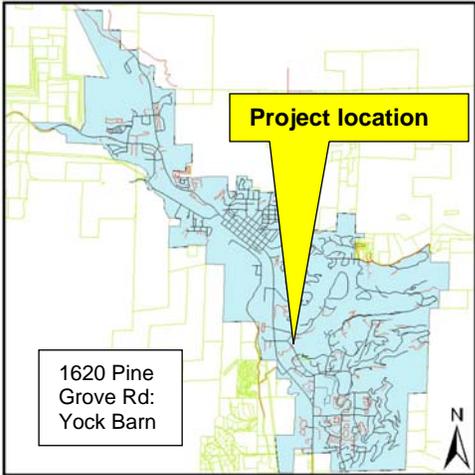


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM 4B:	
Project Name:	Yock Barn, 1620 Pine Grove Road
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPC	July 2, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Residential Neighborhood 3 (RN-3)
Applicant:	Arianthè C. Stettner PO Box 880220 Steamboat Springs, CO 80488
Request:	City of Steamboat Springs Historic Register Application



1620 Pine Grove Rd:
Yock Barn

Staff Report - Table of Contents		
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VII.	Staff Finding	4B-3
VIII.	Attachments	4B-4

I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the Yock Barn at 1620 Pine Grove Road is eligible to the City’s Historic Register as an Historic Landmark. The resource is significant under Criterion 1 in the area of History by its association with agriculture, under Criterion 2 in the area of Architecture as a good example of vernacular architecture and under Criterion 3 in the area of Geography as an established community feature in a City Park. Staff recommends that the Historic Preservation Commission approve listing of the Yock Barn as an Historic Landmark.

Yock Barn



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Principal Discussion items should include:

-Qualification for inclusion on the City of Steamboat Springs Historic Register

- Is the resource significant under Criterion 1 in the area of History, Criterion 2 in the area of Architecture and Criterion 3 in the area of Geography?
- Does the resource retain integrity from the time period?

IV. NOMINATION DESCRIPTION

See attached nomination.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Yock Barn to the City of Steamboat Springs Historic Register on July 2.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Yock Barn qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Yock Barn at 1620 Pine Grove Road, which is more particularly described as PT of Yock Barn Park (Public PK), Barn Village at Steamboat Subd, TA20SS, 2.438A (RMDR 1.8699 TA 25) & TA25, 1.8699(RMDR 2.438A TA20SS) Section 21, Township 6N, Range 84W, Steamboat Springs, the boundary includes the barn and the property extending 15 feet in each direction to form a rectangle from the footprint of the barn, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Landmark under Criterion 1 in the area of History by its association with agriculture, under Criterion 2 in the area of Architecture as a good example of vernacular architecture and under Criterion 3 in the area of Geography as an established community feature in a City Park and approves inclusion of the Yock Barn in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – City of Steamboat Springs Historic Landmark Application

The Yock Barn
Application for Historic Landmark Designation
Steamboat Springs
Colorado
2009



Yock Barn. *Photo courtesy of the City of Steamboat Springs.*

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC LANDMARK DESIGNATION**

Property Identification

1. **Address of Resource:**
1620 Pine Grove Road, Steamboat Springs, Colorado

2. **Legal Description of Property:**
PT of Yock Barn Park (Public PK), Barn Village at Steamboat Subd, TA20SS, 2.438A (RMDR 1.8699 TA 25) & TA25, 1.8699(RMDR 2.438A TA20SS) Section 21, Township 6N, Range 84W. The boundary includes the barn and the property extending 15 feet in each direction to form a rectangle from the footprint of the barn.

3. **Historic Name:** Yock Barn
Current Name: More Barn, Steamboat Barn

4. **Historic Use:** Agricultural/Subsistence

Present Use: Landscape/Park

Historical Data Summary

5. **Year of Construction:** Barn: Circa 1926—1928. Shed addition 1951
Source of Information: Application for Routt County Historic Register

6. **Architect or Builder:** Barn: Martin J. “Chick” Yock (1926)
and Cliff Curtis (1951)
Source of Information: Application for Routt County Historic Register

7. **Original Owner of Barn:** Lena Yock family
Source of Information: Application for Routt County Historic Register

8. **Photographs**

Statement of Significance for the Yock Barn

10. Explain how the resource meets the criteria established in Sec.26-84(g) for Local Landmark Designation. Please cite specific criteria in the summary. A Local Landmark must meet the criteria for Historic Resource designation and at least two of the following additional criteria:

Local Landmark Designation Criteria

1. Must be of overwhelming historic or architectural importance and significance to the entire community.
2. Possesses such unusual or uncommon significance that the potential demolition or major alteration would diminish the character and sense of place in the community.
3. Contains the possibility of important discoveries related to prehistory or history.
4. Represents a significant and distinguishable entity whose components may lack individual distinction, yet represents an established and familiar feature to the community.
5. Has significance to the community's history to the extent that it illustrates and commemorates the City's collective past and helps define the community's identity.

Historic Resource Designation Criteria

1. **History.** To have historic importance, the resource shall be at least 50 years old and:
The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.
2. **Architecture.** To have architectural importance, the resource shall be at least 50 years old and:
The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.
3. **Geography.** To have geographical importance, the resource shall be at least 50 years old and:
The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

The Yock Barn qualifies as a Local Landmark for the City of Steamboat Springs. It is of overwhelming importance and significance and its potential demolition or alteration would greatly diminish the character and sense of place of this community. The Yock Barn illustrates the City's collective past, and helps to define the community's identity.

The Yock Barn is locally significant to Steamboat Springs and Routt County under **Criterion 1, History**. The wooden barn features animal stalls and storage areas on the ground floor with large hay loft above. The barn was part of a successful ranch and dairy farm operation established by Lena Yock and her family in the early 1900s. During that era, agriculture was an integral part of the local economy. Lena's son, Martin (Chick) Yock, built the barn between 1926 and 1928. In 1951, Cliff Curtis, Chick Yock's brother-in-law, built a shed-roofed addition for heifers on one side of the barn. The Yocks sold the 160 acre parcel on which the barn is located to Jerry and Loraine Yock in 1957. The Yocks added the property to their adjoining cattle ranch holdings south of Steamboat Springs.

With the increasing growth of the Steamboat Ski Area, however, rising property values and nearby urbanization made agricultural operations increasingly difficult. Beginning in the 1970s, the Yock family began to sell off portions of the ranch. The 18 acre parcel with the barn and other structures was the last piece of property to leave the family, changing hands in July 2007. The buyer, Mountain Property Development Inc., donated a 2.43 acre parcel with the barn to the City of Steamboat Springs for use as a passive park in March 2008. The barn and its nearby buildings are now isolated reminders of the thriving high country agricultural operations that once surrounded the town of Steamboat Springs.

While not yet 50 years ago, in the early 1970s the Yock Barn acquired a national level of significance when it was used to promote the Steamboat Ski Area on Mount Werner. Marketers designed a poster showing two horseback riders in ski clothes wearing cowboy hats breaking a trail in the snow. With skis balanced across their saddles and the Yock Barn and ski runs of Mount Werner in the background, the image of the cowboy skiers became the iconic image of skiing at Steamboat, where western history blended with recreational skiing. For many years the Yock family shrewdly made the most of their ownership of the barn to grant permission to photograph the building only to those who would pay for it.

The one and a half story Yock Barn is significant to Steamboat Springs under **Criterion 2, Architecture**. It is not the work of a master builder, but is a good example of western

vernacular architecture, with use of local materials and simple construction methods. The barn has a stone foundation, log walls, and gable ends of sawn wood. Vertical boards protect the ends of the square-notched logs. The gambrel roof is corrugated metal, with a hay hood projecting over the front gable. A 1951 shed-roofed addition, the heifer barn, is attached to the main barn on the southeast side. It is constructed of vertical wooden boards topped by a corrugated metal roof. The barn is an example of early pioneer building in northwestern Colorado, essentially unchanged from its original appearance.

The Yock Barn is also significant to Steamboat Springs under **Criterion 3, Geography**. The barn is prominently situated on a rise in a large open meadow visible from Pine Grove Road nearby. The surrounding approximately two acres comprise a City Park. The Yock Barn is very much an established and familiar visual feature of the community.

Background

See attached Routt County Historic Preservation Board Application form for Local Designation.
(26 pages)

Architectural Description

11. Concisely describe the resource and its surrounds.

The Yock Barn is located on the high point of a 2.438 acre parcel of land defined on the north and east sides by access roads for the Steamboat Barn Village subdivision, on the west by Pine Grove Road, and on the south by the remains of a barbed wire fence going through a gently sloping meadow. Huge rock boulders roughly mark the northwest and southeast corners. There are no trees on the parcel, but the meadows around the buildings are lush with grass.

The Yock Barn is a one and a half story gambrel roof structure facing southwest; with a later one story shed roofed addition attached to the south side. A simple rock foundation supports the entire structure. The barn walls are made of large square-notched logs. Interestingly, the logs show signs of having beetle kill. Most of the original chinking between the logs is gone. Vertical planks on the corners cover the log ends. Broad horizontal planks cover the gable ends above. The barn roof is corrugated metal over a wooden frame. The front gable displays a hay hood above the door to the hay loft. A large dutch door on the north end of the west facade of the barn provides access to the main floor, and two small square wood framed windows with wooden doors illuminate the interior. Two similar openings illuminate the north facade. The east facade

displays a batten door on the south end of the barn with an adjacent small window. The attached heifer shed is of board and batten construction. The shed's facade displays a small window and batten door. The shed's south facade is penetrated by two small openings. Returning to the main or west facade, a batten door provides a second access to the shed's interior.

Surrounding Structures

The adjacent machine shop is slightly east and south of the barn. It is of board and batten construction, with a corrugated metal shed roof that slopes to the south. There is no foundation. The north or front facade displays two sets of large batten double doors that open onto a large room with a dirt floor. Another door on the west side of the north facade provides access to a storage room with a raised wooden floor. There are no windows.

A pile of deteriorated logs, siding, roofing material and poles rest on the north side of the barn with vegetation growing through the collection. It appears to be the remains of an agricultural outbuilding. Slightly to the west of this are parts of a wooden cattle loading chute, and a pile of corral poles, and fencing material.

The Yock's pioneer cabin, now in ruins, is west and slightly south of the barn. It was last lived in during the 1950s. The walls and roof have collapsed and the building is no longer habitable. The cabin appears to be two log cabins connected in an L shape. It is constructed with square notched logs, and uses substantial square log purlins to support the roof. The foundation is not visible, and the floor is covered with debris. Doors penetrate the gable ends of the cabin on both the north and west facades. There are two openings on both the south and west facades that may be either windows or doors. Remnants of wallpaper are evident inside the cabin, and metal screens once covered the windows. A utility box on the east side indicates that the cabin once had electricity.

Integrity

Adjacent commercial buildings and landscaping now obscure sight of the barn from some directions. Yet standing in front of the barn, one can still imagine how dramatic its original setting was: tall pine trees along nearby Fish Creek to the north, the rolling meadows around the barn, huge rock boulders scattered beyond the fences, and the spectacular background of Mt.

Werner rising behind it. The Yock barn has sufficient integrity as related to the seven aspects-setting, location, design, materials, workmanship, feeling, and association.

Bibliography

12. Archives and Web Sites

Colorado Historic Newspaper Collection Web Site
McPherson, Tina. Yock Barn Application for Routt County Historic Designation.
Prepared for Historic Routt County!, 1999. This document has an extensive bibliography.
Routt County Assessor Records
Routt County Historic Preservation Web site

Publications

Noble, Allen G. and Richard K. Cleek. *The Old Barn Book. A Field Guide to North American Barns and Other Farm Structures.* New Jersey: Rutgers University Press, 1995.
Schaffer, Laureen Lafferty. *Agricultural Context of Routt County.* Steamboat Springs: Historic Routt County!, UC Denver, City of Steamboat Springs, 2000 and 2005.
Towler, Sureva. *The History of Skiing at Steamboat Springs.* Steamboat Springs: Routt County Research, 1987.
Upton, Dell, editor. *America's Architectural Roots. Ethnic Groups that Built America.* New York: Preservation Press, 1986.

Application Information

13. Owner: City of Steamboat Springs
Mailing Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: 970-879-2060

14. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for Local Landmark designation do, hereby, give my consent to the designation of this structure as a Local Landmark .

