

# HISTORY COLORADO

## COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

### SECTION I

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#### Name of Property

Historic Name Jackson Barn

Other Names N/A

#### Address of Property

[ N/A ] address not for publication

Street Address West Lowell Avenue and South Slater Street (southeast corner)

City Eads vicinity County Kiowa Zip 80136

#### Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Kiowa County Economic Development Foundation, Rodney D. Johnson, Res. Comm. Chair

Address P.O. Box 250 Phone 719-438-2200

City Eads State Colorado Zip 81036

#### Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

#### Preparer of Nomination

Name Thomas H. Simmons and R. Laurie Simmons, Historians (for owner) Date: 1 February 2013

Organization Front Range Research Associates, Inc.

Address 3635 W. 46<sup>th</sup> Avenue Phone 303-477-7597

City Denver State Colorado Zip 80211 Email frraden@msn.com Website www.frhistory.com

#### FOR OFFICIAL USE:

Site Number 5KW.184

\_\_\_\_\_ Nomination Received

\_\_\_\_\_ Review Board Recommendation  
 Approval  Denial

\_\_\_\_\_ HC Board State Register Listing  
 Approved  Denied

Listing Criteria  A  B  C  D  E

Certification of Listing: President, History Colorado

Date \_\_\_\_\_

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES**

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**SECTION II**

**Local Historic Designation**

Has the property received local historic designation?

no

yes ---  individually designated  designated as part of a historic district

Date designated \_\_\_\_\_

Designated by \_\_\_\_\_ (Name of municipality or county)

**Use of Property**

Historic  Agriculture/Subsistence/Animal Facility/Horse Barn

Current  Recreation and Culture

**Original Owner**  Unknown

Source of Information \_\_\_\_\_

\_\_\_\_\_

**Year of Construction**  1915-20

Source of Information  Eads High School, "Historical Buildings," 2004-05

\_\_\_\_\_

**Architect, Builder, Engineer, Artist or Designer**  Unknown

\_\_\_\_\_

Source of Information \_\_\_\_\_

**Locational Status**

Original location of structure(s)

Structure(s) moved to current location

Date of move  1937

**SECTION III**

**Description and Alterations**

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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## SECTION IV

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### Significance of Property

#### Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

#### Areas of Significance

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Agriculture                        | <input type="checkbox"/> Economics                     | <input type="checkbox"/> Landscape            |
| <input checked="" type="checkbox"/> Architecture            | <input type="checkbox"/> Education                     | <input type="checkbox"/> Architecture         |
| <input type="checkbox"/> Archaeology – prehistoric          | <input type="checkbox"/> Engineering                   | <input type="checkbox"/> Law                  |
| <input type="checkbox"/> Archaeology – historic             | <input type="checkbox"/> Entertainment/ Recreation     | <input type="checkbox"/> Literature           |
| <input type="checkbox"/> Art                                | <input type="checkbox"/> Ethnic Heritage               | <input type="checkbox"/> Military             |
| <input type="checkbox"/> Commerce                           | <input type="checkbox"/> Exploration/ Settlement       | <input type="checkbox"/> Performing Arts      |
| <input type="checkbox"/> Communications                     | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine               | <input type="checkbox"/> Religion             |
| <input type="checkbox"/> Conservation                       | <input type="checkbox"/> Industry                      | <input type="checkbox"/> Science              |
|   | <input type="checkbox"/> Invention                     | <input type="checkbox"/> Social History       |
|   |  | <input type="checkbox"/> Transportation       |

### Significance Statement

(explain the significance of the property on one or more continuation sheets)

### Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

## SECTION V

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### Locational Information

Lot(s) Outlot 1 (part) Block N/A Addition Prairie Estates

USGS Topographic Quad Map Eads, Colo.

### Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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**SECTION VI**

**Photograph Log for Black and White Photographs**

(prepare a photograph log on one or more continuation sheets)

**SECTION VII**

**ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION**

**Owner Consent Form**

**Black and White Photographs**

**Color Prints or Digital Images**

**Sketch Map(s)**

**Photocopy of USGS Map Section**

**Optional Materials**

**Use of Nomination Materials**

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. The Colorado Historical Society may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for Society and/or State Register purposes.

