

MEYER PROPERTY TIMELINE

The Midway House/Broken Bar M Ranch



1870-1940

1860-
1870

Property
homesteaded
and barn built

*1860-Duncan
McIntyre
homesteads*

1870- barn built

1883

Part of property
is sold to Louis
Rambo another
to John Lubin

*480 acres to Louis
Rambo*

*160 acres to John
Lubin*

1889

Midway House
is built

*Louis Rambo
builds the two-
story Victorian
home*

1912

480 acres and
home sold to
R.W. Kirkpatrick

Early
1940s

R.W. Kirkpatrick
dies

*When he dies
property changes
hands manytimes
until November
1950*

MEYER PROPERTY TIMELINE

The Midway House/Broken Bar M Ranch



1950-2017

1950

Norman F. and Ethel Meyer purchase home and property

1959

Meyer's purchase Blakeslee property

Property containing Historic Lubin/Blakeslee cabin and barn

1980

Property on south side of 285 sold

Part of Meyer property is sold to Jefferson County Open Space for creation of Meyer Ranch Park

1990

Meyer/Midway House added to National Register of Historic Places

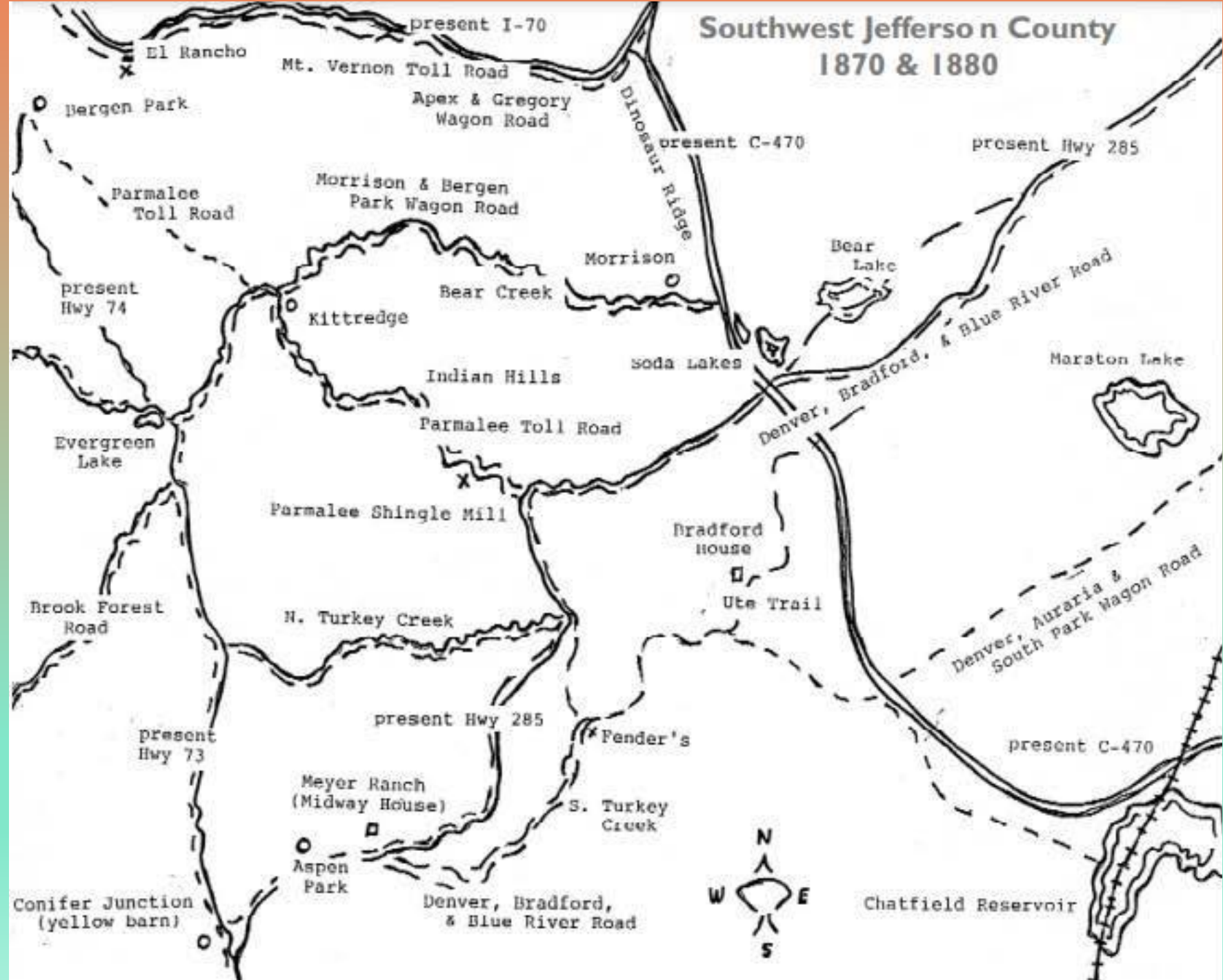
2017

Jefferson County purchases historic home and 10.6 acres

Norm passed away in 2014 and wife passed before him

1860 McIntyre Family

- McIntyre Family immigrates from Canada to Conifer
- Duncan, Elizabeth (wife), sons; John 24, Duncan 18, Daniel 13, and daughter; Elizabeth 20, the homestead property eventually totals 480 acres where the current Midway House and Meyer Ranch are located, as well as a 160 acres to the east
- It is believed that they traveled from Canada to Colorado in a wagon train with the Legault Family
- 1860 records identify Duncan as a Justice of the Peace
- 1870 the barn on the property is built by Duncan



1860 McIntyre Family

Facts

- **1870 Duncan paid property taxes to Jefferson County; land valued at \$945 and improvements of \$600**
- **In December of 1874, and again in April of 1875 and April of 1894, Duncan obtains a patent (homestead property) of 160 acres each, for a total of 480 acres.**
- **The original home that the McIntyre's lived in is gone, just the barn remains. During the time that the McIntyre's lived on their property their home and barn were used as a stopover point on the route from Denver to other locations to the west that took too long by horse, mule, buggy, or wagon. It was said that they might have as many as 10-15 people each night, charging up to 35 cents for a meal.**
- **Sons, John and Duncan married identical twin sisters, Rosa Belle and Isa Belle Lemon. They moved to Crawford Colorado to ranch.**
- **After selling the property in 1883 the rest of the McIntyre family moved to Crawford Colorado where both Duncan and Elizabeth passed away. Duncan passed in Sept of 1884 and Elizabeth three years later. They are both buried in the Old Crawford Cemetery.**

