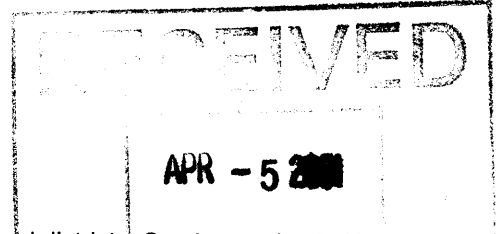


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Preston Farm

other names/site number 5LR779

2. Location

street & number 4605 S. Ziegler Rd. [N/A] not for publication

city or town Fort Collins [N/A] vicinity

state Colorado code CO county Larimer code 069 zip code 80525

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Stargisana Cortezigla State Historic Preservation Officer March 26, 2001
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] See continuation sheet.
- determined eligible for the National Register [] See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain [] See continuation sheet.

Edson H. Beall Signature of the Keeper 5-10-01 Date of Action

Preston Farm
Name of Property

Larimer County, Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

2	1	buildings
0	0	sites
10	0	structures
0	0	objects
12	1	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- Domestic: single dwelling
- Agriculture: storage
- Agriculture: animal facility
- Agriculture: agriculture outbuildings
- Agriculture: processing
- Agriculture: irrigation facility

Current Functions

(Enter categories from instructions)

- Not in use

7. Description

Architectural Classification

(Enter categories from instructions)

- Queen Anne
- No style

Materials

(Enter categories from instructions)

- foundation see continuation sheet
- walls
- roof
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Preston Farm
Name of Property

Larimer County, Colorado
County/State

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.)

- 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.
- 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.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Periods of Significance

1893-1940

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Preston, Charles B.

Preston, Benjamin

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Fort Collins Public Library,

Local History Archives

Preston Farm
Name of Property

Larimer County, Colorado
County/State

10. Geographical Data

Acreage of Property 2.0

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 498250 4485480
Zone Easting Northing

2. _____
Zone Easting Northing

3. _____
Zone Easting Northing

4. _____
Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James Joy, Research Assistant

organization Architectural Preservation Institute date 10/20/2000

street & number Dept. of MTCM, Colo. State University telephone 303-861-4118

city or town Fort Collins state CO zip code 80523-1584

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name David A. Lawser and Patricia A. Lawser

street & number 5836 Crestwood Drive telephone 970-229-0777

city or town Fort Collins state CO zip code 80528

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Preston Farm
Larimer County, Colorado

MATERIALS

Foundation: CONCRETE
STONE/Sandstone
WOOD
Walls: WOOD/Weatherboard
WOOD
WOOD/Shingle
STONE/Sandstone
METAL
CONCRETE
Roof: METAL
WOOD/Shingle
ASPHALT
Other: CONCRETE
STONE/Sandstone
WOOD

DESCRIPTION

Preston Farm is a historic farm complex located in the southeast corner of the City of Fort Collins, Colorado. The farm is situated in what is known as the Harmony District, an area covering about twelve sections of land. The property faces Ziegler Road to the east and is halfway between Harmony Road to the north and Timberwood drive to the south (see sketch map). The total acreage of the property is 1.969 acres, down from a onetime high of 228 acres. The current boundaries are the result of development to the north, south, and west of the property.

The farm complex is made up of a total of thirteen extant resources, twelve contributing and one noncontributing (see sketch map). These consist of a farmhouse, cistern, irrigation ditch, machine shop, garage/milk barn, chicken house, coal house, ice house, smoke house, turkey house, pump house, hog house, and grain elevator. The farmhouse is situated in the northeast corner of the property, approximately 100 feet west of Ziegler Road, and approximately 40 feet south of the northern property line. A row of cedar trees to the north protects the farmhouse from weather. Several large coniferous trees dot the yard east of the farmhouse, and a very large cottonwood tree sits to the southwest. Flagstones line the walk along the south and east sides of the farmhouse. To the south of this walkway lies a low granite wall that has square columns at its western end that mark the entrance to the farmhouse from the driveway. The gravel driveway off of Ziegler Road enters the farm to the south of the farmhouse. The remaining resources are distributed throughout the property, primarily to the west and the south of the farmhouse, with the grain elevator in the extreme southwest corner.

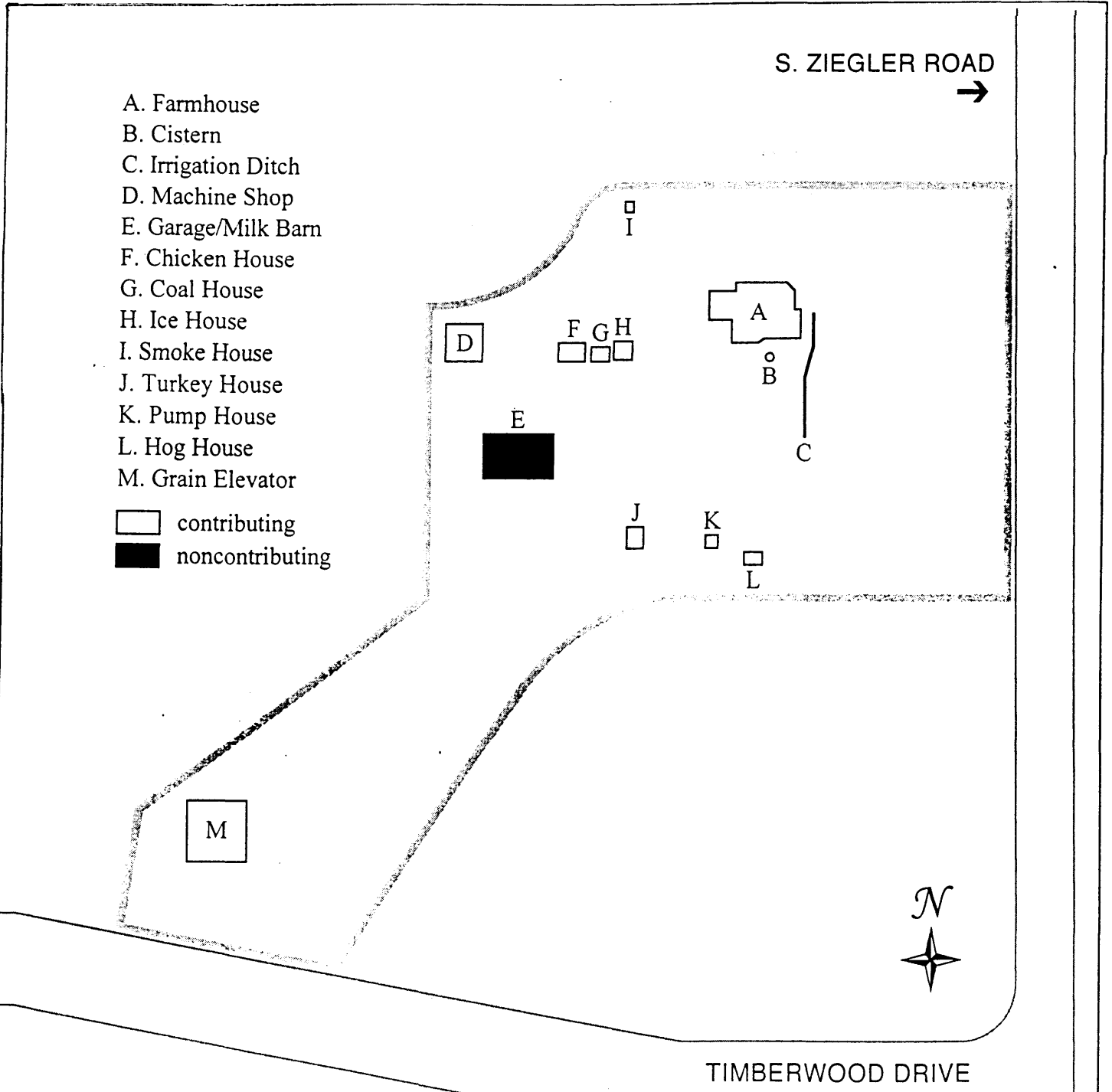
The spatial arrangement of the agricultural outbuildings on Preston Farm is typical of the layout of Fort Collins area farming and ranching operations. The Prestons built new barns and outbuildings according to the necessity of each structure coupled with an ability to pay for their construction. As such, the Prestons built the current structures on Preston Farm over a period of nearly forty years. They built smaller outbuildings that required easy access closer the farmhouse, such as the coal house and the ice house, but they located the barns and outbuildings related to their livestock and crop-growing operations farther away. Sketch maps of local farms produced during

