of Golden, Colorado and The Clear Creek Valley", iii, 15-16, 25-26; "Boulder's Indigenous History", Accessed November 3, 2022, <https://www.bouldercoloradousa.com/travel-info/boulders-indigenous-history/>.

²O'Meara, "Indigenous Connections", iii, 15-16, 25-26; National Archives, 2021, "Treaty of Guadalupe Hidalgo (1848)", National Archives, 2021. <https://www.archives.gov/milestone-documents/treaty-of-guadalupe-hidalgo>.

the Boulder Valley area for the winter.³ The Treaty of Fort Laramie in 1851 granted the front range land to Cheyenne and Arapaho tribes. This land extended north into Wyoming and Nebraska to the North Platte River, west into parts of Kansas and Nebraska.⁴ Chief Niwot allowed whites to stay through the winter and then leave. However, they dishonored the agreement and settled the area.⁵ In 1861, Congress voted to create the Colorado Territory; the area was originally part of the Nebraska Territory.⁶ In November of that same year, Boulder County was organized, and the City of Boulder became the county seat.⁷ After the city's establishment, the Arapaho were forced to surrender their land in the Fort Wise Treaty. Eventually, Arapaho and Cheyenne moved to Sand Creek, where in 1864, the Sand Creek massacre occurred.⁸

The county was 940 square miles in 1896. Today, Boulder County is now 740 square miles with a population of over 330,000. It's centered in Northern Colorado, with the north bordered by Larimer County, the south by Gilpin, Jefferson, and Denver Counties, east bordered by Denver and Weld Counties and the western border by Grand County. There are three geographical zones with mountains to the west, plains to the east and a natural trough that runs between the plains and foothills.⁹

THE EARLY YEARS OF JAMES ANDREW WALKER

James Andrew Walker was born to Thomas and Juliett Walker in 1848 in Richmond County, Virginia. James had three older brothers, Thomas, Thurman, and Seymour, a younger brother Adam, and two older sisters, Elizabeth and Emigone.¹⁰ His father was a farmer and

³O'Meara, "Indigenous Connections", 7, 11-12; Encyclopedia Staff, "Boulder County", Colorado Encyclopedia, last modified November 02, 2022, <https://coloradoencyclopedia.org/article/boulder-county>.

⁴Michael D. Troyer, "Treaty of Fort Wise", Colorado Encyclopedia, last modified November 26, 2022, <https://coloradoencyclopedia.org/article/treaty-fort-wise>.

⁵"Timeline - Museum of Boulder", Accessed September 13, 2022, <https://museumofboulder.org/time/>.

⁶Troyer, "Treaty of Fort Wise", <https://coloradoencyclopedia.org/article/treaty-fort-wise>.

⁷Roma Simons, *General History for The Walker Ranch: A Living Historical Museum*, Boulder County Parks and Open Space, 1981, 1.

⁸Encyclopedia Staff, "Boulder County", Colorado Encyclopedia.

⁹Encyclopedia Staff, "Boulder County"; Colorado Encyclopedia. "City Directory", 1896, www.ancestry.com; "U.S. Census Bureau QuickFacts: Boulder County", *Colorado*, <https://www.census.gov/quickfacts/fact/table/bouldercountycolorado/PST045221>.

¹⁰Walker James A, Farnham Parish Richmond Virginia Census, 1850, www.ancestry.com; Walker-Skinner Certificate of Marriage, 80000203, Boulder County Clerk and Recorder, 1876. <https://www.bouldercounty.org/departments/clerk-and-recorder/>.

James helped on the family farm and went to school growing up. James served in the Civil War when he was a teenager. He served with the Confederate Army G Company 2nd Cavalry as a guard at a local salt works.¹¹

In 1865, he moved to Albany, Missouri, with his brother, Adam, and they worked on a farm for four years. During the winter months, he went to school. It's believed James became sick with yellow fever or tuberculosis in Missouri.¹² He continued to have chills and fever and the doctors told him he had a short time to live. So, James headed west, hoping the Rocky Mountains could help with his sickness because of the altitude and dry climate.¹³

He arrived in Cheyenne, Wyoming, by train and received a ride to the City of Boulder in 1869. He had only \$12 and weighed 98 pounds. Later, James told relatives he would have returned to Virginia but did not have enough money. His brother stayed behind and made Missouri his home.¹⁴

ARRIVING IN BOULDER COUNTY

After James arrived in Boulder County in 1869, he built a lean-to at the far end of Bear Canyon, five miles southwest of Boulder. James lived in Bear Canyon in the summers, and during the winter, he lived in Boulder. His health improved, and his first job was as a guard for a surveying party sectionalizing Boulder County. He also found other work from local farmers and ranchers. In 1870, James was living in Left Hand Canyon with John Chamberlain. He worked on Chamberlain's farm for two years and had enough money to buy two parcels of land in the City of Boulder. He owned property between 18th and 9th Streets on Water Street for a year. The other property was at the corner of Goss and 19th Street, and he kept that property for several years.¹⁵

By 1875 he met Phoebe Fidelia Skinner, and they married on January 6, 1876. James's younger brother Adam came from Missouri to be a witness at the wedding.¹⁶

¹¹Barbara Kossler, "Will Walker's Father, Pioneer Boulder Ranch, Won Prize At '72 Fair", Stella Rogers Collection, 1955; Walker James A, Civil War Records, n.d., www.ancestry.com.

¹²Simon Roma, "Interview of Leta M. Walker Daniels", 1981.
https://localhistory.boulderlibrary.org/islandora/object/islandora%3A590?solr_nav%5Bid%5D=e64942196d2ba5962d1c&solr_nav%5Bpage%5D=0&solr_nav%5Boffset%5D=0&solr_nav%5Bquery%5D=%2A%3A%2A&facet_nav%5Bid%5D=836cc687f2e9492653c6&facet_nav%5Boffset%5D=0&prefix=590; Note: The 1870 Missouri Federal Census could not be found.

¹³Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 1-2.

¹⁴Barbara Kossler, "Will Walker's Father, Pioneer Boulder Ranch, Won Prize At '72 Fair", 1955.; Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 2.

¹⁵Barbara Kossler, "Will Walker's Father Pioneer, Boulder Ranch, Won Prize At '72 Fair", 1955.; Simons, *General History for the Walker Ranch: A Living Historical Museum*, 1981, 5-7, 9 Figure 1, 2 & 3, Appendix A.

¹⁶"Walker-Skinner Certificate of Marriage", 1876.

Phoebe Fidelia Skinner was born to Jesse and Esther Skinner in 1841 in New Lexington, Ohio. She had a twin brother and five other siblings. She came to Boulder to teach in 1872. In 1875, Phoebe was teaching at Boulder County School District No. 32 in Crisman.¹⁷

HOMESTEADING 1876-1885

The homestead started in 1876 when James Walker received a grazing lease of 80 acres in Section 16, northwest of the current Walker Ranch.¹⁸

On March 18, 1877, William Eli Walker was born. It was a difficult birth for Phoebe. She had constant physical ailments and eventually needed full-time care. She lived in Boulder for about six years.¹⁹ Walker started his cattle business and would spend the summer at the property and then return to Phoebe and William in Boulder during the winter months.²⁰

Open-range cattle ranching was popular during this time, and with little regulation, ranchers would allow their cattle to roam free on public land. James was not fond of it and thought it would eventually fail.

James' way of ranching was different in three ways; he controlled herds of cattle with fencing, kept the herds small, and grew alfalfa. Keeping the herds small helped during the winter months, allowed James to find them quicker, they were closer to shelter, and the alfalfa stored helped feed them, and he did not have to rely on open grazing. After ten years of settling the property, he found the Galloway breed of cattle that could sustain harsh Colorado winters. They were imported from Scotland and had tough hides and two long hair coats.²¹ These three practices and his doubts about open range were invaluable in the winter of 1886-1887, when the northern front range of Colorado, lost 25% of their cattle industry due to the harsh winter.²²

James first purchased the Walker Ranch in 1882 on the NW¼ of Section 22. That same

¹⁷“Phoebe Walker’s Funeral to Be Held Wednesday”, Boulder Daily Camera Carnegie Library Newspaper Clippings 1912.; Walker Phoebe, “Census Place: Magnolia, Boulder, Colorado”, 1880. www.ancestry.com.; Roma, *General History for The Walker Ranch: A Living Historical Museum*, 15-18.