1860 McIntyre Family

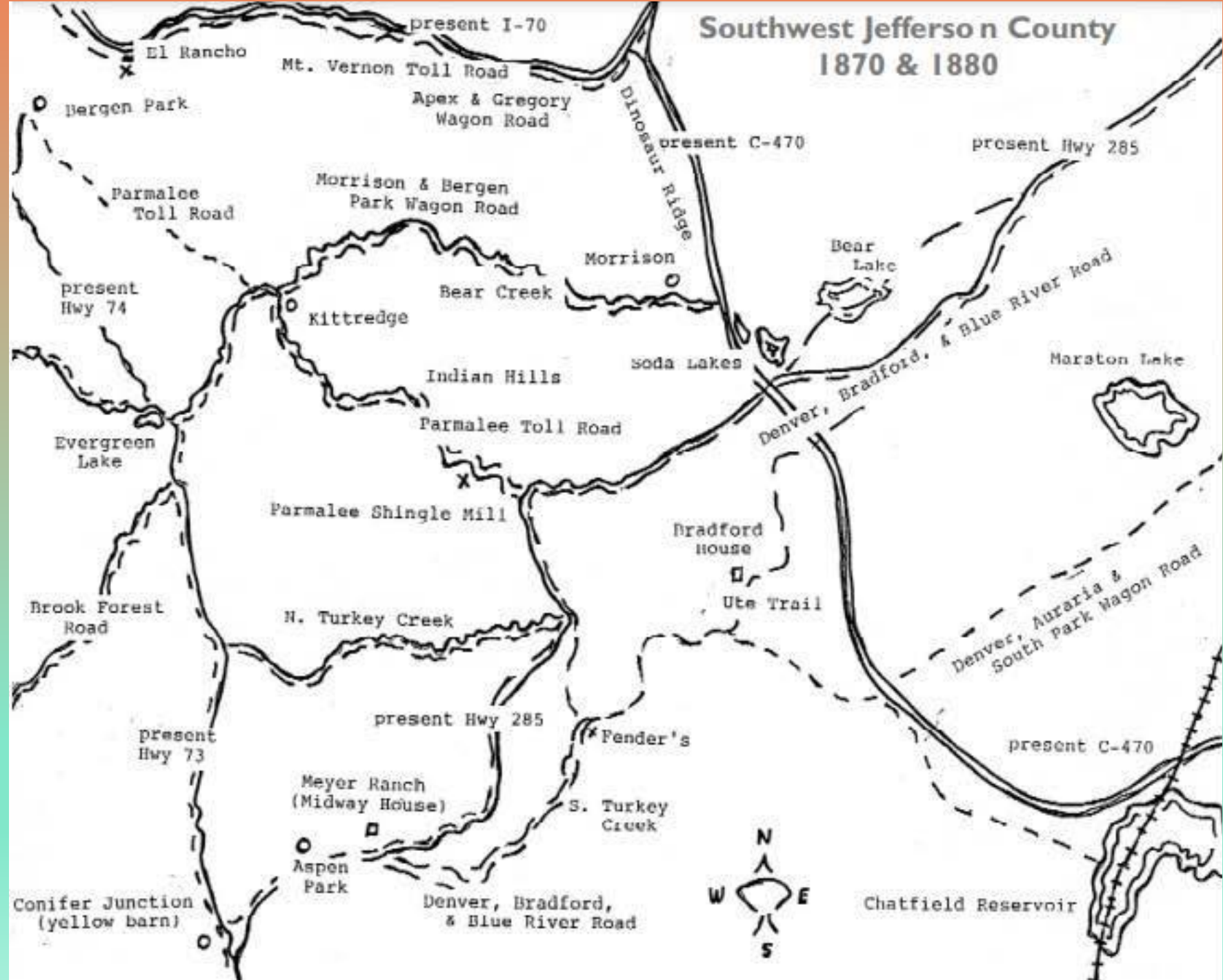
Some Rumors

(although they are documented in history, but are word of mouth)

- **1825-** Duncan is forced to join the British Navy, helps a fellow sailor, gets flogged, and jumps overboard near the mouth of the St. Lawrence River. He settles In Ontario Canada, sends for his sweetheart Elizabeth Brush (who is still in Scotland where Duncan was born). Elizabeth's ship gets intercepted by privateers and Elizabeth ends up in a convent in Spain for three years before she can finally get to Canada. In the meantime Duncan was working for the Hudson Bay Company.
- **1873-** the ill-fated Alfred Packer expedition from Bingham Canyon Utah Territory to Breckenridge Colorado gets underway. Oddly there are documents that point to Duncan's brother John, being among the group. Luckily it is said that John, along with four others in the party decide to go a different route when Alfred gets them lost. The small group ends up at the Government Cattle Camp near Montrose Colorado until April.
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1883 Sales/Purchases

- 480 acres where the Midway House sits today is sold to Louis Ramboz
- 160 acres to the east is sold to John Lubin
- The Louis Ramboz property continues as a stopping point for travelers going from Denver to points west



1883 John Lubin Family (160 acres, cabin, and barn)

The Facts

- It is unknown if the cabin and barn were built by McIntyre or Lubin. From what this researcher can find it looks as though the Lubin family may have been renting the cabin prior to the purchase of the property.
- The family is; John, wife (name unknown), 3 sons (oldest is John), and 1 daughter Mary
- In 1881, mother, and daughter die a short time apart. Not too long after that one of the sons commits suicide. Unknown what happened to the other son. Wife, and daughter Mary, are either buried on the property or nearby (exact location is unknown at this time).