Signature: _____

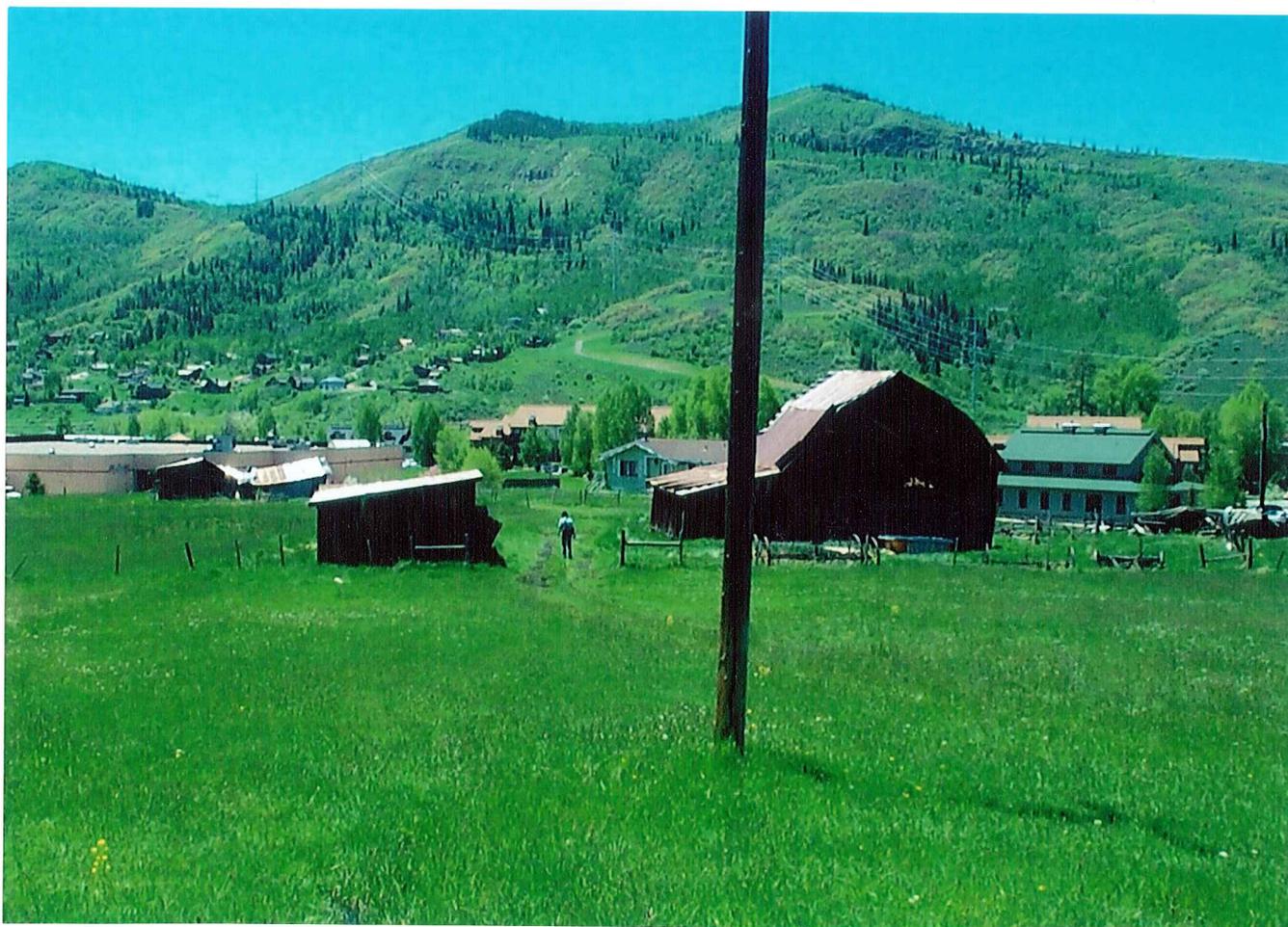
Printed name: _____

Date: _____

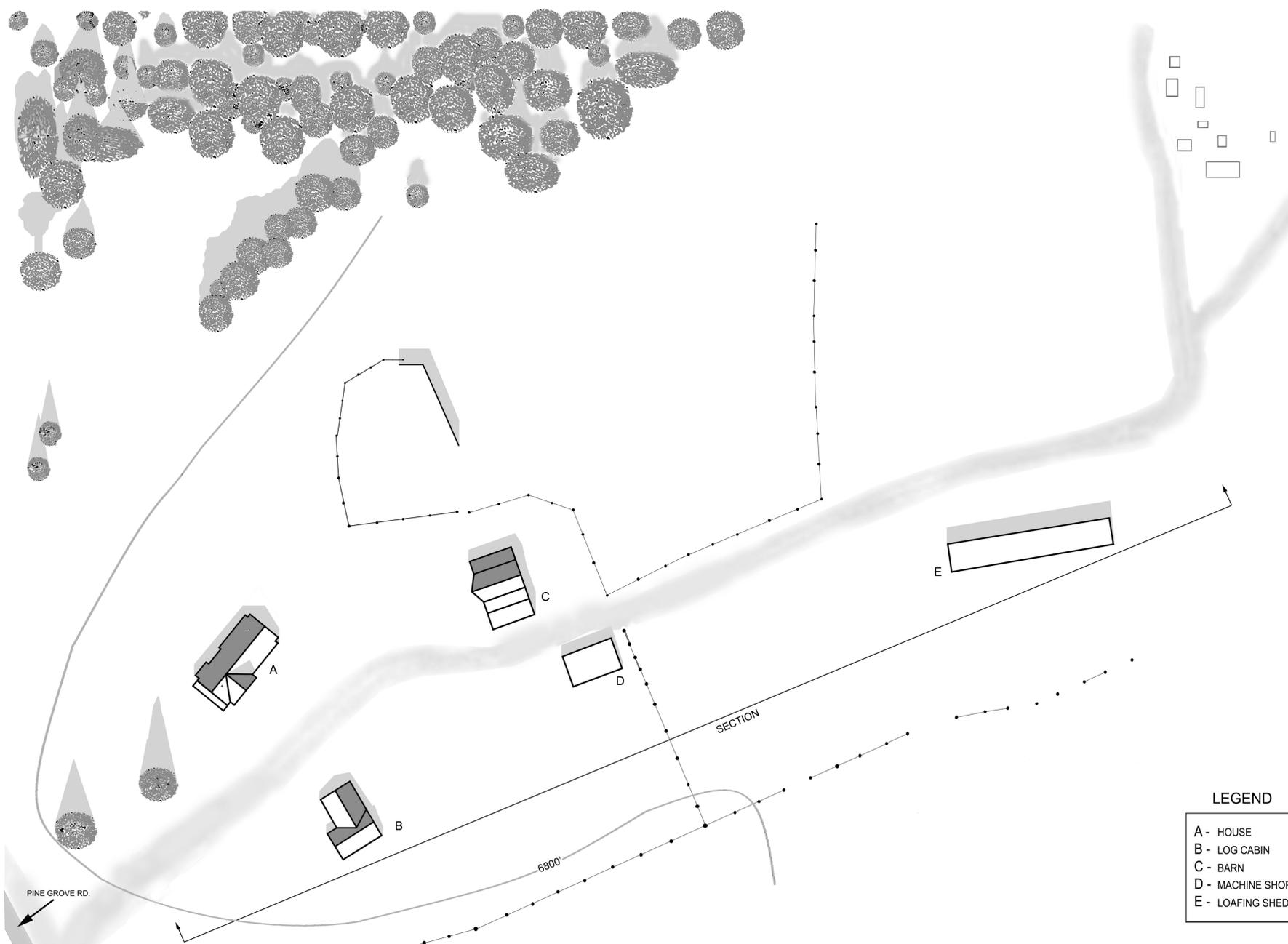
15. **Applicant/Preparer Name:** Arianthé C. Stettner
- Affiliation/ Interest in Property:** Historic Routt County!
 Completion of nomination process for this resource
 initiated by HRC! in 1999.
 Steamboat Springs application prepared June 16, 2009.
- Address:** PO Box 880220, Steamboat Springs, CO 80488
- Telephone:** 970-879-1986



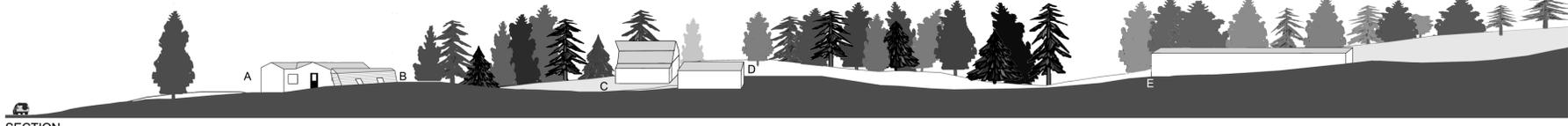
The Yock Barn in winter facing east. Note large boulder and fencing in foreground, shed roof addition to barn and machine shed on right. Behind: ski runs on Mount Werner. *Photo courtesy of the City of Steamboat Springs, circa 2008*



Photograph of Yock Barn in early summer facing west. Note machine shed on left with metal roof of collapsed cabin just beyond, barn and remnants of fencing on right., and nearby commercial buildings just beyond barn property with Emerald Mountain in the background. *Photo courtesy of Patten and Associates, 2006.*



SITE PLAN
SCALE: 1" = 40' - 0"



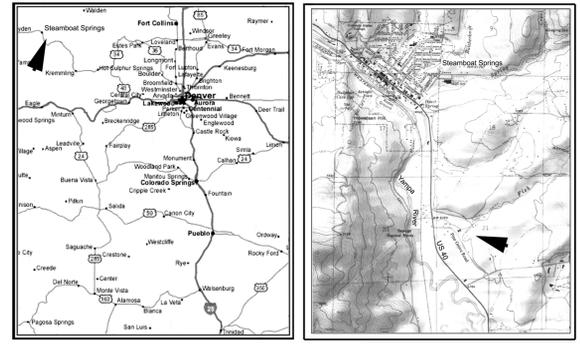
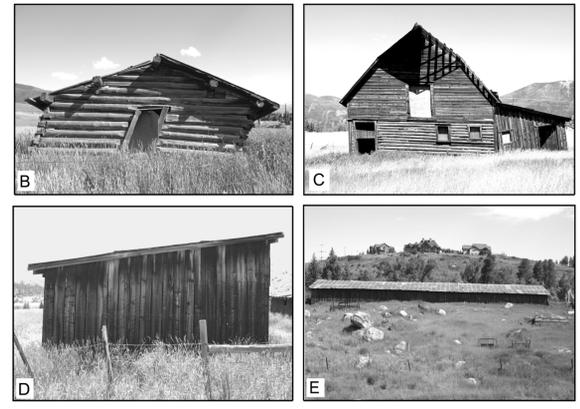
PANORAMA

- LEGEND**
- A - HOUSE
 - B - LOG CABIN
 - C - BARN
 - D - MACHINE SHOP
 - E - LOAFING SHED

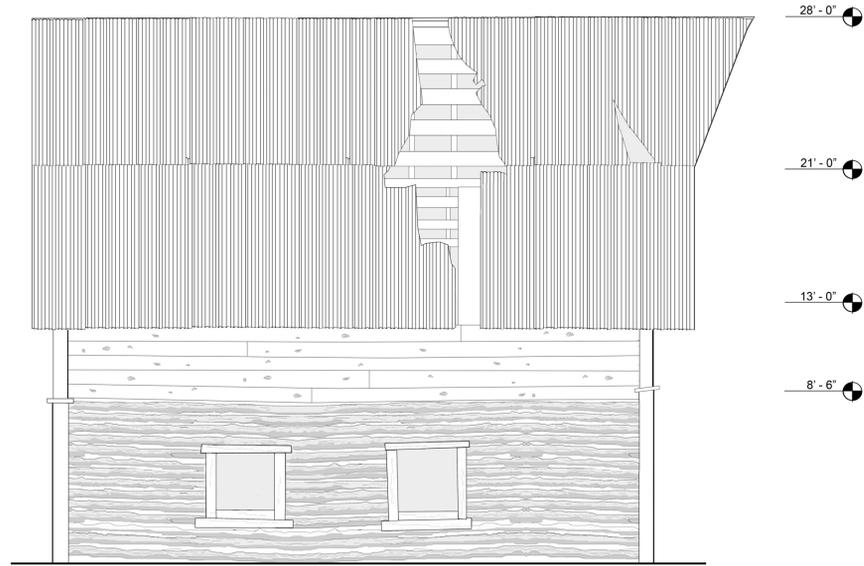
MORE RANCH

The More Ranch, originally known as the Yock Ranch, is ideally situated on top of a hill in the midst of meadows and the Yampa Valley. The picturesque More Barn and surrounding structures represent the evolution that took place on the ranch over many decades. The ranch as a whole reflects the development and heritage of the agricultural history of Routt County. The barn was built during the continued growth of the cattle industry in the region during the 1920s, and reflects the prosperity of the Yock Family who homesteaded the land in the early 1900s.

The More family homesteaded in the valley south of Steamboat Springs in 1885 and purchased the Yock Ranch in 1957. With the surge in the local ski industry during the late-1960s and early-1970s, the More Barn, depicted in many photographs marketing Steamboat Springs and the Steamboat Ski Area, has become a local icon over the decades.



LOCATION MAP SCALE: 1" = 50 MILES
VICINITY MAP SCALE: 1" = 1 MILE

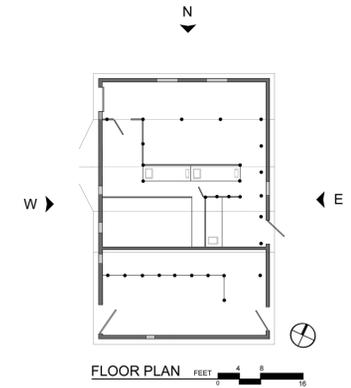


NORTH ELEVATION



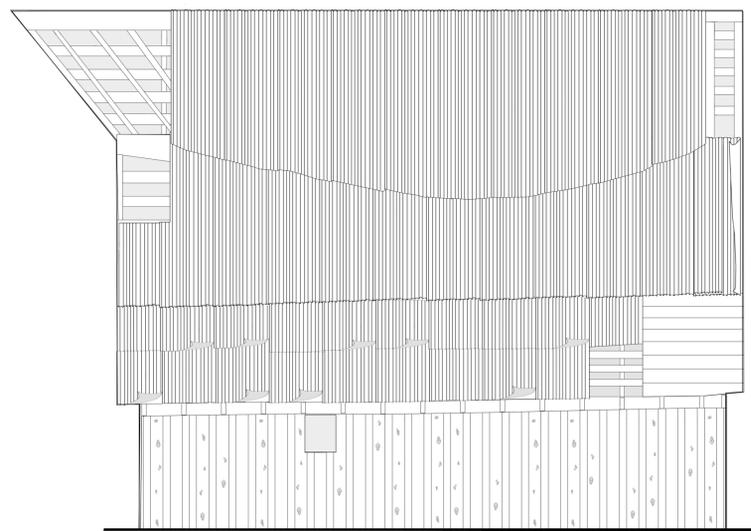
WEST ELEVATION

SCALE: 1/4" = 1' - 0"



FLOOR PLAN

DRAWN BY: MARK SULLIVAN
 CITY OF STEAMBOAT SPRINGS
 UNIVERSITY OF COLORADO AT DENVER
 SURVEY NO. _____
 PROJECT NUMBER _____
 HISTORIC AMERICAN BUILDING SURVEY SHEET 2 OF 6 SHEETS
 NAME AND LOCATION OF STRUCTURE: **MORE RANCH - BARN**
 1620 PINE GROVE ROAD
 ROLLT COUNTY
 COLORADO

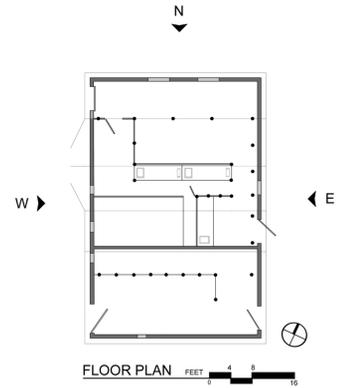


SOUTH ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1' - 0"



FLOOR PLAN

DRAWN BY: MARK SULLIVAN
 CITY OF STEAMBOAT SPRINGS
 UNIVERSITY OF COLORADO AT DENVER
 SURVEY NO. HISTORIC AMERICAN BUILDING SURVEY SHEET 3 OF 6 SHEETS
 NAME AND LOCATION OF STRUCTURE: MORE RANCH - BARN
 1620 PINE GROVE ROAD
 ROUTT COUNTY
 COLORADO
 PROJECT NUMBER

Copy

**Routt County Historic Preservation Board
Application Form for Local Historic Designation**

Name of Site or Property: More Barn

Historical Name: Yock Barn

(TR in NE4SW4 Sec. 21-6-84)

Physical Address: 1620 Pine Grove Road, Steamboat Springs, CO 80487

Name of Owner: Willard Owen More (a/k/a Jerry More)

Mailing Address: P. O. Box 771781, Steamboat Springs, CO 80477

Contact Name Tina McPherson, Preservation Specialist
Historic Routt County! Contact Phone: (970) 870-7533

Contact Address:(if different from above) P. O. Box 775717, Steamboat Springs, CO 80477

There are eight (8) parts to this application process:

- Legal Description
- Statement of Significance
- Architectural Description
- Map(s)
- Photographs
- Statement of Owner Support
- Notification
- Addendum(s) (if appropriate)

Each part must be completed in full, and submitted with eight (8) copies, for the application to be reviewed by the Historic Preservation Board. Completed applications should be submitted to the Routt County Historic Preservation Board, c/o P. O. Box 775717, Steamboat Springs, CO 80477, one month before the meeting of the Board for consideration. **The Board meets quarterly: February, May, August, and November. Applications are due one month prior to the Board's meeting.**

PART 1: Legal Description

Submit and attach a legal description of the property. A copy of the Routt County Assessor's Office records contains this information. A copy of this record is sufficient.

Larger properties, such as ranches, may require a more detailed description. It is important that only the portion of the property being nominated is included in the legal description. Your application should state clearly whether the property is to be nominated as a site, building, district, or structure. Please consult the Preservation Assistant if you need help with this determination.

