

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Jared L. Brush Barn
other names/site number: 5WL1072

2. Location

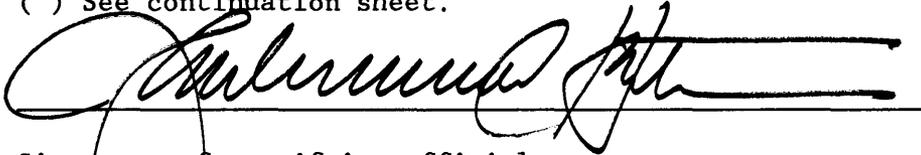
street & number: 24308 Weld County Road 17 (NA) not for publication
city, town: Johnstown (X) vicinity
state: CO code: 008 county: Weld code:123 zip code: 80534

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
(X) private	(X) building(s)	<u>1</u>	<u>0</u> buildings
() public-local	() district	<u> </u>	<u> </u> sites
() public-State	() site	<u> </u>	<u> </u> structures
() public-Federal	() structure	<u> </u>	<u> </u> objects
	() object	<u>1</u>	<u>0</u> Total
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register <u>0</u>	
<u>Historic Farms and Ranches in Weld County, Colorado</u>			

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria.
() See continuation sheet.



August 21, 1991

Signature of certifying official

Date

State Historic Preservation Officer, 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.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

**Entered in the
National Register**

(x) entered in the National Register.
() See continuation sheet

 10/16/91

() determined eligible for the National Register. () See continuation sheet

() determined not eligible for the National Register.

() removed from the National Register.

() other, (explain:) _____

 _____
Signature of the Keeper

Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

Agriculture/storage
Agriculture/animal facility

Current Functions
(enter categories from instructions)

Agriculture/storage
Agriculture/animal facility

7. Description

Architectural Classification
(enter categories from instructions)

Other: Vernacular Wood Frame

Materials
(enter categories from instructions)

foundations stone

walls wood

roof wood

other _____

Describe present and historic physical appearance.

The Jared Brush Barn meets the registration requirements specified in the Multiple Property Documentation Form "Historic Farms and Ranches in Weld County, Colorado." The property type represented is "Ranches and Ranching Facilities." Barns are listed as subtypes of the ranch property type. The barn displays characteristics of the property type described in the form, including its vernacular design, wood frame construction and gabled roof. The barn meets the registration requirements specified: it was constructed in 1865 and it displays significant integrity of original design, workmanship, materials, association, and feeling.

The Brush Brothers barn is located less than half a mile west of the Big Thompson River, approximately one mile northeast of the community of Johnstown, in rural Weld County, Colorado. The barn is two-and-a-half stories in height, with a steeply-pitched, gabled roof, and historic shed additions on each side of the central bay. The barn was constructed in this location in 1865, and it continues to serve as an integral part of an agricultural complex, which today includes historic and modern houses, a garage, corrals, and sheds. The building displays a high degree of historic integrity of setting, materials, and craftsmanship. Original materials, including unpainted wooden siding, wooden doors, and foundation stones, and original architectural details, such as hinged double doors, overhanging eaves with exposed beams, pigeonholes, and louvered vents add to the significance of the structure. The barn's original wood pegged post and beam construction makes it a rare resource within the region.

(X) See continuation sheet

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The barn (1)¹ is approximately square in plan and is composed of three historic units. The central, or earliest portion of the barn was constructed in 1865, and has a steeply-pitched, gabled roof with wood shingle roofing and slightly overhanging eaves with exposed beams. This portion of the barn is sided with unpainted board and batten siding and has a foundation composed of large stones which prevent the wooden walls from touching the dirt floor directly. This original portion of the barn is of post and beam and wood peg construction. Interior space on the first story features an open, central area large enough for threshing, or to accommodate a wagon. Flanking the central area is space divided into granary rooms constructed with slatted boards which prevent grain falling through cracks. Each granary storage area has slots from which grain can be released. The second story, which is reached via ladder, is designed as a large, open hay loft and displays the post and beam construction of the structure (4).

The main entrance of the facade is composed of hinged, double doors with a wide, wooden lintel. To the west of the main doors is a rectangular opening with plain wood surround, metal hinges, and board shutter. To the east of the main doors, is a smaller secondary door, also of boards, with plain wood surround, and metal hinges. Centered above the main doors is a hay loft door with intersecting boards creating an "X"-shaped decoration on the exterior. Above this is a series of seven pigeon holes flanked by two round-arched, louvered vents with removable louvers. Centered in the apex of the gable end is a circular, louvered vent. A mercury light has been placed on the upper gable end.

An historic shed-roofed addition which is composed of board and batten above drop siding is on the eastern elevation (5) of the barn. A small, square window with two lights and a door made of milled wood are on the facade of the eastern addition. The eastern elevation of the addition has drop siding; corner boards; four, square, two-light windows with plain wood surrounds; and a center, double door opening with plain wood surround, which has no doors. This portion of the building has a concrete foundation and new gutter. This addition appears to have been used for milking dairy cattle.

A shed-roofed addition (2) is on the western elevation of the barn, which has an open entrance on the south and a concrete foundation. The addition has board and batten siding, two louvered vents on the western elevation, and new gutters. This side of the barn was divided into stalls for animal housing. Both additions are

¹Numbers in parentheses refer to photographs accompanying the nomination.

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historic.

The rear of the barn (3) mimics the facade with a central, hinged, double door opening, above which is double, hinged hay door. The rear gable end has no pigeon holes. Two round-arched, louvered vents and a circular, louvered vent repeat the design of the facade. The rear of the building has a projecting beam at the apex of the gable end, which was utilized in lifting hay. The rear of the building faces a corral area.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally () statewide (x) locally
Applicable National Register Criteria (X) A () B (X) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)

Period of Significance**Significant Dates**

Agriculture

1865-71

1865

Architecture

1865

1865

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Jared Brush barn is significant under criterion A, in the area of agriculture, for its representation of the earliest period of settlement and development of Weld County by farmers and ranchers. The barn is associated with one of Colorado's pioneer ranches, the history of which reflects the early development of agriculture in Weld County. The barn is also significant under criterion C in the area of architecture, as it is one of the best preserved and earliest extant barns on the plains of northeastern Colorado, displaying construction techniques and architectural details of the territorial period in the state.

This nomination is an addition to the multiple property submission, "Historic Farms and Ranches in Weld County, Colorado." The resource is associated with the historic context, "Ranching in Weld County, 1859-1940." The barn meets the registration requirements for significant historic associations, as it is associated with early agricultural settlement and the development of Weld County, as reflected in the growth of the hay production and livestock raising industry of the region. The barn was a component of one of the pioneer agricultural ventures in the area, and has functioned as an agricultural structure since its construction. The building also meets the registration requirements for the property type as it retains integrity of design, workmanship, location, setting, and materials.

The building is significant under criterion A, for its association with the Jared L. Brush Ranch, established on the site in 1860. The ranch was one of the first begun in the Big Thompson Valley, having been homesteaded by one of the gold seekers who came to the state in 1859. The history of the ranch and the use of the barn reflects the evolution of agriculture in Weld County. The first agricultural

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activity of the ranch owner, the cutting and shipping of hay, was one of the earliest forms of farm production in the state. By 1870, ranching activities on the site had diversified to include the planting of other crops and the raising of livestock.

The barn is also significant under criterion C, for its architecture. A dwindling number of barns in Weld County date from the state's pre-railroad and territorial periods. The barn is significant for its composition, which features native wood and stone materials and wood pegged construction. The architectural details of the barn, including the gabled roof, central double doors, hay door, pigeonholes, louvered vents, and unpainted siding reflect tastes, lifestyles, and technologies of the pioneer period on the plains. In surveys of Weld County farms and ranches conducted during the period 1989-1991, no other barns of this design were identified.

Historic Context

The Jared L. Brush barn was built by homesteader Jared Lamar Brush in 1865. Brush was born in 1836 in Clermont County, Ohio, where his father was a homesteader. He resided in Ohio until 1857, when he moved to Iowa and farmed for two years. In April 1859, Brush joined the rush of prospectors headed west to the Pikes Peak gold fields. Brush first reached the settlement of Boulder City and then traveled to Russell's Gulch near Georgetown. There he, along with brothers William and John, traded three oxen for a gold mine. The mine, which Brush later learned had been salted, produced no wealth and the argonaut began earning money by freighting goods to the mining camps with a borrowed wagon and oxen. In 1860, he was one of a prospecting party led by William Green Russell which discovered the California Gulch mining area.²

In July 1860, Brush and his brothers gave up mining and moved to the Big Thompson Valley of west-central Weld County, where they established homesteads. The Brush brothers cut and hauled the native hay which grew on their land for sale in the mining camp of Central City for five years. Jared Brush built the nominated barn in

²David Graves, Jared L. Brush, Namesake of a City, (Brush, Colo.: The Brush News-Tribune, n.d.); Grace N. Allen, "Lt. Gov. Brush Early Settler, Popular With Pioneers," Greeley Tribune, 3 April 1970; Grace Norcross Allen, "Jared Brush Started West From Ohio in '59, Traveled Plains in Long Wagon Trains," Greeley Daily Tribune, 13 November 1946; and "J. L. Brush Dies," Denver Times, 25 April 1913.

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1865 to store hay and other grains at the ranch. From 1862-1865, the Brush brothers and Bruce Johnson, another pioneer rancher of Weld County, also freighted mining machinery with ox teams over the plains from the Missouri River to Denver and Black Hawk. In 1862, Brush drove a herd of cattle from the Missouri River to Colorado, one of the first droves of cattle brought into the state.³

While cutting hay in August 1867, Jared's brother, William, and two ranch hands were killed by Native Americans who were apparently attempting to acquire horses. Three days later, a group of sixty-four settlers led by Jared Brush started from the ranch on an expedition to find the Indians, encountering them near Latham, Colorado. A skirmish resulted in the deaths of several of the Native Americans, who then retreated.⁴

Following their brother's death, John and Jared Brush bought all of the personal property of William's estate and continued their ranching operations. In 1869, their agricultural production included wheat, corn, and potatoes. They were the largest producers of hay, oats, and barley in the Big Thompson Valley. The Brushes reportedly had two thousand acres of land under cultivation, not including hay grounds. In addition, the brothers had 740 head of cattle and 130 horses. Despite the success of his ranch, Jared Brush sold his land to his brother in 1870. He had become a member of the newly-formed Greeley Union Colony and desired to move to that community. Jared Brush received a homestead patent for his ranch land in September 1871. According to county records, he had already sold the land to John in December 1870.⁵

³James E. Mills, "A History of Brush, Colorado," M.A. Thesis, University of Colorado, 1964, p. 8; Maria Davies MacGrath, *The Real Pioneers of Colorado*, (Denver: The Denver Museum, n.d.), vol. 1, pp. 174 and 177; William N. Byers, *Biography of Colorado*, (Chicago: Century Publishing and Engraving Co., 1901), p. 447; *Greeley Daily Tribune*, 13 November 1946.

⁴Byers, p. 447; Frank J. Hall, *A History of the State of Colorado*, (Chicago: Blakely Printing Co., 1889) v. 1, p. 461; and "Jared L. Brush is Dead From Blood Poisoning," *Denver Republican*, 25 April 1913.

⁵*Rocky Mountain News*, 16 December 1869; U.S., Bureau of Land Management, Colorado State Office, Land Patent Certificate Number 154, Section 33, Township 5 North, Range 67 West, 5 September 1871; Byers, p. 447; and Weld County Clerk and Recorder, Warranty Deed, Book 2, Page 59, 7 January 1871.

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Brush became one of Greeley's most prominent citizens, serving as president of the Greeley National Bank for twenty-one years. He assisted in the development of the community, acting as first president of the school board and promoting the establishment of the state normal school (later the University of Northern Colorado) in the city. He was also on the board of the Colorado State Agricultural College in Fort Collins for many years. Brush held a number of elected positions in Weld County, including sheriff, chairman of the board of county commissioners, and state representative. Active in the Republican Party, Brush served twice as lieutenant governor of Colorado, in 1894-96 and 1896-98. Although urged to run for governor, Brush preferred to return to his home in Greeley.⁶

Brush continued to engage in stockraising after selling his homestead. A contemporary noted that during 1870-1896, he "shipped more cattle to the eastern market than any other man in Weld County, except J. W. Iliff." He became secretary of the Prairie Cattle Company, in which he made heavy investments. In 1886, Jared Brush became associated with John L. Routt, as manager of a ranch with over 32,000 head of cattle. The town of Brush in Morgan County was named after Jared Brush, reportedly because he was shipping more cattle than any other stockman from the area when the town was named. He was active in the Weld County and state Cattlemen's Associations from their creation. Jared Brush died in Greeley in 1913 after contracting blood poisoning from a scratch he suffered while gardening at his home.⁷

Jared's older brother, John M. Brush, owned and operated the ranch until 1892, when the ranch and other parcels in Weld County were sold at public auction to secure payment of a promissory note. The new owner was H. M. Beardsley, of Jackson County, Missouri, who apparently never lived on the ranch. In 1894, Beardsley transferred the property to Alfred Crebbin, a Denver real estate developer, who platted the

⁶Grace Norcross Allen, "Bruce Johnson and J. L. Brush Prominent Early-Day Stockmen," clipping in Jared L. Brush file, City of Greeley Museum, Greeley, Colo.; Graves, Jared L. Brush; "J. L. Brush Dies at Greeley Home," *Denver Times*, 25 April 1913; "Jared L. Brush is Dead From Blood Poisoning," *Denver Republican*, 25 April 1913; and *Encyclopedia of American Biography*, v. 38, pp. 69-71.

⁷Byers, p. 447; Nell Brown Propst, *The South Platte Trail*, (Boulder, Colo.: Pruett Publishing Co., 1989), p. 166; "Jared L. Brush is Dead From Blood Poisoning," *Denver Republican*, 25 April 1913; Graves, "Jared L. Brush, Namesake of a City," (Brush, Colo.: Brush News-Tribune, n.d.);

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Crebbins Subdivision to the north of the ranch in 1904.⁸

Crebbins' development scheme proved unsuccessful, and in 1919, John Moser, Sr., who had been living on the ranch since 1915, purchased the land. Moser, who was a German from Russia, lived on and operated the ranch until his death in 1967. Moser's estate sold the property to the Big Thompson Ranch Company in 1971. Robert M. and Barbara D. Kirchner acquired the property in 1975 and transferred ownership to Kirchner Farms Associates the following year. Big Thompson Valley Farm, headed by Bradley Kirchner, is the current owner. Kirchner raises corn, alfalfa, and cattle on the land.⁹

⁸Weld County Clerk and Recorder, Book 92, Page 394, 11 March 1889; Weld County Clerk and Recorder, Warranty Deed, Book 145, Page 406, executed 17 September 1894, recorded 7 January 1896; and Book 3, Page 43.

⁹Rebecca S. Healy, *A Tribute to Johnstown*, (Johnstown, Colo.: Lance Graphics, Inc., 1977), p. 18; Ralph Moser, Johnstown, Colo., Telephone Interview, 20 April 1991; Weld County Clerk and Recorder, Executor's Deed, Reception Number 652-1573776, 20 August 1971; and Bradley Kirchner, Johnstown, Colo., Interview, 3 October 1990.

9. Major Bibliographical References

Byers, William N. Biography of Colorado. Chicago: Century Publishing and Engraving Co., 1901.

City of Greeley Museums. Clippings and photographic files. Greeley, Colorado.

(X) See continuation sheet

Previous documentation on file (NPS):

- | | |
|--|--|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested | Primary location of additional data:
<input checked="" type="checkbox"/> State Historic Preservation Office |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously determined eligible by the National Register | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> designated a National Historic Landmark | <input type="checkbox"/> Local government |
| <input type="checkbox"/> recorded by Historic American Buildings Survey # _____ | <input type="checkbox"/> University |
| <input type="checkbox"/> recorded by Historic American Engineering Record # _____ | <input type="checkbox"/> Other |
- Specify Repository:

10. Geographical Data

Acreeage of property: 0.05 acres

UTM References

A	<u>1</u> <u>3</u>	<u>5</u> <u>0</u> <u>8</u> <u>2</u> <u>3</u> <u>0</u>	<u>4</u> <u>4</u> <u>6</u> <u>6</u> <u>6</u> <u>6</u> <u>0</u>	B	<u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

() See continuation sheet

Verbal Boundary Description The Southwest corner of the barn is located approximately 1,525 feet from the Southwest corner of Section 33, Township 5 N, Range 67 W, 6th PM on a bearing of 44 degrees East of North (see scaled sketch map). From the Southwest corner of the barn, the boundary proceeds North 40 feet along the West wall of the barn, East 58 feet along the North wall, South 40 feet along the East wall, and West 58 feet along the South wall to the point of beginning.

() See continuation sheet

Boundary Justification The boundary was drawn to include only the barn building and exclude surrounding farm buildings and structures, nearly all of which are less than fifty years old.

() See continuation sheet

11. Form Prepared By

Name/Title: R. Laurie Simmons and Thomas H. Simmons

Organization: Front Range Research Associates, Inc

Date: May 1991

Street & Number: 3635 West 46th Avenue

Telephone: (303) 477-7597

City or Town: Denver

State: CO Zip Code: 80211

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Denver Republican, 25 April 1913.

Denver Times, 25 April 1913.

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Graves, David. Jared L. Brush, Namesake of a City. Brush, Colorado: The Brush News-Tribune, n. d.

Greeley Daily Tribune, 13 November 1946.

Greeley Tribune, 3 April 1970.

Hall, Frank J. A History of the State of Colorado. Volume 1. Chicago: Blakely Printing Co., 1889.

Healy, Rebecca S. A Tribute to Johnstown. Johnstown, Colorado: Lance Graphics, Inc., 1977.

Kirchner, Bradley. Interview. 3 October 1990. Johnstown, Colorado.

MacGrath, Maria Davies. The Real Pioneers of Colorado. Volume 1. Denver: The Denver Museum, n. d.

Mills, James E. "A History of Brush, Colorado." Master's Thesis, University of Colorado, 1964.

Moser, Ralph. Telephone Interview. 20 April 1991. Johnstown, Colorado.

Propst, Nell Brown. The South Platte Trail. Boulder, Colorado: Pruett Publishing Co., 1989.

Rocky Mountain News, 16 December 1869.

U. S. Bureau of Land Management. Master title plats and land patent certificates. Colorado State Office, Wheat Ridge, Colorado.

Weld County. Assessor. Real estate property information.

Weld County. Clerk and Recorder. General Records and Grantor/Grantee Indexes.

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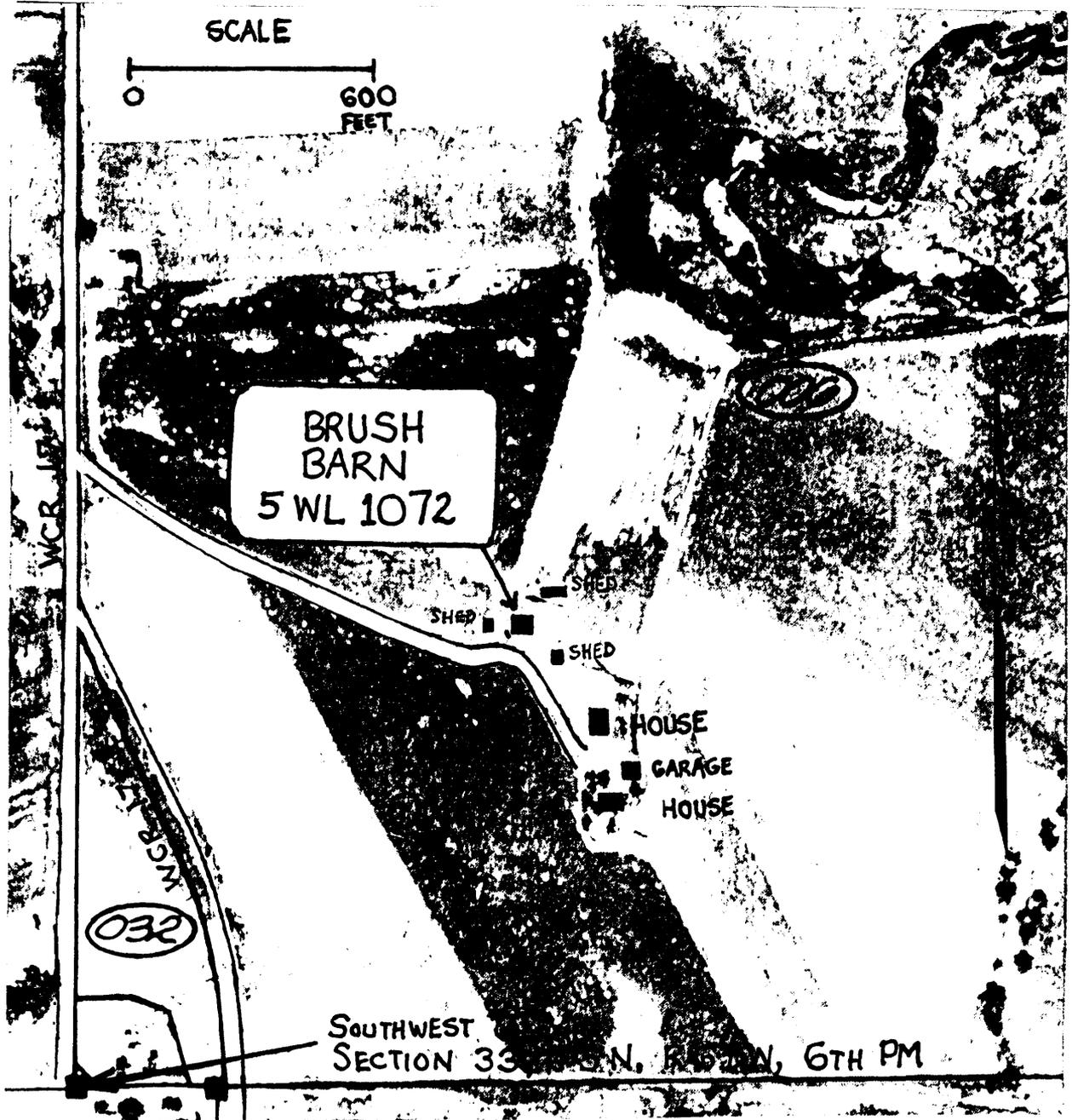
Information that is the same for all photographs:

- 1) Resource: Jared L. Brush Barn
- 2) Location: 24308 Weld County Road 17, Weld County, vicinity of Johnstown, Colorado
- 3) Photographer: Thomas H. Simmons
- 4) Date: 3 October 1990
- 5) Location of Original Negatives: Colorado State Historical Society, Office of Archaeology and Historic Preservation

Photo Descriptive
Number Information

- | | |
|---|--|
| 1 | 1) Barn (front)
6) Camera Direction: N |
| 2 | 1) Barn (west elevation and facade)
6) Camera Direction: NE |
| 3 | 1) Barn (rear)
6) Camera Direction: S |
| 4 | 1) Barn (interior loft)
6) Camera Direction: N |
| 5 | 1) Barn (east elevation and facade)
6) Camera Direction: NW |

JARED L. BRUSH BARN Map 2
Sketch Map



SOURCE: Portion of Weld County Assessor aerial photograph, sheet number 107.