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Preston Farm
Larimer County, Colorado



□ Building or Structure

- - - Property Line

Scale: 1" = 80' (approx.)

Sketch Map

Preston Farm
Fort Collins, Larimer County, Colo.
January, 2000

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 7 Page 3

an intensive level survey conducted in 1994, *Agriculture in the Fort Collins Urban Growth Area, 1862-1994*, illustrate this common feature among the farms in the area.

Contributing Resources

Farmhouse (1904, Resource A).

This Queen Anne style farmhouse is an irregularly shaped, two-story, wood-frame structure with a one-story, stone addition on its rear. The asphalt-shingle roof features a central hip with intersecting gables. Six lower cross gables, a polygonal-roofed, two-story tower, and a polygonal-roofed, two-story bay intersect a central, steeply pitched, pyramidal roof. The house has a quarry-faced sandstone foundation and horizontal drop siding. Decorative wood shingles of varied shape compliment the drop siding in several of the gable ends and in wide horizontal bands dividing the floors of the tower and bay. The roof has a boxed cornice that encloses the overhanging rafters. The roof retains the original wood shingles beneath the asphalt shingles. A wide frieze board encircles the walls of the house directly below the cornice. The paraged brick chimney rises from the western slope of the pyramidal roof and has a metal stovepipe at its peak.

Most of the original one-over-one, double-hung windows have aluminum storm windows attached to them from the outside. The east elevation contains a single-hung parlor window with a leaded-glass transom. There are two unique attic windows: a diamond-shaped, fixed-sash window above the east porch, and a small four-light, fixed-sash window on one of the western gable ends. The windows on the two enclosed porches are vinyl-and-aluminum, sliding-sash windows.

The facade (south elevation) contains a west porch entry that serves as the main entrance for the house. Enclosed with pairs of vinyl-and-aluminum, sliding-sash windows and fixed one-lights, the one-story porch has a standing-seam metal, half-hipped roof. This porch has undergone several alterations. A historic photograph (Photograph #32, circa 1906) shows an open porch with turned porch posts and balusters, elaborately curved brackets, a spindlework frieze, and latticework covering the crawl space below. Shortly after the construction of the house, the Prestons covered the porch's balusters with sheathing and added screening above. In 1975, Ben Preston enclosed the porch and covered both the frieze and the turned posts. These elements remain intact, as does the house's original horizontal drop siding on the interior of the porch.

The east elevation contains an enclosed, two-story porch with a shed roof and south-facing entrance. Originally the main entrance and frontispiece for the house, this porch has undergone several alterations. A historic photograph (Photograph #32, circa 1906) shows an open porch with Tuscan columns on the first floor, a balustrade on the second floor balcony, wooden steps approaching from the east and the south, and latticework covering the crawl space below. A 1938 alteration extended the porch to the east 30 inches, covered the porch's first-floor balusters with sheathing and added screening above, and removed both the east side steps and the latticework. The extended section of the porch sits on a concrete foundation that conceals the original stone foundation behind it. In 1975, Ben Preston enclosed the first and second floors and added a shed roof. The house's original horizontal drop siding on the interior of the second floor porch remains intact. Wood paneling partially covers the siding on the first floor. The original diamond window remains in the gable.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Preston Farm
Larimer County, Colorado

A stone addition projects from the west elevation. This addition is a square, one-story, stone structure with an asphalt-shingle, half-hipped roof. Missing asphalt shingles on the north side of the roof reveal the original wood-shingle roof. The foundation and exterior walls are made of quarry-faced sandstone. The south elevation contains a small porch entryway and a four-over-four, double-hung window. The north elevation contains two windows: a four-light, fixed-sash window and a boarded window. All the windows have sandstone lintels and sills. A small painted wood cupola juts from the roof ridge. Although thought to be a remnant of an earlier house, this stone structure was in fact added shortly after the construction of the farmhouse, and it served as a milk house with a cream separator, as well as a pantry.

The rooms on the first floor of the farmhouse form an irregular, compound plan. The original farmhouse's four-unit, simple, massed plan joins the stone addition to the west to form a compound shape. The dining room, which is the largest room in the house, sits directly behind the east porch. The parlor lies to the northeast of the dining room and can be accessed through a wide cased opening between the two rooms. The kitchen lies directly west of the dining room, and the study lies to the northwest. The bathroom sits just beyond the northwest corner of the kitchen. A door on the west side of the kitchen gives access to the stone addition, which has most recently been used for cold storage. A half-turn stair that is off the dining room to the north gives access to the second floor. The arrangement of the rooms on the second story is nearly identical to those on the first floor. The four bedrooms are positioned directly above the four large rooms below, with only the bedroom above the dining room giving up space to the interior hallway.