¹⁸Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 20-21.

¹⁹Carol Kampert, “The Cultural and Natural History of Walker Ranch”, (MA Thesis, 1988) Boulder County Parks and Open Space, 11-12.; Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 26-27.

²⁰Simons, *General History for The Walker Ranch: A Living Historical Museum*, 27.

²¹Roma Simons, *General History for The Walker Ranch: A Living Historical Museum*, 25.

²²Dillon Maxwell, “The Great Die Up”, Colorado Encyclopedia, last modified November 01, 2022, <https://coloradoencyclopedia.org/article/great-die>.

day Osborn bought NE¼ of land in Section 21, and then five days later, James bought the land from Osborn for \$375. Walker then owned over 320 acres and leased 160 which partially including the current homestead.²³ Uriah Osborn was living in Boulder in 1885 and was a miner, but nothing else could be found about him.²⁴

The ranch continued to grow, and by 1884, Walker purchased the 160 acres of the Martin property for \$700. The property was located east of Walker Ranch. He also bought another 160 acres from Melvin Loomis, who homesteaded the property in 1882 and was located northeast corner of Section 22.²⁵

It is unknown who built the log house on the property, but the approximate date of construction was determined by dendrochronology testing. The test found that some of the logs' death dates (the date they were harvested) were in late 1873 to early spring in 1874 and the fall of the same year.²⁶ James Walker built the south addition of the log house at an unknown time. The attached garage was built circa 1913 by William Walker.²⁷

The log house was thought to have been used as a supply store for the area residents and miners. It then functioned as Walker's residence until the completion of a farmhouse. After the Walkers moved into their new farmhouse, ranch hands would bunk in the log cabin.²⁸

The farmhouse was built circa 1882 by James A. Walker. William Walker built the bay window to the south and closed-in porch to the east. Unfortunately, the house was lost in a fire in 1992 and will be discussed later. Once the house was completed, Phoebe and William moved back to the ranch and would live there permanently year-round.²⁹

²³Simons, *General History for The Walker Ranch: A Living Historical Museum*, 27-28, Appendix A Figure 10, "Walker, Warranty Deed", 1882, 070-0376.

²⁴"Uriah Osborn, Colorado, U.S., State Census", 1885, Records of the Bureau of the Census, 1790 - 2007; Record Group Number: 29; Series Number: M158; NARA Roll Number: 2, www.ancestry.com

²⁵Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 27-29, Figure 10-13, Appendix A.; The Martin property is not included in this landmark because the Walkers did not build the building on the property and only used the land for grazing.

²⁶Peter Brown, *Rocky Mountain Tree-Ring Research*, Boulder County Park and Open Space, 2016.

²⁷Susan Nagel, "Oral History Interview 1988 Walker James F", 1988.
https://localhistory.boulderlibrary.org/islandora/object/islandora%3A13476?solr_nav%5Bid%5D=1fe42ab8ac0988ecee54&solr_nav%5Bpage%5D=0&solr_nav%5Boffset%5D=2&solr_nav%5Bquery%5D=%20.

²⁸Barbara Kossler, "Will Walker's Father, Pioneer Boulder Ranch, Won Prize At '72 Fair", 1955.; Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 7.

²⁹Kampert, "The Cultural", 14.; Simons, *General History for The Walker Ranch: A Living Historical Museum*, 28.

It is unknown when the storage shed was built. This building was used for storage when the Walkers lived on the ranch. After Boulder County Parks and Open Space owned the property, they turned the small shed into a blacksmith shop. In the mid to late 1990s, Boulder County Parks and Open Space added the new blacksmith shop to the west elevation.³⁰

The spring house was constructed circa 1881-1882. Initially, the spring house was just a square building; later, the lean-to was added. It stored water from the spring and helped keep milk cool.³¹

The granary/tack house/ root cellar was built next to the log house sometime before 1885.³² The main floor stored hundreds of pounds of sugar and flour during winter. The root cellar was built into the hillside, where the Walkers store canned food for the winter months.³³

The livestock/hay barn was the largest building on the property. The barn was necessary to shelter the horses and cattle, and hay was stored in the barn to help feed the livestock during winter. It was built circa 1880-1885 by James and William Walker. James Walker built the middle lean-to, and William Walker built the other lean-tos in the 1920s to the 1930s.³⁴ Jim, the grandson of James said they threw the hay in the barn by hand and piled it as high as they could. He also said most of the wood used, to build the barn came from the Langridge Cyanide Mill a mine northwest of the ranch that was least out to Professor Bertie Langridge.³⁵ By 1885, Walker Ranch expanded to 800 acres that were owned or leased.³⁶

EXPANSION 1886-1922

James Walker continued to increase the acreage of the ranch through partnerships. First, with Eli P. Metcalf, who had a meat market known as Eli Metcalf's People's Meat Market and Metcalf and Hocking butcher shop in Boulder at 1100 Pearl Street. Metcalf and Walker's partnership lasted about a year, and Walker would supply the beef from his ranch to Metcalf

³⁰Don Burd, "Blacksmith Shop at Walker Ranch E-mail", 2022.

³¹Kampert. "*The Cultural*", 1988,14.; Carnegie Library for Local History, "Glass Plate Negative S-411", BHS S-411 Photo, 1885-1910. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A71713>.

³²Carnegie Library for Local History, "Glass Plate Negative S-411", 1885-1910.

³³Susan Nagel, "Oral History Interview 1988 Walker James F", 1988.; Kampert, "*The Cultural*", 1988, 14.

³⁴Don Burd, "Walker Ranch Rehabilitation List", Boulder County Parks and Open Space, 1985; Carnegie Library for Local History, "Glass Plate Negative S-411", 1885-1910.

³⁵Susan Nagel, "Oral History Interview 1988 Walker James F", 1988.

³⁶Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 28-31.

shops.³⁷ Eli Metcalf was also the sheriff during the 1880s and alderman of Boulder; he passed away in 1904.³⁸

In later years, James would drive the cattle to Denver stockyards to be sold. He used to combine his herd with his neighbors, the Kosslers, and then they would drive the cattle through Louisville and reach the Denver rail yard. Once there, the cattle would be sold and shipped. After the railroad was built the cattle would be driven to Crescent Meadows and the cattle would be loaded onto boxcars. As time passed, William Walker, James's son, started using trucks to transport the cattle to Denver instead.³⁹

The second partnership was with two brothers, Jerome F., and James B. Gould, they started a company known as Walker, Gould & Company.⁴⁰ Jerome was born in 1834, and his brother James was born in 1836; both were from Ontario County, New York. Their parents were Jotham and Miranda Gould. James Gould first came to Denver in 1860. He made six round trips from New York to Colorado before bringing his family in 1868.⁴¹ Jerome arrived in Blackhawk, Colorado, in July of 1861 and settled on a ranch with his family in 1862 in Boulder County.⁴²

James Walker and the Gould brothers' partnership started by buying 320 acres in April 1888. In May of 1888, they bought another 160 acres. Then, in March 1889, Walker and Gould's brothers bought 160 acres northwest of the main ranch. By 1890 James bought the interest from both Gould brothers, and the Walker Ranch increased to 1,600 acres.⁴³

³⁷Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 33, Figure 15, Appendix A, Figure1-2, Appendix C.; Carnegie Library for Local History, "1100 Pearl Street: Photo 1 (S-69)", BHS 207-9-30,1893. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A59846>.; Boulder Daily Camera — Colorado Historic Newspapers Collection, "Eli Metcalf Meat Market", November 2, 1892. <https://www.coloradohistoricnewspapers.org/?a=d&d=BDC18921102.2.24&srpos=19&e=-----en-20--1--img-txIN%7ctxCO%7ctxTA-Eli+Metcalf-----0-Boulder----->.