**For Office Use Only**

Property Type:  building(s)  district  site  structure  object  area

Architectural Style/Engineering Type:  Other/Front Gable Roof, Three-Bay Barn

Period of Significance:  ca. 1915-20 and 1937

Level of Significance:  Local  State  National

Multiple Property Submission:  N/A

Acreage  Less than 1

P.M.  6th  Township  18 S  Range  48 W  Section  22  Quarter Sections  NW NE NW SW

UTM Reference: Zone  13  Easting  693447  Northing  4260787

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## DESCRIPTION and ALTERATIONS

### LOCATION AND SETTING

The Jackson Barn is located on level prairie land in unincorporated Kiowa County at the south edge of the Town of Eads. A single family residential area lies to the north and the Prairie Pines assisted-living facility to the east. Open prairie stretches from the barn to the south and west (Photograph 1). The immediate area surrounding the barn has native grasses, butterfly bushes to the north, and two small fruit trees and a locust tree to the west. A wood corral adjoins the barn on the south, with two portable toilets further south and a large elm tree to the southwest. A gravel access road passes the barn on the east, and the Ethel Richards Walkabout Trail extends from the corral 0.75 miles south to the Kiowa Creek Natural Area, which includes Jackson Pond.

### DESCRIPTION

The Jackson Barn is a one-and-a-half-story, front gable roof, three-bay, balloon frame building with a loft. The barn is square, measuring 30' 3" on each side. Walls are clad with drop siding and have corner boards. The building has a slightly raised concrete perimeter foundation. The barn has a wood-shingled roof with overhanging eaves and exposed rafter tails.

*Front.* The front (east wall) features off-center, sliding, vertical board doors suspended from an overhead metal track (Photograph 2). Immediately above the sliding doors at the center of the wall is a small square vertical board door with strap hinges, while a small opening is located at the gable peak; both have plain wood surrounds. There are also three small, round openings (perhaps pigeon holes) in the gable face.

*North Wall.* The north wall displays three small openings with drop siding doors with strap hinges and plain wood surrounds (Photographs 3 and 4).

*Rear.* The west wall has fenestration similar to that of the east wall, although the large off-center opening on the west wall does not have doors (Photographs 4 and 5). The square center opening into the loft above the door opening is filled in with drop siding. There is a small opening near the apex of the gable.

*South Wall.* The south wall contains three square windows to the west and a pedestrian entrance to the east, all with plain wood surrounds (Photographs 2, 5, 6, and 7). The opening accesses the corral to the south.

*Interior.* The barn interior features a slightly off-center east-west aisle, with flanking bays originally holding a tack room and feed rooms (on the north) and three horse stalls and a feed bunk (on the south) (Photograph 8). Horizontal drop siding clads nearly the full width of the barn along the north wall. The western end of the enclosed area features two tall and one short horizontal board doors; this area once contained two feed storage rooms. The open area at the east end formerly housed a tack room. To the south, three square posts are tied with steel "T" plates to an east-west beam supporting the loft joists. A board post and rail gate is present next to the eastern post. The barn floor consists of tinted concrete pavers laid in sand. All structural members used in the barn are dimensional, sawn wood, and all nails are round.

Access to the loft is by means of a small trap door reached by a wood ladder attached to the east wall near the south end. The loft framing consists of a ridge beam and rafters with collar beams (Photograph 9). A purlin, placed at the approximate midpoint of the rafters, is present

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on each side of the ridge beam with each purlin supported by three wood posts. The loft floor is clad with plywood over wood planks. An owl box is located near the northwest corner, and a long horizontal pole is suspended near the southeast corner (possibly once used for storing saddles).

*Corral.* The small corral to the south measures 45' 1" x 29' 10" and is composed of rectangular timber posts with thick horizontal plank rails on the interior (Photograph 7). There are four openings in the corral (each roughly 10' wide): two at each end of the west side; one at the east end of the south side; and one at the north end of the east side. The latter opening features a board post and rail gate with diagonal braces. The interior of the corral is surfaced with pea gravel.

#### **ALTERATIONS**

The barn was moved to this location in 1937 from a location east of Eads. On the west wall, the double sliding doors are missing and an opening above is boarded up. In 2009, the deteriorated wood roofing shingles were replaced with new wood shingles; oriented strand board panels were installed as decking prior to re-shingling. The floor of the barn was surfaced with tinted concrete pavers ca. 2010. The barn originally included a feed bunk and three horse stalls along the south wall. One small opening with a drop siding door was added to the north wall at the east end.

#### **INTEGRITY**

The Jackson Barn maintains excellent historic physical integrity of design, materials, and workmanship. Family member Dan Jackson recently remarked the barn "looks just like it did when we moved it in."<sup>1</sup> One small window has been added on the north wall and the stalls and feed bunk on the interior were removed. The barn is no longer in its original location, having been moved here seventy-six years ago. Since its relocation, the barn's setting has changed, with other buildings of the Jackson Farm no longer standing and an assisted living center erected to the east; the open prairie, historically used for grazing cattle, remains to the south and west and enhances the sense of feeling and the building's relationship to the land. While the building is no longer used as a horse barn, its current uses are compatible with its long term preservation and include the presentation of information about the area's history.

