

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic Name: García/Espinosa/Garland Ranch Headquarters
Other Names/Site Number: 5CN.1919
Name of related multiple property listing: n/a

2. Location

Street & Number: 7527 County Road 16
City or town: Antonito State: CO County: Conejos
Not for Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:
 national state local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

History Colorado

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date

Title: State or Federal agency/bureau or Tribal Government

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4. National Park Certification

I hereby certify that the property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other, explain: _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Private |
| <input type="checkbox"/> | Public – Local |
| <input type="checkbox"/> | Public – State |
| <input type="checkbox"/> | Public – Federal |

Category of Property (Check only **one** box.)

| | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | Building(s) |
| <input checked="" type="checkbox"/> | District |
| <input type="checkbox"/> | Site |
| <input type="checkbox"/> | Structure |
| <input type="checkbox"/> | Object |

Number of Resources within Property (Do not include previously listed resources in the count)

| Contributing | Non-contributing | |
|--------------|------------------|------------|
| 6 | 0 | Buildings |
| 1 | 0 | Sites |
| 3 | 0 | Structures |
| 0 | 0 | Objects |
| 10 | 0 | Total |

Number of contributing resources previously listed in the National Register: None

6. Function or Use

Historic Functions (Enter categories from instructions.):

- AGRICULTURE/agricultural field
- AGRICULTURE/storage
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding
- DOMESTIC/single dwelling

Current Functions (Enter categories from instructions.):

- AGRICULTURE/agricultural field
- AGRICULTURE/storage
- AGRICULTURE/animal facility
- AGRICULTURE/agricultural outbuilding

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DOMESTIC/single dwelling

7. Description

Architectural Classification (Enter categories from instructions.):

OTHER: Hispano Adobe

Materials: (enter categories from instructions.)

foundation: STONE

walls: ADOBE, WOOD/horizontal, WOOD/vertical

roof: METAL, WOOD/wood shingle

other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The ca. 1885 García/Espinosa/Garland Ranch Headquarters is located in southeastern Conejos County, three-and-a-half miles east-northeast of the county seat of Conejos and five miles south-southwest of Manassa. The New Mexico state line is 7.4 miles due south. The ranch lies between the Conejos and San Antonio Rivers in an area of the county known as *La Isla* (The Island). The 58.8-acre nominated area of the ranch lies at an elevation of approximately 7,800', with the land sloping slightly from west to east. Branches of the 1856 San José Ditch border the nominated area on the north and south.¹ The headquarters contains a variety of representative examples of ranch facilities, including a house, garage, privy, potato shed, granaries, and sheep sheds, as well as an extensive corral complex, surrounding irrigated hayfields, field ditches, and building ruins. Headquarters buildings include Hispano adobe and frame construction, built between ca. 1885 and ca. 1968. The ranch headquarters retains excellent historic integrity.

Narrative Description

The irregularly-shaped nominated area contains the headquarters area of the ranch and encompasses all of its standing resources. The district embraces 58.8 acres of the 180.5-acre assessor parcel, including its southeast portion and about half of its southwest part. All of the ten resources are evaluated as contributing. This description discusses the entire nominated area of the ranch as a site first, including archaeological resources, followed by individual resources starting with the house and proceeding by geographic proximity from there. The included Overview and Detail Sketch Map shows the boundary of the nominated area and photograph locations; a separate detail map shows the area of the Lafayette Garcia adobe house ruin.

Developing dates of construction for the ranch resources is problematic, and a variety of sources were employed to produce an estimated year or range of years. Some early deeds mention the presence of dwellings. Interviews with descendants of prior ranch owners who lived at the ranch were

¹ Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. The San José Ditch branches are not included within the nominated area. In order to avoid invoking a Colorado statute on the nomination of water storage structures, the boundary of the nominated area was drawn to avoid including or crossing the two branch ditches of the San José Ditch. If this were not an issue, the nominated area would have embraced the entire ranch parcel.

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quite helpful, including Reyes Roberto García (great-grandson of José Victor García) and Carolyn Garland Daniels and Ed Garland (children of Jack Garland). Historic vertical aerial photographs for 1953, 1965, and 1975 assisted in the task (see Figures 5 and 6).² Daniels supplied undated (ca. pre-1968) oblique aerial photographs covering the area with standing buildings that proved useful (see Figures 7 and 8). All of the present ranch resources were shown on the 1953 aerial photograph with the exception of the Butler grain bin and the Vagabond trailer. The Garland children believe that all of the ranch resources were present when her family obtained the headquarters area in 1941, with the exception of the potato shed (Resource 7, ca. 1945), garage (Resource 3, ca. 1950-52) and the Butler grain bin (Resource 8, ca. 1965-68). It seems likely that most if not all of the remaining resources in the headquarters area were erected by Celestino García between his acquisition of the ranch in 1887 and his death in 1925. It is doubtful if many buildings were added by the Espinosas during their 1927-37 ownership, particularly since Mr. Espinosa died in 1930. For this reason, several of the resources display “pre-1925” dates of construction.

Ranch Headquarters Site, Resource 1, ca. 1885, site, contributing, photographs 1 through 10.

The nominated area embraces approximately 58.8 acres and includes the area of the ranch’s most intensive development (approximately 7.7 acres), which holds all of the standing buildings and a large corral complex. The remaining acreage is composed of hayfields to the west, northeast, and southeast.³ Flowing along the west, northwest and south edges of the nominated area are two laterals of the San José Ditch, which are not included within the bounds of the nominated district.

Area with Standing Buildings. The 7.7-acre area containing the standing buildings is located slightly west of the center of the nominated area, about a quarter mile east of County Road 16. A gravel access road extends from the county road to the buildings. The residential area lies at the east edge and includes the house (Resource 2) within a rectangular fenced area; lands with mown grass are present west, south, and east of the house (Photograph 1). The southwest corner of the fenced area contains the remnants of a vegetable garden maintained by Reyes García between 1983 and ca. 1988. Fence material is mostly woven wire on wood posts, but fencing north of the house includes vertical wood, jacal, and a section of historic wrought iron fence with a gate providing access to a concrete sidewalk leading to the front of the house.⁴ The garage (Resource 3) stands northeast of the house.

Proceeding west, a collapsed frame shed and the ruin of an adobe tack shed lie on the north side of the access road (Photograph 2). Approximately 40’ west is a wood privy (Resource 4); Carolyn Garland Daniels recalls this was the location of the privy during her time at the ranch (she left in 1968).⁵ At the west edge of the built-up area, about 187’ west of the privy, stand two frame granaries (Resources 5 and 6) and a large adobe potato cellar (Resource 7) (Photograph 3). The granary area is fenced with barbed wire on metal posts; a short length of wood post and rail fence extends between the two granaries. The granaries and the nearby Butler bin were used to store livestock feed, such as oats. Based on aerial photographs, the area north of the granaries and east of the potato shed has been used for hay storage.

² Three historic aerial photographs were located covering the 1953 through 1975 period: VV BE M2 AMS 133, 29 September 1953; H-5600 GS-VBBI, 30 April 1965; and 34-61 GS-VDSD, 22 September 1975.

³ A ranch headquarters is a relatively small area of intense development on a ranch, containing all or most of its buildings, including dwellings for its owners and hired hands, animal care facilities, corral complexes, sheds for equipment and other storage, and storage for farm products and animal feed (granaries).

⁴ In this instance jacal describes a fencing technique employing thin, straight tree branches placed side-by-side vertically, and not the jacal building type using vertical logs clad with mud or adobe.

⁵ Carolyn Garland Daniels, Manassa, Colorado, interview with Thomas H. Simmons, 6 February 2018.

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Across the access road, south of the potato shed, are a metal Butler grain bin (Resource 8) and the corral area. Hay is stacked between the access road and the corral. The corral extends along the east side of the San José Ditch lateral for about 446', varying in width from 204' at the north end to 92' at the south (Photograph 4). The corral is divided into seven pens of differing sizes, with the north pen being the largest. There are three squeeze chutes for managing cattle and one loading chute (Photographs 4 through 7). Most of the corral fencing consists of horizontal wood boards attached to posts; also present are wood pole-and-post fences. The corral was expanded northward in the mid- to late-1960s to accommodate growth in the Garland's cattle business. A 1951 Vagabond travel trailer (Resource 9) is parked next to the corral's east side. Two sheep sheds (Resources 10 and 11) stand in pens within the corral.

Outlying Hayfields. The hayfields included within the nominated area encompass about 51.1 acres. The fields hold Timothy hay, and Reyes García related that he understood prior owner Jack Garland would walk through the fields with a bag sowing Timothy grass seeds.⁶ The smallest field lies west of the potato shed and north of the access road and covers about 5.5 acres (Photograph 8). A rectangular fenced area at the north edge of the field is a "stack lot," where hay was stored.⁷ The other hayfields are larger: the northeast field embraces about 19.2 acres (Photograph 9) and the southeast one 26.4 acres (Photograph 10). The southeast field holds a hay corral along its south edge and an adobe ruin near its southeast corner (discussed below). Some field irrigation ditches extend across or along the edges of the fields. After hay cutting, cattle are grazed there to fertilize the fields.

ARCHAEOLOGICAL SITES

The historic nonaboriginal archaeological resources within the nominated area of the García Ranch consist of artifacts associated with buildings, features, and the Lafayette García adobe house ruin. This archaeological evidence provides important information about use of the property over time and historic activities associated with the occupation and use of the ranch. Archaeological remains are described more fully in the discussions below.

Description of Resources by Area

Artifacts associated with the main house and other extant ranch buildings and features, and the Lafayette García adobe house ruins and archaeological remains. Overall, no formal trash dump or large artifact concentrations were located around the standing ranch buildings and features. Very few artifacts were visible on the surface except for evidence of domestic trash and architectural remains around the Lafayette García adobe house ruins. The majority of additional artifacts were associated with the ranch-related buildings and features and include ranch-related implements/machinery and parts, fasteners, etc. Descriptions of the artifacts associated with each area are detailed below.

Vicinity of the main house and garage (Resources 2 and 3) (Photographs 11 and 12). Artifacts around the main house and garage consisted primarily of items stored adjacent to and north of the garage including various types of fired red bricks; milled lumber; scrap wood; and a few metal farm-implement/machinery parts, including a hay mower tooth, metal fasteners, and unidentified metal machinery parts. The dateable domestic-related artifacts were located on the edge of the ditch near the southeastern corner of the garage and included a few pieces of clear vessel glass (unknown type, ca. post 1920), and a green bottle glass base with an Owens Illinois Glass Co. maker's mark, ca. 1929-1954 (likely 1935 date of manufacture).⁸ One fragment of a stained-glass window was found

⁶ Reyes García, Antonito vicinity, Colorado, interview by Thomas H. Simmons, 16 October 2017.

⁷ Paul Clark, Manassa, Colorado, interview by Marilyn A. Martorano, 8 November 2017. Clark leased the ranch for many years ending in 2018.

⁸ Jonathon C. Horn, *Historic Artifact Handbook* (Montrose, Colorado: Alpine Archaeological Consultants, Inc., 2005), 2.

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near the other glass artifacts in this area. Based on discussions with Reyes García, it appears that the stained-glass window fragment originally came from a window in the main house and was dumped there recently after it was determined that the window could not be repaired.⁹

Mr. García stated that areas that may have contained domestic trash related to the occupation of the main house have likely been impacted by earth-moving (leveling) and other ground disturbance during the Garland era, and/or that the trash was deposited away from the main buildings or off-site.¹⁰ Carolyn Garland Daniels stated that her family disposed of their trash in an area north of the garage, but an examination of this area revealed no visible artifacts except for two recent tires.¹¹ Ed Garland recalled the family did not have a trash dump and burned waste or took it in a barrel to the public dump in Manassa.¹² It is possible that any trash deposits in this area have been covered by natural erosion processes or covered using heavy machinery during the Garland era. In addition, vegetation is very dense in most areas surrounding the house, garage and nearby areas, so it is difficult to determine by examining the surface where trash may have originally been deposited or associated previous structural remains, such as early-period privies, may have been located.

Vicinity of the potato cellar, granaries, loafing sheds, and corrals (Resources 4 through 11). Artifacts around the main ranch-related buildings and features included unidentified metal machinery parts and farm implements, metal fasteners, and other metal such as fragments of pipe around the potato cellar and granaries. A metal squeeze chute and a homemade stove created from a modified metal milk can were also located in the vicinity of the corrals (Photograph 13). This stove may have functioned for domestic purposes, but, based on its location near the corrals and squeeze chute, it was probably used during branding or other livestock-related activities.

