



United States Department of the Interior

NATIONAL PARK SERVICE

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Washington, D.C. 20240

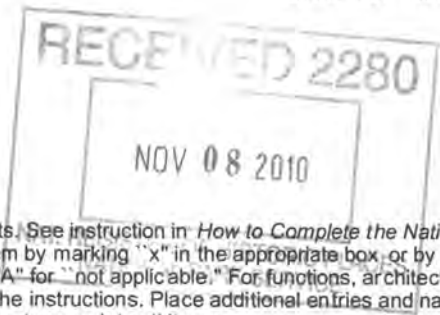
December 27, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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United States Department of the Interior 1053
 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 Provost Homestead – Herring Farm Rural Historic Landscape
 other names/site number Brinks Farm /5LR.878

2. Location

street & number 2405 N. Overland Trail [N/A] not for publication
 city or town LaPorte [N/A] vicinity
 state Colorado code CO county Larimer code 069 zip code 80535

3. State/Federal Agency Certification

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

[Signature] Deputy State Historic Preservation Officer 10/1/10 Date
 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 See continuation sheet.
- other, explain See continuation sheet.

[Signature] Signature of the Keeper 12-27-10 Date of Action
Edson H. Beall

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	
8	3	buildings
2	0	sites
22	1	structures
0	0	objects
32	4	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.

4

6. Function or Use

Historic Function

(Enter categories from instructions)

- Domestic: single dwelling
- Domestic: secondary structure
- Agriculture: animal facility/agricultural field/ agricultural outbuilding/ irrigation facility
- Subsistence: Prehistoric Hunting

Current Functions

(Enter categories from instructions)

- Domestic: single dwelling
- Domestic: secondary structure
- Agriculture: animal facility/agricultural field// agricultural outbuilding/ irrigation facility

7. Description

Architectural Classification

(Enter categories from instructions)

- Other: Foursquare

Materials

(Enter categories from instructions)

- foundation Sandstone
- Concrete
- walls Wood
- Metal: Tin
- roof Asphalt shingle
- Metal: Tin
- other

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

Provost Homestead – Herring Farm Rural Historic Landscape
Larimer County, Colorado

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DESCRIPTION

Location and Setting

The Provost Homestead – Herring Farm lies one-half mile south of the town of LaPorte, Colorado. The property consists of approximately 115 acres remaining from the original 160-acre homestead. The surrounding landscape is agricultural and rural residential. North Overland Trail borders the property on the east and ten homes occupy land once a part of the nominated property at the southeast corner. The Cache la Poudre River forms most of the northern boundary, with the exception of one residential property and a 10-acre parcel belonging to the Division of Wildlife. Across the river to the north, Cache la Poudre Elementary and Middle Schools reside as well as Lion's Park, which Larimer County operates. Bingham Hill Cemetery and rural acreages along Bingham Hill Road provide the border to the south. Hogbacks rise to the west of the property, one contained within the nominated property boundaries.

General Description of the Provost Homestead – Herring Farm Rural Historic Landscape

John Baptiste Provost and his family originally occupied the Provost Homestead – Herring Farm Rural Historic Landscape, located in LaPorte Colorado, in 1858. The family erected a log cabin next to the Overland Trail, on which many emigrants traveled to points west including California, Oregon and Wyoming. With the site south of the Cache la Poudre River, the Provost family established a ferrying business to convey the emigrants, their wagons, and livestock over the river. By 1888 Rowland Herring purchased the land and began extensive crop production including fruit orchards, peas, and cabbage. Over the years, Herring opened roadside produce stands attracting customers from throughout the state and Wyoming. With the Greeley, Salt Lake and Pacific Railroad – Stout Branch building a line through the property in 1881, Herring easily shipped his crops to similar venues. Three ditches on the property provided ample irrigation for the crops. After Herring's death in 1935, modest crop production continued and eventually a dairy operation existed. Beginning in 1952, the owners raised exclusively beef cattle.

The property consists of buildings and structures typical of an evolving farm with the earliest building dating to circa 1865, a 1905 barn and a kit house dating to 1910. As the families' needs required additional buildings, unused buildings were recycled or existing ones were expanded to accommodate those needs. A prehistoric game drive also exists on a hogback on the property where spear hunters hid and threw spears at game as it was driven or passed below through a valley.

CULTURAL LANDSCAPE FEATURES

Land Use Activities

Native Americans, Spanish explorers, Anglo-American explorers and animals had carved trails through the land following the Cache la Poudre River for thousands of years. At least by 1800 and up until the early 1860s, the primary Native American tribe occupying the mountains west of LaPorte was the Ute and Yampa Ute band. While the Arapahoe and Cheyenne tribes typically occupied Colorado's Eastern Plains, reports and tepee rings exist of the Arapahoe hunting and camping along the Cache la Poudre River Valley prior to Anglo-American settlement. While each tribe and band shared similar cultures, they typically lived and migrated in smaller bands, or family groups. During the summer months, these nomadic bands followed the game herds that migrated across the region. The Ute tribes typically

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sought shelter in wickiups, which they quickly assembled with the poles of junipers or aspen trees. During winter months, they settled into temporary encampments along streams and rivers and lived on dried meat and fruits collected during the warmer months. Each tribe developed its own substantial cultural traditions and folkways.

Since at least the late 1880s, if not before, the nominated property provided a rich, fertile soil for crop production including cabbage, peas, onions, corn, potatoes, alfalfa, wheat, and oats along with an extensive orchard of apple, cherry and plum trees. With a ditch and a canal running through the property fed from the Cache la Poudre River and the Claymore Lake, irrigation water was readily available. Sugar beets became one of the primary crops grown on the farm in later years until at least 1942. Subsequent owners raised cattle and grew produce with a dairy cattle business beginning in the late 1940s. The owner grew oats, corn and barley as feed for the cows. Most recently, the farm use was for hay and beef cattle production.

Boundary Demarcations

The 1850 Cherokee Trail, directly east of the nominated property, provided the east boundary for John Baptiste Provost's claim of the property as early as 1858. In 1864 the Overland Stage Line route north from Denver followed the Cherokee Trail renaming it the Overland Trail. Now a paved two lane county road, it is known as North Overland Trail. The winding Cache la Poudre River provided a natural boundary demarcation for the property's north boundary. A hogback marks the edge of the western boundary of the property. The southern property boundary is a non-natural fenced boundary created by sales of portions of the original 160-acres during the 1930s.

Topography

The characteristic of topography, as defined by the National Park Service, is "the three-dimensional configurations of a landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect)."¹ The topography of the nominated property influenced the activities and patterns of spatial organization. John Provost made his land claim to the south of the Cache la Poudre River building a log cabin just west of the Overland Trail and establishing a stagecoach station northeast of the nominated property. The elevation of the farmhouse is approximately 5050 feet with a slight rising to the south near the orchards. It continues to rise slightly to the west, with an abrupt increase at the hogback where the prehistoric game drive is located, to roughly 5180 feet.

The terrain surrounding the building cluster and throughout the farm is much as it was in the nineteenth century except for the replacement of fences and the few additional buildings and structures. These changes do not detract from the integrity of the site as an agricultural complex and are primarily within the period of significance. Topography of the Provost Homestead – Herring Farm Rural Historic Landscape retains good integrity. A current threat exists in that the City of Greeley is proposing to place a 60" waterline through the center of the farm. The owners are working toward resolving this with the City of Greeley for a relocation of the pipeline. However, to date the parties have not reached a resolution.

¹ Robert Page, Cathy A. Gilbert, and Susan A. Dolan. *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. Washington, D. C.: USDI National Park Service, 2005, p. 148.

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Vegetation

Most of the property acreage contains indigenous trees including cottonwoods and junipers along with various plants, shrubs, grasses, wildflowers, and vegetation. Cottonwoods have lined the Cache la Poudre River for over a century. However, a 1983 flood removed about one dozen of the 100-year-old trees along with about four acres of land. After a 1983 flood and a subsequent flood, the Brinks family (current owner) had extensive river work done, moving rocks toward the banks on the south side. Lush grasses and other vegetation live next to the riverbank. Prickly pear and native grasses including grama grass reside to the west side of the property and on the hogback.

Three dominant cottonwood trees resided in the farmyard. Two were east of the farmhouse and one was between the apartment and the chicken house. All were at least 25" in diameter as mentioned in letters from Rowland Herring in 1900 and visible in photos in 1907, 1913 and 1925. In 2008, the owners removed the two east of the house due to disease. The remaining tree is one of the largest in northern Colorado. It has an imbedded 2" x 4" used in earlier years for hanging butchered game and livestock. A 70' coniferous tree dominates the north yard (88' x 46'), just north of the farmhouse. Owner Molly Herring, who lived on the farm beginning in 1901, planted the tree in the early 1900s. Owner John Burns planted a black walnut tree from seed in the 1950s, which has since grown to a large tree on the north side of the house near several coniferous trees. A large lilac and a crabapple tree were present by the 1970s. The lilac covers an early pit, which contained water pipe valves and a water meter. There are two recently planted spruce trees and a young (volunteer) cottonwood. The south yard is 50' wide and contains one large circa 1900 apple tree, a clothesline and small garden.

A manicured lawn surrounds the house. A 6'-high chain link fence runs from the driveway entrance, past the yard and to the east end of the property. To the west of the house is a 20'-wide grass and flower area bordered by a concrete foundation built in the 1950s for a picket fence never built. Twenty feet east of the house, a split-rail fence marks the border of the yard.

Patterns of Spatial Organization

The spatial organization of the Provost Homestead – Herring Farm Rural Historic Landscape is directly associated with the location and utilization of the Cache la Poudre River. John Provost, the original owner, strategically chose his land and a home site south of the Cache la Poudre River; neither his land nor his home flooded, as did those on the north side of the river. He located major farm buildings including the house, barn and cellar/shed near Overland Trail for easy commerce and grouped them in a building cluster for easy access to each other with enough space between them for customers, horses, wagons, machinery, trucks, cattle trailers and automobiles to access the buildings, yet make wide turns. A well house lies to the south of the house. Five more outbuildings are set behind the barn and apartment and are accessed through a gate. This allows for livestock movement as well as safety for poultry, stored hay, and machinery. The farmland extends to the south and west of the farm buildings and is divided into thirds by an abandoned diagonal railroad bed and by two parallel irrigation ditches. The farm is approximately two-thirds river bottomland and one-third high ground. There are several fenced fields crossed with irrigation ditches.

Contributing Resource – Site

The Provost Homestead - Herring Farm consists of thirty-six resources comprising prehistoric, historical archaeology and historic resources. Of the resources, thirty-three contribute to the property's

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significance and three are non-contributing. The 1910 farmhouse faces north toward an access northwest-southeast access road stemming west from North Overland Trail. To the west and south of the house is the farmyard. The farm buildings encircling the main building cluster include the barn, livestock and garden well house, loafing shed, hay shed, chicken house, cellar/apartment, and lawn well house. Three irrigated pastures through which a ditch and canal meander on the south and west sides of the property provide fertile soil for crop production west of the farmyard. A hogback on the western edge, rising to 5180 feet in elevation, is the site of a prehistoric game drive. A few apple trees exist in an orchard dating to the early 1900s, south of the house; the orchard once produced 15,000 boxes of fruit annually. An abandoned railroad roadbed runs through the length of the farm in a northwest to southeast direction, ending south of the farmyard.

Circulation Network

Circulation networks include the spaces and features constituting systems of movement for transporting people, goods, and raw materials. The Greeley, Salt Lake and Pacific Railroad – Stout Branch is a historic district listed on the National Register in 2008 (NRIS. 08000291, site number 5LR.9960.8). It runs east-west through the nominated property. The historic right-of-way width is 100', extending 50' on each side of the centerline of the right-of-way. The listed property is the last intact segment of the original line built by the Greeley, Salt Lake and Pacific Railroad Company in 1881-82. Near the center of the district, the railroad grade crosses the New Mercer Ditch and the Larimer County Canal Number Two. It passes through a narrow cut in the rocks (Point of Rocks) and continues through a relatively narrow right-of-way, with the Cache la Poudre River to the north, and steep slopes rising to a bluff on the south. The area is thickly vegetated with trees and shrubs.

Contributing Structures: Railroad-related

Railroad Roadbed Segment, 1882 (Resource 17) (no photo)

The width of the railroad roadbed varies according to the terrain and proximity to the river and ditches. In most places, the railroad roadbed is about 20' wide and is raised about 6' above the surrounding landscape. Ballast, either consisting of cinders or crushed stone, exists on the length of the segment.

Bridge # 1, 1881; (Resource 18) (photo 48)

Bridge # 1 crosses the Larimer County Canal Number Two. The ditch runs at a slight angle to the railroad, which makes a slight turn at this point, from northwest to west. The 26' x 10' bridge rests on massive stone and concrete abutments and a single center pier constructed of 14" x 14" timbers. The stonework consists of large, rock-faced ashlar blocks 30" x 30" x 10" thick laid up in regular courses. Wing walls of dressed stone angle off to the sides on the north side of the bridge. The bridge superstructure is comprised of 30" (top to bottom) steel girders, which rest on the abutments and pier. The floor system is open, with ties laid directly on the steel girders, about 12" on center. Along each edge of the bridge, 6" x 6" timber side rails are bolted to the ties. Ties still bear the marks of the steel plates that once attached the rails.

Bridge # 2, 1892; 1926; (Resource 19) (photo 46)

A second bridge is located approximately 225' to the west of Bridge # 1 and is nearly three times as long as Bridge #1. It spans the New Mercer Ditch and measures 70' x 10'. This bridge is a former standard-gauge railroad turntable, which Lassig Bridge and Iron Works of Chicago constructed in 1892. The turntable, which previously operated in Wheatland, Wyoming, was remodeled, shipped to LaPorte,

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and installed at Mile Post 78.94, Ingleside Branch in 1926. The railroad probably updated the bridge at that time to accommodate heavier locomotives.

The bridge rests on massive timber abutments consisting of pilings driven into the ditch, which support 14" x 14" timbers. Short timber wing walls angle off to the sides to contain the approach fill. Two timber piers are located at the center of the span. The bridge superstructure is a deck plate girder turntable, with the girder ends tapered from the central section to the ends. At its widest point, which extends approximately 32', the girder is 57" from top to bottom, narrowing to 33" at each end. The central-pivot turntable mechanism is visible at the center of the bridge. The floor system is open, with 8" x 8" ties, 12" to 14" on center, and resting directly on the steel girders. Ties still bear the marks of the steel plates that once attached the rails. Replacement 6" x 6" timber side rails are bolted to the ties along each edge of the bridge. John Moen, the ditch rider for the Larimer County Canal Number Two, replaced the side rails in circa 2005 after the canal company added a new head gate along with various construction and maintenance work to the site. Utilizing the bridge in the process of the work, the side rails became damaged and required replacement.

Mile Post Marker #1; circa 1920 - 40 (Resource 20) (no photo)

This milepost marker is a small, 9" x 11", rectangular, metal sign on a standard metal fence post, with the number "79" painted on it in black. Milepost markers are one of several types of small-scale signs that were located along the railroad grade.

Buildings and Structures

Building descriptions begin with the house, followed by the other domestic buildings, and continue in a generally westerly direction barn and other outbuildings.

Contributing Resources – Buildings

House, 1910; (Resource 1) (photos 1-13)

The house was built on or close to the location of the original Provost log cabin (circa 1858), which was only a few feet from the original location of Overland Trail.² Mary Herring, second wife of owner Rowland Herring, "was tired of the cabin's dirt floors," and wanted a new house. Since her son, Arthur Garbutt, was an architect, he may have had a hand in the construction, though the design was from a design book. In a 1986 interview, the then 92-year old LaPorte resident Art Collamer remembered that when he was about 16 years he saw the lumber for the Herring house arriving by train. Art's brothers, Frank and Fred, lived on land adjacent to Herring's land between 1910 and 1923 where Art helped to build their homes. He believed the Herring house was from a mail order company such as Sears, Roebuck & Co. or Wardway Homes (Montgomery Ward mail order company).³

² The trail remained in the same location until 1976 when the county re-routed it about one block to the east and straightened it due to a major flood that year, which destroyed the nearby Overland Trail Bridge over the Cache la Poudre River.

