



# Farmstead Survey

## ADAMS COUNTY

# What Is A Survey?

“Understanding what we have is the basis of all preservation planning.”  
-OAHF

The purpose of a survey is to document the evolution of a building, its' location, description, the historic context, and the assessment of the significance and overall heritage.

*The results of a survey helps to determine the status of a building or landscape.*

There are two types of surveys:



Intensive



Reconnaissance

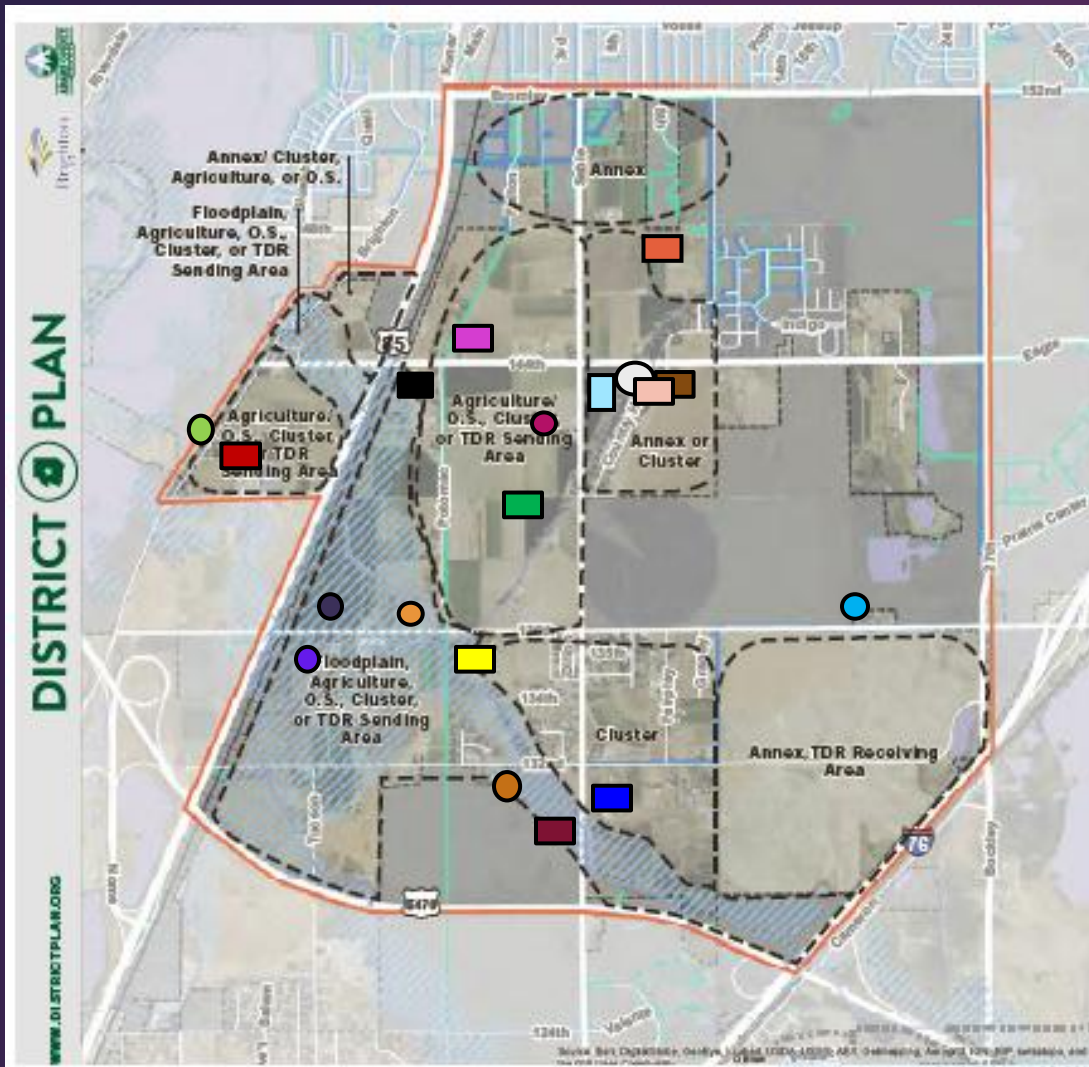
In this study there are **19 properties** located within the District Plan.

8 intensive

11 Reconnaissance

# 64 Farmstead Survey 2015-2016

- ▶ The City of Brighton contracted with Terracon Consultants to survey 64 farmsteads located in both Adams and Weld Counties.
- ▶ The following report will address the 19 properties located within the District Plan.