³⁸Boulder Daily Camera — Colorado Historic Newspapers Collection. "Eli Metcalf Dead", May 16, 1904. <https://www.coloradohistoricnewspapers.org/?a=d&d=BDC19040516-01.2.19&srpos=9&e=-----en-20--1--img-txIN%7ctxCO%7ctxTA-Eli+Metcalf-----0-Boulder----->.

³⁹ Sampson, Joanna, *Historic Walker Ranch Western Cowboy Country*, Western Orogeny Publishing, 1998,10-11.

⁴⁰Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 33-39.

⁴¹Carnegie Library for Local History, "Historical Data Record: Gould Family", 791-10-7e, 1932. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A56873>.

⁴²Jerome F., *Gould Biographical Sketch*, 1898, In Portrait and Biographical Record of Denver and Vicinity, 731–32.; Portrait and Biographical Record of Denver and Vicinity- Carnegie Library, 832-1-86, Accessed October 20, 2022. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A45508>.

⁴³ Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 33-39, Figure1-6, Appendix D.

One of the longest business partnerships James Walker was with Robert Culver. James met Robert when he first moved to Boulder. Robert Culver witnessed a transaction as early as December of 1875 of James Walker buying a team of Bay American horses and a Studebaker wagon.⁴⁴ Robert Culver was from Cattaraugus County, New York. He went to Randolph Academy in New York. After moving to Chicago, he operated a produce business and designed a steam-operated quartz mill with his brother, Cary, and friend, John Mahony. In the spring of 1860, Robert Culver and his brother came to Boulder. They met L. M. McCaslin and Richard Blore, who had a mine in Gold Hill. Robert and Cary set up the first quartz mill in Gold Hill and helped extract gold from the ore. Robert had a significant influence in starting the University of Colorado in Boulder. In 1861, a convention was held in Golden for the Territory of Colorado. Robert became convention secretary and nominated Charles F. Holly to represent Boulder County. Holly won the nomination, and later in 1861, Holly introduced a bill into the House to establish the University of Colorado. Robert later donated \$15,000 to build Old Main for the new campus. Robert went on to serve two years as Boulder County Clerk and Recorder.⁴⁵

The partnership continued, and in 1890, Robert took an interest in Walkers' cattle ranch. The partnership lasted for over ten years. Then in 1900, Robert moved to Baltimore, Maryland, to help manage his sister's estate. Robert had ½ interest in the ranch and James continued to be the ranch manager and eventually paid Robert \$3,000 for his ½ interest. This increased Walker Ranch to 2,080 acres by 1892.⁴⁶

By 1900, Phoebe's health worsened, and she needed full-time care. The full-time care impacted Walker's finances. So, James then borrowed money and sold 80 acres of the ranch to Charles Hockaday.⁴⁷

Still in financial distress, James was offered \$55,000 for the entire ranch from John J. Harries in 1902. James accepted the offer, and John made a down payment of \$2,000 but failed to pay the rest, so the land returned to the Walkers.⁴⁸

⁴⁴Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 11-14.

⁴⁵Carnegie Library for Local History, BHS 328-118-17, *Robert Culver Obituary and Biography* Accessed October 20, 2022. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A18672>; Bixby, A. *History of Clear Creek and Boulder Valleys, Colorado*, Chicago: O. L. Baskin & CO., Historical Publishers Carnegie Library, RH 978.8, 1880.383.; "Robert and Anna Culver Family: Photo 1", Carnegie Library for Local History, Accessed October 14, 2022. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A61343>.

⁴⁶Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 39,41, Figure 6-7, Appendix E.

⁴⁷Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 45, Figure 8-10, Appendix E.

⁴⁸Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 45-46, Figure 11-13, Appendix E.

The Walkers hired Veronica Kossler, the neighbor's daughter, to help Phoebe as her health worsened. Veronica was born in Pennsylvania in 1878 to Joseph and Mary Kossler. The Kossler family settled on a ranch near the Walker Ranch property circa 1888. Joseph was a miner and died in 1895. After Joseph's death, Mary continued to operate the ranch with the help of her children. Veronica eventually moved to Boulder and was a teacher for two years at Pinegrove.⁴⁹ On September 9, 1902, William Walker and Veronica Kossler married.⁵⁰

With the ranch continuing to expand, five more buildings were built. The main building to the wheat barn/pig barn was built in the 1890s by James Walker, and the eastern and northern additions were built late 1920s to early 1930s by William Walker.⁵¹ The other four buildings: turkey house, gas house shed /brooder house and the hay barn / lower barn. It's believed that James and William Walker built these buildings sometime between 1890 to 1930s.⁵² The hay barn/ lower barn is located east of the main complex, and an old road leads to the barn. From 1909 to 1915, Walker acquired another 760 acres, bringing the total of the property to 3,000 acres.⁵³

The Walkers and Frank Woods operated a sawmill near the property from the 1920s to 1930s. The Walkers and Woods would cut 18" to 24" diameter trees and use a steam engine to make the lumber. Then they would sell the wood in Boulder.⁵⁴

Parks and Open Space staff were able to track down the original steam engine the Walkers used. A resident near Buena Vista sold the steam engine to Parks and Open Space and is next to the blacksmith shop.⁵⁵

MINING HISTORY

Mining activity started on the ranch in 1896 when James allowed Frank D. Baker to

⁴⁹Mrs. Mary Kossler Well Known in Local Area, *Succumbs At 85*, Boulder Daily Camera Carnegie Library Newspaper Clippings, 1932.; *Obituaries Veronica K Walker*, Boulder Daily Camera Carnegie Library Newspaper Collection, June 21, 1973

⁵⁰“Walker W.-Kossler Wedding Certificate”, 90019279, 1902.

⁵¹Don Burd. “Walker Ranch Rehabilitation List”, Boulder County Parks and Open Space, 1985.

⁵²Nagel, “Oral History Interview 1988 Walker James F”, Carnegie Library, OH0386, 1988. Tom McMichen, and Rich Koopmann, “Oral History Interview with Jim Walker, 2003”, Number OH1147-V, 2003.

⁵³Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 61, Figure 18, 20-26, Appendix A.

⁵⁴Nagel, “Oral History Interview 1988 Walker James F”, 1988.; McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.

⁵⁵Rich Koopman, “Steam Engine at Walker Ranch”, April 27, 2023.

prospect the property when he thought he found gold on the west corner of the ranch. Baker had men and equipment looking for gold for three days, but nothing was found.⁵⁶

Mr. Baker moved on from Walker Ranch, which left James with the idea that something could be found on his property. James started looking and found a small copper vein in June 1896. James filed for a Certificate of Location and named the mine Copper King.⁵⁷

The ore was in quartz and was 50-65% copper with a trace of silver and gold. The mine was a 50-foot tunnel and a 30-foot shaft. James worked on it when he could, and during the summer months, he hired a miner. He did not get rich from mining, but the income helped. In 1904, Peter Anderson & Company leased the mine for \$3,000 for one year. Walker then sold the mining claim for \$1,500 to Earl B. Wittich of Pennsylvania.⁵⁸

A few months later, in 1904, Walker purchased 480 acres from J.B. and J.C. White for \$2,000. This section of land was northwest of the main ranch and had previously been leased out to Professor Bertie Langridge for prospecting. Mr. Langridge bought another 160 acres of public land in Sections 21 and 28, northeast of Walker Ranch. He also leased land in Section 12 from James Walker. Mr. Langridge was interested in mining in the area.⁵⁹

Professor Bertie Langridge was from England and went to school for geology and mineralogy in England and Germany. He gained experience in mining throughout the world and then came to Colorado in the late 1800s. Langridge became well known in the mining community in Boulder County. He eventually opened and owned an assay office and co-started a corporation named Boulder-London Gold, a land and oil development company. In 1907, The Langridge Cyanide Mill was built and operated until 1914.⁶⁰

NEW GENERATION 1923-1950

By 1912, Phoebe Walker's health worsened, and she passed away on March 4.⁶¹ During

⁵⁶Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 50.