Oddities

- In the following days after the wife's death, John (the father/husband) is accused of murdering her. The story is told that she went to bed sick with a cold and died 36 hours later. Only the family attended to her while she was ill. The neighbor ladies came to prepare her body for burial and notice multiple bruises on her body. They called the sheriff and some days later John was arrested, and went to jail for a few days until the judge saw him. He was acquitted of the murder for lack of evidence. The coroner had not examined the body and by the time the sheriff was notified she was already buried.
- The oldest son, John, was living in Denver, at the time of his mother's death and it is rumored that he said, "his mother would not have died had it not been for the cruel treatment received from his father."

1883 John Lubin Family (160 acres, cabin, and barn)

More Currious

- Multiple word of mouth stories say that shortly after his wife's death, John is found dead in his bed of a gunshot to the head. Some say it was suicide, some say it was a burglary. There is even a story that the son ran to the neighbor who also saw the body. There are no reports that this researcher can find that corroborate that rumor.

Odder Still

- John Lubin (the father) is found in multiple U.S, Census records until 1910, right here in Junction, Colorado (the name for Conifer at the time on the Census records was Junction).
- There is an article in *The New Era* newspaper in Walden, Colorado, dated 12 Jan 1911, "Shooting himself through the head, John Lubin, aged 77, and well known in the Morrison section as 'Old Man Lubin,' committed suicide"
- There is one story that the graves of his wife, daughter and he are located on the property.



1883 Louis Ramboz Family

The Facts

- Their last name is spelled many different ways throughout history and documents (including the first slide of this presentation): Rambo, Ramboz, Ramboy, and Rambeau. For consistency Ramboz will be used throughout the rest of this document and is the current spelling the family is using today.
- Louis and family, purchase 480 acres where the Midway House now sits, as well as some of the property on the south side of what is now, Highway 285.
- In 1889, Louis hires Joseph Grauffel, a contractor from Denver to build a two-story, Victorian style house on the property. The house was built with lumber obtained on the property, with use of the sawmill that was already on the property..
- This house was also used as a hotel for stage passengers and a boarding house.
- The house was named the Midway House due to its location along the stage coach and toll roads. The most famous toll road was the Bradford Toll Road which it is believed ran through the south end of the property on its way to Bradford Junction, at the intersection of what is now County Road 73 and Barkley Road (the location of the historic Yellow Barn). By 1883 the Bradford Toll Road was no longer in use, only being a toll road from 1860-1867. An easier and now more traveled road was the Turkey Creek Wagon Road. This wagon road was less steep and ran along the creek bed where South Turkey Creek Road is today.



1912 The Robert W. Kirkpatrick Family

Facts

- In 1912. Robert purchases the property from Duncan McIntyre (the 160 acres on the east)
- He continues with the history of the property; ranching and growing hay as found on the 1930 Census.
- He, his wife Lucy, 3 sons, and 2 daughters, live on the property until sometime in the early 1940s when Robert dies.
- Robert left a life estate to his wife, Lucy, and an estate to his living children. As of the 1940 Census, only Alice, one of the daughters, with her husband, Frank Flick, live with Robert and Lucy. At that time Robert is 76 and Lucy is 65.

Oddities

- Although there seems to be nothing printed about the actual transfer of the property or Robert's will or estate in public documents. This researcher has found that the Kirkpatrick's, of which Robert is one, are buried at the Ault Cemetery. Just east of present day Aspen Park. (See: *An Anthology of Ault Cemetery: A slice of heaven in Morrison, Colorado*, by Michelle Schulten, (published summer 2024)
- Deaths are listed as follows:
 - Robert W - 7 March 1943
 - Lucy M - 8 Jan 1954
 - And sadly a 6 day old infant, Edith M, 6 Jun 1913 – 12 Jun 1913
- It seems that Lucy must not have stayed after her husband's death, since the story is that the property was sold multiple times from the early 1940s until 1950.