The entrances to the dining room and parlor from the east porch retain their original panel-and-glass doors, as well as their original spindlework screen doors. There is a nine-over-one, single-hung window to the north of the living room door that looks out onto the east porch. The entrance to the kitchen from the south porch also retains its original panel-and-glass door. The majority of the interior doors are wood, four-panel doors with black porcelain or bronze-colored metal knobs. The door leading to the study from the dining room is a five-cross-panel door. The door leading to the second-story porch is a one-light, three-cross-panel door. The windows and doors in the dining room, parlor, and study have wood trim with modestly detailed crown moldings containing egg-and-dart motifs. The remaining windows and doors have plain milled boards for trim.

Additional interior details include a picture rail along the walls of all the major rooms in the house but the kitchen, and a built-in wood and glass sideboard on the west wall of the dining room.

Cistern (c. 1900, Resource B).

The cistern sits immediately south of the farmhouse. The bulk of this cylindrical structure is underground; all that is visible above ground is the concrete dome or "crown." At its base this crown is approximately five feet in diameter. A square sandstone cap terminates the crown. A steel-and-concrete manhole cover is at the center of this cap. At one time a sandbox along the east side of the house fed filtered ditch water to the cistern. The cistern stored this water for use throughout the house. Eventually, the Prestons brought in water by horse-drawn cart and later by truck from Timnath. The Greeley water line ran through Timnath on its way to Fort Collins. The Prestons disconnected the farmhouse's plumbing system from the cistern in the early 1950s when Fort Collins brought a city water line onto the property.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

Preston Farm
Larimer County, Colorado

Irrigation Ditch (c. 1935, Resource C).

The irrigation ditch lies directly east of the farmhouse and continues south to the gravel driveway. Entirely concrete lined, the ditch has a U-shaped cross section and is approximately 18 inches wide by 18 inches deep. This concrete ditch replaced an earlier dirt ditch. A dam in an irrigation canal north of the farmhouse diverted water into this smaller ditch. The east side of the ditch is slightly lower than the west side. This allowed water to breach the east side and flood the front lawn.

Machine Shop (1921, Resource D).

The machine shop sits approximately 120 feet west of the farmhouse. This outbuilding is a square, one-story, wood-frame structure with a corrugated metal, front gable roof. It has a concrete foundation and horizontal drop siding. The roof has overhanging eaves and exposed rafter tails, and it retains the original wood shingles beneath the corrugated metal cladding. The south elevation contains a central entrance with vertical plank, double sliding doors that ride on a track attached to the head of the doorway. There are eight windows: three on the west side, two on the north, one on the east, and one in each gable end. The windows have fixed sashes and are either four-light or six-light. The muntins are intact in only two of these windows; the remaining windows are missing some or all of these elements. The window surrounds are plain milled boards. A metal stovepipe exits the roof in the northeast corner. Workbenches for various woodworking and metalworking jobs line the east, north, and west walls of the interior. In the northeast corner is a brick blacksmith forge. An original feature of the machine shop, this forge retains its forge blower and associated motor.

Chicken House (c. 1900, Resource F).

The chicken house sits approximately 40 feet east of the machine shop. This outbuilding is a rectangular, one-story, wood-frame structure with a corrugated metal, side gable roof. It has a timber foundation and horizontal drop siding. The roof has plain fascia boards that cover the rafter ends. The roof retains the original wood shingles beneath the corrugated metal cladding. The west half of the south wall is open to the inside and is covered in chicken wire. The south elevation contains a central entrance yet lacks an actual door. There are two small openings that allowed the chickens to exit the building to the outside pen: one on the north elevation and one on the west. The opening on the west elevation retains its door and leather hinges. There is a long, horizontal window on the east side of the south elevation; it has no sash or glazing.

The interior of the chicken house has a linear two-unit plan. Tight-fitting tongue-and-groove siding covers the walls and ceiling of the eastern-most room. This room was at one time used as a brooder house by two of the Preston children, and the siding helped to keep the cold out. They used a coal-fired heater to keep the chicks warm, and a hole in the northeast corner of the ceiling indicates where the stovepipe exited the room. Running along the room's north wall is a wooden apparatus made of two vertical studs and four horizontal poles. Two large bolts approximately two feet from the ground hinge the structure into the east and west walls. At night the chickens roosted on this framework, and the bolts allowed workers to move it away from the back wall to clean the walls and floor. A long wooden box containing eight egg-laying nests lies on the floor. This apparatus was at one time attached to the south wall just below the window.

There is no siding on the interior of the western-most room. The chickens used this room as a scratching pen and exercise room. The Prestons stored feed in this room for distribution to feeders. Two wooden feeders still remain: a trough feeder and a hopper feeder, or self-feeder.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

Preston Farm
Larimer County, Colorado

Coal House (c. 1900, Resource G).

The coal house sits immediately east of the chicken house. This outbuilding is a rectangular, one-story, wood-frame structure with a corrugated metal, side gable roof. It has a clay tile foundation. The 1x10 wood-plank siding is nailed to the walls from the inside of the building. The lack of exterior siding leaves the framing studs exposed to the outside, a method of construction commonly referred to as "studs-out." Two wood planks run along the lower part of the south elevation; they were intended to protect the exposed studs from getting hit by the hubs of passing wagon wheels. Vertical wood siding covers the gable ends. The roof has boxed eaves that enclose the overhanging rafters. The roof retains the original wood shingles beneath the corrugated metal cladding. The north elevation contains east and west entrances yet lacks doors or doorframes; plywood covers the openings. A recent tenant cut a third entrance into the west elevation; it also lacks a door. The south elevation contains two openings that were used for loading coal and wood into the building.

The coal house originally contained two separate rooms, each with its own doorway. The east side stored coal; the west side stored wood. The Prestons cached cottonwood in the winter for cooking in the summer; they used coal in the furnace and in the kitchen when they didn't have wood for cooking.

Ice House (c. 1900, Resource H).

The ice house sits immediately east of the coal house. This outbuilding is a square, one-story, wood-frame structure with a corrugated metal, front gable roof. It has a composite clay-tile and concrete foundation. Horizontal drop siding covers the walls, and wooden, louvered vents appear in the gable ends. The roof has plain fascia boards that cover the rafter ends. The roof retains the original wood shingles beneath the corrugated metal cladding. The east elevation contains a central entrance with a vertical plank door. The lintel of the doorway has been lowered approximately two-and-a-half feet. The north elevation has a small central window with no sash or glazing. The window and door surrounds are plain milled boards.

The Prestons stored ice here for use in the farmhouse. During the winter they harvested slabs of ice from Warren Lake and laid them on the floor of the building. They would then cover the ice with sawdust for insulation. The greater height of the original door allowed them to stack the ice as high as the top plates of the walls. The Prestons eventually used the ice house as a bunk house for hired hands.

