

**ROUTT COUNTY HISTORIC PRESERVATION BOARD
APPLICATION FOR LOCAL HISTORIC DESIGNATION**

Date of Submission: February 18, 2022

Name of Site of Property to be used for Designation: Fair Acres Ranch

Other Names Site or Property may have been called: Thorne Ranch, Gaymon Ranch,
Haverley Ranch

Property is being nominated as a: District

Physical Address: 29400 RCR 14, Steamboat Springs, CO 80487

Legal Description: TRS in NE4SW4, PT of LOT 3, SEC 31-5-84; PT of TR 90 (AKA TRS in SE4SE4) SEC 36-5-85. Total: 55.2 acres (per Rec# 761060-761061) Only a portion of the property is being designated as a Routt County Historic District. Refer to Site Map in Part 4.

Routt County Assessor Office Schedule Number: R4205144. Parcel: 947313001

Owner name: Joshua P. and Carrie R. Babyak (JT)

Mailing address: 4611 South University Drive, Davie, FL 33328

Contact Name: Arianthé C. Stettner for Historic Routt County
Phone: 970-879-1986 (Arianthé)

Contact address (if different from owner): Historic Routt County, PO Box 775717,
Steamboat Springs, CO 80477

Does the property have State and/or National designation? No

Following are 8 parts to this application process. Each part must be completed in full and submitted to be reviewed by the Historic Preservation Board. Completed applications should be submitted for consideration to the Routt County Historic Preservation Board (RCHPB), P.O. Box 773598, Steamboat Springs, CO 80477, or hand delivered to the Board of County Commissioners' Office, Courthouse Annex, 136 Sixth Street, one month before the meeting of the Board. Verify time and place with the RCHPB Assistant (879-0108).

PLEASE USE ONLY ONE SIDE OF EACH PIECE OF PAPER AND NUMBER YOUR PAGES CONSECUTIVELY. THANK YOU.



Property Record Card

Routt County Assessor

**BABYAK, JOSHUA P &
CARRIE R (JT)**

4611 SOUTH UNIVERSITY DR
DAVIE, FL 33328

Account: R4205144

FAIR ACRES RANCH
Tax Area: 20 - *RE2* MID-
ROUTT ~10 Mile Radius Outside SS
City Limits

Acres: 55.200

Parcel: 947313001

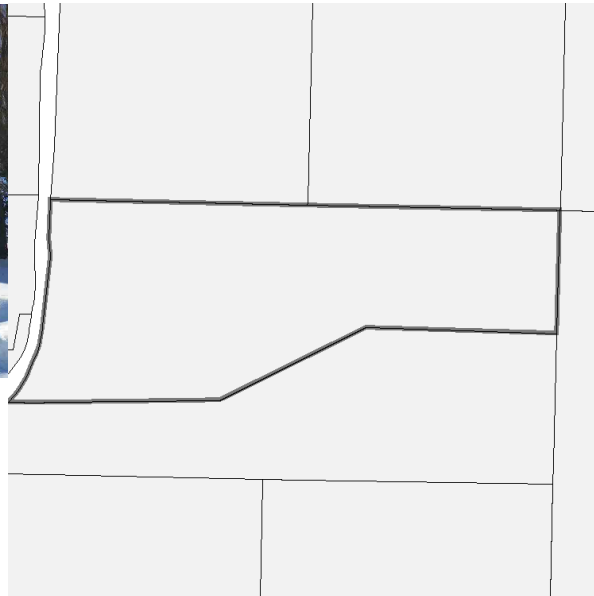
Situs Address:
29400 COUNTY ROAD 14
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Ag Land (1)	\$3,500	N/A
Ag Land (2)	\$90	N/A
10 Mile Res (1)	\$477,840	N/A
XFOB (1)	\$670	N/A
XFOB (2)	\$1,460	N/A
XFOB (3)	\$8,710	N/A
XFOB (4)	\$6,150	N/A
XFOB (5)	\$1,550	N/A
XFOB (6)	\$330	N/A
XFOB (7)	\$870	N/A
XFOB (8)	\$1,730	N/A
XFOB (9)	\$490	N/A
XFOB (10)	\$850	N/A
XFOB (11)	\$12,250	N/A
Total	\$516,490	\$516,490

Legal Description

TRS IN NE4SW4, PT OF LOT 3 SEC 31-5-84; PT OF TR 90 (AKA TRS
IN SE4SE4) SEC 36-5-85
TOTAL: 55.2 AC (PER REC# 761060, 761061)



Public Remarks

Entry Date	Model	Remark
06/21/2010		6/21/10: .3AC SPLIT TO ROUTT COUNTY FOR CR 14 PROJECT. SAH
09/15/2015		CORRECTED LEGAL & ACRES PER RECS#761060 & 761061. SH

Part 1: Statement of Significance

Select the most significantly appropriate criterion. Only one is necessary for designation.

XXX A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States.

____ B. Its location as a site of a significant historic event.

____ C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.

XXX D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

____ E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

____ F. Its embodiment of distinguishing characteristics of an architectural type or specimen.

____ G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.

____ H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.

____ I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.

____ J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

The Statement of Significance must explain how your property meets the criterion or criteria you have marked. How do the specific facts about your property relate to themes or patterns of historical development that make up the history (or prehistory) of Routt County? (See “Historic Context of Routt County” for useful information—available at Tread of the Pioneers Museum, HRC, or the Bud Werner Memorial Library. Appropriate footnotes or APA style citations are required. Include a bibliography describing references, including interviews. Please do not exceed three pages in length. If you have discovered additional information about the property that doesn’t necessarily apply to the above criteria, please include it in an addendum. Your application will enhance the written history of Routt County.