- Indicates Intensive Survey
- Indicates Reconnaissance Survey

## Agricultural Properties within the District Plan

- Ehlán/Fike Farmstead - 13022 E. 136<sup>th</sup> Ave
- Talbot/Morimitsu Farmstead - 14201 Sable Blvd
- Rutherford/McGuire Farmstead - 14010 E. 132<sup>nd</sup> Ave
- Pearce Farmstead - 13697 E. 136<sup>th</sup> Ave
- Schaefer Farmstead - 13295 E. 136<sup>th</sup> Ave
- Fahrenbrink/St. Clair Farmstead - 15650 E/ 144<sup>th</sup> Ave
- Briggs/Gonzales Farmstead - 16291 E. 136<sup>th</sup> Ave
- Carlson Farmstead - 14095 Brighton Road
- Kelley Farmstead - 13990 E. 136<sup>th</sup> Ave
- McDonald Farmstead - 14030 Brighton Road
- Johnson Farmstead - 13821 E. 144<sup>th</sup> Ave
- Two Bar Dairy Farmstead - 15300 E. 144<sup>th</sup> Ave
- Gail L. Smith Farmstead - 13690 E. 144<sup>th</sup> Ave
- Starbuck Farmstead - 15550 E. 144<sup>th</sup> Ave
- Ritchey Farmstead - 13821 Sable Blvd
- Bunker Farmstead - 13198 Sable Blvd
- Adams Crossing Farmstead - 12911 Sable Blvd
- Wagner-Mayhew Farmstead - 14801 E. 144<sup>th</sup> Ave
- City of Brighton Farmstead - 14771 Chambers Road





# INTENSIVE SURVEY

An intensive survey indicates a thorough research of the property.

- Architectural Description of each building on the parcel
- Research of chain of title
- Research of each property owner:
  - ❑ Heritage
  - ❑ How they used the land
  - ❑ What buildings they constructed
  - ❑ How they changed it over time
- Photo Documentation:
  - ❑ Front façade
  - ❑ Foundation
  - ❑ Windows & Doors
  - ❑ Additions

Determines eligibility for National, State, and Local designation



# 13022 E. 136<sup>th</sup> Ave

*Historic Name: Ehlen Farmstead*  
*Historic Use: Sugar Beet Farm*



President Eisenhower and Louie Ehlen September, 1954  
Image courtesy of Colorado State University

*Current Name: Fike Farmstead*  
*Current Use: Plant Nursery*



- **Research of the property reveals the original owners, Claus and Sophia Ehlen, who were German immigrants.**

- **Louie (Ludwig) Ehlen acquired the property from his parents in 1919 and built the one-story home the same year.**
- **Ehlen was recognized for his sugar beets with an award from the head of agriculture in the State.**

The property is unique and recognizable to Brighton and Adams County residents, but it is not eligible for the National or State register.

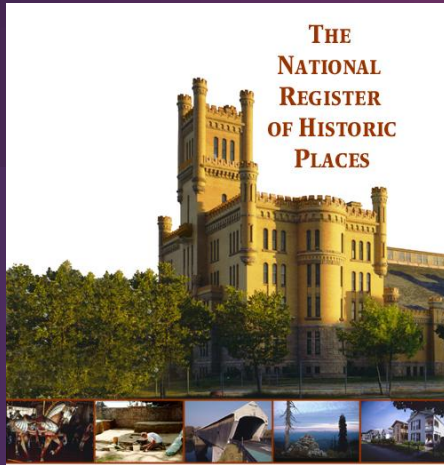


# 14201 Sable Blvd

*Historic Name: Talbot Ranch*

*Historic Use: Cattle Ranch*

The Talbot Ranch is eligible for a National Register Nomination



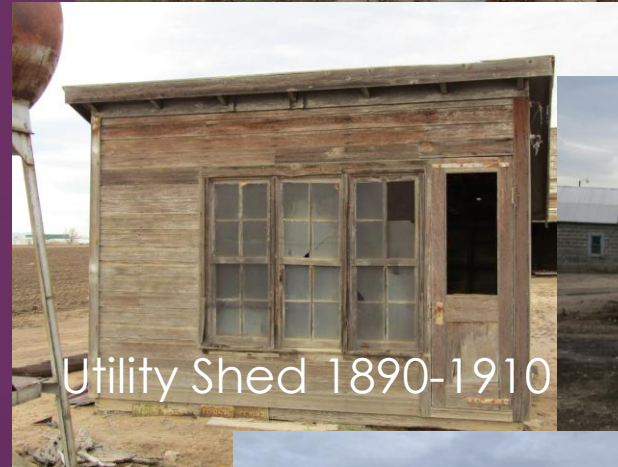
CURRENT NAME : *Morimitsu Farmstead*

CURRENT USE: *Vegetable Farm*

Original Homestead 1909



There are 15 buildings on this property. The majority were constructed by the Talbot Family between 1890-1910.