Vicinity of the privy (Resource 3), collapsed wood frame shed remains and small adobe tack shed remains. Located 36' east-northeast of the privy, this area contains the remains of an adobe tack shed and a frame shed (use unknown). Wire (round) nails, milled wood boards and scraps, metal pipe, and other unidentified metal and wire fragments were located in this area. The rectangular tack shed, which measured about 13' x 10', has a concrete slab foundation and partial standing walls on the north and east (Photograph 2). No domestic artifacts such as dishware or vessel glass were observed, although Reyes García noted he had heard a story that during the Garland tenure a farm worker reportedly lived at one time in this small adobe building.¹³ However, Ed Garland remembered the building only serving as a tack shed and did not believe anyone lived there. The frame shed lay immediately east of the tack shed and measured about 10' x 12', with vertical board walls and a round arched roof. It was still standing in ca. 1990s-early 2000s appraisal card photographs.¹⁴

West of the Lafayette García adobe ruin and north of the ditch. Two areas adjacent to fields southeast of the main house contained piles of debris and abandoned farm/ranch machinery and implements. An area located to the northwest of the Lafayette García ruin, approximately 100' north-south x 15' east-west, exhibited piles of debris (milled and scrap wood, branches, and metal including barrels) dumped after recent construction work on the main house.¹⁵

The second area is a hay corral located west of the Lafayette García adobe ruins and north of the ditch that contains abandoned farm/ranch machinery and implements (Photograph 14). The corral is

⁹ Reyes García, Antonito vicinity, Colorado, interview by Thomas H. Simmons and Marilyn A. Martorano 16 October 2017.

¹⁰ García, interview, 2017.

¹¹ Daniels, interview, 2018.

¹² Ed Garland, Scottsdale, Arizona, interview by Thomas H. Simmons, 13 July 2018.

¹³ García, interview, 2017.

¹⁴ García, interview, 2018. The boards from the tack shed were used to re-clad the northeast porch on the rear of the house (Resource 2). Ed Garland did not remember the small frame shed from his family's tenure on the ranch.

¹⁵ García, interview, 2017.

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enclosed with barbed wire and wood post-and-pole fences and measures about 209' x 160'. Based on discussions with Paul Clark, a recent lessee of the ranch, this area contains a number of pieces of horse-drawn farm machinery including a buck rake, potato digger, manure spreader, hay loader with wagon, and several cream separators likely associated with the Garland occupation.¹⁶ Carolyn Garland Daniels and Reyes García stated that both their families stored alfalfa hay in this area.¹⁷ Historic aerial photographs show what appear to be rectangular buildings, but neither Daniels nor García believe the area held buildings and that the objects on the aerials are stacks of hay. There are no foundations or other indications of buildings here. Within the corral near the east fenceline is a 5' x 5' stone-lined well, now covered with railroad ties and timbers (Photograph 15).

Lafayette García adobe house ruins and artifacts (Photographs 16 through 21). Numerous artifacts, both domestic and architectural, are located in direct association with the Lafayette García adobe ruin near the southeastern corner of the parcel (see Lafayette García Ruin Sketch Map for this area). The ruin is located in the middle of a currently-utilized hayfield, but the area encompassing the ruin and associated archaeological remains, approximately 125' in diameter, has not been recently plowed and the vegetation has not been cut. The ruins consist of standing and fallen adobe walls, numerous artifacts within and around the structural remains, and several upright wood posts around the perimeter. The current remaining walls and wall-outlines suggest an L-shaped building with a large rectangular-shaped section approximately 44' east-west x 16' north-south. A smaller room approximately 8' east-west x 15' north-south is located adjacent and perpendicular to the southwestern wall of the larger rectangular-walled area. The standing walls include the entire easternmost wall of the large rectangular portion and smaller walls extending several feet from the corners of that wall. Another corner section of wall is located at the southwestern corner of the rectangular portion.

There is no existing evidence of window openings in the standing walls, although one wall near the southeast corner exhibits a hand-hewn timber that is saw cut on the ends (28" in length x 12 1/2" in width x 3" thick) and located horizontally in one of the walls. It is not known if this timber was related to an exterior opening in the building or was part of the roofing support. At least two possible doorways may have been located around the perimeter of the larger rectangular portion; one along the northern wall just to the east of the hand pump (described below) and another along the south wall at the eastern end of the standing section of wall. There is no visible evidence of an exterior opening in the walls of the smaller rectangular room although the dense ground vegetation could be obscuring where an original opening may have existed.

There is no visible evidence to suggest the type of roof that covered the building, but several very large hand-hewn vigas (rough-hewn roof timbers or rafters, especially in an adobe building), lying north to south, are partially visible within the interior of the larger rectangular ruin and were likely roof support beams or possibly supports for a second story. One viga is approximately 4' in length, 10 3/4" wide and 3" in thickness, and another is about 6' in length; both show visible axe-hewn cut marks and evidence of significant burning. Other boards and wood fragments visible on the surface in the interior of this area may have been part of the roof supports. Most of these wood remains showed evidence of burning, and numerous pieces of charcoal (up to more than 2" in size) were found within the interior and near the outside perimeter of the walls. This evidence suggests that the building was burned either just prior to abandonment or possibly after the building was no longer in use.

The majority of the adobe bricks comprising the walls are approximately 8" in length x 3 1/2" in height x 4" to 6" in width, with a few up to 12" in length. The bricks contain visible straw and large rounded

¹⁶ Paul Clark, Antonito, Colorado, telephone interviews by Marilyn A. Martorano, 8 and 9 November 2017.

¹⁷ Daniels, interview, 2018.

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river pebbles and cobbles up to 4" in length. The adobe mortar laid between the bricks also contains large pebbles and cobbles. The standing walls range from 14" to 15" in thickness and up to 8' in height (18 courses of adobe bricks with thick adobe between layers). On several interior walls of the ruin there are remains of a layer of smoothed adobe plaster over the adobe bricks. The plaster exhibits some visible straw but no large pebbles or cobbles and averages about 1/2 to 1" in thickness. At the base of the northeastern and southeastern corners of the larger rectangular-walled area, there are visible flat volcanic rocks that appear to have been placed as corner-wall supports. The support rock under the northeastern corner wall measures 2" thick and is approximately 1' in length. On the south-facing easternmost exterior wall there is a small area with a layer of stucco that has several bullet holes in it. Evidence that several of the adobe walls have fallen outward is based on the large areas of disintegrated adobe with pebbles and cobbles located around the perimeter of the ruin. The adobe outline where the base of the walls had been constructed is still visible on the ground in many areas, allowing the size and shape of the original building to be inferred.

Artifacts are scattered throughout the interior and exterior of the standing adobe walls. The scatter of artifacts includes fragments of earthenware, vessel and window glass, cut (square) and wire (round) nails, charcoal, burned wood fragments, and various metal fragments. A concentration of artifacts in an area approximately 27' east-west x 10' north-south is located outside of and adjacent to the north wall near the northwest corner of the ruin. The artifact concentration contains earthenware fragments including two probable base fragments from a plate, a rusted nail (unknown type), a red brick fragment, four pieces of unidentified vessel glass, window glass fragments, and numerous charcoal and burned wood fragments. Several of the artifacts appear to have been burned. The box of an enameled, metal cook stove is located on the surface within the smaller rectangular-shaped southwestern room.

An *in situ* metal pitcher water pump (missing the handle and spout), marked with "DEMPSTER MILL MFG. CO BEATRICE NEB." is located along the northern east-west wall. The Dempster Mill Manufacturing Company produced metal pumps from ca. 1878-1963.¹⁸ Pitcher pumps are designed for shallow wells of 25'-deep or less and the pitcher spout was designed to hold a pail for easy operation.¹⁹ A large piece of heavy, flattened cast iron metal is located near the base of the pump and possibly served as a drain.

Two upright wood posts, 6 1/2' apart, are located approximately 25' west of the ruin near the edge of the unplowed area. These posts may possibly represent where an entrance gate was once located. Two additional posts, one fallen and the other upright with attached barbed wire, are located approximately 45' north of the ruin. These posts and wire suggest that part or all of the area surrounding the ruin or an outbuilding may have been fenced at one time; however, Carolyn Garland Daniels mentioned that during the time her family was there, it was not fenced.²⁰

The 1956 aerial of the ranch depicts what appears to be at least one probable building, walls and/or ruins at the current location of the Lafayette García ruin, possibly in the area of the western portion of the existing walls. A 1965 aerial shows an L-shaped building similar to the outline of the adobe walls that now exist. Other potential small outbuildings and structures are visible to the northwest and northeast. Several two-track roads are visible and extend to and around the area suggesting that the adobe building was still in use in the mid-1960s. This interpretation is supported by Carolyn Garland Daniels and Ed Garland who stated that the adobe building was used to house seasonal potato

¹⁸ "Our History – Dempsters LLC – Since 1878," <http://www.dempstersllc.com/history> (accessed 11 April 2018).

¹⁹ "Water Source Pitcher Pump," <https://www.homedepot.com/p/Water-Source-Pitcher-Pump-PP500NL/203449574> (accessed 11 April 2018).

²⁰ Daniels, interview, 2018.

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workers from the 1950s to the mid-1960s.²¹ The ruin is shown on the 1967 Lobatos USGS quadrangle map as a single unoccupied building, indicating that it had likely been abandoned at that time. The 1975 aerial shows what appears to be the same L-shaped building shown in 1965.

Based on the height of the standing walls, the adobe ruin appears to have been a one-story building; however, Carolyn Garland Daniels noted that she remembered the house being a full two-story building.²² Ed Garland recalled the dwelling as being at least one-and-half-stories with dormers; the upper story contained two or three bedrooms. The first story had a living, kitchen, and master bedroom.²³ The Garlands acquired Lafayette García's land in 1925, and the family lived in this house until they purchased the west half of the quarter section in 1941. Jack and Mary Ardeen Garland then moved into the adobe house within the headquarters (Resource 2), while Ed and Rosa Garland remained in this house until they moved to Manassa in 1950. Thereafter, this dwelling housed seasonal potato workers until about 1967-68, when the Garlands stopped raising potatoes.

Ground visibility in the vicinity of the ruin was limited by very tall and dense grasses and by disintegrating adobe bricks and roof fall. Based on artifacts visible in rodent backdirt and mixed in with adobe wall fall, there is good potential for subsurface cultural remains because the wall fall and collapsed roof are likely to have preserved artifacts and other cultural remains within the interior and adjacent to the exterior walls. Potential remains of associated outbuildings like privies, chicken houses, etc. may be located nearby, especially to the north of the ruin; however, Ed Garland did not recall any outbuildings in this location. Also, it appears that the adobe building was burned and not reused, thus potentially providing a good time capsule to help understand the occupation/use of this building over time. In addition, Paul Clark stated that he had noted a depression north of the ruin near one of the posts that he believes was a possible cistern where trash may have been deposited. Clark also said there was an old well (now a depression) located to the southwest of the ruin.²⁴ This well has not been found but could possibly be located in the future.

House, Resource 2, ca. 1885, building, contributing, photographs 22 through 32.

The 1887 deed from José Victor García to son Celestino García noted the property included "an adobe house now occupied" by Celestino García.²⁵ The assessor provided an 1885 year of construction. Current owner Reyes García reports the house features stuccoed double adobe walls, that appear to be about 2' thick. Unless otherwise noted, all windows are one-over-one-light vinyl replacements installed in 2011 with a plain wood surround and pedimented top.

The one-story, hipped-roof adobe house faces west and displays an irregular plan; it extends 83' north-south and 60' east-west. The eaves are slightly overhanging and the roof is clad with metal ribbed roofing. The house was expanded during the historic period. Based on differing ceiling materials in parts of the houses, Reyes García believes the core of the dwelling was a north-south rectangle extending from the old kitchen on the north through the library on the south (see Figure 1). He feels Celestino García (owner 1887-1925) added roughly square rooms to the west, east, and south as more space was needed for his expanding family. The *portal*, constructed of cedar or redwood, may also date to this period.

²¹ Daniels, interview, 2018.

²² Daniels, interview, 2018.

²³ Garland, interview, 2018.

²⁴ Clark, interview, 2017

²⁵ José Victor García to Celestino García, warranty deed, 1 July 1887, book 5, page 94, Menke Abstract Company, Abstract of Title to W ½ SW ¼ and W ½ E ½ of SW ¼ and W ½ of NW ¼ and 3 Acres in the W ½ SE ¼ of NW ¼ of Sec. 14 all in Tp. 33 N, R. 9 E, N.M. M., Conejos County, Colorado (hereafter "Ranch Abstract").

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The front features a center courtyard formed by projecting hipped-roof wings. Within the courtyard is a U-shaped one-story hipped-roof *portal* (open porch) supported by slender, tapering wood columns with a square base and a top with roundel ornaments. Near the south end of the west wall is the main entrance to the house with a wood door with a tall rectangular light. At the north end of the west wall is a window. On the roof above is a wide front gabled-roof dormer with a six-light window on its face; south of the dormer is a tall stucco chimney. At the east end of the north wall of the courtyard is a two-paneled wood door with a rectangular light; the south wall holds a three-paneled wood door at its east end. The front (west) of each hipped-roof wing contains paired windows. A large buttress is located at the southwest corner of the south wing; on the roof above is a stucco chimney.