The Fair Acres Ranch is Significant under **Criterion A:** Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States and **Criterion D:** Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

Statement of Significance

The Fair Acres/Gaymon Ranch is historically significant under Criterion A: Its character, interest, or value as part of the development, heritage, or cultural history of Routt County, the State of Colorado, or the United States.

The Fair Acres Ranch is a significant example of how the 1862 Homestead Act influenced the development and growth of Routt County and the State of Colorado.

One of the key settlement acts for westward expansion was the General Pre-Emption Act of 1841 which allowed settlers to "squat" on public land in advance of a legal survey, or even acquisition of title from the native tribes. With proof of improvements and minimal fees, an applicant could obtain possession of 160 acres. The rationale of the act at that time was that it was more important for the nation to settle and develop its vast holdings of public lands than to obtain revenue from their sale. The 1841 Act led to many abuses and speculation and was eventually repealed in 1891. President Abraham Lincoln signed the 1862 Homestead Act to remedy the situation. The new Act allowed: 1. any American man or woman (60 years before women were allowed to vote) to file, including freed slaves; 2. any foreigners who intended to apply for citizenship; 3. anyone aged twenty-one or older. In return, the Act gave an applicant six months to establish residence and required their due diligence: five years of continuous settlement, constructing a 10' x12' dwelling in which to live, and cultivation of the parcel.¹ Over the years, the Homestead Act was amended and modified until 1934 when it ended with the passage of the Taylor Grazing Act.²

In Colorado, 107,618 homesteads were granted: 22,146,400 acres, or 33% of the acres in the state. The December 12, 1913 *Routt County Sentinel* reported that in 1913, 437 homestead applications were received in Routt County. Nationally, peak homesteading years were from 1911 through 1915 according to the Bureau of Land Management. Unfortunately, the failure rate for dry land farmers was high, with over half the original homesteaders unable to complete their entries. For every successful ranch or farm there were four original entries and two final entries. Yet the opportunity for a willing settler to earn a parcel of land from the government through the evolving Homestead Acts was uniquely American.

In Routt County, one can still see the impact of the Homestead Act on the cultural landscape. The early Routt County Land Books are filled with entries for Pre-Emptions, Homestead Exemptions and Patents starting as early as the 1880s and continuing into the 1920s. Visually, along rural roads, homesteads from that period were usually spaced more than a mile apart, typical of homestead settlement patterns. Often, family members would file for homesteads on adjoining parcels in order share the workload and build economies of scale. Over the years as some homesteaders failed, nearby farmers purchased the homesteads to increase the size of their agricultural operations.

By the early 1900s, many homesteads had been established in the rural areas outside of Steamboat Springs, Hayden, Oak Creek, and Yampa. Many discouraged miners eventually

¹ "The 150th Anniversary of the Homestead Act and Routt County, Colorado" Unpublished paper and Presentation to the Tread of Pioneers Museum by Arianthé C. Stettner, (June 29, 2012)

² Ibid.

became high country farmers and ranchers, and practiced a modified subsistence agriculture to produce enough for their needs and enough surplus to barter or sale to others.³ Farmers grew cereal crops and hay and often raised livestock herds larger than those of a typical farming operation.⁴ Farming grew to meet the needs of local miners for food in the Hahns Peak gold camp area and near the Oak Creek coal mines as well as for townspeople.

The Fair Acres/Gaymon Ranch history began as a Homestead Exemption parcel in 1894 when the US Government granted the entire SW quarter of Section 31 in Township 5N, Range 84W to David H. Carpenter. By June of 1900, Carpenter met the homestead requirements and obtained a patent for the land. Less than 10 years later, Carpenter sold the property to Frank E. Gaymon in 1902. The Gaymon family owned the property for 44 years, longer than anyone else, and built it into a large and successful agricultural operation during that time. The ranch was strategically located on an important county road, Routt County Road (RCR) 14.

The evolution of Routt County Road (RCR) 14 on which the Fair Acres Ranch is located, parallels the evolution of the ranch. In 1894 it was a dirt wagon route that connected scattered rural residents with each other, Steamboat Springs to the north, and Yampa and Wolcott to the south. A demanding three-day stagecoach ride from Wolcott, the nearest train stop, hauled people and goods to the area. Even after regular train service arrived in Steamboat Springs in late December 1908, RCR 14 was the only route into town. Colorado Highway 131 between Wolcott and Steamboat Springs did not exist until 1920, and was not paved between Yampa and Steamboat until 1946. As the population grew and rural development increased along RCR 14, so did traffic. RCR 14 was finally paved in the early 1970s.

The Gaymon/Fair Acres Ranch is also historically significant under Criterion D: Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

Routt County had a vibrant agricultural economy during the first half of the 20th century. In fact, farmers in Routt County out-produced other counties in the state in dryland crops per acre of wheat, barley, and oats.⁵ Ranchers also raised cattle, calves, milk cows, and sheep. According to the Cornell University Agricultural Census, in 1930, Routt County had 804 male farmers and 23 women farmers. In 2002, the USDA Census of Agriculture reported that there were 456 male farmers, 137 women farmers, and their average age was 52 years.

Frank E. Gaymon, was the owner/operator of the Fair Acres/Gaymon Ranch from 1902 until 1946. He increased the size of his ranch from 160 acres to 1400 acres during that time. According to county records, most of the buildings on the property were built by Gaymon. The main house was constructed around 1911, the barn in 1912, and numerous outbuildings were built in the 1930s. While some oral histories suggest that the original homesteader and builder was Dutch, census records show that the original homesteader, David H. Carpenter, was American, as was the second owner, Frank. E. Gaymon, who was born in Iowa.

A *Steamboat Pilot* advertisement to sell the property dated June 27, 1946 described it as a 1400 acre ranch with 600 acres in cultivation, 400 acres grain land, 200 acres in hay, some home

³ *Historic Context of Routt County* (Boulder: Winter & Company, 1994) 5-1.