PART 2: Statement of Significance

Submit and attach a statement of significance for the property; please do not exceed three typewritten pages in length. Optional materials, such as newspaper articles, etc., may be included as an addendum to the nomination and are encouraged.

The Statement of Significance must possess significance when evaluated in relationship to other properties locally, statewide, or nationally within a specific historic theme, period, and geographical area. Relate the specific facts about the property to the themes or patterns of historical development that make up the history or prehistory of the geographical area where the property or site is located. Appropriate footnotes are required. Include a bibliography describing references, including interviews.

The Statement of Significance must address one or more of the criteria as stated in Routt County Resolution No. 93-006, Section 3. Criteria for Designation of Historic Sites, follows. Please mark an X in the boxes for all criteria categories under which you would like the property to be considered. The resolution states "in order to qualify for designation as an historic site pursuant to this resolution, the site must be determined to have historic significance due to one or more of the following factors:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, 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.
- 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, 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, community, or Routt County.

PART 3: Architectural Description

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

PART 4: Map(s)

Include maps (8-1/2" x 11") as appropriate. A location map (see city map enclosed) with arrow denoting the location of the property and a site map (if ranch or property being nominated as a district) with legend indicating the buildings included in the district nomination are also required.

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.

PART 6: Statement of Owner Support

I Willard Owen More and -----
am 100 percent owner of the More Barn property and am
requesting that this property be designated as historic in Routt County at this time.

<u>XX</u>	_____	_____
Name		Name
<u>XX</u>	_____	_____
Date		Date

PART 7: Notification

Any owner filing an application for designation of property under this resolution shall, as a part of the application, agree to notify the Board of the owner's intention to alter, demolish, move or remove the site subject to the application at least fifteen (15) days prior to undertaking any such work. Any such owner shall be 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.

XX

Signed

XX

Date

PART 8: Addendums

Add any pertinent information, articles, backup materials which may be of interest to the review board, and which may be kept in the file for reference purposes.

Tina McPherson, Preservation Assistant
Routt County Historic Preservation Board
P. O. Box 775717
Steamboat Springs, CO 80477
(970) 870-7533

SALES TAX REBATE: If you are considering restoring or rehabilitating your historically designated property, please request information regarding the City of Steamboat Springs' Sales Tax Rebate for such projects.

STATEMENT OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

Historical Context

High country farming and ranching has played a significant role in the State of Colorado since the 1860s. Early agricultural practices were interconnected with mining operations in the region, due to the demands for supplies from early mining camps. In Routt County, the Hahns Peak region has been mined since the discovery of gold in 1866. Along with the mining in Hahns Peak came sawmill operations, and forest products also became a valuable resource to be extracted from the area.¹ Coal mining began as early as the late 1880s along Oak Creek, also bringing an influx of people into the area.² Although coal mining in Routt County did not really flourish until the slow progress of the railroad through Colorado's Northwest mountains during the first decade of this century, early miners and loggers began to settle in Routt County by the later half of the 19th century. Stage roads, coming through Wolcott and on through to Hahns Peak, made the heretofore isolated mountain region much more accessible to many who were migrating to Colorado to try their fortunes in the Rocky Mountains.

Resource extraction in early Routt County history not only helped to encourage easier methods of transportation into the area, but also helped create an agricultural base for the county as well, due to the increased need for ready food supply. Mining was a risky business at best, and oftentimes discouraged miners became farmers and ranchers, practicing a modified subsistence agriculture which produced enough for their own needs and perhaps some surplus for barter or sale.³ An act of Congress, passed on May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," further encouraged the growth of agriculture in Routt County. Commonly called the Homestead Act, this law allowed for anyone to lay claim to 160 acres of land, provided they had lived on the tract for at least one year, and had improved the property (building a house or cabin, fencing, drilling for water, etc.), thereby showing "due diligence" towards their land.⁴ It was by this method that Lt. James Harvey Crawford established himself and his family in the Yampa Valley during the summer of 1875, soon to be joined by five other families.

Homesteading was an appealing way for many newcomers to the region to earn land ownership. Once "due diligence" was shown, the homestead surveyed, and a patent was applied for, if all went well, ownership of the property was granted by the U.S. Government.⁵ High country agriculture in the isolated regions of Routt County consisted, as noted above, primarily of subsistence agriculture. It was soon discovered that livestock also did well in the region, and soon cattle, sheep, and horses began to be raised locally. By the 1900s, Routt County homesteads located outside of communities such as Hahns Peak, Hayden, Yampa, and

¹ Historic Context of Routt County (Boulder: Winter & Company, 1994) 5-1, 7-1.

² Historic Context of Routt County 3-4.

³ Steven F. Mehls, Colorado Mountains Historic Context, (Denver: Colorado Historical Society, 1984) 80.

⁴ Josephine Semotan, personal interview, 4 Oct. 1999.

Vernon Summer, personal interview, 18 Oct. 1999.

⁵ Tread of Pioneers Museum, The Historical Guide to Routt County 65-66.

Steamboat Springs, were being established as farms and ranches, with people growing cereal crops, hay, and keeping livestock herds much larger than those typical of a strictly farming operation.⁶

It was into this atmosphere that pioneers to the Yampa Valley, such as the More family, arrived. According to Jerry More, his grandfather, William B. More, a caretaker for agricultural ditches in Golden, CO, originally settled with his wife and children in the valley in 1885 at the site of Lake Catamount. At that time, there were only five families residing between the future town sites of Steamboat Springs and Oak Creek. Ranching in the snow country of the Rocky Mountains was, at best, a hard working way to make a living; however, the Mores continued to work their land until the early 1920s, adding on to their original property until they acquired around 750 - 800 acres. By this time, the development of adequate transportation had enabled Routt County agriculturists to become part of a larger, nation-wide market. Thus, a general depression of the industry during the 1920s and 1930s affected local landowners, including the Mores who lost their holdings, including the 80 acres owned by Jerry's father, Val R. More around 1920. Val More worked during the early 1920s feeding and herding cattle--often spending winter nights wrapped in his sheepskin coat, sitting on the haystacks to keep livestock and other hungry wildlife away. In the spring of 1923, the Mores were able to obtain 160 acres between Rabbit Ears Pass and Highway 131, now the site of Windwalker Tours.⁷

Homesteading continued in Routt County clear until the 1920s, with a few parcels claimed this way even in the 1930s.⁸ With the railroad established county-wide by the 1910s, land became even more accessible for prospective homesteaders, bringing many to Routt County between 1906 and 1916.⁹ Another incentive for settlements was the Grazing Homestead Act of 1916, allowing for the purchase of 640 acres of public land for a fee of \$35.¹⁰ By the early 1900s, some homesteaded properties were found for sale, and it appears that another early family, L. M. and Lena R. Yock, settled in the region. It is unclear as to whether or not the Yocks were original homesteaders to the valley; review of records at the Routt County Assessor's and Clerk and Recorder's Offices indicate that in December 1903 Lena R. Yock purchased acreage directly south of Steamboat Springs, the remaining portion of this acreage is the site of the More Barn. L. M. Yock did receive a deed for homestead acreage in the Cow Creek/Elk Mountain area, but the initial claim was filed sometime between 1910 and 1914, with the patent granted in the fall of 1920. L. M. Yock also purchased another 40 acre homestead from Sarah A. Parker in the same area during August 1916. These records indicate that the Yocks were early settlers in the Yampa Valley, and successfully expanded their holdings over time, but do not necessarily prove whether or not they were original homesteaders.

Title for the Yock lands in the Cow Creek/Elk Mountain portion of the county was passed in the spring of 1930 from L. M. to Lena Yock, and were eventually sold in the early 1950s. According to local sources, the elder Mr. Yock passed away at the homestead site,¹¹ and it is probable that

⁶ Mehls 80.

Tread of Pioneers Museum, The Historical Guide to Routt County n.p.

⁷ Willard O. More, personal interview, 1 Oct. 1999.

⁸ Josephine Semotan, personal interview, 4 Oct. 1999.

⁹ Historic Context of Routt County 5-2.

¹⁰ John R. Burroughs, Where the Old West Stayed Young (New York: Bonanza Books, 1962), 320.

¹¹ Vernon Summer, personal interview, 18 Oct. 1999.

this death occurred sometime around these land transfers. Lena Yock and later, her son, Martin J. "Chick" Yock retained ownership of their property directly south of Steamboat Springs until 1957, when Willard O. (Jerry) and Geneva L. (Loraine) More purchased the 160-acre parcel. It was on this property that Chick Yock had built the now much-photographed barn around c. 1926 - 1928.¹²

Livestock ranching in northwest Colorado had grown enormously since the introduction of cattle to Browns Park in 1849 and sheep to the area in 1890. With the arrival of the railroad in the Yampa Valley throughout the first decade of the century, ranching economy was greatly boosted. Toponas, Yampa, and Steamboat Springs became major shipping points for cattle. Steamboat Springs' early economy was very much dependent on the cattle industry.¹³ The Yocks were a part of this thriving business and the initial use of the barn was typical of agricultural practices in Routt County. Built for storage, the hayloft holds up to 15 tons of hay.¹⁴

Lena's son was a dairy farmer at heart, and became well-known locally for his fine Holstein dairy cattle.¹⁵ While much of Routt County agriculture is noted for cattle and sheep ranching, dairy farming was also a thriving industry in the county during the early part of this century. Although milch cows were a standard for most early settlers to supply local needs, the high quality feed and water of the Yampa and Elk River Valleys made it an ideal location for dairy farms--as late as the 1960s over 20 Grade A dairy farms were located in Routt County.¹⁶ However, for many small dairy cattle operations, such as Chick Yock's, the advent of the grading system in the 1940s, with requirements for inspections and the use of milking machines, made it impractical to continue dairy farming on a profitable scale. Thus, the Yocks cross-bred their Holstein dairy stock with Angus beef cattle to produce a large strain of beef cattle, and shortly after transfer of the property from mother to son in 1950, Cliff Curtis, Chick's brother-in-law, built a lean-to onto the barn to be used as a heifer barn.¹⁷

Following their initial losses of the early 1920s, the More Family had also prospered; in 1952, Amelia inherited 293 acres off of Highway 131, and in 1947 purchased 800 acres from Jim Woods (originally owned by Alma Baer), extending beyond and adjacent to the present-day boundaries of the location of the More Barn.¹⁸ With Jerry's and Loraine's purchase of the 160 acres that contained the barn in 1957, the entire area immediately southeast of Steamboat, as well as the Mores' holdings in Deer Park and other parts of the County, became part of a successful cattle ranch with operations continuing to date.

The advent of the ski industry in the 1960s has impacted those ranches in the immediate vicinity of Steamboat in several ways. Tourism has been significant to Routt County throughout its history; Steamboat Springs was marked to be destination resort from the onset, due to its

¹² Willard O. More, personal interview, 1 Oct. 1999.

¹³ Historic Context of Routt County 5-1 - 5-3.

¹⁴ Willard O. More, personal interview, 26 Aug. 1999.

¹⁵ Vernon Summer, personal interview, 18 Oct. 1999.

¹⁶ Historic Context of Routt County 5-8.

¹⁷ Willard O. More, personal interview, 26 Aug. 1999.

Vernon Summer, personal interview, 18 Oct. 1999.

Willard O. More, personal interview, 22 Nov. 1999.

¹⁸ Willard O. More, personal interview, 1 Oct. 1999.

Willard O. More, personal interview, 22 Nov. 1999.

medicinal hot springs. However, prior to becoming a “ski town,” tourism in the Yampa Valley peaked during the 1920s, followed by a lag during the years of the Depression and World War II.¹⁹ Although skiing had always been a popular pastime with local residents since 1914, the development of a resort area for destination skiers did not occur until 1958, when ground was broken for the resort on Storm Mountain. Although development of the area started in 1962, it was not until the purchase of the ski complex in 1969 by the LTV Aerospace Corporation subsequent expansion that the industry significantly took off.²⁰

Survey of the Property Ownership Books at the Routt County Assessor’s Office outline, in part, how, as the development of Mt. Werner and the ski area went forward, land owners in the immediate vicinity were affected. First, the Mores and others began to sell off parcels of their holdings directly south of the City during the early 1970s, particularly to the Steamboat Land Company, and later to the City of Steamboat Springs as the municipality began to spread southward. The other way that Jerry More’s property was affected was that the old barn, built in the late 1920s, and located so close to the base of Mt. Werner, was becoming photographed and recognized as part of the rustic charm marketed for the ski industry. The old barn has become famous in a sense over the past three decades--posters and photographs of the barn have been used to such an extent that the structure has become somewhat of a “logo” for the area.

Criteria of Significance

The More Barn is being requested for designation to the local Routt County Register of Historic Properties under nominating Criteria A and D, as it reflects the development and heritage of the agricultural history of the State of Colorado in general and of Routt County in particular. The barn would also qualify under Criterion J, due to its unique location and physical characteristics that now make it a familiar visual feature of the Steamboat Springs community.

The More Barn qualifies for designation to the local historic register under both Criteria A and D, as the structure is a reflection of the development of agriculture in the Yampa Valley and the State of Colorado. The barn was built during the continued growth of the cattle industry in Routt County during the 1920s, and is a reflection of the prosperity of the Yock Family, who were early settlers of the region. Although the barn was probably not seen as “unique” until the surge in the local ski industry during the late-1960s and early-1970s, the association of the structure with the marketing and lifestyle of Steamboat Springs during this economic shift has most certainly been profound enough to consider designation of the More Barn to the Routt County Register of Historic Properties under Criterion J.

¹⁹ Mehls n.p.
Historic Context of Routt County 8-1.

²⁰ Historic Context of Routt County 8-5.

Works Cited

Burroughs, John R. Where the Old West Stayed Young. New York: Bonanza Books, 1962.

Historic Context of Routt County. Boulder: Winter & Company, 1994.

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

More, Willard O. Personal interview. 26 Aug. 1999.

---. 1 Oct. 1999.

---. 22 Nov. 1999.

Semotan, Josephine. Personal interview. 4 Oct. 1999.

Summer, Vernon. Personal interview. 18 Oct. 1999.

Tread of Pioneers Museum. The Historical Guide to Routt County. Denver: Frederick Printing, 1979.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL DESCRIPTION

The More Barn is a one and one-half story structure with attached one-story shed located on the southeast side of the main building. Both the main building and adjacent "heifer barn" rest on a simple rock foundation. The gambrel roof of the barn has a front peak, and is composed of corrugated metal sheets over a wooden frame. The half-gabled attached shed is covered in a similar fashion. Constructed by the Yock Family c. 1926 - 1928, the first story of the original barn is built of logs. A concrete-type mortar was used to chink the logs, and wood trim covers the log ends at the corners of the structure. The loft is sided with flush horizontal wood boards attached to a wood frame. The wood-framed hayloft door is built of contrasting vertical boards laid flush. The adjacent shed was added on to the original barn in 1951 by Cliff Curtis, who married into the Yock family. This addition was originally intended to be used as a "heifer barn" for Holstein dairy stock. The shed is constructed of vertical, flush boards.