Smoke House (1921, Resource I).

The smoke house sits approximately 50 feet northwest of the farmhouse. This outbuilding is a square, one-story, brick structure with a wood-shingle, front gable roof. It has a concrete foundation and brick walls that have been pargeted with concrete. Horizontal drop siding covers the gable ends. Each gable end features a row of three round vent holes near its peak. The roof has overhanging eaves and exposed rafter tails. The south elevation has a central entrance with a door made of vertical wood planks that features a pair of unique vents. Each vent consists of four round holes arranged to form a diamond. Strips of wood trim surround the holes to secure a screen over the small openings. A small firebox is attached to the west side. It is made of brick that has been pargeted with concrete and has a small doorway facing south. This is where the Prestons kept a small wood-burning stove. They burned applewood in the stove to create smoke for the adjoining chamber. An array of metal rods hangs from the ceiling in the main room, and hooks that hung from these rods secured meat for smoking.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 7 Page 7

Turkey House (c. 1925, Resource J).

The turkey house sits approximately 100 feet southwest of the farmhouse. This outbuilding is a rectangular, one-story, wood-frame structure with a corrugated metal, saltbox roof. Board-and-batten siding covers the north, south, and west sides. The roof eaves contain exposed rafter tails. The east elevation has two doorways: one to the north and one to the south. The south door has wood-plank stiles and rails with chicken wire substituted for wood panels; plywood covers the north doorway. The area between the doors has a low wall with board-and-batten siding. Above this wall are two large openings that have exposed framing and a chicken wire covering. There are two additional doors: one on each of the north and south elevations. These doors are of board-and-batten construction and retain the remnants of wooden, sliding latches. A hole in the roof indicates where the stovepipe for a stove exited the building. The Prestons used the stove in the winter to keep workers warm while they picked the turkeys of their feathers.

The current owners moved the turkey house from its original location in 1999. It originally occupied a spot 150 feet to the southwest from where it sits now. The division of property by developers left the turkey house outside the farm's new property line. It now rests on wood timbers that support the bottom plates at several points.

Pump House (c. 1920-25, Resource K).

The pump house sits approximately 90 feet south of the farmhouse. This outbuilding is a square, one-story, wood-frame structure with a wood-shingle, front gable roof. It has a concrete foundation and horizontal drop siding. The roof has overhanging eaves and exposed rafter tails. The west elevation contains an off-center entrance with a vertical plank door. The south elevation has a small central window that has no sash or glazing. The window and door surrounds are plain milled boards.

Attached to the south side of the pump house is a low, rectangular, concrete-block well cover. It has a concrete foundation and a corrugated metal, shed roof. The Prestons built this structure, which covers the two wells, in 1952 after they dug a second well next to the original one. The stone walls of the original well had become unstable and were starting to cave in.

The Prestons used an electric motor to pump water from the original stone well to a large water tower that sat approximately 100 feet to the southeast of the pump house. The weight of the water in the tower created enough pressure to deliver water to the livestock corrals that were south of the grain elevator. The Prestons abandoned the water tower when they built the newer concrete well, as it was fitted with a pressure pump. In addition to supporting livestock operations, water from the wells irrigated a garden that was immediately south of where the turkey house now sits.

Hog House (c. 1921, Resource L).

The hog house sits approximately 100 feet south of the farmhouse. This outbuilding is a rectangular, one-story, wood-frame structure with an asphalt-shingle, gable roof. It has a concrete foundation and horizontal drop siding. The roof has overhanging eaves and exposed rafter tails, and it retains the original wood shingles beneath the asphalt shingles. The south and east elevations each have a small doorway that allowed access by the hogs to one of the two rooms inside. The north elevation has two small openings that allowed for ventilation of the building. The west elevation has a vertical plank, Dutch door that accesses a loft used for storing feed. The window and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 7 Page 8

door surrounds are plain milled boards. The hog house sits in the northwest corner of the original hog corral. A wood and wire fence runs along the perimeter of this corral.

Grain Elevator (1923, Resource M).

The grain elevator sits approximately 350 feet to the southwest of the farmhouse. This outbuilding is a rectangular, two-story, wood-frame structure built using a combination of 2x4 stud and heavy-timber construction. It has a concrete and stone foundation, horizontal drop siding, and a corrugated metal, monitor roof. The north and south elevations exhibit "studs-out" construction, which leaves the framing studs exposed to the outside. A gable-roofed elevator tower sits immediately to the north of the roof ridge, just above the second floor's gable roof and the north shed wing. The roof has overhanging eaves and exposed rafter tails.

Both the north and south elevations, under the gable ends, contain central entrances with vertical plank, sliding doors that ride on tracks attached to the heads of the doorways. These entrances used to have double sliding doors, but each has since lost one of its doors. Plywood covers the north half of each entrance. There is one window opening on the north side of the tower; plywood covers the opening. There are two framed-out vent openings at the peaks of each of the gable ends. The vent louvers are missing, and plywood covers the openings. The south elevation contains four openings once used for the transfer of grain to sheep corrals; plywood covers the openings.

The two shed wings of the grain elevator were originally located on a parcel of land at the northwest corner of Harmony Road and County Road 7. The Prestons built these sheds in the early 1890s, and they originally used them for grain storage to support a sheep corral. They hauled grain over from the main property to these granaries. The Prestons decided to relocate them to their present location, and in 1923 they built the central portion and attached the sheds to either side. The Prestons built the walls and roofs of the sheds using 2x4 stud construction. The joists for the second floor are heavy timbers. Angled braces that run between the side shed walls and the lower edges of the joists support the second floor.

The Prestons used the grain elevator to store grain, primarily for feeding sheep. They brought harvested grain into the central portion of the building and dumped it into a pit in the middle of the concrete floor. Metal buckets on a canvas belt elevated the grain to the second floor, where a downspout directed it to one of six bins. The three largest bins fed the four bays of the south-side shed. From there, the Prestons transferred the grain to the sheep corral that was to the south of the grain elevator. The three smaller upstairs bins stored grain for feed. The Prestons fed grain from these bins to a grain separator below. This separator sat at the west end of the north-side shed. Once cleaned, the Prestons stored the feed grain in sacks. The motor at the top of the tower powered both the elevator and the separator. A leather belt runs down the stairs from the top of the tower to just above where the separator sat.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 7 Page 9

Noncontributing Resources

Garage/Milk Barn (1955, Resource E).