⁴ *Colorado Mountains Historic Context* (Denver: Colorado Historical Society, 1984) 80.

⁵ *Agricultural Context of Routt County* (Steamboat Springs, Historic Routt County, 2005) 19.

pasture and 800 acres of hill pasture. Gaymon also had four tons of wheat, rye and barley mixed to sell at \$2.50 cwt. At the same time his wife, Thirza, was selling live or dressed chickens and one dozen B.O. pullets. Although the Gaymons moved to Grand Junction after selling the ranch, after they passed away, they were both buried in the Steamboat Springs Cemetery.

The property changed hands numerous times until 1965. During those years, it is not clear whether the owners actually lived there. They may have leased the ranch or hired caretakers to run it. One of the most interesting periods was from 1956 through 1960 when George Williams, a construction company operator from Boulder owned the ranch. His wife was from Iceland. When Williams purchased the property, his wife's extended family in Iceland, the Peturssons, decided to become modern-day pioneers, sold all their possessions in Reykjavik, and moved to Routt County to operate the Gaymon Ranch. A lengthy article in the *Steamboat Pilot* from May 10, 1956, copied in the Addendum, describes their adventures. The family stayed there for nearly 4 years, and made many friends in the community. The *Steamboat Pilot* from April 7, 1960 reported on the farewell party was held in their honor when they left. The same article also noted that Mr. and Mrs. Gene Spangler would take over operating the ranch.

William S. (Bill) and Dorothy Thorne owned and operated the ranch from 1965 until they retired in 1984. They were the property's last high country farmer/ranchers. According to Janet Haverley, a subsequent property owner, Bill grew hay, barley to feed the hogs, and oats to feed the cows and draft horses. He preferred to use his team of draft horses to cultivate the fields and feed livestock in the winter instead of a tractor whenever possible. The Thornes were rightly proud of the 20 Devonshire cows and the rich milk the breed produced. They sold the milk, and whenever there was a surplus, made cream and hand-churned butter to share with friends and family. Dorothy raised chickens and sold their eggs throughout the community where she was affectionately known as the "egg lady." Dorothy also cultivated a beautiful rose garden on the south side of the house.

The Thorne's home, ranch buildings and essential agricultural activities were based in the Section 31 portion of the property. Although Tract 90 in the SW4 of Section 36-5-85 was part of the ranch in 1965, the Thornes did not have the resources or energy to manage it. Instead, they started to break the property into 35 acre lots (to avoid the county subdivision requirements of SB 35, passed in 1972) and sold a lot every year or so. The Thornes funded their retirement by selling land, not by selling agricultural products. Bill said he was ready to stop milking cows after doing it for more than 50 years.⁶ They sold what was left in Section 36 and everything they owned in Section 31 to Joseph and Renee Passalacqua in 1985 and retired. By 1997 both Thornes had passed away. They are buried in the Yampa cemetery.

With that sale, a chapter in Routt County's high country agriculture ended. The Steamboat Ski Area was thriving. The population was growing and demographics were changing. Agriculture and mining were no longer the main economic drivers in the county. Change was underway.

⁶ Comment to Arianthé Stettner in 1984 when Bill announced that he was retiring from ranching. He was 70 years old at the time. Dorothy was 72. They had been farmers/ranchers their entire lives.

Bibliography

Archives

Routt County Historic Property Nominations. Historic Routt County files, Steamboat Springs, CO

Books & Other Resources

Davis, Merry. "County Perspectives: A report on 35 acre subdivision exemption in Colorado." Denver: Colorado Counties Inc, 2006.

Gay, Elaine. *How Pleasant is the Valley. Routt County, Colorado. A Historical Perspective.* 1995.

GIS Routt County. *Routt County Road Atlas.* Steamboat Springs, 2008.

Leckenby, Charles H. *The Tread of Pioneers. Some Highlights in the Dramatic and Colorful History of Northwestern Colorado.* Steamboat Springs, CO: Steamboat Pilot, 1945.

Massey, Rheba. *Homesteading Context.* Wyoming State Historic Preservation Office. 1992. <http://wyoshpo.state.wy.us>

Mehls, Steven F. *Colorado Mountains Historic Context.* CO: Colorado Historical Society, 1984.

Schaffer, Laureen L. *Agricultural Context of Routt County.* CO: Historic Routt County, 2005.

Tread of Pioneers Museum. *The Historical Guide to Routt County.* Denver: Frederick Printing, 1979. Reprinted and updated, 2010.

Vlahos, Kat. *Haverley Ranch Cultural Resources Survey 5RT2013.* Colorado Historical Society, 2003.

Winter and Company. *Historic Context of Routt County.* Tread of Pioneers Museum, 1994.

Electronic Databases

Colorado's Historic Newspaper Collection. Routt County.
<https://www.coloradohistoricnewspapers.org/?a=p&p=countiesbrowser>

Find A Grave database
<https://www.findagrave.com/>

Heritage Quest Online, Historic Census Records
<https://www.heritagequestonline.com/hqoweb/library/do/login/ipbarcode?aid=3913>

Routt County Assessor Database
<https://agner.co.routt.co.us/assessor/web/>

Routt County Clerk and Recorder Research Database
<https://gov.arcasearch.com/uscortc/splashPage.asp>

Part 2: Architectural Description

Architectural Description

The Fair Acres Ranch exemplifies a typical homestead. It is located on the lower slopes of Blacktail Mountain on the east side of the Yampa Valley. The broad open landscape provides views north towards Steamboat Springs, west across the Yampa Valley, and east towards Blacktail Mountain and Highway 40 over Rabbit Ears Pass and the Continental Divide. The house is sheltered by a variety of mature trees and bushes, most of which were planted when the Gaymons owned the ranch. A wind row of Box Elder bushes planted parallel to the county road provides privacy and diminishes the effects of the West wind. Vegetation on the site includes Cottonwood trees, Ponderosa Pine, Blue Spruce, Box Elder, Lilacs, Blue Spruce, Chinese Willow, Chokecherry and Serviceberry Bushes, Wild Rose, and Rhubarb. Mrs. Crawford's (wife of the founder of Steamboat Springs) famous yellow roses, brought into the valley from Missouri and the remains of Dorothy Thorne's beloved rose garden are in beds on the south side of the house.