³ Doris (Sarchet) Atkinson Bice, (Granddaughter of Rowland Herring). Various personal interviews between 1987 and 2010 by Rose Brinks by telephone. Transcript on file with Rose Brinks, LaPorte, Colorado; Doris (Sarchet) Atkinson Bice, (Granddaughter of Rowland Herring). Essay, "Childhood Memories of Grampa's LaPorte farm," Circa 1990 on file at Fort Collins Museum, Fort Collins, Colorado. Art Collamer (Friend of the Harrings). Personal interview 1986, by Rose Brinks. Transcript on file with Rose Brinks, LaPorte, Colorado.

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The 30' x 45' house is a frame-constructed, American Four-Square (two-story cube with a hipped roof), with a one-and-a-half-story, side-gabled wing on the west side. The house rests on a shallow concrete foundation and faces north onto the original alignment of the Overland Trail as well as the ferry and bridge crossings of the Cache la Poudre River. Asphalt shingles sheathe the roof while 5"-wide cedar lap siding covers the exterior walls. Overhanging eaves with exposed rafter tails extend on the 1910 two-story and wing portions of the house. A 1950s one-story shed roof addition extends from the southeast corner of the house, which does not have wide overhanging eaves. The standard windows throughout the house are one-over-one, double-hung; most of these are replacement wood windows, which were fit to the original openings in the early 1990s. Aluminum trim surrounds most windows and sills, which have the appearance of wood.

North-Facing Façade

A 10' x 6' gable-roofed porch marks the entrance of the house. It is offset slightly to the east in the main, two-story section of the house. The porch was originally open, but the owners enclosed it in the 1950s. A 6' wide trapezoid-shaped concrete stoop provides access to the 15-light wood-frame door with aluminum and glass storm door. Two vertical fixed lights flank the door. One-by-one slider windows appear on the east and west sides of the enclosed porch. Inside the enclosed porch is the original front door with a large glass window in the upper two-thirds portion and a carved wood decoration in the lower portion, surrounded by half sidelights and a transom. There are four standard windows in the façade's main section, one on either side of the porch and two in the second story. A brick chimney projects from the north slope of the roof.

A second enclosed porch extends the length of the north elevation of the gabled wing, to the west of the two-story section of the house. A concrete sidewalk connects the two porches. Four windows to its east and one to its west flank a paneled wood door, offset to the west. The interior door is wood with a single upper light and a transom. Because of the cold winters, the north doors are rarely used and the owners use the two porches for storage.

West facing side

The west side faces a dirt parking area. The gabled wing runs the length of the west side, but does not reach the height of the main section of the house. On the first story, there are four windows including a pair of double-hung windows at the north end (comprising the west side of the enclosed porch), a double casement window with artificial shutters in the center, and a small, square stationary window at the south end (south porch). On the second story there is a window centered in the gable end, and one window at each end of the main section. An exterior brick chimney rises 15' at the south end of the west side continuing above the roofline by approximately 6'.

South facing side (rear)

Although it is the "rear" side of the house as built, the south elevation serves as the entrance to the house. The original entry porch, located in the gabled wing, was about 5' x 15'. In the 1950s, owner John Burns extended it 4' to the south. At this time, he reset three original windows in the new outer wall. The enclosed porch consists of an offset door flanked by four windows, one to the west and three to the east. To the east of the porch, in the main two-story section, are two double-hung windows on the first floor and two on the second floor. A 15-light fixed window exists between the two windows on the second floor. The west-facing wall of the two-story section has one window near the south wall.

A shed-roofed addition sheathed in matching siding and built in the 1950s for a bathroom and laundry room extends to the south at the east end of the south facing side. The south side of the addition has a wood door with an aluminum storm door and a one-by-one sliding window, and the west side of the

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addition has two square stationary windows. The east side of the addition contains a one-by-one slider on the south side of the wall and a much smaller one-by-one slider toward the main house section. On the south slope of the main roof is a vent and a newly placed solar fan; the laundry room roof has three vents. A 15' x 18' wood deck occupies the space between the porch and the laundry room addition. The original section of the east elevation has four evenly spaced windows, two on each story. There are also two small windows in the laundry addition.

Interior:

The south porch contains the access to a 6' x 8' x 5'-deep concrete-lined cellar used for storage of canned foods. A 3' x 6' wood door covers the opening. During the 1950s, the Burns family used the south porch as a place for washing vegetables and for farmhands to clean up before entering the house. Beyond the south porch is the kitchen that occupies the west wing, while the living room, dining room, "card-playing" room and main floor bedroom, occupy the first floor of the two-story section. All of these areas have the original floor plan and are structurally unchanged. The shed roofed addition contains the laundry room and bathroom.

Upstairs are four bedrooms and one bathroom. A large common closet connects two of the bedrooms. Each bedroom had one electrical outlet until the 1990s when the owners added a second outlet in each room. Between the four bedrooms and the bathroom is a hallway used for sleeping or storage. A linen closet occupies part of the hallway; bead-board covers the walls and closet door. The bathroom has the original bathtub. Other than moving the sink from the north to the east wall, the bathroom remains in its original configuration, with its hot and cold water pipes running above the floor. A small door in the bathroom ceiling leads to attic space above the south porch. The ceiling in the double closet has an opening to the upper attic.

Alterations

Owners have made very few changes to the exterior or interior of the house. The Burns family installed a wood burning stove in the porch. In addition to being the main house entrance and cellar entrance, the porch now includes a coat hanging area, an easy chair for reading and a piano.

Burns planned to add a basement under the house. He started digging under the kitchen stove, bucket by bucket. He eventually gave up on the idea, but there a covered opening remains under the kitchen stove due to his efforts.

The kitchen has undergone cosmetic alterations only. Owners had the kitchen cabinets rebuilt and replaced in the 1950s and again in the 1980s. Burns changed from a wood and coal burning cook stove to one of gas, which an electric range has since replaced. The owners lowered the ceiling from 9' to 8' in the 1980s to hide cracked plaster caused by leakage from the upstairs bathroom and added paneling, drywall and a dishwasher in the 1980s. Most recently, the owners added a wood floor atop the original wood floor and three layers of linoleum in the 2000s.

The expansion of the south porch in the 1950s covered over a dining room window, which opened to the outside; the owners converted it into a built-in china closet in the dining room. The living room light fixtures, the interior woodwork and the wood floors are all original, as is the light fixture in the downstairs bedroom.

Wastewater from the bathroom and kitchen originally ran underground in pipes to the north, probably into a septic tank and then into the river. In the 1940s when the owner converted storage space to an apartment, across the yard to the southwest of the house, a common septic tank and series of

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cesspools were developed between the house and the apartment. Two natural gas furnaces were added to the home in the 1980s—one in the attic and one underneath the house. There is a chimney vent in every room in the house.

In 1960 the Great Western Sugar Beet Company blew up the beet dump, located to the south of the house, with dynamite. The explosion blew out both dining room windows and the south bedroom window. Great Western replaced the windows but did nothing to compensate for cracking plaster. The upstairs southwest bedroom was seriously damaged and the room walls and ceiling were dry walled.

Insulation was not included in the original construction and keeping warm in the winter was a continual problem. In the 1980s, the owners had insulating material blown into the exterior walls and insulation added to the attic. In the 1990s owners had the original single-pane windows replaced with double-pane windows. The owners donated several of the original windows and sash weights to the Fort Collins Museum and to previous owners of the farm. A wood burning stove replaced the natural gas space heater in 1980 with the owners making wood fires nearly every day in the winter.

Lawn Well House, circa 1955; (Resource 2) (photos 14, 15)

John Burns constructed this 7' x 7' front gable-roofed building during his ownership of the farm. Located approximately 20' southwest of the house, it faces north and sits on a concrete foundation. Novelty siding sheathes the exterior with corner board accents. A four panel wood door enters on the north side with a fixed square window next to it. Asphalt shingles cover the roof from which exposed rafter tails extend. A wood cutout of the Brinks cattle brand (Triangle over Reverse L, Reverse R), appears in the gable peak above the door. A 2' x 2' diameter metal piece covers the well hole. The pump is at the bottom of the hole, approximately 15' deep. In addition to housing the electric pump, the building serves as storage for hoses, clippers, fertilizer, and other gardening supplies. On the east side, a grape trellis supports a young grape vine.

Cellar (Dungeon)/Apartment/Shed, circa 1865, addition circa 1895; (Resource 3) (photos 16, 17, 18, 19, 20, 21, 22.)

This building is located about 55' southwest of the house, and south across the driveway from the barn. A concrete sidewalk connects the south door of the house to the shed. A picket fence extends from the building's southwest corner and a picket gate appears on the northwest corner from which a wire gate continues to the agricultural buildings. The building consists of three sections, the cellar (dungeon), the apartment and the shed.

Cellar (Dungeon), circa 1865

The 28' x 19' cellar, which the owners call the dungeon because of its heavy door with a chain latch, is the oldest remaining building on the farm. Its solid sandstone block walls match those used by John Provost around his children's graves in the 1860s. The cellar is 8' high, with about 5' above ground with a double entry door on the east side. Exposed to the exterior and centered on the wall, a 5' hinged door made from vertical boards protects the interior door. Inside, a second door set back to the width of the stone, about 6", accesses the cellar. Wide vertical wood planks, with horizontal planks at the top and bottom for reinforcement, make up the second door, which contains a heavy chain and handle. A large piece of sandstone protrudes from the wall slightly and serves as the header above the door. The cellar space is warm in the winter and cool in the summer. John Provost built it to store food and probably liquor, as he operated a tavern from his home for 20 years. The Herring family used it to store apples from the orchard and other farm-grown vegetables.

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As far as it is known, the dungeon became flooded only once, on July 27-28, 1997, when over 20" of rain fell. Six inches of ground water came up through the concrete floor and the owner had it pumped several times. After the flood, the owners tuck-pointed all of the sandstone blocks. Dr. Jim Brinks, former professor of Animal Sciences at the Colorado State University (CSU) in Fort Collins, used the dungeon for 20 years as an office where he smoked his pipe and read theses for ninety CSU graduate students over the years. It also provided a quiet place to study his cattle herd records. The Brinks family now uses it to store canned food and other items.

Apartment, circa 1900

Above the cellar, the owners built a side gabled one-story storage space with a rectangular plan, now known as the Apartment. Novelty siding covers the exterior walls of the apartment while asphalt shingles cover the roof.

During the 1920s, the owners used the space for oil barrel and onion storage as well as for storing blocks of ice taken from the Cache la Poudre River. In the 1940s the owners renovated it into a summer home with walls and ceiling of knotty-pine paneling, a bathroom, closet, changing room, stained glass window, large picture window and deck. This room has remained unchanged for over 50 years. The Burns family lived in the one room apartment for several months after purchasing the farm until another family's lease expired of the main house. Several of the married children of the Burns and Brinks families lived there as did a series of Dr. Brinks' graduate students who exchanged rent for help with irrigating, fencing, branding and other cattle care. A member of the Brinks family lives there now.

East-facing side

Two narrow one-over-one single hung windows appear on each end of the east side with a square one-over-one single hung window centered in the wall. Seven open stairs with a wood railing approach the apartment on the southern-most portion of the east side and rise to a wooden deck on the south side.

South-facing side

Additional stairs rise from a landing on the southeast corner of the apartment to the wooden deck, which extends the length of the south side. The area under the wooden deck is open with three wooden supports extending from the ground to approximately 4' above the deck floor. The Brinks family contracted with local builder, Ron Segul, to replace the worn and deteriorated wooden deck and access stairs in 1994. A 15-light wood door provides entrance from the south side with an aluminum and glass storm door protecting the door. To the west of the door are a large picture window and a two-part window consisting of a large stationary sash and a small double-hung sash.

West-facing side

A second two-part window appears on the south end of the west side, which matches the two-part window from the south side. Additionally, a narrow stained glass window appears in the center.

Shed addition, circa 1960s

Owners added the third part of this building, a 10' x 28' shed, to the north side, which they used for the storage of wood and coal. The one-story shed roof addition contains a loft (accessed by an interior ladder), horizontal wood siding, a concrete foundation, corner board trim, and an asphalt shingle roof. The west side has a one-by-one slider window. A wood panel door and three windows exist on the north side with a one-over-one single hung window to the east of the door, a small fixed window appearing approximately 12" further east, and a two-over-two fixed window on the east end of the north side. The east side contains a four-panel wood door on the northern-most section with a two-over-two fixed window next to the door. A one-over-one single hung window appears above the lower window.

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Alterations

In the 1990s, the owners enlarged the apartment by cutting through the north wall into the shed converting the shed loft into a sleeping loft and a bedroom on the lower floor of the shed. They added the north access door and new windows, a slider on the west and a one-over-one on the north. The half-shed that remains, owners refer to as the "sports room" as it contains various types of sporting equipment.

Barn, 1905; (Resource 4) (photos 23-30)

Rowland Herring built the two and one-half story front-gabled barn measuring 30' x 28', which is about 85' northwest from the house and faces east. Lap cedar siding (3.5") sheathes the exterior walls of the barn. The main barn portion has small, square, 4-light hopper windows on the east, north and west sides. Asphalt shingles replaced wood shingles after a hailstorm in 1994. The building was originally painted red with HERRING RANCH in white letters on the front. Burns painted the barn white in the 1950s and it has been white ever since. The owners built an open-ended pole shed addition, 24' x 28', to the south of the main barn shortly after the barn construction for a garage. It has a shed roof covered with asphalt shingles.

The east-facing façade of the main barn has a vertical-board sliding barn door with original track and hardware appearing in the south bay, with four evenly spaced windows to the north. There is a double 4-light window in the gable end. Five evenly spaced windows exist on the north side with a hay door centered in the second story wall.

A small vertical-board sliding door near the center pierces the west side with two windows to its north. To the south of the door are a single pane rectangular window and a group of three 4-light hopper sashes. A large hay door exists in the center of the second story and extends into the gable end. The addition is on the south side.

In the 1990s the sagging pole shed was deteriorating to a point that it was unsafe and jeopardizing the structural integrity of the barn. The owners had it torn down and rebuilt in precisely the same size, however enclosing it with horizontal wood siding and corner board trim. Ron Segul was the contractor who poured a concrete floor, added two overhead garage doors on the east side, two one-by-one sliding windows and an access door on the south side and two one-by-one sliding windows on the west side. Owners use the space as a garage and for storage.

Interior

The barn has a ceiling height of 9' with a large open mow above the main floor. There have been no structural alterations, but Edgar Herring improved the inside during 1948-52 when the Davis family ran a Grade "A" dairy in the barn. The house supplied water, which ran to the barn; Herring lined one room with metal for use as a milk room. The original horse portion contained eight stanchions and a concrete floor. The current owners use the main barn for storage and workspace and the stanchion section for tack.

Hay/Loafing Shed, circa 1952; (Resource 6) (photos 32,33)

Approximately 50' west of the barn is a 59' x 22' open loafing shed used for calving, for livestock shelter and for tractor and hay storage. The east-facing façade of the shed is open and supported by four wood poles set on 28"- tall, 8"-square concrete pillars, which in turn rest on 18"- square pads. The shed is 11' high at the front and slopes down to 7' at the rear. The north and west sides are enclosed along with the west half of the south side. Corrugated metal sheathes the shed roof and the sides. The interior has three sections, with the south section separated from the other two by a pole fence.

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Chicken House, circa 1958; (Resource 8) (photos 36, 37, 38, 39, 40, 41)

Poultry has always been an important part of the farm and probably a different building existed earlier. However, during the Burns ownership, Mr. Burns built this concrete-block chicken house. The south-facing building has a north-sloping shed roof, and contains two parts. The 36' x 16' poultry section is at the east end and has a central door flanked by two banks of four large, 8-light windows – except the eastern-most sash which is narrow with six lights. These windows flank a centered door. On the east side, a small door for poultry exists. There are no windows on the north, east or west sides. Inside, the poultry section has a poured concrete floor and with two sections. The east half has a roost for poultry and seven built-in nests. The west half is open with only one roost 5' off the ground for peacocks.

Attached to the west is a 16' x 24' concrete-block, side-gabled shed with a dirt floor. Access to this area is through a two-leaf, hinged wooden garage door on the south side. There is one window on the east side and two small windows in the gable end on the west. Inside are shelves for storage and room to serve as an extra garage in the event of untoward weather.

Larimer County Canal Number Two Instrument House; circa 1949 (Resource 10) (photos 42-43)

This building, also referred to as a Gage House, sits about 170 yards east of the head gates, at the west end of the farm. The building measures 5 ½' square and has novelty siding on four sides, an east-facing door and a front gabled roof. The south side aligns with the edge of the Larimer County Canal Number Two ditch and instruments inside measure the flow of water. On the roof are antennae, which transmit flow data via satellite. This data is collected and available on the internet for "real time" measurements of the flow. The Larimer County Canal Number Two Irrigating Company owns the building and according to the inscription on the concrete, built it in October 1949. The City of Fort Collins also has flood data-collecting equipment in the building and there is an exchange of information between the State, the City and the ditch companies.

New Mercer Ditch Instrument House, circa 1949; (Resource 11) (photos 44-45)

About 40 yards to the south of the Larimer County Canal Number Two Instrument House is an identical building which also measures 5 ½' square and has novelty siding on four sides, an east facing door and asphalt shingles on a gabled roof. It sits on the north edge of the New Mercer Ditch with instruments inside that measure the flow of water. There are no roof antennae but a cable transmits information to the antennae on the Larimer County Canal Number Two instrument house. The New Mercer Ditch Company owns the building. The Brinks family repainted both buildings in 2009.

Non-contributing Resources - Buildings

Livestock and Garden Well House, 2008; (Resource 5) (photo 31)

North of the barn, in what the owners call the bullpen, is a second domestic well. An abundant supply of water is only 10' under the surface and this well has never run dry, based on the owners' knowledge. A well house built by John Burns, circa 1955, covered the well until 2006 when two large cottonwoods fell in a wind storm, smashed the corrals, water tank, gates, fences, a horse trailer and the well house. In 2008, builder Joe Sullivan reconstructed the well house and with its 36" deep concrete foundation, it is likely the most secure of any of the nine buildings in the farmyard. It is a front gabled building measuring approximately 4' x 4', with horizontal wood siding, corner board trim and wood shingles covering the roof. Rose Brinks painted a Dean Koontz-type whimsical horse on the east side and her son Alan Dean painted a Kokopelli and desert scene on the north side. This well now provides water for a large garden in the bullpen.

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Hay Shed, circa 1985; (Resource 9) (photo 38)

A local builder, Fred Schmett, who had trusses left from another construction job, offered to reconstruct a building previously located west of the chicken house. The intended use for the new building was a stable. Once rebuilt, the owners have used it to store hay bales. It has an asphalt shingle roof, vertical Masonite siding, a dirt floor and no windows. A two-leaf, hinged wooden garage door on the south side provides access.

This replaced a building that occupied the site since the 1950s. Prior to the 1950s, the home of Jim Lamb, a ditch rider, sat near the head gates of the Larimer County Canal Number Two and the New Mercer Ditch, which he occupied during the summer months. It is unknown when it was constructed or moved to that location. During the winter months, transients often resided in it and vandalized it. The ditch companies gave or sold it to John Burns in the 1950s; Burns moved it to the farmyard next to the chicken house and set it on a 14' x 22' poured-concrete base. Part of its previous concrete foundation is still present near the head gates. While in the farmyard, it served as a lambing barn for the 138 ewes purchased to rid the area of weeds. In the spring of 1982, high winds pushed it off the concrete base into the nearby chicken house, destroying it. The owners salvaged and gave away the lumber.

Small Livestock Shelter, circa 1940, moved circa 1950s; (Resource 7) (no photo)

Using the 10'-high garden fence for its east wall, a small building (20' x 10' x 6' in the back, rising to nearly 8' in the front) furnishes shelter for animals. It was originally the garage for the ditch rider located near the head gates of the Larimer County Canal Number Two and the New Mercer Ditch. After its abandonment, the ditch company sold or gave it to the John Burns who brought it into the farmyard as a coal storage shed. Recycled railroad ties became the support beams over a dirt floor; rusted metal sheeting covers the roof. A door originally existed, but with winds and weather, part of the building, including the door, collapsed. In 2008, the owners raised and reinforced it.

Contributing Structures: Corrals, Fences and Chutes, Hitching Post, and Feed Bunk

Corrals, fences and chutes, circa 1950-60; (Resource 4A) (photos 17-18)

A wooden post and rail corral, six rails high, exists between the barn and the feed bunk. The corral descends west from the barn and is approximately 50' x 70' in area. Factory-made steel gates exist on the northeast and on the east corner adjacent to the barn and other entrances. Wooden vertical planks and lumber create fences surrounding the south side of the corral, gardens and bullpen. On the northern end are wooden cattle chutes and a metal squeeze chute. There is a concrete water tank, which municipal water or a nearby well fills.

Feed Bunk, circa 1950s; (Resource 4C) (photo 33)

A wooden feed bunk extends south from the southwest corner of the hay/loafing shed. Owners added a 54' x 9' concrete slab along the feed bunk in 1978 where the cattle feed.

Non-Contributing Structure: Hitching Post

Hitching Post, circa 1985; (Resource 4B) (photos 23, 24)

Andrew Dean, son of the current owners, built a hitching post in front of the barn for his various horses which he began raising when he was 11 years old. The hitching post measures approximately 8' long and consists of a horizontal log fastened to the top of two vertical log posts.

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Contributing Structures: Ditches, Canals, Ponds and Irrigation Systems

Three significant irrigation ditches exist on the farm and all are in their original location. Two ditches, the Larimer County Canal Number Two and the New Mercer Ditch, arise from a double diversion dam on the property, the only such dam on the Cache la Poudre River. All of the ditches vary greatly in width, so measurements are approximate.

Larimer County Canal Number Two, 1883; (Resource 12) (photos 48-51)

This unlined ditch, approximately 17' wide, exits the Cache la Poudre River at the double diversion dam just above the northwest property line. It runs along the south edge of the property, crossing out of the property just south of the Bingham Hill Cemetery. It continues south for approximately 13 miles and terminates near Harmony Road in south Fort Collins. Aside from regular maintenance, the ditch has remained unaltered since its original construction, although the ditch company replaced the head gate in 2007, along with a portion of the stonewall leading from the head gate.

Bridge over Larimer County Canal Number Two; circa 1950; (Resource 12A) (photo 52)

A wooden bridge crosses Larimer County Canal Number Two providing access to the far southwest portion of the land (the "Back Pasture"). The 12' x 20' wooden bridge rests on abutments consisting of four battered concrete piers (two at each end), topped with short 8' x 8" posts supporting a cross beam at each end. Resting on the cross beams are 8' x 4" joists which run the length of the bridge, topped with 2"-thick plank decking. A 4'-high railing of dimensional lumber runs along each side of the bridge. The space between the concrete piers is in-filled with large, solid blocks of concrete. By 1993, the original wood deck of the bridge began deteriorating. Local contractor Ron Segul replaced the deck for the current owners in 1993. He used recycled historic wood from a former pickle factory located in Larimer County.

New Mercer Ditch, circa 1870; enlarged 1890s; (Resource 13) (photos 53-54)

This unlined ditch, approximately 15' wide, exits the Cache la Poudre River along with the Larimer County Canal Number Two at the double diversion dam to the northwest of the property. It runs parallel to the Larimer County Canal Number Two, along the south edge of the property, crossing out of the property just south of the Bingham Hill Cemetery. It continues south for approximately 13 miles and terminates near Harmony Road in south Fort Collins. Aside from the ditch companies' enlarging the ditch in the 1890s and regular maintenance, the ditch has no alterations since its construction.

Bridge over New Mercer Ditch, circa 1950; (Resource 13A) (photo 55)

A wooden bridge crosses the New Mercer Ditch just south of the bridge over Larimer County Canal Number Two, providing access to the far southwest portion of the land (the "Back Pasture"). The 12' x 30' wooden bridge rests on crude, poured concrete abutments built up with timbers laid crosswise, supporting two log beams that run the length of the bridge. A single, central, trussed-timber support is centered halfway across the bridge. A 4'-high railing of dimensional lumber runs along each side of the bridge. The bridge deck consists of 3"-thick logs and planks. In 1993 by Ron Segul, a local contractor, replaced much of this deck with like materials due to deteriorating condition. Segul used recycled wood from a former pickle factory located in Larimer County.

Pleasant Valley and Lake Canal, 1861; enlarged in 1864, 1872, and 1879; return ditch 1898; (Resource 14) (photos 56-57)

The Pleasant Valley and Lake Canal's head gate is located upstream from the property. Just west of the property, the ditch flows through a tunnel under a hogback. The 13'-wide, unlined ditch enters the

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property at the west end and winds through the western hogback. A 10'-wide return ditch from Claymore Lake (south of Bingham Hill Road) back to the river runs through the middle of the farm.

Skating Pond, circa 1955; (Resource 15) (photo 58)

John Burns dug this 400' x 50' pond parallel to the Larimer County Canal Number Two and adjudicated as wells in the 1950s for irrigation. Subsequent owners did not use these for irrigation, but wildlife uses it and owners use it for canoeing, swimming and skating.

Fish Pond, circa 1955; (Resource 16) (photo 59)

John Burns dug this 300' x 50' pond parallel to the Larimer County Canal Number Two and adjudicated as wells in the 1950s for irrigation. Subsequent owners did not use this for irrigation, but wildlife uses it and owners use it for canoeing, fishing, swimming and skating.

Irrigation System circa 1958; (Resource 21) (no photos)

Other drain lines, ditch systems and small pipelines exist on the property. During John Burns's ownership, he made several changes to the water and irrigation system on the farm including transferring 14 acre-feet of water from a parcel of land in Morgan County in 1958. He also gave an easement to the City of Fort Collins in 1958 for a 27" water line that runs diagonally through the farm, and an easement to Ideal Cement Company in 1972 for an intake and pump house on the north side of the river.

Other Contributing Landscape Features:

Garden, circa 1920-1950s; (Resource 27) (no photo)

The owners use an open area directly west of the feed bunk alternately as a garden or for stacking hay. While John and Mabel Burns owned the property, Mabel reportedly had a beautiful house garden in the space, which is approximately 110' x 24' with an additional 50' x 15' area used specifically for mulberries and grape vines, both gone now. An overhead well pipes water into the area. A 10'-high board fence protects the garden on the west and north.

Farmland, Farmyard, and Pasture circa 1873 (Resource 26); (photos 60-63)

The original tract of land consisted of approximately 160 acres. The farm comprises five named irrigated fields, divided by fences: the Big South, the Mid South, the Pond Pasture, the Seep Field and the Big North. Six other fenced areas are not irrigated. The Back Pasture refers to the 25 acres south of the two parallel irrigation ditches (Larimer County Canal Number Two and the New Mercer Ditch); it contains a prairie dog colony, the winding Pleasant Valley and Lake Canal, and two hogbacks, one of which contains the prehistoric game run. Other fenced areas near the building cluster include the orchard, the north corral, the main corral, the bullpen, and the bull pasture. The owner refers to the former railroad alignment as the Lane.

Fields crisscross with irrigation ditches. The main supply of water comes from the Pleasant Valley and Lake Canal at the southernmost boundary of the Back Pasture. Another outlet is from the Larimer County Canal Number Two in the Big South. A third source is seepage water from the Pleasant Valley and Lake Canal (Burns Ditch). Water is distributed by pipes and by setting rubber or plastic dams at various places, held with rocks. Dams are moved according to water flow and need, sometimes hourly and sometimes twice a day. Depending on the abundance of water in any particular year, the water might run steadily or on for three days and off for three. If necessary, water can be "ordered" from the ditch riders.

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Cattle, horse, sheep and poultry manure was the only fertilizer used during the farm's first 100 years. Some is still used today. A liquid nitrogen mixture was sprayed on some of the fields every few years from 1980 to 2000 to boost hay production; however, due to high costs, little commercial fertilizer has been used in the last decade.

Concrete Foundation/wall, circa 1950s; (Resource 24) (no photo)

To the west of the house is a 20'-wide grass and flower area bordered by a concrete foundation built in the 1950s for a picket fence; the concrete wall extends approximately 30'.

Concrete Foundation of Beet Dump and Scale House, circa 1920; (Resource 25) (see page 40)

Herring began growing sugar beets during his ownership of the farm. During that time Great Western Sugar Company constructed a beet dump and scale house along the double railroad track south of the house. When not enough train cars were available to ship the beets, piles of beets covered the south side of Bingham Hill Road. Concrete foundations of both the beet dump and the scale house remain today by the railroad bed.

Archaeological Resources - Contributing

Privy Pits, circa 1858 - 1909; (Resource 22) (no photo)

Local historians seeking bottles in 2000, with the owners' permission, excavated two privy pits in the south portion of the yard by historians. They found many glass insulators and bottles including one of Dr. McMunn's "Elixir of Opium." While the upper stratigraphy of the pit deposits are disturbed, it is likely to contain lower undisturbed deposits that may contribute historical archaeology data.

Well Foundation, circa 1870; (Resource 23) (no photo)

During the trenching for a new City of Fort Collins water line to the house, the workers found a circular rock structure believed to be a well dating to the Provost Homestead era. This feature may also contribute historical archaeology data.

Prehistoric game drive, circa 7500 BP – AD 1858 (Resource 28)(photo 64)

At the top of the hogback at the west end of the property, a wall of stones approximately 50 yards long edges one of the hogbacks from north to south, and ends with a circular structure approximately 12' in diameter. SWCA Environmental Consultants conducted a cultural resource survey of the property in September 2009 and confirmed that this resource once formed a portion of a game drive, in which hunters with spears hid as game was driven or passed through the lower valley. The stones are blocks or slabs, laid or leaned against each other with no mortar, facing or trimming. The height of the fence varies from one to four stones. Stones are of various sizes, ranging from one-half to four cubic feet and weighing from 40 to 400 pounds. Because the survey forms are currently in a draft state, the context and additional information for this resource is unavailable to date. This site has potential to contribute data in the area of prehistoric archaeology, specifically in the area of subsistence.

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RESOURCE COUNT

<u>Resource</u>		<u>Contributing</u>	<u>Non-Contributing</u>
	<i>Buildings</i>		
1	Farmhouse	1	
2	Lawn Well House	1	
3	Cellar (dungeon)/Apartment/Shed	1	
4	Barn	1	
5	Livestock and Garden Well House		1
6	Hay/Loafing Shed	1	
7	Small Livestock Shelter		1
8	Chicken House	1	
9	Hay Shed		1
10	Larimer County Canal Number Two Instrument House	1	
11	New Mercer Ditch Instrument House	1	
	Subtotal	8	3
	<i>Structures</i>		
4A	Corrals, Fences and Chutes	3	
4B	Hitching Post		1
4C	Feed Bunk	1	
12	Larimer County Canal Number Two	1	
12A	Larimer County Canal Number Two Bridge	1	
13	New Mercer Ditch	1	
13A	New Mercer Ditch Bridge	1	
14	Pleasant Valley and Lake Canal	1	
15	Skating Pond	1	
16	Fish Pond	1	
17	Railroad Roadbed	1	
18	Railroad Bridge #1	1	
19	Railroad Bridge #2	1	
20	Milepost Marker #1	1	
21	Irrigation System	1	
22	Privy Pits	2	
23	Well foundation	1	
24	Concrete wall	1	
25	Concrete Foundations of Beet Dump & Scale House	2	
	Subtotal	22	1
	<i>Sites</i>		
27	Agricultural Fields, Garden, Farmyard and Pastures	1	
28	Prehistoric Game Drive	1	
	Subtotal	2	0
	TOTAL	32	4

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
- Archaeology: Historic
- Archaeology: Prehistoric

Periods of Significance

- 1888-1935
- 1865-1952
- 7,500 BP – AD 1858

Significant Dates

- 1910

Significant Person(s)

(Complete if Criterion B is marked above.)

- N/A

Cultural Affiliation

- Euro-American
- Undefined

Architect/Builder

- Unknown

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

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SIGNIFICANCE

The Provost Homestead – Herring Farm Rural Historic Landscape is significant under **Criterion A** for *Agriculture* for its long agricultural association with the development of irrigated farming, crop production and stock raising in northern Colorado. Having been in agricultural use for more than 135 years producing fruits, vegetables, milk, eggs, and hay, it has served as a livestock production farm raising horses, cattle, and poultry and has been home to families who have contributed greatly to the development of agriculture in the area. Three ditches and canals on the property continue to provide irrigation water from the Cache la Poudre River and Claymore Lake contributing to irrigated agriculture in the LaPorte vicinity and areas near Fort Collins. It is also significant for its long association with the Greeley, Salt Lake and Pacific Railroad – Stout Branch with the railroad bed and two bridges existing on the property.

The farm is also significant under **Criterion C** in the area of *Architecture*. The architecture and construction techniques represent those employed by farmers with limited means and materials. The medley of vernacular styles and materials reveal the extent to which the area's farmers could make do by recycling building materials, adapting and reusing buildings and structures and applying do-it-yourself techniques that met restricted budgets while adjusting to changing economic and technological circumstances. While the 1910 Foursquare is an example of an academic architectural form, the owner purchased it from a catalog such as Sears or Wardway possibly modifying the plans by adding the wing for a growing and prosperous farm. Modifying the plan and adding a wing is an example of how the Herring family, like other farmers, tailored existing plans for their individual needs. When the need arose for another farmyard outbuilding in the 1950s, the family moved an unused home from a pasture to the farmyard, recycling its life.

The extant buildings and structures represent 130 years of construction, beginning with the cellar in circa 1865, and ending with the attached garage to the barn in circa 1995. The spatial arrangement of the agriculture outbuildings is consistent with their functions and with other northern Colorado agricultural complexes. The farming families added outbuildings according to need and financial ability. They are largely concentrated within the intact domicile center and are associated with the agricultural pastures, fields and irrigation structures all located in an unaltered setting. The buildings are in good condition and maintain high integrity.

The period of significance for Agriculture begins in 1888, the year owner Rowland Herring began actively farming the property, and ends in 1935 with Herring's death and a decline in agricultural production. The period of significance for Architecture begins in 1865, the approximate year owner John Provost built the sandstone cellar, and ends in 1958, the year the chicken house was built.

Character Defining Features

Land Use, Boundary Demarcations, Topography, Vegetation, Patterns of Spatial Organization, Circulation Networks, Buildings, Structures and Archaeological Features

The resource is significant for its overall intact rural landscape. It is a good example of a typical rural farm landscape in northern Colorado. The expansive natural landscape features framing the Provost Homestead-Herring Farm Rural Historic Landscape have changed very little since the Provost family operated a saloon, a nearby stagecoach station and may have grown limited crops. The wide-open view shed of the Colorado's Front Range exists as it did 135 years ago. The built features developed during the Herring Farm period and subsequent farming and ranching operations and human activity

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continue to exist in harmony with the natural landscape features. According to the *Guidelines for Evaluating and Documenting Rural Historic Landscapes* National Register Bulletin, the significant components of a rural landscape include spatial organization, response to environment, circulation networks, boundary demarcations, buildings, structures, objects, land use and cultural traditions. The Provost Homestead-Herring Farm Rural Historic Landscape includes several of these components.

Overall, the resource retains a high degree of integrity regarding location, feeling, setting, association, materials, workmanship and design. The interior floor plan and exterior of the house and barn primarily have retained their original plan, form and materials for more than 100 years. Original doors, hardware, wood trim and floors continue to exist throughout the main house. Likewise, the barn contains original doors, hardware and fixtures. Outbuildings and structures have good degree of integrity. The terrain within the nominated property is much as it was in the nineteenth century after the ditch, canal, and railroad structures emerged when it was a successful farming operation.

HISTORIC BACKGROUND

Agricultural History and Significance

Documented farming along the Cache la Poudre River in LaPorte began as early as 1873. Brief daily entries in the 1873-1875 diaries of Edward Garbutt, a neighbor of John Provost, tell what crops he and his neighbors grew. From these diaries, it is clear the soil was rich and supported vegetables and fruit. The diaries included information that over the two years, Garbutt planted trees, rosebushes, small potatoes (in 3 ½ acres), lettuce, radish, rutabaga, carrots, spinach, beets, beans, sweet corn, melons, cucumbers, parsnips, cabbage, cauliflower, strawberries, popcorn, peas, squash, tomatoes, chard and onion. Additionally he grew wheat, hay, and oats along with maintaining some hogs and eight milk cows. One entry indicated he planted roughly 4000 cabbage. He hired a man to help with the crops, however, the individual quit after getting mad over an undisclosed issue; whether he hired a replacement was not provided. Garbutt, as other farmers, endured the risks of farming including hailstorms and having swarms of grasshoppers that ate close to 6000 cabbage, the cucumbers and beans. The area provided game as indicated in some of his entries with notes of killing a sand hill crane, having bear meat for dinner, and killing a three-prong buck. One entry indicated that Provost purchased the old school house at an auction for \$40; however, it is unknown where he moved the building or how he used it, as it is not one of the extant buildings on the nominated property.⁴

Rowland Herring, brother-in-law of diarist Ed Garbutt, bought Provost's land in 1888 concentrating on growing fruit orchards and vegetables. Herring was the ultimate farmer, learning many farming techniques from his farm-raised father who came from England and later farmed near Greece, New York. Herring purchased dozens of varieties of apple trees including Ben Davies, Black Bens, snow, Jonathans, sops of wine, greenings, and Rome beauties, which, he had shipped from New York. Planted in check rows, the main orchards were high on Bingham Hill Road and along Overland Trail. He also raised plums including blue (German prune), soft red (sunset) and purple (Lombard). The advent of the irrigation ditch and the train were much to his benefit. He sold thousands of bushels of apples, cabbages and other produce, which he shipped on the train to Cheyenne and Laramie. Herring raised turkeys during years when the grasshopper population was extremely high and eating his

⁴ Edward Naim Garbutt. Diary entries from January 1, 1873 to July 24, 1875. Copy of diary on file at the Fort Collins Museum, Fort Collins, Colorado.

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produce. The turkeys ate the grasshoppers and consumers deemed them especially tasty due to the grasshopper diet.

By 1894 the farms in LaPorte were described as "A Modern Eden," and "The Poudre Valley a Veritable Garden of Paradise" by a reporter for the June 18, 1894, edition of the *Fort Collins Courier*. The author had visited three LaPorte farms and heaped special praise on the farm operated by Rowland Herring. The day he visited, the Herrings were harvesting peas to fill an order from Cheyenne. In his lengthy article, the reporter noted that not much had been done with the 120 acres under John Provost's homesteaded ownership, but that it had been "subdued" by Mr. Herring. Between the railroad and the river were onions, corn, potatoes, alfalfa, cabbage, peas, an orchard and small fruits. "Several hundred apple, cherry and plum trees, set out three or four years earlier, were in the thriftiest condition, and many of them bearing."⁵ Much of the second bottomland (south of the railroad) was cultivated to wheat and oats. Many onion tracts were cultivated on shares by renters. Herring began growing sugar beets, which became one of his largest crops. Great Western Sugar Company constructed a beet dump and scale house along the double railroad track south of the house. When not enough train cars were available to ship the beets, piles of beets covered the south side of Bingham Hill Road. Concrete foundations of both the beet dump and the scale house remain today by the railroad bed.

From several articles in the early Fort Collins newspapers, it is possible to piece together a picture of Herring's farm. On December 28, 1904, the *Fort Collins Weekly Courier* simply stated, "Rowland Herring is building a new barn." Herring contracted for 2500 pounds of onion seeds in 1907, which he stored in the barn until planted. When the Larimer Ditch Company built a new concrete dam for the Larimer County Canal Number Two in May 1907, Herring removed the old wooden dam opposite his home. In 1909 Herring had one of the finest orchards in the valley with a crop of apples nearing 4,000 boxes. Loads of produce left the farm by horse and wagon and the train took loads as well to Cheyenne and Laramie, Wyoming along with other locations. With the exemplary reputation of his produce, locals stopped to purchase a few apples or boxes; however, one individual in 1913 was not willing to pay for apples he obtained from the orchard and was charged with stealing.

Once automobiles were the common transportation mode, buyers drove to Herring's Farm every weekend during the harvest season to purchase apples, plums, red beets, onions, cucumbers, carrots, squash and other vegetables. Neighbor Preston Farrell said the farmyard looked like an auction every weekend with cars filled with buyers from throughout Colorado and Wyoming. According to former neighbor Willis Morgenstern, the Herring apple crop produced 15,000 bushels in one of its best years. The apple pickers stacked the fruit between rows of trees by the cemetery; then they boxed them and brought the boxes down a slight slope onto the railroad cars.

A severe drought in the 1930s may have precipitated the demise of the bountiful orchards. Today only a few apple-producing trees remain from the early orchards along the irrigation ditches. The drought was likely one of the causes for the faltering of intensive vegetable farming in the early 1930s, then stopping completely after Herring's death in 1935. From 1939-42, the Albert Erickson family rented the farm from the Herring estate. They raised cattle and grew produce, selling it from the yard along Overland Trail. Often growing too much, they dumped onions in the river and gave cabbage away.

Little information is known regarding the farm production during the ownership of Wood Hill or Allen Clow (1944 to 1948). From 1948 to 1952 Monte Davis, who rented the farm from Edgar Herring,

⁵ *Fort Collins Courier*, June 18, 1894.

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transformed the farm into a dairy. They started with eight Holstein cows and eventually increased their herd to as many as 30. They upgraded the barn to a grade "A" dairy barn, which meant their milk was clean enough for customers to drink. They sold their product to the Frink Creamery of Fort Collins.

Additionally, the Davis family raised corn, oats, and barley to feed the cows. They stored grain in the barn loft. Davis believed irrigating was challenging and they never figured how to get it right. One year Davis planted three acres of cucumbers to keep sons Monte and John busy. They sold the cucumbers to the local pickle factory on Riverside Drive in Fort Collins. The crop was very successful and not only kept the sons occupied, but also kept the parents and the neighbors busy. The following year Davis decided half an acre would be plenty.

During the 1950s and 1960s, owner John Burns used the farm mostly to winter his beef cattle from his North Park ranch near Walden, which received substantially more snow than the LaPorte farm. His agricultural improvements were mainly in water storage and irrigation. In 1960, he received three permits to use ground water and a notice of well registration from the Division of Water Resources. Two were parallel to the Larimer County Canal Number Two and one close to the river. Burns pumped water from at least one of them to irrigate his fields. He constructed two ponds to store the water.

Jim Brinks continued to use the land for hay and cattle production. He had a few registered Herefords when he bought the farm in 1977, and then bought a herd of about 150 cows and bulls from a research station in Miles City, Montana. Jim scientifically bred this a composite research herd (dubbed C*A*S*H, blending Charolais, Black Angus, Brown Swiss and Hereford) for over 20 years, always seeking a solid red color, more milk production, early puberty, easy calving, and a faster rate of gain. The farm was not large enough for 150 head of cattle, so they trucked them to Red Mountain, near Winter Park, or to local cornstalk fields or other areas wherever feed was found. They brought the cows back to the farm to calve. Brinks eventually cut the herd to 35 pairs and a few bulls. During the Brinks years, especially 1977 to 2000, the farm was closely associated with the Colorado State University College of Veterinary Science with its cattle used as a training herd.

Irrigation Ditches

From its beginnings high in the Rocky Mountains to its confluence with the South Platte, there are dozens of diversions and storages taking water from the Cache la Poudre River. Locally, between the Monroe Ditch by Bellvue and the Ogilvy Ditch by Harmony Road in Fort Collins, there are 26 ditches siphoning water out of the river. The fish-abundant, high flowing river known to early settlers John Provost and Ben Claymore does not exist today and no longer can individuals ice-skate from LaPorte to Fort Collins, as the riverbed is often dry in the winter. Whereas in the eastern United States, control of water was given to those who owned the banks of the water source, in the west, it was "first come, first served." A person claimed water rights by drawing water from its source, and priorities were established according to date of claim. This method of "prior appropriation" continues today.

Two of the ditches on the nominated property arise from a double diversion dam, the only such dam on the Cache la Poudre River. The Larimer County Canal Number Two and the New Mercer Ditch exit the river at the same spot, then run parallel for about 13 miles, and both end near Harmony Road. A third ditch, the Pleasant Valley and Lake Canal, has its head gate upstream, but carries water through a ditch running along a hogback and also has a return ditch running through pastures from Claymore Lake back to the river.

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A right-of-way for the Larimer County Canal Number Two was taken through condemnation by the City of Fort Collins, and was recorded in the land records (87-556). However, there are no such records for the New Mercer Ditch and the Pleasant Valley and Lake Canal. In 1869 a group from Mercer County, Pennsylvania, formed the Mercer Pole and Ditch Company. They began construction of a ditch approximately one mile west of LaPorte in the spring of 1870, but ran out of funds. They regrouped ten years later as the New Mercer, and apparently established water rights in 1869, 1871, 1872 and 1880. The New Mercer Ditch on this farm was apparently dug during the Provost ownership (1858-78), yet no references are made on the title. It is possible that the ditch company filed on government land before Provost obtained legal ownership. Several local individuals have indicated to the Brinks family that their grandfathers helped in the enlargement of the New Mercer Ditch in the 1890s and coffins and bodies from the cemetery were allowed to fall into the ditches and disintegrate. The north edge of the cemetery is obviously gone and since Grandview records show no transfers of bodies from the LaPorte cemetery during this period, their stories have some credence.

The history of the Pleasant Valley and Lake Canal is similar. Though in 1898, owners H.I. Garbutt and Rowland Herring conveyed to the Pleasant Valley and Lake Canal Company a 25' right-of-way for an outlet or return ditch from Claymore Lake Reservoir to the Poudre River (126-543), there is no record of when the canal itself was dug on the farm. The Pleasant Valley and Lake Canal was one of the earliest that came into being with a priority of #4. Its original construction in 1861 had subsequent enlargements in 1864, 1872 and 1879, however there is no recorded legal entry referring to the ditch on the nominated farm until the return ditch was requested in 1898. Similar to the Larimer County Canal Number Two, a ditch company likely dug the ditch during the year Provost claimed the land, but prior to him obtaining legal ownership.

In 1907, Garbutt and Herring quit claimed to the Larimer County Canal Number Two Irrigating Company the right to build a flume. This entry contains a complicated discussion of the "Water Works Ditch" or "Town Ditch" as well as the New Mercer (184-425). They also quit claimed to the New Mercer Ditch, in consideration for one share capital stock of the Pleasant Valley and Lake Canal Company, a perpetual non-assessable right to this water. The ditch company reneged upon this in later years and an assessment was made. Although the Brinks contested the charge in 1980s, they were unsuccessful in overturning the charge.

The farm owns one share of Pleasant Valley and Lake Canal Company water and thirty-one shares of Colorado/Big Thompson (CBT system). Big Thompson, or Big T, water comes from Granby and Grand Lake, goes into Horsetooth Reservoir and is distributed on this farm through the Pleasant Valley and Lake Canal. It can also be distributed through the Larimer County Canal Number Two. Extra water is rented from various owners of Pleasant Valley and Lake Canal shares who are not using them. As previously mentioned, there was to be "free distribution" from the Larimer County Canal Number Two for all of the Big South Pasture as part of the exchange for giving up the land to the City of Fort Collins, but through the years, the "free" part was lost and an assessment is charged yearly.

The use of water in northern Larimer County has changed drastically since the ditches were constructed. Today, only a small percentage is used for the original purpose of raising crops. Of the 160 New Mercer shares, the City of Fort Collins owns 74 shares, 68 are owned by others and the balance are held in the New Mercer Treasury. Of the 146 shares in the Larimer County Canal Number Two, the City owns over 100 and approximately 50 other owners share the rest. Presently, the City of Fort Collins owns 186 out of about 260 shares of the Pleasant Valley Lake and Canal. The balance is shared with approximately 200 individual shareholders. Less than 10 percent of the water is now used for agriculture. Approximately 20 percent is used for City parks, golf courses and schools. Small

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percentages are used for individual gardens and lawns and another small percentage goes into water treatment for domestic use. The rest is either not taken into the ditches initially or the shareholders get slightly more than their share. The subject farm is one of the largest in the area that continues to use its water for agriculture use.

Prehistoric Archaeology

Prehistoric men and women occupied the subject property and left evidence of game-hunting activity. A wall of stones approximately 50 yards long edges one of the hogbacks from north to south, and ends with a circular structure approximately 12 feet in diameter. It is likely this formed a portion of a game drive, in which hunters with spears hid as game was driven or passed through a valley. Similar structures are found in other hogbacks of Colorado and are described by Salvadore M. Trento in *Field Guide to Mysterious Places of the West*. The row and circle of rocks on the nominated property were verified to be a "game drive" by archaeologists from SWCA Environmental Consultants in September 2009. While game drive features are difficult to place chronologically, in part due to their repeated use throughout periods of prehistory, they are recognized as important sites that can provide data about prehistoric subsistence. More specifically, game drives located at the Foothills-Mountain interface may relate to higher altitude Archaic and Late Prehistoric game drive sites previously identified by Dr. James B. Benedict, archaeologist and expert in high altitude archaeology and game drives. Studying this game drive, and comparing it to different types of game drives, may reveal important information regarding its use for hunting and occupational seasonality by ancient peoples.

Pre-Legal History

On July 26, 1843, John C. Fremont divided his expedition into two groups at Fort Saint Vrain and took one northwest to the Poudre Canyon. A section of an 1845 map drawn by Fremont's German cartographer George Karl Ludwig Preuss shows their trek from the fort to the canyon. Local historian Stephen Craig Schell studied this route and after using Preuss' map, Fremont's diary, modern topological maps and Google Earth, and walking the route, wrote that he has little doubt that on July 27, 1843, Fremont rode parallel to the Cache la Poudre and closely followed what later became the rail bed through the nominated property. He indicated "...this finding adds to our knowledge and adds evidence to the argument that this area should be protected as part of the rich history of Colorado."⁶

The year after Fremont's trek, a land claim was made by Antoine Janis who wrote:

On the first day of June, 1844, I stuck my stake on a claim in the valley, intending the location selected for my home should the country ever be settled. At that time the streams were all very high and the valley black with buffalo. As far as the eye could reach, nothing could be seen but buffalo. I was just returning from Mexico, and I thought the Poudre valley was the loveliest spot on earth, and think so yet.⁷

⁶ Stephen Craig Schell. *Second Expedition of John C. Fremont*. Unpublished, 2009. On file at Fort Collins Museum, Fort Collins, Colorado.

⁷ Ansel Watrous. *History of Larimer County, Colorado*. Fort Collins, CO: The Courier Printing and Publishing Company, 1911.

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He wrote these words to Ansel Watrous from the Pine Ridge Agency in South Dakota, on March 17, 1883, when he was 60 years old.

About 12 years after Janis's first visit, he and a few other men, mostly French Canadians with Oglala or Cheyenne wives, came back to the Valley, claimed land north of Cache la Poudre River, and formed a town. It was the first settlement in what was later known as Larimer County. They originally called the settlement Colona, but in 1862 changed the name to LaPorte.

Among those in Janis' group was John Bapiste Provost, who was born in Montreal on July 4, 1822. His wife Mary (White Owl or He-hos-ko-wea) of the Oglala Sioux tribe was born about 1837. Since her father was dead, her brother acted in the capacity to sell her to Provost. They were married circa 1854 in a traditional Native American ceremony. By 1858 Provost claimed the piece of land on the south side of the river. He was the only early settler to build his log house on the south side of the river. Provost was an entrepreneur, who ran a grocery and a saloon in his house and a ferry service on the river. As Ansel Watrous notes in his book *History of Larimer County, Colorado*:

In June, 1864, at the time of the big flood when the bottom land of the valley were all under water and the stream itself was a raging torrent, he built and operated a ferry until the flood subsided, doing a thriving business transferring emigrants and travelers from one side of the river to the other. Overland travel was heavy that year and he made a lot of money with his ferry.

He charged \$10 for taking a double team across the river and \$5 for a person on horseback. When many emigrants traveled to California and Oregon in the 1850s through the 1860s, as many as 2,000 wagons crossed Provost's toll bridge in a single day.

Ownership and Occupation of the Farm, 1858 - present

There have been ten (legal) owners of the farm, each of which will be described briefly:

- John Provost (1858-1879)
- Benjamin Claymore (1866-1879)
- William Webb (1879-1881)
- Union Pacific (1881-1898)
- Rowland Herring (1888-1898 renter; 1898-1944 owner)
- Wood Hill (1944-1945)
- Allen Clow (1945-1948)
- Edgar Herring (1948-1952)
- John Burns (1952-1977)
- James Brinks (1977-present)

Note: Transactions recorded in the Larimer County Clerk and Recorder's office will have book and page numbers in this report. For instance, Book B, page 30, will be shown as (B-30)

John and Mary Provost Occupation/Ownership

John and Mary Provost squatted on the land of the subject nomination beginning in the mid to late-1850s. In 1858, John filed for a homestead claim and on June 28, 1866, a "Receiver's Receipt" was recorded from the United States to John B. Provost for \$200 for 160 acres (B-30). On September 1,

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1866, the United States granted a homestead patent to John B. Provost (B-321). Almost a decade after building a log cabin and living on the farm, John Provost legally owned their claim. Most of the land was south of and adjacent to the Cache la Poudre River.

John and Mary Provost had nine children from 1854 to 1873. In 1862 their nine-month old son, Bazille, died and in 1865, their ten-year-old daughter and oldest child, Mary, died. The family buried both on a knoll south of the cabin. Large sandstone blocks connected with a metal gate surrounded their graves where the family erected tombstones. This knoll became the LaPorte or the Bingham Hill Cemetery. The two Provost tombstones are the earliest known in Larimer County. Over 150 other burials in the small pioneer cemetery have been documented.

Besides Mary and Bazille, other children born to the Provosts included John (Johnny), William (Billy), Antoine, Lizzie and Charles. Charles, the youngest son, became an Indian Scout at the Wounded Knee Massacre, and a member of Buffalo Bill Cody's Wild West Show; he reportedly crossed the Atlantic Ocean fourteen times on various European tours.⁸

Provost and Claymore Ownership: 1866-1879

On August 6, 1866, even before the homestead patent was issued, John and Mary Provost, both signing with an X, sold an undivided one-half interest to Benjamin and Emily Claymore for \$1000 (B-30). Mr. Claymore's real name was Louis Benjamin Lessert, but during his years in LaPorte for reasons unknown, he was known as Ben Claymore.

The Claymores had five children between 1859 and 1869, three of whom were born in LaPorte. A large log cabin, which sat on the land along Bingham Hill Road until the 1930s, was probably theirs. One of their descendants, Irma Miller, wrote detailed accounts of their lives in *French-Indian Families in America's West*.

A week after the Provosts and Claymores became co-owners; they sold a 100' wide strip of land on the edge of the property east of Overland Trail to Henry W. Chamberlin (D-579). A few years later, on April 22, 1873 (G-23), Provost and Claymore sold the rest of their land south of the river and east of the road to the Larimer County Land Improvement Company for Canal Number 2. In 1870, "Rist Canyon Road" (now Bingham Hill Road) was laid out along the south boundary of the property.

On October 7, 1867, Claymore and Provost obtained a liquor license for \$100 per year. Although most Provost and Claymore early news items are related to their saloon, Irma Miller mentions in her book *French-Indian Families In America's West*, that "Claymore bought lame and tired stock from the emigrants on the California and Oregon Trails and took them to his place, where he wintered and grew them into saleable shape."

After 20 years of peaceful living along the banks of the Cache la Poudre River, the political atmosphere changed and white men married to Native American women and their families were no longer welcome.

⁸ A detailed account of Provost lives, drawn from newspapers, probate records and relatives, can be found in *History of the Bingham Hill Cemetery, Laporte & Bellvue, Colorado*, 1998, updated 2005. Four of Charles' children, Charles Jr., Gertrude, Grace, and Quincy visited the nominated property farm, the place of their father's birth, in August, 1994 when the Brinks family hosted a Provost/ Claymore reunion. A close relationship exists today between the descendants of the first owners and the present owners.

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Though the Provosts settled the town, started a cemetery, owned land, operated businesses and were politically active, after the June 25, 1876, defeat of Custer, the U. S. Government pressured these families to relocate to reservations. By 1878, most had left with their families to Red Cloud Agency at Fort Robinson, Nebraska, and later, to Pine Ridge, South Dakota. Mary Provost and her children left in circa 1877, leaving behind Lizzie and John Provost in LaPorte. On October 4, 1879, Provost and Claymore sold the farm to William Webb from Boulder County, for \$2100 (K-376). County records indicated, "Benj. Claymore did not acknowledge," as Claymore had left for the reservation with his family. Two acres were "reserved for a burying ground." There were 152 acres remaining.

John Provost married a French widow, Virginie Laurent, in 1878. They bought the former stagecoach station across the river (just northeast of the farm), and ran it as a tavern and restaurant for 20 years. They received glowing reports in the newspapers about the genial character and good food. Virginie died in 1901 and a year later, John Provost married Lizzie White of Pueblo. Provost died at his home in LaPorte on January 4, 1904. Newspapers variously described Provost as the builder of the first home in Colona, the founder of LaPorte and the first white settler in the Valley.

William Webb Ownership (1879-1881)

William Webb owned the land for less than two years and sold it on August 6, 1881, to the Union Pacific Railway Company for \$2500 (24-227). The warranty deed referenced the property "...containing 150 acres," and the cemetery was not mentioned. No information was found about Webb except three notices in the *Fort Collins Courier* on July 26, August 9, and August 23, 1883, that he was deceased and that Grace Webb, Executrix, asked that anyone who was owed money to step forward.

Railroad Ownership (1881-1898)

Condemnation by the City of Fort Collins (1883-1892) for an irrigation ditch Herrings as Renters (1888-1898)

Although the Union Pacific Railroad (UP) bought the land in 1881, because of sales, trades or consolidations several different names are recorded in the abstracts: Greeley, Salt Lake, and Pacific; the Union Pacific, Denver and Gulf Railway Company; Colorado and Southern; Burlington Northern; and other combinations over time.

The purpose of the railroad purchase was stated on the deed: "To construct, maintain and operate a railway from Greeley to Fort Collins and then up the valley and through the canyon of Cache La Poudre River to W. line of the State of Colorado, and from there to Salt Lake City, Utah" (62-95). According to her self published book *Happy Hardships*, author Iola Pennock noted:

... actually, the Union Pacific had no intention of completing the railroad, because they had a route from Cheyenne to Laramie and westward;... but Burlington Railroad had expressed an intention to build a road through the canyon, and to eliminate the competition, the UP preempted the route by beginning construction. They coveted the alternate sections of land that the government granted the railroad companies when they opened a new area to rail service.⁹

⁹ Iola Pennock. *Happy Hardships*. Self Published, 1982. On file at the Fort Collins Museum, Fort Collins, Colorado.

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The desire of some entity or another to grab this land for its own purpose, deceitful or not, is a common thread throughout its history. UP did not accomplish its goal of going through the Poudre Canyon, but the rail aided in developing two of the biggest industries of northern Colorado, agricultural products and stone. In 1881 the UP laid its tracks west through the subject farm. The line turned south at Bellvue and continued on to the sandstone quarries at Stout (now under Horsetooth Reservoir). When the sandstone quarry played out, the railroad built its line north to the Ingleside and Rex quarries, and hauled limestone for the sugar beet industry. It continued transporting stone as late as the early 1980s. The Greeley, Salt Lake and Pacific Railroad – Stout Branch (5LR.9960.8) was listed on the Colorado and National Registers of Historic Places in 2008. Colorado Preservation, Inc. added this same ballast, rails and bridges to its list of "Most Endangered Historic Sites" in 2009.

Soon after the railroad purchased the land, the City of Fort Collins condemned about nine acres for a "right-of-way for the Fort Collins Water Works canal and settling reservoir."¹⁰ Fort Collins had relied on water wagons both for drinking and for fires, but a large fire on February 3, 1880, convinced the City to avail itself of more water. They condemned a strip of land four miles away, through the middle of the subject farm, and built a diversion dam to avert water from the Cache la Poudre River into the ditch. The City awarded the Railroad \$180 for the value of the land and \$350 for damage to the residue. The City suggested the Railroad should build its own bridge over the ditch and the City would pay for it. The railroad's contractor built a handsome and sturdy bridge and abutments with dressed sandstone blocks, for which the City refused payment indicating they were too expensive. This bridge still exists and is a contributing resource in the aforementioned Greeley, Salt Lake and Pacific Railroad – Stout Branch National Register District. The City of Fort Collins built a pump house south of the Bingham Hill Road in 1883, and the Cache la Poudre River supplied water through an open ditch, and from there pumped it downtown. This pump house is now listed on the State Register of Historic Places (3/10/1999, 5LR.749).

In 1898, the Union Pacific sold the land for \$1800 to Rowland Herring and his brother-in-law Judge H.I. Garbutt (131- 23). That is, the railroad sold the land on each side of its track, but kept 100' in fee simple through the middle of the entire farm; where there were double tracks for a beet dump (just west of Overland Trail), they kept a 200' width. The land when purchased by the railroads was 150 acres, and when sold only 128.5 acres, "more or less." In the 1960s the beet dump was removed and after years of negotiation, Burlington Northern sold the 100' width by the family home to Jim Brinks in 1985 for \$5,000. In 1993, after completely abandoning the spur, Burlington Northern quit claimed the rest of the land (100' wide strip from east to west, through the entire length of the farm) to Rose Brinks, who had been actively pursuing this result for fifteen years. This united the two halves and returned about ten acres to the farm.

Herring Occupation (1888-1898 renter; 1898-1944 owner)

At the time of their arrival by train in 1887 from Greece, New York, Rowland (Rowl) Herring and his wife Jeanette (Nettie) had three children: Nellie, 6, Volney, 4, and Cameron (Cam), 9 months. Nettie's brothers, Edward Nairn (Ed) and Horace Irving (H.I.) Garbutt, likely influenced the family's decision to relocate to LaPorte. Both brothers lived in LaPorte where they were postmasters and together they ran a mercantile store (later known as the LaPorte Trading Post). The Herrings lived in another part of LaPorte for a year before renting what Nettie referred to in a letter as "the railroad house," which reportedly had holes in the cabin walls for placing a rifle barrel in case of an attack. This was John B.

¹⁰ Ibid.

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Provost's original log house, the first built in LaPorte. Nellie Herring later told her daughter, Doris Bice, about the hard-packed dirt floors of the log house. While in LaPorte, the Herrings had three more children—a daughter born in 1889, who died in 1891 and was buried in the Bingham Hill Cemetery south of the house, Lucy in 1890, and Ted in 1892. Ted became a state legislator and his gas station, located on Highways 14 and 287, is still known today as "Ted's Place."¹¹

Nettie Herring died at age 35 on June 9, 1893. Her baby daughter was disinterred from the Bingham Hill Cemetery on the farm and buried with Nettie at Grandview Cemetery in Fort Collins. The two youngest children moved in with Nettie's brothers (Lucy with the H.I. Garbutt family and Ted with the Ed Garbutt family), as Rowland needed assistance in caring for all of the children and operating the farm.

In 1898, Rowl and H.I. Garbutt, bought the farm from Union Pacific for \$1800. Garbutt was a helpful brother-in-law, but was not involved in the farming operation. Two years later, Rowl went to New York and returned with Nettie's sister-in-law, Molly Skinner Garbutt, a widow. They married in 1901; he was 48 and she was 45. At the time of their marriage, Molly's sons were about 26 and 24, and Rowl's children were aged 9 to 20. The two youngest, Lucy and Ted, however, stayed with their uncles and never lived permanently with Rowl and Molly. Molly disliked the log cabin and particularly Rowl's poker-playing buddies who came over often and spat on the floor. In 1910, she persuaded Rowl to replace the old cabin with a two-story mail order house, the house of the nominated property.¹²

Under Herring's and Garbutt's ownership, the property was further reduced in size. In 1899, they deeded all their land on the north side of the river, about six acres, to Tobias Miller who owned the original Antoine Janis homestead. This piece of land is now the running track for the Cache la Poudre Schools. The men made other concessions, which are mentioned under "Irrigation Ditches." In 1908, Garbutt sold his undivided half share to his brother-in-law. During the Great Depression, Herring sold a three-acre parcel of the best orchards bordering Overland Trail and Bingham Hill Road in 1931. Seven homes now occupy the parcel.

Rowland Herring died in his home on May 5, 1935. His daughter Nellie E. Sarchet was administrator of the estate. The estate quit claimed about 1/10 acre on Overland Trail to Cam Herring, comprising the land occupied by the Riverside Gas Station, which he had built circa 1920, and also quit claimed an acre on which Volney Herring had built a home on the edge of the river. The estate kept the rest of the land for nine more years before selling it in 1944 to investors Wood G. and Laura B. Hill. Two shares of Pleasant Valley and Lake Canal Company were included with the acreage.

When Jim and Rose Brinks bought the farm in 1977, locals still called it the "Rowl Herring Place." Since Rowl Herring had died in 1935, it was a tribute to the man and the impact he had on the community to have the farm thought of as his 40 years later.

¹¹ Many informative letters written by Nettie to a brother exist today, in the personal files of the author and at the Fort Collins local history archive, located in the Fort Collins Museum, Fort Collins, Colorado.

¹² Herring's daughter Nellie was the LaPorte correspondent to early Fort Collins newspapers, and it is through her articles that glimpses of their lives are revealed 100 years later. Another invaluable source of information was Willis Morgenstern, who began working for Rowland Herring in 1918 when he was nine years old and continued his relationship with the family.

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Hill Ownership (1944-1945)

On June 3, 1944, Herring's children, E.I. (Ted) Herring, Lucy J. Tobin, Cam Herring, Nellie E. Sarchet, Mary S. Herring, and Volney Herring sold the property to Wood G. Hill and Laura B. Hill. Hill and his wife were from Bate County, Missouri. He had Bright's disease and was unable to work hard physically so he bought and "flipped" properties. On May 14, 1945, Hill sold a one-acre piece of land south of the railroad track to Bert and Greta Olsen. With this sale, the farm lost all frontage on Overland Trail south of the railroad tracks.

Although the Hills owned the land for the shortest length of time, they did the most harm to its unity. They sold 22 acres on May 6, 1946, and with it went one full share of Pleasant Valley and Lake Canal water. This sale included some of the best orchards located between the cemetery and Bingham Hill Road. The cemetery might logically have been included because it is on the same side of the irrigation ditches, but it was omitted from the survey and sale. Thus, there is no record owner of the cemetery today, nor has there been in over 50 years.

Allen R. and Mildred Loyce Clow Ownership (1945-1948)

On December 4, 1945, Allen and Mildred Clow bought the larger portion of the farm. Allen Clow was a retired railroader from Laramie, Wyoming. They reportedly paid \$11,500 for the property and planted a garden, bought a new Case tractor and had a few cattle. On September 25, 1948, Clow sold the farm to Edgar T. and Fern L. Herring (862-234), no relation to the Rowland Herring family, for a rumored \$17,000.

Edgar T. and Fern L. Herring Ownership (1948-1952)

Edgar Herring was a retired Army major who worked as a salesman for Burroughs Machine Company in Cheyenne, Wyoming. He and his wife reportedly lost their only one son to World War II. They hired a man named Brigham (Briggs) Young for almost a full year to make repairs to the buildings, fences and other items in need of repair. Briggs shingled and painted all three main buildings, poured a concrete floor for the barn, built a metal-lined milk room, and put in stanchions for cows. He ran a water line into the barn. He remodeled the onion storage house into the apartment and divided it into separate rooms, including the bathroom and kitchen. The Herrings lived in this new "apartment" part-time while renting the farmhouse and the farm to the Monte Davis family, who started a dairy operation on the farm. Another farm occupant during these years was the ditch rider Jim Lamb. The Davis' dairy operation was short-lived. Edgar Herring sold the farm in August 1952, and thus the Davis's had to move. In the fall of 1952 they sold all the farm machinery and the cows.

John and Mabel Burns Ownership (1952-1977)

John Burns and Mabel Latham married December 17, 1919, at Walden, Colorado. They owned a large ranch near Walden, but because of devastating snowstorms in late December of 1951, they made the decision to winter out of the mountains. With the proceeds from the sale of many of their cows, they purchased the farm from Edgar Herring. Mabel was 51 and John was in his late 60s. Although the sale was in August 1952, Burns could not take possession of the house until January 3, 1953, because of

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the Davis family's lease with Edgar Herring. For four months, John and Mabel Burns and their two youngest sons lived in the apartment which Edgar Herring had remodeled. The teenagers helped the Davis's with their milking before the dairy cattle were sold.

The Burns' ownership of the farm marks the significant change in agriculture in northern Colorado following World War II. It was becoming more common for at least one of the adults to hold a job outside of the farm, and there was less self-sufficiency overall. Mabel worked in the LaPorte school cafeteria from 1953 to 1965 in addition to managing the domestic operations of the farm. John worked full time irrigating and farming. He also leveled the yard, planted lawns and put a fence around the yard. He had a large, productive garden with thriving raspberry and grape vines.

Although in his late 60s when he purchased the farm, John Burns was very energetic and wanted to make the farm the most efficient possible. He made several changes to the water and irrigation system on his farm including transferring 14 acre-feet of water from a parcel of land in Morgan County in 1958. He dug a 300' and a 400' pond along the Larimer County Canal Number Two and had them adjudicated as wells in 1960. During his tenure, he granted several easements across the land, including an easement to Public Service of Colorado in 1956 to construct and maintain an electric transmission line, an easement to the City of Fort Collins in 1958 for a 27" water line that runs diagonally through the farm, an easement to Mountain States Telephone and Telegraph Company for a phone cable to the Missile Silo northwest of LaPorte in 1961 (which left a broad scar on the hogback), and an easement to Ideal Cement Company in 1972 for an intake and pump house on the north side of the river.

John Burns became ill on February 16, 1975, and after five weeks in intensive care, he died in the Poudre Valley Hospital, in Fort Collins, on March 22. For the next year, Burns oldest daughter Ruth Carter and her husband Charlie stayed in the house with Mabel. During the summer of 1976 there was a flood which washed out the Overland Trail Bridge, resulting in Larimer County straightening Overland Trail and building a new bridge. This slight change ended more than 100 years of Overland Trail and its traffic running just a few yards north of the house.

James S. Brinks Ownership (1977 - present)

James S. Brinks rented the farm from Mabel Burns in the summer of 1977 and purchased it on October 5, 1977 (1804-838). The property description was the same as it was when John Burns bought it from Edgar Herring in 1952, minus the easements noted above, and included approximately 99 acres.

James Brinks, the middle of five children, was born near South Haven, Michigan, on January 2, 1934. He was active in 4-H and received full scholarships to Michigan State University where he graduated with a M.S. degree in animal breeding and genetics in 1957. In 1960, he received a PhD degree from Iowa State University and went to work with the USDA in Denver. In 1965 he moved the USDA office to Fort Collins. In 1967 he joined the staff at Colorado State University and was employed there until retirement in 1992. He married Sharon Lee Muir in 1955; their son Kevin was born in 1958 and they adopted an infant daughter, Karen in 1961. Sharon died of leukemia in 1968. Brinks is one of *101 Memorable Men of Northern Colorado*, a book written by Arlene Ahlbrandt in 2002, and is also featured in several articles in cattlemen's periodicals.

Rose (Stehno) Brinks was the youngest of five children born to Frank and Mary (Sis) Stehno in a farmhouse near Stratton, Nebraska. Her father marked on a January 1935 calendar between the

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“hogs, dead, cholera” and “dust storm” that her birth cost \$10. She graduated with a B.S. degree from the Creighton University in Omaha in 1956, a M.A. degree in Immunology at the University of Kansas in 1965, and an M.S. degree from Colorado State University in 1969. She taught high school for several years. Flying was a hobby and she earned some 500 hours as a private pilot. She married Alan Duncan Dean in 1960 in Carson City, Nevada and had four children: Alan, Rex, Mary and Andy. Alan was killed in Oklahoma in 1965 in their small aircraft.

Rose was a CSU student when she met Dr. Brinks. They were married in 1969, and had three more children: Laura in 1971, and twins John and Jim in 1972. Rose is one of the *Women to Remember of Northern Colorado*, a book written by Arlene Ahlbrandt and Mary Hagen in 2001. She did considerable research on the history of the farm, and wrote histories of the farm as well as the on-site cemetery. Rose currently hosts scout gatherings and campouts on the farm and has conducted tours of the Bingham Hill Cemetery for thousands of schoolchildren.

Jim was a leader in the livestock industry with research on MPPA (Most Probable Producing Ability), and traveled extensively to CSU experiment stations at Hesperus, Colorado, and Saratoga, Wyoming, as well as Australia, Spain, and Brazil. He was major professor for over 90 graduate students who earned Masters or PhD degrees. He was on the Larimer County Planning Board, on the Board of Directors of the Larimer County Farm Bureau and is currently on the Board of the Pleasant Valley and Lake Canal irrigation ditch. Dr. Brinks had a triple by-pass surgery in 2003 and sold the cattle eventually. He leased the pastures to others for llama and cattle grazing. The Brinks' youngest son Jim took over all the irrigating and farm work. He continues to grow hay to sell or for feeding the family horses.

The Brinks concentrated on bringing small parcels back to the farm, resulting in the farm being about 15 acres larger in 2010 than when it was purchased in 1977. Burlington Northern gave up the railroad bed in two transactions, adding about ten acres. A portion of the “island” in the Cache la Poudre River, which was taken by neighbors in the 1930s was repurchased and resold; it is now part of the City of Fort Collins' parking lot by Lion's Park (see maps on pages 39 and 40). Brinks purchased two acres from Mel Young (owner of the old Janis homestead) which was on the Brinks' side of the river. Ideal Cement Company gave up its claim to a small portion of land it had used for a pump house. There was a sale of a small slice of land to neighbor Harry Dunlap (so that he could own the land which held his septic tank) and rights-of-ways granted to the City of Fort Collins for a water pipe east of the house and for a portion of a bike trail across the river. The Brinks also granted a right-of-way to a phone company for a line, which was later abandoned. While none of these transactions increased the agricultural output of the farm, they added to its historic integrity.

Threats to the property

Because the land was kept intact, it was looked upon by various entities as being “undeveloped” and therefore open for development. In the 1950s John Burns fought off an attempt by the highway department to place a road through the farm. In 1979, the City of Fort Collins Parks Department wanted a bike trail along the river and threatened condemnation. All the neighboring landowners fought back and the eventually the City made other plans. Around 1981, Platte River Power Authority tried to place giant poles for power lines down the railroad track. A year or two later, the City of Fort Collins again proposed to construct a bike trail through the middle of the farm, on the abandoned rail bed. Once again, neighbors fought back, the City relented and built its bike trail on the other side of the river. In April of 2007, the Brinks learned that the City of Greeley planned to place a 60" water pipe through the farm. This dispute has been highly publicized and is still unresolved.

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10. Geographical Data

Acreeage of Property 115 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. Zone Easting Northing
2. Zone Easting Northing
3. Zone Easting Northing
4. Zone Easting Northing

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHF by the U.S. Bureau of Land Management.

[X] 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 Rose L. Brinks (for property owners)

organization Property owner date April 30, 2010

street & number 2405 N. Overland Trail, PO Box 710 telephone 970 221-4261

city or town LaPorte state CO zip code 80535

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 James Brinks and Rose Brinks | The Larimer County Canal Number Two Irrigating Company (Gene E. Fischer, registered agent), | and The New Mercer Ditch Company (Gene E. Fischer, register agent)

street & number PO Box 710 | 125 S. Howes St.#900 |125 S. Howes St., #900 telephone _____

city or town LaPorte | Fort Collins |Fort Collins state CO | CO |CO zip code 80535 | 80522 |80522

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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The boundaries of the National Register Historic District comprise all of the real property historically associated with the property with the exception of those parcels sold in the 1930s or very small sales transactions to rectify previous land transactions. More particularly it is described as:

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section thirty-two (32), Township eight (8) North, Range sixty-nine (69) West of the 6th P.M., except tract conveyed to Miller and recorded in Book 134 page 289; except tract to City of Fort Collins, by deed recorded in Book 87 at page 556; also conveying part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, Township 8 North, Range 69 West of the 6th P.M., described as follows: Beginning at the Northwest corner of said Southwest Quarter of the Northeast Quarter, thence East 217 feet; then South 30 degree 38' East 126.17 feet; then East to intersect a line which is South 48 degrees 25' East to a point 641 feet West of the Northeast corner of said Southwest Quarter of the Northeast Quarter, thence South 48 degrees 25' East to a point which is due North of a point one and one-half rods up stream from center of mouth of Canal No. 2 in said Southwest Quarter of the Northeast Quarters, thence Southerly parallel with center of said Canal, and one and one-half rods therefrom to the South line of said Southwest Quarter of the Northeast Quarter, thence West to the Southwest corner of said Southwest Quarter of the Northeast Quarter, thence North to the point of beginning; excepting therefrom the following tracts: To Dexter recorded in Book 617 at page 36; to Herring recorded in Book 669 at page 119; to Doolin recorded in Book 776 at page 465; to Morgenstern recorded in Book 680 at page 515; to Elliott recorded in Book 709 at page 523; and to Olsen recorded in Book 788 at page 486.

Also that part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section thirty-two (32) Township 8 North, Range 69 West of the 6th P.M., lying North and East of the New Mercer Ditch as now constructed, except public roads as now existing. All situated at 2405 North Overland Trail, LaPorte, Larimer County, Colorado.

BOUNDARY JUSTIFICATION

The boundaries of the National Register Historic District follow the current property boundaries of the Brinks Farm and with the exception of the small parcels sold in the 1930s, not included in legal descriptions (the cemetery) and very small pieces sold in the last 50 years to rectify previous land transactions, these boundaries are consistent with the historic boundaries and include all of the resources historically associated with the working rural historic landscape.

UTMs (NAD 27)

- | | | | |
|-------------------|-------------|-------------------|-------------|
| 1) 13;4 87 155mE; | 44 97 031mN | 5) 13;4 88 154mE; | 44 96 260mN |
| 2) 13;4 88 000mE; | 44 96 829mN | 6) 13;4 87 939mE; | 44 96 256mN |
| 3) 13;4 89 248mE; | 44 95 130mN | 7) 13;4 87 597mE; | 44 96 528mN |
| 4) 13;4 88 243mE; | 44 96 391mN | 8) 13;4 87 152mE; | 44 96 528mN |

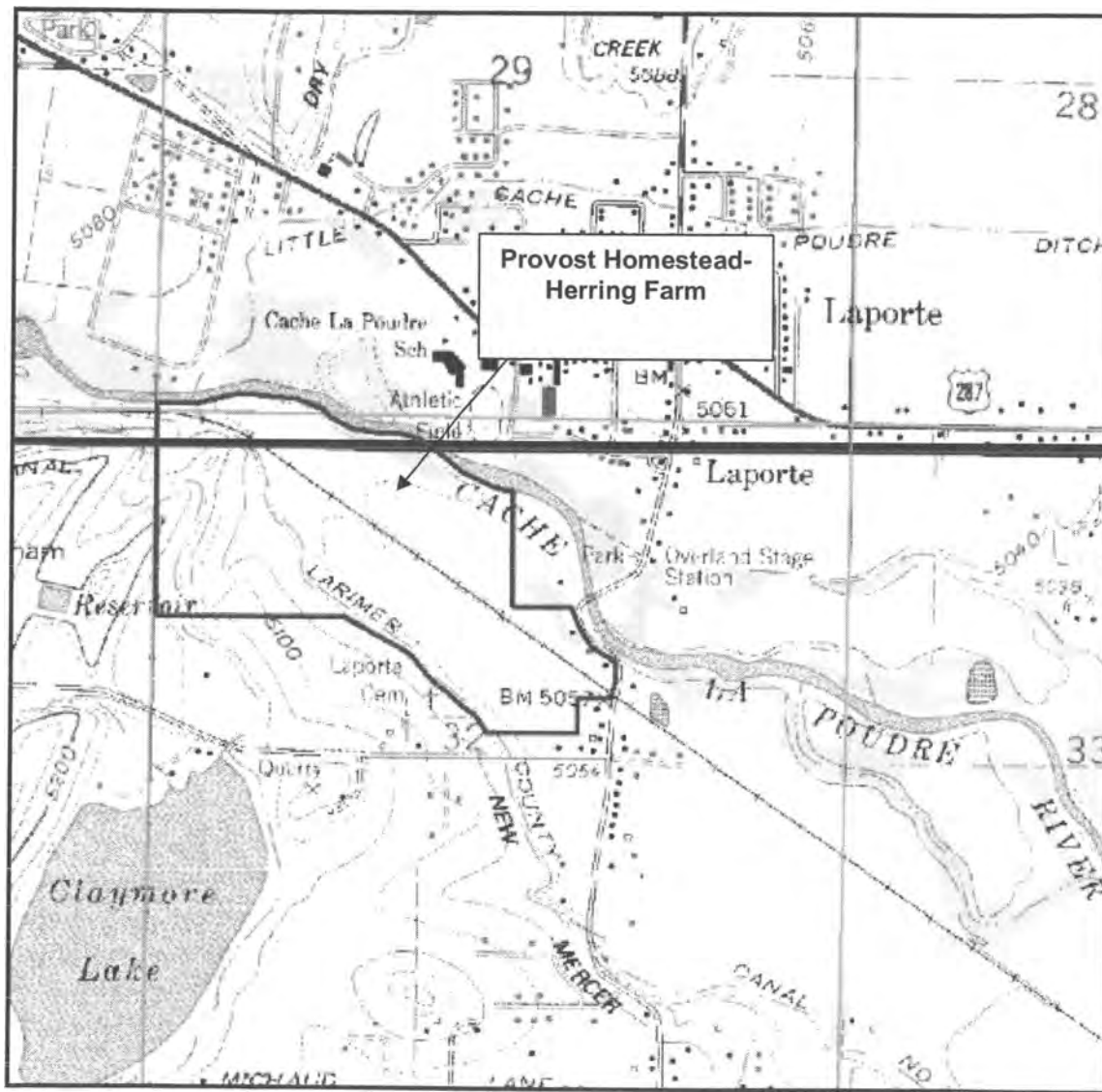
Provost Homestead – Herring Farm Rural Historic Landscape
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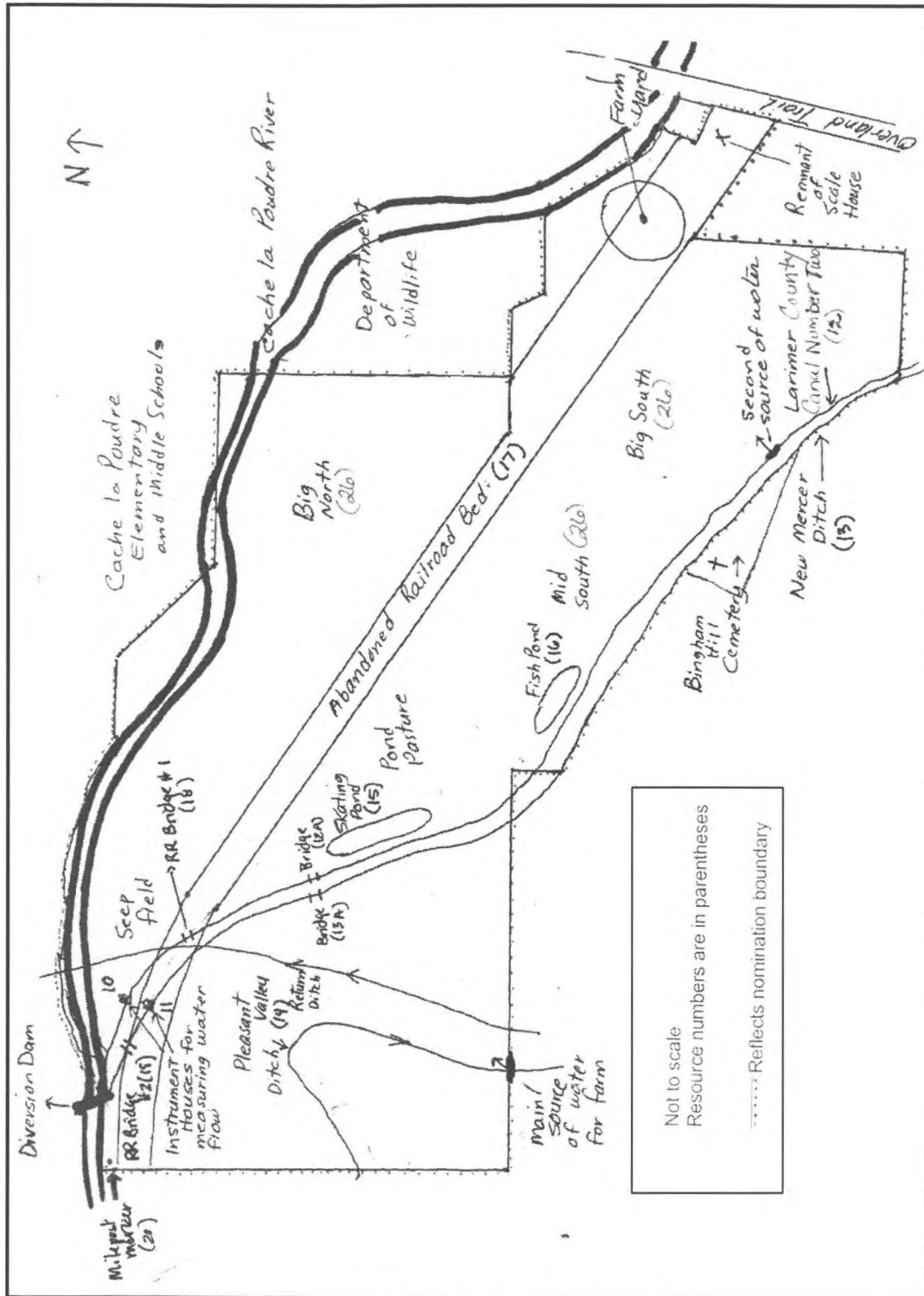
USGS TOPOGRAPHIC MAP
LaPorte Quadrangle, Colorado and
Horsetooth Reservoir Quadrangles, Colorado
7.5 Minute Series

PLSS: 6TH P.M. T8N, R69W, Section 32
NW

Elevation: 5160 feet

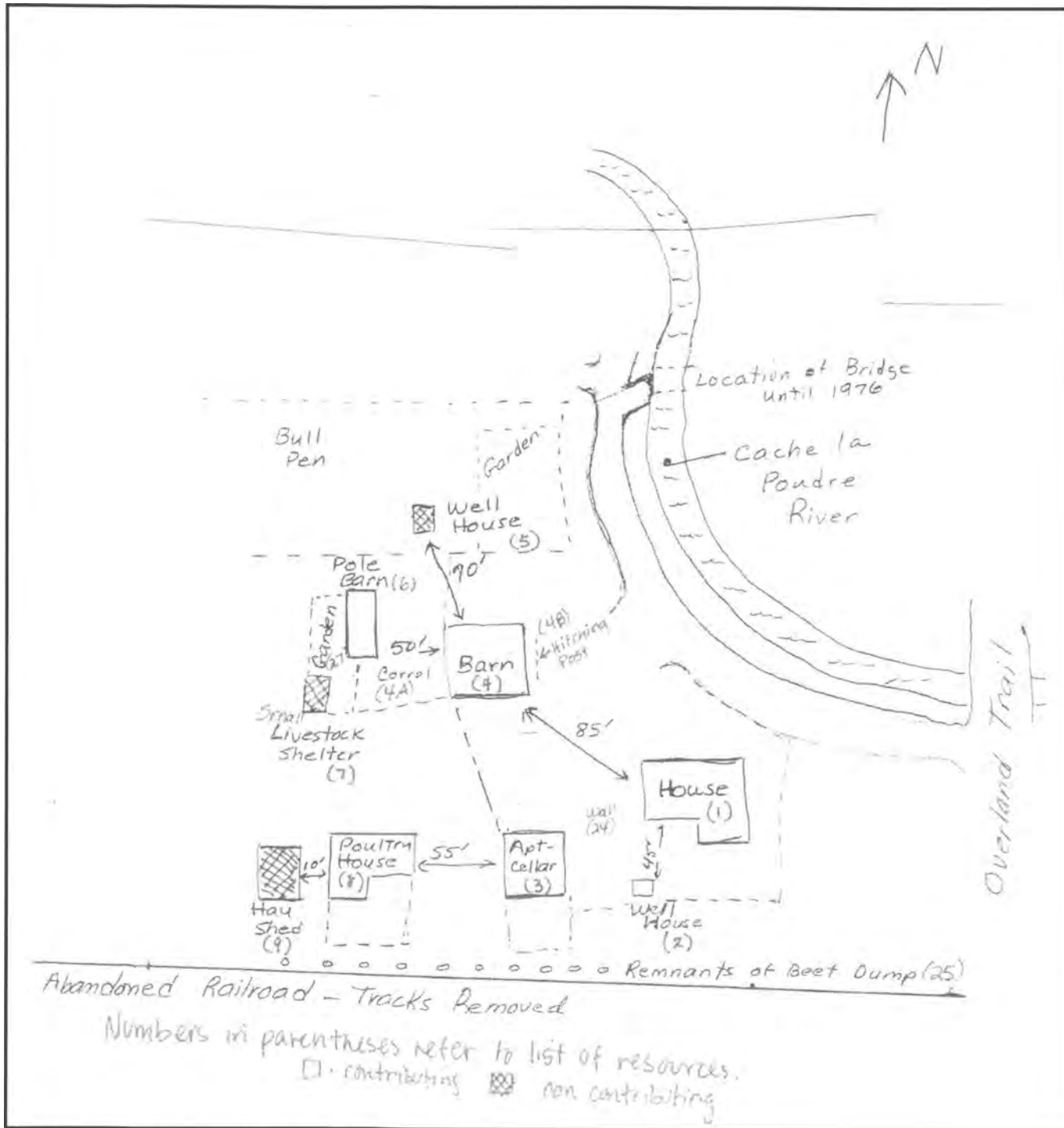


SKETCH MAP



Map drawn by Rose Brinks, June 2010

SKETCH MAP – Farmyard



Map drawn by Rose Brinks, June 2010

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Provost Homestead – Herring Farm Rural Historic Landscape
Larimer County, Colorado

Section number _____ Page 38

PHOTOGRAPH LOG

The following information pertains to all photograph numbers except as noted:

Name of Property: Provost/Herring/Brinks Farm
Location: Larimer County, Colorado
Photographer: George Burnette
Date of Photographs: March-May 2010
Negatives: Digital tif images on CD

Photo No.	Photographic Information
1	Front (north) yard, camera facing east
2	House (#1), north façade, camera facing south
3	House (#1), east and north elevations, camera facing southwest
4	House (#1), north and west elevations, camera facing southeast
5	House (#1), west elevation, showing yard to west of house, camera facing east
6	House (#1), west and south elevations, camera facing northeast
7	House (#1), south and east elevations, camera facing northwest
8	House (#1), east elevation showing east yard, camera facing west
9	House (#1), interior, front door
10	House (#1), interior, second floor doors and woodwork
11	House (#1), interior, living room
12	House (#1), interior, dining room
13	House (#1), interior, dining room, showing cabinet made from former window opening
14	South lawn, showing Lawn Well House (#2), camera facing southeast
15	Lawn Well House (#2), north and east elevations, camera facing southwest
16	Dungeon/apartment/shed (#3), east elevation, camera facing west
17	Dungeon/apartment/shed (#3), dungeon door, east elevation, camera facing west
18	Dungeon/apartment/shed (#3), south and west elevations, camera facing northeast
19	Dungeon/apartment/shed (#3), north elevation, camera facing south
20	Dungeon/apartment/shed (#3), west elevation, camera facing east
21	Dungeon/apartment/shed (#3), apartment interior
22	Dungeon/apartment/shed (#3), dungeon interior
23	Barn (#4), east façade and south elevation, camera facing northwest
24	Barn (#4), east and north elevations, camera facing southwest
25	Barn (#4), east elevation, showing "Most Endangered Places" banner, camera facing west
26	Barn (#4), north and west elevations, camera facing southeast
27	Barn (#4), east elevation, detail of door hardware, camera facing west
28	Barn (#4), interior, haymow
29	Barn (#4), interior, former milking parlor showing stanchions
30	Barn (#4), interior, shop/storage room
31	Livestock and garden well house (#5), north elevation, camera facing south
32	Hay/loafing shed (#6), south and east elevations, camera facing northwest
33	Hay/loafing shed (#6), south elevation, showing feed bunk and corral, camera facing north

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Provost Homestead – Herring Farm Rural Historic Landscape
Larimer County, Colorado

Section number _____ Page 39

Photo No.	Photographic Information
34	Corral, showing southeast corner of hay/loafing shed and livestock and garden well house in distance, camera facing northeast
35	Part of the bullpen and small livestock shelter (#7), west and south elevations, camera facing northeast
36	Chicken House (#8), south elevation, camera facing northwest
37	Chicken House (#8), south elevation, camera facing northeast
38	Hay Shed (#9), south and west elevations, camera facing northeast
39	View towards farmyard from west, showing north elevations of chicken house and hay shed and west elevation of dungeon/apartment/shed, as well as large cottonwood tree, camera facing east
40	View of farmyard and old railroad grade, camera facing east
41	View from farmyard, showing north elevations of chicken house and hay shed on left and corral on right, camera facing west
42	Larimer County Canal Number Two (#12), showing instrument house (#10) and Pleasant Valley and Lake Canal return ditch (in pipe crossing in foreground) (#14), camera facing west
43	Larimer County Canal Number Two instrument house (#10), south and east elevations, camera facing northwest
44	New Mercer Ditch instrument house (#11), east and north elevations, camera facing southwest
45	New Mercer Ditch instrument house (#11), south and east elevations, camera facing north
46	Double diversion dam on Cache la Poudre River, with Larimer County Canal Number Two (#12, on right) and New Mercer Ditch (#13) on left, and Railroad Bridge #2 (#19) on far left, camera facing west
47	Double diversion dam on Cache la Poudre River, camera facing northeast
48	Larimer County Canal Number Two (#12) and Railroad Bridge #1 (#18), camera facing northwest
49	Larimer County Canal Number Two (#12), camera facing east
50	Regulator on Larimer County Canal Number Two, which controls irrigation water to Brinks Farm
51	Larimer County Canal Number Two (#12), camera facing east
52	Bridge over Larimer County Canal Number Two (#12A), camera facing southwest
53	New Mercer Ditch (#13), camera facing west
54	New Mercer Ditch (#13), camera facing south
55	Bridge over New Mercer Ditch (#13A), camera facing southwest
56	Pleasant Valley and Lake Canal (#14), camera facing east
57	Pleasant Valley and Lake Canal (#14), return ditch, camera facing south
58	Skating pond (#15), camera facing east
59	Fish pond (#16), camera facing east
60	View of fields (Big South, Big North) and railroad bed, camera facing west
61	View of fields (Mid South, Big North), Bellvue Dome in background, camera facing northwest
62	Hay bunk located in the Seep Field, camera facing northwest
63	Back pasture, camera facing south
64	Hogback at west end of property, showing rocks comprising prehistoric game drive

Provost Homestead – Herring Farm Rural Historic Landscape
Larimer County, Colorado

Section number _____ Page 40

Historic Images

The following maps and images are taken from *A Certain 160 Acres, LaPorte, Colorado, From Provost to Brinks, 129 Years of History, 1858 to 1987* (Unpublished manuscript by Rose L. Brinks, 1987).

Figure 1 – Sketch Map during Herring Ownership (1888-1944)

Figure 2 – Herring Family (circa 1888) and original Provost cabin (circa 1898)

Figure 3 – Farm buildings during Herring ownership (circa 1920s)

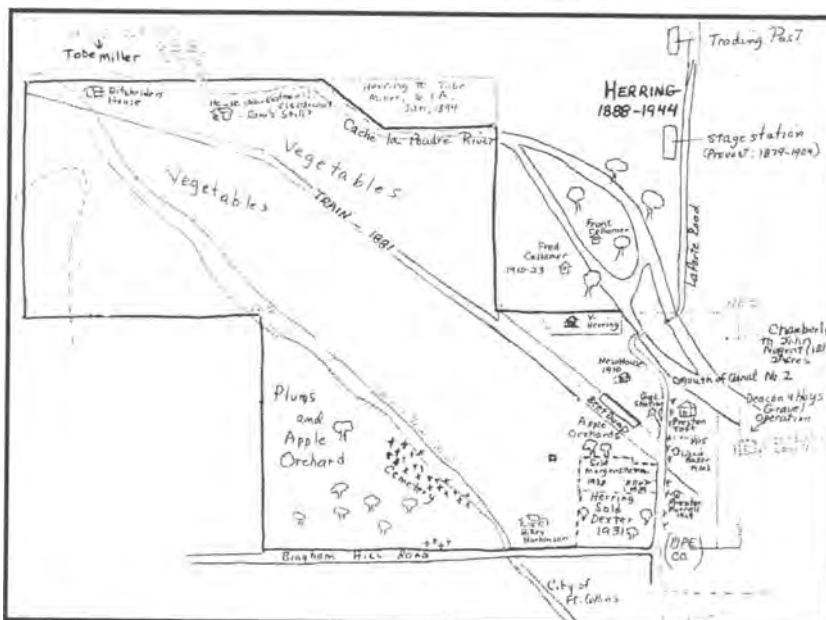


Figure 1



Figure 2

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Provost Homestead – Herring Farm Rural Historic Landscape
Larimer County, Colorado

Section number _____ Page 41



Figure 3

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Provost Homestead--Herring Farm Rural Historic Landscape

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Larimer

DATE RECEIVED: 11/08/10 DATE OF PENDING LIST: 12/13/10
DATE OF 16TH DAY: 12/28/10 DATE OF 45TH DAY: 12/24/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001053

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.27.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



#1 Provost Homestead - Herring Farm
Rural Historic Landscape
Larimer County, Colorado
5LR.878

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#2 Provest Homestead - Herring Farm RHL
Taramer County, Colorado
5LR.878

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#3 Provost Homestead - Herring Ranch RTL
Larimer County, Colorado

5LR. 878

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#4 Provost Homestead - Herring Farm RHL
Larimer County, Colorado
5LR.878

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#5 Provost Homestead - Herring Farm R+L

Larimer County Colorado

5LR.878

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#6 Provost Homestead - Herring Farm RHC
Larimer County, Colorado
5LR.878

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#7 Provost Homestead - Herring Farm RHL
Larimer County, Colorado
5LR.878

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#8 Provost Homestead - Herring Farm
Larimer County, Colorado

5LR. 878

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#19 Provost Homestead - Herring Farm
Rural Historic Landscape
Larimer County, Colorado
5LR.878

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#10

Provost Homestead - Herring Farm (RHL)
Larimer County, Colorado

5LR.878

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#11 Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#12

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#13

Provost Homestead - Hering Farm RHL

Larimer County, Colorado

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#14

Provost Homestead - Hering Farm RHL

Larimer County, Colorado

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#15

Provost Homestead - Herring Farm RHL
Larimer County, Colorado
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#16

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#17

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#18

Provost Homestead - Herring Farm RtlL
Larimer County, Colorado

SLR. 878

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19

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

5LR. 878

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#20

Provost Homestead Herring Farm RTL

Larimer County, Colorado

5LR.878

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#21

Provost Homestead Herring Farm KHL
Larimer County, Colorado

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#22

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

5LR. 878

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#23

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#24

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

5LR. 878

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This is one of *Colorado's*
MOST ENDANGERED PLACES

For more information about this site or how to help save this threatened historic treasure please call
Colorado Preservation, Inc. (303) 893-4260 or visit our website www.coloradopreservation.org

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PRESERVATION, INC.**

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#25

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

5 LR. 878

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#26

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#27

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#28

Provost Homestead - Herring farm RHL
Larimer County, Colorado

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#29

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#30

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#31

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#32 Provost Homestead - Herring Farm RHL
Larimer County, Colorado
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#33

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#34

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#35

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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Provost Homestead Herring Farm R+L
Larimer County, Colorado

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#37

Provost Homestead - Herring Farm RHL
Larimer County, Colorado
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#38

Provost Homestead Herring Farm RHL
Larimer County, Colorado

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Provost Homestead - Herring Farm
RHL

Larimer County, Colorado

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#40
Provost Homestead - Herring Farm Rtl
Larimer County, Colorado
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#41

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#42

Provost Homestead Herring Farm Rtl

Larimer County, Colorado

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#43

Prorost Homestead - Herring Farm RHL

Larimer County, Colorado

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#44

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#45

Provost Homestead-Herring Farm RHL
Larimer County, Colorado

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#46

Provost Homestead - Herring Farm RHL
Larimer County, Colorado
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Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#48

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#49

Provost Homestead Herring Farm - RTL

Larimer County, Colorado

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#50

Provost Homestead ~~Herring~~ farm RHL
Larimer County, Colorado
5LR.878

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#51

Provost Homestead - Herring Farm Rte
Larimer County, Colorado

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#52

Provost Homestead Herring Farm Rtl

Larimer County, Colorado

5LR.878

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#53

Provost Homestead Herring Farm RHL

Larimer County, Colorado

5LR.878

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#54

Provost Homestead - Herring Farm RHL

Larimer County, Colorado

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#55

Provost Homestead Herring Farm RHL
Larimer County, Colorado
5LR.878

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#56

Provost Homestead - Herring Farm RLL

Larimer County, Colorado

5LR.878

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#57

Provost Homestead - Herring Farm RHL
Larimer County, Colorado
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#58

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

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#59

Provost Homestead - Herring Farm RHC
Larimer County, Colorado
5LR.878

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#60

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

5LR.878

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#61

Provost Homestead - Herring Farms RHL
Larimer County, Colorado

5LR.878

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#62

Provost Homestead Herring Farm RHL
Larimer County, Colorado
5LR.878

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#63

Provost Homestead - Herring Farm RHL
Larimer County, Colorado

5LR.878

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#104

Provost Homestead - Herring Farm Rtlc

Larimer County Colorado

SLR.878

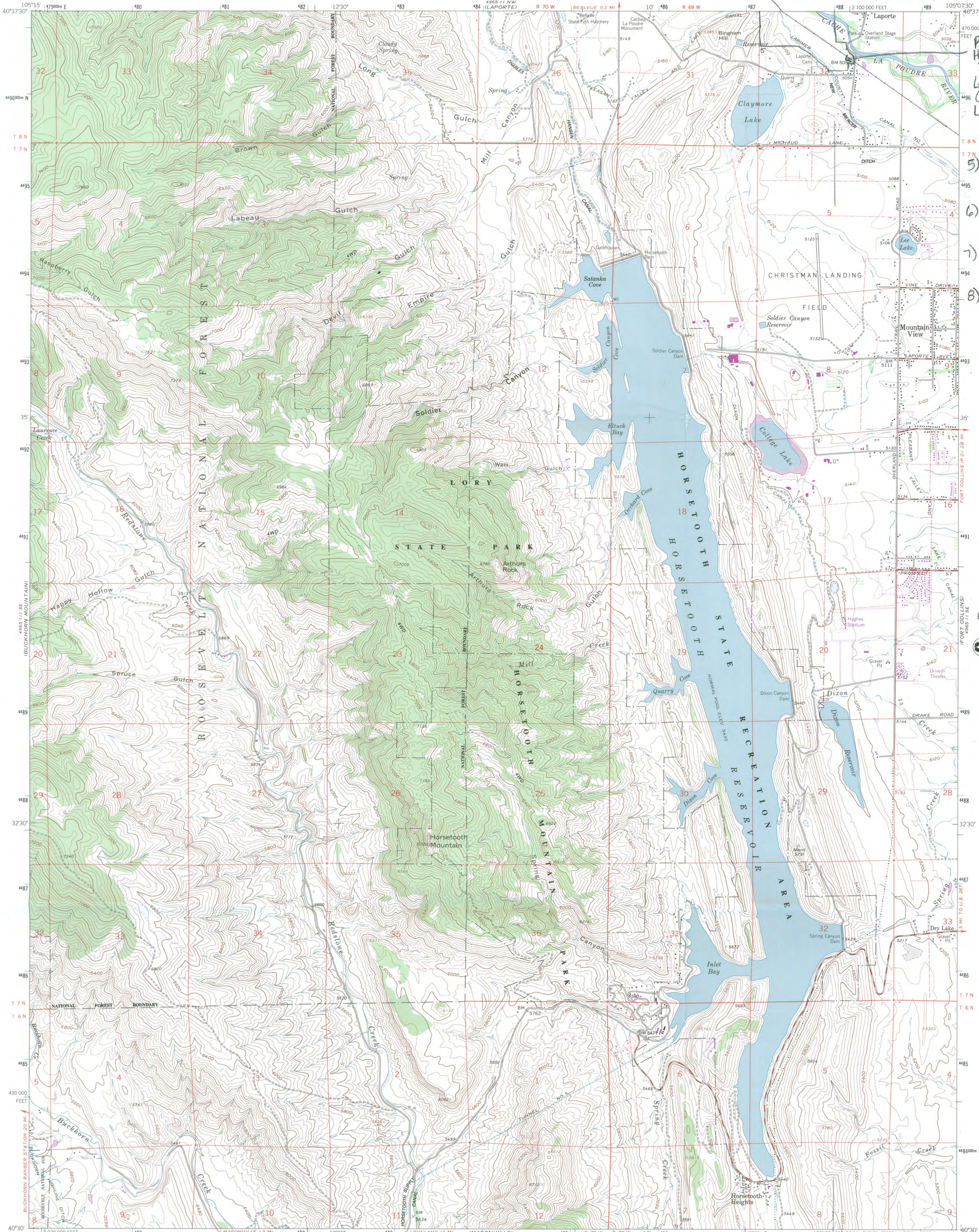
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Continued on Laporte quadrangle

Larimer County, Colorado
Provost Homestead - Herring Farm
Rural Historic Landscapes
(Continued from LaPorte Quadrangle)
UTMs (cont'd)
Zone 13;
5) 488 154 mE
4496 260 mN
6) 487 939 mE
4496 256 mN
7) 487 597 mE
4496 528 mN
8) 487 152 mE
4496 528 mN



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1958. Field checked 1962

Polyconic projection. 1927 North American Datum

10,000-foot grid based on Colorado coordinate system, north zone

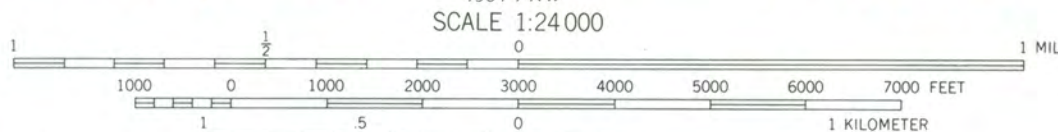
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue

The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Revisions shown in purple compiled from aerial photographs taken 1971. This information not field checked



CONTOUR INTERVAL 40 FEET

DOTTED LINES REPRESENT 20-FOOT CONTOURS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Map photostereographed 1975
No major culture or drainage changes observed

ROAD CLASSIFICATION

Medium-duty — Light-duty

Unimproved dirt —



QUADRANGLE LOCATION

HORSETOOTH RESERVOIR, COLO.

40105-527F-024

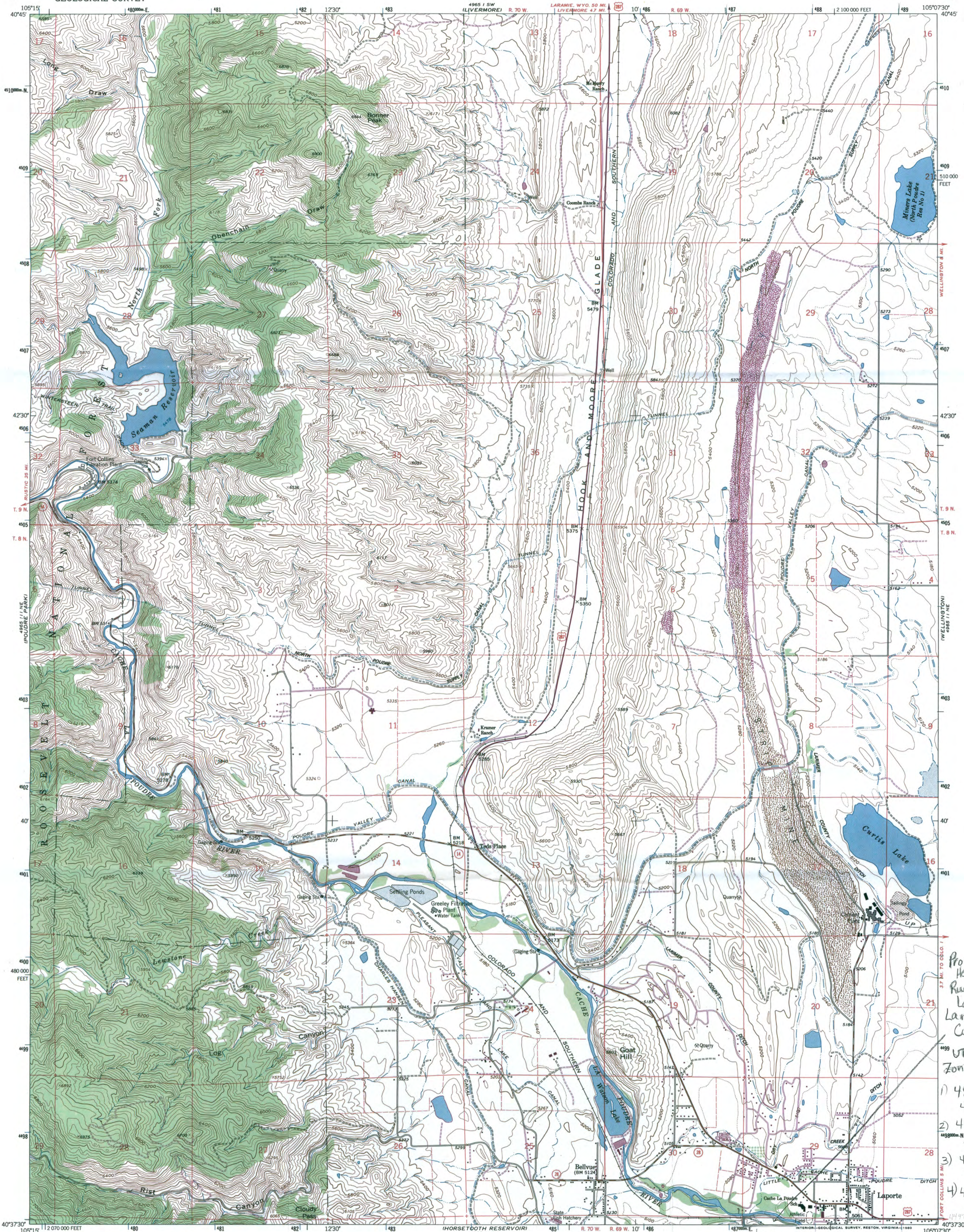
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Provost Homestead-
Herring Farm
Rural Historic
Landscape
Larimer County,
Colorado

UTMs:
Zone 13;

1) 487 155 m E
4497 031 m N

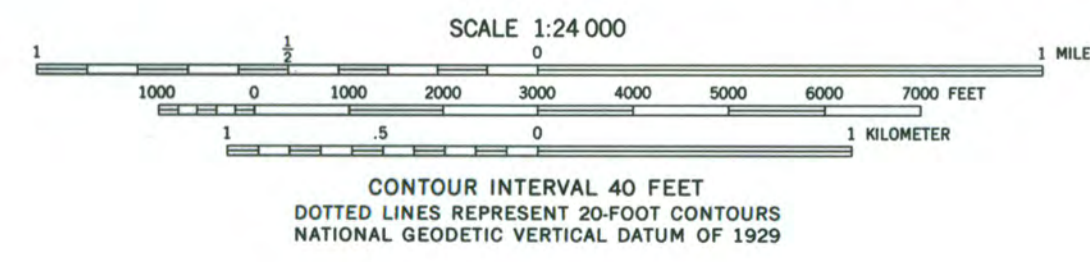
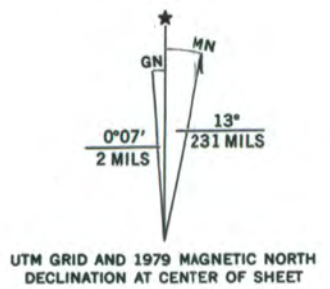
2) 488 000 m E
4496 829 m N

3) 489 248 m E
4495 130 m N

4) 488 243 m E
4496 391 m N

(UTMs continued
on Horsetooth
Reservoir
Quadrangle)

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial
photographs taken 1958. Field checked 1962
Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system, north zone
1000 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue
Fine red dashed lines indicate selected fence lines
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Revisions shown in purple compiled from aerial photographs
taken 1975 and other source data. This information not
field checked. Map edited 1979



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

U.S. Route State Route



THIS MAP COMPLIES WITH MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LAPORTE, COLO.
N4037.5-W10507.5/7.5
1962
PHOTOREVISED 1979
DMA 4965 11 NW-SERIES W877






HISTORY *Colorado*



October 29, 2010

Carol Shull
Acting Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Re: National Register nomination for the Provost Homestead – Herring Farm Rural Historic Landscape, Larimer County, Colorado (5LR.878)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Provost Homestead – Herring Farm Rural Historic Landscape, Larimer County, Colorado (5LR.878).

The State Review Board reviewed the nomination at its meeting on October 1, 2010. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register. Additionally, the Federal Historic Preservation Officer recommended it that it met the criteria for listing.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson
National & State Register Historian
Office of Archaeology and Historic Preservation
Colorado Historical Society
(303) 866-4684
(303) 866-2041 (fax)
heather.peterson@chs.state.co.us

Enclosures

- Registration forms
- 2 USGS map
- Photographs
- 4 CD s