Beginning with the front facade, the log portion of the barn features a wood-framed doorway located on the left, and two small wood-framed window openings to the right. The heifer barn also has a wooden doorway, trimmed with boards, and located on the far south of the building front. A small wood-framed window opening is located close to the main barn. The northwest side of the barn features large wood-framed openings set in the log story, with vertical board interior shutters. The back or northeast facade has a single wood-framed window opening located next to the shed addition on the log story, and the loft also has an opening with a wooden door. The rear of the attached heifer barn has a single window opening and a wooden plank door. Finally, the southeast side of the heifer barn has a small window opening.

LEGAL DESCRIPTION

Account
R4775590

Owner Name/Address

200 Mine? TwN? Blk/Lot Condo? Mobile? Sales?

Year 1999 District 20SS

MORE, WILLARD OWEN
BOX 771781
STEAMBOAT SPRINGS CO 804770000

65.556000

Legal Description



TR IN NE4SW4 SEC 21-6-84
TOTAL 18.05A

Parcel # JD5590 St A

Parcel Number 936213001 MH Space Sequence

Street No Dir No# Street Name Type

Location City ? Location Zip Acct Type Lagt

BACode Owner Id Owner Location Map No

Business Name

Version	V. Date	V. Time	ID	Appl
19990415000	15-APR-99	09:58 AM	AJW	RWAM

Land Actual	Land Assessed	Land AC/SF
5,900	1,710	18.050

Imprv Actual	Imp Assessed	Square Feet
4,600	1,330	0

Exempt Actual	Exempt Assess	New Version
0	0	19990910000

Total Actual	Total Assess
10,500	3,040

- Name
- Situs
- Mobile
- Tract
- Condo
- Block
- Sales
- Misc (M)
- Tax Items
- Pre/Suc
- Remarks
- Tax Sale
- Spec As
- Mines
- Sibling
- Flags
- History

Current Year	Prior Version
Prior Year	Ne(x)t Version
Next Year	

Clear Exit

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**Ownership History of TR in NE⁴SW⁴, Sec 21-6-84
Steamboat Springs, Colorado**

<u>Grantor (Seller)</u>	<u>Grantee (Buyer)</u>	<u>Deed Nos.</u>	<u>Date Sold</u>
U. S. Government	Lewis, James H.	Book F, Page 212 - Pre 160	12/26/1889
U. S. Government	Lewis, James H.	Book 89, Page 12	03/06/1914
Lewis, James H.	McAdoin, Anna H.	Book 2, Page 39	04/19/1890
Herrick, W. R., Trustee	Standart, S. N., Assignee	Book 15, Page 103	09/17/1894
Schaller, W. ≈ C.	McWilliams, J. N.	Book 33, Page 91	10/21/1901
McWilliams, J. N.	McWilliams, Harriet J. - 1/2 int.	Book 33, Page 101	11/18/1901
McWilliams, Harriet J.	Yock, Lena R.	Book 43, Page 87	12/16/1903
Yock, Lena R.	Yock, M. J.	Book 241, Page 575	04/13/1950
Yock, M. J.	More, Willard Owen & Geneva Loraine	Book 279, Page 498 - 21.53 acres	05/09/1957
Yock, M. J.	More, Willard Owen & Geneva Loraine	Book 311, Page 232 - Correction Deed	01/04/1963
More, Willard Owen & Geneva Loraine	Steamboat Land Co.	Book 345, Page 535 - S 1/2 of NE ⁴ in SW ⁴ , and NW & NE of SE ⁴	12/21/70
More, Willard Owen & Geneva Loraine	Steamboat Land Co.	Book 513, Page 591 - 1.53 acres	09/17/1980
More, Geneva Loraine	More, Willard Owen	Book 618, Page 1519 - 21.53 acres	08/25/1986

After Routt County Assessor's Office, Property Ownership Book, Range 84, Townships 6 - 12,
n.p.

Recorded at _____ o'clock _____ of _____
Reception No. 87581

RECORDED

Book 279 Page 498

THIS DEED, Made this _____ day of _____
in the year of our Lord one thousand nine hundred and _____
between _____

of the _____ County of _____ and State of
Colorado, of the first part, and

of the _____ County of _____ and State of Colorado, of the second part:
WITNESSETH, that the said party of the first part, for and in consideration of the sum of

_____ DOLLARS

and other good and valuable considerations to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot, or parcels _____ of land, situate, lying and being in the _____ County of _____ and State of Colorado, to-wit:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatsoever kind.



and the above bargained premises in quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of _____ [SEAL]
_____ [SEAL]
_____ [SEAL]

STATE OF COLORADO, }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____

A. D. 19 _____, by _____

Witness my hand and official seal.
My commission expires _____

_____ Notary Public

Book 279, Page 498, Property Ownership Deeds, showing original sale of More Barn property by M. J. Yock to Jerry and Geneva More. Courtesy of Routt County Clerk and Recorder's Office, Steamboat Springs, CO.

THIS DEED, Made this 20th day of December, in the year of our Lord one thousand nine hundred and Sixty-two, between M. J. YOCK,

Recorder's Stamp

of the County of Routt, State of Colorado, of the first part, and WILLARD OWEN MORE and GENEVA LORAIN MORE,

of the County of Routt, and State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and quit claimed; and by these presents do remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot or parcel of land situate, lying and being in the County of Routt and State of Colorado, to-wit:

TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.:

Section 21: N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{2}$ SW $\frac{1}{4}$, except a tract of land bounded by a line described as follows: Beginning at the SW corner of said NE $\frac{1}{2}$ SW $\frac{1}{4}$; thence East 260 feet; thence in a north-westerly direction 570 feet to a point in the West line of said NE $\frac{1}{2}$ SW $\frac{1}{4}$; thence South 504 feet to the point of beginning.

Section 22: NW $\frac{1}{2}$ SW $\frac{1}{4}$

Together with the party of the first part's interest in the Hoyle and Knight Ditch and the First Enlargement of the Welch and Waters Ditch, and the water rights therein.

(CORRECTION DEED)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto pertaining, and all the estate, right, title, interest, and claim whatsoever of the said part y of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of *M. J. Yock* (SEAL)

(SEAL)
(SEAL)

STATE OF COLORADO
County of Routt

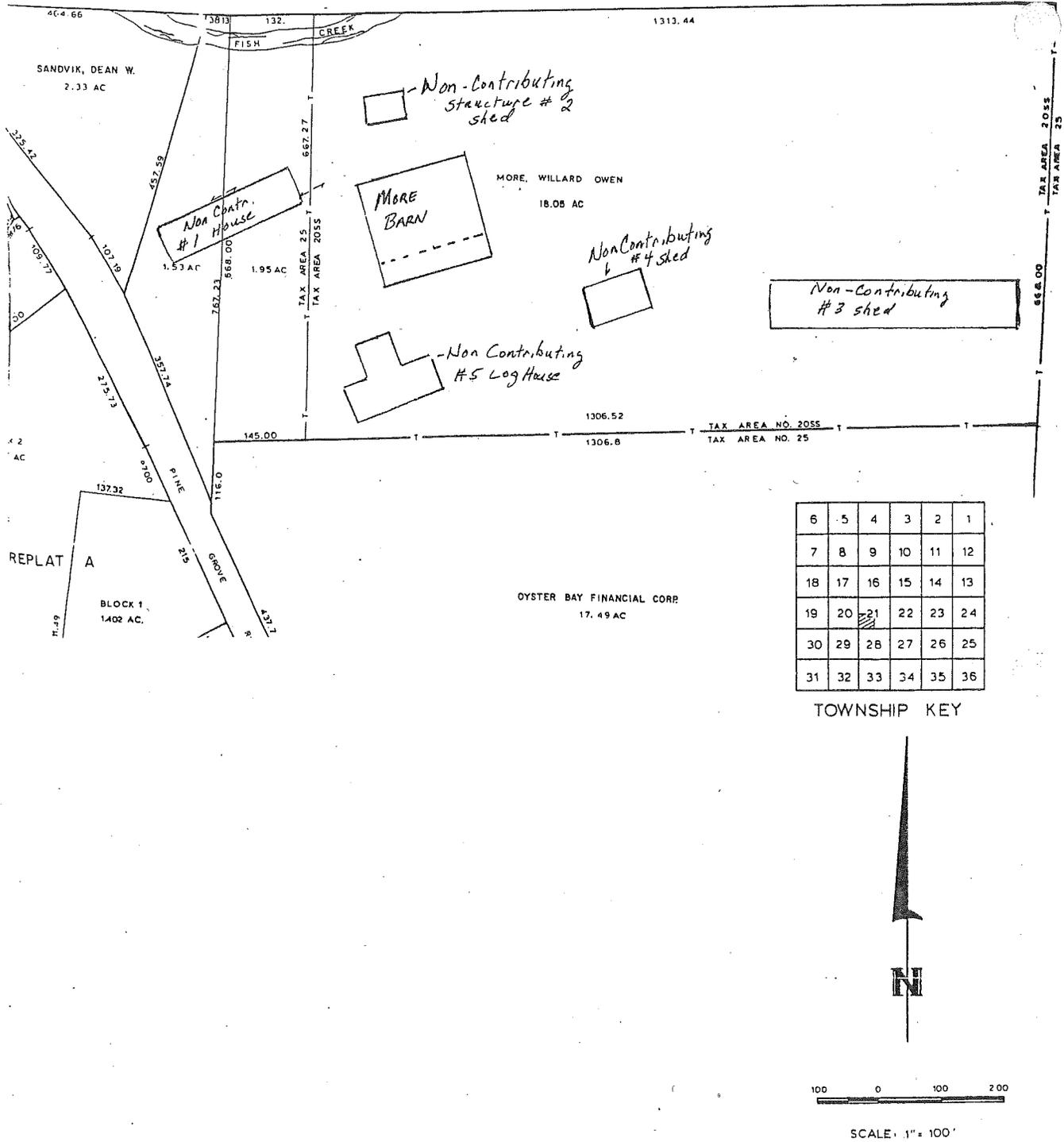
The foregoing instrument was acknowledged before me this 3rd day of January 1963, by M. J. Yock.

WITNESS my hand and official seal
My commission expires _____

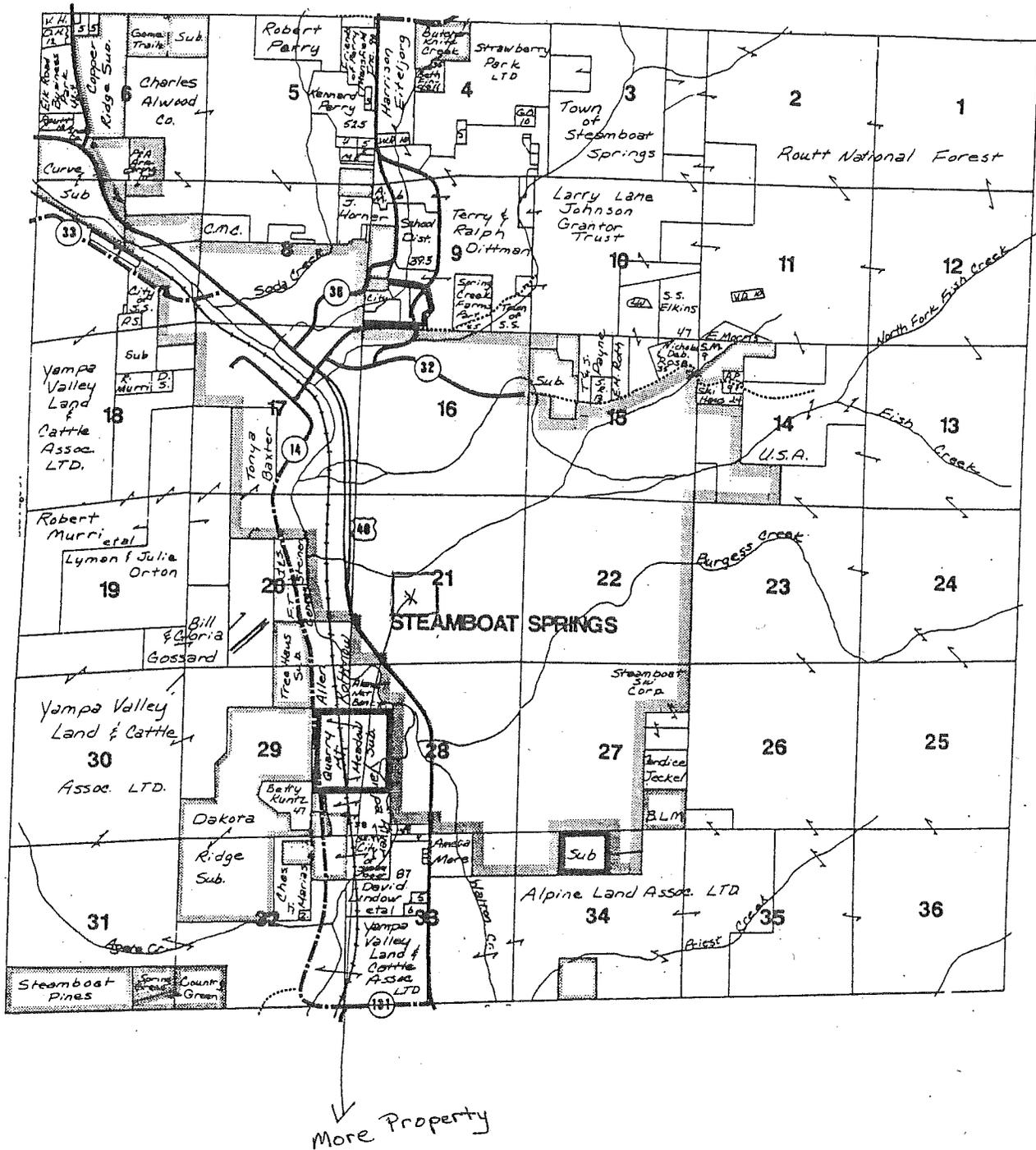


Charles C. Kerpiche, Jr.
Notary Public

MAPS



Map 1. Orientation of More Barn and five non-contributing structures on More property, Steamboat Springs, CO. After Routt County Assessor's Office, Steamboat Springs, CO.



Map 2. Location of More Property in Routt County. After Routt County Plat & Brand Book, 1996 - 7, Routt County 4-H Program..

PHOTOGRAPHS

Historic Photographs

Historic photographs of the More Barn were unavailable at the time of this application.

Current Photographs

The photographs included in this application are all c. 1999, including the non-contributing buildings.

Account
R4255591

Owner Name/Address

Mine? Twn? Blk/Lot Condo? Mobile? Sales?

Year
1999

District
25

MORE, WILLARD OWEN
BOX 771781
STEAMBOAT SPRINGS CO 804770000

65.556000

Legal Description



TR IN N2SW4 SEC 21-6-84
TOTAL 3.48A

KVS #
25 D5591

St
A

Parcel Number
936213002

MH Space

Sequence

Street No Dir No# Street Name Type

Location City ? Location Zip Acct Type Lagt

BACode Owner Id Owner Location Map No

Business Name

Version 19990415000	V. Date 15-APR-99	V. Time 09:55 AM	ID AJW	Appl RWAM
Land Actual 1,100	Land Assessed 320	Land AC/SF 3.480		
Imprv Actual 173,600	Imp Assessed 16,910	Square Feet 0		
Exempt Actual 0	Exempt Assess 0	New Version 19990910000		
Total Actual 174,700	Total Assess 17,230			

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- Mobile
- Tract
- Condo
- Block
- Sales
- Misc (M)
- Tax Items
- Pre/Suc
- Remarks
- Tax Sale
- Spec As
- Mines
- Sibling
- Flags
- History

Current Year	Prior Version
Prior Year	Ne(x)t Version
Next Year	

Clear Exit

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More, Billard Uwe

AGRICULTURE

PROPERTY APPRAISAL RECORD

1711 6 11

R 4255591

930213002

VAA) CITY OR TOWN

LABA) SCHEDULE NO.