Utility Shed 1890-1910



Barn 1940s

Suekichi and Toi Morimitsu, purchased the property in 1939 and it is still owned by the Family Trust.



Bunk House 1909

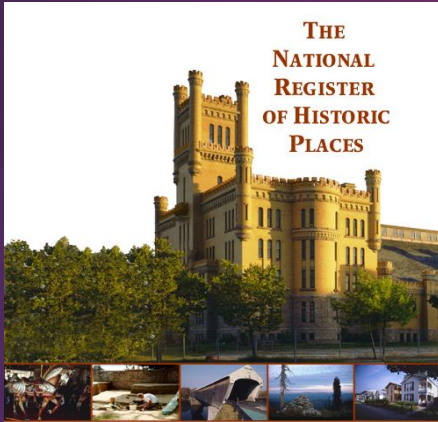
The types of buildings on the property indicate many people lived and worked on the farm to deliver vegetables to market.

# 14010 E. 132nd Ave

*Historic Name: Rutherford/Letterly Farmstead*

*Historic Use: Ranching and Farming*

**The Rutherford Ranch is eligible for a National Register Nomination**



*Current Name: McGuire Farmstead*

*Current Use: Flower Farm*



- The Rutherfords purchased the 160 acres in 1898.
  - Constructed the house in 1901, the Barn in 1907
  - Grew alfalfa, corn, wheat, and cattle
- 
- The Letterlys purchased from the Rutherfords in 1943
  - They added more utility farm buildings to the property
  - Grew corn and sold to Bob Sakata



# 13697 E. 136<sup>th</sup> Ave

*Historic Name: Pearce Farmstead*

*Historic Use: Farming*

The property is unique and recognizable to Brighton and Adams County residents.

*Current Name: HF Investment CO*

*Current Use: Plant Nursery*



**Period Of Significance  
1900-1901**

**Two houses and the barn  
were constructed during  
this time.**

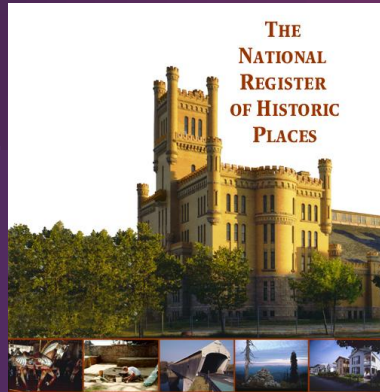


# 13295 E. 136<sup>th</sup> Ave

*Historic Name: Schaefer Farmstead*

*Historic Use: Ranching and Farming*

The Schaefer Farm is eligible for a National Register Nomination.



*Current Name: Schaefer Farmstead*

*Current Use: Hobby Farming*

- Century Farm Potential
- Owned by Four Generations of Schaefers since 1908
- Same acreage for 119 years
- Still farming 25-35 acres
- Raised Cattle

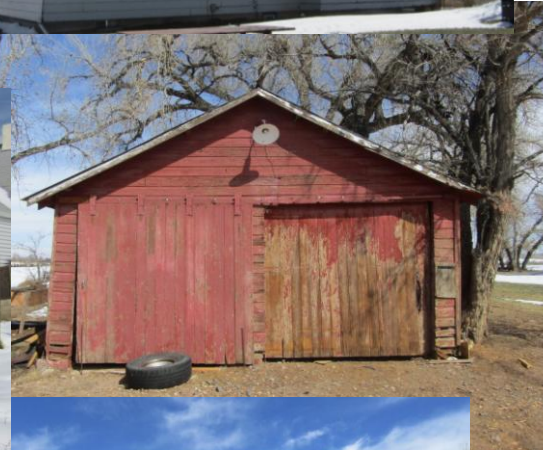


# 15650 E. 144<sup>th</sup> Ave

*Historic Name: Layton/St. Clair Farmstead*  
*Historic Use: Flower Farm*

**The Layton  
Farm is not  
eligible for a  
National  
Register  
Nomination.**

*Current Name: Forterra Investments*  
*Current Use: Hobby Farming*



- The Laytons purchased the property in 1943 from the St. Clairs.
- Alvin and Kathryn Layton operated a flower farm growing gladiolas and carnations.
- Associated with Bob Sakata, who cut flowers for the Laytons.