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<sup>1</sup> Dan Jackson, Lamar, Colorado, Interview by Thomas H. Simmons, 1 February 2013.

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### SIGNIFICANCE STATEMENT

The Jackson Barn is significant under Criterion C in the area of Architecture as a well-preserved example of an early twentieth century, three-bay, balloon frame horse barn. The vernacular building does not display a formal architectural style, and instead is “modest, unassuming, and unpretentious” and “makes use of common regional forms and materials” reflecting a particular place and time.<sup>2</sup> Features of the building representing its function and era of construction include its simple square design with gabled roof, walls with drop siding, sliding vertical board doors on the gable ends, hay loft door, pigeon holes, small windows, and hay loft. Although such barns were commonly found in Kiowa County during the early twentieth century, they are much rarer today. Moved from its original setting nearby in 1937, the barn played a role in the Jackson Dairy operations that provided milk for Eads families. Eads residents preserved the barn, which is utilized for interpretive, educational, conservation, and social purposes today.

### KIOWA COUNTY BARNs

No systematic survey or study of barns or agricultural resources in Kiowa County or Colorado has been undertaken. Approximately 170 resources have been surveyed in all of Kiowa County based on a search of the History Colorado COMPASS database, including only two locations with barns: the Oswald Ranch (5KW.167, a Centennial Farm) with a 1930 one-story, gable roof cow barn with vertical siding and a metal roof; and the Dawson Ranch (Chivington vicinity, 5KW.123) a one-story 1970 side gable roof barn with metal walls and roof. A second Centennial Farm, the Lindholm Farm (5KW.134) south of Eads, did not list a barn among its buildings. A survey of barns within the county was beyond the scope of the nomination. However, based on the 2008-09 reconnaissance survey of the county’s three incorporated towns, a windshield survey of several of the major roads of Kiowa County (U.S. 287, Colorado 96, and County Road 49) in 2012, and discussions with local residents, it appears few pre-1960 barns exist. Examples of front gable, gambrel, and Gothic roof forms were observed; most appear to be frame, with at least one clad in corrugated metal and one built of concrete. Some barns are in various stages of deterioration.<sup>3</sup>

A 1981 soil survey discussed the declining density of settlement within the county: “At the turn of the century, Kiowa County was more thickly settled than it is now. Just about every quarter section in some areas had someone living on it; however, many farmers left during the droughts of the thirties and the fifties.”<sup>4</sup> The number of farms in the county fell steeply in the first half of the twentieth century, from 668 in 1920, to 454 in 1940, and to 383 in 1974. The latest Census of Agriculture in 2007 recorded 425 farms with an average size of 2,254 acres. Fewer farms, their increasing size, and the proliferation of nonresident owners have rendered many farm buildings, including barns, functionally obsolete. Some barns have decayed in place, been demolished, or been replaced with nonhistoric metal buildings. Members of the

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<sup>2</sup> Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton and Company, 1998), 350.

<sup>3</sup> R. Laurie Simmons and Thomas H. Simmons, “Kiowa County, Colorado Historic Buildings Survey: Eads, Haswell, and Sheridan Lake, 2008-09” (Denver, Colorado: Front Range Research Associates, Inc., May 2010).

<sup>4</sup> David L. Anderson, John G. Lesh, and Donald W. Wickham, *Soil Survey of Kiowa County, Colorado* (N.p.: U.S. Department of Agriculture, Soil Conservation Service and Colorado Agricultural Experiment Station, August 1981), 2.

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Kiowa County Historic Preservation Commission believe early twentieth century barns are a rare surviving resource type within the county.

Barns in Kiowa County built during the historic period are most likely to be frame. The Jackson Barn is a balloon frame structure. Unlike the earlier timber frame barns, early twentieth century balloon frame barns used shorter, lighter pieces of lumber in their design. Such designs required less-skilled workmen, could be erected more quickly, and expanded more easily. The barns relied on standardized dimensional lumber and machine-made wire nails.<sup>5</sup> During the late nineteenth and early twentieth centuries, the railroad transported construction materials to Eads, which facilitated access to construction materials. Eads had a large lumberyard by 1911.