The garage sits approximately 40 feet southeast of the machine shop. This outbuilding is a rectangular, one-story, wood-frame structure with a corrugated metal, front gable roof. It has a concrete foundation and corrugated metal siding. The roof has boxed eaves that enclose the overhanging rafters. A wide frieze board runs along the top of each gable wall immediately below the soffit. The east elevation contains very large double sliding doors, each taking up half the width of the building. There are three additional sliding doors: two on the south side and one on the north. There are ten four-light, hopper windows: three on the west side, two on the north, three on the south, and one in each gable end. None of the windows have their muntins intact, with most of the windows missing them altogether. The window surrounds are plain milled boards.

In 1955, Ben Preston approved the demolition of an earlier barn so that the lumber could be used to build the new garage. While the Prestons had used the earlier barn for hay storage and horse boarding, new tenants wanted a building in which they could store tractors and other farm vehicles. The heavy timbers and wood siding from the earlier barn can be seen in the interior of the garage. The interior of the garage is divided into two areas: the east side for storing vehicles and the west side for milking cows. Cows would enter and exit the building through either of the two sliding doors on the south elevation. The stalls for milking the cows remain intact.

Because the garage/milk barn was constructed after the period of significance, the building is considered to be noncontributing.

Resource Count Summary

Contributing Buildings:

Farmhouse	1
Machine Shop	<u>1</u>
Total	2

Noncontributing Buildings:

Garage/Milk Barn	<u>1</u>
Total	1

Contributing Structures:

Chicken House	1
Coal House	1
Ice House	1
Smoke House	1
Turkey House	1
Pump House	1
Hog House	1
Grain Elevator	1
Cistern	1
Irrigation Ditch	<u>1</u>
Total	10

Total Contributing Resources: 12

Total Noncontributing Resources: 1

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 8 Page 10

SIGNIFICANCE

Preston Farm is eligible for the National Register under Criterion A, in the area of agriculture, for its association with the history of sheep feeding and the cultivation of alfalfa and sugar beets within the Fort Collins Urban Growth Area. The farm is representative of typical agricultural land use that supported the growth of Fort Collins as a city and agricultural center during the past century.

Preston Farm is also eligible under Criterion C, in the area of architecture, as a locally important and rare surviving collection of agricultural buildings and structures reflecting the character of sheep feeding operations in the Fort Collins area.

The period of significance for Preston Farm has been defined as beginning in 1893, shortly after the introduction of sheep feeding to Larimer County, and the earliest likely date for the construction of the granaries that make up the shed wings of the grain elevator. The period of significance ends in 1940, the year the Prestons gave up the occupation of sheep feeding for feeding cattle.

Historical Significance

Situated in the southeast corner of Fort Collins, Colorado, in an agricultural district known as Harmony, Preston Farm is one of the last intact family farms in the Fort Collins Urban Growth Area. Originally homesteaded by Benjamin and Hessie Preston in 1877, the farm remained in the family's ownership until 1985, when Ben Preston, grandson of Benjamin and Hessie, sold it to commercial developers. Benjamin and Hessie emigrated from England and Ireland, respectively, in the 1860s. Benjamin made his way to Harmony by way of New York, Michigan, and finally Cheyenne. Hessie's family settled in the Greeley Colony, beginning their journey with a short stay in Patterson, New Jersey.

As did many families in the region, the Prestons initially raised wheat. A *Fort Collins Courier* story from 1879 reports on the crops raised on the Preston Farm: "wheat, 13 acres; oats, 17 acres." By 1881 the Prestons had increased the number of acres devoted to wheat cultivation to 125. While the decade prior to the arrival of the Prestons had afforded Larimer County farmers with good prices for their wheat, the following decade saw the price of wheat fall off. After years of struggling with a lack of markets for their wheat harvests, the Prestons turned their energies to feeding sheep.

Sheep raising was first introduced in Larimer County in 1870. Local farmers raised sheep for their wool, which they then sold to markets in the East. It wasn't until the winter of 1889, when a shipment of lambs bound for Nebraska ended up in Fort Collins by accident, that the sheep feeding industry got its start in Larimer County. The following year 3,500 lambs were fed in the local corrals. By the turn of the century the number of lambs being fed each year in Larimer County was upwards of 400,000. The prosperity offered by this new industry saved many local farmers who were in debt due to the poor prices for wheat.

Like most sheep farmers in the area, the Prestons raised alfalfa and sugar beets. They also raised barley and corn. The sugar beets were sold for profit, and the alfalfa hay, barley, and corn were fed to the sheep. These new endeavors turned out to be more profitable, and the Prestons managed to make a fair living from them. The 1906 *Larimer County Democrat* lists the principal crops on the Preston Farm as alfalfa, sugar beets, and grain. It

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 8 Page 11

further reports on recent improvements made to the farm, including a new farmhouse and barn. The Prestons continued their sheep feeding operation until 1940, when they switched to raising cattle.

Charles B. Preston, son of Benjamin, took over the farming operations in 1918, after having spent eight years in the San Luis Valley on a farm he had an interest in with his father and B. J. Halderman. Charles was responsible for the construction of many of the buildings that are on the farm today, most notably the grain elevator. Charles continued to farm until his retirement in 1953, and he passed away in 1955. Theodore Ahlbrandt leased the farm from Benjamin G. Preston, son of Charles, from this point until 1972, when Ben returned to the farm after a long and distinguished career with the U.S. Navy.

Architectural Significance

The surviving structures on the Preston Farm reflect both the means of income for the Preston family and the self-sufficient manner in which they went about their lives. The farmhouse, cistern, chicken house, hog house, smoke house, coal house, ice house, and machine shop all illustrate the degree to which the Prestons relied on themselves for the necessities of daily life. The pump house, turkey house, and grain elevator are all that remain of the numerous outbuildings and corrals that supported their many livestock feeding operations.

The grain elevator in particular illustrates the willingness of the Prestons to adapt their existing buildings to serve new purposes. The grain elevator is made up of four parts: a central elevator section, an elevator shaft, and two side sheds, or granaries, that run along either side of the elevator. The Prestons built the granaries some time in the early 1890s, and they situated them on a separate parcel of land at the northwest corner of Harmony Road and County Road 7, where the structures supported a sheep corral. The Prestons brought the two granaries to where they sit today in 1923, and they incorporated them into what is now referred to as the grain elevator. A motor at the top of the elevator shaft, or "top-knot," powered a belt that lifted grain to the various bins located on the second floor. The Prestons also used this motor to power both a grain separator and a grindstone.