The south wall of the house contains two windows. At the east end of the wall is a projecting adobe wing with a window on its west wall. The south wall of the wing has a full-width timber near the top of the wall: above the timber is a narrow strip of stucco; below the wall is divided into four bays by vertical wood members. In three of the bays the wall is clad with stones applied ca. 1985 gathered from San Antonio Mountain south of the ranch; the second bay from the west holds non-historic double wood doors with tall rectangular central lights.

The east wall has a small gabled-roof adobe projection at its south end that has a small single-light window in its east wall; its north wall is unfenestrated. The rear section of the house contains hipped roof components to the north and south flanking a shed roof center section; the small center area (originally open) was converted to a new bath in 2011. North of the small gabled roof projection at the southeast corner the rear wall contains a historic wood door with a tall rectangular central light and a transom followed by three sets of paired windows; the central windows are single-light casements. The wall then steps back and has a wide single-light window on its north wall. A hipped-roof enclosed porch lies to the north with a center entrance containing a two-panel wood door with a large rectangular light flanked by two sets of paired sliding windows. The porch walls are clad with vertical boards.

The north wall features a projecting low wall along the east section of the foundation (perhaps a component to reinforce the house wall); above the projection is a two-light sliding window. Near the west end of the wall is a single window.

Interior. The interior of the house illustrates the growth over time of a late-nineteenth century linear plan Hispano adobe house (see Figure 1). The original rectangular north-south core received room additions to the east and west by the early twentieth century during the tenure of Celestino García. The main entrance of the house from the west portal opens onto the entry which features a fireplace in its southwest corner. A short hallway with arches at its north and south ends leads north to a bathroom (added in the twentieth century) and the old kitchen. Flanking the kitchen is a bedroom to the south and an enclosed porch to the east. East of the entry through an open entrance with fluted jambs is the living room. On the south the entry opens into the library. West of the library is the studio which features a fireplace in its southwest corner. East of the library is the master bedroom, which has a connecting bath to its north. South of the master bedroom through an open entrance with fluted jambs is the new kitchen with a projecting closet at its southeast corner. The old kitchen, northwest bedroom, entry, and living room have mid-twentieth century drop ceilings. Ceilings in other parts of the house are about 10' high with visible log (*viga*) or dimensional wood rafters spanned by *latillas* or dimensional boards.

Alterations. In 1968 or 1969 the Garlands removed the old porch at the northeast corner of the house and built the current one.²⁶ The stone and timbers were applied to the south wall of the south projecting wing in 1985. After Reyes became owner in 2011, he undertook efforts in 2011-12 to

²⁶ Garland, interview, 2018.

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stabilize and improve the house. The dormer at the west originally featured three small windows shaped like diamonds; they were replaced with the upper light from a door found elsewhere in the house. All window openings received vinyl replacements. An open inset area on the rear (east) of the house was turned into an interior bathroom in 2011; this is the section with the paired single-light casement windows and a shed roof. The enclosed porch at the northeast corner received replacement wall cladding using boards from a collapsed shed to the west; the original porch finish was plaster. In 2017 the house was re-stuccoed.

Garage, Resource 3, ca. 1950-52, building, contributing, photograph 33.

Located north of the house, this garage was built by Elisha and Jack Garland ca. 1950-52.²⁷ The one-story front gabled-roof garage faces south and has stuccoed concrete block walls and a slightly projecting concrete foundation. The building measures 39' x 24'. The front contains two overhead metal sectional garage doors; the gable face is sided with horizontal boards. The west wall features an off-center vertical board door and a triple multi-light window to the north. The rear (north) wall is unfenestrated. The north gable face is clad with horizontal boards and features a horizontal board loft door with strap hinges and small section of brick near its east end. The east wall contains a triple multi-light window near the north end.

Alterations. The Garland children recall the garage as always being stuccoed. In 2016 the building received a standing seam metal roof, replacing asphalt composition shingles. In 2017 the current metal garage doors replaced overhead sectional wood garage doors.

Privy, Resource 4, ca. pre-1925, building, contributing, photograph 34

Carolyn Garland Daniels recalls the privy being in this location when her family owned the ranch, and it is shown on a ca. 1965 oblique aerial photograph here. The roughly 5'-square side gabled-roof outhouse faces north and does not have a foundation, although a few stones are stacked at the northwest corner. The walls are sided with vertical boards; only wire (round) nails were observed. The door is missing on the front; the remaining walls are unfenestrated. There is a small square vent on the east wall near the top. The building has overhanging boxed eaves and wood shingle roofing. The interior is clad with horizontal beadboard and contains two seats and a board floor.

Alterations. The door and some roofing shingles are missing.

East Granary, Resource 5, ca. pre-1925, structure, contributing, photograph 35

The one-and-a-half story east and west granaries both measure 16' x 12' and display quite similar designs. The structures have side gabled roofs, and a metal pipe with a bend in its middle extends between the buildings. The east granary faces east and features beadboard siding on its south wall and drop siding on the remaining walls; some cornerboards are present. The east and west walls display three bays defined by vertical boards, while the north and south walls contain two bays. The front holds a center beadboard door with strap hinges; the remaining walls are unfenestrated. Only wire (round) nails were observed. The north and south gable faces are clad with drop siding and each holds a vertical board loft door with strap hinges (the door on the north gable face has some missing boards). The roof is clad with wood shingles and the eaves are slightly overhanging.

Alterations. Small places on the wall are covered with pieces of plywood. Some boards are missing from the north loft door. Some cornerboards are missing. The beadboard siding on the south wall might be a replacement.

²⁷ Jack's children, Carolyn Garland Daniels and Ed Garland, recalled he built it in the early 1950s. It is shown on a 1953 aerial photograph of the ranch.

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West Granary, Resource 6, ca. pre-1925, structure, contributing, photograph 36

The west granary also faces east and is identical to the east granary except for the following differences. All of the walls are clad with drop siding and have cornerboards. A board on the roof ridge projects above the south loft door. The north loft door is partly filled with horizontal and vertical boards.

Alterations. The lower part of the south wall has a small area covered with plywood and boards.

Potato Cellar, Resource 7, ca. 1945, building, contributing, photographs 37 through 40

Illustrations from 1910 and 1918 Agricultural Experiment Station bulletins show San Luis Valley potato cellars similar to this one. The 1918 publication explained that such buildings were used because the water table is so close to the surface: "These are built entirely above ground, and when rightly constructed are both durable and economical. They are easily ventilated and can retain an even temperature during winter."²⁸ The Garland children think their grandfather and father built the potato shed. Concrete inside the building's doors bears a 1945 date.²⁹

Located west of the frame granaries on the north side of the ranch access road, this one-story front gabled-roof adobe potato cellar measures 77' x 40' and faces south toward the corral area across the access road. The double adobe walls are stuccoed and have a hollow center for insulation purposes, which is visible where portions of the east and west walls have partially collapsed. The front contains three sets of double vertical board doors with X-bracing and strap hinges. The center pair of doors are taller and are flanked above by projecting wood beams. The gable face is clad with horizontal boards above the center set of doors; there are diagonal boards above the east and west doors.

The east and west walls are unfenestrated. On the rear (north) wall the stuccoed adobe extends into the gable face. The upper part of the gable face is clad with horizontal boards and flanked by areas to the east and west filled with diagonal boards. An L-shaped passive vent composed of 55-gallon drums projects from the top part of the gable face. The roof is clad with wood shingles and has a metal ridge cap, overhanging eaves, and exposed rafter tails.

The interior of the barn is divided into three alleys (corresponding to the three doors on the front) by wood posts resting on concrete bases, which support beams extending the north-south length of the shed. Bracing fills the distance between the top of each beam and the wood ceiling. Horizontal boards are attached to the walls of the shed with side gaps between boards. Ed Garland recalled that the doors were insulated with sawdust and that the building maintained an even 38 year-round.³⁰

Alterations. There are no apparent alterations. Portions of the east and west adobe walls have collapsed.

Butler Grain Bin, Resource 8, ca. early 1960s, moved to ranch ca. 1965-68, structure, contributing, photograph 41

Located south of the ranch access road, a Butler grain bin is located at the north edge of the corral complex. A grain bin dealer consulted for this nomination estimated the bin dates to the early 1960s and judged that it had been moved to the ranch after being initially installed elsewhere.³¹ The Butler Manufacturing Company of Kansas City, Missouri, manufactured this bin, which was placed in its

²⁸ E. P. Sandsten, *Potato Culture in Colorado*, Bulletin 243, (Fort Collins, Colorado: Agricultural Experiment Station, Colorado Agricultural College, March 1918), 33-34.

²⁹ Daniels, interview, 2018.

³⁰ Garland, interview, 2018.

³¹ Troy Voth, Lodermeiers, Goodhue, Minnesota, email to Thomas H. Simmons, 1 December 2017.

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current location ca. 1965-68.³² Founded in 1901, the company started producing prefabricated galvanized grain bins in 1907.³³

This bin faces north, has walls composed of curved corrugated galvanized steel panels bolted together, and features a shallow conical roof with standing seams and hatches. The bin has a 56' circumference (18' diameter) and a capacity of just under three thousand bushels. An information panel above the access door at the base of the front identifies this bin as a Series 54 32 A.

Alterations. There are no apparent alterations.

Vagabond Trailer, Feature 9, 1951, noncontributing site feature, photograph 42

After he bought the ranch in 1983 José García brought this Vagabond trailer here and parked it at the east edge of the corral, where it has since remained. García had earlier used it as a mobile base camp while tending sheep. The coach was manufactured in 1951 by the Vagabond Coach Manufacturing Company of New Hudson, Michigan. The company logo on the information plate features a hobo carrying his belongings in a sack on a stick. The trailer is a Model 34, serial number 1002252. The 34'-long travel trailer has an aluminum exterior with curving top and sides, amber and red running lights, tandem wheels, and a birch interior. The curb side contains two flush metal doors toward each end with a single light in their upper section, as well as a three-part window toward the front and a single-light window next to the door toward the rear. The front and rear each have single-light windows. The street side features a large three-part window at the front and four single-light windows toward the rear.

Alterations. The trailer, while in deteriorated condition (especially on the interior), appears unaltered. It is evaluated as a noncontributing feature within the headquarters site.

North Sheep Shed, Resource 10, ca. pre-1925, building, contributing, photograph 43

This building lies at the west edge of the corral, faces south-southeast into a corral pen, and measures 72' x 16'. Carolyn Garland Daniels recalls this building and the one to the south (Resource 11) serving as sheep sheds during the ownership of her family (1941-79). Walls are clad with board-and-batten siding. Only wire (round) nails were observed. The front contains a wide entrance (doors missing) at its east end and a similar opening at the west end with one vertical board door with strap hinges. A narrow, partially screened horizontal opening is near the center of the wall. The east wall holds an off-center plywood door with strap hinges. The roof has overhanging eaves with exposed rafter tails, and is clad with corrugated metal panels.

Alterations. Some doors are missing on the front. The east door may be a replacement.

South Sheep Shed, resource 11, ca. pre-1925, building, contributing, photograph 44

This one-story shed-roof building abuts the west edge of the corral, faces east-northeast into a corral pen, and measures 55' x 18'. Walls are clad with board-and-batten siding. Only wire (round) nails were observed. The front features double board-and-batten doors with strap hinges at the north end. To the south are two entrances without doors; the southern one is wider. The roof has overhanging eaves with exposed rafter tails and is clad with corrugated metal panels.

Alterations. There are no apparent alterations. It is not known if the entrances on the front had doors.

³² The bin is not shown on the 1965 aerial photograph but does appear on the 1975 one. Carolyn Garland Daniels recalls the bin was in its present location when she graduated high school in 1968.

³³ Butler Manufacturing Company, butlermfg.com.

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Integrity

The Garcia/Espinosa/Garland Ranch historic district retains an excellent level of historic integrity. As the ranch is in its original location and none of its constituent ranch buildings have been moved within the property after the period of significance, it maintains the highest level of locational integrity. The property retains the highest level of integrity of association, as it continues to function as an operating cattle and hay ranch in the ownership of a Hispano descendant of its original owners. The district also possesses a high level of integrity of design with its principal ranch resources still intact, including the house, potato cellar, corral area, and outlying hayfields. A few smaller ranch buildings, such as a milk shed and creamery north of the house, have disappeared. Two adobe buildings are still extant as ruins. The district retains a high level of integrity of historic materials, including adobe, wood drop siding, and vertical board siding. A high level of integrity of workmanship is displayed in the district in the adobe construction of the house and potato cellar. The door and gable face of the potato cellar exhibit fine carpentry skills. The setting of the ranch displays an excellent level of integrity, with the ranch and surrounding lands remaining in agricultural uses. The current owner has deeded an easement to insure preservation of the special environmental and natural characteristics of the ranch. The Garcia/Espinosa/Garland Ranch retains an excellent level of feeling, evoking the sense of a late-nineteenth and early twentieth century hay and cattle ranch settled by a Hispano family in the southern reaches of the San Luis Valley.