Given the proximity and similar geography, studies covering barns in western Kansas, northwestern Oklahoma, and other areas were consulted to provide a context for understanding barns in Kiowa County. In 2007, Kansas undertook a survey of more than 300 barns across the state. The study found 71 percent of the barns were frame, with 76 percent of the total constructed between 1900 and 1930. Gable roof barns accounted for 26 percent of the barns recorded, were found throughout the state, and included “the traditional rectangular plan with a gable roof and central opening on the gable end, as well as the same form with the primary opening in the center of the broad side of the barn (dividing the long dimension of the barn into three bays).”<sup>6</sup> Similarly, a 2007 South Dakota study found “the one-and-a-half-story, wood-framed, gable-roofed general purpose barn is the oldest and most widespread farm barn type,” and noted its rectangular or square plan, timber or board framing, and siding of horizontal boards or board and batten.<sup>7</sup> The Jackson Barn clearly reflects similar design elements.

Professor Brad A. Bays in a study of northwestern Oklahoma noted the importance of barns to farmers in the late nineteenth and early twentieth centuries:

Farming in the study area was completely dependent upon animal power at this time. Like the tractor would become later, draft horses were among the farmer’s largest investment after land and buildings. Barns served the purpose of sheltering valuable horses, as well as expensive tack, feed grain, and fodder. Barns were often the first construction project of a farmer, preceding even a substantial house.<sup>8</sup>

Bays noted that even after mechanization, which occurred after World War II, some horses were retained for transportation, working cattle, and recreation, which necessitated retention of

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<sup>5</sup> Susan Granger and Scott Kelly, “Historic Context Study of Minnesota Farms, 1820-1960,” vol. 1 (St. Paul, Minnesota: Minnesota Department of Transportation, June 2005), 5.66; Randy Leffingwell, *The American Barn* (St. Paul, Minnesota: Motorbooks International, 2003), 143.

<sup>6</sup> Gable roof and gambrel roof barns were the most numerous types of barns encountered, comprising more than half (54 percent) those recorded. Brenda R. Spencer, “Kansas Historic Barns Survey: Summary Report of the Historic Properties Survey of 352 Kansas Barns,” prepared for the Kansas State Historical Society (Wamego, Kansas: Preservation Planning and Design, December 2007), 7-10.

<sup>7</sup> Robert C. Vogel, “Common Farm Barns of South Dakota, 1857-1958,” National Register Multiple Property Documentation Form (Spring Grove, Minnesota: Pathfinder CRM, LLC, September 2007), 41.

<sup>8</sup> Brad A. Bays, “Thematic Survey of Historic Barns in Northwestern Oklahoma” (Oklahoma City, Oklahoma: Oklahoma Historical Society, State Historic Preservation Office, ca. 2011), 120.



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barns.<sup>9</sup>

### THE BARN IN ITS ORIGINAL LOCATION

The exact original location of the barn is not known. An account provided by the Jackson family explains the barn's acquisition and move to Eads:

[I]n 1937 Kelley [R. Kelley Jackson, son of Richard L. Jackson] purchased a house, the barn, the long shed attached to the barn, chicken houses, brooder houses, corrals, and several other smaller buildings from a man east of Eads who was leaving the area. . . . Kelley and Bill Teaman spent more than a year moving these items onto the Jackson property.<sup>10</sup>

Longtime Eads resident Ruby Wissel confirmed the presence of the barn in its current location when her family came to Eads in 1937.<sup>11</sup> In a 2007 interview Wissel indicated that the house on the Jackson Farm came from a location about ten miles southeast of Eads on County Road 49 (the May Valley Road).<sup>12</sup>

The estimated construction date for the barn is ca. 1915-20, coincident with a period of rapid expansion in the agricultural sector of Kiowa County and the eastern Colorado plains. Kiowa County's population jumped from 2,899 in 1910 to 3,755 by 1920, a 29.5 percent increase. The 1914 outbreak of World War I in Europe stimulated agricultural demand. In 1915, the *Haswell Herald* reported "every available foot of land [was taken] from the hands of Uncle Sam" by new settlers coming from Kansas, Oklahoma, and Texas, and other states. The Stockraising Homestead Act of 1916 further encouraged settlement by increasing the allowable size of claims to 640 acres."<sup>13</sup>

By contrast, between 1920 and 1940, Kiowa County experienced an economic contraction, with declining population, drought, dust storms, plummeting agricultural prices, and declining numbers of farms. Population dropped from 3,755 in 1920 to 2,793 by 1940, a 25.6 percent decline. The agriculturalist from whom Kelley Jackson obtained the barn may have been one of the many hundreds who saw their prospects wither in the "Dirty Thirties" and sold out to seek livelihoods elsewhere. Such farmsteads became surplus; their buildings deteriorated or were moved and repurposed on surviving farms nearby.

