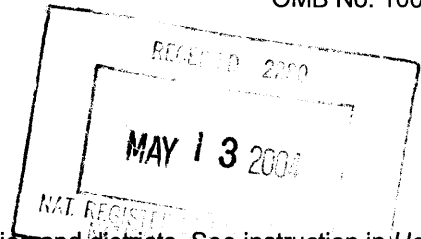


United States Department of the Interior National Park Service National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instructions 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 Evans, J.G. Barn

other names/site number 5EP.3981

2. Location

street & number Hodgen Road [N/A] not for publication

city or town Black Forest [X] vicinity

state Colorado code CO county El Paso code 041 zip code 80908

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.)

Mark Wolfe for Georgiana Cortisaglia State Historic Preservation Officer 5/6/04 Date

Signature of certifying official/Title

Office of Archaeology and Historic Preservation, 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 R. Beall Signature of the Keeper 6/22/04 Date of Action

Evans, J.G. Barn
Name of Property

El Paso 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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

AGRICULTURAL/SUBSISTENCE- animal facility

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE

Materials

(Enter categories from instructions)

foundation STONE
walls WOOD/Log
roof METAL/Tin
other

Narrative Description

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

Evans, J.G. Barn
Name of Property

El Paso 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)

ARCHITECTURE

Periods of Significance

1885

Significant Dates

1885

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

EVANS, JOHN G.

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

Evans, J.G. Barn
Name of Property

El Paso County/ Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 526785 4324559
 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

(Edited- C. Geddes, Staff)

name/title Kimberly Henderson & Michelle Van Heukelem, Archaeology Graduate students

organization University of Denver- Anthropology Department date November 26, 2003

street & number Sturm Hall, Room 146 South telephone (303) 871-2406

city or town Denver state CO zip code 80208

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 Georg Kuhnke, Cherry Creek Estates, LLC

street & number 12360 Clay Station Road telephone (209) 748-5115

city or town Herald state CA zip code 95638

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. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Evans, J.G. Barn
El Paso County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The J.G. Evans Barn is located in the Platte-Arkansas Divide in the Black Forest area of El Paso County. The area is mostly rolling, grassy hills with sporadic ponderosa pine trees dotting the landscape. Standing in the middle of Hodgen Road, facing north, one sees the front of the barn with the large wagon entrance. To the west is a small grassy hill that has protected it from wind and snow for many years. To the east, a windmill, which is missing its blades, and a stock tank made of corrugated metal lay a few feet from the side of the barn. North and east of the barn the land slopes into a small drainage area. A new housing development under construction is further north and east of the drainage, just above the floodplain. Turning around and facing south, one sees the original John G. Evans ranch complex.

The barn is a rectangular-shaped Midwest three-portal barn that rests on a non-continuous stone foundation. Constructed in 1885, this two-story barn has a broken front gable roof with an additional shed extension on the east side. Exposed wood rafters peek out from the eaves. Overall dimensions are forty-six by sixty feet. Plain wood siding covers the north and south sides while the east and west sides of the shed portions are board and batten. The siding on the south (front), east, and west sides runs vertically, the north (rear) siding runs horizontally. Along the south side, there are four doorways, one located in each bay and one in the shed addition. The largest of these is the wagon door opening in the center bay; all of the doors are missing. There is also one doorway on the east side of the rear of the barn. Two rectangular hayloft openings are located just under the roof peak, one on the front and one on the rear. There are three window openings located between the doorways on the front of the main section and three windows on the west side, one covered with plywood. Glass is missing from many of the six-lite and four-lite windows, though many of the wood muntins remain intact. The barn's broken gable roof style is constructed of rafters joined together without a ridge board and has wood planks running north to south across each rafter. These planks are topped with tin sheeting. The original wood shingle roof was replaced sometime in the 1950s (Kathryn Peterson, personal communication 2003). A gabled cupola is located in the center of the rooftop for ventilation, and has four rows of three holes on the west and east sides.

