

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dearfield

other names/site number 5WL744

2. Location

street & number Along State Highway 34, eleven miles west of Wiggins [N/A] not for publication

city or town Wiggins [X] vicinity

state Colorado code CO county Weld code 123 zip code 80654

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [X] statewide [] locally.
(See continuation sheet for additional comments [].)

James Edmund Hartman State Historic Preservation Officer July 3, 1995 Date

State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

Edson W. Beall Signature of the Keeper 7-4-95 Date

National Register of
Historic Places

Dearfield
Name of Property

Weld County, CO
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
5	1	buildings
8	0	sites
0	0	structures
0	0	objects
13	1	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/Single dwelling

COMMERCE/Specialty store

COMMERCE/Restaurant

AGRICULTURE/storage

Current Functions
(Enter categories from instructions)

NOT IN USE/VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER/False front commercial

NO STYLE

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD

roof WOOD

ASPHALT

other BRICK

Narrative Description

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

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Name of Property

Weld County, CO
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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.)

9. Major Bibliographic 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

Areas of Significance
(Enter categories from instructions)
ETHNIC HERITAGE/black
SETTLEMENT
ARCHAEOLOGY/Historic-Non-Aboriginal
AGRICULTURE

Periods of Significance
1910 - 1939

Significant Dates
1910 -1911
1914
1917

Significant Person(s)
(Complete if Criterion B is marked above).
Jackson, Oliver Toussaint

Cultural Affiliation
AFRICAN AMERICAN

Architect/Builder
Unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:
Denver Pub. Lib., West. History Department
Greeley Museum

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10. Geographical Data

Acreage of Property 160

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 562620 4460080
Zone Easting Northing

3. 13 563420 4459300
Zone Easting Northing

2. 13 563410 4460100
Zone Easting Northing

4. 13 563420 445928
Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Karen Waddell Dixon/Principal Investigator

organization Western Public History Association date 5/15/94

street & number 749 S. Lemay A3-141 telephone 970-226-1361

city or town Fort Collins state CO zip code 80524

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 See continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

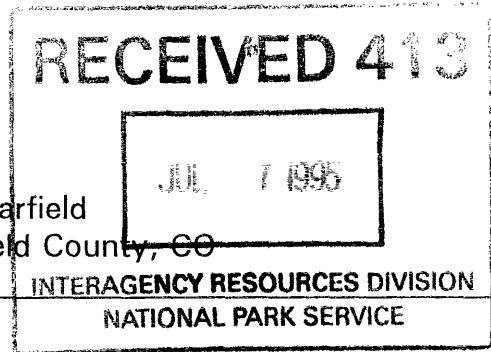
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Dearfield
Weld County, CO



Present and Historic Physical Appearance

The historic townsite of Dearfield is located in Weld County in the NW1/4 of Section 30, T4N R61W. Dearfield is 11 miles west of Wiggins and about 35 miles east of Greeley on the south side of Highway 34. The townsite is a relatively flat alluvial plain surrounded by undulating hills to the south. Elevations range from 4,000 to 4,500 feet above sea level. Section 30 lies approximately three miles northwest of Empire Reservoir and two miles south of Riverside Reservoir. The South Platte River is north about one mile from Highway 34 and the Dearfield townsite. Dearfield is surrounded by irrigated land to the east and north and grazing lands to the west and south. Boundaries of the district are roughly Highway 34 to the north; the fence to the east; the fence to the west; and the electric power transmission line (1936) to the south.

Oliver T. Jackson filed a plat with Weld County for the town of Dearfield in the NW, SW, and SE quarters of Section 30, T4N R61W in 1914. The town was platted on a grid pattern into blocks, lots and tracts. The complex is made up of buildings and ruins constructed between 1911 and the 1920s. The cohesiveness of the townsite is still present through comparisons with the original plat, the relationship of the buildings to the highway and the main street of the town, and the similarities in age, style and materials of the existing buildings. Only one of the 13 recorded features within the district, the filling station, is inhabited.

Washington Avenue, in the form of a north/south running two track dirt road, is the only extant street. However, seven of the remaining buildings and ruins are located along this street, which former residents claim was the main road. The buildings maintain their original integrity despite physical deterioration. All of the buildings are wood frame with either board and batten siding or clapboards. As a group they bear a resemblance to the southern shotgun house and the single and double pen cabin with the gable and the front porch, which is African as opposed to European in origin. The perpendicular alignment and simplicity are reminiscent of tenant farm houses of the south. Indigenous sand and gravel

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were used to make primitive cement for foundations and other building uses. This cement is similar to tabby seen in 19th and early 20th century southern African American dwellings. Most of the buildings have wood shingle roofs with red brick chimneys.

Contributing Resources

1. The Lunch Room

The Dearfield Lunch Room is the pivotal building in the townsite because it is what people notice as they drive along Highway 34. It sits in Block 5 of the Dearfield Townsite on the west side of Washington Avenue. It is a rectangular commercial false front wood frame building, 60.5'x 20.5'. The foundation is constructed of primitive cement using sand and gravel indigenous to the area. The house has a cellar with an entrance on the west side. Beam supports were added underneath the flooring at some time.

The north facade (front) of the building is covered by a porch (8'x20') with a gabled roof. The porch is supported by wood posts and surrounded by walls made of the same cement as the foundation. The front gable of the roof is covered by a false front. A double hung window exists to the west of the single doorway. Until February of 1994 a weathered sign painted on the clapboards on the north facade identified the building as the "Dearfield Lunchroom". An unidentified person pulled the clapboards off the building to remove the signage. In late May of 1994, the sign was anonymously turned in at the Centennial Village in Greeley, which is part of the Greeley Museum. The sign will be curated until a secure method of protecting the sign from future vandalism is developed.

The east elevation is covered with board and batten siding, with three large rectangular windows equally spaced along the Room 1 wall. At the very south end of the east elevation is a doorway with a cement slab.

The south elevation (back) is part of a pantry addition with a shed roof and one window. The addition has horizontal clapboard siding like the front facade. It has a rectangular double hung window and a small window for the pantry.

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The west elevation has vertical board and batten siding with two extant double hung rectangular windows in Room 1. A brick chimney and barbecue pit were added, covering a third window. The barbecue oven pyramids up as it becomes a chimney. It sits on a cement foundation and is approximately 4.5'x 3.5'.

The house has three main rooms all filled with debris and inhabited by pigeons and rodents. Room 1 is 25'x 20.5' with open rafters. The front part of the room has an L-shaped lunch counter and chimney for a stove. The counter is painted white with green trim. Two wooden green cupboards hang on either side of the front window. The back part of the room is open for tables. Room 2 (16'x 20.5') has a normal 8 foot ceiling and contains the barbecue oven. Room 3 (10'x 20.5') appears to have been used as a pantry. The interior trim of the house is very plain and painted a light green. All the ceilings appear to have been painted blue. A fragile wallboard still exists on some walls. The feature has the potential for archaeological deposits.

2. Cement Foundation of Barn Pavilion

This large well-preserved 42'x 62' long foundation sits in Block 6 west of the Lunch Room. The foundation stands approximately two feet high and has rough pieces of concrete sticking out of the top. The parcel was purchased by John and Mary Caton from O.T. Jackson in 1922. The cement appears to be of the same indigenous quality as seen in other foundations in the townsite. The feature appears to be the remnants of the Barn Pavilion pictured in an advertising flyer. Part of the advertisement reads "Dance at the Barn Pavilion Good Music." The former building appeared to be of the same gabled wood frame design as the Lunch Room with a false front. The building did not have a front porch as the Lunch Room but did have the same red brick chimney. The building could have been moved from its foundation due to the fact that no architectural debris was found around the feature. Mary Caton sold the land in 1943 and it is still owned by an African American family. The feature has the potential for archaeological deposits.

3. Blacksmith Shop/Garage

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This property was owned by Oliver T. Jackson and used as a blacksmith shop until the popularity of the automobile and the demise of the horse drawn wagon turned it into a repair garage. This commercial building is 32.5'x 22.5' and sits 13 feet behind the Lunch Room on the west side of Washington Avenue in Block 5. The two room building has a hip roof with wood shingles and a red brick chimney on Room 1 and a shed roof with wood shingles on the addition (Room 2). The foundation is cement and the walls are vertical wood siding.

The east facade (front) has two large openings to accommodate a wagon or automobile. The south elevation is so deteriorated that little wall is extant. The west elevation of Room 1 is well preserved with a small horizontal window or opening and a doorway in the middle. The west elevation of Room 2 is so deteriorated that little wall is extant. The north elevation has a rectangular window and is well preserved.

The interior of the building has a cement floor with modern debris scattered throughout. The feature has the potential for archaeological deposits.

4. Hunters' Cabin

This property was owned by Oliver T. Jackson and apparently rented out as a hunters' cabin by recreationalists. The hipped box wood frame cabin sits 70 feet south of the blacksmith shop/garage on the west side of Washington Avenue in Block 5. The two room cabin (24'x 12') has wide board and batten siding. The cabin is sitting on pieces of cement at each corner.

The east elevation has a doorway in Room 1 and a square casement window in Room 2. The south elevation has no apparent windows or doors. The west elevation has a doorway in Room 2, opposite the one in Room 1 and a square swing-out window in Room 2, opposite the one in Room 1. The north elevation has a square swing-out window in the middle of the wall.

The interior is divided equally by a wall with a wood four panel door in the middle and a red brick chimney to the east. The interior walls are covered with chalk board paneling. Electricity

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has been added to this house, probably in 1936 when the transmission line came through the section. There is no evidence of indoor plumbing. A wood plank floor is still intact. Modern debris and evidence of birds and rodents is found throughout both rooms. The feature has potential for archaeological deposits.

5. Squire Brockman Cabin

This property is located on the flats west of Washington Avenue in Lots 21 and 22, Block 11. It was purchased from Oliver T. Jackson in 1919 by Squire Brockman, one of the last inhabitants of Dearfield. Brockman is said to have played several instruments for entertainment at dances. The feature consists of a dwelling, a well, and a historic debris scatter. The dwelling is surrounded by a thick covering of thorned bramble bushes. The wood frame structure is approximately 20'x 32' and is deteriorated. The cabin added electricity, probably in 1936, but had no evidence of indoor plumbing.

The house has a cement foundation with a crawl space. The roof is hipped with wood shingles and a red brick chimney. The east facade (front) has one door with evidence of a porch. All that is left of the porch are primitive cement steps and cement piers. A double hung window is to the north of the door. Evidence of gold faux brick asphalt siding is left in pieces. The north elevation has one large double hung window. The west elevation has one large double hung window and a door. The south elevation has two double hung windows and is very deteriorated. The feature has potential for archaeological deposits.

6. Dearfield Lodge and later Jackson Residence

Jackson referred to this building as the mansion or hotel. In an advertising flyer the building is labeled "Dearfield Lodge." The sign on the false front also reads "Dearfield Lodge". A former Dearfield resident remembers Oliver Jackson and his wife Minerva living in this house in the 1940s. After the death of the Jacksons, Oliver's niece Jennie lived in the house until 1973 when she died. It has remained unoccupied since that time.

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The house sits in the southwest corner of Block 13 on the east side of Washington Avenue. It is a false front commercial wood frame building, 64.5'x 35', with a rectangular double pen floor plan. The house is built on a low cement foundation with horizontal clapboard siding. The roof is hipped with the west elevation clipped to a gable end that supports a false front. The roof is covered with asphalt shingles over wood shingles. The house had red brick chimneys serving each of the pens. One is extant and remnants of the other were observed. Electricity had been added, probably when the transmission line came through in 1936. Modern bathroom fixtures were in the addition.

The west facade has a front porch which is 6'x 22' and is centered at the gabled end of the house. The porch was originally not enclosed according to an old photograph and field inspection. The porch now has square windows on the front and sides. Inside the porch are two doorways.