### THE BARN AS A COMPONENT OF THE JACKSON FARM

By the fall of 1937, the barn was moved to the north edge of the Richard L. Jackson farm, which abutted the southern Eads town limit. The land encompassed by the Jackson property served earlier as a U.S. demonstration farm established in 1906. Eads competed with Limon

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<sup>9</sup> Bays, "Thematic Survey of Historic Barns in Northwestern Oklahoma," 50.

<sup>10</sup> Jackson Family, Jackson Family Information, undated, in the files of the Kiowa County Economic Development Foundation, Eads, Colorado.

<sup>11</sup> Ruby Wissel, Eads, Colorado, Interview by Thomas H. Simmons, 18 November 2012.

<sup>12</sup> Eads resident Rodney Johnson believes the location is along County Road 49 about three to four miles south of Colorado Highway 96. He identified the locations of four previous farmsteads where the barn may have been located—the former Ross, Brabb, Yager, and Proctor properties. Rodney Johnson, Eads, Colorado, Interview by Thomas H. Simmons, 11 September 2012; Rodney Johnson, Eads, Colorado, Email to Thomas H. Simmons, 30 November 2012; Ruby Wissel, Interview, 24 August 2007, in the files of the Kiowa County Economic Development Foundation, Eads, Colorado.

<sup>13</sup> *Haswell Herald*, 30 December 1915, 1; Roleta D. Teal and Betty Lee Jacobs, comp., *Kiowa County* (Eads, Colo.: Kiowa County Bicentennial Committee, 1976), 70-71.

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and Flagler for the farm and was selected "because it is the most suitable location and best suited for the purpose."<sup>14</sup> The *Kiowa County Press* reported:

the object of this Experiment Station is to demonstrate what can be done in pumping water for irrigation, the cost and efficiency, winter irrigation or the storing of reservoirs and of the most economical method of applying this water. Experiments will also be made with the soil so as to have the land retain all the moisture possible. It is expected to determine the cheapest way of giving the land sufficient moisture and of retaining the same. All this information will be imparted through reports to all who wish to know.<sup>15</sup>

The newspaper indicated a new barn was erected, a house remodeled and repaired, a well drilled, and storage reservoirs would be arranged, so that the work of the farm could begin. Operators hoped that the project would benefit all of the people in the county and in eastern Colorado. W.O. Bourne originally owned the demonstration farm. He and his wife sold the farm in 1908 to A.F. Goodwine, who in turn transferred it to Charles A. Tanner and George G. Leppert in 1912.<sup>16</sup>

On 20 December 1918 the *Kiowa County Press* reported, "R.E. Jackson Buys Experiment Farm," noting that the operation joined Eads on south.<sup>17</sup> Jackson and his wife, Rose E., were listed as joint purchasers, and the family moved to the farm in March 1919. Richard E. Jackson was born in Harrisonville, Missouri, on 26 December 1875 and educated in its public schools. He established a homestead near Stuart, 32 miles east of Eads, in Kiowa County in 1898. Jackson and Rose E. Beggs wed in 1900. Rose, born in 1877 in Jerseyville, Illinois, moved with her parents to Beatrice, Nebraska, and then Missouri.<sup>18</sup>

The couple raised five sons: Richard Kelley (known as R. Kelley), Augustus Elmer (Gus), Lowell M., Charles Raymond, and James Homer. In addition to pursuing ranching and cattleraising on the homestead, Mr. Jackson worked as a pumper, keeping the water tanks full for the locomotives of the Missouri Pacific Railroad. In 1906 and 1908-10 he served as County Assessor, and he held the office of County Treasurer in 1914-20. When he was elected Assessor, Richard Jackson spent much time commuting to the county seat of Eads via train, according to his son Kelley. The family moved to Eads in 1914 to permit Mr. Jackson to work at the courthouse without a long commute. He also served on the school board and as a member of the county committee for the Agricultural Stabilization Conservation Service created by the Agricultural Adjustment Act of 1938.<sup>19</sup>

Richard Jackson suffered a stroke in about 1920 that made him a partial invalid for the rest of his life. Prior to 1930, the Jacksons started a dairy on the farm, with the elder Jackson

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<sup>14</sup> *Kiowa County Press*, 14 December 1906, 3

<sup>15</sup> *Kiowa County Press*, 14 December 1906, 3

<sup>16</sup> *Kiowa County Press*, 7 September 1906, 3 and 14 December 1906, 3; Abstract of Title, South West Quarter of Section 22, in Township 18 South, Range 48 West of the Sixth Principal Meridian, No. 3037, Kiowa County Abstract Company, Eads, Colorado, in the files of the Kiowa County Economic Development Foundation. Eads, Colorado.