The interior consists of three adjoining bays with hand-hewn beam H-frame construction in the central bay. Other lumber in the barn displays circular saw marks and cut nails. Flanking the central bay on the left side is a series of rooms. Each room has a wooden trough or manger for feed. Flanking the central bay on the right are more rooms; however, the troughs rest much higher than the other side indicating use by taller animals such as horses instead of cattle. Also located on the east side toward the front of the barn is an enclosed room lined with corrugated tin sheeting. It is thought that this room was used for grain storage. The shed extension is an open area with an opening to the tin lined room. The second story of the barn contains a large open hayloft. The floor only extends halfway across the main barn section. Hand-hewn beams make up the floor of the loft and in between each of these beams are remnants of concrete mortar and straw used to keep rodents out.

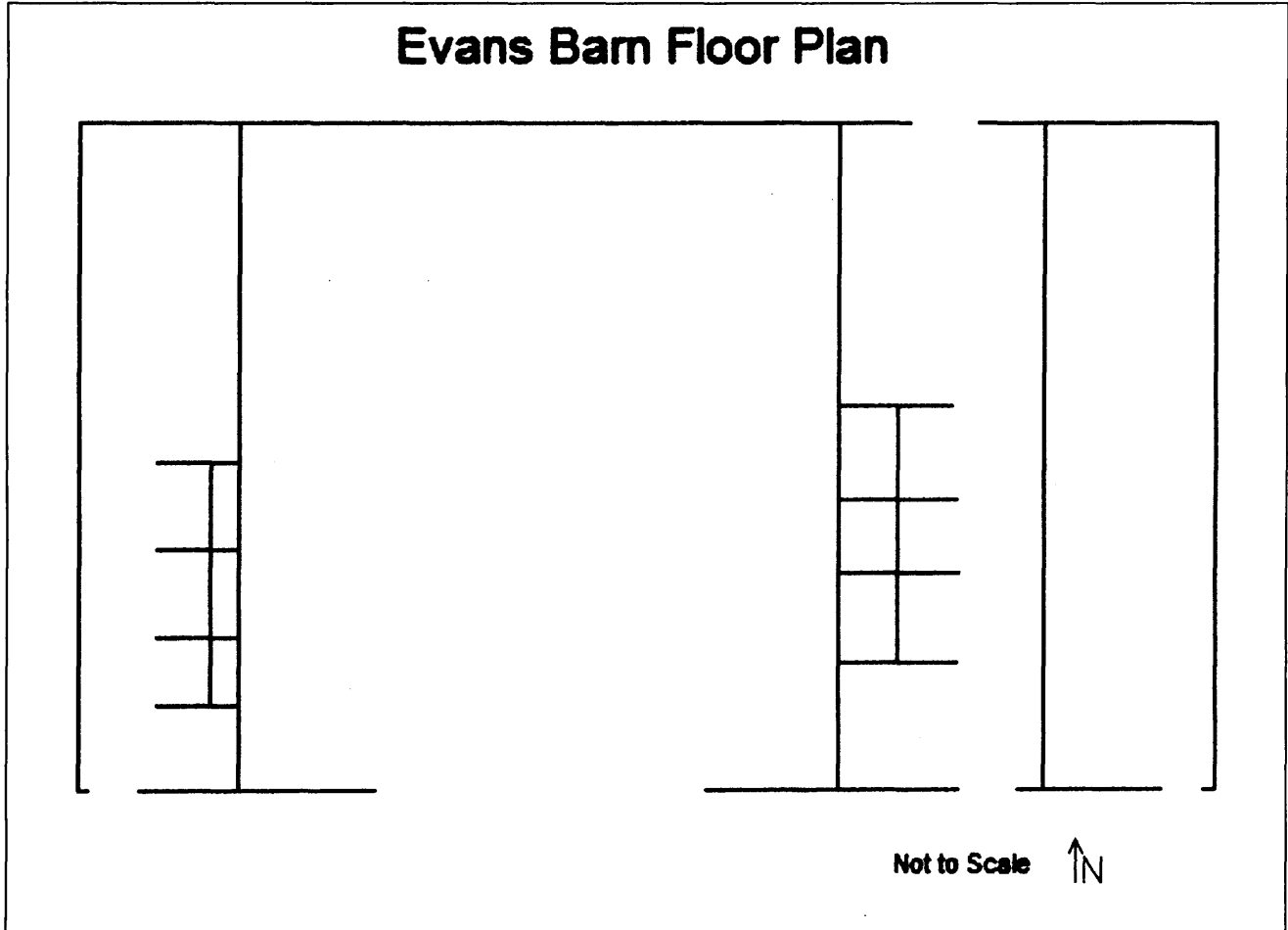
**National Register of Historic Places
Continuation Sheet**