The south elevation has three large double hung windows on the main house and a small square window on the south side of the porch. The south elevation of the back addition has one door. A well was observed on this side of the house. A large honey locust is growing by the edge of Washington Avenue.

The east elevation is L-shaped because of the back gable roof addition which is 16'x 20' and attached off center. There is one door and two double hung windows on this side as well as the entrance to the cellar. The back yard has ruins of four outbuildings and several dead trees. An historic debris scatter was recorded in the back yard. The scatter contained architectural, household culinary, agricultural, and fuel related artifacts. Datable artifacts ranged from 1908-1945. A modern trash dump was observed about 150 feet southeast of the house.

The north elevation has three large double hung windows on the main house and a small square window. The north elevation of the back addition has a large double hung window and a small square window. The north side of the porch has a small square window. An electric light pole is standing near the northeast corner of the house.

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Rooms 1 and 2 appear to have been used as parlors. Room 3 has electrical kitchen appliances and Room 4 has evidence of being used as a bedroom. Room 5 was an add-on bathroom and Room 6 was a part of the addition, perhaps used as a back porch with a back door.

The interior is filled with modern debris and evidence of birds and animals dwelling within. This building appears to be the least deteriorated, probably because it was occupied until the early 1970s. The feature has potential for archaeological deposits.

7. Grocery Store Ruins

Identified by a former resident as the grocery store, this ruin, which sits in Block 21, appears to have been a two story, cement and wood structure. The cement foundation is approximately 24.5' x 58' and 1.5' high. The roof was gabled as evidenced by the ruins. The building had an 11 foot cement porch on the east facade (front) and a 14 foot porch on the west elevation (back). The rest of the flooring is narrow wooden planks. Pieces of wall show that parts were frame with board sheeting and other parts were cement.

The foundation and flooring are covered with piles of lumber and other debris. Historic household artifacts, personal artifacts, and agricultural artifacts were found among the rubble. South of the grocery store ruin was a slight depression with a small wooden ruin, which could have been an outhouse or an outbuilding for livestock. A debris scatter in the vicinity consists of household culinary artifacts and furnishings, architectural and fuel related artifacts. Datable artifacts place the site activity between 1908-1945. The feature has potential for archaeological deposits.

In 1919 four purchasers bought lots on that side of Washington Avenue in Block 21 from O.T. Jackson. It is not known when the grocery store was built, however, archival and artifactual evidence places the building circa 1911-1919. The feature has potential for archaeological deposits.

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8. Granary Ruins

This ruin was identified by a former Dearfield resident as the granary. It appears that the building was probably originally used as a dwelling or commercial building before it was used as a granary because it has a chimney. After its demise it appears to have been used as a stockpile for building materials and a dump for other household artifacts such as stoves. The building is east of the Grocery Store on the east side of Washington Avenue approximately in Lots 43 and 44 of Block 20. The feature has potential for archaeological deposits.

The ruins are similar to the grocery store in shape and materials. The cement foundation is 24'x 50' with wood plank flooring and cement and frame walls which have fallen down. The floor is filled with stacks of lumber and other building materials. A roof gable measuring 12 feet in height and 24 feet long has fallen to the east of the foundation.

Historic debris is mostly architectural materials, however other debris consists of household culinary artifacts and furnishings which date the scatter between 1920-1940. The feature has potential for archaeological deposits.

9. Thomas and Marie Russell Debris Scatter & Well

The feature consists of a well surrounded by an historic artifact scatter concentrated around two cottonwood trees. The feature is on the west side of Washington Avenue in Blocks 28 and 29 at the quarter section line. The feature is also bordered to the south by a east/west running transmission line which was built in 1936. What appears to be a related dump lies east of the well. The artifact scatter covers an approximate area of 150'x 200'.

This area is probably the residence of Reverend Thomas and Marie Russell who purchased the land from O.T. Jackson in 1920. Historic debris associated with this feature includes household culinary artifacts and furnishings, architectural debris, farm supplies, and transportation related items. Dateable artifacts place the scatter between 1908-1945. The feature has potential for archaeological deposits.

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10. Wood and tin trailer and historic debris scatter

This historic debris scatter and old woody trailer sit in Block 8, almost in the very northwest corner of the Dearfield townsite. The debris scatter is approximately 43'x 106'. The vehicle appears to have either been a truck converted to a trailer or a homemade trailer. It is constructed out of sheet metal and wood, and from a distance looks like an old woody station wagon. It is sitting without wheels or axles in sand and animals have apparently dug holes underneath it for shelter. The vehicle is filled with wood and chalk wallboard, all very weathered and aged. Pieces of sheet metal were found next to the vehicle as well as three or four iron frames with wood which could be parts of a wagon or vehicle. South of the vehicle is a large amount of lumber which appear to have been perhaps a structure and corrals. Besides this architectural debris. A small amount of household debris was also found. Block 8 was purchased by Fred Burton of Denver from O.T. Jackson in 1920. The feature has potential for archaeological deposits.

11. House in Block 4

This feature consists of a wood frame house, well, outbuilding ruins and historic debris. The house has no foundation and could have been moved to the area 53' south of Highway 34 and 200' east of the filling station. The property was purchased in 1945 by Martin and Ivalee Couch from O.T. Jackson. The present owner of the filling station site says that this well was utilized by the filling station. The house has been vandalized and neglected. The 34'x 14.5' house has a front gable roof with wood shingles on the east side of the roof and red asphalt shingles on the west side. Evidence of a red brick chimney was observed. The north facade (front) has one rectangular window and a single doorway. The east facade has three windows and the west facade has two windows. The south facade (back) has a single doorway and a rectangular window. Extant windows are double hung. The house has two rooms divided by a doorway in the center. Room 1 is 14'x 14.5 and Room 2 is 20'x 14.5. Both rooms were filled with modern trash

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and evidence of birds and animals was observed. Evidence of electricity being added was observed. However, no plumbing was evident. The feature has potential for archaeological deposits.

12. Depression

A rectangular depression about 40'x 50'x 3' deep sits in Block 12 on the west side of Washington Avenue. The feature is located northwest of the Dearfield Lodge which sits on the other side of the street. It appears to be in Lots 19 and 20 which were purchased from O.T. Jackson in 1917 by A.E. Fraser. The depression is so eroded and grown over with vegetation that it almost could be mistaken for a natural feature. Because of its shape and alignment to the street it appears to have been a cellar for a building. The feature has potential for archaeological deposits.

13. Filling Station

The filling station faces Highway 34 on the east side of Washington Avenue in Block 4 and across from the Lunch Room. There have been many owners of this building since Jackson's death in 1948 and it has been remodeled inside and out. A current owner is attempting to restore the exterior using historic photographs. The building resembles the Lunch Room in its long rectangular clapboard style and front gabled roof. Photographs of the original filling station reveal that a covered porch similar to the Lunch Room porch is missing and replaced by a corrugated metal enclosure. The south elevation (back) now has a glass and corrugated plastic enclosure. A picture window has been added to the west elevation as well as a restroom addition. The feature has potential for archaeological deposits.

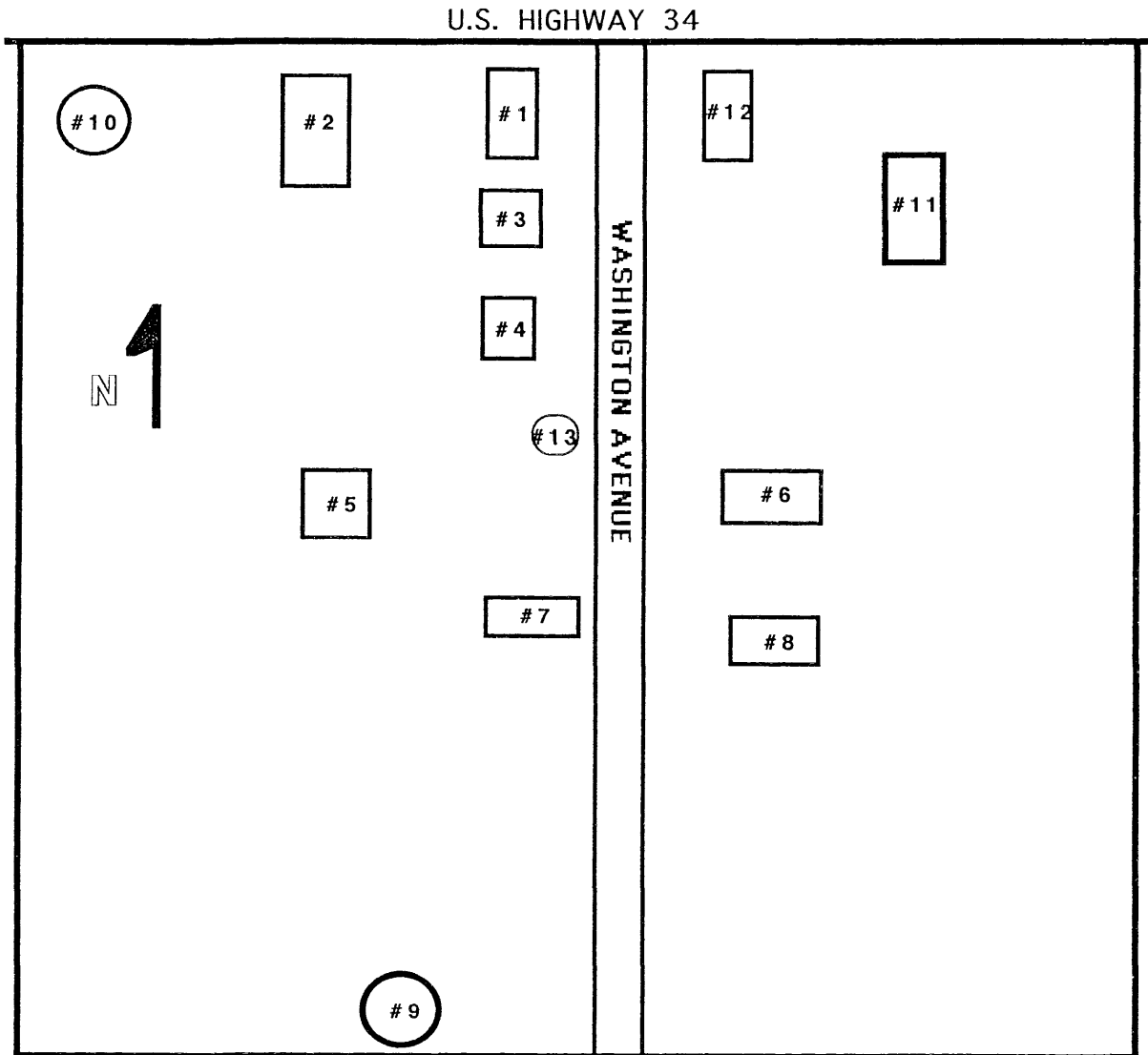
Due to lack of integrity, the Filling Station is considered to be a noncontributing building. However, because of the historic archaeological potential, the site is considered to be contributing.