<sup>17</sup> *Kiowa County Press*, 20 December 1918.

<sup>18</sup> *Kiowa County Press*, 30 October 1942, 1 and 6 November 1942, 1

<sup>19</sup> R.L. Jackson, "Jackson, Richard L." and "Jackson, R. Kelley and Bonnie E.," 139-40, in Ruthanna Jacobs, comp., *Kiowa County Colorado Centennial History* (Dallas: Curtis Media Corp., 1989).

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assisted by his son Gus. In about 1930, when doctors advised Gus to pursue a less strenuous job, Kelley Jackson, who had been farming elsewhere in the county, returned to run the dairy with the assistance of his brother Ray. According to local student Grady Weeks, Ray Crow remembered the Jacksons providing milk from their dairy cows to all the families in town. They also pastured other people's dairy cows on the farm. In addition, the Jacksons raised beef cattle, grazing them on the land to the south. According to Dan Jackson, R. Kelly's son, this barn was the center of horse operations at the farm. Horses were used for saddle-riding, work teams, and general transportation in the pre-mechanization era. A long shed (no longer extant) extended from the west side of the barn and housed horses. Hay was stored in the barn loft.<sup>20</sup>

In October 1938 Richard L. Jackson died, leaving the farm to his widow and five sons. Rose Jackson died in October 1942. Kelley Jackson continued running the farm. In 1942, Jackson Dairy placed a large display advertisement in the *Kiowa County Press* for Christmas. The dairy ceased operations in about 1944. Kelley Jackson recalled: "The regulations for operation of a dairy became so strict that I stopped that business and went into the lockerplant business which was a success, especially during the war years."<sup>21</sup> Jackson ran a cold storage and locker service in Eads for twenty years, assisted by his son, R.L. Jackson, who eventually took over the operation and was succeeded by his brothers Dan and Bruce. After World War II, R. Kelley became an appraiser for the State Land Board and later was appointed Registrar of that agency. By 1968, in addition to the barn, only two other buildings (no longer extant) remained on the Jackson farm. The Jackson family leased the property to others for grazing, and someone generally kept two or three head of horses at the barn through the 1990s.<sup>22</sup>

#### LATER OWNERS AND USES OF THE BARN

The land and barn remained in the Jackson family until the Jackson Family Trust sold the 800-acre parcel to the Kiowa County Economic Development Foundation in August 2003. The nonprofit group has a mission to manage growth and development of the county while preserving "the unique rural atmosphere and quality of life." Plans are underway to install interpretive displays on the barn's interior in conjunction with the walking/birding trail to the south. The barn, serving as the trailhead of the Ethel Richards Walkabout Trail, has hosted weddings, school groups, and other community functions. The loft area includes an owl roost.

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<sup>20</sup> Grady Weeks, "Down on Maine Street," *Kiowa County: A Retrospective at the Dawn of a New Millennium*, <http://web.archive.org/web/20050530005039/www.eadseagles.com/weeksmainest> (accessed 29 July 2009); Dan Jackson, Interview.

<sup>21</sup> Teal and Jacobs, *Kiowa County*, 14.

<sup>22</sup> R.L. Jackson, "Jackson, Richard L." and "Jackson, R. Kelley and Bonnie E.," 139-40; U.S. Geological Survey, Eads, Colorado, 7.5 minute quadrangle map (Denver, Colorado: U.S. Geological Survey, 1968); Dan Jackson, Interview.

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Wissel, Ruby, Eads, Colorado. Interview by Thomas H. Simmons. 18 November 2012.

Property Name Jackson Barn

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## GEOGRAPHICAL DATA

### VERBAL BOUNDARY DESCRIPTION

The nominated area includes the barn and the attached corral to the south, extending 25' from the footprint of the barn and corral, as shown on the included to-scale sketch map.

### CURRENT PHOTOGRAPH LOG

The following information pertains to all current photographs:

**Name of Property:** Jackson Barn

**Location:** West Lowell Avenue and South Slater Street (southeast corner)

**Photographer:** Thomas H. Simmons

**Digital Images:** CO\_Kiowa\_JacksonBarn\_0001 through \_0009

#### **Description of Photograph(s), number, camera direction, and date photographed:**

1 of 9, CO\_Kiowa\_JacksonBarn\_0001, the barn and its setting from West Lowell Avenue, view southwest, September 2012.