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

Evans, J.G. Barn
El Paso County/ Colorado

Section number 7 Page 2

FLOOR PLAN



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Evans, J.G. Barn
El Paso County/ ColoradoSection number 8 Page 3**SIGNIFICANCE**

The John G. Evans Barn is significant under Criterion C as one of the last remaining barns representing the earliest period of settlement and development in the Black Forest community of El Paso County. Associated with one of the county's pioneer ranches, it is also one of the earliest barns built in the area displaying construction techniques that are characteristic of the Black Forest homestead era (1860s-1930s). The barn exhibits elements of late 19th/early 20th century Midwest three-portal barns in its three bays, broken gable roof, timber framing, and hand-hewn logs.

The Midwest three-portal barn evolved from the earliest and most basic form of barns in the United States, the crib barn. *The Old Barn Book, A Field Guide to North American Barns and Other Farm Structures* describes the basic characteristics of the crib barns. "Usually 8-12 feet on a side, a Single-Crib barn is probably the simplest barn- a crib or pen of rough-hewn logs and simple gable roof. The logs are not chinked, so the crib is not weathertight unless boarded over" (Noble and Cleek 1995:62). Additionally, the authors note that "crib-derived barns are barns that, by process of elaboration, have been derived from earlier and simpler crib barns" (Noble and Cleek 1995: 71). The J.G. Evans Barn represents this evolution in its hand-hewn log and timber framing on the interior, which is covered with plank and board and batten on the exterior. Though commonly found in the south central United States, Evans had family from Kentucky and grew up in Kansas, both areas where he would have been exposed to this type of barn.

The barns and other outbuildings that remain standing in the Black Forest vicinity seem to have influences not only from the middle and eastern United States, but also from European inspirations. Many people of European descent settled in this area, contributing to a wide variety of architectural styles and forms. The sloping, broken gable roof and three bay design of the John G. Evans Barn is characteristic of the barns that used to cover the Black Forest region. It is one of a few remaining original buildings in the region. The original materials, including unpainted wooden siding, hand-hewn boards and posts, uncut foundation stones and concrete mortar contribute to the construction of the building. The tin lined room and granary bins of unequal heights are characteristic of the distinctive utilization of barns in an area that employed a variety of agricultural production.

The barn displays a moderately high degree of physical integrity and has had no modifications to the original structure that are evident or documented. The barn is no longer in use in the current agricultural community in terms of an active animal facility, but does remain a local landmark for the residents of the area.

Historical Background

The Platte-Arkansas Divide, where the town of Table Rock was once located, is an unusual area; raised slightly above the surrounding landscape, it is wetter and colder than the plains around it (Freed 1984:11). Early settlers to the area grew crops like potatoes, alfalfa, oats, wheat, rye, millet, and corn, all of which need only a short growing season (Freed 1984:13). Enough water was available to these farmers from the 20 inches of annual rainfall, high ground water, and natural springs that irrigation was unnecessary (Freed 1984:13). The tall grasses native to the area also supported large herds of cattle and horses. It is noted in the book, *Growing Up in Black Forest*, that "Black Forest was called the Colorado Pinery and Land Co. in 1885. ... Albert Stepler found old papers indicating the Table Rock area was also forested, until the wagons came west and cleared the fertile land for farming" (Ellet 1990:2). John G. Evans would have been one of those that came west, having built his barn in 1885, when the Table Rock community was established. Black Forest was not the common name of the area until after World War I, when developers came to the area.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Evans, J.G. Barn
El Paso County/ Colorado