The Blakeslee Family

- Unknown when the property (the 160 eastern acres) changes hands from John Lubin to Martin L Blakeslee, sometime prior to the 1930 U.S. Census.
- He and his wife run a grocery store
- When the Model T Ford becomes popular he installs a one pump gas station on the south end of his property near the road.
- Martin Leon Blakeslee was born in Evergreen, Colorado on 08 Oct 1888, and died 28 Sep 1956. He is buried in Longmont, Colorado with a shared headstone with Ann, who only has a birthdate listed, presumed this is his second wife.

Martin L Blakeslee in the 1930 United States Federal Census

[Detail](#) [Source](#) [Discover](#)

Name: Martin L Blakeslee
[Martin S Blakeslee]
Birth Year: abt 1889
Gender: Male
Race: White
Age in 1930: 41
Birthplace: Colorado
Marital Status: Married
Relation to Head of House: Head
Home in 1930: Junction, Jefferson, Colorado, USA
Map of Home: [Junction, Jefferson, Colorado](#)
Dwelling Number: 73
Family Number: 73
Home Owned or Rented: Owned
Radio Set: Yes
Lives on Farm: Yes
Age at First Marriage: 25
Attended School: No
Able to Read and Write: Yes
Father's Birthplace: Pennsylvania
Mother's Birthplace: Colorado
Able to Speak English: Yes
Occupation: Farmer
Industry: General Farm
Class of Worker: Employer
Employment: Yes

Household Members	Age	Relationship
Martin L Blakeslee	41	Head
Irene E Blakeslee	33	Wife
Lloyd R Blakeslee	15	Son

Neighbors: [View others on page](#)

**November 1950
Meyer Family
purchases
Midway House
and property**

- 1950 Norman and Ethel Meyer purchase 480 acres, the Midway House, and barn
- 1959 they purchase the 160 acres to the east from Martin Blakeslee
- The Midway House is still a beacon to anyone traveling Highway 285 through Aspen Park/Conifer



The Meyer Ranch

Facts

- The ranch is also known as the; Midway House, and the Broken Bar M Ranch
- Updating and some remodels to the home begin almost immediately after the Meyers move in
- The remodeling turns up an interesting board with a note from the contractor that built the house
- Early 1950s they donate their milk house for the first Conifer Library
- 1980 Norm sells the property on the south side of Highway 285 to Jefferson County Open Space for a park
- September 19, 1990 the Midway House and 1870s barn are put on the National Register of Historic Places
- 2017 Jefferson County Open Space purchases the property to conserve it for generations to come



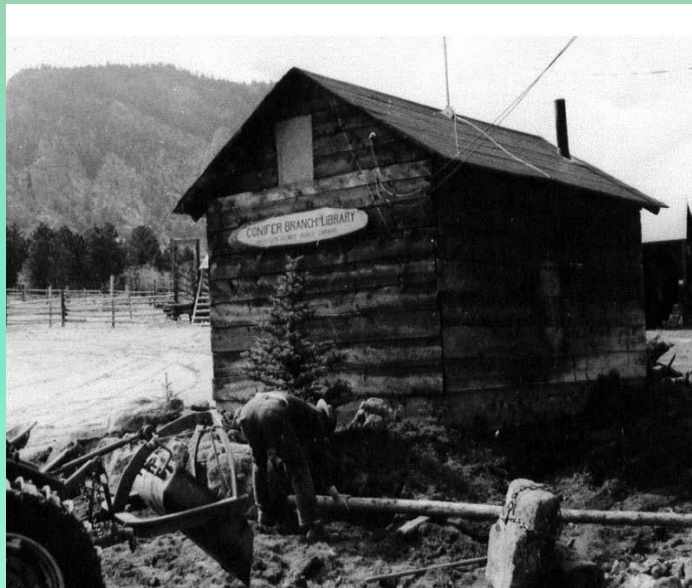
Oh the stories and the rumors!