2 of 9, CO\_Kiowa\_JacksonBarn\_0002, front (east wall) and part of south wall, view west-northwest, September 2012.

3 of 9, CO\_Kiowa\_JacksonBarn\_0003, north wall, view south, August 2009.

4 of 9, CO\_Kiowa\_JacksonBarn\_0004, north and west walls, view southeast September 2012.

5 of 9, CO\_Kiowa\_JacksonBarn\_0005, west and south walls, view northeast September 2012.

6 of 9, CO\_Kiowa\_JacksonBarn\_0006, south wall, view north, September 2012.

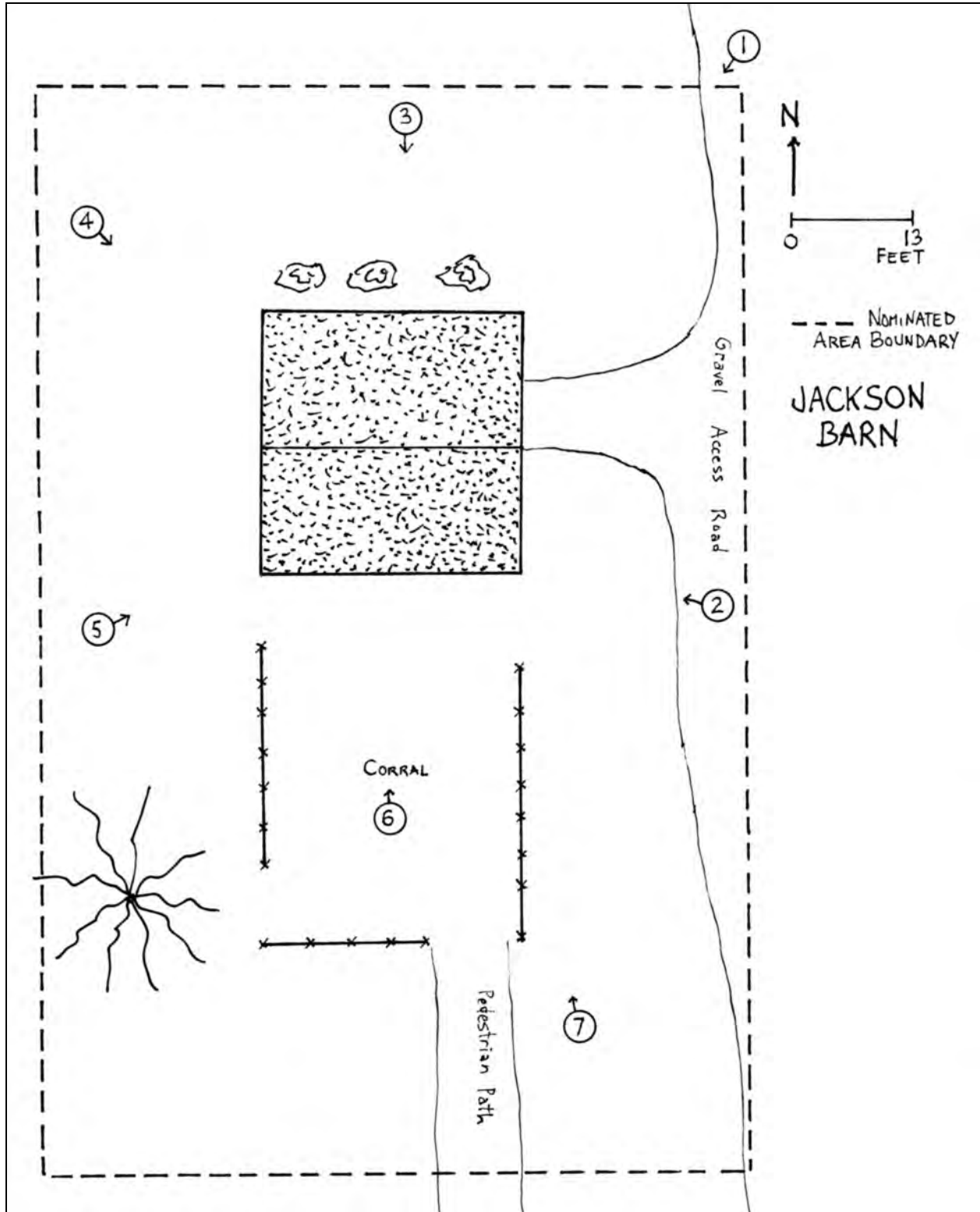
7 of 9, CO\_Kiowa\_JacksonBarn\_0007, corral in foreground with barn in the distance (south and part of east walls), view north-northwest, September 2012.