Section number 8 Page 4

Potatoes were a superior crop in the Divide area. They were considered to be the best cash crop and by the mid-1890s farmers planted over 20,000 acres of potatoes. Over planting and blight hurt the market, but a few farms were able to maintain prize winning potato crops well into the 1900s (Freed 1984:13). Raising cattle was a fundamental part of the subsistence of early settler in the Black Forest area and still is today. Dairy cows seemed to have been most important during the early settlement (Freed 1984:13). Almost every homestead had their own cow to produce milk and butter for the family and to sell.

The John G. Evans barn was an integral part of housing both crop surplus and livestock. Agricultural storage in the barn is evident from the granary bins and other storage areas found on both the north and south ends of the barn. The barn was once part of an extensive property, which boasted 1750 acres, a good amount of land upon which to have a large herd of cattle.

John Evans was a native of Iowa. His father was born in Kentucky and his mother in Pennsylvania. Mr. Evans spent most of his childhood in Wyandotte County, Kansas and eventually moved to Table Rock in 1884. Evans built his ranch from local wood cut by his own sawmill, and continued to improve his land by adding a stage stop for travel between the Denver and Rio Grande and the Colorado & Southern Railroads that traveled through Monument and Eastonville (Von Ahelfeldt 1979:393). He also built the Fairview School, located up the hill from his ranch house (Kathryn Peterson, personal communication 2003). The local schoolteacher, Lillie Barrett, lived in an upstairs bedroom of his house. As his wealth increased, he continued to add land to his original 160-acre homestead, reaching a total of seventeen hundred and fifty acres. As his holdings increased, his ranch, was at one time, thought to be one of the "most valuable in his section of the state" (Stone 1919:393).

In 1884, Evans married his cousin, Elvina C. Evans of Missouri. They were married for twenty-nine years before she died, leaving Evans alone on the ranch. They never had any children, but nonetheless, were well known in the community. Mrs. Evans was especially important, for it has been said that the entire community would wait for her sign to plant the crops each year (Kathryn Peterson, personal communication 2003). Additionally, Evans gave much of his time to his duties as chairman of the committee for Table Rock in putting his town "over the top in Liberty Loan, Red Cross, and Young Men's Christian Association campaigns" (Stone, 1919: 393). He was a Knight of Pythias at a Colorado Springs Lodge (Stone, 1919:393). In addition to his agricultural contributions, Evans led a life active in community affairs before passing away, rumor has it, in a snowstorm near the barn (Kathryn Peterson, personal communication 2003).

After Evans' death, the ranch was sold in 1932 to C.C. and Ruby Klose, who lived there for approximately ten years before it was sold to Kirby W. and Florence Peterson from Canada. After their deaths, the Peterson family divided the land and sold it to various people. Among those was Clarence Thurston McLaughlin, a wealthy oilman, rancher, and philanthropist from Texas. McLaughlin integrated his portion of the Evans Ranch into the Shamrock Ranch to the southwest. After McLaughlin died, the property was sold to someone named Farrar. The property then passed through a succession of owners before the current owner, Georg Kuhnke, purchased a number of acres, including the barn. The ranch house and other associated buildings across Hogden Road are presently on thirty acres of land in section 29 owned by another (unrelated) Peterson family, through which most of this history has been discovered. The Petersons actively share the history of the ranch with the local community and visitors to the area. The barn is one of the most photographed buildings in the area with people stopping at the Peterson House to ask for permission to walk over to the barn. Kuhnke would like to see the barn preserved as a reminder of the county's roots in agriculture.