The historic ranch complex consists of four contributing buildings and three recent non-contributing structures. The historic buildings date from the Gaymon years. Access to the site is an unpaved driveway from Routt County Road 14. The driveway passes by the main house on the right and a small wood frame tool shed on the left and ends in a large turnaround between the house and the barn. Additional features of the property include corrals and fences around the barn, and white wooden fences surrounding the house to protect the landscaping and gardens.

Buildings that contribute to the Fair Acres Ranch Historic District include (using the numbers from the Historic Site Map) 1) Main House; 2) Tool Shed; 6) Barn; and 7) Dog House. The roofs on all of the contributing buildings have recently been replaced with black metal roofing.

Missing numbers refer to buildings that were either demolished such as the 3) and 4) Chicken Coops as well as the 8) Pig Sheds in the early 2000s; or the buildings that are non-contributing to the district such as the 5) Hay Barn. The Hay Barn was built by the Haverleys in 1998. The red metal open shed garage and wood storage bin were built by subsequent owners. They stand where the chicken coops were once located.

1. Main House. The main house was constructed around 1911. The original part of the house was built using vertical logs that were eventually hidden under wood horizontal siding. The one and a half story original house has a T-shaped plan with a cross gable metal roof. The west side of the house still retains its original appearance. Over the years there have been many additions to the building, which might explain why there are three brick chimneys. A small one story addition on the north has a front gable roof and entry. A wraparound one story addition and wide porch were constructed around the south and west sides in the late 1990s. The large front gable roof shelters main entrance on the east side of the house. A doorway from the porch on the south side of the house provides access to the garden. Most of windows throughout the house are double hung, although there are two picture windows facing the garden on the south side of the house, and several small fixed windows in the gables. The house rests on a concrete foundation and new black metal roof.

2. Tool Shed. Assessor records indicate that the tool shed was constructed in the 1930s. It is a white one story rectangular structure with wood horizontal siding and a new black metal roof. The rafter tails are exposed. The foundation, if any, is not visible, but a concrete pad extends in front of a large sliding door on the south side of the building. A single four panel wooden door is next to it. One or two small sliding windows on each of the three remaining sides of the building illuminate the interior.

6. Barn. The barn is a large rectangular two story structure with a new black metal gambrel roof. It was constructed around 1912 with horizontal wooden siding. The entire foundation was replaced and the barn was straightened and stabilized in 2021. As of this writing, the project is not yet complete. Large sliding doors are in the center of the west facade, with a smaller sliding door at the north end and a Dutch door at the south end of the facade. A large hanging door in the gable provides access to the hay loft and a metal yard light fixture protrudes below it. Small multi-paned windows are on the north and south sides of the barn. The east facade has a row of 5 small windows on the south end, a small doorway and a trio of tall windows in the middle, and a pair of windows next to a Dutch door at the north end of the facade. A small window is in the top of the gable. The doors on the east side of the barn provide access to the corrals.

7. Dog House. This small one story rectangular structure may have been constructed around the same time the Tool Shed was built, the early 1930s. The front gable building has a new black metal roof. The rafter tails are exposed. The foundation is not visible. Its only door is centered on the west facade, with a fixed four pane window in the gable above it. There are no windows on the north and south sides of the building. The east facade has a fixed four pane window in the gable, and what appears to be an awning opening below it. Originally the building was used to store lump or stoker coal for heating the house. When the coal furnace was removed, it served as a dog house when the Haverleys owned the ranch. It is currently used to store garden tools and display old skis.

Part 3: Summary Paragraph

Summary Paragraph

The Fair Acres/Gaymon/Thorne Ranch is historically significant under Criterion A: Its character, interest, or value as part of the development, heritage, or cultural history of Routt County, the State of Colorado, or the United States. The Fair Acres Ranch is also historically significant under Criterion D: Its exemplification of the cultural, economic, social, or historic heritage of Routt County.

The Fair Acres Ranch, as it is known in 2022, is significant and increasingly rare example of an early Routt County homestead and high country agricultural operation. The historic ranch house appears nearly unchanged from the county road, and the historic barn, corrals, tool shed and "dog house" that flank the driveway are typical ranch buildings. The house is sheltered by a collection of mature cottonwoods, ponderosa pine, blue spruce, aspen, willows and crabapple trees, planted decades ago by the Gaymon family. The surrounding landscape consists of vast open fields and low rolling hills in which new homes and an occasional ranch complex are scattered.

The period of significance for this property dates from when it was originally filed on as a homestead exemption in 1894, to when it was sold by Bill and Dorothy Thorne in 1984, and was no longer a working ranch. During those 90 years, the Routt County economy had changed from being primarily based in agriculture and mining, to one in which tourism, skiing, and development now predominate. The name Fair Acres Ranch reflects part of that change. "Fair Acres Ranch" was officially registered as the property's name in 2019. Until then, a property was named after its owners.

