

## 27. YET MORE 'JIMMY' ANDREWS

James had put together a 13,000 acre ranch plus the *Corral Park* grazing permit located adjacent to Rocky Mountain National Park and near the Grand River Ditch that he had surveyed as a young man.

He ran about 800 head of cows, plus some purebred Shorthorns, a small band of sheep and prize-winning Percheron draft horses. James was a progressive rancher who made modern improvements and advocated rotational grazing.

Engineer that he was, he had a soft spot for concrete, with which he constructed monolithic, rodent-proof *cake houses*, cattle dipping facilities, a large spring tank and an open barn.

James designed an irrigation system to divert water at the mouth of Stonewall Canyon dam, through a ditch about a mile and a half in length to the Upper Stonewall Reservoir. Little of the concrete diversion dam remains as it has been demolished over the last century by boulders hurtling down Stonewall Canyon in flash floods.

Unlike today, James used his irrigated ground more for production of small grains – winter wheat, oats and barley – and less for hay. After weaning, the cows spent the fall and early winter on the west side of what we now call Phantom Canyon. They were moved across the river in January to the shelter of the breaks east of the canyon, where they were kept through calving season in the spring. Their diet was supplemented with *cottonseed cake*, in the form of pressed cubes left over from the extraction of cottonseed oil.

James built the two cake houses a couple miles apart. Between them, Pat Ferree said James constructed wooden platforms every couple hundred yards, where burlap sacks of cottonseed cake could be placed out of reach of the cattle and sundry varmints. The cake was fed from the saddle by a rider who retrieved a bag from one of the platforms, draped it

over his lap and let the cake cubes dribble out on the ground while he advanced to the next platform to retrieve another bag...When the bags on the platforms ran low, they would be replenished from the two cake houses.

James' bachelor foreman, Bob Benton (1870 - 1941) pretty much lived with the cows. The southern cake house was at *Cow Camp*, located in a side canyon in Section 7, T10N, R70W, where a line cabin and holding pens had been constructed.

In late June after branding, the cows and calves were driven sixty miles to Corral Park where Bob stayed in a cabin until October when they returned to the ranch. James letters describe cattle strung out for miles on the upper Poudre Canyon Road as they came down in the fall.

James built a cattle handling facility, the vestiges of which are still in use, on the east side of US 287 south of the Cherokee Park Road. In its heyday, it sported a platform scale and a dipping vat. This facility was used by brand inspectors and most of the ranches in the community as a place to receive and deliver cattle – as a 'proto' sale barn.

James had accumulated considerable debt<sup>1</sup> to finance his land and livestock purchases. As the declining ag outlook of the 20s proceeded over the cliff into the Great Depression, his letters and diaries reflect growing concern. Lydia's diaries echo James' anxiety.

In 1934, at the low ebb of the Depression, things started to unravel. James re-conveyed 4500 acres west of the canyon to Fred Kluver for forgiveness of the debt he had incurred fourteen years earlier when he purchased it. Fred's father, A. C. Kluver foreclosed on a separate deed of trust, and in July 1937, the District Court ordered a Sheriff's sale (which never took place) – it would seem that there was an extended period of negotiation between James and A. C. to avoid that humiliation.

On November 9, 1938, in lieu of foreclosure James deeded what was left of the ranch to a Joe F.

McCarthy (1907 – 1950). In turn, McCarthy signed a note secured by a deed of trust in favor of Kluver. After thirty-two years of ranching in Livermore, James had lost all of his ranch, cattle and equipment. The deal provided only three weeks to move – just in time for the Holidays.

Caspar Zimmerman (1869 – 1953) offered James and his family the free use of a vacant ranch house on two sections (still known today as the Zimmerman Place) north of The Forks, where they lived for the next three and a half years. To put food on the table, James was fortunate to have Larimer County connections and was appointed Livermore District County Road Supervisor later that winter.

James was a discreet Edwardian gentleman who kept his feelings to himself (except in his courtship letters to Lydia). Although deeply wounded by the loss of his ranch at the hands of family friends, Warren Andrews says he never heard his father speak ill of the Klivers.

James worked his way back to solvency through war-time hard-rock mining ventures with his old friend Thorwald Sackett. Lydia died of cancer in 1956. James remarried in 1962 to a friend from grade school, before he died in 1970.

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<sup>1</sup> Most of the debt was held by A. C. "Gus" Kluver (1857 - 1945) and his son Fred (1885 - 1972). A. C. was a pioneer Fort Collins merchant, who had invested shrewdly in agriculture and real estate. He had extensive ranching interests in the Diamond Peak and Cherokee Park areas integrated with irrigated farm operations near Fort Collins and Timnath. He made his mark as a driving force behind the Water Supply and Storage Company and the First National Bank of Fort Collins. His son, Fred and family lived on the old William Calloway place for several years before moving to Timnath in the early 30s. (more about the Klivers later)



14. Dipping Vat



1. Scale and Dipping Vat



10. North Cake House



8. Cow Camp and Cake House



3. Concrete Barn

### Andrews Ranch

1. Scale and Dipping Vat
2. Stonewall Diversion
3. Concrete Barn
4. Barlow Road
5. James' Homestead
6. Concrete Water Tank
7. James' Uncle's Homestead
8. Cow Camp and Cake House
9. Rosalie McIntyre Homestead
10. North Cake House
11. James' Mother's Homestead
12. Benton Homestead
13. Jackson Homestead
14. Dipping Vat
15. Halligan Homestead
16. Toefler Homestead
17. Fred Kluver Place

- █ Deeded Land Boundary
- █ State School Land Boundary