- In late November of 1950 when the Meyers move in, their very first night the temperatures drop into the negative digits. The water line from the spring to the house breaks. They spend the rest of the winter hauling water from their neighbors spring in buckets. There is no other source of water in the house. This water is used for cooking, and bathing in the wash tub in the middle of the kitchen floor with water warmed on the wood range. The necessities were done in the outhouse or chamber pots.
- One of the first projects at the house was to get the water pipes installed and working. This turned up one of the biggest rumors in Conifer history.
 - While installing the piping they found a board under the steps that read, "Circus Town, October 1889. This house has been built by Joseph Grauffel of the city of Denver for Mr. Louis Ramboz is been commenced in March 1889 and finished October of the same year. Joseph Grauffel, contractor, builder." The rumor is, that the P.T. Barnum Circus stayed on the property and wintered their animals there from time to time. Truth or not....this researcher has evidence and theories to the contrary. Most notably, the train didn't run anywhere near here and Barnum wintered his animals in Connecticut per all circus documentation for 2 years prior through 2 years after this time.
- Norm had a handwritten note that stated, "Sioux Indians attacked McIntyre's neighbors, burned the cabins, and scalped the people. One chief forced a woman to sew a button on his shirt, with two scalps hanging from his belt. Truth or not? It is unknown the date of this note, but it is a well known fact that the Native Americans did live and travel through the area, although most reports say they were friendly.
- Norm was told by his neighbor Tony Granzella that Ramboz built the Midway house for \$2,500. Of course with no electricity, indoor plumbing or heating system, features not included in the late 1800s.

More stories and rumors

- The milk house, below left, is the new Conifer Library in the early 1950s until 1955 when it was moved to West Jefferson Elementary. The books to stock the library were received from Golden, weekly, by the librarian taking care of the space. Later in 1968 the Myers donated 3 acres to the Conifer Library. It is unknown what happened to this property. The library moved to Conifer High School when it opened. And a new free standing building is being built as of 2024.
- Norm was a WW II aviator and after his duties in the military he flew for Continental Airlines for 35 years. He had a love of planes since he was a very young boy. He owned a 1968 Cessna 180 Taildragger, below right, that he flew from his property for many years. There is an open pole shed on the property that he used as a hanger and had his own airstrip in the meadow. His last flight from his property was in August of 2010.

He flew his plane to Hotchkiss where its new owners, his son-in-law and granddaughter will share ownership of the plane.



Researching the rumor of the P.T. Barnum Circus

Researcher for this presentation came across an article that stated, “An amateur historian, Dr. Noley Mumey of Denver, told Norm that P.T. Barnum wintered his circus animals at the Ramboz ranch.”

The information that refutes all of the rumors: Researching P.T. Barnum, and the Barnum and Bailey Circus, turned up no facts to support the rumors of the Circus or the animals being wintered anywhere near Colorado. From 1881-1896 the circus animals wintered in Connecticut at the end of their season which ended in October until the beginning of the next season in the spring. During the year the house was being built, March through September of 1889, the Circus was traveling the east coast of the U.S. and Canada. There was only one exception to the Circus wintering in Connecticut and that was in the fall of 1889 (the same year the Midway House was being built) when the Circus traveled to England on September 30, 1889 and stayed until February 15 of 1890. The Circus didn't even come to Colorado until October of 1895 for four days, visiting Denver, Colorado Springs, and Pueblo. They traveled from the east and returned to the east.

Just sayin'probably no circus or animals in the Ramboz barn or pasture.

Although, building a house of this kind in this location could have been quite the circus!