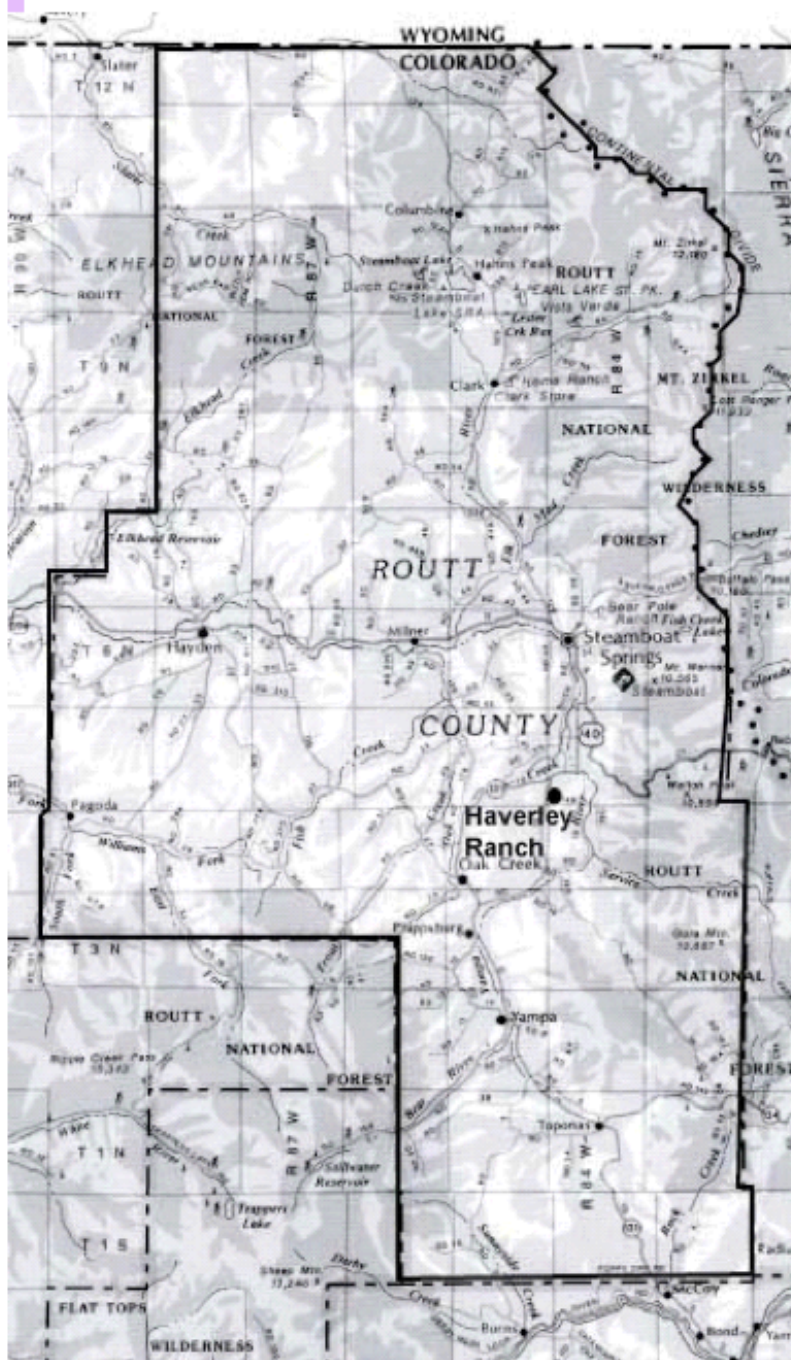
The fields are still in use for hay production, but they are no longer cultivated for grain and there is no longer any livestock in the barn or corrals. The current owners are proud to be the stewards of the ranch's history. The buildings are being restored and maintained, and the ranch complex still retains a high degree of integrity in its materials, workmanship, feeling, association, location, setting, and design.