# 16291 E. 136<sup>th</sup> Ave

*Historic Name: Briggs Farmstead*

*Historic Use: Dairy and Truck Farming*

**The Briggs Farmstead is not eligible for a National Register Nomination.**

*Current Name: Gonzales Farmstead*

*Current Use: Hobby Farming*



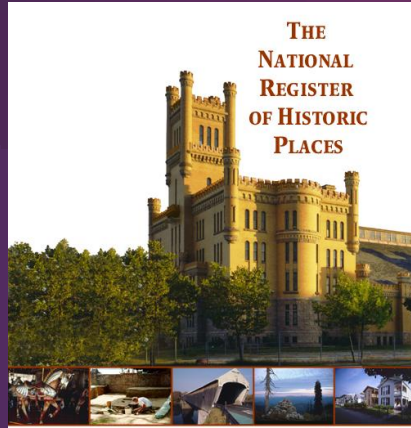
**The Briggs Family purchased the land prior to 1899. The house, barn, and outbuildings were constructed in the early 20<sup>th</sup> century.**

# 14095 Brighton Road

Historic Name: Carlson Farmstead

Historic Use: Dairy and Truck Farming

The Carlson Farmstead has potential for a National Register Nomination.



Current Name: Boen Farmstead

Current Use: Hobby Farming



Original Barn - 1910



Office - 1910



Caretakers House - 1942

Treed Lane to the Complex



Original Farmstead House - 1901

- The Carlson Family owned the farmstead when all of the buildings were constructed from 1901- 1942.
- Brighton was once the center of the dairy industry in the state. The Carlson Family contributed to the growth of Brighton.
- The Carlson Dairy contributed to the Brighton Creamery, the Sinton Dairy Factory and later the Northern Dairy Factory.

# RECONNAISSANCE SURVEY

A reconnaissance survey indicates a “windshield” field review.

The survey forms includes a chain of title of property owners and a brief architectural description.





# 14030 Brighton Road

Property Name: McDonald Farmstead



Construction Date: 1910-1920  
Building Type: Late Victorian  
Footprint: Rectangular Plan

## *Concluding Information*

- Additions
- Multiple Buildings
- **Needs more data to determine status for eligibility**

# 13990 E. 136<sup>th</sup> Ave

Property Name: Kelley Farmstead



Construction Date: 1905  
Building Type: Minimal Traditional  
Footprint: T-Shape Plan

## ***Concluding Information***

- Windows replaced
- Additions
- No significance
- Not eligible for National/State Register

# 13821 E. 144<sup>th</sup> Ave

Property Name: Johnson Farmstead



Construction Date: 1909  
Building Type: Gabled E1  
Footprint: L-Shaped Plan

## ***Concluding Information***

- Windows replaced
- Additions
- No significance
- Not eligible for National/State Register



# 15300 E. 144<sup>th</sup> Ave

Property Name: Two Bar Dairy



Construction Date: 1933  
Building Type: No Style  
Footprint: Irregular Plan

## ***Concluding Information***

- Windows replaced
- Additions
- No significance
- Not eligible for National/State Register

# 15550 E. 144<sup>th</sup> Ave

Property Name: Starbuck Farmstead



Construction Date: 1920  
Building Type: No Style  
Footprint: T-Shaped Plan

## ***Concluding Information***

- Windows replaced
- Additions
- No significance
- Not eligible for National/State Register

# 13821 Sable Blvd

Property Name: Ritchey Farmstead



Construction Date: 1901

Building Type: No Style

Footprint: Rectangular Plan

## *Concluding Information*

- Windows replaced
- Additions
- **Needs more data to determine status for eligibility**



# 13198 Sable Blvd

Property Name: Bunker Farmstead



Construction Date: 1933

Building Type: No Style

Footprint: Rectangular Shaped Plan

## ***Concluding Information***

- Windows replaced
- Additions
- No significance
- Not eligible for National/State Register

# 12911 Sable Blvd

Property Name: Adams Crossing Farmstead



Construction Date: circa 1904  
Building Type: Hipped Roof Box  
Footprint: Irregular Shaped Plan

## ***Concluding Information***

- The entire complex was dilapidated during survey.
- All buildings were demolished after survey.
- Documentation was important.

# 13690 E. 144<sup>th</sup> Ave

Property Name: Gail L. Smith Farmstead



Construction Date: 1911  
Building Type: Late Victorian  
Footprint: Rectangular Plan

## *Concluding Information*

- Windows replaced
- Additions
- **Needs More Data for Eligibility for National/State Register**



# 14801 144<sup>th</sup> Ave

Property Name: Wagner-Mayhew Farmstead



Construction Date: 1909  
Type: Gambrel Roof Barn  
Footprint: Rectangular Shaped Plan

## ***Concluding Information***

- The only significant element of the property is the barn
- Associated with the Schloo Family
- **Needs more data for eligibility for National or State Register**

# 14771 Chambers Road

Property Name: City of Brighton Farmstead



Construction Date: 1914

Building Type: Hipped Roof Box

Footprint: Rectangular Shaped Plan

## *Concluding Information*

- Original Farmstead
- Additions
- **Needs more data for eligibility for National or State Register**