Several resources that specifically relate to the Prestons' agricultural activities during the period of significance have been lost to demolition. In 1955, Theodore Ahlbrandt tore down the gambrel-roofed horse barn (circa 1904-06) that sat approximately 40 feet south of the chicken house, and he used lumber salvaged from the barn to build a garage for his tractor and other machinery. The Prestons used the horse barn to quarter the farm's horses and to store the hay they fed them. Charles Preston favored horses over tractors for much of the work done on the farm, and the horses were important to the sheep feeding operation. Among other things, the Prestons used the horses for the cutting, raking, and stacking of alfalfa hay. Alfalfa was a major source of nutrition for the sheep.

In 1998, a reduction in the overall acreage of Preston Farm required the demolition of the lambing sheds (circa 1923) that abutted the grain elevator on its west side. The new property line also called for the removal of the wood fencing and feeding troughs (both circa 1923) that made up the sheep corrals. The Prestons built two corrals to the south of the grain elevator. One lay directly south of the elevator, and the Prestons used it for the feeding of grain to the sheep. The Prestons used the second corral, which lay further south, as a place to stack alfalfa hay for the sheep's consumption. This is also where the Prestons distributed beet tops left over from their sugar beet harvests. Many Fort Collins farmers and ranchers fed beet tops to livestock as a way to maximize the profitability of their operations.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 12

Preston Farm
Larimer County, Colorado

BIBLIOGRAPHY

- Alfalfa is the source of great wealth. (1906). *The Larimer County Democrat--Illustrated Edition*, p. 22.
- Benjamin Preston's home: One of the most highly improved ranches in the county. (1906). *The Larimer County Democrat--Illustrated Edition*, p. 49.
- Carter, D. G., & Foster, W. A. (1941). *Farm buildings* (3rd ed.). New York: John Wiley & Sons.
- A day among the Harmony farmers. (1881, June 30). *Fort Collins Courier*, p. 1.
- Harmony District. (1904, June 15). *Fort Collins Weekly Courier*, p. 8.
- How shipment delay played part in growth of lamb feeding industry: Heavy at Walsenburg and diet of pinon needles resulted in start of sheep fattening operations in Northern Colorado. (1925, June 27). *Denver Daily Record Stockman*, p. 2.
- To make farm smokehouse: One that is cool in summer and at even temperature in winter--Dimensions of structure. (1909, December 29). *Fort Collins Morning Express*, p. 3.
- McWha, C. (Ed.). (1983, November). Cisterns. *The Old-House Journal*, 11(6), 208-211.
- McWilliams, C. (1995). *Agriculture in the Fort Collins Urban Growth Area, 1862-1994: Intensive level survey*. Fort Collins, CO: Cultural Resource Historians. (Available from the City of Fort Collins Advance Planning Department, 281 N. College Avenue, Fort Collins, CO 80522-0580).
- McWilliams, C., & McWilliams, K. (1995). *Agriculture in the Fort Collins Urban Growth Area, 1862-1994: Historic contexts and survey report*. Fort Collins, CO: Cultural Resource Historians. (Available from the City of Fort Collins Advance Planning Department, 281 N. College Avenue, Fort Collins, CO 80522-0580).
- Morris, A. J. (Ed.). (1985). *The history of Larimer County, Colorado*. Dallas, TX: Curtis Media Corp.
- Neese, H. C. (1976). *The almanac of rural living: The illustrated do-it-yourself library of rural living*. Troy, ID: N & N Resources.
- Noble, A. G., & Cleek, R. K. (1995). *The old barn book: A field guide to North American barns and other farm structures*. New Brunswick, New Jersey: Rutgers University Press.
- Pabor, W. E. (1883). *Colorado as an agricultural state: Its farms, fields, and garden lands*. New York: Orange Judd Company.
- [Powell, E. C.]. (1918). *Barn plans and outbuildings* (Rev. ed.). New York: Orange Judd Company.
- Preston, Ben. Interview by Carol Tunner. (1995, September 17). Transcript. (Available from the City of Fort

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number 9 Page 13

Collins Advance Planning Department, 281 N. College Avenue, Fort Collins, CO 80522-0580).

Preston, Ben. Interview by preparer. (2000, January 24). Transcript. (Available from the Fort Collins Library, Local History Archives, 201 Peterson Street, Fort Collins, CO 80524-2990).

Preston, Ben. Interview by preparer. (2000, March 9). Transcript. (Available from the Fort Collins Library, Local History Archives, 201 Peterson Street, Fort Collins, CO 80524-2990).

Preston, Ben. Interview by preparer. (2000, December 20). Transcript. (Available from the Fort Collins Library, Local History Archives, 201 Peterson Street, Fort Collins, CO 80524-2990).

Preston, Ben. Interview by Rheba Massey. (2000, March 9). Transcript. (Available from the Fort Collins Library, Local History Archives, 201 Peterson Street, Fort Collins, CO 80524-2990).

Preston, Ben, & Preston, Alice. Interview by preparer. (2000, February 18). Transcript. (Available from the Fort Collins Library, Local History Archives, 201 Peterson Street, Fort Collins, CO 80524-2990).

The raising of sugar beets profitable. (1906). *The Larimer County Democrat--Illustrated Edition*, p. 23.

Schuler, S. (1984). *American barns: In a class by themselves*. Exton, PA: Schiffer Publishing Ltd.

The staff of life: Poudre Valley farms, and the men who make them. (1879, October 9). *Fort Collins Courier*, p. 2.

Steinel, A. T. (1926). *History of agriculture in Colorado*. Fort Collins, CO: Colorado Agricultural College.

Watrous, A. (1972). *History of Larimer County Colorado*. Fort Collins, CO: The Courier Printing & Publishing Co., 1911; reprint, Fort Collins, CO: The Old Army Press.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 14

Preston Farm
Larimer County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

A tract of land being a portion of the northeast one-quarter of Section 5, Township 6 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado. The legal description is as follows:

Basis of bearings: The east line of the northeast one-quarter of said Section 5, being monumented at the northerly end by a 3" brass cap stamped "Larimer County Control" and at the southerly end by a 2 1/2" aluminum cap stamped "LS 14829, 1994," is assumed to bear S01°27'42"E.