05591

(DAI) MAP NO. 64205

(DAF) TAX AREA

25

(AA) PARCEL NO.

1711 6 11

(D) CITY NO.

(D) SUB NO.

(D) NEIGHBORHOOD

(D) SCHOOL DIST.

(E) DESIRABILITY

(D) TAX NO.

(D) PARCEL NO.

(D) SUB NO.

(D) NEIGHBORHOOD

(D) SCHOOL DIST.

(E) DESIRABILITY

(D) TAX NO.

(D) PARCEL NO.

(BA) OWNERS NAME

More

(CA) MAILING ADDRESS

More

(CAE) SALES DATE

8/25/86

(HA) CLERKS NO.

1519

(HA) TYPE DEED

6/18

(HA) DOC. FEE

477.175

(HA) VER. CODE

1711 6 11

(VA) LEGAL DESCRIPTION

REMARKS

(HA) ON SALE

(HA) ON LAND

LAND ATTRIBUTES

DATE

8/3

3.48 AC

(4117)

Change of To 15.53

2970

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8980

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LAND VALUE CALCULATIONS

DATE

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(4117)

Change of To 15.53

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8/3

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(4117)

Change of To 15.53

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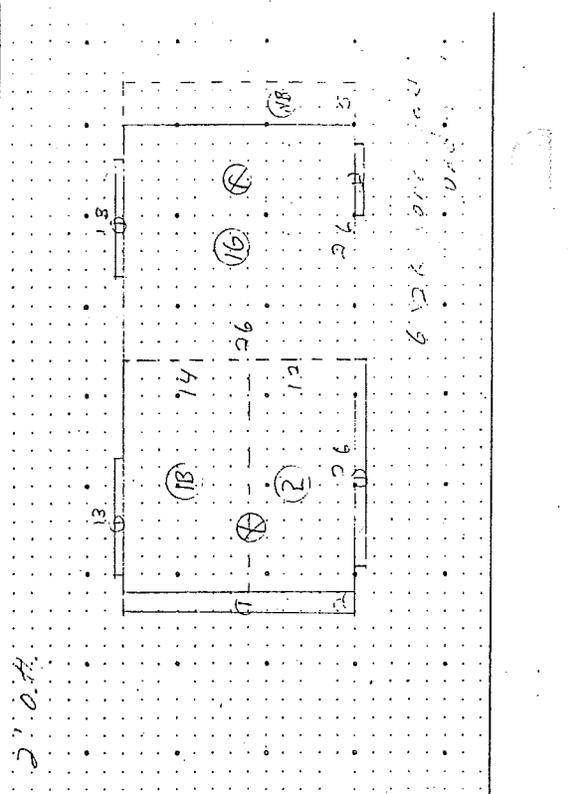
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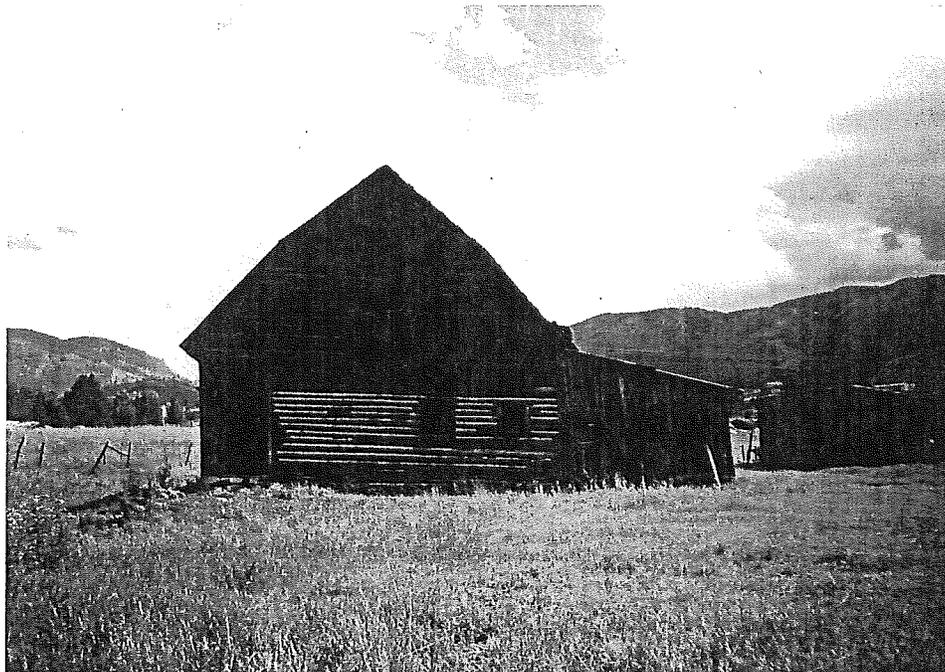
170

(AZ) CARD OF CARDS

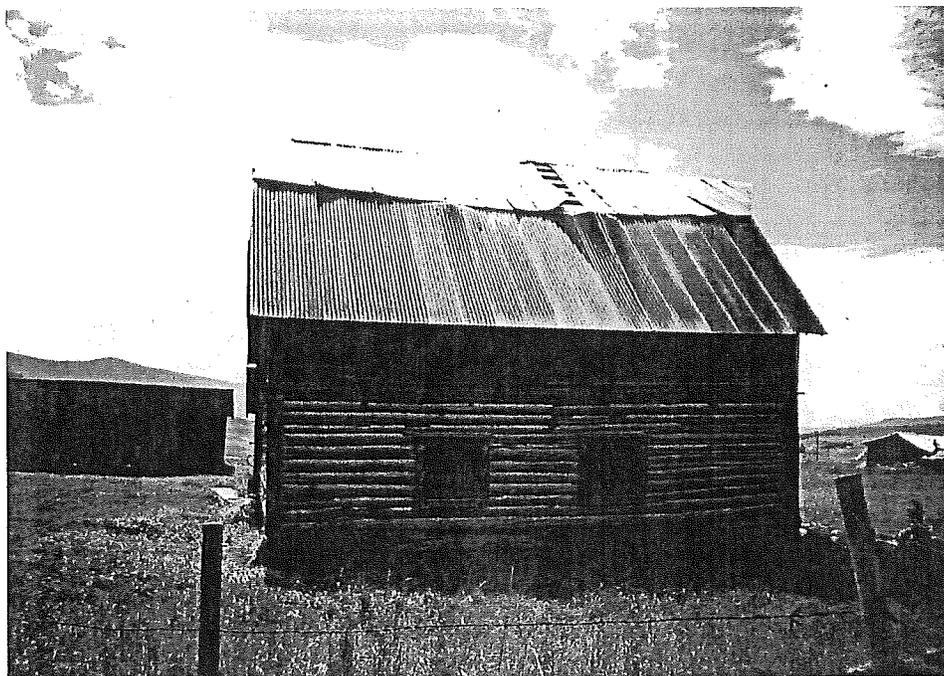
(AAA) PARCEL NO. 12-F (AA) TYPE Modular (AN) DESIGN (AO) ROOMS/AP/BDRMS (AQ) BATHS
 (AR) TYPE 7 (AS) TOTAL COST \$ 15,700 (AT) UNIT COST \$ 2,280 (AU) UNIT NO. 1
 (AV) TYPE 13 (AW) TYPE 13 (AX) TYPE 13 (AY) TYPE 13 (AZ) TYPE 13

DESCRIPTION	UNIT	UNIT COST	TOTAL COST	FOUNDATION	APPLIANCES	NO.	UNIT	COST	PLUMBING	NO.	UNIT
WALL CONSTRUCTION	BA	785	\$ 15,700	CONCRETE	WALL OVEN	KA			BASE COMP	LA	1/2
FIRST FLOOR	AD	888	\$ 1,776	STONE	DROP-IN RGE/OV	KB			3 FIXTURE BATH	LB	1/2
ABOVE FIRST FLOOR	AD	888	\$ 1,776	BRICK	HOOD (STD)	KD	2	260	3/4 BATH	LC	1/2
1/2 STORY/FINISH ATTIC	AD	364	\$ 364	MUD SILLS	HOOD (CUS-STR)	KE			2 FIXTURE BATH	LD	
(PARTIAL-UNFINISHED)	AD	364	\$ 364	EXTERIOR WALLS	HOOD (CUS-CON)	KF			LAVATORY	LE	
BASEMENT STATUS	AC	140	\$ 140	FR W/SH	ELTRN. OVEN	KG			TOILET	LF	
QUALITY ADJ. DES. (CA)	EXT. (CB)	INT. (CC) +3	NET (CD) +3	FR STUCCO	ELECTRIC BBQ	KH			BATH TUB	LG	
ADJUSTED BASE COST				BRK VEN	DOUBLE OVEN	KI			ROMAN TUB	LH	
APPLIANCES AND MECHANICAL				BLK PAINT	CENTRAL VAC.	KJ			STALL SHOWER	LI	
FINISHED BASEMENT				BRK ON BRK	INTER. (AM-FM)	KK			ST SHWR W/DR	LJ	
CARPORT				LOG	INTERCOM (AM)	KL			KITCHEN SINK	LK	1/2
GARAGE				WINDOWS	INTERCOM (AM)	KL			WATER HEATER	LL	80 gal
PORCHES				WOOD SILL	INTER. IREM. STA	KM			LAUNDRY TRAY	LM	
COVERED (OPEN) PORCHES				ROOF & ROOFING	SMOOTH CK. TOP	KN			DISPOSAL	LN	2
WOOD BALCONIES				FLAT	SELF-CLN OVEN	KC			DISHWASHER	LO	3
ENCLOSED PORCHES				CABLE	TRASH COMP.	KP			RI. 3 FIX BATH	LP	
TERRACE (PATIO)				GAMBREL	HEATING	KZ			SEP. STACK	LO	
CONC. STAIRS OR STAIRWELL				INTERIOR FINISH	FORCED AIR	MA			SLID. TUB ENCL.	LR	
NAT. STONE MOSS/ROCK (FJ)				UNFINISHED	GRAVITY	MB			WATER SOFT	LS	
WOOD SHK/SHGS (HH)				DRYWALL	HOT WTR./STM	MC			SAUNA	LT	
SPANISH TILE (HK)				PLYWOOD	BSMT HOT WTR.	MD			BIDET	LU	
BUILT-UP (HL)				FLOORS AND FLOORING	ELECTRIC 200A	ME	2	267			
CONC. LAB./AB./GDE. (JI)				WOOD JOISTS	WL/FLR FURN.	MF			ECTRN AIR CL.	MJ	
BUILDING PERMITS				SOFTWOOD	A. C. (IN HT. DCTS)	MG			HUMIDIFIER.	MK	
OTHER ITEMS				CERAMIC TILE	A. C. (IN OWN DCTS)	MH			EL WALL HT. WAT	ML	
FIREPLACE / STOVE / W/B				RESILIENT	EVAP. COOLER	MI			EL WALL HT. WAT	MM	
YARD IMPSP				SO. FT. CALCULATIONS	26 X 26 = 676	MZ			AT. FAN W/TIM	MN	
Coke Peds 180 #				EST. RCN	1 X (13 X 3 + 8 X 3) = 57				THRU-WALL A/C	MC	
See Remarks *					2 X 26 = 52						
Fetric Duct 9'					X 785						
TOTAL R.C.N.					X 144						
AREA FACTOR 117 % (HAM) / ADJ. R.C.N. \$ 57,115					X 765						
REMARKS (FAE) ON IMPS					X 135						
* Other					12 X 26 = 312						
(2) Gas log burners @ 250					26 X 26 = 676						
5 kw elec heater					X 98-8						
6' X 5' Tile hearth					8 X 8 = 64						
Total					26 X 26 = 676						
Quality Adj. Above grade wood trim,					8 X 8 = 64						
wall covering, Tile Showers, water					16 X 26 = 416						
Heater					X 100 %						
ADJUSTED PERCENT GOOD											
DATE (AV) 8-11-81 LAND VALUE											
DATE (AX) 8-11-81											
TOTAL R.C.N.I.D. \$ 57,115											

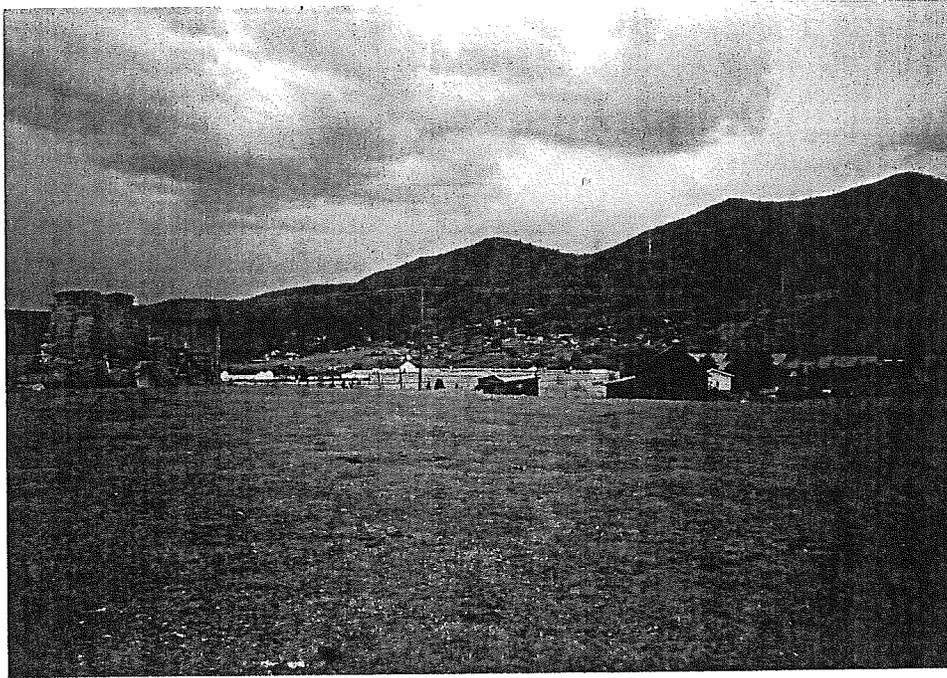




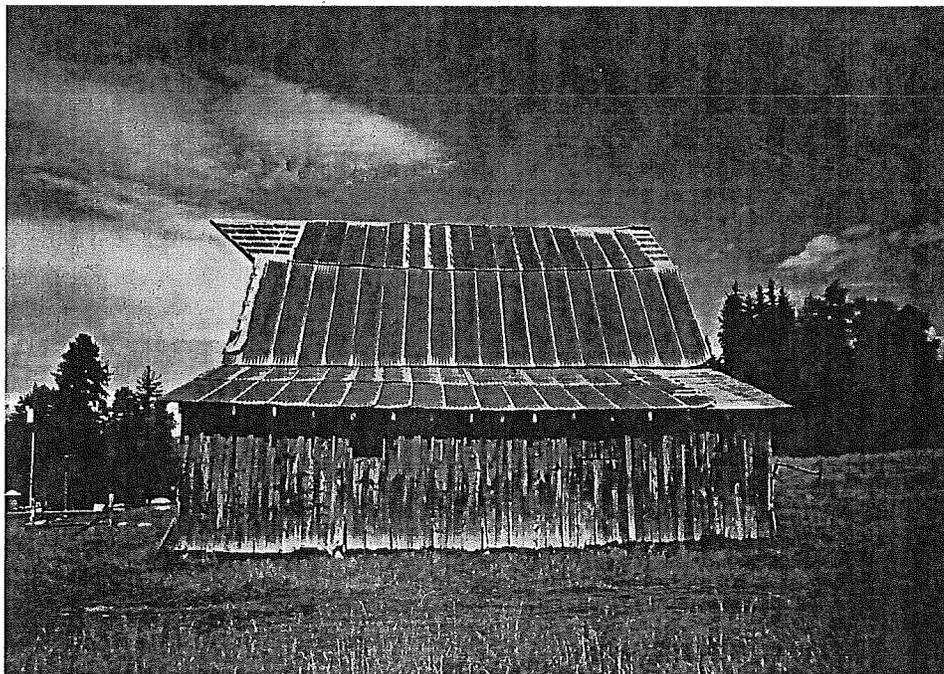
Photograph 1. Front (southwest) facade of More Barn, c. 1999
Camera facing northeast.