⁵⁷Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 50.; Note: A Certificate of Location lets the public know you have staked a claim on a specific piece of ground and helps Federal and State a way to track the claims.

⁵⁸Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 51, Figure 2-3, Appendix F.

⁵⁹Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 51, Figure 16, Appendix A.

⁶⁰Simons, *General History for The Walker Ranch: A Living Historical Museum*, 1981, 52, 54

⁶¹*Phoebe Walker's Funeral to Be Held Wednesday*, Boulder Daily Camera page 4 column 2-Carnegie Library, March 5, 1912.

this time, James Walker retired from farming, William and Veronica took over the farm, and their family grew to seven. They had their first child, Leta, in 1906. A few years later, they had Ruth Catherine, in 1908, Delia, in 1914, Helen, in 1916, Ester, in 1917, and James (Jim) in 1918.⁶² In January of 1922, James Walker died, and William and Veronica continued to operate the farm.⁶³

During this time, the last buildings were added to the main complex. The wagon barn was used mainly for machinery storage. William Walker and his son, Jim Jr., tore down an older barn and built the wagon barn in its place. Some of the lumber used was from the Langridge Mill, and the barn was built in the 1930s.⁶⁴

The Miller house and scale house were the last buildings built. The Miller house was built in the mid-1930s by Ed Miller. He helped on the ranch and was a fur trapper during his free time. It was challenging times to find work, so William allowed Ed and his wife and young daughter to build a place to live on the ranch.⁶⁵

The scale house was built in 1940. It's believed that William and Jim Walker built it. The Walker's brand was an upside-down triangle with double bars to the right. (▽//) It can be seen stamped into the concrete pit of the scale house. The loading chute is next to the scale house and it's unknown when it was constructed.⁶⁶

Jim Walker recalls growing up on the ranch and helping wherever was needed. He said his mother, Veronica, and sisters canned food during the summer and then stored the food for the winter. The Walkers grew their food and had a large garden on the property. About once a week, they would make it to Boulder to sell butter to a local grocery store, and then the children would sell squash they grew for extra money. The Walkers also grew potatoes and other vegetables on the farm. They even grew hops, which are still growing on the Wagon Barn today.⁶⁷

The children were taught in the farmhouse on the ranch, and Ruth (Dunn) Helart was

⁶²“Walker James A Census, Magnolia, Boulder, Colorado”, 1920. www.ancestry.com.

⁶³*James A. Walker Found by His Son Dead at His Mountain Home Near Boulder Today*, Boulder Daily Camera Page 3, Column 1 Carnegie Library, January 22, 1922

⁶⁴Nagel, “Oral History Interview 1988 Walker James F”, 1988.; McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.

⁶⁵Nagel, “Oral History Interview 1988 Walker James F”, 1988.; McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.

⁶⁶Burd, “Walker Ranch Rehabilitation List”, 1985.

⁶⁷ Nagel, “Oral History Interview 1988 Walker James F”, 1988. McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.; Sampson Joanna, *Historic Walker Ranch*. 18.

their teacher at the time. Ruth recalls going to the Walker Ranch with her father and having an interview. In the summer of 1925, Ruth completed 15 hours at Greeley Normal School, now the University of Northern Colorado. She was waiting for her teacher exams in December, but William Walker waved those results and hired her for \$80 a month. She taught subjects required by the state and gave music lessons. School usually was from 9:00 AM to 4:00 PM, but sometimes the children were dismissed early to help feed the cattle. At the time, Jim was in the first grade, Ester second, Helen fourth, and Delia sixth.⁶⁸

Then Jim went to high school in Boulder, and Jim remembers having difficulty getting to school if a snowstorm came. He said he drove the 1926 Dodge car they owned or walked if he got stuck.⁶⁹

The ranch grew another 880 acres from 1927 to 1944.⁷⁰ Also, Jim and Leta said in their oral history interviews that they sold all their Galloway cattle and switched to Herefords. They had a hard time selling the Galloway breed, and at the peak, they had about 500 cattle.⁷¹

William and Veronica's children started to marry and move away from the ranch, starting with Leta. Leta was the oldest of the Walkers, and in 1927 she married Carl Daniels.⁷² Carl was born in 1906 in Boulder. They started a ranch after they got married. Carl eventually was a caretaker for the Denver Water Department. Leta worked on their ranch and helped raise their daughter Stella Rogers. Carl passed away in 1968, and Leta in 1994.⁷³

Ruth Catherine Walker was the second oldest. She married Thomas (Tom) Henry Dunn in 1930.⁷⁴ Tom was born to John and Emma Dunn in 1902. His parents were ranchers south of Boulder near Eldorado Springs. Tom graduated from the University of Colorado in 1926 with a

⁶⁸“Dunn Family Documents Helart Dunn Ruth”, 755-2-10, Carnegie Library for Local History, Eldorado Springs Historical Society, 1982. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A44479>.

⁶⁹Nagel, “Oral History Interview 1988 Walker James F”, 1988. McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.

⁷⁰“William Walker Deeds”, 90246791, 90348203, 90371926, 90408157, 90413543, and 90413746. Boulder County Clerk and Recorder, 1944-1927. <https://www.bouldercounty.org/departments/clerk-and-recorder/>.

⁷¹Nagel, “Oral History Interview 1988 Walker James F”, 1988.; McMichen, “Oral History Interview with Jim Walker, 2003”, 2003.

⁷²“Daniels-Walker Certificate of Marriage”, 90246142, Boulder County Recording Division, 1927. <https://www.bouldercounty.org/departments/clerk-and-recorder/>.

⁷³“Carl Daniels, Census Magnolia, Boulder, Colorado”, 1930. www.ancestry.com.; *Leta M Daniels*, November 9, 1994, Boulder Daily Camera Carnegie, Library Newspaper Clipping.

⁷⁴“Dunn-Walker Certificate of Marriage”, 90275292, Boulder County Recording Division, 1930. <https://www.bouldercounty.org/departments/clerk-and-recorder/>.

degree in chemistry. After graduating, Tom and Ruth lived in Salt Creek, Wyoming. He worked at a gas plant laboratory of Midwest Refinery. In 1933, he transferred, and Ruth and Tom moved to Tulsa, Oklahoma. Tom was the first chemist researcher for Pan American Petroleum Corporation, a successor company of Midwest Refinery. He worked for the company for 40 years and specialized in the properties of oil-field drilling fluids. He retired in 1967, and they moved back to Boulder shortly after. Thomas passed away in 1986, and Ruth in 1998.⁷⁵

Little information could be found on Delia Walker and her husband, Julius Palmer Peterson. Delia was a teacher in Craig, Colorado, before they married. They later lived in Denver, and he worked for Union Pacific Railroad.⁷⁶

In June of 1939, Helen married Richard Pierce.⁷⁷ Richard supervised all flying instruments at the U.S. Navy air base in Oakland and San Francisco, California, during the mid to late 1940s. Helen was a stenographer for a short time, and their first child was born in 1950.⁷⁸

Ester Walker married John Waller in 1942, and at the time, John was an instructor in small arms at Lowry Air Force Base.⁷⁹ He had enlisted in the United States Air Force in November of 1940 and served 18 months in the South Pacific during WWII. He then served with the 19th Bombardment Group during the Korean War. By 1960, John was a Major and graduated from USAF Command and Staff College at Maxwell Airforce Base in Alabama. After graduation, Ester and John were stationed in Anchorage, Alaska. They had two children, Sharon, and James.⁸⁰

The youngest child of William and Veronica was Jim Walker. He married Marguerite on

⁷⁵*Obituaries Ruth Catherine Dunn*, July 12, 1998, Boulder Daily Camera Carnegie Library, Newspaper Collection.; *Thomas Dunn, Oil Firm's First Research Scientist, Retiring*, May 15, 1967, Boulder Daily Camera Carnegie Library, Newspaper Collection; *Thomas H Dunn*, July 20, 1986, Boulder Daily Camera Carnegie, Library Newspaper Collection.