8. Statement of Significance

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

| | | |
|----------|----------|--|
| X | A | Property is associated with events that have made a significant contribution to the broad patterns of our history. |
| | B | Property is associated with the lives of persons significant in our past. |
| X | C | Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. |
| X | D | Property has yielded, or is likely to yield, information important in prehistory or history |

Criteria Considerations:

| | |
|----------|---|
| A | Owned by a religious institution or used for religious purposes |
| B | Removed from its original location |
| C | A birthplace or grave |
| D | A cemetery |
| E | A reconstructed building, object, or structure |
| F | A commemorative property |
| G | Less than 50 years old or achieving significance within the past 50 years |

Areas of Significance (Enter categories from instructions.):

- Ethnic Heritage/Hispano
- Agriculture
- Architecture
- Archaeology/Historic Non-Aboriginal

Period of Significance: ca. 1885-1968

Significant Dates: 1925, 1927, 1937, 1941

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Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): Hispano; Euro-American

Architect/Builder (last name, first name): Unknown

Period of Significance (justification): The period of significance for Ethnic Heritage/Hispano extends from ca. 1885 to 1937, embracing the García and Espinosa tenures. The period of significance for Agriculture extends from the founding of the ranch in ca. 1885 to 1968, a time fifty years before the present, in keeping with National Register guidelines. The period of significance for Architecture extends from ca. 1885 (construction of the earliest extant resource) to ca. 1965-68 (construction of the last contributing resource). The period of significance for Historic Non-Aboriginal Archaeology extends from the 1920s to ca. 1968 based on the characteristics of artifacts associated with the Lafayette García house.

Criteria Considerations (explanation, if necessary): N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The García/Espinosa/Garland Ranch is significant under Criterion A in the area of Ethnic Heritage/Hispano as a ranch settled and developed by Hispanos from ca. 1885 to 1937 and with resources displaying common characteristics of Hispano construction, such as adobe, but which are increasingly rare today. The property also possesses significance in the area of Agriculture, for its association with agriculture in Conejos County, as a ranch/farm raising sheep, cattle, hay, and field crops, initially under the Garcías and Espinosas and later under the Garlands. Despite the extensive agricultural history of the San Luis Valley, few ranches in the region are yet listed in the National Register. The ranch is significant under Criterion C for its Architecture, for its representation of a variety of building types found on historic ranches in southern Colorado, including a dwelling, granaries, potato shed, sheep sheds, and a corral, and for featuring excellent examples of Hispano adobe and vernacular frame construction, some of which are rare types, with a high level of integrity. Other ranches with a comparable building collection and ethnic association are unknown. The ranch is also significant under Criterion D in the area of Historic Nonaboriginal Archaeology, for its potential to yield information important to history due to significant buried and surface archaeological remains. The site contains noteworthy archaeological ruins and artifacts that have yielded and are likely to yield important information about the use of the ranch over time. The level of significance for all areas is local. The overall period of significance extends from ca. 1885 to 1968, with different periods for certain areas of significance as noted above. The ranch retains excellent historic integrity.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A. The García/Espinosa/Garland Ranch is significant in the area of Hispano ethnic heritage for its more than half-century association with two Hispano families. Beginning in the late 1840s-early 1850s, Hispanos from northern New Mexico began the Euro-American settlement of the San Luis Valley of present-day Colorado. These early *pobladores* (settlers) brought with them traditions developed over two centuries of Spanish and Mexican control of the Southwest. This “cultural impress” on the new territory included the Spanish language; adobe brick as the most common building material; village or plaza settlement patterns; communal irrigation systems (*acequias*); dome-shaped outdoor ovens (*hornos*); corner fireplaces; other traditional methods of agriculture and foodways; and folk arts, including rug weaving, *santos*, *bultos*, *retablos*, and other religious

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iconography.³⁴ In religion the newcomers were overwhelmingly Roman Catholic, and they soon raised village churches and brought Spanish and religious-inspired place names to the land.³⁵

José Victor García acquired part of the land comprising this ranch in 1882 and transferred it to his son Celestino in 1887. The eastern part of the ranch was settled by another son, Lafayette García. Both José Victor and Celestino were active in Colorado politics and served in the state legislature. Celestino lived on the ranch from ca. 1885 to his death in 1925. His family then sold it to Francisco A. Espinosa, who was active in politics and in the Sociedad Protección Mutua de Trabajadores Unidos (SPMDTU), a Hispano fraternal and civil rights organization. The use of adobe in construction of the house and potato shed also reflect Hispano building techniques.

The ranch is also significant in the area of Agriculture, serving as a Conejos County ranch from ca. 1885 to today. Over the years, the ranch has produced sheep, cattle, hay, peas, and potatoes. The Garcías and Espinosas operated the ranch during its first fifty-two years. The Garlands acquired part of the ranch in 1925 and the remainder in 1941 and controlled it until 1979, initially under Elisha E. Garland and then under his son, Jack. The Garlands raised sheep, hay, cattle, potatoes, and barley, with the specific mix of livestock and crops evolving over the years. Cattle are still raised on the ranch and hay is cut in the surrounding fields.

Despite the long and extensive agricultural history of the San Luis Valley, only a handful of other ranches in the region are currently listed in the National Register, all of which are in the northern reaches of the Valley; none in Conejos or Costilla counties near the New Mexico border are currently listed. Very few adobe ranch dwellings have been documented in Colorado. In addition, none of the listed ranches include an extant adobe potato barn, a resource type once used extensively for a principal historic crop of the Valley, and now dwindling in number.

Criterion C. The ranch is further significant in the area of Architecture for its well preserved collection of building types forming a ranch headquarters, including residential, crop storage, animal control, and support facilities. The García/Espinosa/Garland Ranch includes a dwelling, an adobe potato cellar, granaries (including two early twentieth century frame granaries and one early 1960s metal structure), and a large multi-pen corral with three examples of squeeze chutes and sheep sheds. The inclusion of more than fifty acres of irrigated hayfields provides context for the headquarters and reflects the agricultural character and use of lands throughout the ranch.

Two examples of Hispano adobe construction are present. The dwelling is an excellent example of Hispano/Linear Plan design, as reflected in its side-by-side room plan, U-shaped floorplan, corner fireplaces, and multiple exterior entrances. In discussing rural adobe dwellings of northern New Mexico, Beverley Spears observed “The tin-roofed adobe houses of the villages were built by their owners with adobe bricks made on the site from available dirt, peeled pine or spruce logs cut in the mountains nearby, and locally milled lumber. The work was hard but the basic building materials were cheap.”³⁶ Photographer and landscape historian Robert Adams noted “the arrangement of rooms in a line related to the patriarchal family structure. When a son married, he brought his wife back to his father’s home (partly because in time he would inherit some or all of the father’s land, and partly because, until his death, the father remained an absolute center of authority). After rooms were added to accommodate the families of several sons, a house might grow to considerable length.”³⁷

³⁴ Richard L. Nostrand, *The Hispano Homeland* (Norman, Oklahoma: University of Oklahoma Press, 1992), 7-11 and 217. *Santos* and *bultos* are three-dimensional wood carvings of religious figures, such as saints, and *retablos* (often placed behind the altar) are depictions of religious figures on wood panels.

³⁵ Nostrand, *The Hispano Homeland*, 217-23.

³⁶ Beverley Spears, *American Adobes: Rural Houses of Northern New Mexico* (Albuquerque, New Mexico: University of New Mexico Press, 1986), 6.

³⁷ Robert Adams, *The Architecture and Art of Early Hispanic Colorado* (Niwot, Colorado: University Press of Colorado,

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Celestino and Sedelia García likely expanded the house in the early 1900s as their family grew to include seven children. The above ground adobe potato cellar reflects a building type once widely used in the San Luis Valley, but increasingly rare and threatened and not yet represented in the National Register in Colorado.

Criterion D. The García/Espinosa/Garland Ranch is significant under Criterion D in the area of Historic Nonaboriginal Archaeology, for its potential to yield information important to history due to significant buried and surface archaeological remains. The site contains noteworthy archaeological ruins and artifacts that have yielded and are likely to yield important information about the use of the ranch over time, especially related to early Hispano settlement patterns in this portion of the San Luis Valley. Although no artifacts were observed on the ranch that suggest a very early occupation/use (ca. 1850s to 1890s), historical data suggests that the ranch area was first occupied pre-1900, and artifacts associated with that time period may remain buried onsite.

The Lafayette García ruin and associated artifacts/archaeological remains are especially likely to yield data on a variety of topics including socio-economic conditions on an early Hispano ranch, ethnicity and social practices of early Hispano ranchers and other later ethnic occupants, and the evolution of ranches in the area over time. Lafayette Garcia owned the land in the eastern half of the quarter section where the ruin is located, and it is likely that he constructed the original dwelling at this location and lived there with his family from ca. 1896 to 1920. The Garland children, Carolyn Garland Daniels and Ed Garland, recalled this building was a one-and-a-half or two-story adobe dwelling that was present when their family acquired this tract in 1925.

Based on the observed surface archaeological remains, historic data, and information from the Garland children, the existing Lafayette García ruin appears to have been utilized as a domestic residence from at least the mid-1920s into the mid-1960s, and likely from as early as 1896.³⁸ The artifacts on the surface associated with the ruin appear to date from as early as the 1920s when the Garlands first lived there. Additional buried cultural remains that may date to the earlier occupation by the Lafayette Garcia family are likely, especially within the interior of the adobe ruin beneath the floor and underneath the disintegrating adobe wall fall, and in buried deposits outside of the exterior walls. Data regarding who built the existing Lafayette García ruin building and lived there prior to the Garlands, whether it is the same building that was originally constructed at this location by Lafayette Garcia, and who occupied it in early historical times has not been verified through archival or oral historical research but may be determined through future archaeological investigations.

If an earlier building or other associated features/outbuildings were located in the area of the Lafayette García ruin, they can likely be identified through subsurface archaeological testing or geophysical investigations such as Ground Penetrating Radar (GPR). Future archaeological work may also help to answer questions about how the building, the site occupants, and use of the site may have changed over time. In addition, the archaeological remains could reveal detailed information about the use of interior and exterior spaces, add important data about how use of this area of the ranch may have varied under different property owners, and determine the relationship of this area and its occupants to other people utilizing and occupying the ranch. The archaeological data that can be used to answer these questions are likely to remain intact at the Lafayette Garcia ruin because the building and surrounding area were abandoned and there is no visible evidence of ground disturbing impacts since abandonment.

Specific research questions that could possibly be answered through further archaeological investigations at the Lafayette Garcia Ruin include those related to settlement and subsistence

1974), 37.

³⁸ Daniels, interview, 2018.

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practices of different ethnic groups over time, socio-economic status of the occupants as related to ethnicity and material consumerism, and the general evolution of ranching practices in this area of the San Luis Valley. Did Lafayette Garcia construct and occupy a building located in the area of the existing ruin in 1896 or even earlier? If so, what geographic, economic or ethnic factors may have influenced the selection of this location for a dwelling? Evidence of archaeological remains and features dating prior to the 1920s would provide important data on who originally built a dwelling in this location, when it was constructed, and potentially why this location was selected. Artifacts or other cultural materials dating from the pre-Garland occupation may also provide additional information about the ethnicity of the original builders/occupants and their socio-economic status.

If there was an original late-1800s era building on this site, was the same building then occupied by the Garlands beginning in 1925, or was it rebuilt or changed over time to accommodate the new owners/occupants? Archaeological investigations may help reveal how different ethnic owners, like the Garlands, utilized and/or changed traditional Hispano patterns of site use or layout, building techniques and materials (adobe), and how their socio-economic status may have affected material consumerism in different ways than previous occupants.

The types of artifacts and other cultural remains, and their specific locations within and surrounding the ruin are likely to reveal information about how the ethnicity of the occupants was reflected in the use of interior and exterior spaces over time. Research questions include how potential associated outbuildings, such as privies or other structures, were used during the earliest occupation versus later times. What do the artifacts and other cultural remains suggest regarding socio-economic conditions and ethnic practices of the occupants over time? For example, the archaeological remains can provide information about economic lifestyles, consumption of material goods, subsistence system behavior, and differing ethnic practices. The archaeological remains can also potentially reveal information about how the use of the building and general surrounding area may have changed when owner-occupied versus when later occupied by ranch/farm workers. Other research questions that could be answered through archaeological investigations include determining when and why the building and other outbuildings were potentially reused for other purposes than owner occupancy and why it was eventually abandoned. Based on the heavily-burned wood beams and numerous pieces of charcoal in the soil within the ruin and associated with the adobe wall fall, it appears very likely that the building was burned prior or close to the time of abandonment. Archaeological research may also help to verify that it burned, and if so, determine when that event occurred, if the entire area was immediately abandoned, and how that abandonment relates to the overall evolution of uses of the entire ranch over time.