Part 4: Maps

General Location in Routt County

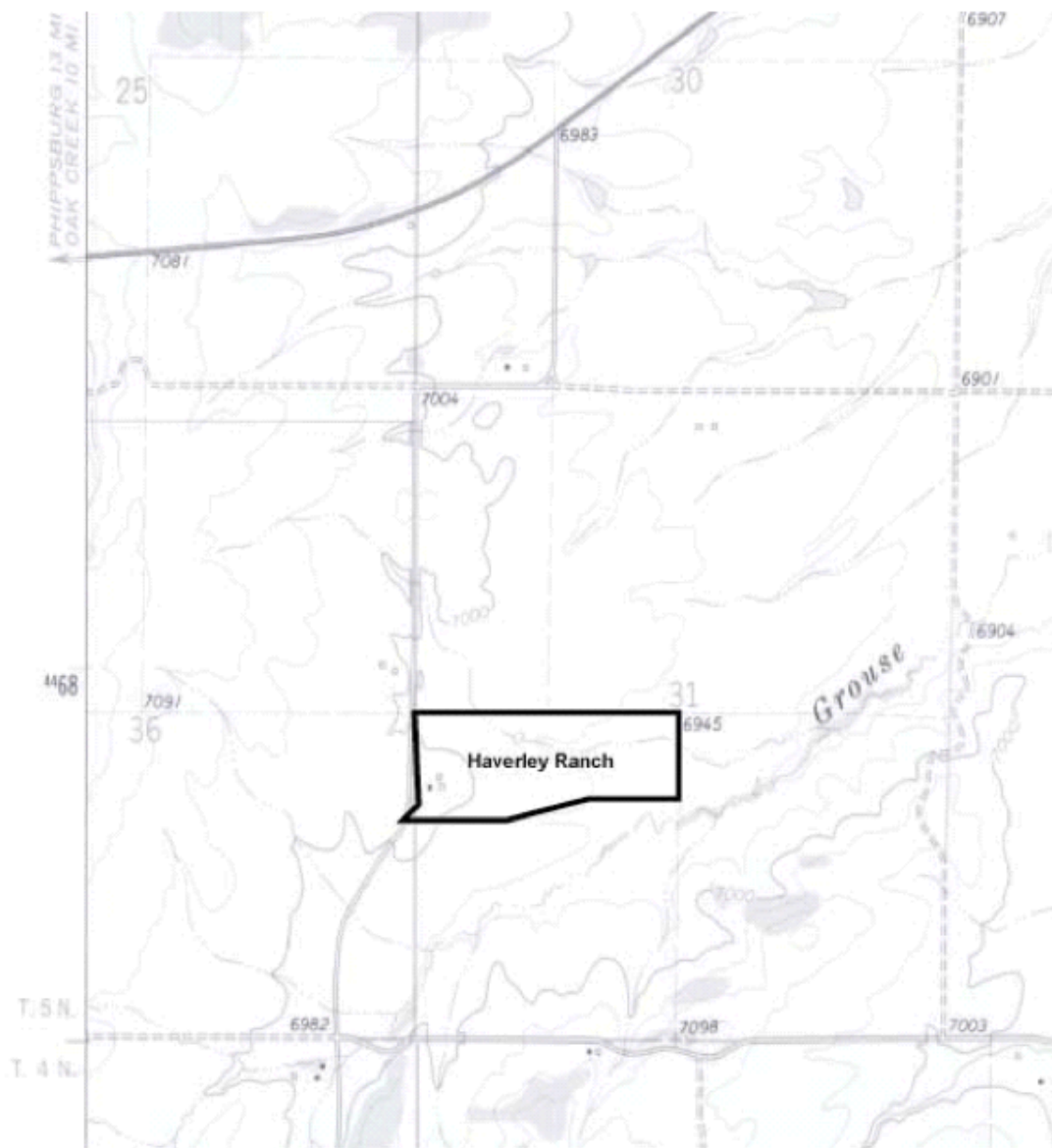
USGS Property Location

Historic District Site Map

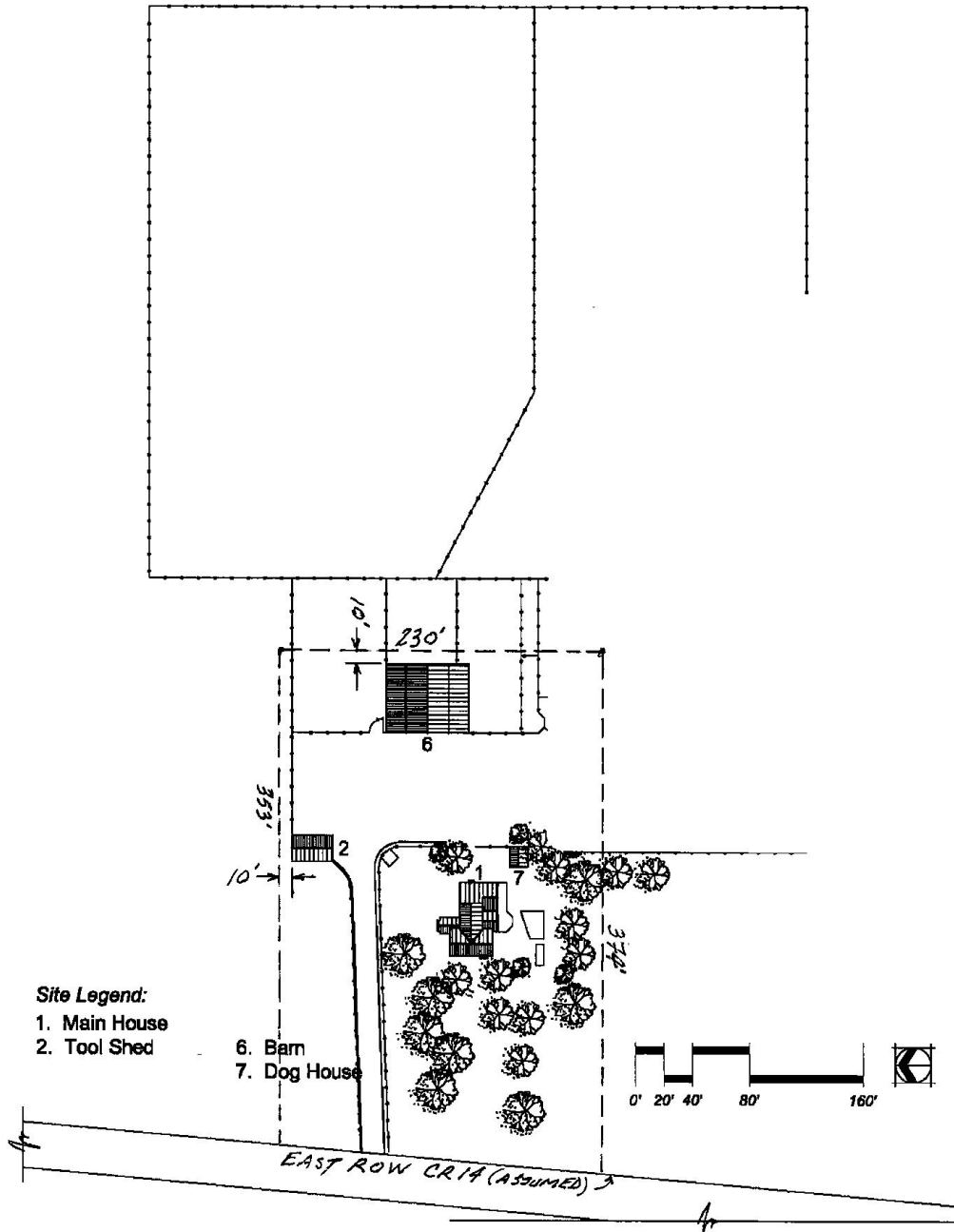


Colorado Road Atlas. Denver, Colorado: Pierson Graphics Corp.; 1990. Map 2.