1959 the story of the Lubin/Blakeslee purchase

- The Meyers purchase the early 1970 cabin and the 1913 barn and acreage. In September 2004, the cabin and barn were moved to save them from demolition when Norm sold the property they were sitting on, sometime during 2002 (give or take a year). The property was sold for the development of the King Soopers shopping center. The cost to move the buildings was nearly \$70,000.00
- The move was filmed by Mega Movers, there were a group of paranormal people there to rid the buildings of spirits and to make sure they didn't follow anyone, and lots of excitement.....side note....kind of like a "circus". (Mega Movers, Season 1, Episode 1. Currently available on Prime Video for \$1.99...worth it!!)

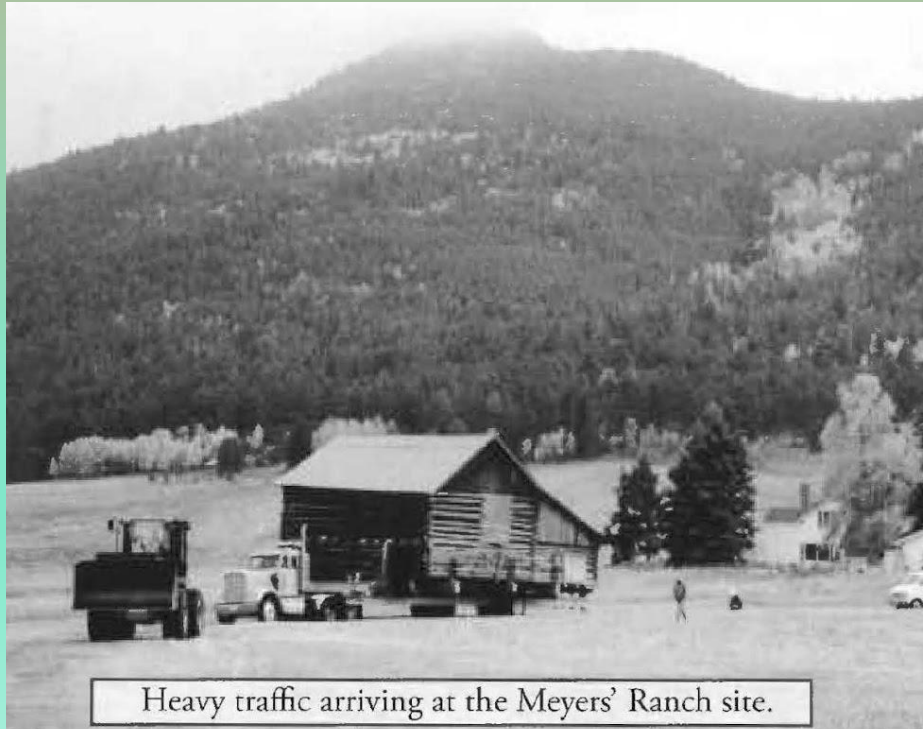
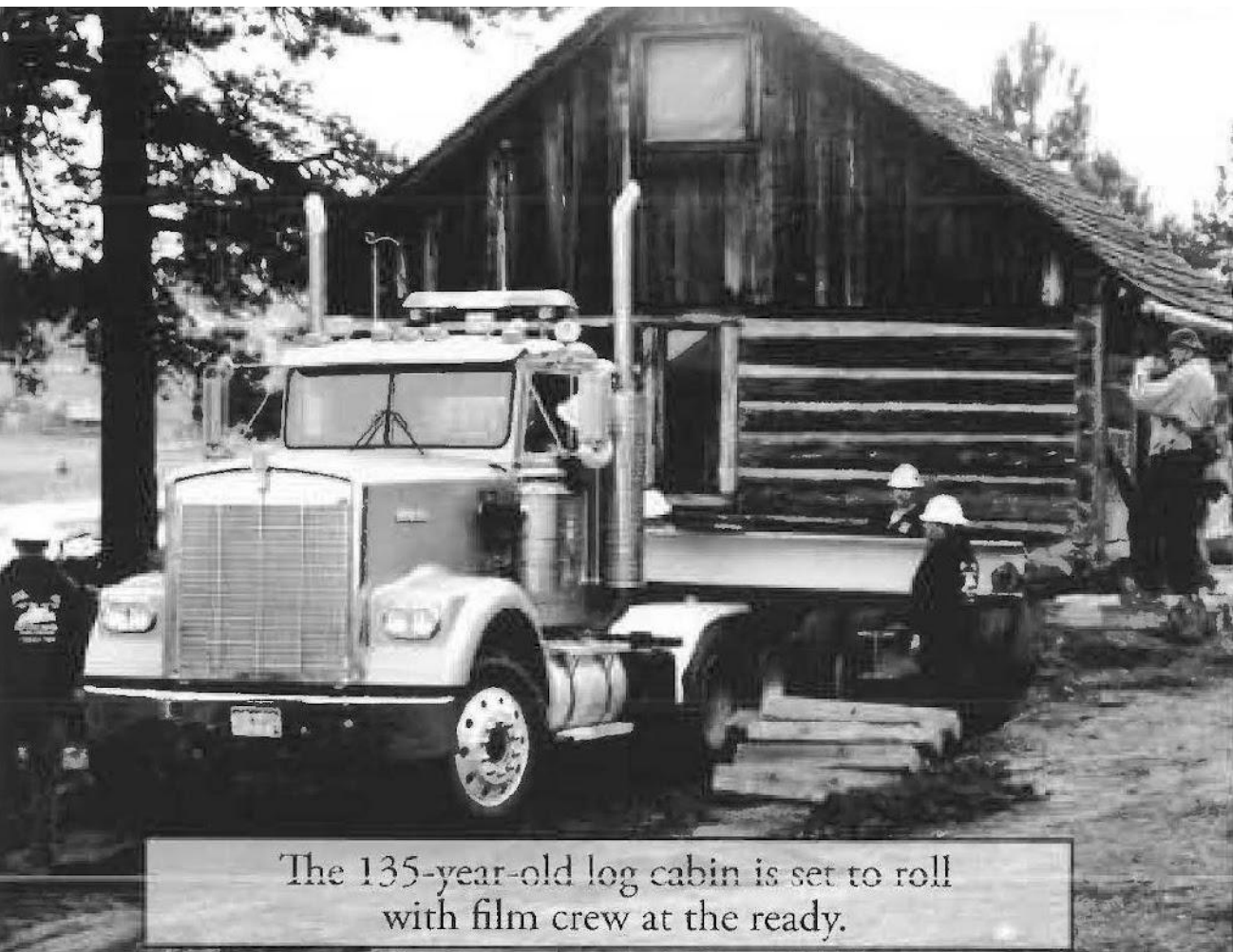