Developmental History/Additional historic context information

The Conejos Land Grant and Settlement of *La Isla*

The García/Espinosa/Garland Ranch lies within the boundary of the 1833 Conejos Land Grant established by the Mexican government. The nearly 2.5 million-acre grant included all of today's Conejos and Rio Grande counties and parts of Alamosa and Saguache counties. Early attempts by Hispano settlers from northern New Mexico to permanently occupy the grant, a requirement of the document, were thwarted by Native American opposition. In 1842 claimants successfully reapplied to Mexican authorities for the land. Settlement efforts in the 1840s had not succeeded when the Mexican War (1846-48) intervened. The 1848 Treaty of Guadalupe Hidalgo transferred jurisdiction of the area to the United States but provided for recognition and protection of pre-existing grants. The creation of Fort Massachusetts a mile west of present-day Fort Garland in 1852 secured military protection for would-be settlers, and in 1854 *pobladores* led by José Maria Jacquez established

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Guadalupe on the Conejos River. Settlement continued in the second half of the nineteenth century, with more Hispano Americans pushing north along both sides of the San Luis Valley. The arrival of the Denver & Rio Grande Railway in the late 1870s saw an influx of Anglo American settlers and creation of such railroad towns as Alamosa (1878) and Antonito (1880).

This section of Conejos County is known as *La Isla* (the island) for its location between the Conejos and San Antonio rivers and is identified as such in U.S. Census manuscript returns. This area experienced early settlement activity. In 1856 early settlers to La Isla constructed the San José Ditch, which still supplies irrigation water to the nominated ranch. This occurred just four years after settlers dug the San Luis Peoples Ditch in Costilla County, the oldest ditch in Colorado. Initial water rights claimants to the San José Ditch included J.V. García (José Victor García, who would later acquire the quarter section of land now containing the ranch), J.L. DeHerrera, J.M. Mondragon, J.A. Martin, Francisco Archuleta, Crescencio Valdez, J.M. Valdez, J.M. Chaves, and M.G. Salazar. These claimants reflect the heavily Hispano makeup of the *pobladores*. The headgate of the ditch took water from the Conejos River in section 16 to the west and extended easterly for about three miles, passing through this quarter section.³⁹

Although the legality of the Conejos Grant had not yet been settled, in 1868 the federal government proceeded to survey the township containing the current ranch and divide it into sections. In his notes for surveying the west line of the northwest quarter of section 14, surveyor Edwin H. Kellogg reported crossing a 10'-wide *acequia* (probably the San José Ditch) and the "main road along the Rio Conejos" to Conejos.⁴⁰ The northwest corner of the quarter section contained cottonwoods and willows, with one cottonwood tree having a diameter of 9' along the north line of the section. Kellogg characterized the soil of the area as: "1st rate. Surface level. Cottonwood & willows in River[,] rest open."⁴¹ Kellogg did not mention any standing buildings in his notes, but the presence of the *acequia* suggests adjoining lands may have been in agricultural use.

Ultimately the Conejos Land Grant was denied in its entirety by the U.S. Court of Private Land Claims in 1901. Historical geographer David W. Lantis explained that through this decision "a considerable portion of the land south and west of the Rio Grande [in the San Luis Valley] became federal or state land. ... [I]t was still available for occupance some decades after the period of the first Mexican settlements."⁴² Former Colorado Governor Ralph Carr judged the history of the Conejos Grant one of "heart-breaking instances of hardship and defeat."⁴³

The Garcías

When Colorado entered the Union in 1876, the United States provided the state with public lands from the area of the Conejos Grant for the support of its governmental functions, such as schools and other institutions. Section 14 was one such section that Colorado received in 1879. The state could then sell selected tracts to private citizens to raise funds. In this manner in 1882, José Victor García purchased 160 acres comprising the northwest quarter of section 14 for \$200.⁴⁴ García's acquisition

³⁹ San José Ditch, Priority No. 10, 15 April 1856, Water District No. 22, Conejos County, Colorado, Adjudication of Water Rights for Irrigation, Conejos and San Antonio Rivers, 22 October 1883, in the files of the Colorado Division of Water Resources, Denver, Colorado.

⁴⁰ Edwin Kellogg, Field Notes, Township 33 North, Range 9 East, New Mexico Meridian, 14-26 November 1868, General Land Office, U.S. Bureau of Land Management, <https://gloreCORDS.blm.gov>, accessed 17 October 2017.

⁴¹ Kellogg, Field Notes.

⁴² David W. Lantis, "Early Spanish Settlement in the San Luis Valley," *San Luis Valley Historian* 20 (1988): 22.

⁴³ Ralph Carr, "Private Land Claims in Colorado," *Colorado Magazine* 25 (January 1948): 20. The federal government's treatment of the Hispano claimants engendered bitterness that still endures. See, Amy F. Naranjo, comp., "José Seledon Valdez and the Conejos Land Grant," 2001-02. The Seledon Valdez Family, Valdez Family, Conejos County, Colorado, GenWeb Site, cogenweb.com.

⁴⁴ State of Colorado to José Victor García, Land Patent, number 73, 8 February 1882, filed 16 March 1882, in the files of

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of this and other land through the federal and state programs may explain his reported opposition to sustaining the validity of Mexican-era land grants. According to a 1970 article in the *San Luis Valley Historian*, García supported federal government surveys in the Valley and asserted he was “opposed to the Mexican land grants and helped the government obtain title to several thousand acres of land in the New Mexico land grant hearings.”⁴⁵ Great-grandson Reyes García believes that José Victor, a politically savvy and prominent citizen, “knew the land grants would not be legitimized by the U.S. Congress and considered working within the U.S. legal system was the only way local ranchers could legally acquire land.”⁴⁶ It is not known if José Victor ever lived in this location. He also acquired lands in sections 10 and 11 to the north.

José Victor García

José Victor García (1832-1900) was one of the most prominent early Hispano political leaders of Colorado (see Figure 2). García was born in Taos County, New Mexico, and moved with his family to Rio Arriba County. In 1854 he married Maria Candelaria Jacquez, the daughter of Guadalupe/Conejos pioneer José Maria Jacquez, and the following year the couple settled in the Conejos area. They had two children prior to Maria’s death in 1862. The same year García married Placida de la Trinidad Silva (1844-1916), who gave birth to eight children, including José Celestino (1862) and Lafayette (1870).

José Victor García’s role in the San José Ditch in 1856 suggests that he owned land in the vicinity of the nominated property at that date. García represented the Conejos area in the territorial legislature of New Mexico from 1859 to 1860, prior to the establishment of Colorado Territory in 1861 and the formal recognition of its boundary. He went on to serve four terms on the Colorado Territorial Council (the upper chamber of the legislature) between 1861 and 1874. From 1860-67 García worked as a trader with the Apache, Navajo, and Utes.⁴⁷

On census returns José Victor described his occupation as farmer (1870 and 1885) and ranchman (1880). Census agricultural schedules demonstrate he engaged in both roles. In 1880 he reported owning an 80-acre farm with a total value of land and buildings of \$3,000. García reported two thousand head of sheep and thirty-eight cattle. His twenty milk cows produced 180 pounds of butter and 190 pounds of cheese. García raised four hundred bushels of wheat and smaller amounts of barley, oats, and peas. By the time of the 1885 Colorado census García’s fortunes had dramatically increased. He reported 960 acres (200 acres tilled and 760 acres of permanent meadows) with a total value of \$20,000. Livestock on the ranch included two thousand sheep and eighty cattle. García produced 700 bushels of potatoes and 800 bushels of wheat, as well as barley and oats.⁴⁸

José Victor García died in September 1900. His obituary in *La Voz del Valle* reported he farmed in the Conejos River valley, with his land holdings amounting to about one thousand acres before he began distributing them among his children. García was a “fervent member” of the Catholic Union, and his funeral service at Our Lady of Guadalupe Church in Conejos was one of the largest in the town for many years.⁴⁹

the Colorado State Land Board, Denver, Colorado.

⁴⁵ *San Luis Valley Historian* 2 (Winter 1970): 29.

⁴⁶ Reyes García, Antonito, Colorado, email to Thomas H. Simmons, 4 June 2018.

⁴⁷ “Hon. José Victor García Muerto,” *La Voz del Valle*, 13 September 1900.

⁴⁸ U.S. Census, Agricultural Census, manuscript returns, Conejos County, Colorado, 1880; Colorado State Census, Agricultural Census, manuscript returns, Conejos County, Colorado, 1885.

⁴⁹ “Hon. José Victor García Muerto,” *La Voz del Valle*, 13 September 1900.

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Celestino García

José Celestino García, José Victor's son, may have been the first resident of the ranch while it was still owned by his father (see Figure 2). In 1887, José Victor sold Celestino the west half of the northwest quarter of section 14. The transaction included an adjoining small tract in the east half of the quarter containing "an adobe house now occupied" by Celestino García. This location corresponds to that of the adobe house now at the ranch (Resource 2) for which the assessor estimates an 1885 year of construction. Celestino's house probably forms the core of today's greatly expanded dwelling. The deed to Celestino included slightly more than 80 acres and included the area of the ranch containing all of today's standing buildings. The sale price was \$200.⁵⁰

Born in Conejos County in 1862, Celestino was educated at the Jesuit college in Pueblo. His skills in Spanish and English led to his appointment as the interpreter for the Conejos County Commissioners (1886-92) and for the Colorado Senate (1885 and 1887). He married Mary Rosa de Jesus García (1866-1902) in 1884. Following her death he married Sedelia Trujillo, and the couple had seven children.

Celestino followed his father into politics and worked his way up the political ladder, first serving as a page in the legislature ca. 1877. He was elected to the House of Representatives from Conejos County in 1892 as a Republican and served for twenty-two years (1893-1911 and 1915-19). A popular and well-known figure, for some of his campaigns García received the nomination of both major parties. In 1899 the *Denver Post* made this assessment of Celestino's electoral success: "Down in Conejos things are all one way, and that is his way, and the man that stands up to be elected against García invariably falls with a dull sickening thud." The *Post* further described him as "the most expert parliamentarian in the house" but complained that García was "too much of an enthusiast on the question of legislative interpreters and governor's messages printed in Spanish."⁵¹ When Celestino lost his bid for re-election in 1918, the *Montrose Daily Press* observed that for the first time in the history of the state there would be no members of Hispano heritage in the state legislature.⁵²

The García family moved to acquire additional land in the vicinity of the ranch in the 1880s and 1890s. County Road 16 to the west came to be known as García Lane. In 1886 José Victor García purchased 160 acres comprising the southwest quarter of the section from the state for \$320.⁵³ Another son of José Victor, José Amarante García, bought the west half of the southeast quarter (80 acres) from the State of Colorado in 1892 for \$160. In 1898 José Victor transferred 120 acres in the southwest quarter of the section to José Amarante García for \$300.⁵⁴ By the early 1900s the family possessed 793 acres of adjacent land in the vicinity of today's ranch. In 1907 Celestino García expanded his holdings by purchasing the adjacent 120 acres of his brother, José Amarante, in the southwest corner.

Legislative profiles of Celestino describe his occupation as stockman.⁵⁵ He also raised some field crops. A 1915 article reported he had installed a field pea binder to handle his pea vines.⁵⁶ Current

⁵⁰ José Victor García to Celestino García, warranty deed, 1 July 1887, book 5, page 94, Menke Abstract Company, Abstract of Title to W ½ SW ¼ and W ½ E ½ of SW ¼ and W ½ of NW ¼ and 3 Acres in the W ½ SE ¼ of NW ¼ of Sec. 14 all in Tp. 33 N, R. 9 E, N.M. M., Conejos County, Colorado (hereafter "Ranch Abstract").

⁵¹ *Denver Post*, 4 April 1899.

⁵² *Montrose Daily Press*, 3 January 1919.

⁵³ State of Colorado to José Victor García, Land Patent, number 1155, 20 February 1886, filed 7 March 1893, in the files of the Colorado State Land Board, Denver, Colorado.

⁵⁴ José Victor García to José Amarante García, warranty deed, book 40, page 366, 8 March 1898, Ranch Abstract. The land involved was the W ½ of SW ¼ and the W ½ of the E ½ of the SW ¼ of section 14.

⁵⁵ *Denver Post*, 13 January 1901.

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ranch owner, Reyes García, believes Celestino added rooms onto the original house in the 1890s to accommodate their growing family. However, Celestino's children resulted from his second marriage, with seven children born between 1905 and 1917, making it more likely that the house expansion occurred during that period.