8 of 9, CO\_Kiowa\_JacksonBarn\_0008, barn interior showing east and south walls, view southeast, September 2012.

9 of 9, CO\_Kiowa\_JacksonBarn\_0009, barn loft showing west and south walls, view southwest, September 2012.

Property Name Jackson Barn

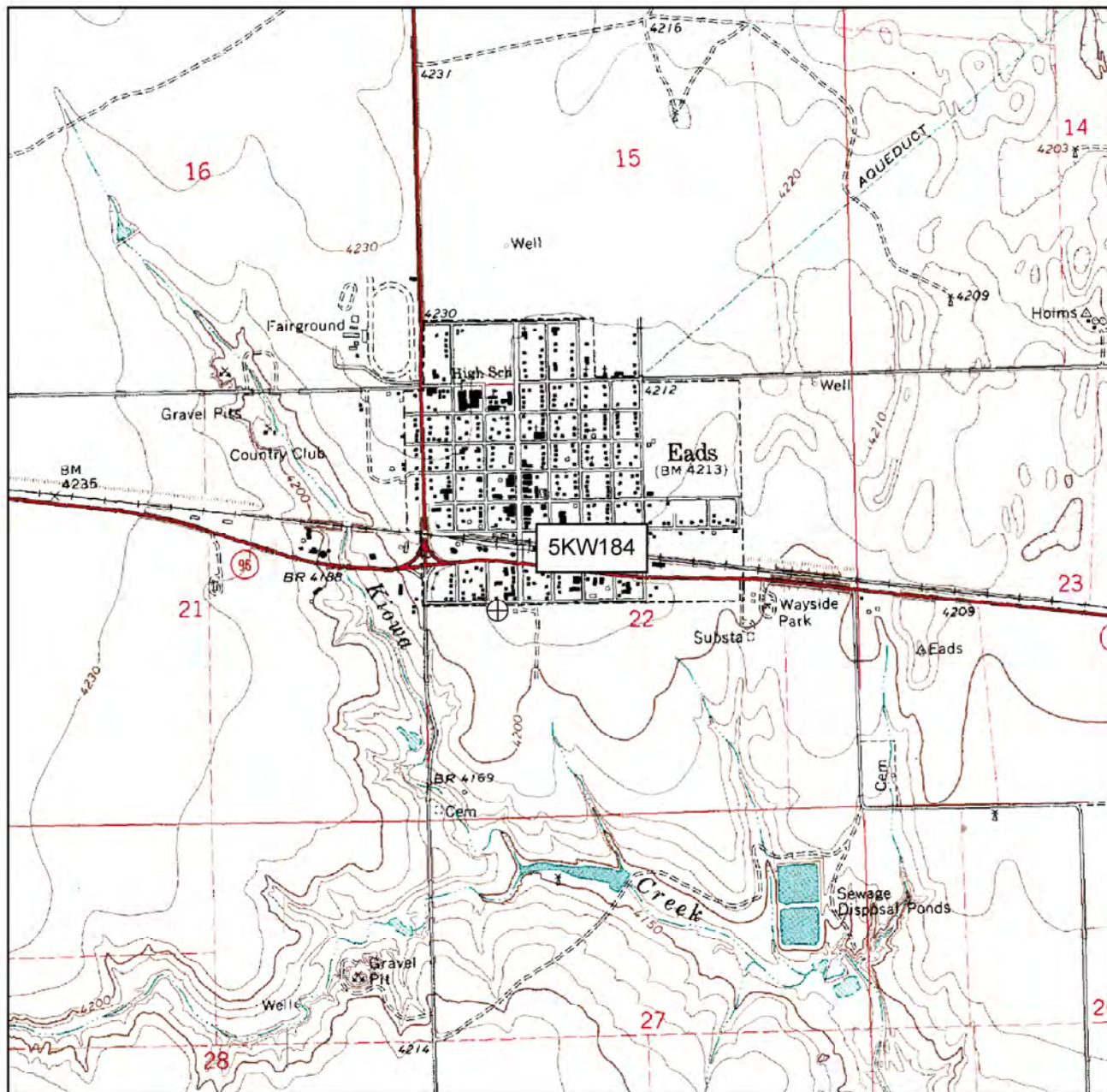
Sketch Map



Numbers in circles with arrows indicate photograph locations and camera directions.

Property Name Jackson Barn

USGS Location Map



0 825 1,650 2,475 3,300 Feet

The labeled crosshair indicates the location of the nominated resource. SOURCE: Extract of U.S. Geological Survey, Eads, Colo., 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1968).