General location map for Fair Acres Ranch in Routt County.
Indicated as Haverley Ranch on map.



USGS map showing location of Fair Acres Ranch.
Indicated as Haverley Ranch on map.



Historic District Site Map for Fair Acres Ranch

Only that portion of property adjoining the east ROW of RCR 14 is included. Historic district is indicated by dotted lines with scaled dimensions. Not field measured. Non-contributing buildings are not shown.

Part 5

Photos

1980s aerial photo of Fair Acres Ranch Buildings

2000s drone photos of Fair Acres Ranch Buildings

1970s photo of Bill & Dorothy Thorne



1980s aerial photo of Fair Acres Ranch
Courtesy of Josh Babyak



Drone images of Fair Acres Ranch, circa 2000s
Courtesy photos



Late 1970s photo of Bill & Dorothy Thorne
Courtesy of Lisa Williams

Part 6 & Part 7

Owner Signatures

APA style citations are required. Include a bibliography describing references, including interviews. Please do not exceed three pages in length. If you have discovered additional information about the property that doesn't necessarily apply to the above criteria, please include it in an addendum. Your application will enhance the written history of Routt County.

Part 2: Architectural Description

Submit an architectural description of the structure. If more than one building is included in the property, describe all structures and indicate whether they are contributing (50 years or older) or non-contributing (less than 50 years old or with significant alterations that might have affected the historic integrity of the structure).

Part 3: Summary Paragraph

In an effort to make the invaluable information contained in your application more readily available to the public, Routt County is establishing as part of its website a section describing the properties designated on the Routt County Register of Historic Properties. Please include an encapsulation of the Statement of Significance, the Architectural Description, and any other information that you feel presents the most comprehensive yet succinct depiction of your property. Also, please e-mail this summary to the HPB Staff Assistant (spearce2@co.routt.co.us) for inclusion on the County's Historic Register website page.

Part 4: Maps

Location map: Include a City or County map with an arrow to show where the building is located. Site map: if more than one building is being nominated (ranch, camp, church grounds, etc.), include a site map with a legend indicating everything that is being nominated. Maps should be 8 1/2" x 11".

Part 5: Photographs

Submit at least one historic and one current photo of each structure being nominated. Multiple views of the structure(s) are encouraged. Also, if you have access to a digital camera, please e-mail your favorite photograph of your property to the HPB Staff Assistant for inclusion on the County's Historic Register website page.

Part 6: Statement of Owner Support

I, Carrie Babyak and Josh Babyak
am/are 100 percent owner of the 29400 County Road 14 (947313001)
property and am requesting that this property be designated as historic in Routt County at this time.

Carrie Babyak
Name

Josh Babyak
Name

2/15/2022
Date

2/15/2022
Date

Part 7: Notification

After my property has been designated, I agree to notify RCHPB of any intention to alter, demolish, move or remove the designated property. I understand that I must notify RCHPB of such intention a minimum of thirty (30) days prior to undertaking any such work. I understand that I am responsible for notifying any subsequent purchaser of the property of this notification requirement. The Board may revoke the designation of the site hereunder unless the subsequent purchaser agrees in writing to the provisions of this Section 7. (Routt County Resolution No. 93-006, Section 7: Notification.)

I have read this Notification clause and understand its content.

Carrie Babysak
Signed

2/15/2022
Date

Part 8: Addendum (a)

All nominations become part of a permanent, written history of Routt County. Your work on this application becomes a valuable part of that resource. Include any pertinent information you have discovered in the course of your research. Thank you for your assistance in this important work of compiling an historic record of Routt County.

Revised: October 2019

Part 8
Addenda

Property Ownership History for Section 31 Portion of Fair Acres Ranch

Fair Acres Brand

Steamboat Pilot May 10, 1956

Steamboat Pilot April 7, 1960

Property Ownership History

Fair Acres Ranch
Township 5 Range 84 Section 31 SW4 transactions

Date	Grantor	Grantee	What	Bk	Page
7/24/1894	United States	David H. Carpenter	Homestead Exemption	Receipt	
6/4/1900	United States	David H. Carpenter	Patent	Bk 28	P179
9/18/1902	David H. Carpenter	Frank E. Gaymon	WD	Bk 33	P305
8/9/1946	Frank. E. Gaymon	A.J. Held	WD	Bk 221	P468
8/7/1951	A.J. Held	Ruth M & Wallace C. White	WD	Bk 249	P43
2/16/1956	Ruth M & Wallace C. White	George C. Williams	WD	Bk 268.	P35
5/9/1957	George C. Williams	Range View Homes	WD	Bk 229	P503
8/24/1960	Range View Homes	Ralph Jordan	WD	Bk 298	P295
11/22/1965	Ralph Jordan	William S. & Dorothy Thorne	WD	Bk 323	P441
12/14/1984	William S. & Dorothy Thorne	Passalacqua Joseph	WD	R# 339753	
7/8/2003	Passalacqua Joseph	Janet D. Haverley	WD	R# 586720	
6/10/2010	Janet D. Haverley	Routt County	CR14 project	R# 699801	
8/17/2015	Janet D. Haverley	Benjamin & Abigail M Hoffner	WD	R# 761061	
11/19/2015	Benjamin & Abigail M Hoffner	Fair Acres Ranch LLC	QC	R# 76422	
3/31/2021	Benjamin & Abigail M Hoffner/	Fair Acres Ranch LLC		R# 822682	
		Joshua P & Carrie R Babyak			



Fair Acres Brand

[Back to search](#)
[result list](#)

The Steamboat Pilot, May 10, 1956  — Routt County Cattle Ranch Becomes New Home Of Natives Of Iceland [ILLUSTRATION]

Routt County Cattle Ranch Becomes New Home Of Natives Of Iceland



Baking is the chief activity in the kitchen on Friday morning. This is "stelkt brand," a large flat pastry. Left to right, Mrs. Petur Sigfusson, Mrs. Sigfus Petursson and Mrs. Bjarni Petursson.