Celestino's second wife, Sedelia, died in 1919, leaving seven children fourteen or younger. At the time Celestino García died in May 1925 his oldest child was only twenty years old and his youngest was just eight. Celestino had secured a \$7,500 mortgage on the ranch in 1924, and when his estate was settled the value of his property was \$12,940, while his debts totaled \$13,792.⁵⁷

The Espinosas

Celestino's estate transferred ownership of the ranch to Rosabel L. Espinosa in late 1925. Rosabel and her husband, Francisco Antonio Espinosa (also known as Frank A.), paid just \$3,141 to the estate and agreed to assume the mortgage loan that Celestino had taken out from the Federal Land Bank of Wichita.⁵⁸ Francisco was born in 1871 in El Rito, Rio Arriba County, New Mexico, fifty-one miles south-southwest of Conejos (see Figure 3). He came as a child with his parents to the Antonito area. Orphaned at the age of six, he began tending sheep when he was ten years old and, as was common, received some of the stock in exchange for his work, thereby "accumulating a flock which was his start."⁵⁹ He married Maria Rosabel Lobato (1874-1955), a Conejos County native, at Our Lady of Guadalupe Church in Conejos in 1897.⁶⁰

The 1900 through 1920 manuscript census returns show the Espinosas living in the Guadalupe precinct of Conejos County in the vicinity of the town of Conejos. The couple had eight children, two boys and six girls. He served three terms as a Conejos County Assessor and six years as a county commissioner. Mr. Espinosa was active in the Sociedad Protección Mutua de Trabajadores Unidos (SPMDTU), a Hispano mutual aid organization. In 1919 he served as president of the Concilio Superior, the group's national leadership body.⁶¹

The 1930 census recorded the Espinosas living in La Isla precinct (the location of this ranch), where they continued to farm. Francisco died in June 1930 at age fifty-nine. In his obituary the *Antonito Ledger-News* described Espinosa as "one of the best known Spanish Americans in Antonito" and concluded "the community has lost one of its most progressive and prominent men."⁶² The *La Jara Gazette* noted he purchased "the present home farm from the estate of the late Celestino García about six years ago, which he left in a finely improved condition as a monument to his thrift, industrial pride, and industry."⁶³ His untimely death at just fifty-nine years of age and the difficult economic conditions of the Great Depression likely contributed to the family's loss of the farm to the Federal Land Bank of Wichita in 1937.

Lafayette García

The previous discussion covers the development and ownership for the west half of the northwest quarter of section 14. The east half of the quarter section is also part of the nominated area. In 1896

⁵⁶ *Alamosa Journal*, 23 September 1915.

⁵⁷ Estate of Celestino García, inheritance tax receipt, book 136, page 56, 10 February 1926.

⁵⁸ Estate of Celestino García to Rosabel L. Espinosa, administrator's deed, book 99, page 22, 30 November 1925.

⁵⁹ *La Jara Gazette*, 3 July 1930; *Antonito Ledger-News*, 3 July 1930, 1.

⁶⁰ U.S. Census, Census of Population, manuscript returns, Conejos County, Colorado, 1910; Colorado Marriages, 1858-1939, license number 297, 22 November 1897.

⁶¹ José A. Rivera, *La Sociedad: Guardians of Hispanic Culture Along the Rio Grande* (Albuquerque, New Mexico: University of New Mexico Press, 2010), 149.

⁶² *Antonito Ledger-News*, 3 July 1930, 1.

⁶³ *La Jara Gazette*, 3 July 1930.

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José Victor García transferred that tract (consisting of slightly less than 80 acres abutting Celestino's land on the east) to another son, Lafayette García (see Figure 3).⁶⁴ The deed included "all improvements thereon standing," except a log stable, two chicken houses, one hay corral, one small potato cellar, and a 10' x 10' warehouse near the southeast corner.⁶⁵ None of the latter resources are extant today, and their previous locations are unknown. The adobe ruin in the southeast portion of the ranch is located on what was Lafayette García's land. The Garland children recall this as a one-and-a-half or two-story adobe dwelling that was present when their family acquired this tract in 1925. The dwelling likely dates to the Lafayette García tenure (1896-1920) if not before, and it appears he and his family lived there.

Lafayette was born in Conejos County in 1870. He married Lucie Amalia García in 1890, and the couple had six children between 1901 and 1914. In the 1900 and 1910 census returns the family resided in the La Isla precinct of the county (this area), and he listed his occupation as farmer. In 1917 Lafayette took out a sizable loan, pledging the farm as collateral. The Garcías apparently defaulted on the loan, and Lucie died in 1919. By 1920 Lafayette was living in the Guadalupe precinct near Conejos; he died in 1929 in Manassa. Henry F. Jordan, the lender, received a public trustee's deed to the farm in 1922 to satisfy the outstanding loan amount of \$11,972. Jordan's estate sold the property to Elisha E. Emerson in 1925.⁶⁶

The Garlands

It was Elisha E. Garland who brought the two tracts of the ranch discussed above under his ownership in two steps, sixteen years apart: 1925–120 acres including Lafayette García's east half of the headquarters and 1941—the west half of the northwest quarter, containing the built-up headquarters area that was earlier owned by Celestino García and Francisco A. Espinosa.⁶⁷

Elisha Edward "Ed" Garland was born in Bakersville, North Carolina, in 1886 (see Figure 4). Grandchildren Carolyn Daniels and Ed Garland relate that after 1900, Ed left North Carolina for the Pacific Northwest, where he gained work in a lumber mill. A friend persuaded him to relocate to work in a sawmill in Colorado, where he met Rosa Wissmath. They married in Conejos County in 1916, and the following year he was employed at Wissmath Lumber and Supply Company in Antonito. They were farming in the Cenicero area of Conejos County at the time of the 1920 census.⁶⁸

Ed and Rosa moved their family into the one-and-a-half-story adobe house standing near the southeast corner of the nominated area in late 1925 or early 1926; this is now the adobe ruin at that location in the nominated area.⁶⁹ Carolyn Garland Daniels believes her grandfather raised sheep and hay at the ranch. The Espinosas' loan default during the Depression presented the Garlands with an opportunity to expand their holdings westward. Ed Garland paid the Federal Land Bank of Wichita \$6,000 in 1941 for the 203-acre property.⁷⁰ This acquisition gave the Garlands approximately 323 acres of adjacent land previously owned by the Garcías and Espinosas.

⁶⁴ His first name may have honored early Conejos pioneer Lafayette Head.

⁶⁵ José Victor García to Lafayette García, warranty deed, book 40, page 50, 12 March 1896, Ranch Abstract. The consideration was \$1 and the transaction consisted of the E ½ of NW ¼ of section 14 except the small area of less than an acre on which Celestino's house was located.

⁶⁶ U.S. Census, Census of Population, manuscript returns, Conejos County, Colorado, 1900-1920; Public Trustee to Henry F. Jordan, public trustee's deed, 22 February 1922; .

⁶⁷ Estate of Henry F. Jordan to E.E. Emerson, deed, 5 December 1925.

⁶⁸ Daniels, interview, 2018; U.S. Census, Census of population, manuscript returns, 1900-40; Elisha E. Garland, World War I Draft Registration Cards, www.ancestry.com.

⁶⁹ Carolyn Garland Daniels described this as a full two-story dwelling. It was still standing when she moved from the area in 1968.

⁷⁰ Federal Land Bank of Wichita to E.E. Garland, special warranty deed, book 172, pages 232-33, 7 February 1941.

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Ed and Rosa's son, Jack E. Garland, was born in Conejos County in 1922 (see Figure 3). He joined his father in farming and ranching. Jack married Mary Ardeen Brady in 1940. After the 1941 ranch expansion, the new couple occupied the adobe house to the southeast, while Jack's parents moved to the adobe dwelling (Resource 2) at the current headquarters. Growing up on the ranch, Carolyn Garland Daniels (Jack and Mary's daughter) recalls seeing elk, deer, and hundreds of pheasants. She remembers there being a lot more water on the surface than today, including a slough south of the house that ran to the county road to the west. Her father enlarged a section of the slough near the house into a swimming hole; in the winter she and her five siblings could ice skate from the house to the road. The area between the corral and the house was used as a horse pasture.⁷¹ The Garland children believe their father and grandfather built the potato cellar, and a 1945 date is etched into concrete near its doors. The Garlands began raising potatoes, but not on the lands immediately surrounding the headquarters.

After Ed and Rosa Garland moved into Manassa about 1950, Jack and Mary occupied the adobe house at the headquarters. Thereafter, the adobe house to the southeast was used seasonally to house potato workers. Potatoes were still picked by hand, and Ed Garland recalled that the workers were migrants from Mexico.⁷² Jack Garland built the garage northeast of the house ca. 1950-52. Some buildings present during Carolyn's time on the ranch are now gone, including a milk shed and milk house (separator building) east and north of the house and a chicken coop and adobe tack shed near the privy. In 1959 the elder Garlands transferred ownership of the ranch to Jack and Mary Ardeen Garland (see Figure 4).⁷³

According to the Garland children, their father discontinued sheep raising and introduced cattle, including Herefords and perhaps some Angus bred with Charolais bulls. By the late 1960s, Jack stopped growing potatoes and began raising beer barley, which he sold to Coors Brewing in Golden, Colorado. He installed a metal Butler grain bin ca. 1965-68. Jack also operated an earth leveling business and used its equipment around the ranch. His parents died in the 1960s: Ed in 1963 and Rosa in 1965.

Return of the Garcías and Current Uses of the Ranch

In 1979 Jack and Mary Garland sold the ranch to Strathmore Development Company, Inc. and the American Mobile Home Corporation, doing business as Strathmore Homes. Strathmore owned the property for only two months before selling to Elizabeth H. Gill and James A. and Mary Lynn Gill. The Gills did not live at the ranch, but did have a caretaker residing here.⁷⁴ It is unclear what the Gills planned for the property.

In 1983 a rare event occurred: more than half a century after his family lost the property, José Amarante Eduardo García (1938-2010), the great-grandson of José Victor García, reacquired his family's ranch. The deed shows he paid the Gills \$10 and agreed to assume their \$112,097 loan.⁷⁵ José had inherited sheep from his father (José Amarante García, Jr., 1905-59) and pastured them in New Mexico. In 1959 he purchased the ranch north of this one, which had been owned by his

⁷¹ Daniels, interview, 2018.

⁷² Garland, interview, 2018.

⁷³ Daniels, interview; 2018; J.E., Rosa, and E.E. Garland to Jack E. and Mary Ardeen Garland, warranty deed, book 145, page 34, 11 February 1959.

⁷⁴ Jack E. and Mary Ardeen Garland to Strathmore Development Company, Inc. and the American Mobile Home Corporation, doing business as Strathmore Homes, deed, 2 April 1979. Strathmore transferred the property to Elizabeth H. Gill and James A. and Mary Lynn Gill on 11 June 1979. Jack Garland died in 2013.

⁷⁵ Elizabeth H. Gill and James A. and Mary Lynn Gill to José E. García, deed, 1 June 1983; Reyes García, Manassa, Colorado, interview by Thomas H. Simmons, October 2017.

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grandfather, José Amarante García (1858-1918). He kept sheep until about 1961 and then turned to cattle raising, which he pursued at this ranch as well as hay raising.

The ranch had not been adequately irrigated following the sale by the Garlands. José's brother, Reyes, came to the ranch in 1983 to help his brother with irrigation. José García retired from ranching in 1995, moved to Albuquerque and began leasing out the ranch to others for cattle and hay raising. Following José's death in 2010, Reyes García became the owner and now resides at the property. Reyes García received a doctorate in philosophy and taught at Ft. Lewis College until his retirement. He leases the ranch to others for raising cattle and hay. To preserve important environmental characteristics of the ranch, Reyes deeded a conservation easement for much of the property to the Rio Grande Headwaters Land Trust in 2013.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 5CN.1919

10. Geographical Data

Acreage of Property: 58.8

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- 1. Latitude: 37.101852 Longitude: -105.964555
- 2. Latitude: 37.103463 Longitude: -105.963923
- 3. Latitude: 37.105774 Longitude: -105.958183
- 4. Latitude: 37.105088 Longitude: -105.955291
- 5. Latitude: 37.100875 Longitude: -105.955279
- 6. Latitude: 37.099852 Longitude: -105.958891

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UTM Coordinates

Datum if other than WGS84: _____

| | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 414291 | Northing: 4106606 |
| 2. Zone: 13 | Easting: 414349 | Northing: 4106785 |
| 3. Zone: 13 | Easting: 414862 | Northing: 4107036 |
| 4. Zone: 13 | Easting: 415118 | Northing: 4106957 |
| 5. Zone: 13 | Easting: 415114 | Northing: 4106490 |
| 6. Zone: 13 | Easting: 414792 | Northing: 4106379 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes part of Conejos County Assessor parcel number 598714200178, as shown on the included sketch map and as represented on the ArcGIS shapefile or Google Earth KMZ accompanying this nomination. The northern and southern boundaries of the district lie just inside two laterals of the San José Ditch, while the east boundary is coterminous with the parcel line.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area includes all of the ranch’s standing resources, known archaeological remains, and surrounding hayfields historically associated with the operation of the García/Espinosa/ Garland Ranch. To avoid invoking the Colorado law on nominating water storage structures, the boundary of this historic district does not include the laterals of the historic San Jose Ditch.

