



**A & D. I. G. ARNOLD RANCH DISTRICT
35385 U. S. Highway 40, Steamboat Springs**

Brothers Ernest, Irving, and Walter Arnold, and their sister, members of a Nebraska farming/cattle family, came to Northwest Colorado circa 1915. After returning from World War I, on May 2, 1919, Irving purchased the 160-acre Hay Meadow Ranch, originally homesteaded beginning in 1899 by Elizabeth Hutchinson. The District presently consists of six structures: the one-story main house, built in 1917; an adjacent coal shed; a 1929 bunkhouse; a non-contributing but rather unique cinderblock barn, built post-1945; a machine shed, and a pole livestock shed. The original barn and chicken coop no longer exist. The home is Vernacular Wood Frame Hipped Box Style, and is characterized by large porches and minimal ornamentation. Man-made features include three irrigation ditches and wooden split-rail, picket, and post-and-barbed wire fencing that delineate pastures from other uses. The built environment typifies the needs and land use practices of high country farming and ranching operations during the development period of Routt County, and the architecture reflects the importance and success of agriculture in the region. The property is currently owned by the City of Steamboat Springs, which leases grazing land and hay meadows and, after restoration, might use the house for extended office space.