⁷⁶“Delia Walker, Census Place: Craig, Moffat, Colorado”, 1940. www.ancestry.com.; “Julius P (Delia K) Fireman Eng UPRR, Denver, Colorado, City Directory”, 1953. www.ancestry.com.; “Julius P (Delia K) Eng Union Pacific Railroad, Denver, Colorado, City Directory”, 1971. www.ancestry.com.

⁷⁷“Pierce-Walker Certificate of Marriage”, 90361293, Boulder County Recording Division, 1939. <https://www.bouldercounty.org/departments/clerk-and-recorder/>

⁷⁸“Pierce Richard Batnes, Census Los Angeles, Los Angeles, California”, 1940. www.ancestry.com.; “Pierce Richard Batnes, Census Eden, Alameda, California”, 1950. www.ancestry.com.

⁷⁹*Esther L Walker is Married to Sgt. J.W. Waller*, March 3, 1942, Boulder Daily Camera Carnegie Library, Newspaper Collection.

⁸⁰*John W Waller Is Promoted to Major In Army Air Corps*, June 30, 1952, Boulder Daily Camera Carnegie, Library Newspaper Collection.; *Maj. John Waller Graduates from Command School*, 1960, Boulder Daily Camera Carnegie Library, Newspaper Clipping.

October 3, 1942.⁸¹ Marguerite Daniels was born to John and Valeria Daniels on January 29, 1921. After their marriage, they lived and worked on the ranch until it was sold in 1950. Shortly after, he worked for Lowdermilk Construction, and then in 1953, Jim ran another family ranch in Ridgeway, Colorado, with his sister, Leta Daniels, for a short time. He then started working for Milne Redi Mix, later called Flatiron Paving Company. Jim became president of the Plains Aggregate branch of the company and was also part-owner. He retired in 1980 and lived in Boulder until 2004. Marguerite and Jim had two daughters, Val Clyncke and Everly Walker. Jim passed away in 2005, and Marguerite in 1974.⁸²

In 1950, Walkers sold most of the property to Oliver Taylor. The property was in the Walker family for 85 years. The ranch was sold because the Gross Dam was built, taking much of the grazing land. After selling the ranch, William and Veronica retired to Boulder. William passed away in 1966 and Veronica in 1972.⁸³

NEW OWNERS 1951-Present

Walker Ranch continued to be sold off, and in 1960, Mountain Valley Associates bought a large portion of the property. They planned on a residential subdivision but had difficulty selling because the pine beetle came through the area in the 1970s and killed most of the trees. In 1977, Parks and Open Space was interested in the property and bought 2,556 acres of Walker Ranch with the original homestead. Parks and Open Space paid \$987 per acre to Mountain Valley Associates.⁸⁴

In 1986, Parks and Open Space bought additional acres that included Meyers Gulch and an additional 81 acres to Walker Ranch. The county also acquired 800 acres of land from the Bureau of Land Management in 2006. Currently, Walker Ranch totals 3,616 acres.⁸⁵

Initially, Walker Ranch was closed to the public because the buildings were unsafe and to prevent vandalism. In 1984, Parks and Open Space started restoration efforts for each of the buildings on the ranch and continued over the years. Most of the restoration efforts were kept to the period the Walkers owned the ranch, except for the addition to the storage shed. The addition to the building was the blacksmith shop. The addition provided a safer environment with more room for visitors to watch blacksmith demonstrations. The addition was built in the late 1990s by

⁸¹“Daniels-Walker Certificate of Marriage”, 90246142, Boulder County Recording Division, 1927.
<https://www.bouldercounty.org/departments/clerk-and-recorder/>.

⁸²*Marguerite Walker Obituary*, 1974, Stella Rogers Collection.; Nagel, “Oral History Interview 1988 Walker James F”, 1988.

⁸³*Obituaries Veronica K Walker*, Boulder Daily Camera Carnegie Library, Newspaper Collection, June 21, 1973.; *William Walker of Pioneer Family Dies*, Carnegie Library, 1966.

⁸⁴*Walker Ranch Management Plan*, Boulder County Parks and Open Space, 2013,13.

⁸⁵“Walker Ranch Management Plan”, 2013, 12.

Youth Corps and Parks and Open Space Staff.⁸⁶

Unfortunately, in December 1992, a fire started at the farmhouse. Due to high winds and little water, firefighters were in defensive mode, preventing the fire from spreading to other structures on the property. The house burned down in a few hours. The caretakers who rented the house noticed the fire started after a spark from an outlet. The investigation into the fire concluded that faulty electrical wiring was the cause of the fire.⁸⁷

In 2009, reconstruction efforts were made to the farmhouse, now the ranger caretaker's house. Randy Coombs was the Resource Manager and the project lead. Mark Boulette was the county architect, and Carol Beam was the co-project manager. The reconstruction was based on the foundation ruins, old photos, and photos taken after the fire. The construction was completed by the Historic Preservation staff, led by Tom Popadak, now a former employee. Currently, a Parks and Open Space ranger lives at the house year-round and patrols the area. In 2012, a new garage was built in the back of the house to provide covered parking and storage for the ranger.⁸⁸

Walker Ranch opened to the public in the mid-1980s once restoration and stabilization efforts were made. It can now be visited several times a year for Heritage Day. Heritage Day has volunteers dress in traditional period clothing, talk about the ranch's daily life and demonstrate daily chores and games on the farm. Volunteers make pound cake, cornbread, popcorn, stew, hot apple cider, and more. There have been shingle-making, blacksmith demonstrations, and a vintage baseball game at past events. Walker Ranch is also open by appointment to school field trips five days each spring and fall.⁸⁹

3. Location

Address(s): 7701 Flagstaff Road, Boulder, Colorado, 80302

4. Classification

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

⁸⁶“Walker Ranch Management Plan”, 2013; Don Burd, “Blacksmith Shop at Walker Ranch”, 2022.

⁸⁷Marcus Montoya and Bruce Leaf, *Walker Ranch House Destroyed*, Daily Camera Parks and Open Space Collection, December 1, 1992.

⁸⁸Carol Beam, “Farmhouse”, August 2, 2022.; Mike Lohr, “E-Mail White House”, November 17, 2022.

⁸⁹Sheryl Kippen, “Walker Ranch Case Study”, 2014.; Pettem, *Living History*, Daily Camera. Boulder County Parks and Open Space, 2000.; Sheryl Kippen, “E-Mail Walker Ranch”, December 2022.

Number of Resources Within the Property (sites and districts only):

13 Contributing Resources 3 Non-contributing Resources

The contributing resources are the: storage shed, gas house, hay barn/lower barn, livestock barn/hay barn, log house and garage, Miller house, shed/brooder house, spring house, granary/tack house/root cellar, turkey house, wagon barn, and wheat/pig barn. The non-contributing resources are the caretakers house, garage, and blacksmith shop.

Narrative Describing Classification of Resources:

Walker Ranch is 3,616 acres of land owned by Boulder County, making it public ownership. The Walker family developed the property for three generations as a cattle ranch and built most of the buildings on the ranch therefore meets the definition of a historic district.

5. Function or Use

Historic Functions: Ranch **Current Functions:** Education

6. Resource Description

Narrative Describing Resource:

Gas House

The building is rectangular, single-story, and oriented towards the southeast. It has log and timber framing and rests on logs for a foundation. It has vertical wood boards for an exterior finish. The south elevation has a fixed 4-lite wood pane window covered by Plexiglas. Next to the window are double doors with vertical wood boards. All the other elevations do not have any windows or doors. The building has a side-gable corrugated metal roof with the center pole rafter extending past the gable end.

Granary /Track House /Root Cellar

The building is rectangular, oriented towards the north, single-story, and has a root cellar. It has a stone foundation with logs and studs for framing. The exterior finish is vertical wood boards. The north elevation has a wood deck, and centering the elevation is a wood door with a board and batten pattern. Next to the door toward the east is a wood board casement window. The attic on the north elevation has a fixed 4-lite wood pane window. The south elevation has a tongue and groove door accessing the root cellar. There is a sliding 4-lite wood pane window on the

main floor. The east elevation has a sliding 6-lite wood pane window. The west elevation does not have any windows or doors. Lastly, the building has a front-gable corrugated metal roof.