11. Form Prepared By⁷⁶

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date: 1 May 2018 (revised)

⁷⁶ Funded by Underrepresented Communities Grant from NPS to History Colorado. This material is based upon work assisted by a grant from the Historic Preservation Fund, National Park Service, Department of the Interior. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect views of the Department of the Interior.

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: García/Espinosa/Garland Ranch Headquarters

City or Vicinity: Antonito vicinity

County: Conejos

State: Colorado

Name of Photographer: Thomas H. Simmons (unless otherwise indicated)

Date of Photographs: As indicated

1 of 44, House (Resource 2) and yard. View east. Date: Oct. 2017.

2 of 44, Adobe granary ruin. View northwest. Date: Apr. 2017.

3 of 44, Potato shed and granaries. View north. Date: Oct. 2017.

4 of 44, Corral overview. View south. Date: Oct. 2017.

5 of 44, Squeeze chute in corral. View southwest. Date: Oct. 2017.

6 of 44, Squeeze chute in corral. View north. Date: Oct. 2017.

7 of 44, Loading chute at corral. View northwest. Date: Oct. 2017.

8 of 44, West hayfield. View northwest. Date: Oct. 2017.

9 of 44, Northeast hayfield. View northeast. Date: Oct. 2017.

10 of 44, Southeast hayfield. View southeast. Date: Oct. 2017.

11 of 44, Close-up view of a green glass bottle bottom fragment with an Owens Illinois Glass Co. bottle maker's mark, ca. 1929-1954; found near garage. View: N/A. Date: Oct. 2017.

Photographer: Marilyn A. Martorano.

12 of 44, Close-up view of stained-glass window fragment found near the garage. View: N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

13 of 44, Close-up view of the homemade stove with welded-on horseshoe legs, modified from a large milk can; located within the corrals. View: N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

14 of 44, Farm machinery in south hay lot. View northwest. Date: Oct. 2017.

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15 of 44, Stone-lined well in hay lot. View east. Date: Oct. 2017.

16 of 44, Overview looking east at the standing adobe walls, two wood posts in the foreground and pin flags marking wall outlines and artifacts. View: east. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

17 of 44, Overview looking east southeast, standing adobe walls with pin flags marking wall outlines and artifacts. View: southeast. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

18 of 44, Close-up of adobe bricks in easternmost wall of the ruin. Note numerous pebbles. View N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

19 of 44, Overview of southeastern exterior wall with remaining stucco; hand pump on the left. View: N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

20 of 44, Close-up of Dempster Mill hand pump remains. View: N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

21 of 44, Close-up of burned earthenware fragment location on adobe wall fall sediments. View: N/A. Date: Oct. 2017. Photographer: Marilyn A. Martorano.

22 of 44, House (Resource 2), front (west) and south wall. View east-northeast. Date: Apr. 2017.

23 of 44, House (Resource 2), front. View southeast. Date: Apr. 2017.

24 of 44, House (Resource 2), front and south wall. View northeast. Date: Oct. 2017.

25 of 44, House (Resource 2), front and south wall. View east-northeast. Date: Oct. 2017.

26 of 44, House (Resource 2), south wall. View north. Date: Oct. 2017.

27 of 44, House (Resource 2), east wall. View west. Date: Oct. 2017.

28 of 44, House (Resource 2), enclosed porch at northeast corner. View southwest. Date: Oct. 2017.

29 of 44, House (Resource 2), north wall. View southeast. Date: Oct. 2017.

30 of 44, House (Resource 2), interior, corner fireplace. View southwest. Date: Oct. 2017.

31 of 44, House (Resource 2), interior, hall. View north. Date: Apr. 2017.

32 of 44, House (Resource 2), archway. View west. Date: Apr. 2017.

33 of 44, Garage (Resource 3), front and west walls. View northeast. Date: Oct. 2017.

34 of 44, Privy (Resource 4), front and west walls. View . Date: Apr. 2017.

35 of 44, East granary (Resource 5), front and south wall. View northwest. Date: Apr. 2017.

36 of 44, West granary (Resource 6), south and west walls. View northeast. Date: Oct. 2017.

37 of 44, Potato shed (Resource 7), front. View north. Date: Oct. 2017.

38 of 44, Potato shed (Resource 7), west wall. View east. Date: Oct. 2017.

39 of 44, Potato shed (Resource 7), rear and west wall. View southeast. Date: Oct. 2017.

40 of 44, Potato shed (Resource 7), interior, center aisle. View north. Date: Oct. 2017.

41 of 44, Butler grain bin (Resource 8). View north. Date: Oct. 2017.

42 of 44, Vagabond travel trailer (Resource 9), front and south side. View northwest. Date: Oct. 2017.

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43 of 44, North sheep shed (Resource 10), south and east walls. View northwest. Date: Apr. 2017.

44 of 44, South sheep shed (Resource 11), east and north walls. View southwest. Date: Apr. 2017.

List of Maps and Historic Figures

Location Map

Sketch Map

Lafayette García Ruin Sketch Map

Historic Figures

1 of 8, The current floorplan of the ranch house (Resource 2) is shown in this drawing developed from a Conejos County appraisal card drawing of the exterior footprint, fieldwork notes and photographs, and comments and corrections provided by Reyes García. The original nineteenth century core consisted of a north-south rectangle embracing the old kitchen, entry, and library. Delineated by Thomas H. Simmons, July 2018.

2 of 8, José Victor García (left) acquired the northwest quarter of section 14 in 1882 and deeded the western part of it to his son, Celestino, in 1887. Courtesy of Auraria Library, José Victor García photograph, AUR-2221 and courtesy of Hart Research Library, History Colorado, Celestino García photograph, HC2000.129.342.

3 of 8, The eastern part of the current ranch was owned by Lafayette García, shown here (left) with his second wife, Lucie Amelia. The Garcías lost that part of the land after defaulting on a loan in 1922. After Celestino García's death in 1925, his heirs sold western part of the ranch to Francisco Antonio and Maria Rosabel (Lobato) Espinosa, shown here in their 1897 wedding photograph. Courtesy of Michael R. García Family Tree (left) and Lucero Family Tree (right), Ancestry.com.

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6 of 8, This August 1965 aerial photograph provides a good view of the headquarters area and surrounding hayfields. North is toward the top, and County Road 16 extends along the west edge of the photograph. The house is slightly above the center of the image with the large rectangular potato shed to the west on the north side of the access road. The Lafayette García house, near the right edge of the image is still standing. Aerial photograph VVBI 00050 70, 25 August 1965 (extract). Courtesy of Colorado School of Mines/U.S. Geological Survey.

7 of 8, This undated pre-1968 oblique aerial (view northeast) shows the access road from County Road 16 arcing from the center left edge of the image to the house and garage at the right center of the image. The frame milk separator house north of the house and milk shed to the east are no longer extant. West of the house on the north side of the access road stands an adobe tack shed (now in ruins). Farther west are the two frame granaries and the potato shed (partially screened by trees). In the foreground is the corral area with the two sheep sheds and a tall rectangular haystack. The band

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of trees to the north marks the course of the Conejos River. Courtesy of Erik Daniels, Manassa, Colorado.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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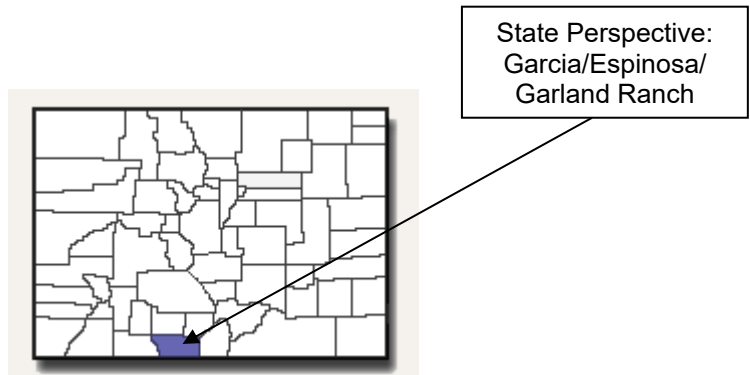
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Location Map



The outside figure with thicker line (blue) and numbered vertices (shown in table below) is the bounding polygon; the inner polygon with the thinner line (red) is the nominated area boundary. Image Date: 14 October 2016


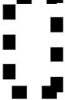
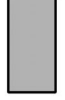
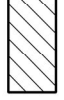
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| 3 | 37.105774 | -105.958183 |
| 4 | 37.105088 | -105.955291 |
| 5 | 37.100875 | -105.955279 |
| 6 | 37.099852 | -105.958891 |



Overview Sketch Map

**SKETCH
 MAP
 Overview**

Legend






-  Photo Locs.
-  District Boundary
- Contributing Status**
-  Contributing
-  Noncontributing
- Resource Number