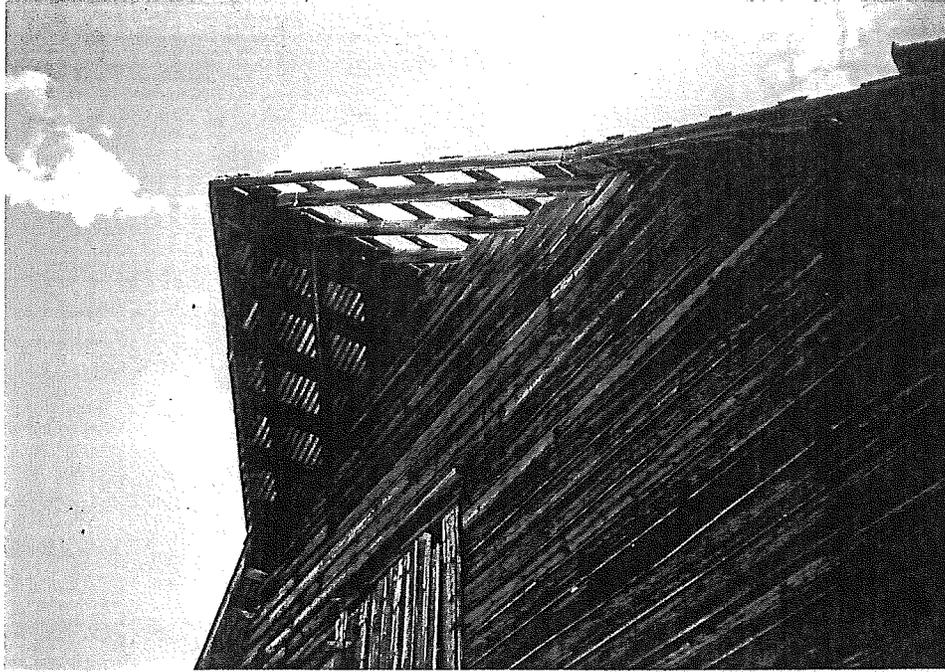
Photograph 2. Northwest side of More Barn, c. 1999.
Camera facing southeast.



Photograph 3. Rear (northeast) facade of More Barn.
Camera facing southwest.



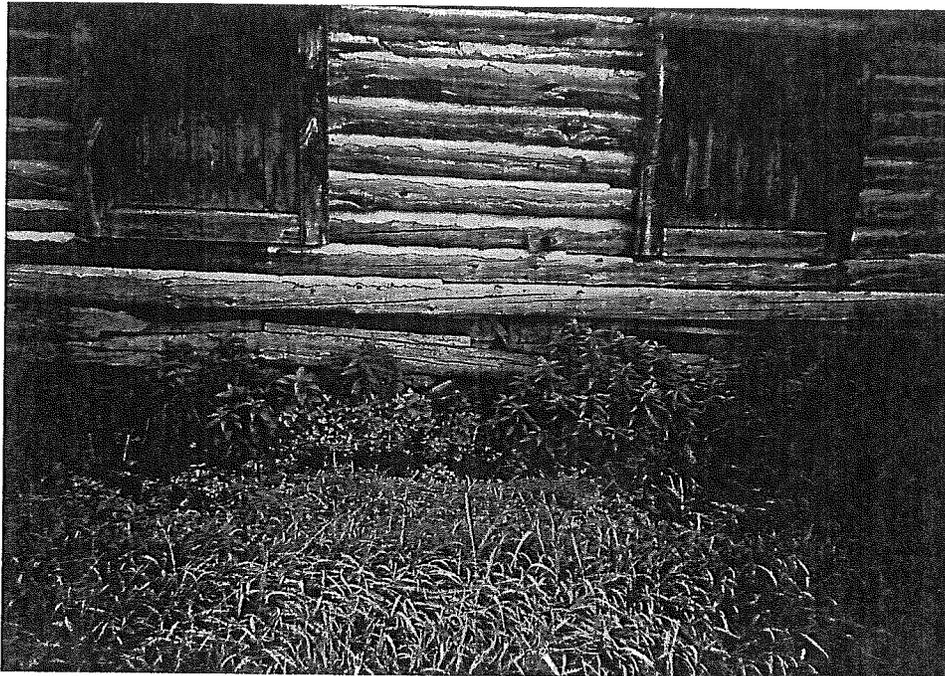
Photograph 4. Southeast side of More Barn with 1951 addition.
Camera facing northwest.



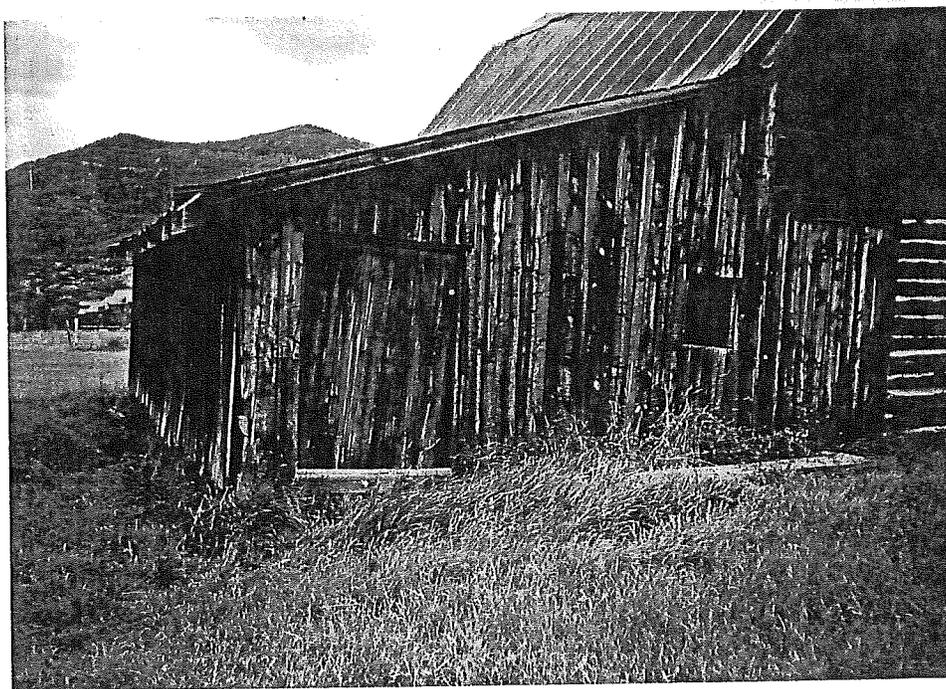
Photograph 5. Detail, front facade c. 1999. Extended peak on gable.



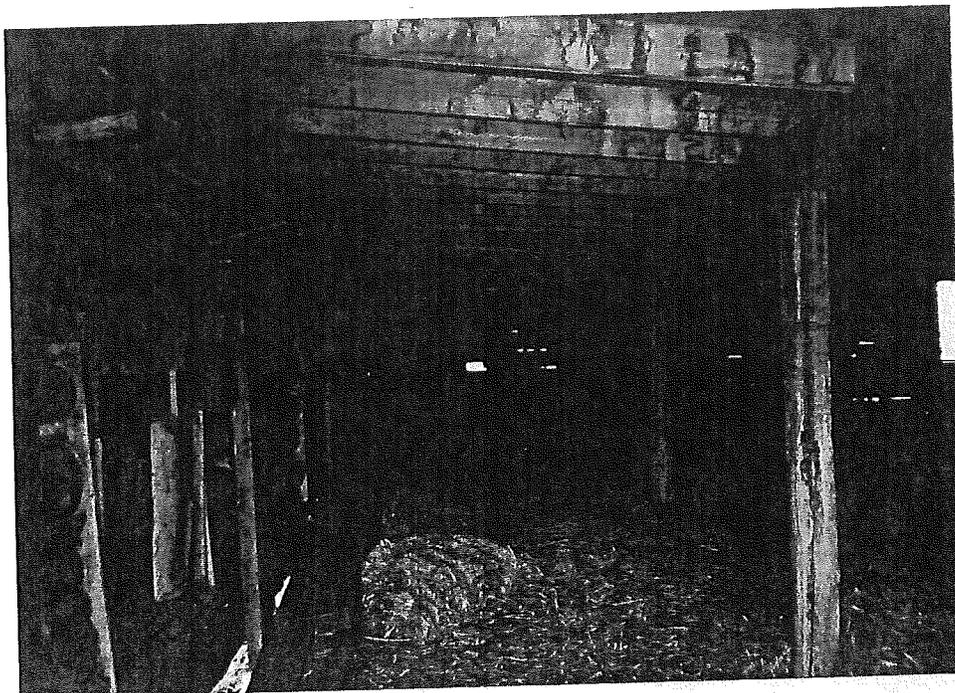
Photograph 6. Log and chink detail, northwest facade, More Barn c. 1999.



Photograph 7. Detail, northwest facade c. 1999.
Wood-framed windows set in log.



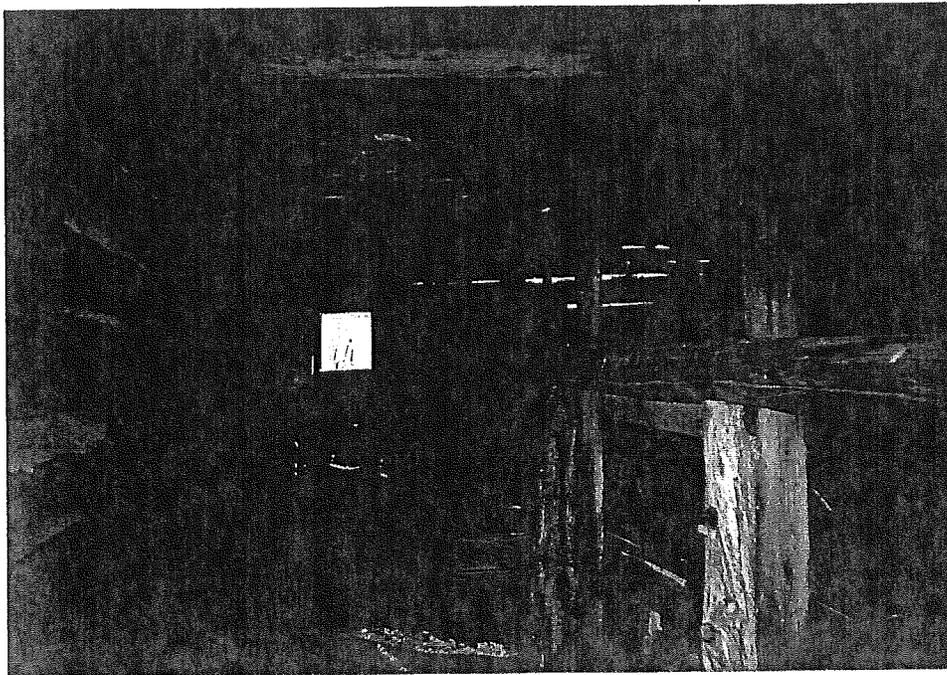
Photograph 8. Detail, More Barn c. 1999.
Rear side of heifer barn.



Photograph 9. Interior of More Barn c. 1999.



Photograph 10. Interior detail showing post and beam supports and haymow floor joists of More Barn.



Photograph 11. Interior of heifer barn addition, More Barn.

**NON-CONTRIBUTING
STRUCTURES**

NON-CONTRIBUTING STRUCTURES

The More property has five structures in addition to the barn. Although these structures are technically referred to as "non-contributing" in this application, this term is used strictly to denote which buildings are not requesting designation to the local register at this time. "Non-contributing" Structure #1 is a 1980s Ranch house. Structures 2 - 5 are sheds and an old log house, and are very much a part of the agricultural context that frames the More Barn. These four buildings, while not requesting formal historic recognition at this time, surround the barn and documentation of these structures provides a broader cultural landscape not only of the families who lived there, but of agricultural settlement patterns in Routt County as a whole.

Structure #1 is the Ranch-style house that was built in the 1980s, and is located to the northwest of the barn. Technically, this house is on a separately assessed 3.48 acre tract of land that fronts onto Pine Grove Road. The house is one story with a full basement and side gable roofline. The front facade faces southeast and features a front gable over the entryway and bay window area. Roofing consists of shingles, and the house has vertical board and batten cladding throughout the structure, with the exception of the front and rear facade which have horizontal cladding on the lower portions. Ornate wood fascia decorates the roofline of the front facade. The foundation is made of concrete. The front facade has double sliding glass aluminum windows set in the bay area. Next is a door with a diamond paned upper light and single lower panel. A single aluminum sliding glass window and a bay area with two sliding glass aluminum windows complete the front side of the house. All windows on this side are set with wooden shutters.

The northeast side of the house is solid cladding. The northwest (back) view of the house has a large bay area with two single sliding glass windows, a recessed area with one sliding glass window, and another bay area with a single sliding glass window on the main level. The exposed basement level is sided with horizontal cladding, while the main level has vertical. Three sliding glass windows of various sizes are located on the basement level. The southwest side of the house faces the driveway and has two multi-paneled garage doors with four lights each at top. The main level of the house has a sliding glass door and a single sliding glass aluminum frame window. The door opens onto a wooden deck with railings. A wooden trim course visually separates the two levels of the house, and wooden trim board outlines the windows and edges.