Photo courtesy of Norm Mays

The barn pushes the big Kenworth truck skidding down a muddy hill.

Moving Norm's Historic Buildings



The 135-year-old log cabin is set to roll with film crew at the ready.



The cabin rolls on through rain, snow and fog.

**Ethel Elizabeth (Blondie) Meyer, dies
April 7, 2007, at the age of 90**

**Norman Franklin (Norm) Meyer, dies
November 21, 2014, at the age of 97**

Final Take-Off - Norm Meyer's Airplane



**Norman Franklin
"Norm" Meyer Sr.**

1917 - 2014



Sources:

Books:

The Upper Side of the Pie Crust, by Margaret V. Bently (Chapter – Norman F. Meyer Ranch, p. 83-94)

An Anthology of Ault Cemetery: A slice of heaven in Morrison, Colorado, by Michelle Schulten, (published summer 2024)

Websites:

www.goldenhistory.org (multiple pages and locations)

www.coniferhistoricalsociety.org (Meyer History Page)

www.historycolorado.org (multiple pages)

www.ancestry.com (multiple pages)

www.classic.circushistory.org/Routes/PTB.htm

www.jeffco.us (Historically Jeffco Magazine, multiple issues from index search of;

Meyer, Lubin, Blakeslee, McIntyre, and Midway House)

www.coloradohistoricnewspapers.org/

www.bradfordk8.jeffco

www.ancestry.com (multiple entries for all surnames listed, with the exception of the Meyers)