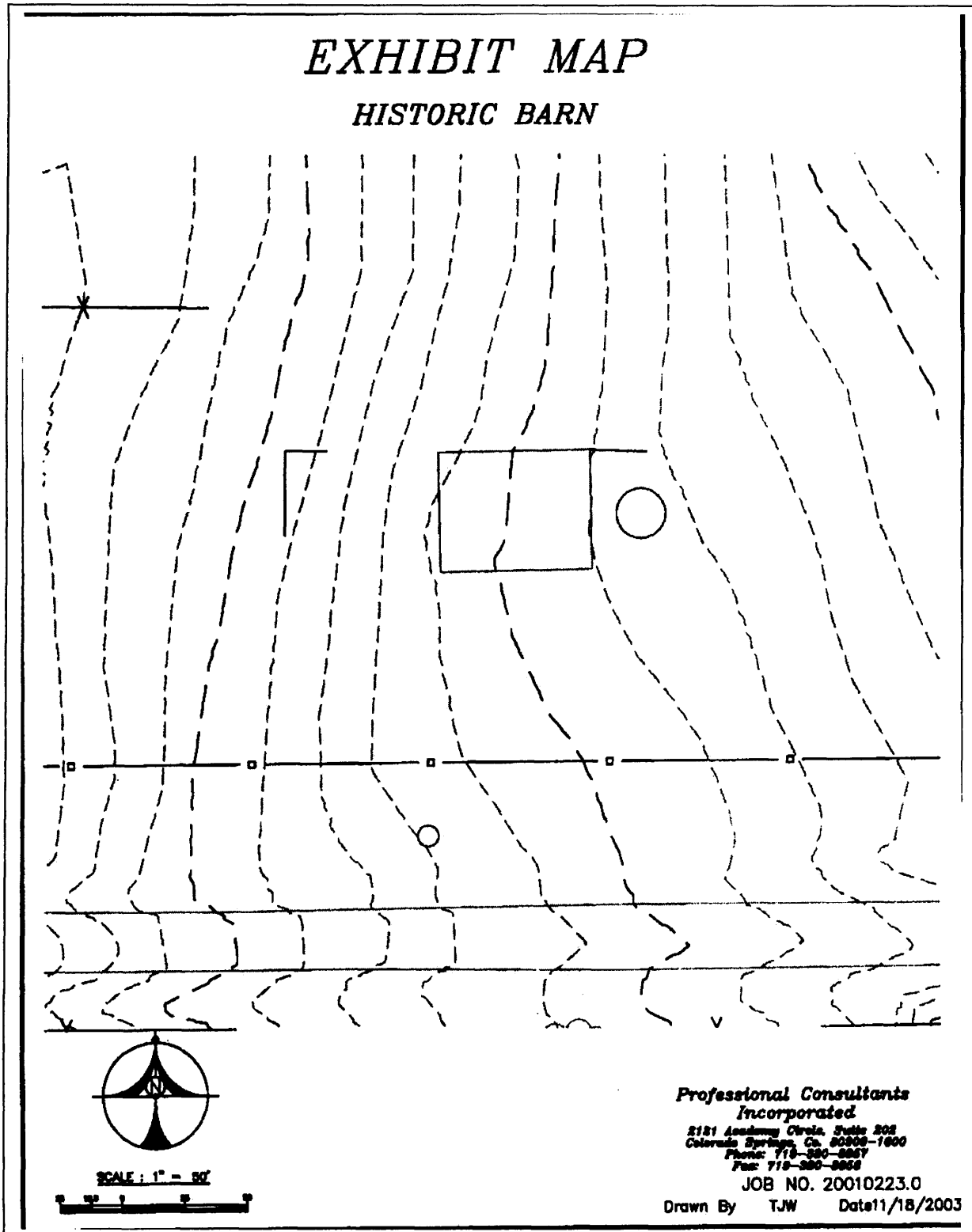
National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Evans, J.G. Barn
El Paso County/ Colorado