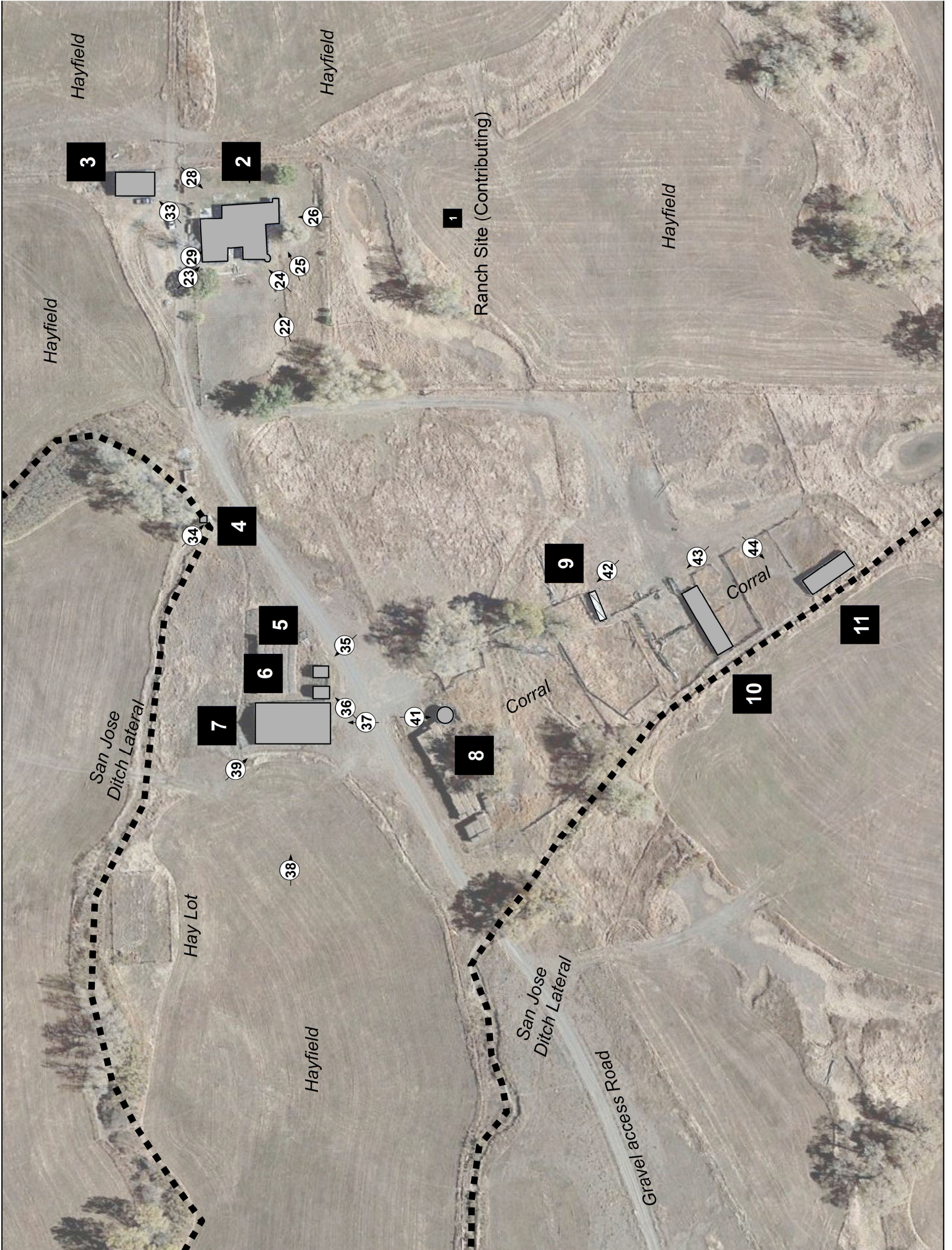


Detail Sketch Map

**SKETCH
 MAP
 Detail**

Legend

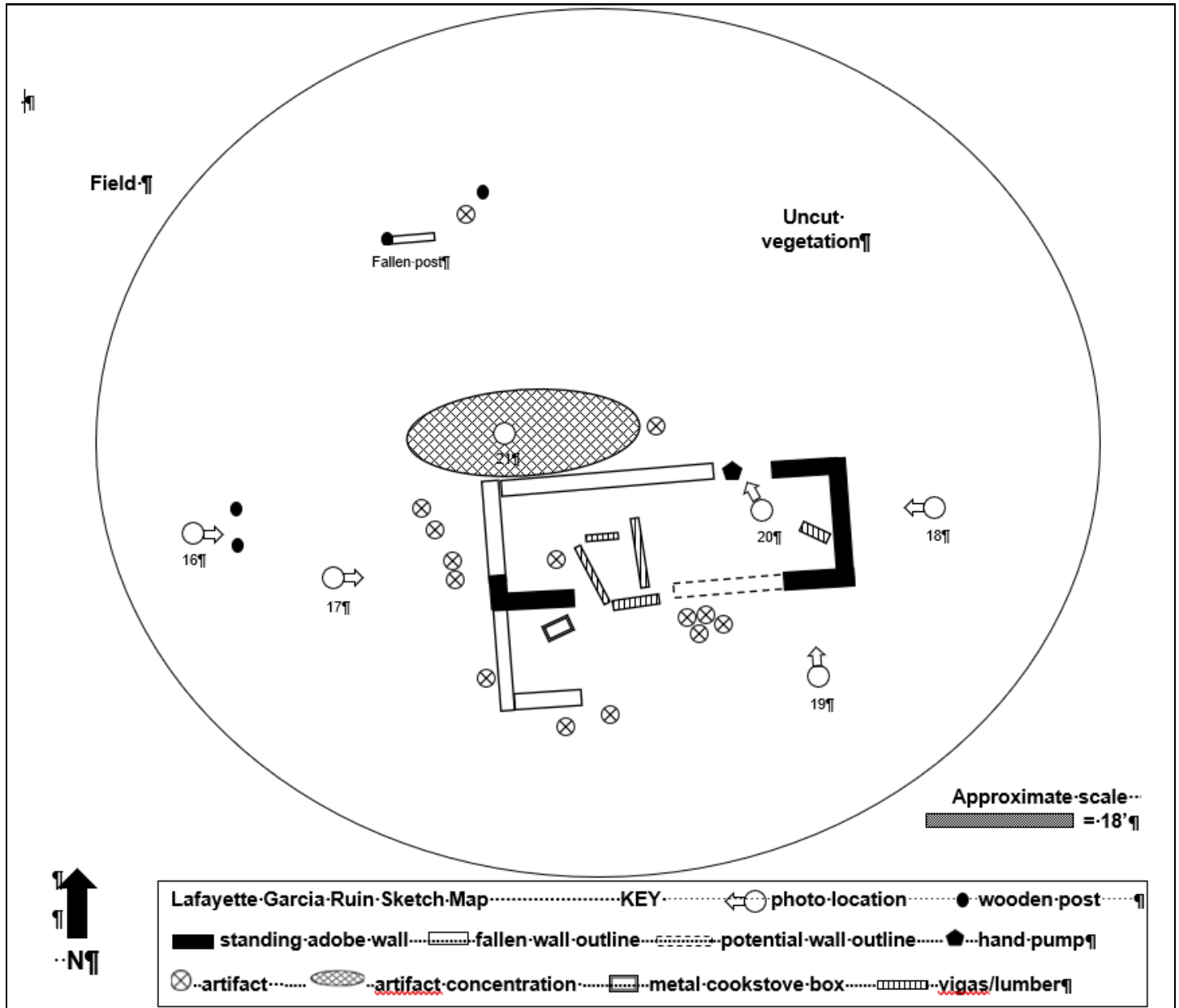
-  Photo Locs.
-  District Boundary
- Contributing Status**
-  Contributing
-  Noncontributing
-  Resource Number



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Lafayette Garcia Ruin Sketch Map



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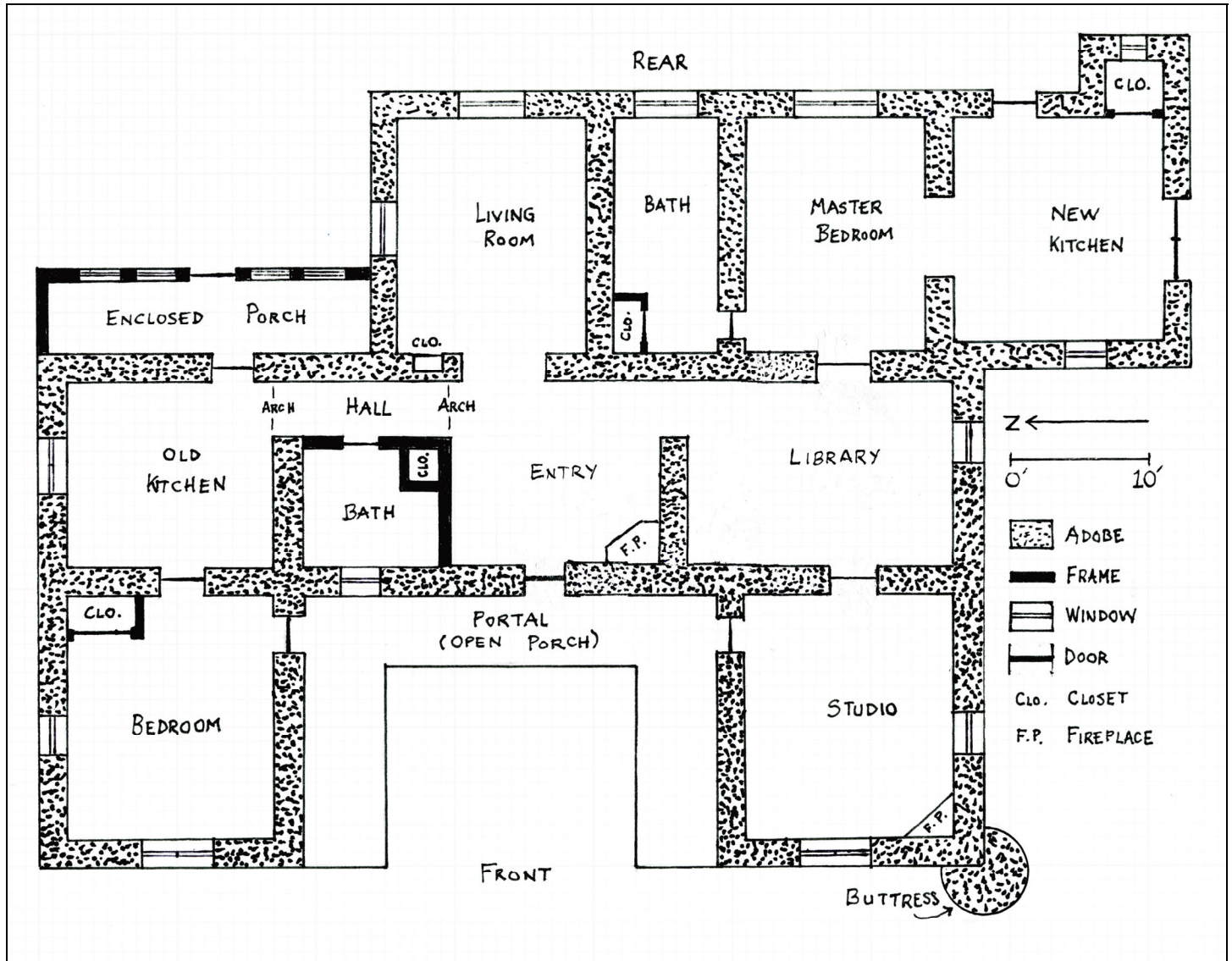


Figure 1. The current floorplan of the ranch house (Resource 2) is shown in this drawing developed from a Conejos County appraisal card drawing of the exterior footprint, fieldwork notes and photographs, and comments and corrections provided by Reyes García. The original nineteenth-century core consisted of a north-south rectangle embracing the old kitchen, entry, and library. Delineated by Thomas H. Simmons, July 2018.

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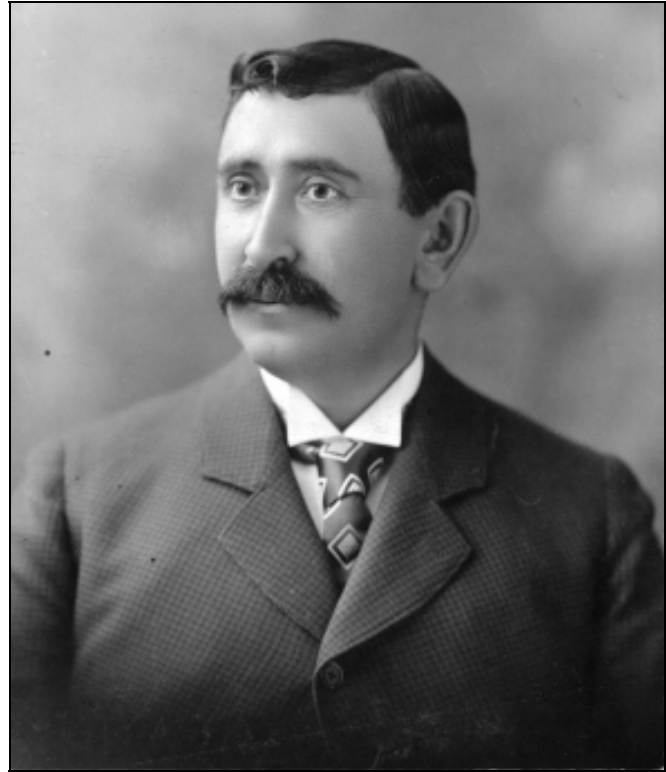


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Figure 3. The eastern part of the current ranch was owned by Lafayette Garcia, shown here (left) with his second wife, Lucie Amelia. The Garcías lost that part of the land after defaulting on a loan in 1922. After Celestino Garcia's death in 1925, his heirs sold western part of the ranch to Francisco Antonio and Maria Rosabel (Lobato) Espinosa, shown here in their 1897 wedding photograph. Courtesy of Michael R. Garcia Family Tree (left) and Lucero Family Tree (right), Ancestry.com.

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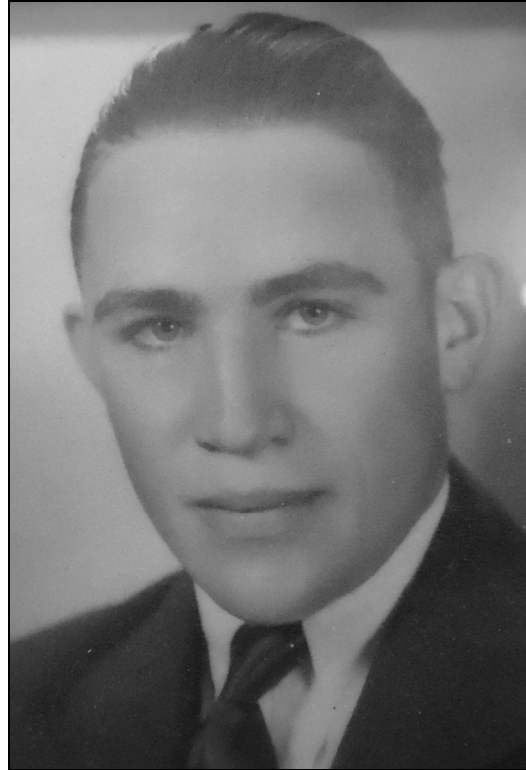


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Figure 5. The ranch headquarters is shown near the center of this extract from a 1953 aerial photograph. The garage is present north of the house, and the Lafayette García house is still standing to the southeast. Hay appears to be stacked northwest of the potato cellar. Aerial photograph VV BE M2 AMS 133, 29 September 1953. Courtesy of Colorado School of Mines, Golden, Colorado.

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Figure 7. This undated pre-1968 oblique aerial (view northeast) shows the access road from County Road 16 arcing from the center left edge of the image to the house and garage at the right center of the image. The frame milk separator house north of the house and milk shed to the east are no longer extant. West of the house on the north side of the access road stands an adobe tack shed (now in ruins). Farther west are the two frame granaries and the potato cellar (partially screened by trees). In the foreground is the corral area with the two sheep sheds and a tall rectangular haystack. The band of trees to the north marks the course of the Conejos River. Courtesy of Erik Daniels, Manassa, Colorado.

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Figure 8. This undated pre-1968 oblique aerial provides a north-northwest view of the ranch. The access road from County Road 16 arcs from the center left edge of the image to the house and garage at the lower right. The frame milk separator house lies between the house and garage with the milk shed to the east. West of the house on the north side of the access road stands an adobe tack shed (now in ruins) with the privy to the west. Farther west are the two frame granaries and the potato shed. Courtesy of Carolyn Garland Daniels, Manassa, Colorado.