The second non-contributing structure is the small deteriorating structure located north of the barn. This foundationless log structure at one time served for work with heifers and later to house chickens. Remnants of the flush board roofing remain on the shed. Date of construction for this shed is unknown. The third non-contributing structure is located further back on the property, and to the east of the barn. This building is a large (105' x 17') half-gabled, open-faced storage shed with nearby hay bales. The front of the shed faces north and was built by Cliff Curtis c. 191 - 1952. Siding consists of vertical, flush wood boards over a wood frame. A rectangular, board-framed window is located on the east side of the shed. The fourth non-contributing structure is a smaller shed facing northwest. Construction date of this shed is unknown, and the structure was moved to its present location from the base of Storm Mountain probably during the same time as the other additions and changes of the early 1950s. The front of the smaller (33' x

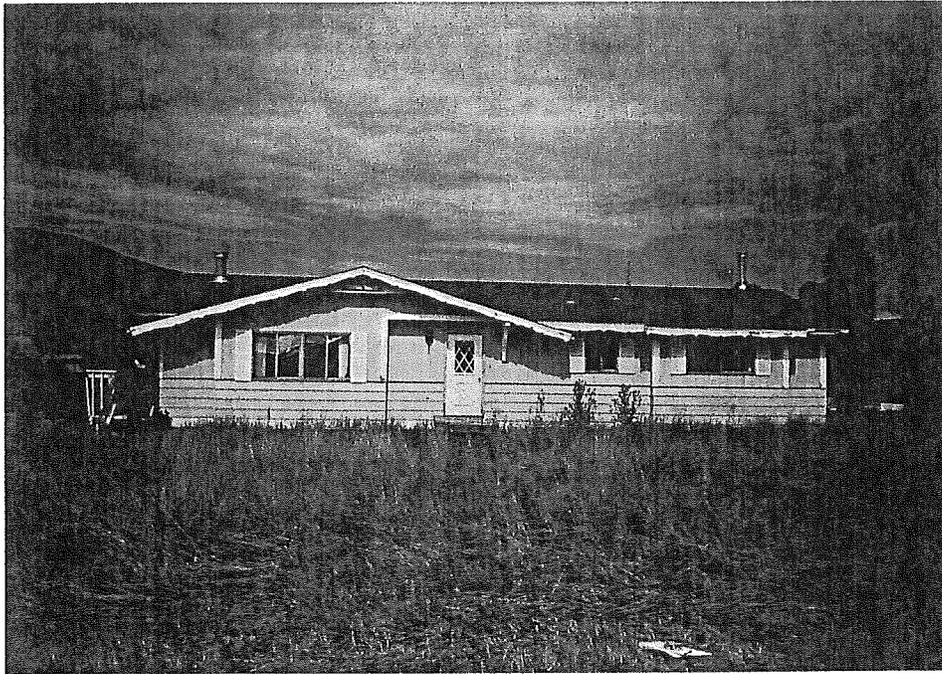
18') shed also has an open-front design, but does have a series of wooden doors. The structure rests on wood posts and is constructed of vertical board and batten cladding over a wood frame. The only window on this building is a small glass window on the rear facade. This shed is currently used primarily for tool storage.

The fifth, and final, structure on the More property is a log cabin once located where the current viaduct and on/off ramps for Highway 40 and Mt. Werner Road intersect. According to local resources, this cabin was moved to its present location in 1904 shortly after the Yocks arrived in the Valley and purchased the land.¹ Chick Yock and his mother, Lena, lived in this house for many years prior to her death and the purchase of the property by Jerry and Geneva More in the late 1950s.² Original construction date of the log cabin, laid out in a T shape, is unknown. The main entrance to the cabin is located on the southwest-facing stem of the T and consists of a wood-framed doorway located next to a single wood-framed window. The roofline for this portion of the cabin exhibits a simple side gable construct with exposed rafters, while the T's top consists of a front-facing gable with exposed log-end rafters. The roof is constructed of corrugated metal sheeting over wood boards.

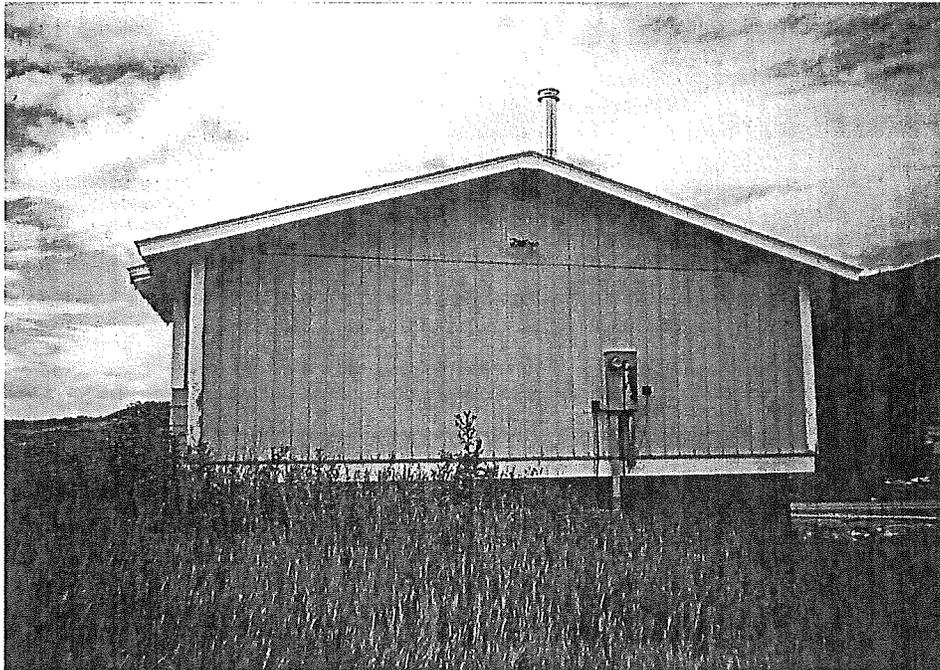
The southwest-facing top of the T also has a wood-framed doorway. The southeast side of the cabin has two wood-framed entryways. The northwest exposure features a single doorway on the T-top portion. Part of the T-stem portion of the cabin has been patched with metal sheeting. The base of the T-stem also features a wood-framed entry opening. The logs for this cabin are rough-hewn and have square notched ends for corner fitting. The interior layout of the cabin appears to have been a single open area in the stem, and divided into two rooms in the top portion of the T-plan. The cabin is not in use currently, and is in the process of decay, with sagging or missing roofline and decay evident with the interior partition. The logs were chinked at one time, but much of this has eroded away.

¹ Willard O. More, personal interview, 26 Aug. 1999.

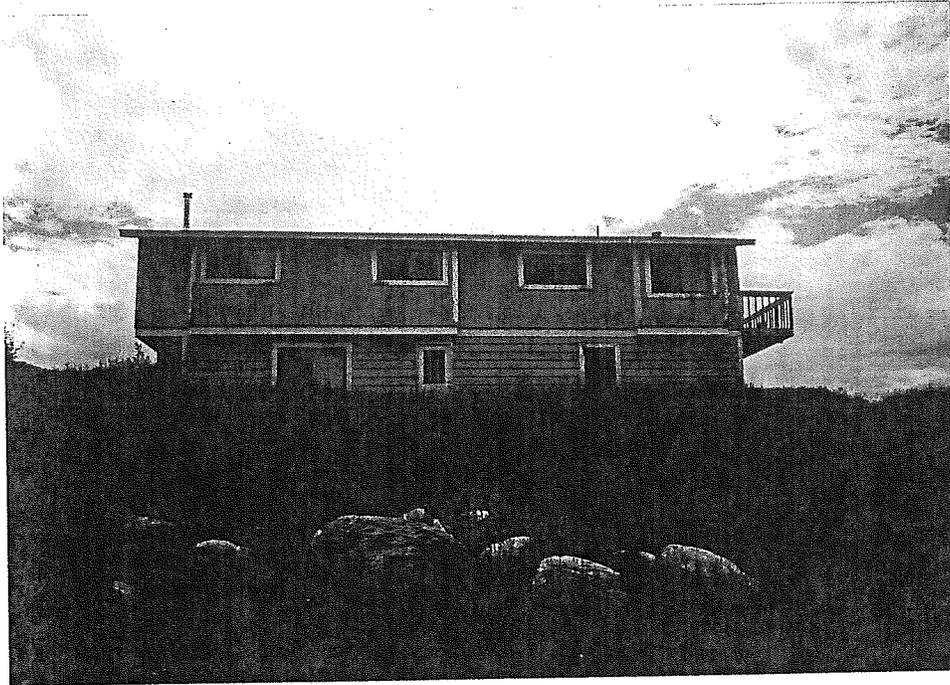
² Willard O. More, personal interview, 26 Aug. 1999.
Vernon Summer, personal interview, 18 Oct. 1999.



Photograph 12. Non-contributing Structures.
Structure #1. Front facade c. 1999, Ranch Style house.



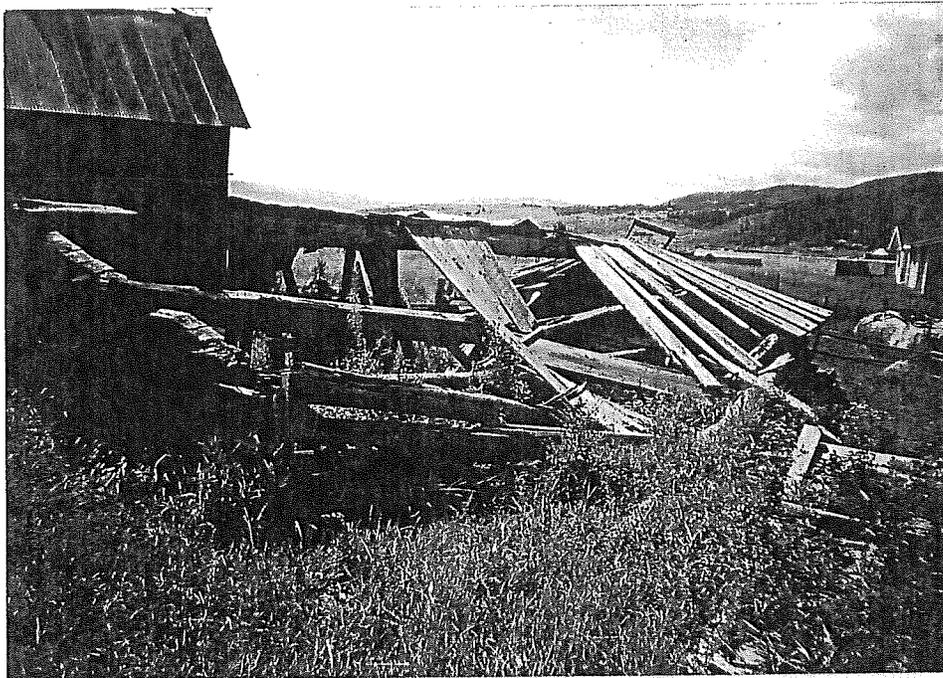
Photograph 13. Northeast side of ranch house.
Camera facing southwest.



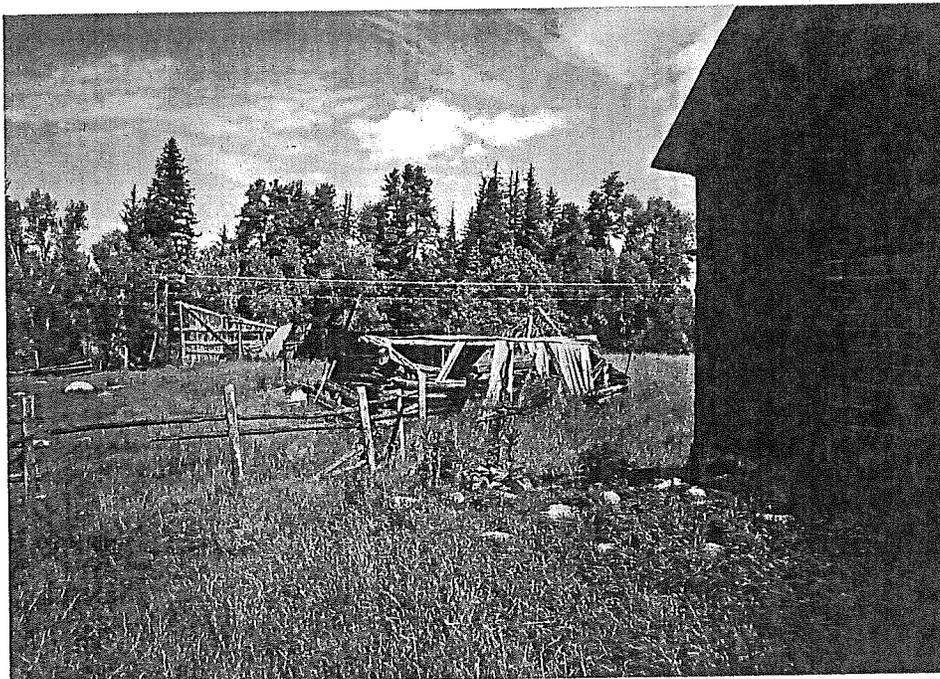
Photograph 14. Northwest (back) facade of ranch house.
Camera facing southeast.



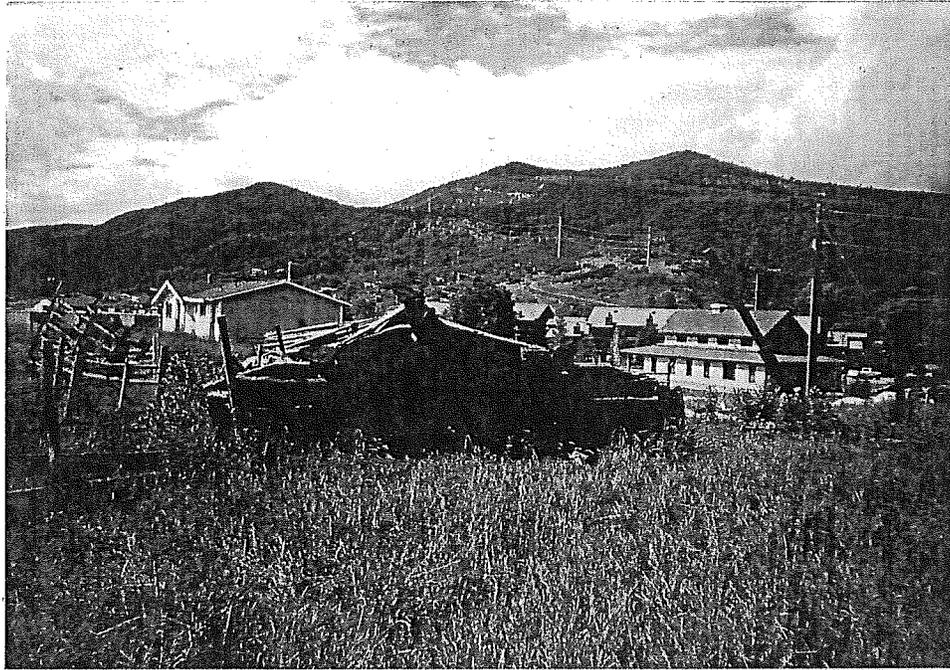
Photograph 15. Southwest side of ranch house.
Camera facing northeast



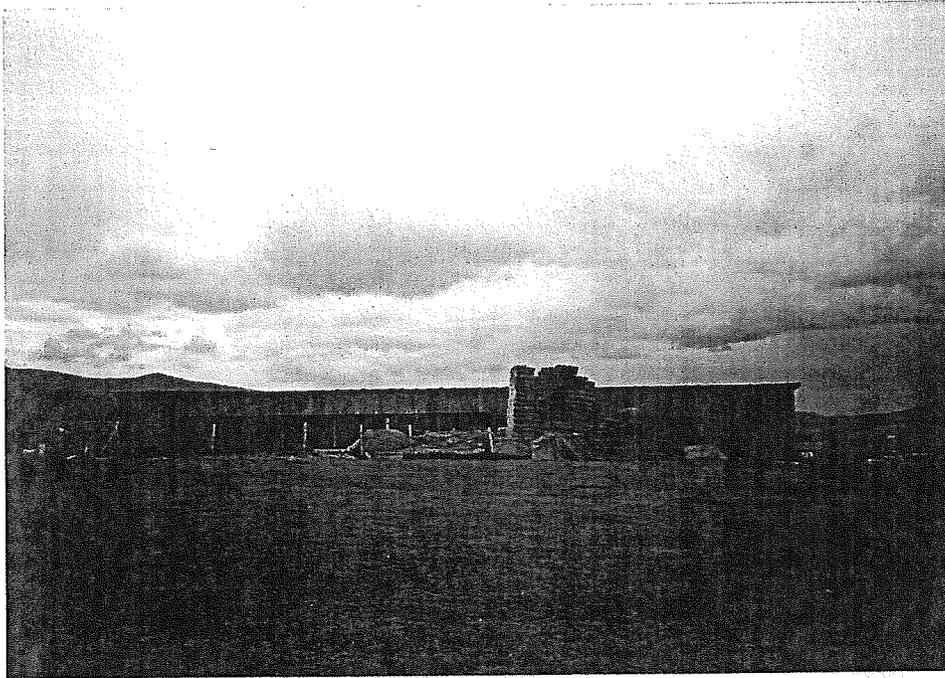
Photograph 16. Non-contributing Structures.
Structure #2. Small shed north of More Barn.
Camera facing southwest.



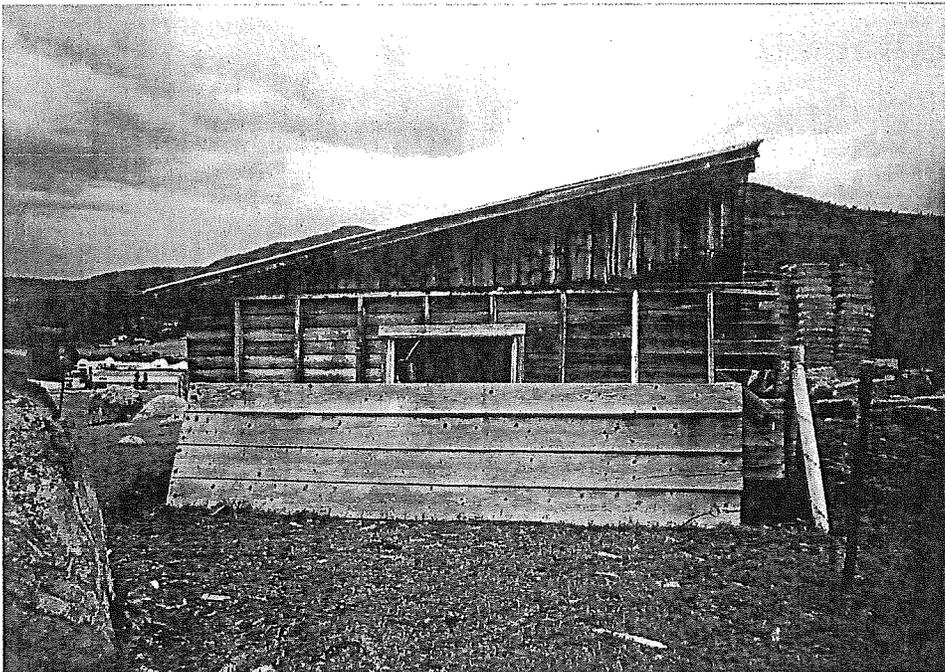
Photograph 17. Southwest side of chicken coop
(Non-contributing structure #2).
Camera facing northeast.



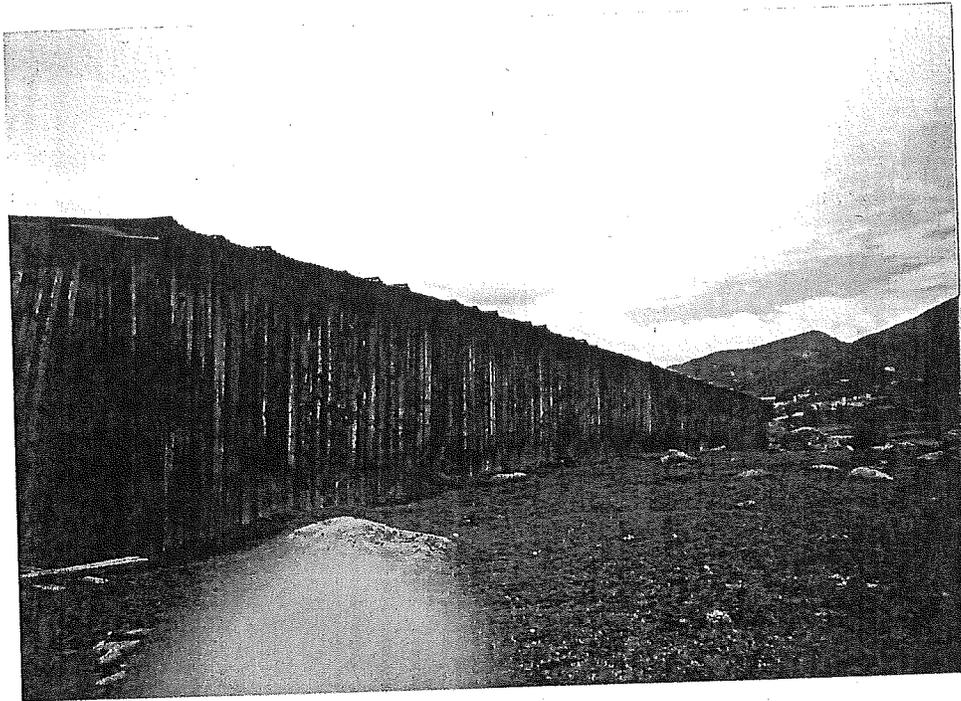
Photograph 18. Northeast end of hen house showing log construction.
Camera facing southwest.



Photograph 19. Non-contributing Structure #3.
Front facade, large shed built c. 1951 - 1952.
Camera facing south.



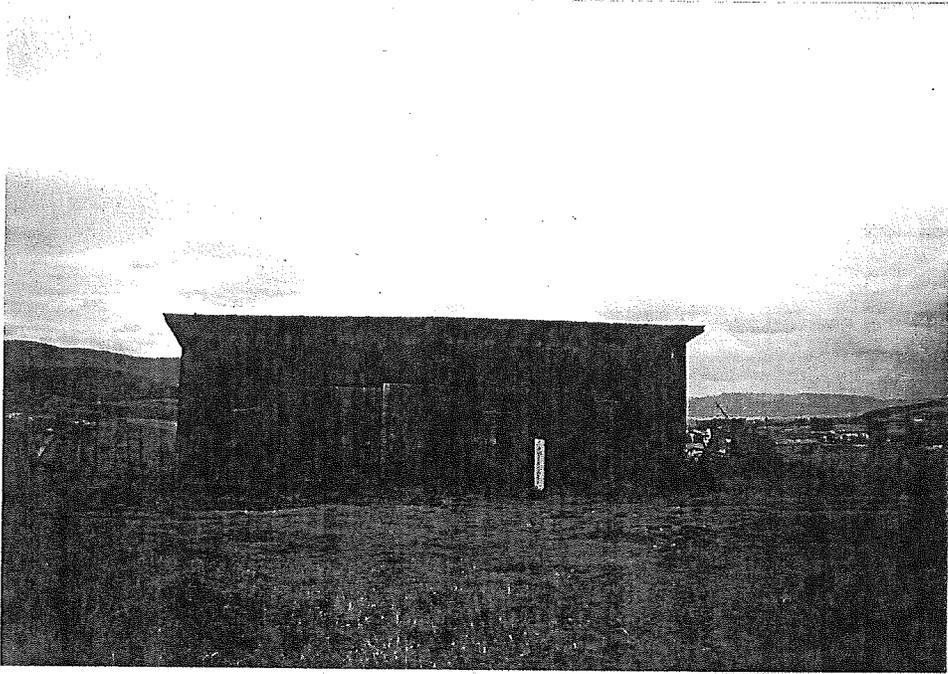
Photograph 20. East side of large shed.
Camera facing west.



Photograph 21. Rear of large shed.
Camera facing northeast.



Photograph 22. West side of large shed.
Camera facing east.



Photograph 23. Non-contributing Structure #4. Smaller shed.
Camera facing southeast.



Photograph 24. Side of smaller shed.
Camera facing northeast.



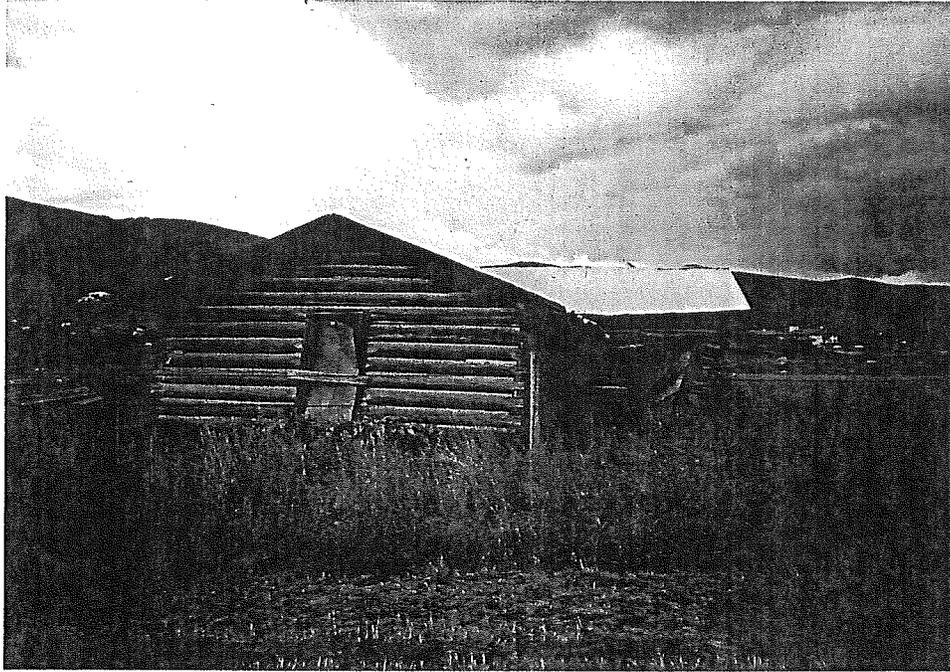
Photograph 25. Rear facade of smaller shed.
Camera facing northwest.



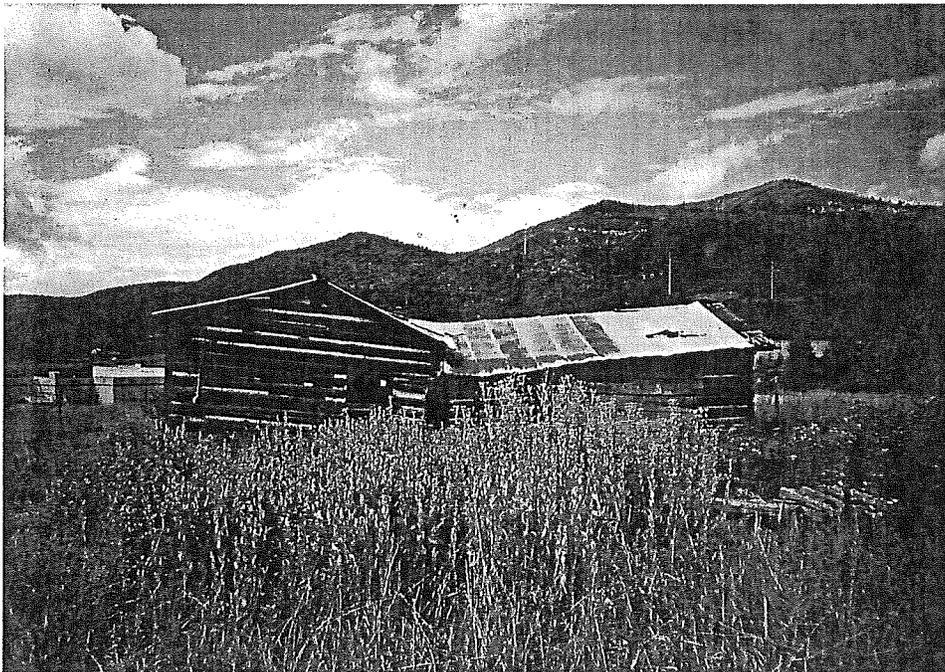
Photograph 26. Non-contributing Structures.
Structure #5. Log cabin moved to property c. 1904.
Camera facing northeast.



Photograph 27. Log cabin, southeast facade.
Camera facing northwest.



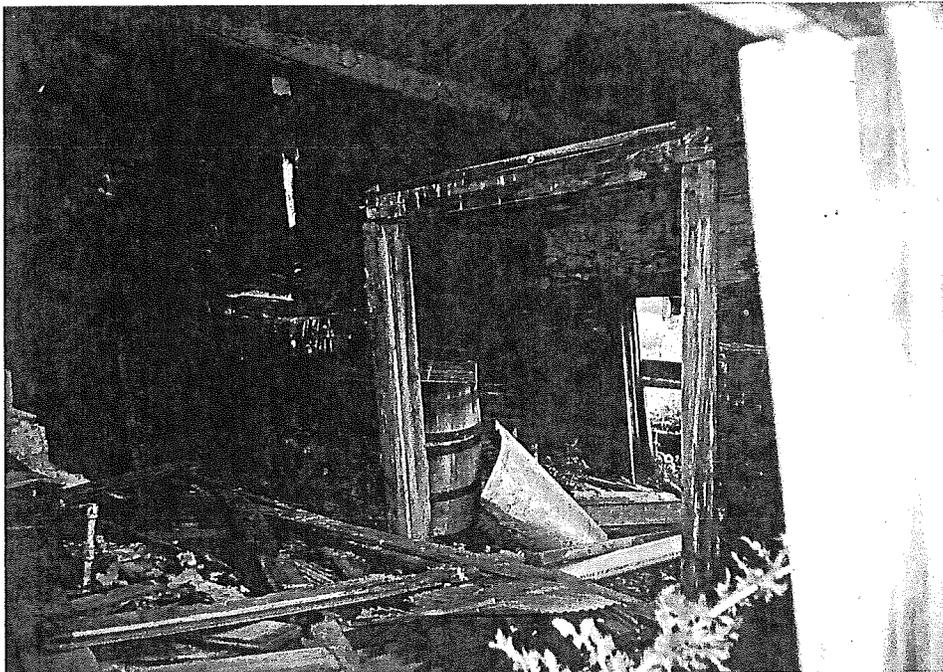
Photograph 28. Log cabin, northeast exposure.
Camera facing southwest.



Photograph 29. Back side of log cabin.
Camera facing southwest.



Photograph 30. Northwest side and end of log cabin.
Camera facing southeast.



Photograph 31. Interior of log cabin.