Section number 8 Page 5

SITE PLAN



**Professional Consultants
Incorporated**

2181 Academy Cir., Suite 202
Colorado Springs, Co. 80909-1000
Phone: 719-590-8857
Fax: 719-590-8858

JOB NO. 20010223.0

Drawn By TJW Date 11/18/2003

National Register of Historic Places Continuation Sheet


United States Department of the Interior
National Park Service

Evans, J.G. Barn
El Paso County/ Colorado

Section number 8 Page 6

COPY OF ORIGINAL DEED

414

 The United States of America,

To all to whom these Presents shall come, Greeting:

Homestead Certificate No. 2578
Application 3244

Whereas, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Pueblo Colorado, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of John J. Evans, has been established and fully consummated, in conformity to law, for the South half of the South-west quarter of Section twenty, and the South half of the North-west quarter of Section twenty-nine in Township Eleven North of Range thirty-five West of the Sixth Principal Meridian in Colorado containing one hundred and sixty acres

according to the Official Plat of the survey of said Land, returned to the General Land Office by the Surveyor General

Now know ye that there is, therefore, granted by the United States unto the said John J. Evans the tract of Land above described: To have and to hold the said tract of Land, with the appurtenances thereof, unto the said John J. Evans and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and canals used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also not yet to the right of the proprietor of a vein or lode to extract and remove his or their parts, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In testimony whereof, Benjamin Harrison, PRESIDENT OF THE UNITED STATES OF AMERICA, has caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed

I hereby certify that this reproduction is a copy of the official record on file in this office.

FEB 26 2003
Willard R. Foster, Jr.
Authorized Signature
COLORADO STATE OFFICE, Denver, Colorado

Benjamin Harrison, PRESIDENT OF THE UNITED STATES OF AMERICA
Secretary of the General Land Office

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 9 Page 7Evans, John G., Barn
El Paso County, Colorado

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**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Evans, J.G. Barn
El Paso County/ ColoradoSection number ___ Page 9**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

The nominated area consists of the footprint of the building plus 10 feet out in all directions.

BOUNDARY JUSTIFICATION

The boundary was drawn to include only the barn and a small surrounding buffer zone. This parcel will be retained by the current owner for the purpose of preserving the barn with a planned quasi-agricultural use. Excluded from the boundary are the historically associated ranch buildings, across Hogden Road, due to different ownership of the property and county-owned road dividing the two parcels. Since the building is being nominated only under Criterion C, the ranch buildings and the road were not included in the boundary.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Evans, J.G. Barn
El Paso County/ Colorado

Section number ___ Page 9

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-14 except as noted:

Name of Property: J.G. Evans Barn
 Location: El Paso County, Colorado
 Photographer: Kimberly Henderson
 Date of Photographs: November 29, 2003
 Negatives: with the photographer

<u>Photo No.</u>	<u>Photographic Information</u>
------------------	---------------------------------

- | | |
|----|---------------------------------------------------------------------------------|
| 1 | Overview of barn, view to the north. |
| 2 | West and south sides of barn, view to the northeast. |
| 3 | East and north sides of barn, view to southwest. |
| 4 | North side (rear) of barn, view to southwest. |
| 5 | Close up of south side, view to west. |
| 6 | Interior view of central section with log beams. |
| 7 | Interior view of central portion and stone foundation from east shed extension. |
| 8 | Interior view of east shed extension and stone foundation. |
| 9 | Interior view of feed bin/manger. |
| 10 | Interior view of tin lined granary. |
| 11 | Interior view of roof system. |
| 12 | Interior view of roof system and part of hayloft. |
| 13 | Interior view of east side shed extension and gate. |
| 14 | Interior view of feed bin/manger. |

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Evans, J.G. Barn

Section number Page 10

El Paso County/ Colorado

USGS TOPOGRAPHIC MAP
Black Forest Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 526785E / 4324559N
PLSS: 6th PM, T11S, R65W, Sec. 20
SE¹/₄, SE¹/₄, SE¹/₄, SW¹/₄
Elevation: 7430 feet