A beautiful oil painting of their homeland is displayed here by Bjarni, left, and Sigfus Petursson. Seated is their father, Petur Sigfusson.

Transplanted from a diminutive homeland that borders the far distant Arctic circle to a 1,300 acre cattle ranch in the Yampa valley, three Icelandic families have found much here to make them feel at home. From the mountains to the climate and friendly people, Petur Sigfusson and his wife, their two sons and their families, believe they couldn't have picked a better spot for beginning life in a strange country.

They have pulled up stakes in Iceland, small glacial island that lies southeast of Greenland between the Strait of Denmark and the Norwegian sea.

The families sold their business property and homes at Reykjavic, capital city of 60,000 inhabitants at the southern tip of the island. After a 13-hour plane ride they landed at New York and traveled across the U. S. by bus, arriving in Boulder about five months ago.

There they joined a daughter and her American husband, Mr. and Mrs. George Williams, and made plans to take up ranching in the Yampa valley.

Mr. Williams, owner of a construction firm at Boulder, already had purchased the former Gaymon ranch on Yellow Jacket that had been owned by Dr. Wallace White. And it was decided the Icelanders would make it their home.

The ranch is one of the most productive in the valley and the Sigfusson families moved into the attractive eight room house six weeks ago.

There are the elder Mr. Sigfusson and his wife, their two sons, Bjarni, 40, and Sigfus, 31, and their families. But the family name of the younger members is Petursson, because they are the sons of Petur. This is a common practice among families of Scandinavian descent.

Iceland originally was settled by Norwegians and until 1944 it was a Danish colony. At that time the country, smaller in area than Colorado with a total population of 144,000, became a republic.

The country was named Iceland because its first settlers saw only glaciers and glacial formations. But it may be a misnomer as the climate and terrain, especially in the southern part, are similar to Routt county.

Sigurbjorg, Bjarni's wife, said she had never seen as much snow as she had seen since living in Colorado. The Icelanders say the climates are similar altho the northern summers are shorter and there is more rain. The entire island is mountainous with its peaks rising from sea level.

The boys' father was born and raised on a small farm and later became a sheep rancher. He later managed a cooperative store at the capital city for 13 years.

Farming is extremely different in his country altho since World War

II there has been mechanization. There are hay crops but it is impossible to grow grain and there is little truck farming. Fishing is that country's biggest industry.

The war brought new ideas and modernization to Iceland but it also brought inflation and basic commodities are expensive.

The blue eyed, light complected Peturssons will tell you that it is necessary for an average laborer to work at least two days to earn the price of a pair of shoes. Beef costs almost twice as much as it does here and eggs and meat are not plentiful.

The entire island is dotted with springs and geysers and altho they are being promoted for scenic value

their main use thruout the country is for heating purposes. Large storage tanks over the springs are prevalent in all communities. Since the war cooking has been done mostly by electricity and nearly all houses are constructed of cement.

For Icelandic homemakers Friday is baking day and these women do all their own baking, turning out everything from tasty loaves to "stelkt braud," literally a fried bread, to kleynur, similar to fritters.

None of the family has studied English to any extent but Sigfus Petursson and his sister-in-law, Sigurbjorgg, speak it quite well. Sigfus picked it up from Americans stationed at a U. S. air base in Iceland that is one of the largest in the world, and his brother's wife studied it a little at school.

Bjarni's three children attend the Steamboat schools and altho they knew little English upon entering they are getting along fine, their parents say, and their classmates and teachers are friendly and helpful.

Their daughter, Zigridur (Sigfrid), 17, is a junior in high school and their sons, Sigfus, 15, and Arnaldur (Arnold) 13, attend the junior high here. The older Sigfus and his wife, Dagmar, have two boys under school age.

The youngsters are finding graduation requirements here a little different. In Iceland they had to become expert swimmers before they could graduate from the eighth grade.

But altho there are differences the Icelanders rapidly are becoming accustomed to their new surroundings and environment.

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Peturssons Guests At Farewell Party

SIDNEY NEWS

Mr. and Mrs. Bjarni Petursson and son Sigfus were honor guests at a community covered dish dinner held at the Coghill home last Thursday evening. The Peturssons are returning to Iceland, after spending four years in this community. Mr. Petursson's parents and the Petursson's other two children, Sigga and Arnaldur, returned to Iceland some months ago. They wish to express to their many friends here their regret at leaving the community and assure them that they will long be remembered. They plan to drive their car and pickup to New York City, where the vehicles will be loaded on board ship for the return to Iceland.

Mr. and Mrs. Gene Spangler moved to the George Williams ranch, more familiarly known as the Gaymon ranch, on Sunday, where they will take the place of the Peturssons in operating the ranch. They were aided in moving by the Winston Spanglers and Vernon Cooks.

Jim and Leonard Bartholomey were hosts to the Senior M.Y.F. group at supper at the church Sunday evening.

Mr. and Mrs. Ford Eichler entertained guests from Denver over the weekend.

Mrs. Vernon Cook has again discontinued work for the summer months at the Ben Franklin store.

Lynn Spangler was honored with the Leadership Award at the annual FFA banquet in Steamboat Springs on Saturday evening. Several families from this community were present, including Mr. and Mrs. Arthur Hudspeth. Mr. Hudspeth presented a beef breeding award on behalf of the Routt County Cattlemen.