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↑
DENOTES
DISTRICT
BOUNDARY

LEGEND

SCALE : NOT TO SCALE

- #1 LUNCH ROOM
- #2 BARN / PAVILION FOUNDATION
- #3 BLACKSMITH SHOP / GARAGE
- #4 HUNTERS' CABIN
- #5 SQUIRE BROCKMAN CABIN
- #6 DEARFIELD LODGE / JACKSON RESIDENCE
- #7 GROCERY STORE RUINS
- #8 GRANERY RUINS
- #9 RUSSELL WELL AND DEBRIS SCATTER
- #10 TRAILER AND DEBRIS SCATTER
- #11 HOUSE IN BLOCK 4
- #12 DEPRESSION
- #13 FILLING STATION AND MODERN STRUCTURES

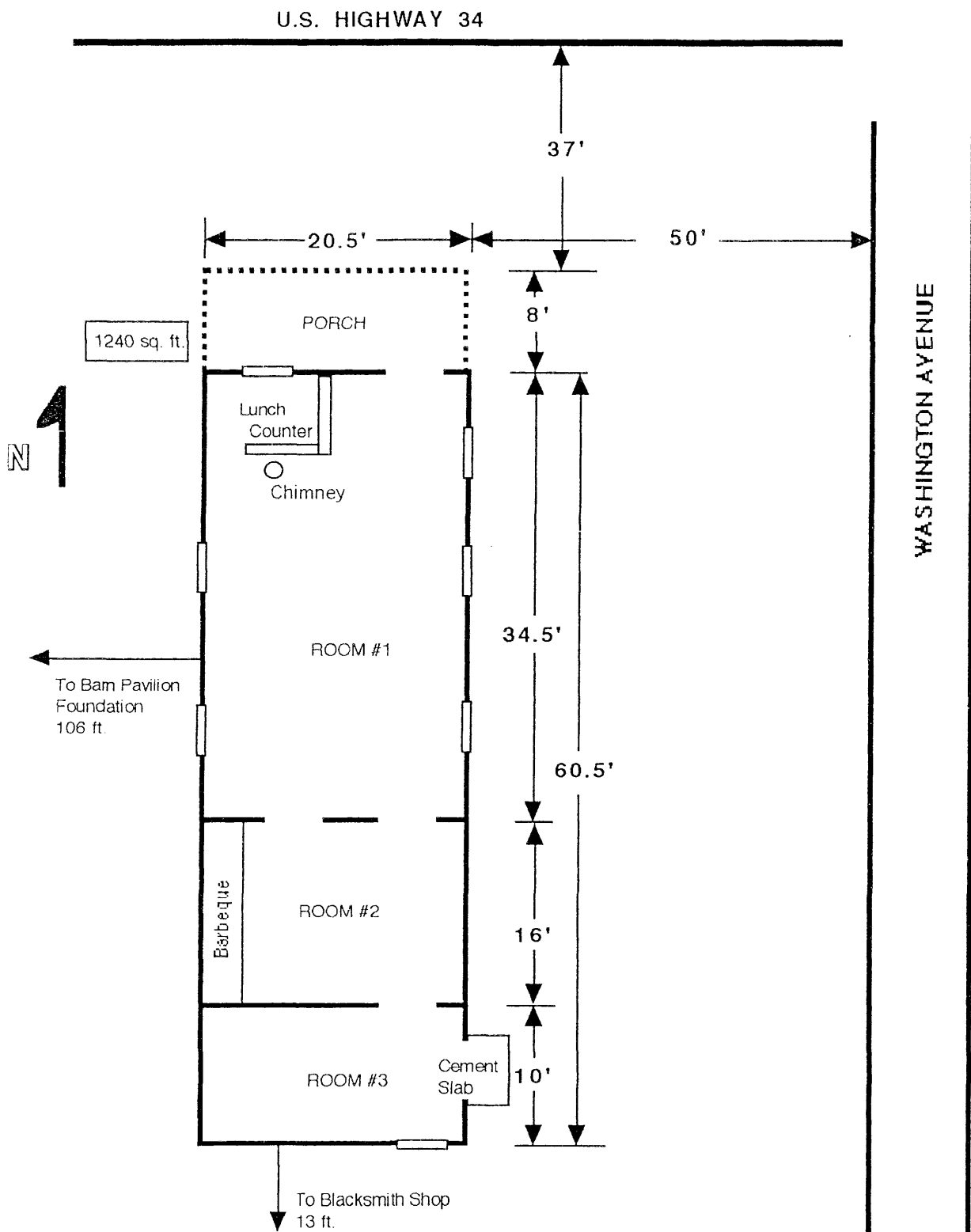
SKETCH MAP OF DEARFIELD TOWNSITE 5WL 744
NW 1/4 SEC 30 T4N R61W WELD COUNTY, CO

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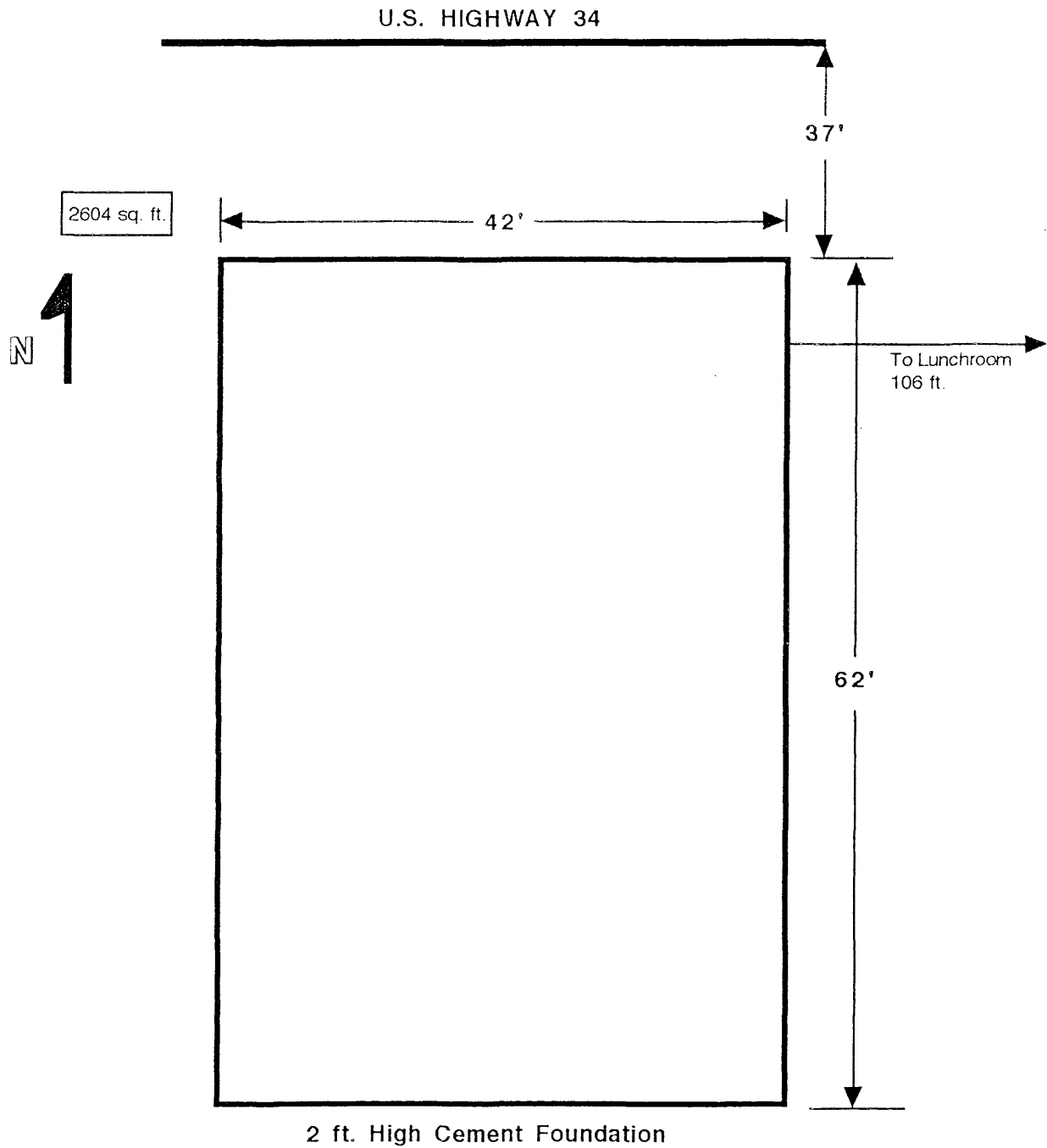
SKETCH MAP OF FEATURE 5WL 744.1
DEARFIELD LUNCHROOM

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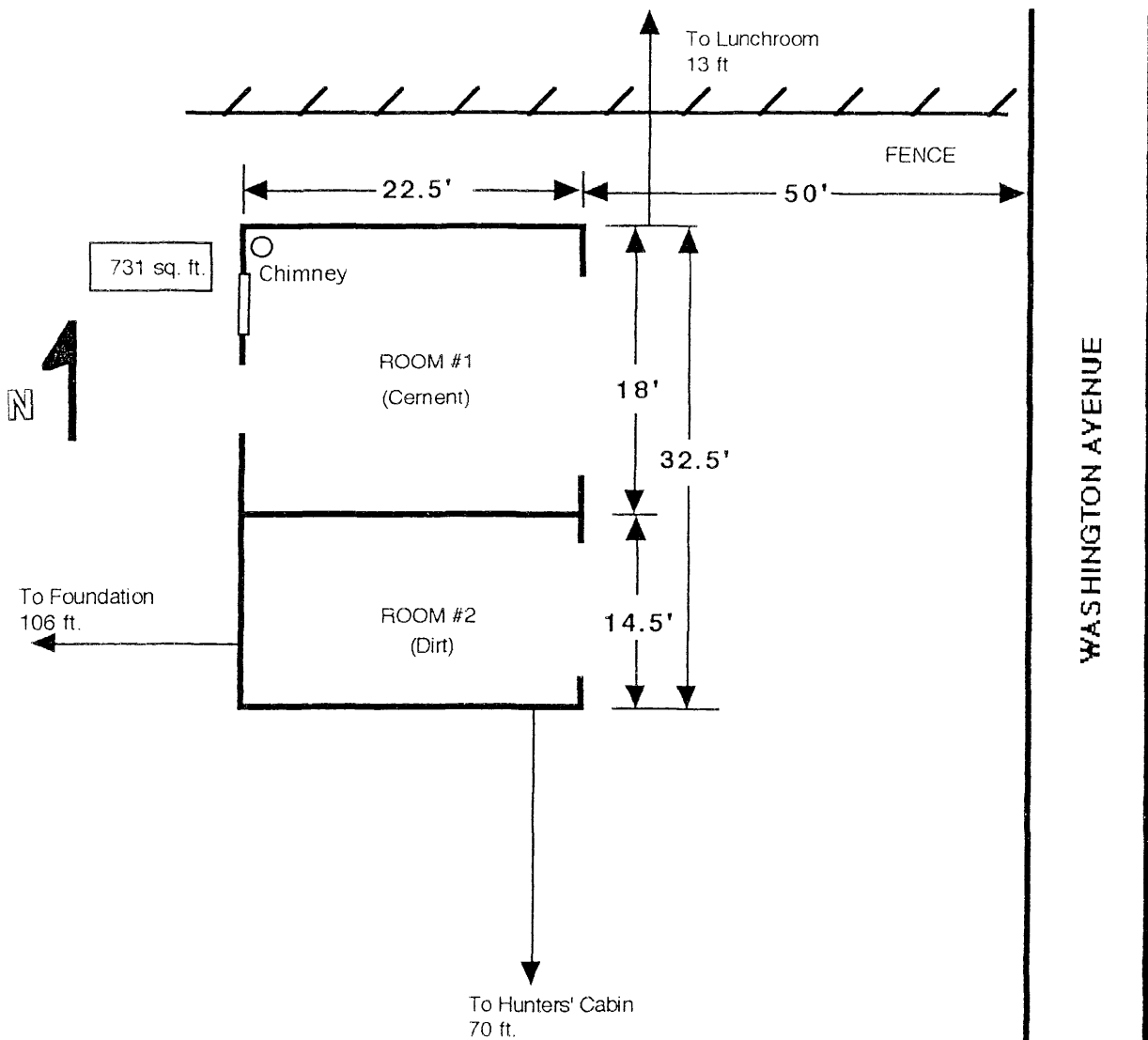
SKETCH MAP OF FEATURE 5WL 744.2
BARN PAVILION FOUNDATION

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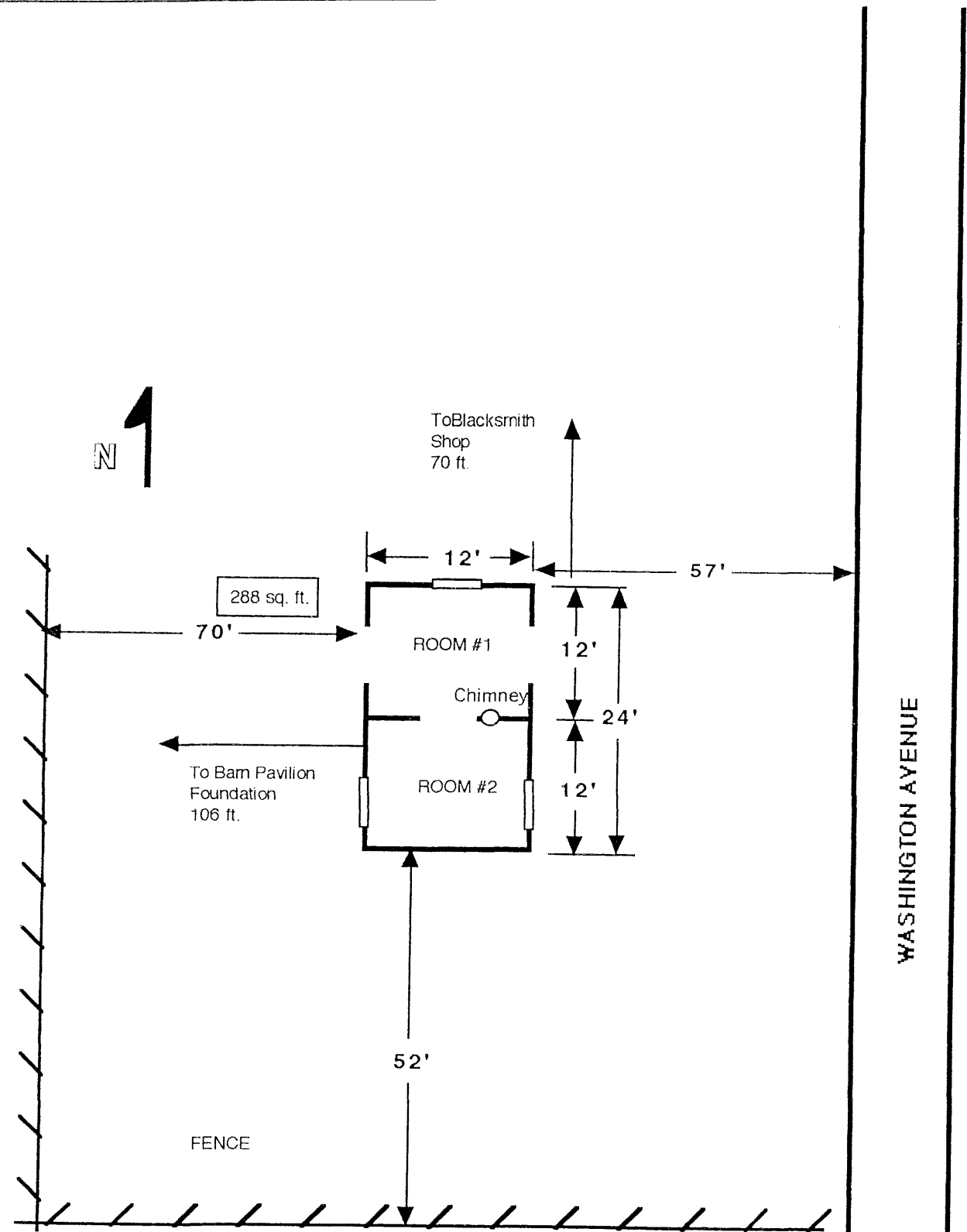
SKETCH MAP OF FEATURE 5WL 744.3
BLACKSMITH'S SHOP / GARAGE

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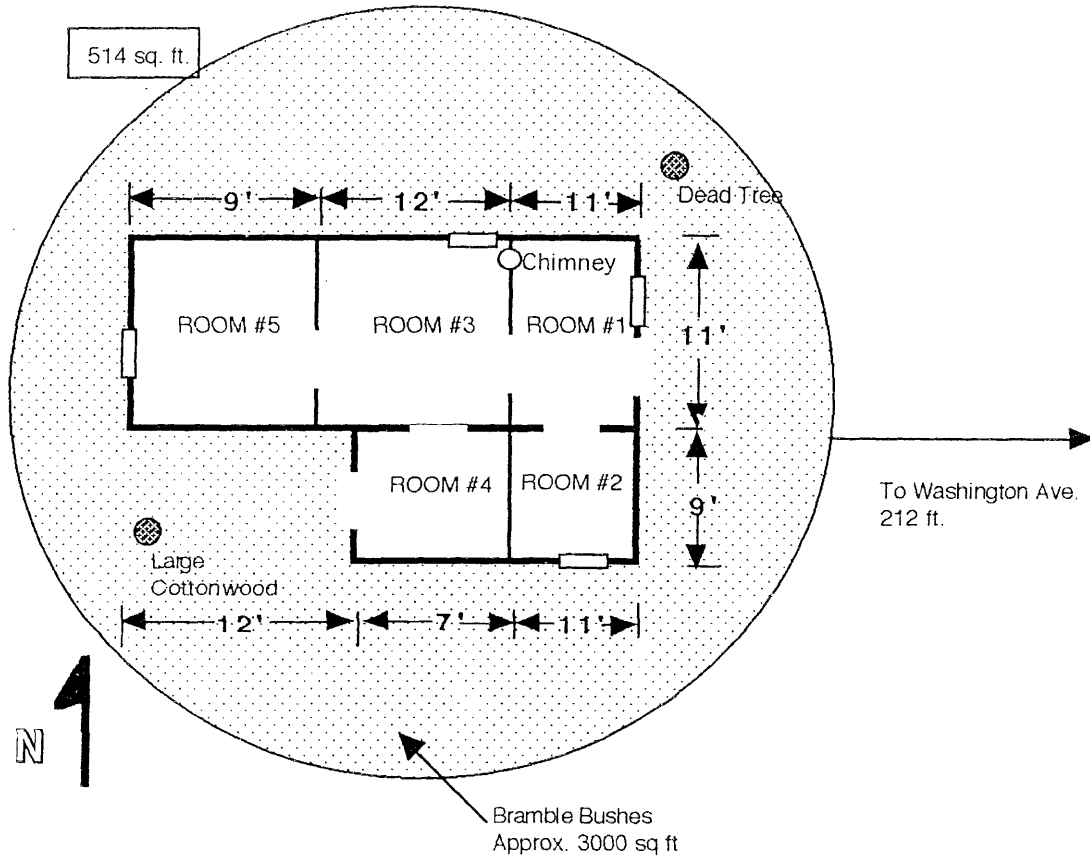
SKETCH MAP OF FEATURE 5WL 744.4
HUNTERS' CABIN

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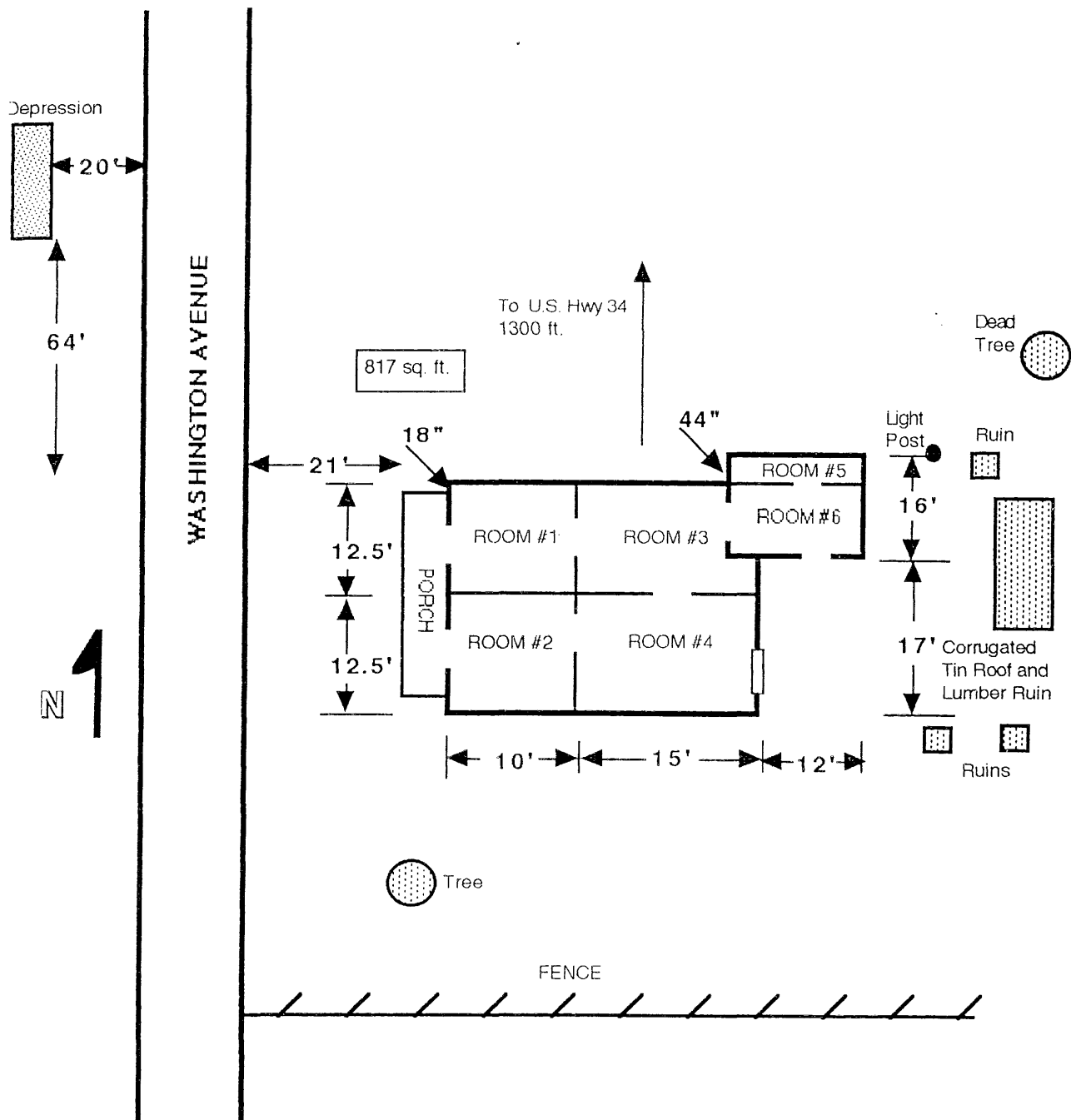
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SQUIRE BROCKMAN'S CABIN

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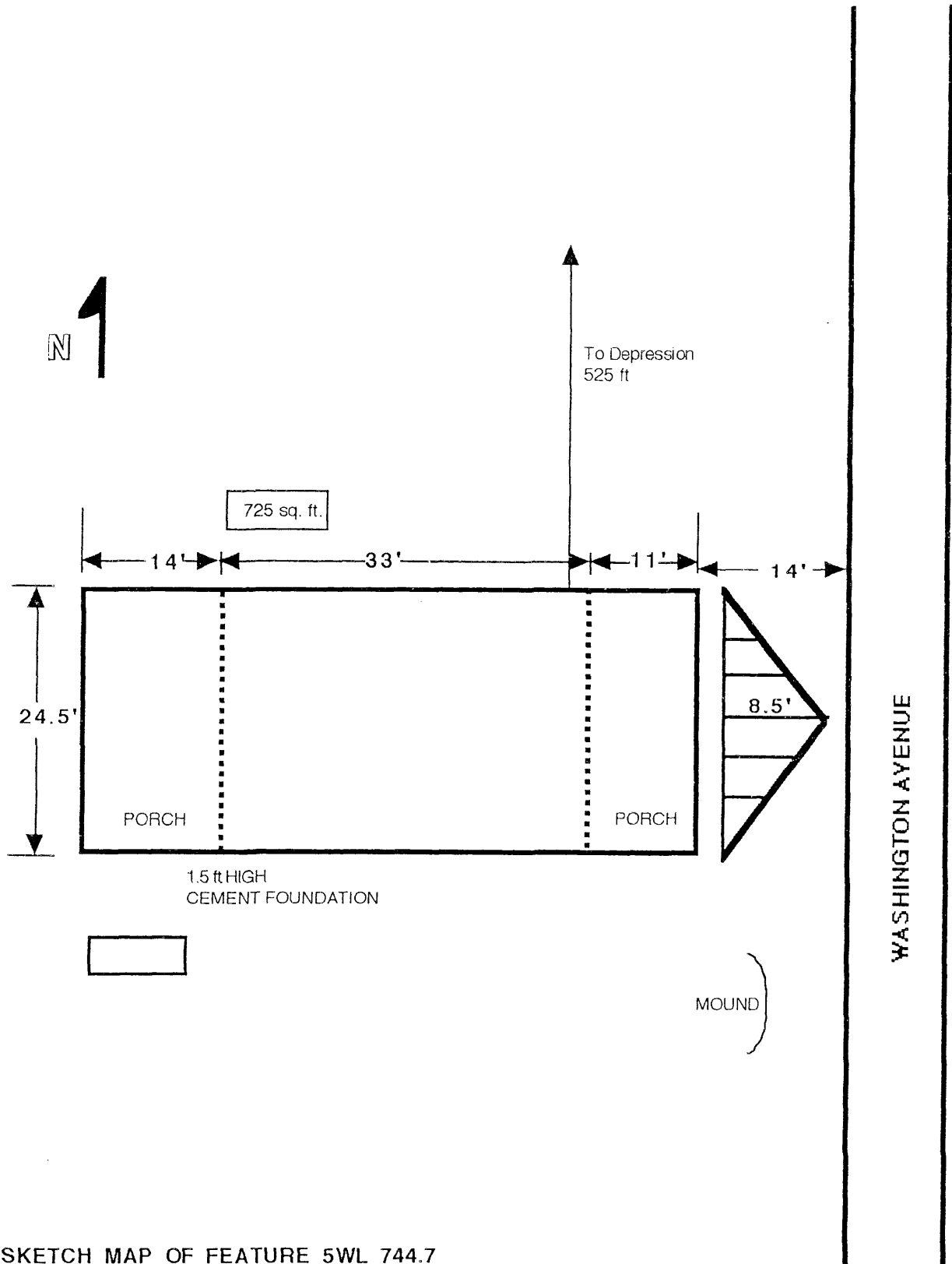
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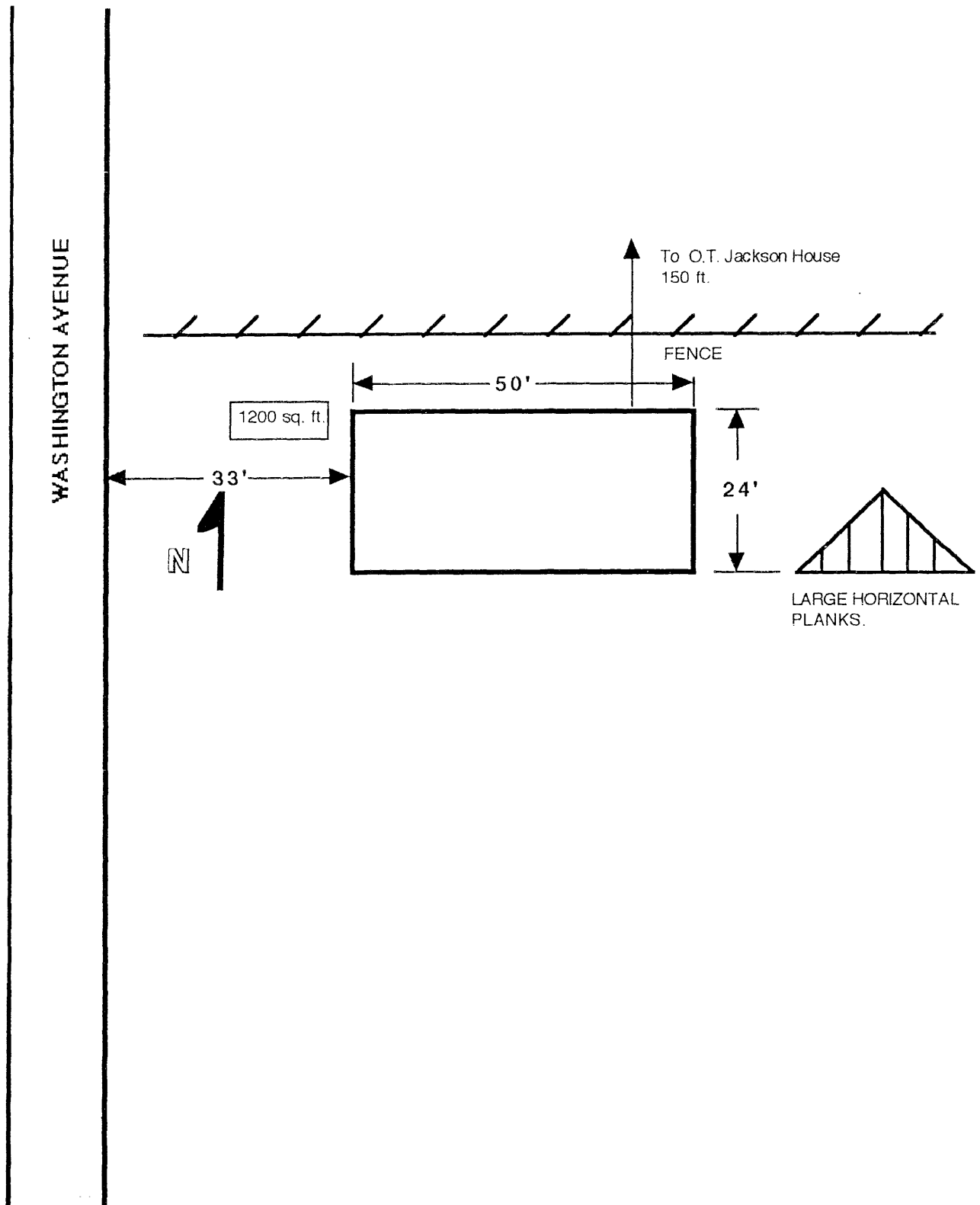
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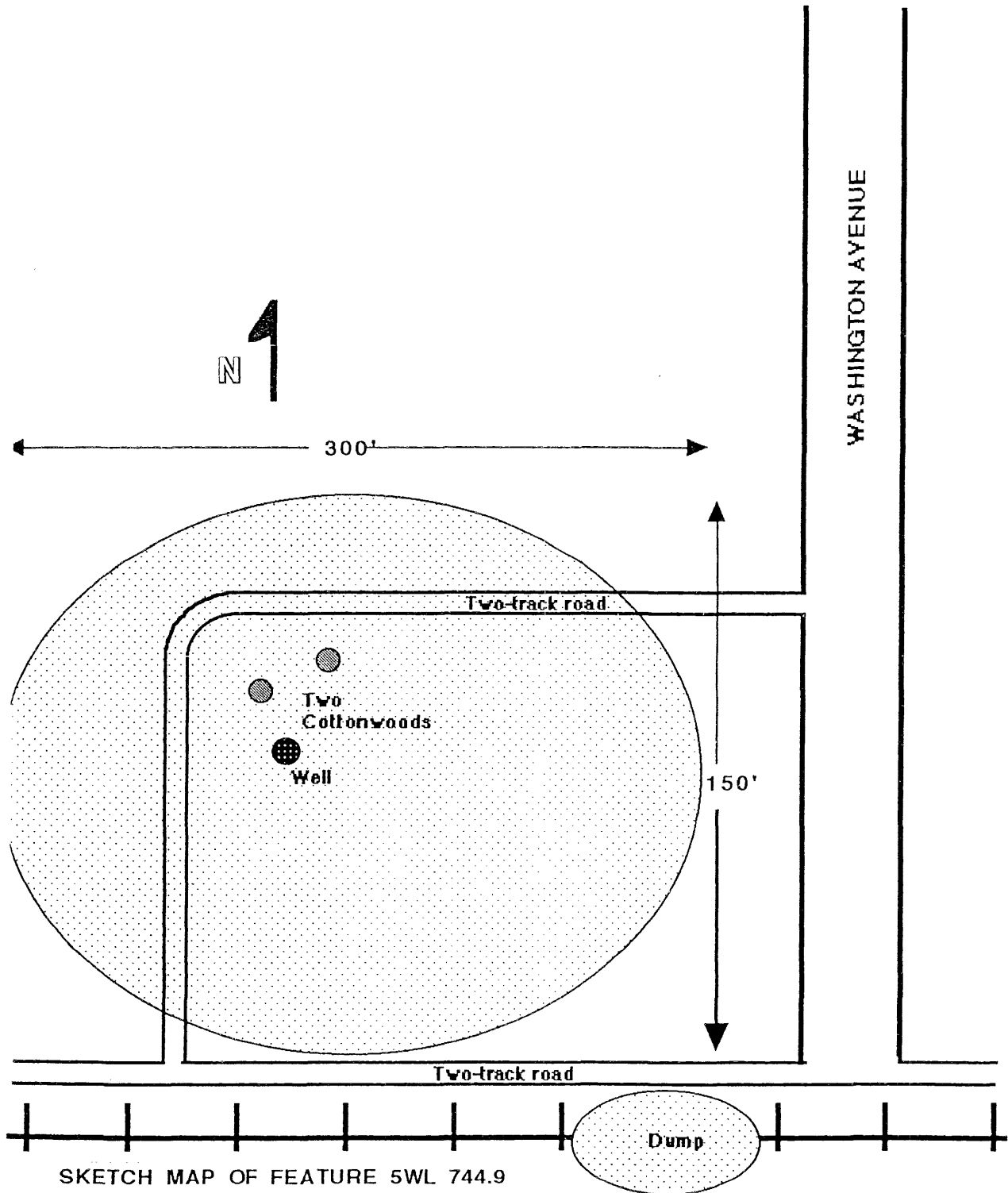
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GRANERY RUINS

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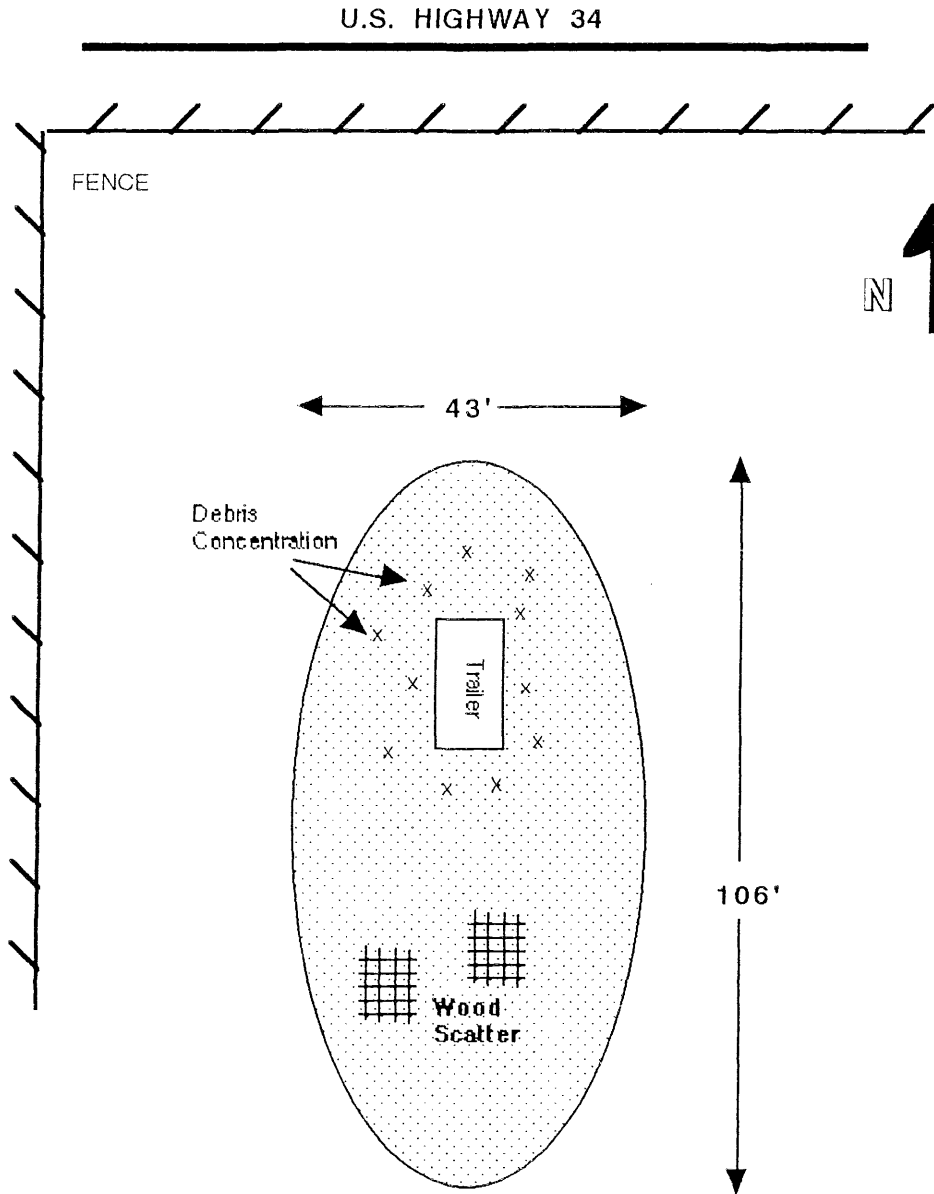
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RUSSELL WELL AND DEBRIS SCATTER

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BLOCK 8

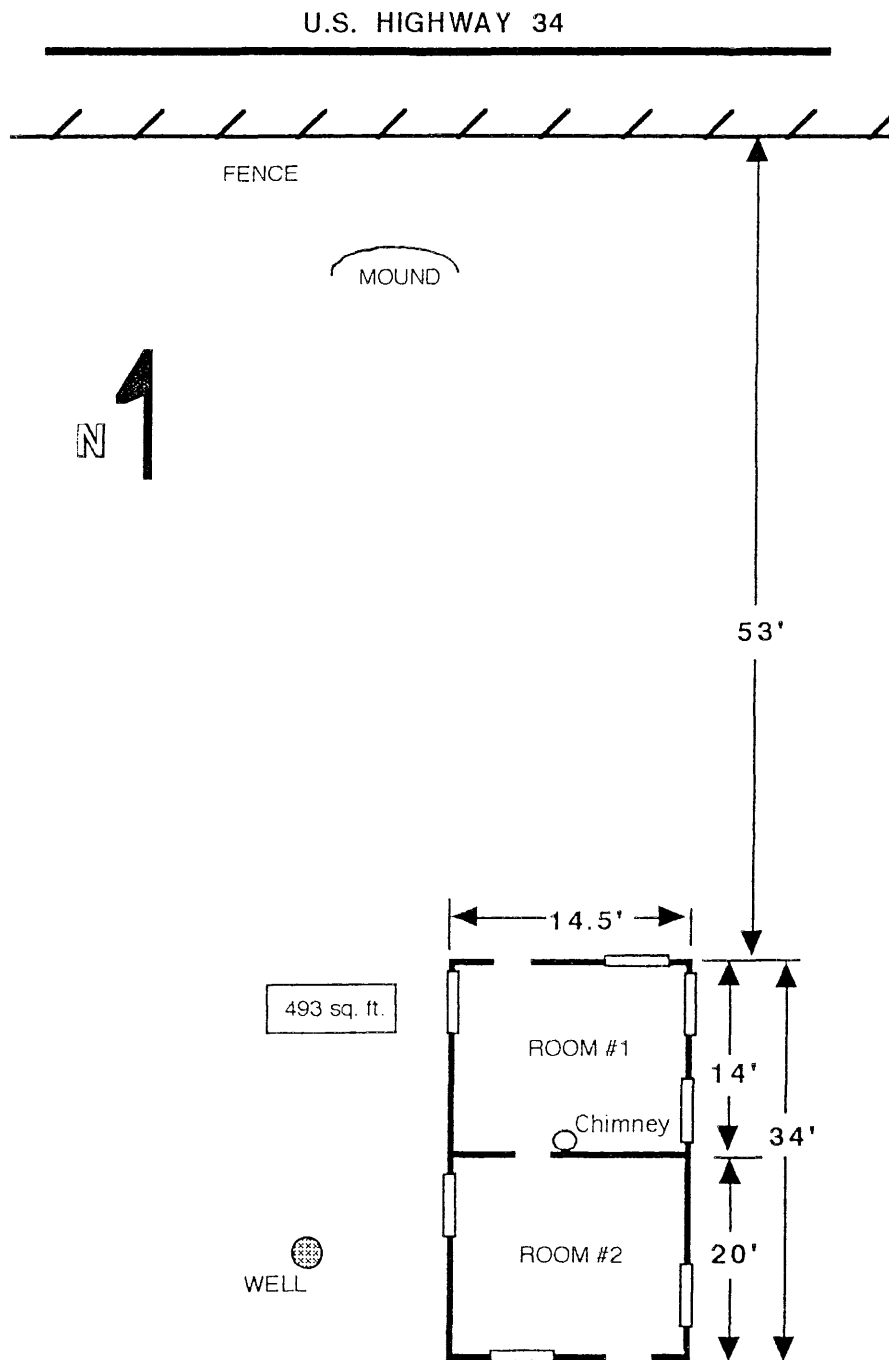
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TRAILER AND DEBRIS SCATTER

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SKETCH MAP OF FEATURE 5WL 744.11
HOUSE IN BLOCK 4

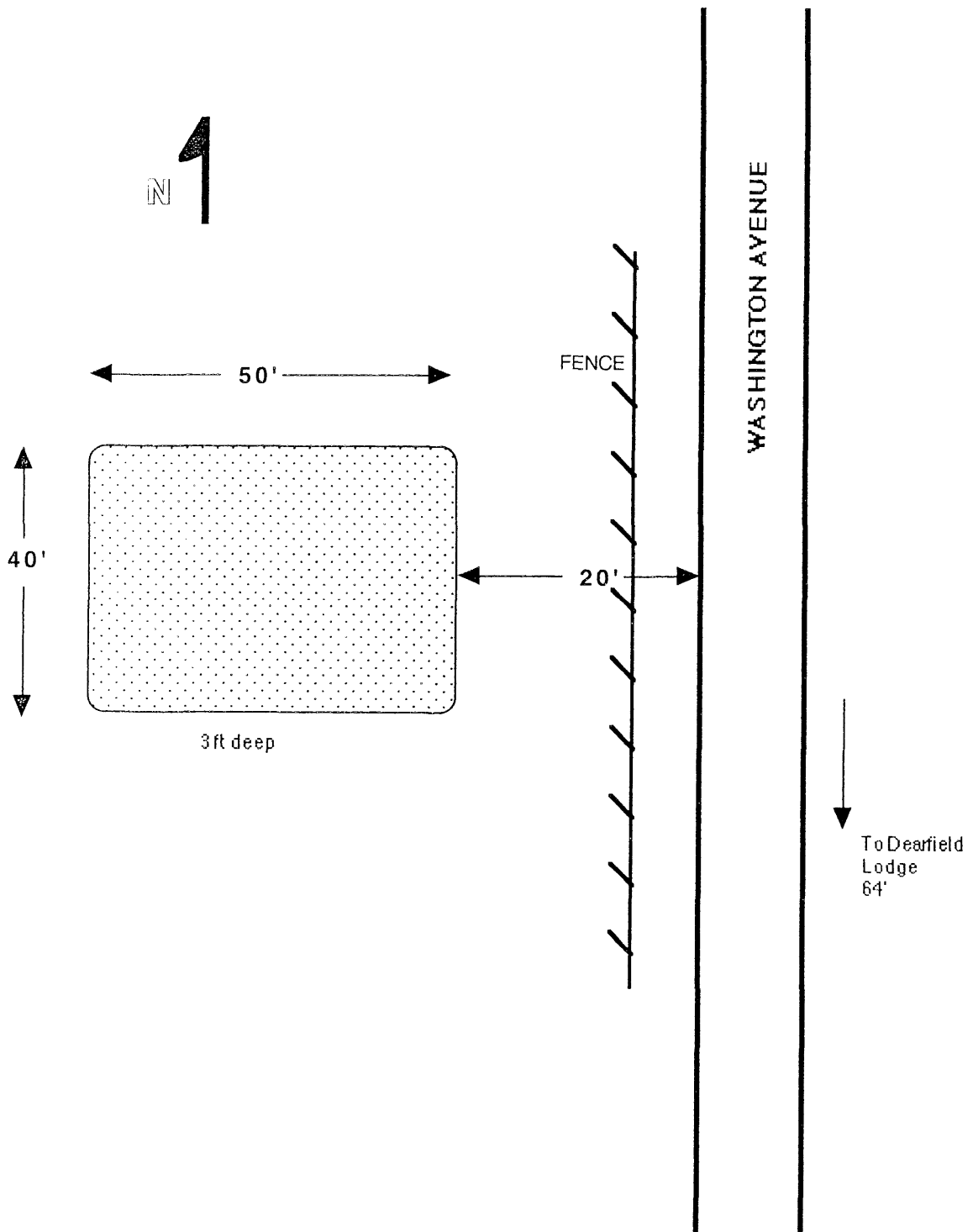


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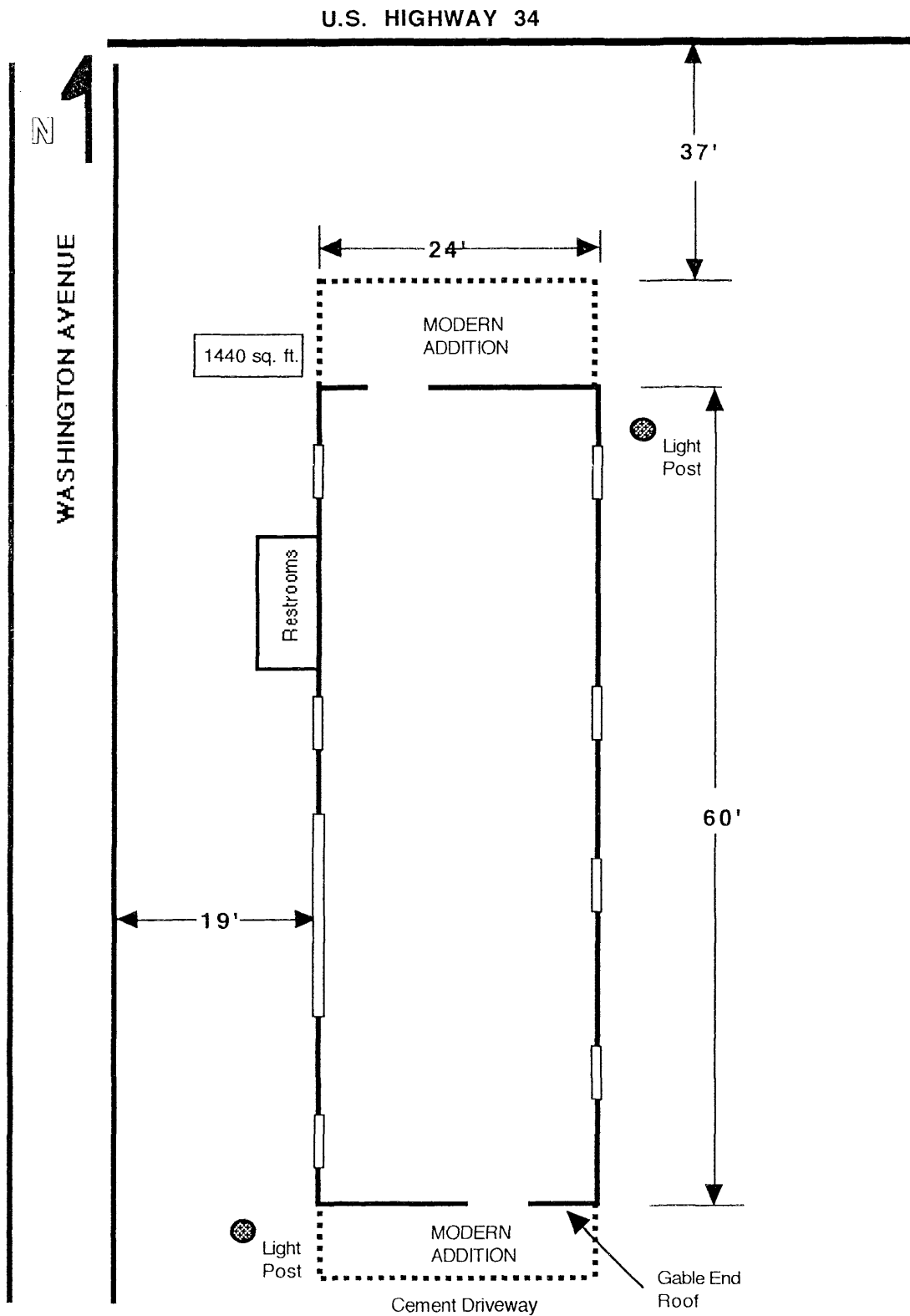
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DEPRESSION

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SKETCH MAP OF FEATURE 5WL 744.13
FILLING STATION

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Resource Count Summary

Contributing Buildings:

Lunch Room	1
Blacksmith Shop/ Garage	1
Hunters' Cabin	1
Squire Brockman Cabin	1
House in Block 4	<u>1</u>
Total	5

Noncontributing Buildings:

Filling Station	1
-----------------	---

Contributing Sites

Barn Pavilion foundation	1
Dearfield Lodge/ Jackson House	1
Grocery Store ruins	1
Granary ruins	1
Russell debris scatter and well	1
Trailer and historic debris scatter	1
Depression	1
Filling Station site	<u>1</u>
Total	8

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Statement of Significance

The Dearfield townsite is historically significant under Criterion A because it represents the national African American colonization movement which resulted in black contributions to the settlement of the West. The 1910 Dearfield settlement effort is of state significance because it is the only remaining African American colony in Colorado established for the purpose of promoting self-sufficiency and land ownership. It also exemplifies the impact of the Enlarged (also called Dry Farm) Homestead Act of 1909 in town development in Colorado. The townsite is highly representational of the dryland boom on the high plains between 1910 and 1920.

The Dearfield townsite is also significant under Criterion B for its association with Oliver Toussaint Jackson, an African American leader and entrepreneur in Colorado from the turn of the century until his death in 1948. He represents the influence of national leaders such as Booker T. Washington and W.E. DuBois on African American leadership in Colorado. His promotion of the Dearfield colony involved at least 153 known African American families between the years of 1910-1940. Significant parcels of the townsite are still owned by relatives of these settlers.

Because of the density of historic artifacts on the surface and evidence of buried features there is a high potential for discovering privies, cellars, and other buried features and artifacts through testing, metal detection, or remote sensing. The nature of the unstable sandy soil along with the dense historic activity in this area also indicates a high potential for buried features and artifacts. Therefore, the site is also eligible for the National Register under Criterion D, for its ability to yield research information pertinent to settlement and ethnicity.

Even though many of the buildings in the town of Dearfield have been removed, archaeological evidence of ethnicity, agricultural and domestic life can be utilized to answer research questions pertinent to African American lifeways on the plains from 1910 to the late 1930s. Problem domains pertinent to research in African

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American ethnicity include assimilation and socioeconomic integration, and cultural organization and social structure. Assimilation and socioeconomic integration may be assessed through maintenance of architectural styles, use of construction materials and farm layout; presence of ethnic artifacts; cemeteries, churches, religious artifacts; artifacts and faunal remains related to dietary habits; and artifacts related to dress and other customs. Cultural organization and social structure may be examined through adjacent land acquisition and inter-household organization, spatial organization of building types, and recycling, disposal and discard patterns. The Dearfield townsite has shown potential for buried deposits and is recommended for archaeological testing.

Colorado has few remaining townsites to tell the story of how the eastern plains were settled and how dryland farming was practiced. This town is particularly unique because it was a black endeavor attempted on marginal lands during a period of national economic and natural disasters. Dearfield is symbolic of the pioneer spirit of African Americans, many of whom left their jobs in the cities to experience the personal freedom of land ownership and self-determination which was a national movement of the time. The very name of the colony chosen in 1910, speaks of the fields that would be very "dear" to those who made Dearfield their home.

The persistent discrimination and prejudice against black people in the first decade of the 20th century meant that African Americans would have to found their own communities and establishments to insure that a living could be made without resorting to the tenant/servant status of the past. Comparable earlier efforts in the development of black colonies can be seen in Nicodemas, Kansas and Boley, Oklahoma. Similar projects were tried during the 1870s in southern Colorado, however they were short-lived. One group settled in Manzanola and another near Durango. No known physical or archival evidence of these colonies exists.

In 1905 the Colorado Negro Business League was founded in Denver as an offshoot of the national organization. In 1909 a Denver-based group incorporated as the Negro Townsite and Land Company. Oliver T. Jackson of Boulder, owner of the Jackson Resort and gentleman farmer, became its president. However, the plan was not

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publicly endorsed by Booker T. Washington and consequently no one bought the corporation's bonds. Owners of stock never numbered more than 60 people and in the spring of 1910 the corporation was dissolved.

Jackson continued to look for an agricultural location that would accommodate 200 black families. At this time there was high enthusiasm for dryland farming on the high plains. Jackson had become politically active and was a frequent contributor to the African American Denver newspaper, *The Statesman*. He had participated in the election of Governor Shafroth and was given the job of governor's messenger. Governor Shafroth helped him locate 25,000 acres of government land between Greeley and Fort Morgan which had recently been opened for homesteading. Jackson filed a desert claim of 320 acres in 1910 and seven others filed homestead claims in the area that year. This was strictly dryland farming because they had no claims to the water in the existing Bijou Canal or Empire Reservoir. Water had to be hauled by wagon in barrels from the South Platte River, several miles away. Only those with cash or jobs in the city could afford to eventually dig wells.

By the time Oliver Jackson filed the original plat of the townsite in February 1914, 44 wooden cabins housed 27 families. Many families lived within the townsite and others on the surrounding 20,000 acres. Not all people in Dearfield bought lots or homesteaded. As early as 1914, *The Statesman* advertised two ranches for rent "cheap" at Dearfield. People were often moving in and out of the colony. Homestead records also document that many settlers spent winters in Denver. The inhabitants of the townsite received their mail from the Masters post office and other black settlers who lived on sections further south had a post office called Chapelton in the NW1/4 of Section 10 T3N R61W.

Reaching its economic peak in 1917, the Dearfield settlement had a population of 60 black families and an estimated worth of a half million dollars. They had all the attributes of a growing town. The women of the settlement formed a missionary society to assist homesteaders. The Dearfield Farmers Association met every month. Farmers grew corn, oats, barley, alfalfa, hay potatoes, Mexican beans, sugar beets, cantaloupes, strawberries and all kinds of garden truck. They also raised cattle, horses, hogs, turkeys,

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geese, ducks, and chickens and some were involved in dairy farming. They went beyond subsistence farming and grew crops for the Kuner's factory, the Beatrice Creamery, and Green Brothers in Denver.

Dearfield had a school called Weld County School District #42 from 1910 to 1919. In 1920 the school district was changed to Chapelton School District #124. School census records show that 19 black children representing 9 families attended school in 1920. At least 58 black children representing 26 families are documented in the District #124 records between 1920 to 1937. Although 32 of these students were born in Colorado, Kansas and Missouri also ranked high with other students coming from Nebraska, Oklahoma, Kentucky, Arkansas, and Tennessee. Several white children were always in attendance, although their numbers were never significant until the later 1930s when the districts merged and school was held in Wiggins. Race was denoted on the census records as either Negro or American. In the 1940s when migrant workers from Mexico came into the area to work the beet fields, those children were denoted as Spanish.

Besides the school, Dearfield had all the physical elements of a town: two churches, a filling station, garage, grocery store, boarding house, restaurant and dance pavilion. There was a water pump in the middle of the townsite. Surface investigation revealed no physical evidence of the pump. However, local informants identified the filling station, garage, grocery store/boarding house, lunchroom and dance pavilion, as noted in the description. Many people built their houses nearby for convenience and put their fields and gardens farther out. The town was platted into blocks and lots in the NW quarter of the section which was closest to the highway and larger tracts in the southern half of the section. Field investigation revealed physical evidence of habitations through architectural, household and agricultural artifacts.

The settlement thrived through the years of World War I but as the inflated market fell, farmers all over the country as well as in Dearfield began to suffer. Many Dearfield farmers, like others of the time, had been swept up by the false prosperity and had acquired mortgages, new machinery and in general had become debtors. As farmers left Dearfield, Oliver Jackson changed his

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focus from selling farm land to selling lots for houses in the townsite and promoting commercial developments. In 1917, the Colored American Loan and Realty Company of Denver published a pamphlet that stated: "We are selling lots and tracts of land in the town of Dearfield on easy payments. Lots \$25.00 and up. Tracts \$250.00 and up." The townsite at this time was 480 acres.

The building of Highway 34 in 1914 had given Jackson hope that good roads would boost tourism as well as encourage investments in industry. People from Denver would come up on weekends to visit and join friends at church. In about 1915 the settlers began holding a celebration on Labor Day each year which included a barbecue and a rodeo.

Jackson saw the need to bring industry to Dearfield. He promoted the development of a canning factory, a soap factory, a creamery, a cement plant, a fifty room hotel, a grain elevator, a bank, a packing and provision company, an industrial and agricultural college, and a sanatorium. Land was actually purchased for the sanatorium and the Dearfield Packing and Provision Company, however evidence to prove that they were ever built has not been discovered.

It was during this time that heavy lot sales in the NW1/4 of the townsite nearest the highway occurred. Of the 48 first time lot sales, 33 took place between 1917 and 1922. Jackson advertised the town as a valley resort, touting the fishing, hunting, dance pavilion, restaurant, lodge, and camp cottages as an excellent recreational opportunity for African Americans. Extant resources which represent this area of significance are the lunch room, hunter's cabin, filling station, blacksmith shop/garage, lodge, and the foundation of the dance pavilion.

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In 1921 the settlement was cited as "successful" by the *Weld County News*. In 1926 Alvin T. Steinel, who wrote the *History of Agriculture in Colorado* proclaimed that the settlers of Dearfield "have done as well on it as any other community similarly situated. The colony has proved successful and permanent."

However, only the most tenacious farmers survived the post-war Harding Depression of 1920-1922. The boom in dryland farming was over. The sandy soil of Dearfield was worn out and much of it blew away in later dust storms. Nineteen landowners within the townsite lost their property to tax sales during the 1920s. Those who managed to stay were plagued by a drought that lasted from 1931 to 1939. Eleven tax sales within the townsite occurred during this time. By the late 1930s, the land was mainly being used for grazing and recreational pursuits.