Hay Barn/Lower Barn

The barn is rectangular, single-story, and oriented towards the northeast. The barn rests on concrete piers for a foundation. It has logs and timber for framing, and vertical boards for an exterior finish. The north elevation has a Dutch wood door. The south elevation does not have any windows or doors. The east elevation has an off-centered entrance opening and a lean-to addition. The west elevation has four wood hay doors. Lastly, the barn has a corrugated gable roof.

There is an attached shed towards the southeast. It is rectangular, single-story, oriented towards the south. The shed rests on concrete piers for a foundation. It has log framing and vertical boards for the exterior finish. The shed has an opening towards the south, and all the other elevations do not have doors or windows. The building has a corrugated shed roof.

Livestock Barn/Hay Barn

The livestock barn consists of five separate buildings, hay storage, lean-to towards the east, calf stalls, livestock pens, and lean-to towards the south.

The hay storage is rectangular and single-story. It has stone and concrete piers for a foundation. The building has log framing and vertical wood boards for an exterior finish. There is a large area once used for hay storage for the interior. The interior toward the south has livestock stalls. The north elevation has six hayloft wood doors. The south elevation has five wood doors and six fixed, 4 or 6 lite wood pane windows. The east has a wood door, and the west has two wood hayloft doors. The barn has a side-gable roof with wood shingles.

The east of the main barn is a lean-to oriented towards the south, rectangular, and single-story. It has stone and concrete piers for a foundation and logs for framing. There is no siding, the south elevation is open, and the north elevation is close to the hillside. The west end is attached to the hay storage. The east end has two calf pens. Lastly, the lean-to has a corrugated gable roof.

The calf stalls are at the end of the east lean-to. They are rectangular in shape, single-story, and have a stone foundation. It has logs for construction and the exterior finish of vertical boards. The east elevation has a fixed, 1-lite wood pane window and the west elevation has two wood doors. The north and south elevation do not have any doors or windows. The building has a gable and shed corrugated roof.

The livestock pens center the hay barn. The addition is rectangular, single-story, oriented towards the east. It has concrete piers for a foundation. It has timber and logs for framing. The exterior has horizontal boards for an exterior finish. The east elevation has four wood doors. There are two boarded-up windows on the west elevation. The north elevation is attached to the

hay storage, and the south elevation does not have doors or windows. The building has a corrugated metal clerestory roof.

Lastly, there is an attached lean-to at the west end of the hay and livestock barn. It is rectangular, single-story, oriented toward the east, and has concrete piers for a foundation. The lean-to has logs and timber for framing. The north elevation is attached to the hay storage. The south and east elevation are open framed. The west elevation has vertical wood boards for an exterior finish with no doors or windows. The lean-to has a corrugated metal shed roof.

Log House and Garage

The log house is rectangular, oriented towards the east, and a story and a half. The cabin has a stone foundation and is log framed with square notching and chinking. The gable ends have vertical boards for a finish. The interior is a single parlor with a bath and an attic. The east elevation has the main entrance of a four-panel wood door. Flanking the door are two 4/6 lite double-hung wood pane windows. The attic has a fixed six-lite wood pane window.

The north elevation has a 4/4 lite wood double-hung pane window. There is another double-hung wood window with 6/6 lite, but the bottom sash is now fixed, and the top sash is now a casement. The house has a front-gable wood shingle roof with a metal chimney flue.

There is a lean-to addition to the south of the cabin. It is rectangular, single-story, and has a stone foundation. It has timber and logs for framing, and vertical boards for an exterior finish. There is a wood door on the east elevation and four 6-lite wood slider windows on the west. The addition has a shed roof with wood shingles.

The garage is attached to the west elevation of the log house. It is rectangular, single-story, and has a stone foundation. The garage has logs and timber for construction and an exterior finish of vertical boards. The north elevation has double wood doors. The south elevation has two 6-lite wood siding windows. There are no doors or windows on the west elevation. The garage has a gable wood shingle roof and a shed roof towards the south with a metal chimney flue.

Miller House

The building is rectangular, single-story, and oriented toward the southeast. The house rests on a stone foundation. The house has log and timber framing and a two-room floor plan. The exterior has split logs for siding. The east elevation has a covered full-width wood deck with a corrugated metal roof. There is also a wood door and a 4-lite wood pane awning window on the east elevation. The north and south elevations have two 4-lite wood pane awning windows. The west elevation does not have doors or windows. Lastly, the structure has a front-gable corrugated metal roof.

Scale House

The scale house is rectangular, single-story and oriented toward the northwest. It has concrete piers for the foundation and log and timbers for framing. There are vertical boards for siding with exposed logs towards the north. There are double wood doors on the east and west elevations. The south elevation has a 4-lite fixed wood pane window. The north elevation does not have doors or windows. The scale house has a front-gable corrugated metal roof.

Shed/Brooder House

The building is rectangular, single-story, and oriented towards the north. The structure has a dirt foundation. The shed has wood stud construction and two storage rooms. The exterior has vertical boards for siding. The north elevation has two wood-boarded doors. The south elevation has two fixed 6-lite wood pane windows covered with chicken wire. The east elevation has a 6-lite wood pane casement window. The west elevation does not have doors or windows. Lastly, the building has a corrugated metal shed roof.

Storage Shed

The storage shed is rectangular and oriented toward the north and is single-story. The original contributing section of the building is toward the east and has a rock foundation. It has log framing and vertical wood boards with a board and batten pattern for exterior siding. The main entrance is a wood door with a board and batten pattern on the north elevation. The south elevation has a boarded-up window opening, and the east elevation has a sliding 6-lite wood pane window. The west elevation wall is shared with the addition and does not have any windows or doors. It has a corrugated metal side gable roof with no gutters.

Spring House

The building is an L-shape, single-story, and oriented towards the west. The original building is rectangular and has concrete footers for a foundation. It has wood studs for construction and vertical wood boards for exterior finish. The interior is a single room with exposed whitewashed studs. The west elevation has the main entrance of a wood-boarded door. Next to the door is a fixed 1-lite wood pane window. The east elevation has a fixed 4-lite wood pane window. The south and west elevation do not have doors or windows. The original structure has a wood shingle side-gable roof.

There is a lean-to addition to the original structure towards the west. The lean-to is rectangular, oriented towards the east, single-story, and has a dirt foundation. The building has logs and wood studs for framing. The south and west elevation has wood boards for an exterior finish. The east side is open with a concrete wall and water well near the entrance of the original structure. The lean-to has a corrugated metal gable roof.

Turkey House

The turkey house is slightly L-shaped, one and a half stories, and has concrete piers for a foundation. There are logs and timber for framing, and the exterior has vertical wood boards for siding. The north elevation has a 4-lite wood sliding pane window. The south elevation has several wood doors, one to the chicken pen, the attic, and the main entrance to the building. The south and east elevations have 6-lite sliding or fixed wood pane windows. There is a wood door on the east and west elevations. There is a small, attached pen to the south and a large turkey pen to the east. The building has a corrugated metal cross-gable roof.

Wagon Barn

The wagon barn is rectangular, single-story, and oriented towards the southwest. It has concrete piers for a foundation. The building has logs, timber for framing, and exterior vertical wood boards for siding. The south elevation has a double wood door for the main entrance. There are two fixed 4-lite wood pane windows next to the double doors. There is also a single wood door to the lean-to on the south elevation. The north elevation has three small wood sliding windows and a wood door. The east has a lean-to addition with fixed and sliding wood windows and wood doors. The west elevation has three boarded-up openings. The building has a corrugated metal gable roof.

Wheat Barn/Pig Barn

The barn is rectangular, two stories, and oriented towards the southwest. The building has concrete piers for a foundation. The barn has logs and timber for framing. The exterior has vertical boards with a board and batten pattern. The north elevation has a fixed 4-lite wood pane window and three wood doors. The south elevation has two wood hay doors to the second floor. There are three fixed wood windows with 4-lite to the main floor. The addition to the east has four wood 6-lite windows and a 4-lite window. The east elevation has a fixed 4-lite wood pane window and a boarded-up window on the lean-to addition. The west elevation does not have doors or windows. The barn has a corrugated metal gable roof.