Commencing at the northeast corner of said Section 5;
thence south on the east line of said northeast one-quarter S01°27'42"E a distance of 753.53 feet;
thence S88°32'18"W a distance of 50.00 feet;
thence N01°27'42"W a distance of 437.35 feet to the point of beginning;
thence S90°00'00"W a distance of 169.85 feet to a point of curve;
thence on the arc of a curve to the left having a delta of 45°00'00", a radius of 31.00 feet, a distance of 24.35 feet to a point of tangent;
thence S45°00'00"W a distance of 37.70 to a point of curve;
thence on the arc of a curve to the right having a delta of 45°00'00", a radius of 99.00 feet, a distance of 77.75 feet to a point of tangent;
thence N90°00'00"W a distance of 7.61 feet;
thence S00°00'00"W a distance of 160.66 feet to a point of curve;
thence on the arc of a curve to the right having a delta of 60°05'31", a radius of 160.00 feet, a distance of 167.81 feet, the chord of which bears S50°57'45"W a distance of 160.22 feet to a point of reverse curve;
thence on the arc of a curve to the right having a delta of 71°38'25", a radius of 45.00 feet, a distance of 56.27 feet, the chord of which bears S45°11'18"W a distance of 52.67 feet to a point of tangent;
thence S09°22'06"W a distance of 44.50 feet to the northerly right-of-way of Timberwood Drive;
thence along said northerly right-of-way S80°34'42"E a distance of 137.74 feet;
thence departing said northerly right-of-way N28°59'31"E a distance of 177.99 feet to a point of curve;
thence on the arc of a curve to the right having a delta of 59°32'47", a radius of 101.00 feet, a distance of 104.97 feet to a point of tangent;
thence N88°32'18"E a distance of 162.80 feet;
thence N01°27'42"W a distance of 218.10 feet to the point of beginning.

Boundary Justification

The boundary encompasses all of the intact buildings and structures associated with Preston Farm and contains all of the property not sold for commercial development.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number ___ Page 15

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-39 except as noted:

Name of Property: Preston Farm
Location: Larimer County, Colorado
Photographer: James Joy
Date of Photographs: January 1, 2000
Negatives: Fort Collins Public Library, Local History Archives
201 Peterson Street, Fort Collins, CO 80524

<u>Photo No.</u>	<u>Photographic Information</u>
1	Farmhouse; south elevation, looking northwest.
2	Farmhouse; east elevation, looking west.
3	Farmhouse; east elevation, looking southwest.
4	Farmhouse; north and west elevations, looking southeast.
5	Farmhouse; north and west elevations, looking southwest.
6	Farmhouse; south elevation, looking northeast.
7	Cistern; looking northwest.
8	Irrigation Ditch; northerly portion, looking southwest.
9	Irrigation Ditch; middle portion, looking southwest.
10	Machine Shop; west elevation, looking east.
11	Machine Shop; south elevation, looking northeast.
12	Garage/Milk Barn; west elevation, looking southeast.
13	Garage/Milk Barn; south elevation, looking northwest.
14	Chicken House; north and west elevations, looking southeast.
15	Chicken House; south elevation, looking north.
16	Coal House; south elevation, looking north.
17	Ice House; south elevation, looking north.
18	Ice House; east and north elevations, looking southwest.
19	Smoke House; south elevation, looking north.
20	Smoke House; west elevation, looking east.
21	Turkey House; north elevation, looking south.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Preston Farm
Larimer County, Colorado

Section number ____ Page 16

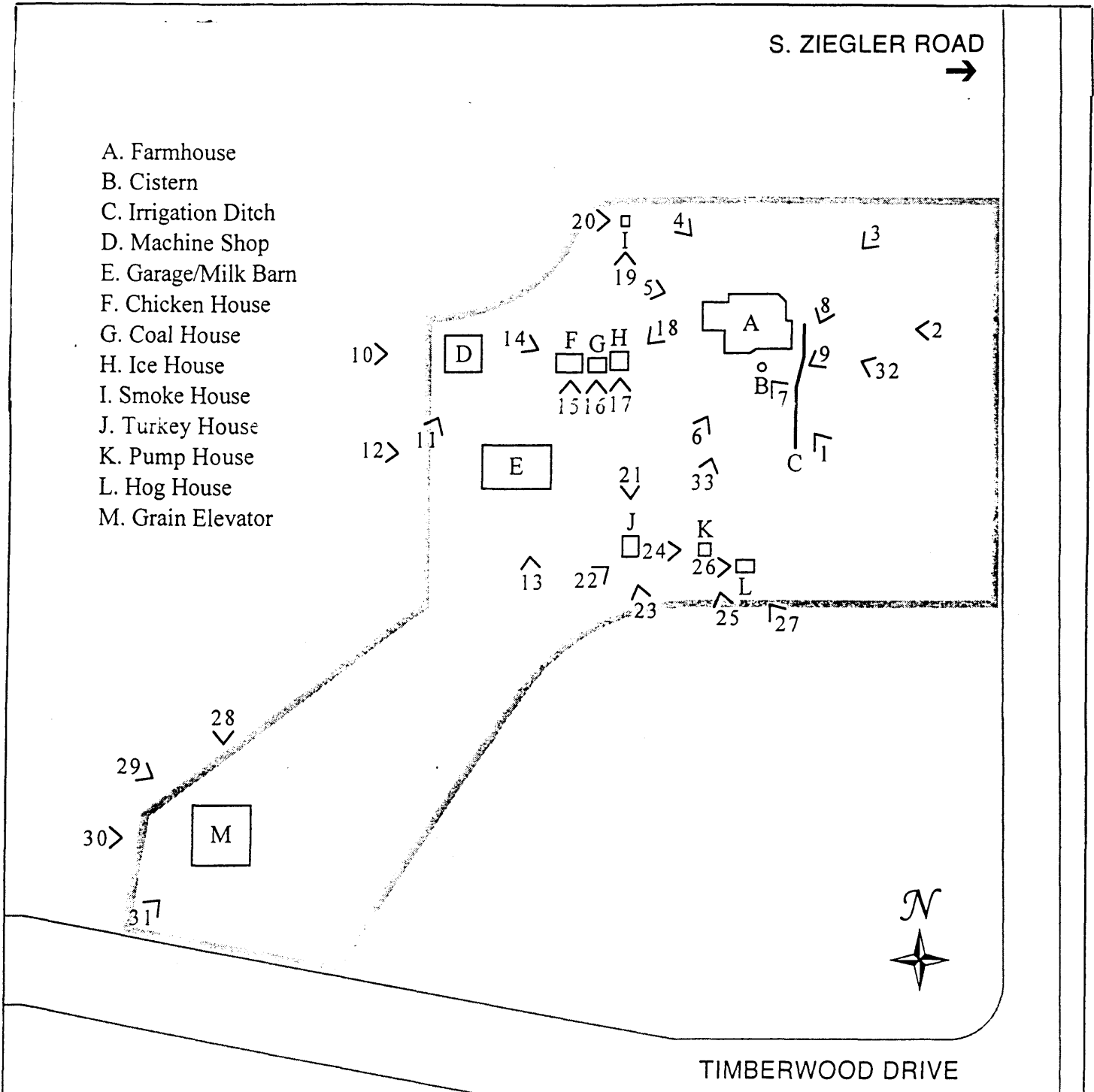
<u>Photo No.</u>	<u>Photographic Information</u>
22	Turkey House; west and south elevations, looking northeast.
23	Turkey House; south elevation, looking northwest.
24	Pump House; west elevation, looking east.
25	Pump House; south and east elevations, looking northwest.
26	Hog House; west elevation, looking east.
27	Hog House; south and east elevations, looking northwest.
28	Grain Elevator; north elevation, looking south.
29	Grain Elevator; north and west elevations, looking southeast.
30	Grain Elevator; west elevation, looking east.
31	Grain Elevator; west and south elevations, looking northeast.
32	Farmhouse; east facade, looking northwest; ca. 1906; photographer unknown.
33	Farmhouse; south facade, looking northeast; date unknown; photographer unknown.
34	Farmhouse; interior; dining room sideboard, looking northwest; December 20, 2000.
35	Farmhouse; interior; detail of sideboard crown molding; December 20, 2000.
36	Farmhouse; interior; leaded-glass parlor window, looking east; December 20, 2000.
37	Farmhouse; interior; nine-over-nine dining room window, looking east; December 20, 2000.
38	Farmhouse; interior; stairway newel post and balustrade, looking southwest; December 20, 2000.
39	Farmhouse; interior; master bedroom bay window, looking southwest; December 20, 2000.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___ Page 17