Many sold out to the Painter Ranch, the largest in the county. Some moved to California, a few to Wiggins and Greeley. However, most went back to Denver where the ideal of a self-sufficient black community that originally found expression in Dearfield was reflected in the community of Five Points. The ambitions that the colonists had brought to their venture in homesteading was transferred to work on the railroads, as businessmen, teachers, social workers and other respected occupations. The 1940 census lists the population of Dearfield as twelve.

A 1938 article in *The Statesman* recognized Jackson's retirement for serving as messenger to all of Colorado's democratic governors from 1908 to 1933 and for being the founder of the Dearfield settlement. The article reported that the 76-year-old had retired to a quiet life operating his own filling station, lunch room, and hotel on the Lincoln Highway. The prospect of Dearfield being one of the greatest oil fields in eastern Colorado was also mentioned. As people left Dearfield during the depressed 1930s, Jackson sold the buildings for lumber because it was so scarce. Some residents sold out for \$5 a house. Jackson kept the filling station and the lunch counter open until his illness in 1946. He searched unsuccessfully for a young black man who would stay on the land and carry out his dream. Most of the returning World War II veterans were not interested in struggling on the plains after they had seen the "bright lights of the city."

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In 1943, when Jackson could not find anyone to take over for him and no willing buyers for the property he owned, he asked his nieces to come to Dearfield. In 1946 he drafted an ad for the *Greeley Tribune* that read: "On account of poor health, and it not being possible to get competent help, the townsite of Dearfield, 30 miles east of Greeley on Highway 34 for sale, 300 lots platted, 10-acre tracts platted, 15 unplatted blocks, 4 buildings and block 5 of 42 lots for lunch room and garage, one two room cabin and other buildings in the townsite. It is a good location for man and family. About 100 acres can be farmed subject to sale." The land remained in Jackson's possession until his death in a Greeley hospital on February 8, 1948. Jackson had lived in Dearfield for 38 years.

His niece Jennie Jackson, who had cared for him the last five years of his life, remained alone in Dearfield for over 20 years until her death in 1973. Since that time various individuals kept the filling station open, but none had ties to the townsite. The existing structures deteriorated as livestock grazed in the area and vandals took historic artifacts and damaged buildings. The townsite is owned by about 16 different land owners and has had many gas and oil leases taken out, although there is no evidence of exploration. Because the townsite has not been inhabited for several decades, the historic site has not changed over time except for deterioration. No modern intrusions impinge upon the historic feeling of the plains ghost town of the early 20th century.

The Dearfield settlement failed to sustain itself because intensive agriculture on small acreages on the high plains generally proved to be a failure. The colony was not able to survive to the 1940s because they did not have the capital to see them through the hard times or redirect their activity to other land uses. Archival records and field investigations have proven that Dearfield was made up of more than just hopes and dreams. The experience of its settlers from 1910 to the late 1930s parallel the hardships of the second homestead boom endured in communities throughout the plains.

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Verbal Boundary Description

The NW1/4 of Section 30, Township 4 North, Range 61 West in Weld County. Boundaries of the district are Highway 34 to the north; the fence to the east; the fence to the west, and the power transmission line to the south.

Boundary Justification

A title search and archival land use history of the townsite and surrounding sections was conducted. An intensive pedestrian cultural resource survey covering the entire 480 acres of the platted Dearfield townsite occurred in 1993 and 1994. A high concentration of land ownership as well as a high concentration of cultural materials and features were found in the NW1/4 of Section 30. All of the buildings and ruins were located in this quarter section nearest Highway 34. This area maintains the most integrity and has the most research potential because of the density of land ownership.

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PROPERTY OWNERS

Property Owners:

Lot and Block:

Berry J. Slater and Beryl Roberta Yarber
1912 N. Wilmington Ave.
Compton, CA 90222

All unplatted Block 8
Lots 43 & 44 Block 20

Berry J. Slater and Beryl Roberta Yarber
and Beatrice Rainey
1912 N. Wilmington Ave.
Compton, CA 90222

Lot 47, 48 Block 22

Harris Singleton and Samuel Godfrey and
John Arberia
C/O John A. Harris
2350 S. Holly Place
Denver, CO 80222

All Block 6

Donald W. Fuchs and Ronald D. Oakley
444 S. Williams
Denver, CO 80209

All unplatted Block 5

Carl W. Maag and Gloria E. Maag
5611 Morgan County Rd W
Weldona, CO 80653

All unplatted Block 4

Boon and Boon, Inc.
4501 96th Street
Franksville, WI 53126

Unplatted 2, 3, 7, 9, 16, 17
18, 23, 24, 26, 29 to 32; Lots 1 to
5, 10 to 20, 29 to 32, 39 Block 11; Lots 1
to 15, Lots 17, 18, 21 to 26, 30 to 40, 42 to
48 Block 12; Lots 1, 2, 7 to 11, 16, 17, 20
to 48 Block 14; Lots 1, 2, 5 to 32 Block 22;
Lots 1 to 10, 12 to 48 Block 21; Lots 1-41,
47, 48 Block 20; Lots 8 to 21, 25 to 48
Block 19

Heirs of John A. Kingsbury
19704 Rd 87
Orchard, CO 80649-9733

Lots 25-26 Block 11; Lots 19-20 Block
12; Lot 12 to 15 Block 14; Lots 3 & 4 Block
22; Lot 42 Block 20

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Lance J. Anderson and Clayton Calhoun
8306 Wilshire Blvd. #496
Beverly Hills, CA 90211

Unplatted Block 1; all of Block 15
all of unplatted Block 10; all of
unplatted Block 25; Lots 23-24 Block 11;
Lots 6-9 Block 11; Lot 41 Block 12; Lots 27-
29 Block 12; Lot 16 Block 12; Lots 1 to 4,
6 to 28, 30 to 48 Block 13; Lot 29 Block 13;
Lot 5 Block 13; Lot 18, 19 Block 14; Lot
3,4,5,6 Block 14; Lot 35, 36 and 1/2 interest
in Lot 47 & 48 Block 22; Lot 11 Block 21;
Lots 45 & 46 Block 20; Lots 22 to 24 Block
19, Lots 5, 6, 7 Block 19.

Wendy H. Snow
21004 Sky Meadow Lane
Golden, CO 80401

Unplatted Blocks 27 and 28

Heirs of Alfred E. Flint
C/O Mrs Geraldine A. Flint
4962 Scranton Street
Denver, CO 80239

Lots 33 to 36 Block 11

Raymond L. and Rena Sue Cross
5451 Sutherland Ave.
St. Louis, MO 63109

Lots 21-22 and Lots 27-28 Block 11

Benjamin C. Curtis
C/O Alice Edna Baskett
2640 Mongall Avenue
Kansas City, MO 64127

Lot 45, 46 Block 22

Paul G. Allen
705 14th Street
Greeley, CO 80631

Lot 43, 44 Block 22

Marie Bastoin and James P. Cooper
Gary Patrick and Bonnie Gene Johnson
1075 Trinity Street # 106
Redding, CA 96001

Lots 37 to 42 Block 22

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Dave Baloun
PO Box 29202
Thornton, CO 80229-0202

Lots 1 to 4, Block 19

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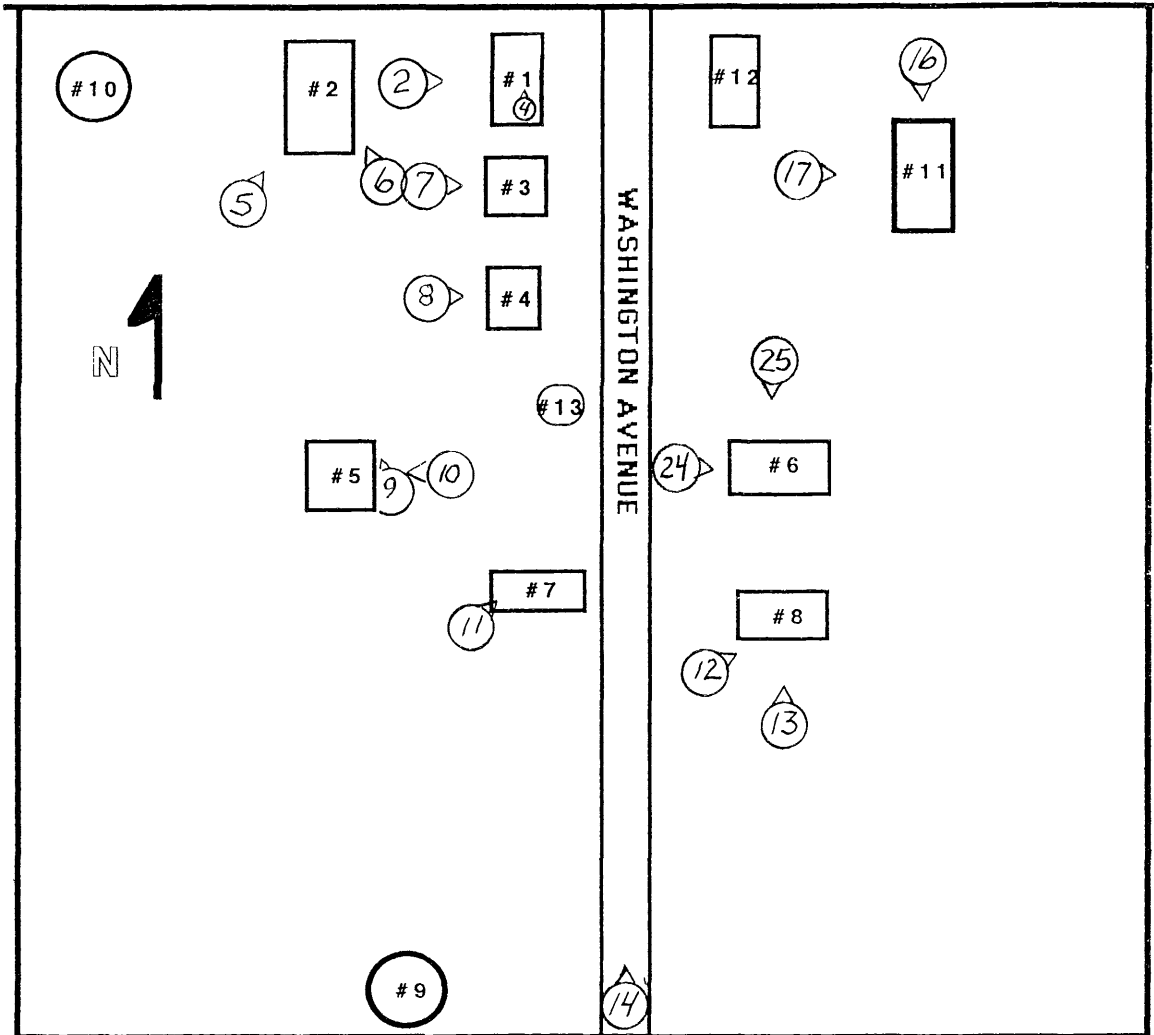
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PHOTOGRAPH MAP

U.S. HIGHWAY 34



DENOTES
DISTRICT
BOUNDRY

1
Photograph number,
location and view.

LEGEND

SCALE : NOT TO SCALE

- #1 LUNCH ROOM
- #2 BARN / PAVILION FOUNDATION
- #3 BLACKSMITH SHOP / GARAGE
- #4 HUNTERS' CABIN
- #5 SQUIRE BROCKMAN CABIN
- #6 DEARFIELD LODGE / JACKSON RESIDENCE
- #7 GROCERY STORE RUINS
- #8 GRANERY RUINS
- #9 RUSSELL WELL AND DEBRIS SCATTER
- #10 TRAILER AND DEBRIS SCATTER
- #11 HOUSE IN BLOCK 4
- #12 DEPRESSION
- #13 FILLING STATION AND MODERN STRUCTURES