Blacksmith Shop

The blacksmith shop is non-contributing addition built west off the storage shed. It is single-story and has concrete piers for a foundation. It has log framing and vertical wood boards with a board and batten pattern for exterior siding. There is a wood door with a board and batten pattern on the north elevation. There are also three boarded-up window openings. The west elevation has a double wood door with a board and batten pattern. There are fixed and casement 4-lite wood pane windows flanking the doors. The east elevation wall is shared with the addition and does not have any windows or doors. Lastly, it has a corrugated metal side gable roof with a chimney flue on the interior slope.

Caretakers House

The house is rectangular, 1½ stories, and oriented towards the north. The building has a stone concrete foundation. The house is wood framed in construction and has lapped wood siding. The north elevation has a closed-in porch with a glazed door, and three grouped 1-lite fixed wood pane windows and 1-lite fixed wood pane window. There are five 1/1 single-hung wood pane windows also on the north elevation. The south elevation has a glazed door. There is a bay window off-centering the elevation and a group of four 1/1 lite single-hung wood pane windows to the closed-in porch. There is a 1/1 single-hung wood pane window to the gable end and next to the closed-in porch. The east elevation has a covered porch with wood supports and a metal shed roof. There is a glazed panel wood door off the porch, flanked by 1/1 single-hung wood pane windows. Towards the southeast, concrete steps lead to a closed-in porch to the south. There is a 4-panel wood door and 1/1 single-hung wood pane windows to the closed-in porch. The west elevation has three 1/1 single-hung wood pane windows. The house has a metal channel cross-gable roof with metal gutters. Lastly, there are three brick chimneys at the ridge of the roof.

Garage

The garage is rectangular, single-story, and oriented towards the south. The garage has a concrete slab. It has wood studs for construction and vertical wood boards for exterior siding. The south elevation has a metal garage door. The east elevation has a steel-glazed door and two 4/4-lite single-hung wood pane windows. The north and west elevations do not have doors or windows. The building has a front-gable corrugated metal roof with no gutters.

7. Statement of Significance

Boulder County Criteria for Designation (*check all that apply*):

- ☒ 1.-the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2.-proposed landmark as a location of a significant local, county, state, or national event;
- ☒ 3.-the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 4.-the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5.-the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- ☐ 6.-the proposed landmark's archaeological significance;
- ☐ 7.- the proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8.-the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

Areas of Significance: Agriculture and Architecture

Periods of Significance: 1876-1950 (Agriculture) 1874-1940 (Architecture)

Significant Dates:

1869–James A. Walker arrived in Boulder County

1876–Homestead started when James Walker received a grazing lease of 80 acres just northwest of the current Walker Ranch

1922–James Walker died, and William Walker continued to operate the farm

1950–Dr. Oliver I. Taylor bought majority of the ranch

1977–Boulder County Parks and Open Space bought 2,556 acres of Walker Ranch and the original homestead.

Significant Persons:

James A. Walker is considered a historically significant person associated with this property for his role in the development of early 20th century agriculture in Boulder County.

Statement of Significance:

The property is one of the earliest developments of agriculture in Boulder County, starting circa 1876, and represents a family ranch with an original log house and supporting agricultural buildings.

The property still maintains the main farm buildings of the log house, attached garage, gas house, hay barn/lower barn, livestock barn/hay barn, Miller house, shed/brooder house, spring house, storage shed, granary/tack house/root cellar, turkey house, wagon barn and wheat/pig barn. The contributing buildings viewed together are historically significant as an intact example of an early 20th-century family ranch property.

Over the years, the buildings have seen changes through alteration, demolition, and new construction. The log house had an addition to the south and a garage to the west. The livestock barn has seen many lean-to additions in the 1930s. A barn was demolished, and the wagon barn was built in the same spot in the 1930s. The spring house, turkey house, and wheat barn/ pig barn have also seen alterations. All these buildings still hold historic physical integrity because the alterations happened during the period of significance.

Since Boulder County Parks and Open Space bought the property, three non-contributing buildings have been constructed. First, starting in the mid-1990s, the blacksmith shop was built to the west end of the storage shed. Next, the original farmhouse was lost in a fire and was later reconstructed, and lastly, a detached garage was built behind the new farmhouse.

The property is significant because the owners were James and Phoebe Walker, pioneers of

Boulder County who settled and developed one of the earliest and largest cattle ranches in Boulder County. James had Galloway breed cattle and developed a new way of ranching by controlling herds of cattle with fencing, keeping the herds small, and growing alfalfa. During the winter months, this allowed James to find the cattle quicker and get them to shelter and feed.

Since the property retains its historic physical integrity from its period of significance and therefore conveys its historic significance, the property is eligible as a Boulder County local historic landmark under Boulder County Criterion 1-501-A (1) for its association with the development of early agriculture in Boulder County. The property is also eligible under Boulder County Criterion 1-501-A (3) for its association with James and Phoebe Walker, being some of the first white settlers, and prominent cattle ranchers of the county. Lastly, the property is eligible under Boulder County Criterion 1-501-A (4) for the various types of agricultural buildings keeping their physical integrity to the vernacular architectural style.

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9. Geographical Data

Legal Description of Property:

PT of Gov TRS 83-87 & NWLY PT US TR 96 Total 470 AC M/L AKA PT Parcel 5 Walker Ranch 3 IMPS ID 90890 COMB HERE

Boundary Description: The landmark boundary is defined as shown on the site map, including the main complex and hay barn/lower barn.

Boundary Justification: The local historic landmark boundary is drawn to encompass the historic buildings of the main complex and the hay barn/ lower barn of thirteen contributing buildings that retain their historic physical integrity from the periods of significance. The boundaries to the north and west are also to protect the viewshed of the historic buildings of the main complex and the hay barn/ lower barn from future building obstructions. The boundary also includes three non-contributing resources: the caretaker's house, garage, and blacksmith shop.

10. Property Owner(s)

Name: Boulder County Parks and Open Space
Address: 5201 St. Vrain Rd., Longmont CO 80503

11. Form Prepared By:

Name: Scott Mueller, volunteer for BCPOS
Address: 1319 Baker St Apt K Longmont, CO 80501
Phone: 720-985-6049 **E-Mail:** muellermscott@hotmail.com

See attached photos, maps, and site plan

For Office Use Only

12. Photos, Maps, and Site Plan

Docket Number:

Assessor ID:

Parcel Number

Application Date:



Gas House Northwest Elevation July 2023



Gas House Northwest Elevation July 2023



Garage Northwest Elevation July 2023



Garage Elevation Southwest July 2023



Granary /Track House /Root Cellar Northwest Elevation July 2023



Granary /Track House /Root Cellar Southeast Elevation July 2023



Hay Barn/Lower Barn North Elevation July 2023



Hay Barn/Lower Barn South Elevation July 2023



Livestock Barn/ Hay Barn Northwest Elevation July 2023



Livestock Barn/ Hay Barn South Elevation July 2023



Log House Northwest Elevation July 2023



Log House Southeast Elevation July 2023



Miller House Northwest Elevation July 2023



Miller House Southeast Elevation July 2023



Scale House Northeast Elevation July 2023



Scale House Southwest Elevation July 2023



Shed/Brooder Northeast House Elevation July 2023



Shed/Brooder House Southwest Elevation July 2023



Storage Shed Northeast Elevation July 2023



Storage Shed Elevation Southeast July 2023



Spring House Northeast Elevation July 2023



Spring House Southeast Elevation July 2023



Spring House Southwest Elevation July 2023



Turkey House Southeast Elevation July 2023



Turkey House Northwest Elevation July 2023



Wagon Barn Northwest Elevation July 2023



Wagon Barn Southeast Elevation July 2023



Wheat Barn/Pig Barn North Elevation July 2023



Wheat Barn/Pig Barn Southeast Elevation July 2023



Loading Chute Looking North July 2023



Walker's original steam engine July 2023



Blacksmith Shop Northeast Elevation July 2023



Blacksmith Shop Northwest Elevation July 2023



Caretaker's House Northwest Elevation July 2023



Caretaker's House Southeast Elevation July 2023



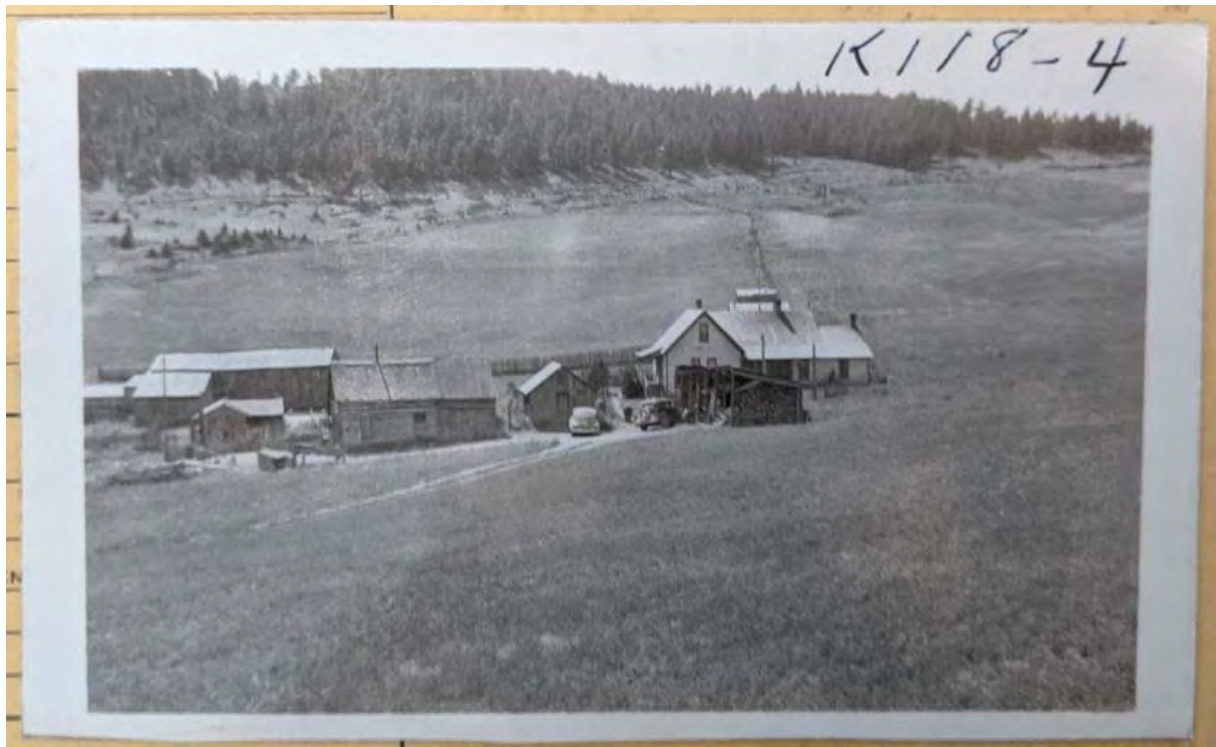
Garage Northwest Elevation July 2023



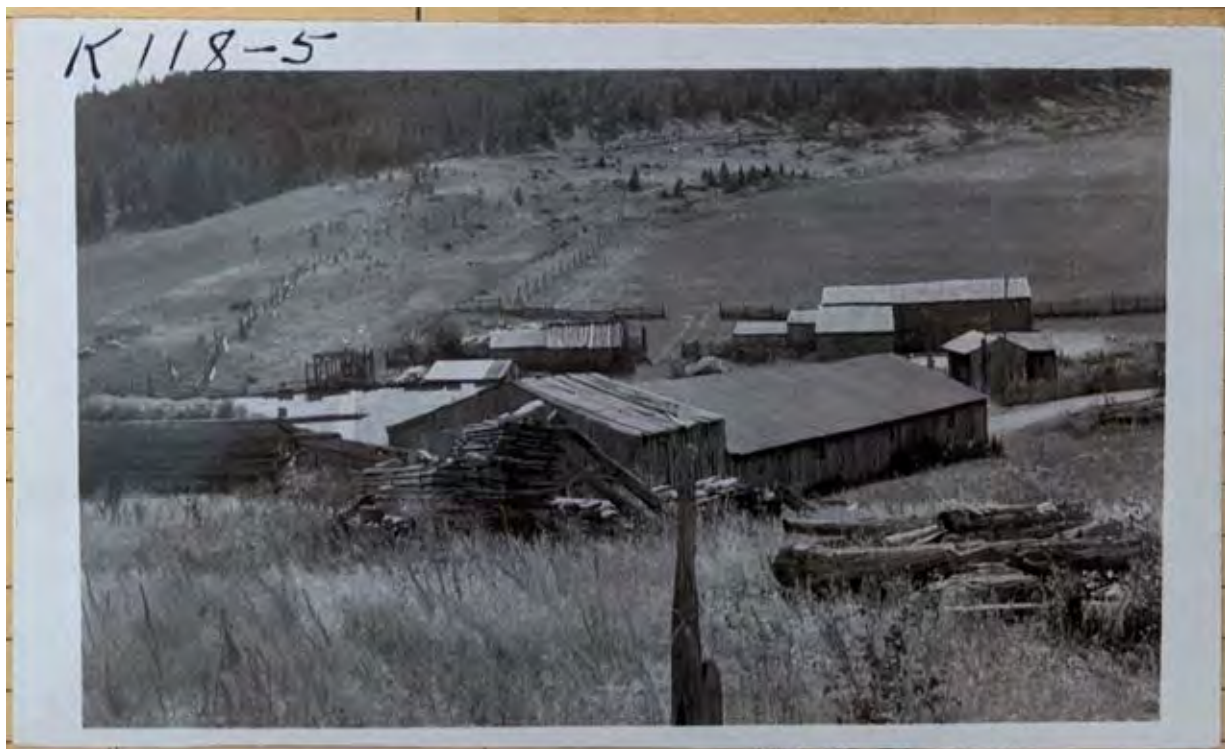
Garage Southeast Elevation July 2023



The Walker Ranch Looking Southeast Sturtevant, J.B. Glass Plate Negative S-411 Circa 1885-1910 Carnegie Library Call Number: BHS S-411 Photo



Walker Ranch Looking North Assessor's Photo Circa 1949



Walker Ranch Looking North Assessor's Photo Circa 1949



Walker Ranch Assessor's Looking South Photo Circa 1978



**Log House East Elevation Circa 1915 Unknown Rancher
Photographer Walker Family Negative BCPOS NRHP 5BL235 1984**



**Log Cabin East Elevation Unknown Date William and Veronica Walker
Stella Rogers Photo Collection**



Original Farmhouse North Elevation Unknown Date Stella Rogers Photo Collection



Original Farmhouse South Elevation Unknown Date
Stella Rogers Photo Collection



Livestock Barn/Hay Barn South Elevation Unknown Date
Stella Rogers Photo Collection



**Phoebe Fidelia Skinner Photo from Leta Daniels Unknown Date
Simons, Roma. "General History for The Walker Ranch: A Living Historical Museum."
Boulder County Parks and Open Space, July 1, 1981.**



**Seated L to R: Mary Kossler, Mrs. Conner, Jack Kossler, child-Ruth Walker, James Walker, Leta Walker, Phoebe Walker, and Will Walker Standing L to R: Anna Kossler, Veronica Walker and Kreszenze Kossler
The Walkers Celebrating a New Year dinner. Stella Rogers Photo Collection
Sampson, Joanna Historic Walker Ranch Western Cowboy County Brochure**



Left to Right: Verne Weekly with gun, Jim, Helen, Esther, Leta, Carl, William, and Veronica Walker
Stella Rogers Photo Collection May 20, 1934