Preston Farm
Larimer County, Colorado



- A. Farmhouse
- B. Cistern
- C. Irrigation Ditch
- D. Machine Shop
- E. Garage/Milk Barn
- F. Chicken House
- G. Coal House
- H. Ice House
- I. Smoke House
- J. Turkey House
- K. Pump House
- L. Hog House
- M. Grain Elevator

Building or Structure
 Property Line
 Scale: 1" = 80' (approx.)

Photograph Key

Preston Farm
 Fort Collins, Larimer County, Colo.
 January, 2000

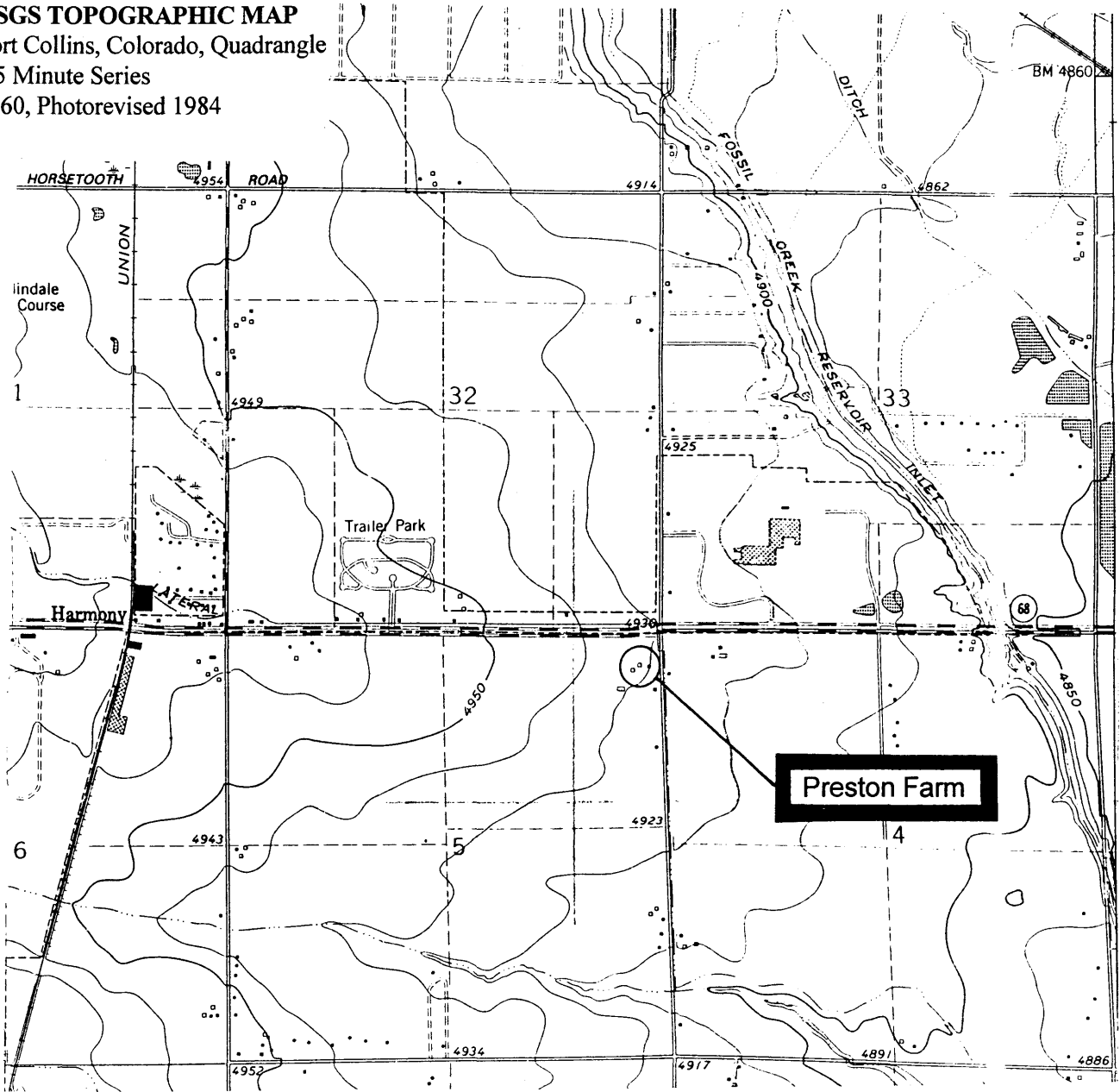
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___ Page 18

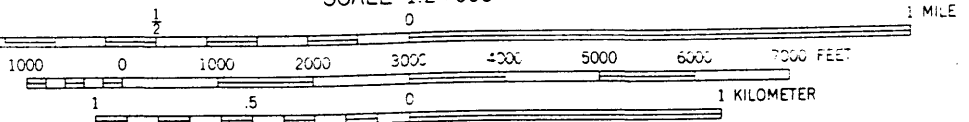
Preston Farm
Larimer County, Colorado

USGS TOPOGRAPHIC MAP
Fort Collins, Colorado, Quadrangle
7.5 Minute Series
1960, Photorevised 1984

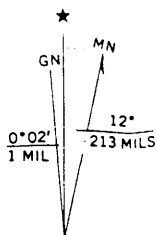


Preston Farm

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5 FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1984 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET